

APPENDIX B

Cultural Heritage Evaluation Report

Peake House

383 Douglas Avenue, Oakville, Ontario



Façade of 383 Douglas Avenue, 2023. Source: Town of Oakville Planning/Heritage Planning

Town of Oakville
Heritage Planning

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1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The home at 383 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Spruce Street. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its circa 1918 Arts & Crafts style brick and frame house." It was originally owned by Alexander and Ada Peake.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 383 Douglas Avenue is located on the east side of Douglas Avenue between Spruce Street and Macdonald Road. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a detached one-and-a-half storey house, built circa 1918.



Location map: Subject property is outlined blue. March 2023. Source: Town of Oakville GIS

Legal description: LOT 183, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 383 Douglas Avenue is a one-and-a-half storey house with a brick-clad foundation and a stucco and half-timbered main storey. The subject house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements.



Front elevation of the house, 2023. Source: Town of Oakville Planning Services Staff

Arts and Crafts Movement and the Craftsman Style (1890-1940)

The Arts and Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.³

Characteristics of Craftsman houses can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

extension of the main roof; dormer windows and wall gables; small multi-paned casement windows, recessed entrances typically under porch roofs, exposed rafter tails or brackets, and asymmetrical façades.

Period Revival Style (1890-1940)

Period Revival style is one style that falls under the Arts and Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁴ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering, projecting second storey eaves, and overhangs on upper storeys.⁵ Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era and to English cottage styles, which often overlapped.

Subject Property Description

The property at 383 Douglas Avenue retains several heritage Craftsman and Tudor Revival elements that make it an important part of the character of the Brantwood neighbourhood. It has a multi-sloped gable roof with a hipped dormer on the south elevation. The upper half storey is gabled on the west and east elevations. The house has an asymmetrical façade with bay windows, and a large chimney on the north elevation.



West elevation of the house with front porch and bay window. Source: Town of Oakville Planning Services Staff

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁵ Ibid.



West and north elevation of the house. Source: *Town of Oakville Planning Services Staff*



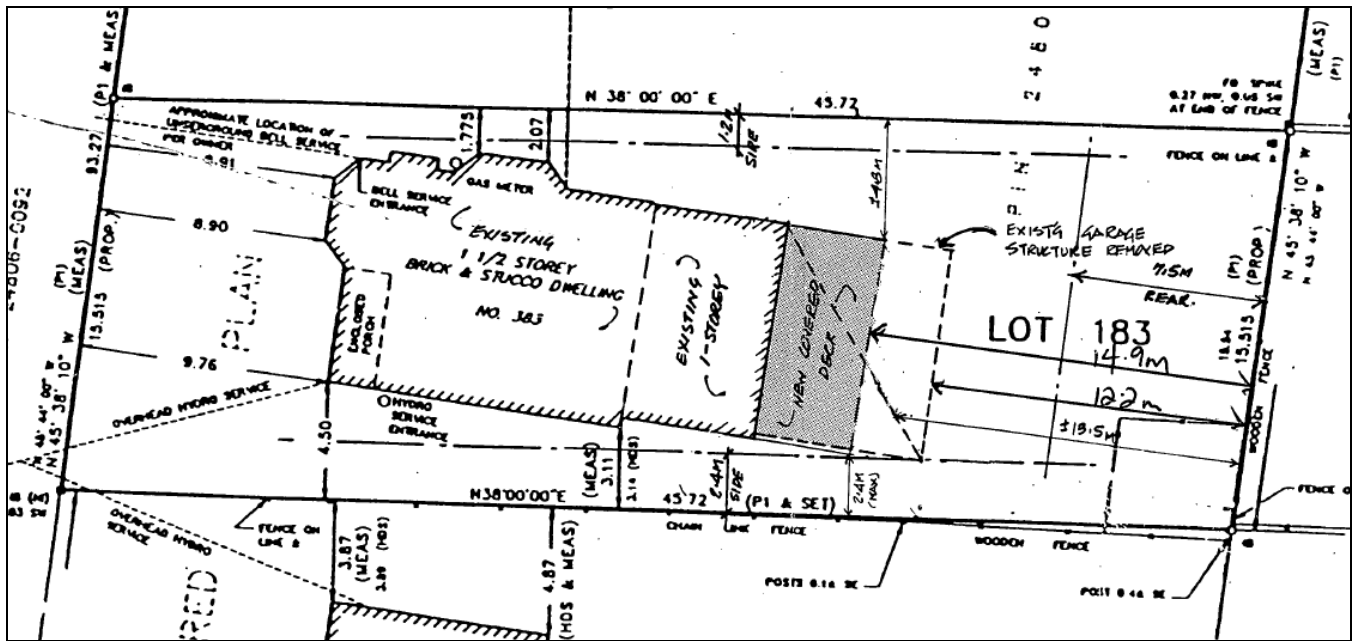
South elevation of the house. Source: *Town of Oakville Planning Services Staff*

The building's one and a half storeys consist of half-timbered and stucco cladding with a brick-clad foundation and a shingled upper storey. The photo below from 1989 shows the house as it was after renovations that likely took place in the 1950s. The front porch was enclosed, and three 1950s-style horizontally divided windows were installed in the front gable. Around 1998, the owners at the time undertook restoration work on the house with the original open porch reinstated and two new 6/1 windows installed in the front gable to replace the three mid-century windows. At this time, the front gable's horizontal wooded siding was replaced with cedar shingles.⁶ It is unknown if the gable was originally clad in wooden siding or cedar shingles; however, cedar shingles are appropriate for the style of the house.



Circa 1989 photo of the house. We can see that since this time the enclosed porch has been opened, the house has been repainted, a driveway has been added, the upper storey windows have been changed out for two instead of three, and the siding on the upper storey has been swapped for wooden shingles. *Source: Oakville Historical Society*

⁶ Town of Oakville AMANDA files



1996 site plan showing proposed covered back deck and removal of previous garage at the rear of the house. Source: Town of Oakville Building Services property records

During the 1998 renovations, the owners also removed a previous garage structure from the rear of the house and in its place constructed a new covered deck attached to a rear one-storey wing of the house. The garage would have been accessed through a driveway from the property to the north, which remained part of this lot until 1996. The date of the one-storey wing is unknown, but it was most certainly an addition to the original one-and-a-half storey house.

On the original house, the projecting second storey eaves are flared, as well as on the upper dormer. The exposed wooden eaves have wooden soffits. This is a common style element of Craftsman and Tudor Revival houses.



Close up of the exposed eaves and wooden beams. *Source: Town of Oakville Planning Services Staff*



Close up of the shingles and changed windows on the upper storey. *Source: Town of Oakville Planning Services Staff*

The front porch has changed throughout its lifetime. It would have started out as an open porch like today; it has the same stucco and half timbering ladding that matches the rest of the exterior, as well as a brick column for support. At some point, likely in the 1950s, it was enclosed, as seen in the 1989 photograph above. It was later reopened.



Front porch that had been previously enclosed. Note the stucco wall, half-timbering, and front window that indicates it was most likely originally open. *Source: Town of Oakville Planning Services Staff*

The house contains many multipaned wooden casement windows with accompanying multipaned wooden storm windows. Within the bay windows on the north and west elevations, these window openings include multipaned transom windows as well. On the front elevation, the wooden front door is a quintessential Craftsman style front door and appears to be original.



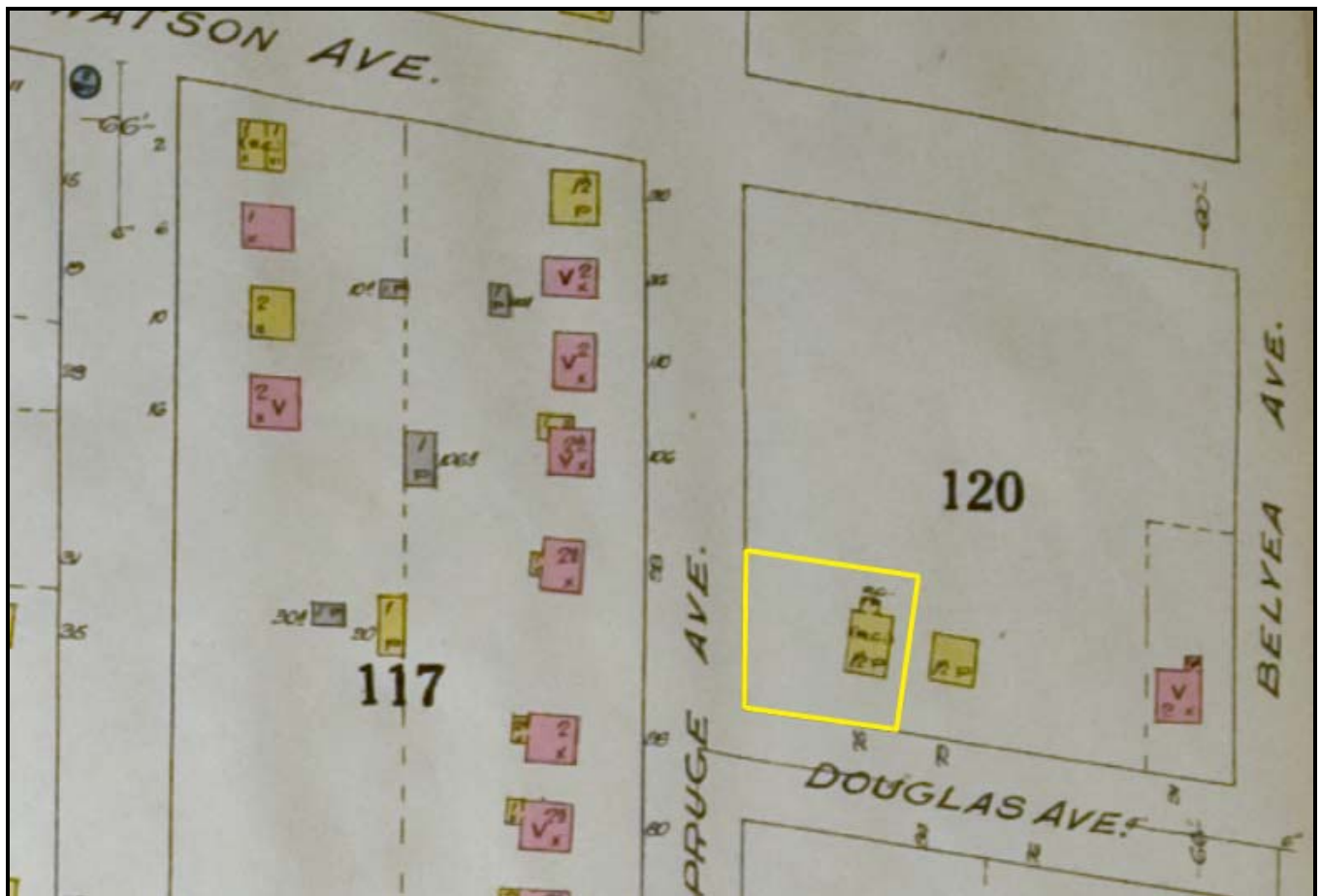
Bay window and front door on the front elevation. *Source: Town of Oakville Planning Services Staff*

Lot and Property History

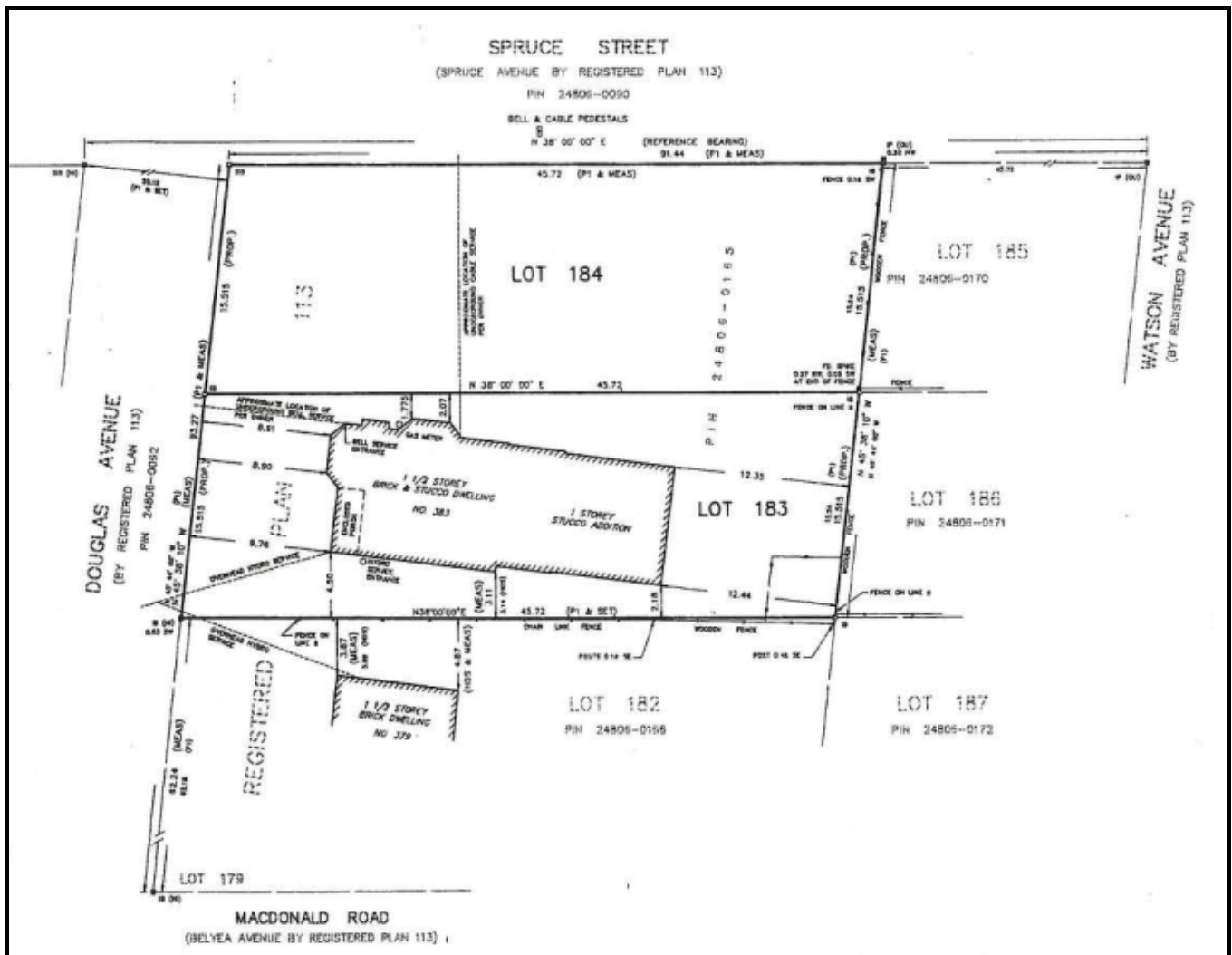
The home was built on Lot 183 of Plan 113 around 1918⁷ when Alexander Peake, photographer, owned the property. He also owned Lot 184 to the north. The lots were one parcel until 1996, when they were separated, and Lot 184 was sold.⁸

⁷ Town of Oakville 1917 Assessment Roll. Shows the letter “B” indicating it is built upon, and value of the building is \$1,600. “N.F.” is written for not finished; this is gone in 1918 indicating its completion, and the value of the building has risen to \$2,400.

⁸ LRO Instrument H680518, dated June 2, 1996, being a transfer, between Ronald and Barbara Maskell and Michael and Leigh Zych



1924 fire insurance map showing the property, outlined in yellow, including Lot 184 to the north, which was part of the property until around 1996. The back portion of the current structure was a later addition and is not shown in this map. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1932.

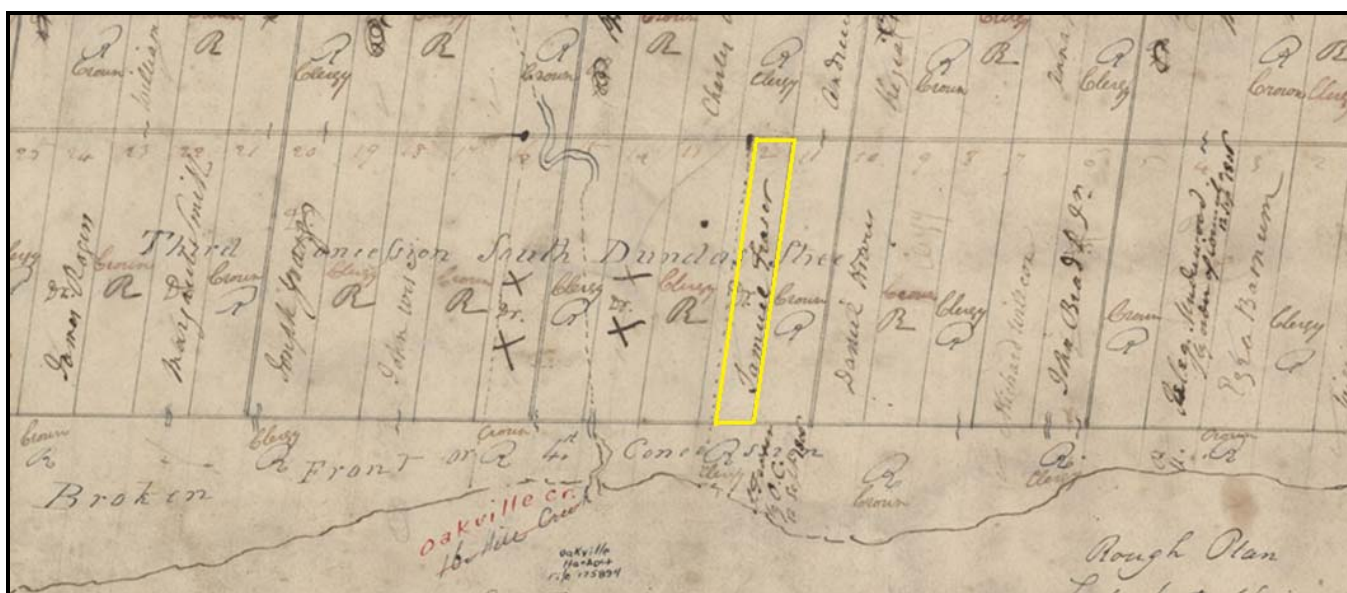


1996 survey by Robert T. Force of the home on Lot 183, showing that the back portion is a '1 storey stucco addition' and that there is still an enclosed porch. Lot 184 is empty. Source: *Town of Oakville Building Service files*

Historical and Associative Value

The home at 383 Douglas Avenue is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹ The subject property is located within the territory of Treaty No. 14.¹⁰

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12,¹¹ and would later become the neighbourhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

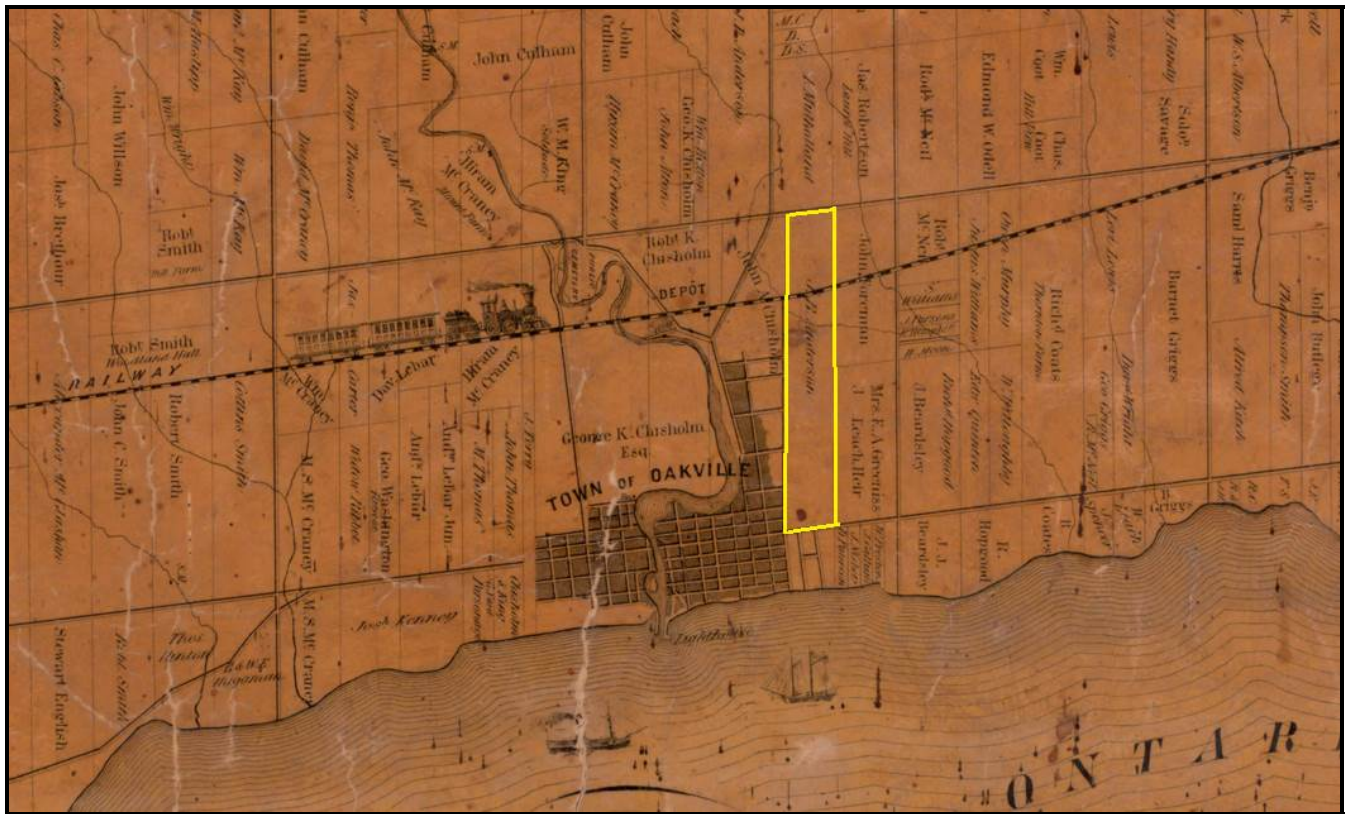
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹²

⁹ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁰ 1806 Wilmot Survey

¹¹ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹² Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹³ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹⁴. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁵ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹⁶ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹⁷ When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger home in 1836.¹⁸ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁹

¹³ LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹⁴ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁵ Ibid.

¹⁶ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁷ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁸ Ibid.

¹⁹ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.²⁰ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: *Oakville Historical Society*

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land in which the property sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.²¹

The Anderson Estate house, known as “The Grit Anchorage” faced Lakeshore Road²². Between 1887 and 1902, Anderson was the owner of a private bank located in Oakville’s downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.²³ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²⁴

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁵ oversaw the project and its infrastructure—planning

²⁰ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

²¹ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

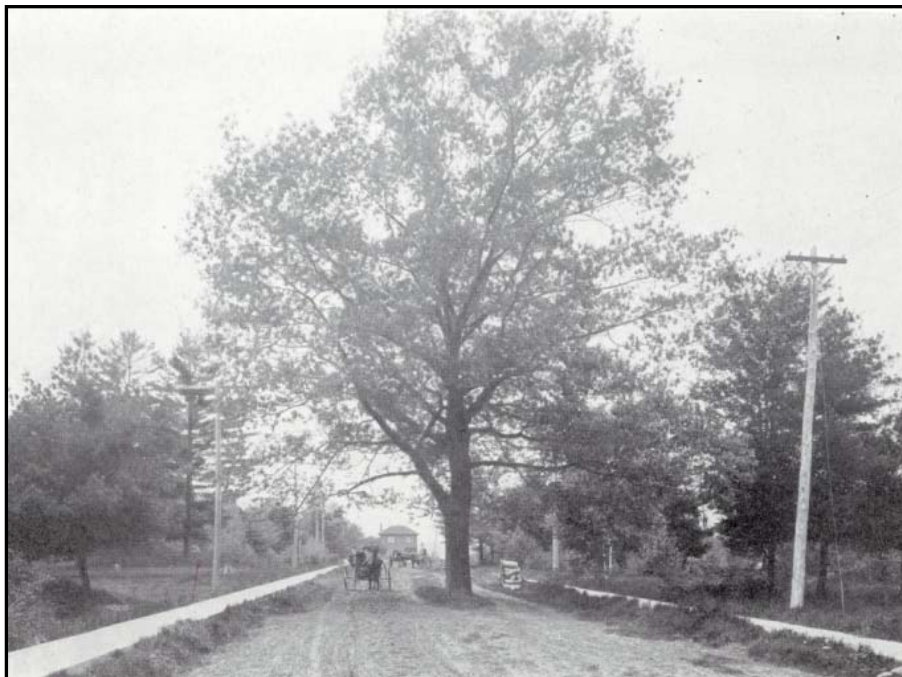
²² Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

²³ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²⁴ *The Globe*, "A document found", January 10, 1903, pg. 28

²⁵ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

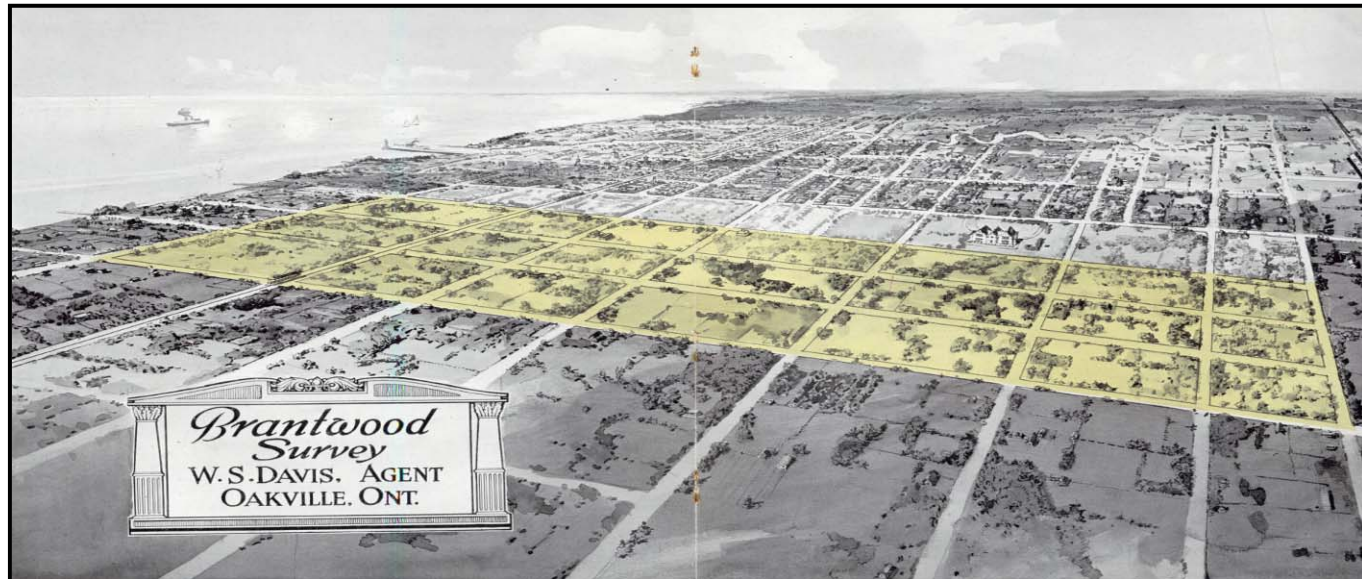
streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁶ The new subdivision was known as Brantwood.²⁷



1913 photo of the road on Douglas Avenue looking north, close to 383 Douglas. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²⁸ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁹

As part of this new subdivision, in 1909, Cameron Bartlett sold Lot 170 and 171 directly to William Sinclair Davis.³⁰



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*

²⁶ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²⁷ Oakville Historical Society, Brantwood Survey, 1907

²⁸ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 19133

²⁹ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

³⁰ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis

The home at 383 Douglas was built between 1917 and 1918 while it was under the ownership of the first owner Alexander Peake, who purchased the lots in 1915 from the Cumberland Land Co. Albert Frederick Ford, a local builder who built other heritage homes at 255 and 359 Douglas Avenue, is listed as a mortgagor to Alexander Peake around the time the house was completed;³¹ however, it remains unclear if this means he also built the home, though it is likely he did. It is similar in design in several aspects to the homes he built at 359 Douglas and 255 Douglas: all have an asymmetrical façade with a bay window or tower; half-timbering and stucco (359 Douglas); front porches (the homes at 255 Douglas and 359 Douglas have the same railings and it is possible the original porch here would also have had these same curved railings); windows in groups of three (historic windows on upper storey as well, see photo from 1989). However, without a building permit it remains unclear.³²

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1808
Samuel Fraser	Northeast Part	1808-1821
Charles Anderson	140 acres	1810-1829
Charles Anderson	Northern Portion	1821-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus W. Anderson	140 acres	1879-1902
Edward R.C. Clarkson Re: the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 183	1907-1911
Cumberland Land Co.	Plan 113, Lot 183	1911-1915
Alexander John Peake	Plan 113, Lot 183, 184	1915-1939
Charles Roy Fish, Allen Fish, Cecil Fish, Leila Albertson Lorne Fish and Edward Fish	Plan 113, Lot 183, 184	1939-1941
Angus McMillan	Plan 113, Lot 183, 184	1941-1945
Allan Morrison Masson	Plan 113, Lot 183, 184	1945-1946
Director of the Veteran's Land Act	Plan 113, Lot 183, 184	1946-1957
Allan Morrison Masson	Plan 113, Lot 183, 184	1957-1958
Ronald and Barbara Maskell	Plan 113, Lot 183, 184	1958-1997 (sold lot 184 in 1996)
Jason and Natalie Qurrey	Plan 113, Lot 183	1996-2013
Natalie Trecroce	Plan 113, Lot 183	2013-2020
Current owners	Plan 113, Lot 183	2020-present

Alexander Peake was born in 1877 in Twickenham, Middlesex, England and was the son of Henry Peake, a chemist and druggist who ran a shop in town.³³ In 1904, Alexander immigrated to Toronto³⁴ and in 1906 married

³¹ LRO Instrument 6057N, being a Mortgage, dated November 29, 1918, between Alexander Peake and Albert Franklin Ford; it is paid back in April of 1920.

³² Town of Oakville Cultural Heritage Evaluation Report. Appendix X. on 359 Douglas Avenue, 2023

³³ National Archives of the UK (TNA), Public Record Office, "Census Returns of England and Wales", 1881.

Ada Bell.³⁵ They settled in the Junction area where he worked as photographer, first with the Toronto Engraving Company³⁶ and then in 1908 with his own shop at 75 King Street East. In 1910, Peake partnered with William Whittingham to form Peake & Whittingham, Commercial Photographers. Their office was located at 26-28 Adelaide Street West from 1910-1913, then on Temperance Street from 1913-1920, then at 159-165 Elm Street from 1920 until it closed in 1959.³⁷ Over the years, they became prolific photographers and selections of their work can be found at the Toronto Archives. Many of their photographs depict construction projects, such as Union Station and the CNE Coliseum Grounds in Toronto, as well as retail establishment interiors, hospitals, and streetviews. They won provincial photography awards for their work.^{38 39}



Peake & Whittingham studio, between 1922 and 1941. Source: *City of Toronto Archives, Fonds 1408, Item 18.*

Below are examples of the firm's photographs, taken of the construction of the new Coliseum at the Canadian National Exhibition in 1921.

³⁴ Library and Archives Canada via Ancestry.ca, "Incoming Passenger Lists, 1865-1935, Quebec, October, 1904", Series: RG 76-C; Roll: T-484

³⁵ Archives of Ontario via Ancestry.ca, Registrations of Marriages, 1869-1928; Reel: 120.

³⁶ Toronto Public Library, Might Directories Ltd., Toronto City Directory, 1906, pg. 846

³⁷ <https://archive.org/details/torontodirect190600midiuoft/page/n845/mode/2up>

³⁸ City of Toronto Archives, W.J. Whittingham fonds, Fonds 1408.

³⁹ City of Toronto Archives, Peake and Whittingham fonds, Fonds 1172.

³⁹ *Globe*, "Photography Awards Made", May 11, 1938.



Left: Construction of the Great Hall in Union Station, May 6, 1919. Source: *City of Toronto Archives, Fonds 1172, Series 1022, Item 19.*
 Right: CNE Coliseum construction site, September 28, 1921. Source: *City of Toronto Archives, Fonds 1172, Series 1021, Item 23.*

In 1915, a few years after Peake started the studio with Whittingham, he purchased the lot at 383 Douglas Avenue in Oakville and in 1917 was granted a mortgage by Miles Franklin Fish in the amount of \$2,500 to build his house, which was completed in 1918.⁴⁰ Interestingly, he also received a mortgage from Albert Frederick Ford, a well-known Brantwood builder, for both lots around this time.⁴¹ It is likely that Ford constructed the house for the Alexander and Ada who raised two daughters in the house, Kathleen and Esme.

In 1935, during the middle of the Great Depression, the Peake family's mortgage holder Miles Fish died, and the mortgage was passed along to his children who were the beneficiaries. In 1939, the outstanding mortgage was called in and the Peake family could not afford the payment and lost their house.⁴² The family moved back to Toronto where Alexander eventually retired from the photography business in 1953.

On February 10, 1941, the Fish beneficiaries sold the property to Angus McMillan who in turn sold it in 1945 to Allan Morrison Masson.⁴³ In 1946, the Director of the Veterans' Land Act acquired the property until 1957, at which time the property was reacquired by Allan Morrison Masson.⁴⁴ It is likely that it was part of the tradition of settling ex-soldiers on land. The Veterans' Land Act helped soldiers purchase homes for only a small down payment with the help of a government loan, and flexible payment terms allowed them to re-establish themselves without incurring heavy fines.⁴⁵

Masson was born in Toronto in 1914 and graduated from the University of Toronto in 1934. He was involved in banking and finance until joining the Royal Canadian Air Force as a pilot in the Second World War, after which

⁴⁰ LRO Instrument 6861, being a Mortgage, dated January 24, 1917, between Alexander Peake and Mike Franklin Fish; Town of Oakville 1917 Assessment Roll. Shows the letter "B" indicating it is built upon, and value of the building is \$1,600. "N.F." is written for not finished; this is gone in 1918 indicating its completion, and the value of the building has risen to \$2,400.

⁴¹ LRO Instrument 6057N, being a Mortgage, dated November 29, 1918, between Alexander Peake and Albert Franklin Ford; it is paid back in April of 1920.

⁴² LRO Instrument 12388, being an Equity of Redemption, dated November 2, 1939, between Alexander Peake and Charles Roy Fish, Allen Fish, Cecil Fish, Leila Albertson, Lorne Fish, and Edward Fish.

⁴³ LRO Instrument 12597R, being a Grant, dated February 10, 1941, between Fish et al and Angus McMillan; LRO Instrument 13809, being a Grant, dated February 21, 1945, between Angus McMillan and wife and Allan Morrison Masson.

⁴⁴ LRO Instrument 14518, being a Grant, dated August 20, 1946, between Allan Morrison Masson and wife and the Director of the Veterans' Land Act; LRO Instrument 65347, dated June 4, 1957, being a Grant between the Director of the Veterans' Land Act and Allan Morrison Masson.

⁴⁵ Canadian Encyclopedia, "Veterans' Land Act", <https://www.thecanadianencyclopedia.ca/en/article/veterans-land-act#:~:text=With%20only%20a%20small%20down,without%20incurring%20heavy%20financial%20obligations>

time he relocated to 383 Douglas Avenue. He was active in civic and community affairs as founding member and commodore of the Oakville Yacht Squadron, a local town councillor (1959-1963), Mayor of Oakville (1964-1965), and as Reeve and Member of Halton County Council (1971-1973). In 1973 he was appointed chair of the newly formed Region of Halton until 1976. Allan passed away in 1999.⁴⁶



Plaque commemorating Allan Morrison Masson, founding member of the Oakville Yacht Squadron that helped preserve the Oakville Lighthouse. Source: <https://www.us-lighthouses.com/getarchive.php?LightID=173>

⁴⁶ *Toronto Star*, "Allan Masson, 85, led Halton", June 8, 1999; *The Oakville Beaver*, "Former mayor also Halton's first regional chairman", June 9, 1999, pg. A3

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. These design elements are important in supporting and maintaining the character of the residential area known as Brantwood.

The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. Many of the houses on Douglas Avenue were inspired by the Arts and Crafts movement. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Douglas Avenue and other streets without the Brantwood Survey and the nearby Tuxedo Park Survey. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.



2023 view of Watson Avenue looking south, with subject property on the left. The street has large trees. *Source: Town of Oakville Planning Services Staff*



2023 view of Watson Avenue looking north, with subject property on the right. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. .	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the theme of development of 'Brantwood', an early 20 th century subdivision of Oakville. It is also associated with owner Alexander Peake, a well-known Toronto photographer, and Allan Morrison Masson, former Oakville town councillor and mayor.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is important in supporting and maintaining the historic residential character of Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 383 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Spruce Street in the Brantwood neighbourhood. The property contains a circa 1918 one-and-half-storey brick and half-timbered house.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. The home was built around 1918 with characteristics of Craftsman and Period Revival architecture, such as an asymmetrical façade, a timbered first storey with stucco cladding, exposed eaves on the dormers and roof, wooden soffits, and bay windows with multipaned wooden windows.

Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the development of the local residential area known as 'Brantwood'. The property still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact Brantwood neighbourhood. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful, and modern neighbourhood in which to construct their own cottage or stately home. The property also has historical value for its associations with owners Alexander Peake, a well-known Toronto photographer, and Allan Morrison Masson, a former Oakville town councillor and mayor.

Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood, contributing to our understanding of local early development and the goals of landowners in early 20th century Oakville.

Description of Heritage Attributes

Key attributes of the property at 383 Douglas Avenue that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman and Tudor Revival style influences, as they relate to the original one-and-a-half storey house, include:

- The massing and form of the one-and-a-half-storey side-gable roofed building with hip dormers, protruding bays, and open front porch;
- Exposed wooden eaves and wooden soffits and fascia;
- Stucco cladding with wooden half-timbering;
- Wooden cladding materials;
- Brick cladding, brick porch column, and brick chimney;
- Fenestration on the north, west and south elevation; wooden multipaned casement windows and wooden multipaned storm windows; and
- Wooden front door.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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