

**Cultural Heritage Evaluation Report**  
**Crossley House**  
383 Spruce Street, Oakville, Ontario



South elevation of 383 Spruce Street, 2008. Source: *Town of Oakville Planning Services Staff*

# 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.

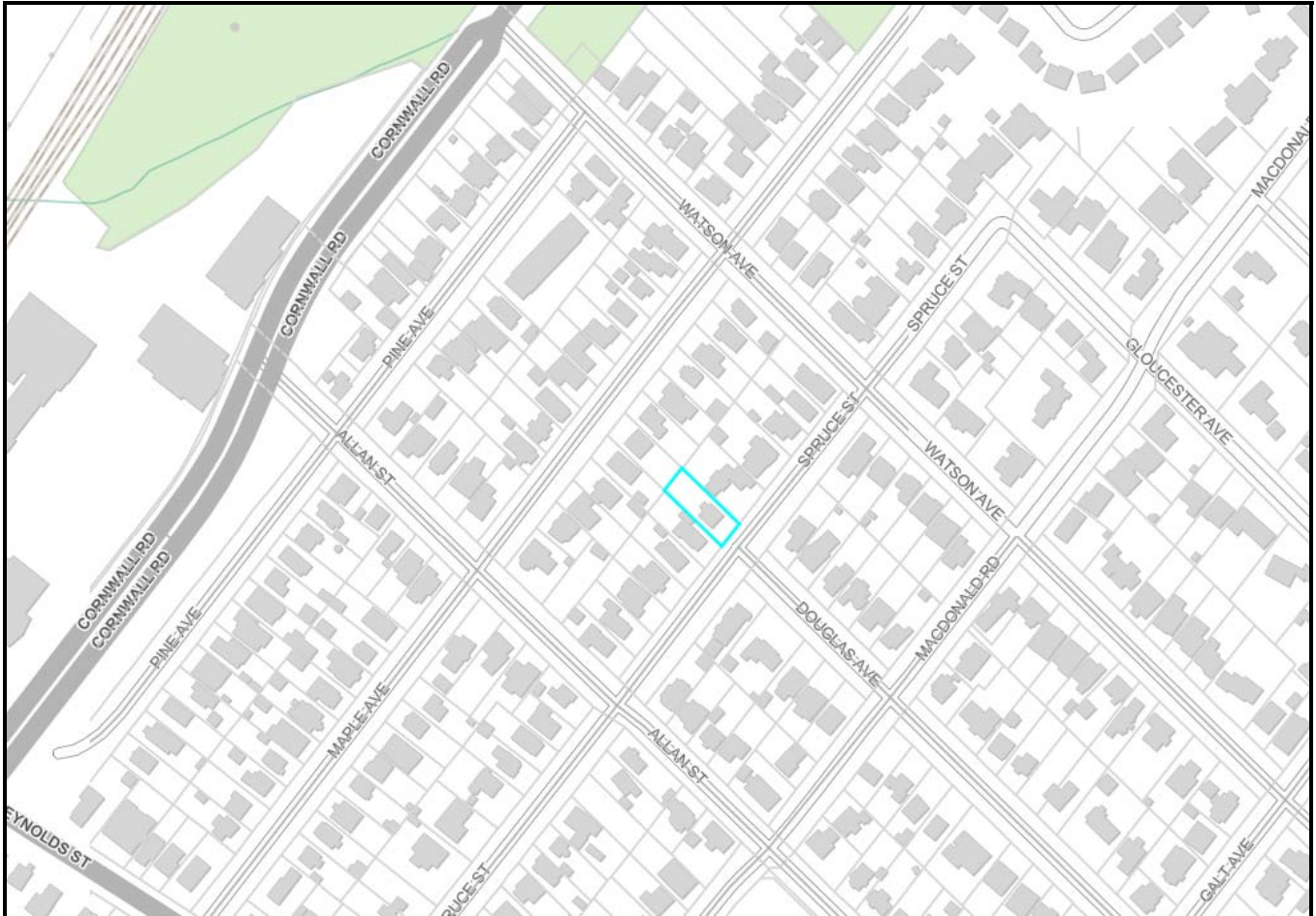
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 383 Spruce Street is located on the north side of Spruce Street between Watson Avenue and Allan Street, at the north end of Douglas Avenue. 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)* for its potential cultural heritage value for its "circa 1911 vernacular brick house."

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 Spruce Street is located on the north side of Spruce Street between Allan Street and Watson Avenue, at the northern end of Douglas Avenue, on Lot 101 of Plan 127, or the Tuxedo Park Subdivision. 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. This section of the Brantwood Survey was then sold to Louis Philip Snyder, the developer of Tuxedo Park. The property contains a detached two-storey brick house built circa 1911.



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

**Legal description:** LOT 101, PLAN 127; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 383 Spruce Street is a two-storey brick house. The home has architectural value as a representative example of a vernacular brick house in Oakville, influenced by Edwardian Classicism and the Arts and Crafts movement, built circa 1911.



1989 photo of the subject property. Source: Town of Oakville Planning Services Staff

#### *Vernacular Architecture*

Vernacular architecture in Oakville was common in the early to mid-20<sup>th</sup> century, and is typically not designed by a professional architect and may be influenced by but not designed in a particular style.<sup>1</sup> The form and materials are usually derived from local or inherited tradition and exhibit local design characteristics.<sup>2</sup>

#### *Edwardian Classic Style (1900-1930)*

Edwardian architectural style emerged in the early 1900s. A reaction against busy Victorian architecture, the style emphasized simplified, balanced, and formal composition.<sup>3</sup> It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.<sup>4</sup> A simple version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a symmetrical square house with a hipped roof

---

<sup>1</sup> Town of Oakville, *Old Oakville Heritage Conservation District Study*, pg. 33, August, 2023

<sup>2</sup> Town of Oakville, *Old Oakville Heritage Conservation District Study*, pg. 35, August, 2023

<sup>3</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

<sup>4</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 111

and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting fronts. The porch often has columns on brick piers, and the house typically has many windows.<sup>5</sup>

#### *Arts and Crafts Movement and Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, 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.<sup>6</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>7</sup> 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.<sup>8</sup>

Characteristics of Arts and Crafts inspired residences 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 extension of the main roof; dormer windows and wall gables; small paned casement windows, recessed entrances typically under porches, exposed rafter tails or brackets, and asymmetrical façades.

#### *Subject Property Design*

The property at 383 Spruce Street is a vernacular brick house design. Despite being mainly influenced by Edwardian Classicism, the house possesses some Arts and Crafts detailing. It does not fall into a specific architectural category and is considered vernacular to the Oakville area.

The house has a hipped roof, but without a dormer, which is often found on the front of Edwardian Classic homes. The house has a rectangular chimney on the west elevation with a unique bottom brick detailing and retains wooden soffits and wooden ceilings for two covered porches.

---

<sup>5</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 113

<sup>6</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 101

<sup>7</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>8</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 105





Subject property looking northeast from the southwest corner, showing chimney. Source: Town of Oakville Planning Services Staff



West elevation showing the chimney detailing at the bottom. Source: Town of Oakville Planning Services Staff



The house is clad in red brick in a running brick bond pattern, with a row of header bricks (the ends of the bricks facing out) every sixth row of running bond.



Close up of the brick pattern on the house, with a row of header bricks every six rows of running bond bricks, 2008. *Source: Town of Oakville Planning Services Staff*

The front entry is unique to this vernacular house. In typical Edwardian Classicism homes there is often a large, covered front porch. This house, however, has only a small covered front stoop, with large decorative wooden brackets and wooden ceiling. These would normally be elements of a Craftsman-style home, so it is an example of how the vernacular style utilizes local, readily available elements. This home was built during the Arts and Crafts architectural period in Ontario, when Craftsman designs were growing in popularity and these wooden detail elements would have been more common. The low porch has only three steps, as well as short brick columns and brick walls. The front entrance also has a small unique wooden window with multipaned glass.

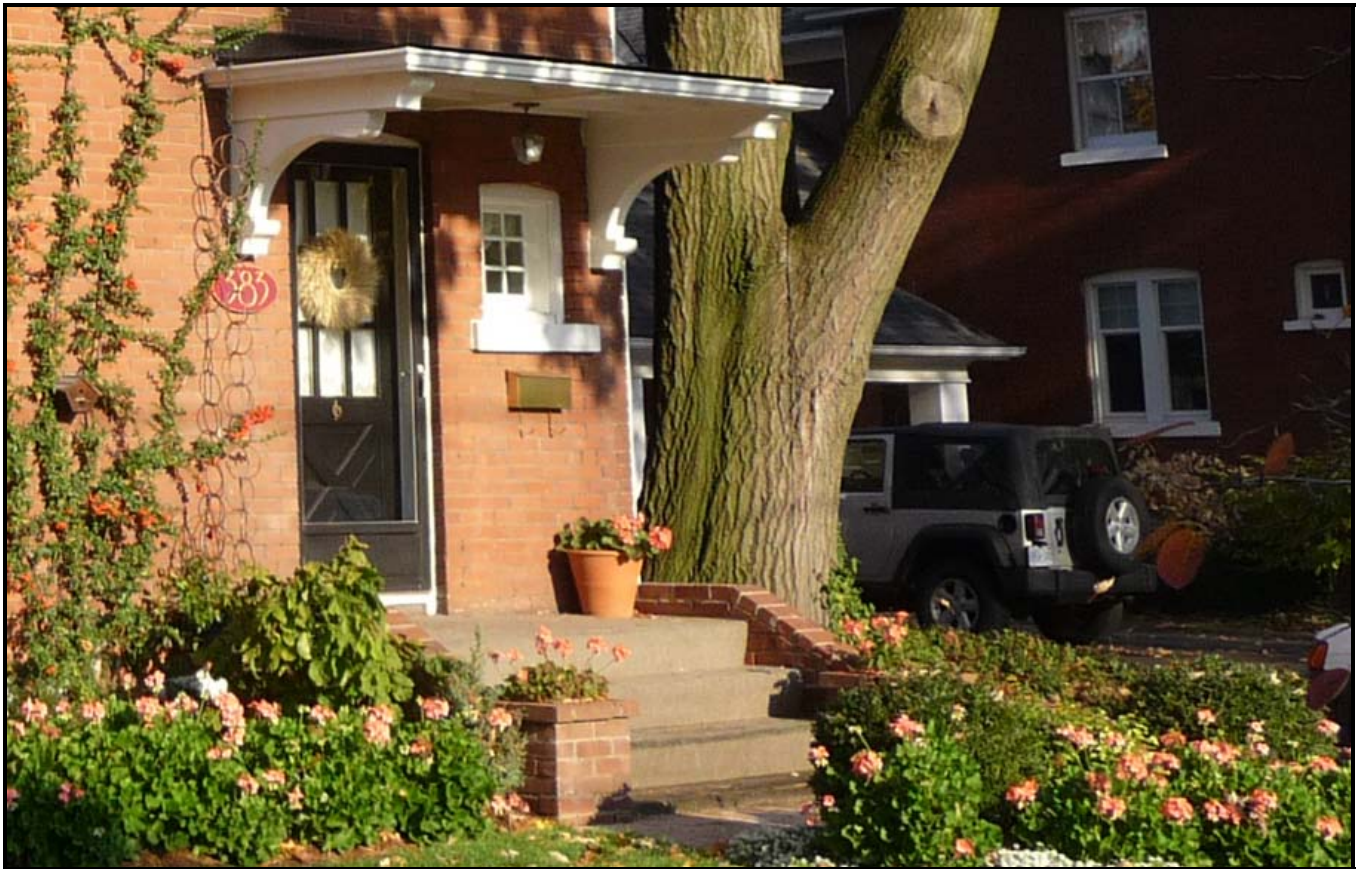


Details of wooden front porch cover and brackets, as well as heritage wooden window beside the front door. *Source: Town of Oakville Planning Services Staff*



Close up of wooden detail. *Source: Town of Oakville Planning Services Staff*





View of the porch showing the short brick piers and wall of the stairs, as well as the unique wooden brackets on the roof and small window. *Source: Town of Oakville Planning Services Staff*

Most of the window openings in the house are arched with two rows of brick headers as lintels, with painted concrete sills. Most of the windows are multipaned 6/1, 8/1, and 1/1 sash windows, another Arts and Crafts design element. There are several small versions of this window, and a unique one sits beside the front door as seen in the photo above.



East elevation fenestation. The new brick fills a former side door entrance. *Source: Town of Oakville Planning Services Staff*





Close up of the former milk door on east elevation. *Source: Town of Oakville Planning Services Staff*

The front façade also has a large front window that is made up of four narrow wood casement windows, all with a transom window on top. The transom windows are two paned glass, with the larger ones underneath being eight panes of glass. All the windows have decorative wooden shutters. This large set of windows has a flat cement sill.



Close up of the door and front façade set of four windows with transoms. *Source: Town of Oakville Planning Services Staff*



The rear of the house has a second storey extension over an open porch that is found on many of the Arts and Crafts era homes in the neighbourhood. It is sided with wooden shingles. It is present on fire insurance maps and may have been original, or an early addition to the original house. The extension has a bell curve shape as it descends to the porch pillars, a common design element found in Arts and Crafts era homes.



View of north elevation extension and porch. Note the shape of the bottom of the extension as it transitions into the roof of the porch.  
*Source: Town of Oakville Planning Services Staff*



Close up of wooden shingles and wooden ceiling underneath for porch. The extension also has wooden soffits. *Source: Town of Oakville Planning Services Staff*





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



South (front) elevation of house. Source: *Town of Oakville Planning Services Staff*





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



Contextual photo of the house from the street. The house is centered between two historical subdivisions: Brantwood and Tuxedo Park, both from the early 20<sup>th</sup> century. *Source: Town of Oakville Planning Services Staff*



### *Lot and Property History*

The lot was sold by real estate developer Louis Philip Snyder to widow Annie Crossley in 1911. Snyder, the developer of the subdivision, still owned many of the lots in 1911. Based on assessment roll records, it is likely the house was built in 1911 but was definitively built between 1910 and 1912.

In the 1911 Town of Oakville assessment rolls, the lots Snyder owned that had built value added up to \$1,500, but they were grouped together, and the value was not separated out. By 1912, the lots that had buildings were listed individually:

Lot 39: \$2,400

Lot 101: \$1,600

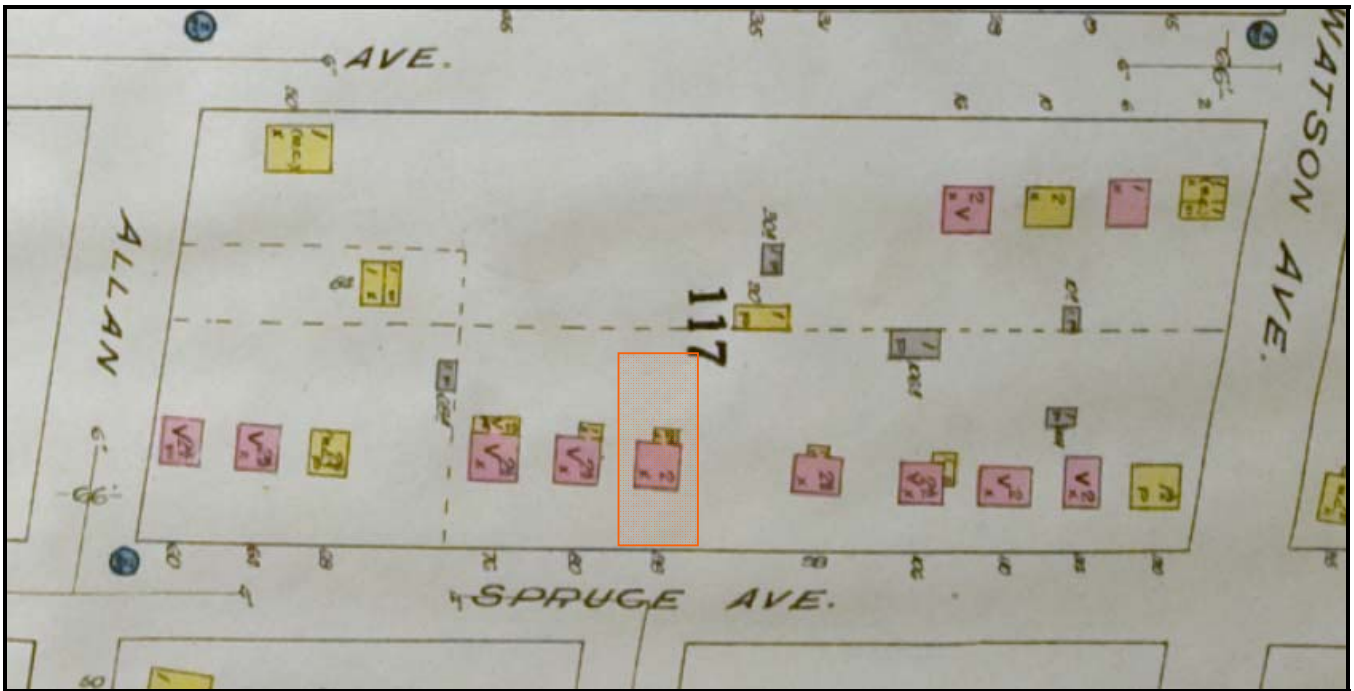
Lot 102 and 103: \$50

The value of the buildings in 1911 for Snyder was \$1,500. This indicates that in 1911, it could have been the house on either Lot 101 or even Lot 39, if it was unfinished. Either way, the house is complete by the 1912 assessment roll when it is owned by Annie Crossley.<sup>9</sup>

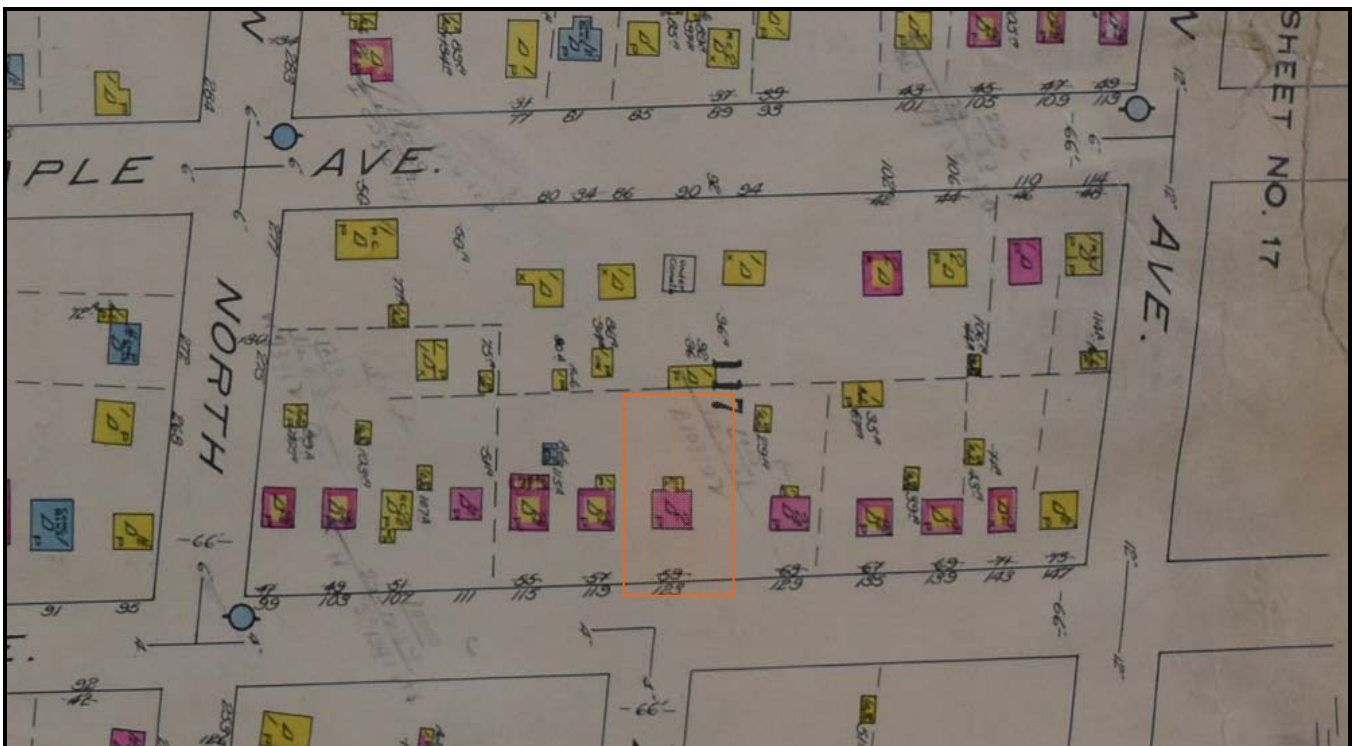


Lot 101, which the subject property sits on. Source: OnLand

<sup>9</sup> Oakville Public Library, *Town of Oakville Assessment Rolls, 1910-1913*

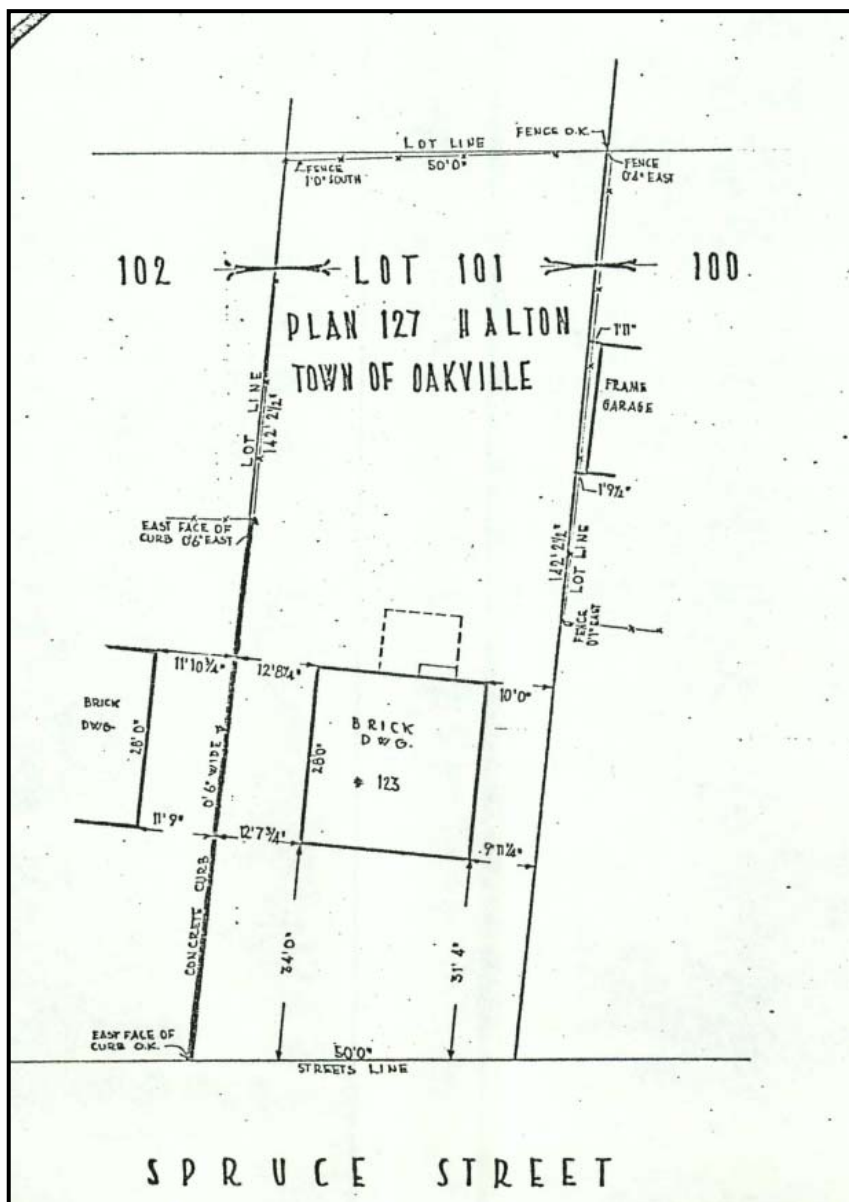


1924 fire insurance map showing the house outlined in orange. The wooden back extension is shown. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924



1932 fire insurance map showing the house. Note the back wooden portion appears now to be more centered, however that is a small difference. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1932



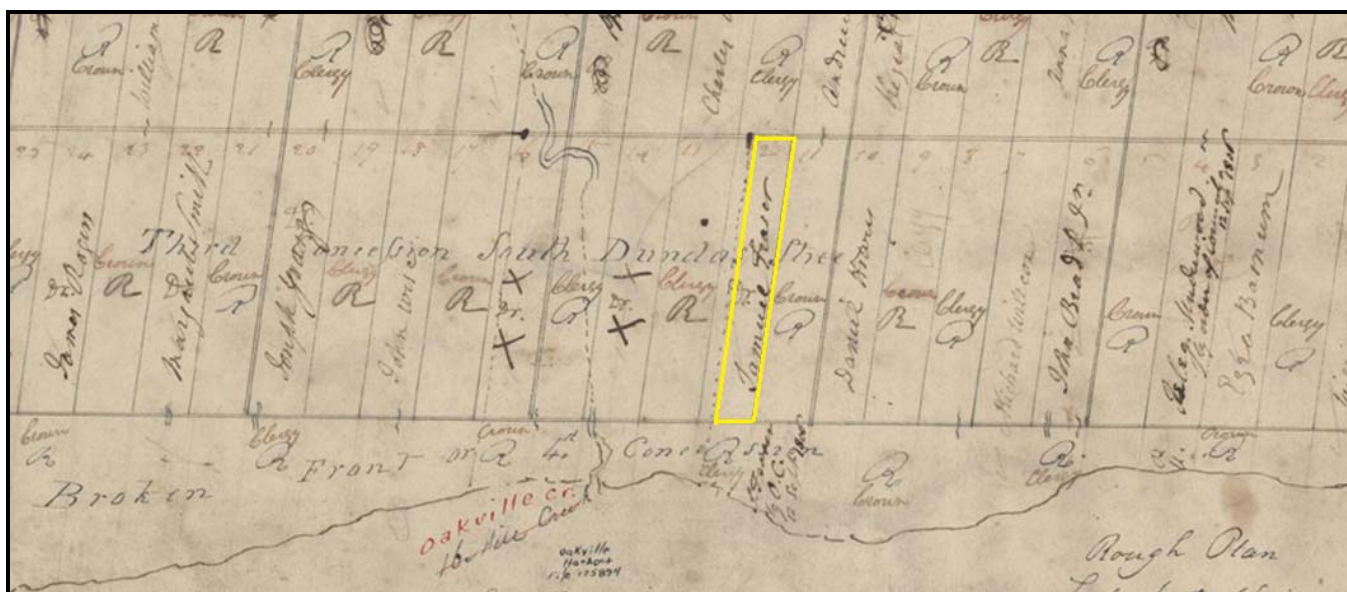


A survey of Lot 101 from between 1957 and 1966, showing the shape of the house is the same as the early fire insurance maps. Source: Sewell and Sewell, Town of Oakville Building Files

## Historical and Associative Value

The home at 383 Spruce Street 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.<sup>10</sup> The subject property is in the territory of Treaty No. 14.<sup>11</sup>

Lot 12 is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek. 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, and the portion south of the train tracks would become the Brantwood Survey in the early 1900s.<sup>12</sup> However, the northern portion south of the tracks was subdivided as part of the Tuxedo Park subdivision around 1910, after Cameron Bartlett, who was involved in selling the Brantwood Survey lots, sold a portion to Louis Philip Snyder.<sup>13</sup> The rest of the subdivision was to the west in Lot 13, which was John Alexander Chisholm's farm.<sup>14</sup>



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3<sup>rd</sup> 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 area south of the train tracks would become the Brantwood Survey and subsequent neighbourhoods of Brantwood and Tuxedo Park. 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

<sup>10</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>11</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

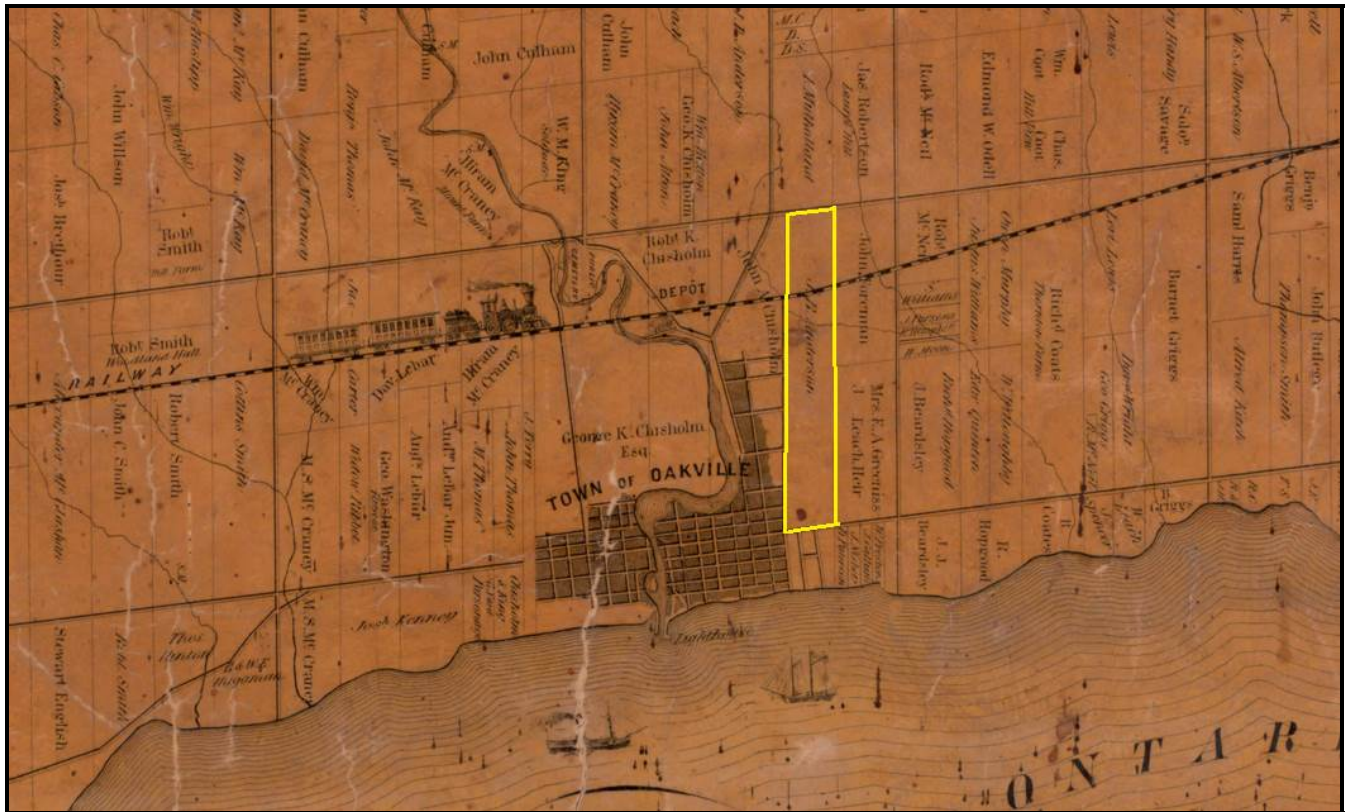
<sup>12</sup> 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>13</sup> LRO Instrument 4056 I, being a Bill and Sale, September 28, 1908, between Cameron Bartlett and Mary Sophia Snyder, wife of Louis Philip Snyder, who then sold it to her husband in 1909.

<sup>14</sup> LRO Instrument 4056 I, being a Bill and Sale, dated September 28, 1908, between Cameron Bartlett and Mary Snyder, wife of Louis Philip Snyder, who later made Play 127 out of the reserve land (Instrument 127); small town book and historic maps



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.<sup>15</sup>



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3<sup>rd</sup> 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.<sup>16</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>17</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>18</sup> 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.<sup>19</sup> 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.<sup>20</sup> 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.<sup>21</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>22</sup>

<sup>15</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

<sup>16</sup> 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.

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

<sup>18</sup> Ibid.

<sup>19</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

<sup>20</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>21</sup> Ibid.

<sup>22</sup> 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.<sup>23</sup> Chisholm is widely recognized as the founder of the Village of Oakville.

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 subject 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.<sup>24</sup>



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

Between 1897 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.<sup>25</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>26</sup>

<sup>23</sup> Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25<sup>th</sup> of March 1831

<sup>24</sup> 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).

<sup>25</sup> *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

<sup>26</sup> *The Globe*, "A document found", January 10, 1903, pg. 28



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,<sup>27</sup> oversaw the project and its infrastructure—planning 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.<sup>28</sup> The newly surveyed land was called the Brantwood Survey.

The northern section of this survey was sold by Cameron Bartlett, who represented the Bank of Hamilton, to Mary Sophia Snyder, the wife of Louis Philip Snyder.<sup>29</sup> This section was known as Reserve Lot L, just to the north of the Brantwood subdivision. Snyder used this property—as well as property he had purchased west of Allan Street, in what had been John A. Chisholm's farm—to create the subdivision of Tuxedo Park in 1910.<sup>30</sup>



Photo of a Tuxedo Park house from the 1910 promotional pamphlet. Source: 1910 *Tuxedo Park promotional booklet, Goulding and Hamilton*

The subject property sits in the eastern portion of the Tuxedo Park neighbourhood, which was created around the same time as Brantwood and marketed in a similar manner.

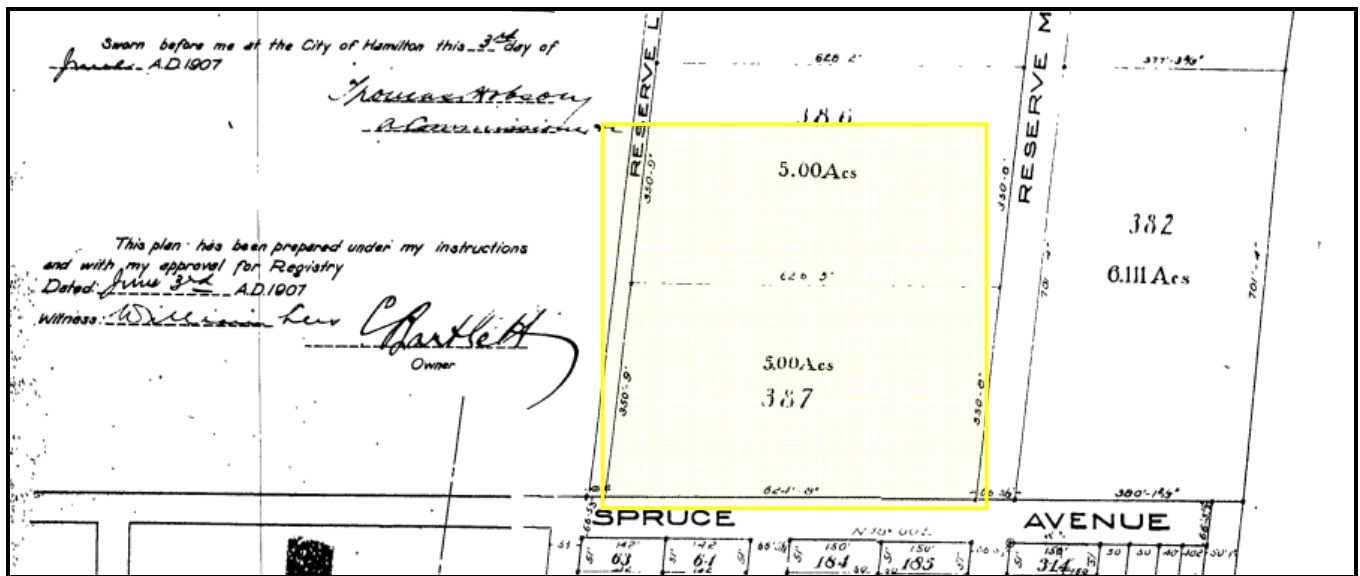
---

<sup>27</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

<sup>28</sup> 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

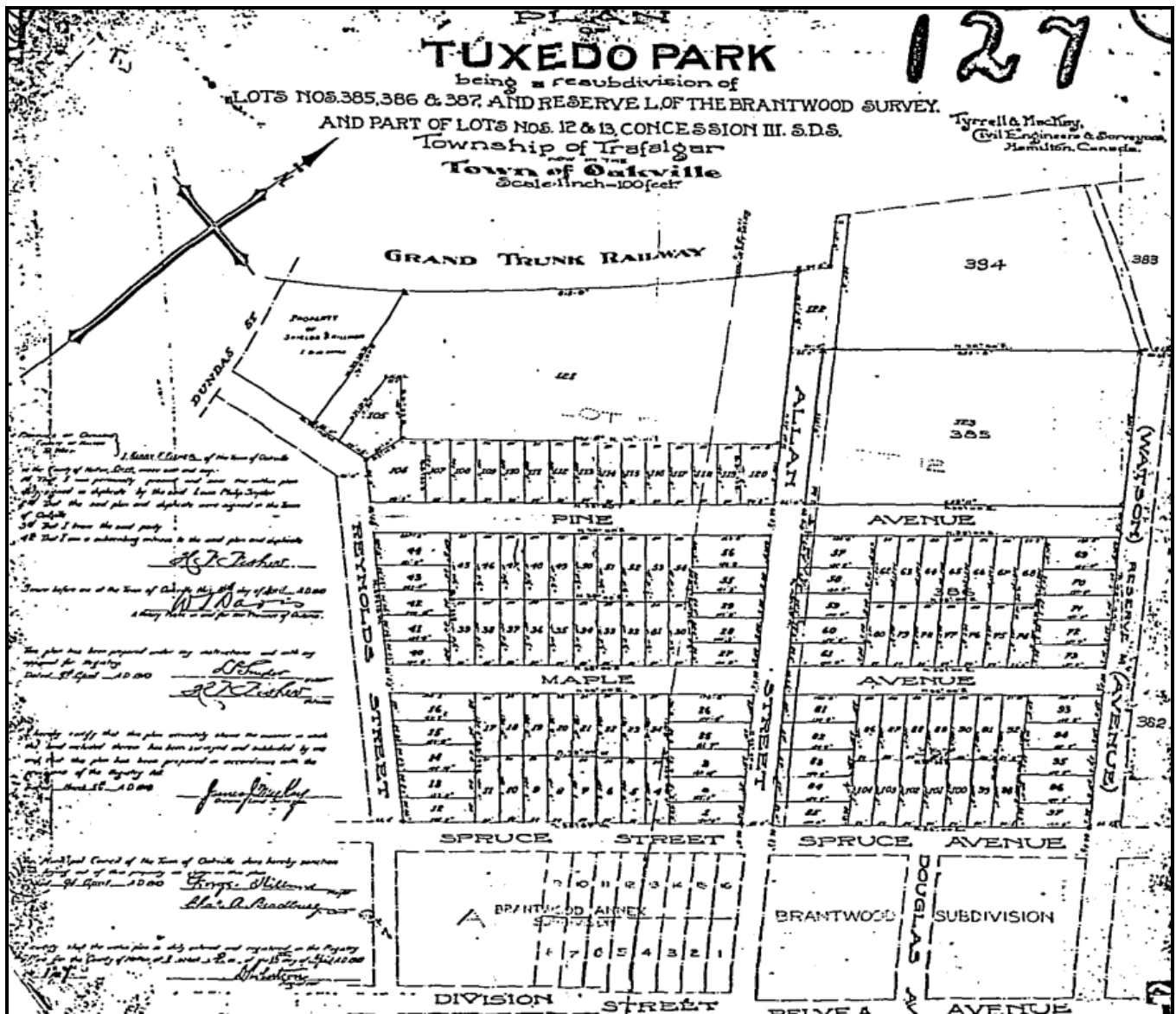
<sup>29</sup> LRO Instrument 4056 I, being a Bill and Sale, dated September 28, 1908, between Cameron Bartlett and Mary Snyder, wife of Louis Philip Snyder, who later made Play 127 out of the reserve land (Instrument 127); small town book and historic maps

<sup>30</sup> LRO Instrument 41718(9), being a Bill and Sale, dated June 1909, between Joseph B Mitchell and wife and L.P. Snyder; LRO Instrument 4184, being a Bill and Sale, dated July, 1909, between Ann and George Armstrong and L.P. Snyder; LRO Instrument 4335K, being a Bill and Sale, dated August 2, 1909, between William Sevoy and L.P. Snyder



Portion of the 1908 subdivision plan for Brantwood. This shows Reserve Lot L, which Bartlett sold to the Snyders in 1908. The Cumberland Land Company had not subdivided it, despite it being part of the original Brantwood Survey. Source: Town of Oakville files







Oakville, from Water Tower, looking South.

possesses every feature that could be desired in location, convenience, healthfulness, and moderate price.

Tuxedo Park is a large and beautifully wooded section within five minutes' walk of the G.T.R. station at Oakville. It is particularly desirable, as the lots are all laid out in what used to be an orchard, and on every lot are a number of fruit trees or bushes in bearing. As an enthusiastic resident states, to have a home there is "a certificate of health and freedom."

Tuxedo Park has every city convenience, except gas. There is excellent electric light service, waterworks, fire-alarm system. There

are also well-equipped public and high schools, all-night telephone, churches and public library.

### TRANSPORTATION.

Tuxedo Park is only 40 minutes from Toronto. Fourteen trains a day make it as accessible as the best residential sections of the city proper—Avenue Road Hill, Balmy Beach, High Park, or North Toronto.

Commutation tickets at low rates make the matter of transportation a simple one, and there is the greater degree of comfort in travelling in comfortable roomy coaches instead of hanging on to a strap in crowded, dusty street cars.

Fare to Toronto is 13c.; students, 6c.



Residence of Ex-Mayor Davis.



Public School.

A page from the 1910 Tuxedo Park pamphlet that was used in advertising the subdivision. Ads also appeared in Toronto newspapers.  
Source: Oakville Historical Society



While the infrastructure was made up of the modern conveniences of the era, sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s.<sup>33</sup> Development slowed again during the Great Depression and did not pick up until after the Second World War. For these reasons, the Tuxedo Park and Brantwood Survey that we know today includes a diverse selection of homes from many eras and styles. Homes like this one remain anchor points in the neighbourhood that define and reflect the origins of this historic subdivision.

**Remember  
Visitors' Day  
is Saturday,  
April 23rd**

**Tuxedo  
Park**  
OAKVILLE

**RESIDENCES AT TUXEDO PARK, OAKVILLE**

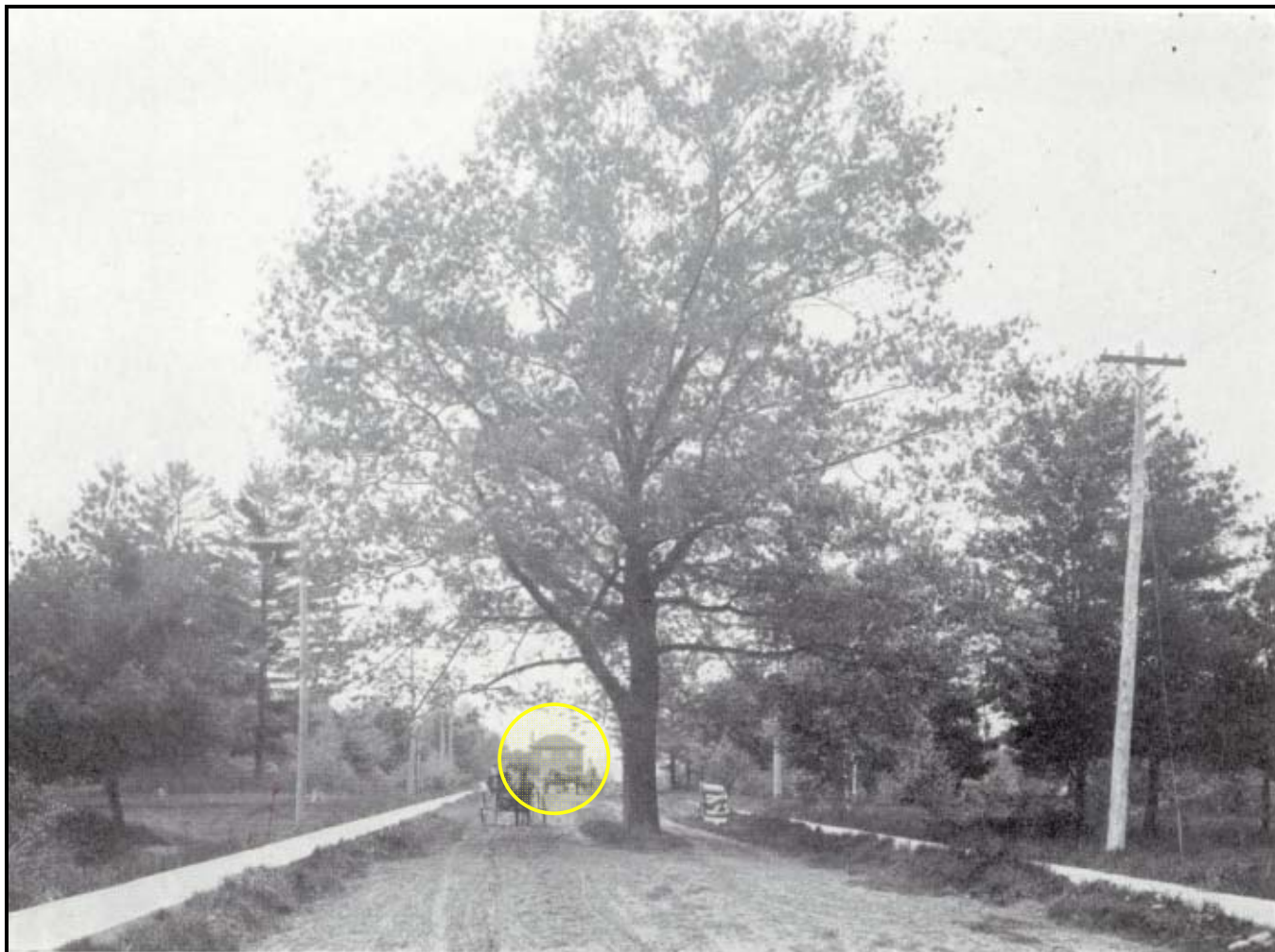
*For full information regarding lots in  
this sub-division and Free Transporta-  
tion call, write, or telephone to our  
office.*

**Goulding & Hamilton**  
106 Victoria Street, Cor. Richmond **TORONTO**  
Phone 6510 Main.

An advertisement for Tuxedo Park from the *Globe*, 1910, that targeted people living in Toronto. Source: *The Globe*, April 19, 1910, pg. 2

<sup>33</sup> Casas, Teresa, "Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville", <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>; Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

Interestingly, the subject house sits directly across from the Brantwood subdivision and is centered at its northern edge. As one of the earliest buildings in either subdivision, the house can be seen in the 1913 promotional pamphlet photo for Brantwood, of Douglas Avenue looking north.



A photo of Douglas Avenue looking north, circa 1913, showing the subject house already built at the north end of the street. *Source: Cumberland Land Co., Brantwood promotional pamphlet, 1913*

Louis Philip Snyder was an Inspector and Broker at the Royal Bank of Canada.<sup>34</sup> He purchased the property that would become the Tuxedo Park Survey over several years, finally registering the Tuxedo Park plan in 1910.<sup>35</sup> In 1911, he sold Lot 101 to Annie Crossley, a widow.

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.

---

<sup>34</sup> Oakville Public Library, *Town of Oakville Assessment Rolls*, 1910, 1911, 1913; Town of Oakville files

<sup>35</sup> LRO Instrument 127, being a Plan, dated April 4, 1910, between James J. MacKay for L.P. Snyder



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, estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Reserve "L"	1907
Mary Snyder	Reserve "L"	1907-1909
Louis Philip Snyder	Reserve "L"	1909-1910
Louis Philip Snyder	Plan 127, Lot 101	1910-1911
Annie Crossley	Plan 127, Lot 101	1911-1914
Annie Crossley and Ethel Crossley, spinster	Plan 127, Lot 101	1914-1920
Ethel Crossley	Plan 127, Lot 101	1920-1957
Willis George Cullingham and Ines Cullingham	Plan 127, Lot 101	1957-1966
Arthur Howard Earle and Barbara Anne Earle	Plan 127, Lot 101	1966-1974
Herman Schroeder in Trust and Donald B. Schroeder in Trust	Plan 127, Lot 101	1974-1975
Cobblehill Real Estate Ltd	Plan 127, Lot 101	1975
Current owners	Plan 127, Lot 101	1975-present

Not much is known about Annie Crossley. Her husband was Daniel Crossley, a minister of the Methodist Tabernacle in the Bay of Quinte, who died in 1909.<sup>36</sup> Annie's daughter, Ethel, moved in with her at 383 Spruce Street. It is not known why Annie and her daughter moved to Oakville, however, there were several Crossleys living in Oakville at the time who may have been related. Annie passed away in 1920, and Ethel assumed ownership of the property. In 1957, Ethel sold the property to Willis George Cullingham and Ines Cullingham.

Willis Cullingham was born around 1920 and according to the 1931 census, lived with his family of four in Palermo, Trafalgar Township.<sup>37</sup> In 1957, he and his wife Ines purchased 383 Spruce Street and they lived there until 1966, when they sold to Arthur Howard Earle and Barbara Anne Earle. In 1974, the Earles sold 383 Spruce to Herman Schroeder, in Trust & Donald B. Schroeder, in Trust. Herman (Herb) and Donald were brothers who worked in construction. Herb ran Schroeder Construction, a local family company that still operates in Oakville today. Donald Schroeder went on to work for Tim Hortons for 20 years, acting as president and CEO.<sup>38</sup>

In 1975, the property was sold to Cobblehill Real Estate Ltd. and a month after that it was sold to the current owners of the house. The house is unique in that only four families have lived in it for the past 110 years.

<sup>36</sup> Find A Grave, "Rev Daniel Oliver 'D O' Crossley", <https://www.findagrave.com/memorial/190832907/daniel-oliver-crossley>

<sup>37</sup> Ancestry.ca, 1931 Census of Canada

<sup>38</sup> Canadian Press, "Tim Hortons CEO to exit company immediately", May 25, 2011, <https://www.ctvnews.ca/tim-hortons-ceo-to-exit-company-immediately1.648795?cache=yes%253FclipId%253D373266%253FclipId%253D68597%253FautoPlay%253Dtrue%253Fot%253DAjaxLayout%253Fot%253DAjaxLayout%253Fot%253DAjaxLayout%253Fot%253DAjaxLayout%253FclipId%253D89619%3FclipId%3D89925>

## **Contextual Value**

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. It is one of the older houses on the street and is a representative vernacular brick house in Oakville from the early 1900s. As one of the earliest buildings in the Tuxedo Park subdivision—and being centered across the street from the Brantwood subdivision—it is integrally linked to the origins of both subdivisions and their development and subsequent influence on Oakville as a whole. Its presence is important in defining, supporting, and maintaining the character of the historical residential areas of Tuxedo Park and Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The area includes several properties which are listed and designated on the Oakville Heritage Register. The houses in this area range in age and architectural style, dating from the early to mid-20th century, most being built between 1910 and 1940. The houses along the north side of Spruce Street are more conventionally Edwardian Classic houses, many with the large front porch and central dormer.

Contextually, the subject property stands out as an early vernacular version of these houses. There are also houses that were not constructed until after the 1950s, as many of the early homeowners owned multiple lots that were not severed or sold off until after the Second World War, when the post-war building boom got underway. This makes the early homes in the neighbourhood, like the subject property, key anchor points to Tuxedo Park as they define and reflect the origins of this subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



A view of Spruce Street's north side, showing the standard Edwardian houses that surround the subject house (circled in yellow). *Source: Google Streetview*





Spruce Street looking east, with subject property on the left, 2021. *Source: Town of Oakville Planning Services Staff*



Spruce Street looking west with subject property on the right. *Source: Google Streetview*



Douglas Avenue looking north, with the subject property centered at the end of it. *Source: Google Streetview*

## 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 Oakville vernacular brick house with influences from the Edwardian Classicism style and the Arts and Crafts period.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	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 'Tuxedo Park', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant development.	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.	The house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the 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 defining, supporting, and maintaining the character of Tuxedo Park and Brantwood, two significant Oakville subdivisions that began in the early 1900s and which continued to develop over the 20 <sup>th</sup> century.	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 Tuxedo Park and Brantwood subdivisions, significant early 20th century Oakville subdivisions.	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 Spruce Street is located on the north side of Spruce Street between Allan Street and Watson Avenue, in the Tuxedo Park subdivision. The property contains a 1911 vernacular two-storey brick house known as the Crossley House.

### Design Value or Physical Value:

The subject house has design and physical value as a representative example of a vernacular brick house in Oakville, influenced by Edwardian Classicism and the Arts and Crafts movement. The house was built in 1911 with elements of these styles, including: hipped roof with a rectangular brick chimney; red brick cladding in a common bond pattern; the small but decorative wooden covering for the front step with wooden brackets and wooden ceiling; wooden soffits; arched-shape window openings with two-row brick voussoirs and concrete sills; and multipaned windows. Together, these elements form a unique vernacular home with influences from styles that were popular in Ontario at the time.

### Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the theme of early 20<sup>th</sup> century residential development in Oakville, specifically the local residential area known as 'Tuxedo Park', and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. It is also located just outside of the Brantwood neighbourhood and adds to the heritage character of that subdivision, which stems from the same period. Its presence contributes to the story of Oakville's early 20<sup>th</sup> century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

### Contextual Value:

The subject property has contextual value because it defines, supports and maintains the character of the Tuxedo Park and Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhoods and places the area's origins in a specific timeframe. The house was one of the earliest built in the area and one of the first in the Tuxedo Park subdivision specifically. As an anchor point in the neighbourhood, this house helps to define the original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

### Description of Heritage Attributes

Key heritage attributes of the property at 383 Spruce Street that exemplify its cultural heritage value as a vernacular brick house with influences from the Edwardian Classicism style and Arts and Crafts era, as they relate to the historic two-storey house, include:

- The massing and form of the two-storey building with hipped roof;
- Rectangular brick chimney;
- red brick cladding in a common bond pattern with headers every six rows of running bond and two rows of brick voussoirs over doors and windows;
- Wooden soffit;
- Small, decorative roof over front stoop with wooden brackets;

- Fenestration of the windows and door on the south, west, and east elevations;
- The presence of multipaned wood windows in the Arts and Crafts style with wood trim; and
- Concrete windowsills.



## 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*.

## 7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Casas, Teresa, "Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville", <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>
- CTV News
- Cumberland Land Company Limited and W.S. Davis, "Brantwood", 1913
- Find-A-Grave, <http://www.findagrave.com>
- Goulding and Hamilton, "Tuxedo Park promotional pamphlet", 1910
- Griffin, George A., *Oakville Past and Present*. Oakville: Griffin & Griffin, 1912
- Kyle Shannon, "Arts and Crafts." Ontario Architecture. <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>
- Library and Archives Canada, "1911 Census", "1921 Census", "1931 Census", www. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Images
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, "A place to grow: growth plan for the greater golden horseshoe", 2020
- Ontario Ministry of Municipal Affairs and Housing, "Provincial Policy Statement", 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Our Ontario, <https://search.ourontario.ca/>
- Peacock, David, and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto: Hounslow Press, 1979
- Region Municipality of Halton, "Halton Region Official Plan", 2022
- Stelter, Emma. "Debwewin: The Oakville truth project, Treaties 22 & 23, 1820", [Friendship-Peace-and-Respect-web.pdf](https://friendship-peace-and-respect-web.pdf) ([theoecf.org](http://theoecf.org))
- Toronto Public Library, *Globe & Mail* historical archives  
Toronto Public Library, *Toronto Star* historical archives
- Town of Oakville, "Liveable Oakville", 2009
- Town of Oakville, "North Oakville East Secondary Plan", 2023
- Town of Oakville, "North Oakville West Secondary Plan", 2023
- Town of Oakville, Old Oakville Heritage Conservation District Study, 2023
- Town of Oakville, various departmental files including the Town's Heritage Register, AMANDA building files, policies, reports, imagery, and mapping
- Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1924, 1932