

APPENDIX B

Cultural Heritage Evaluation Report
Holyrood House
2 Holyrood Avenue, Oakville, Ontario



West elevation of the subject property, 2018. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
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October 2023

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 2 Holyrood Avenue is located on the east side of Holyrood Avenue, south of Lakeshore Road West. 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 "estate house, once owned by Dr. W.T. Stuart."

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 2 Holyroad Avenue is located on the east side of Holyroad Avenue, south of Lakeshore Road West, on Lot 14 of Plan 20M-648. 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 Fourth Concession South of Dundas Street, also known as the Broken Front, Lot 17. Originally built as the rectory for St. Jude's Church in the mid-1800s, the building and a portion of the grounds were sold as a private estate until the 1990s, when the land was subdivided, and the house was moved 200 feet east onto one of the new subdivision lots. The property contains a detached two-storey house whose construction began between 1853 and 1861, known as the Holyroad House.



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

Legal description: LOT 14, PLAN 20M-648; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The Holyrood House is a detached two-storey house built between 1853 and 1861¹, with the second storey added in the 1870s.² Originally built as a rectory for St. Jude's Church in a typical Georgian style, the house began as a one-storey structure with a plain brick façade, centered doorway, and symmetrical wooden sash windows on either side.

When Canon Worrell moved into the house after 1869, he had a second storey added which generally matched the lower, in keeping with the Georgian style. The expanded house also retained its brick construction, symmetrical façade and low hipped roof. The house has a three-course brick exterior wall approximately 22" thick. One row of bricks protrudes past the façade, indicating where the second storey was added. Remnants of this can still be seen on the house today.



Photo of the subject house from around 1900. Source: *Library and Archives Canada*

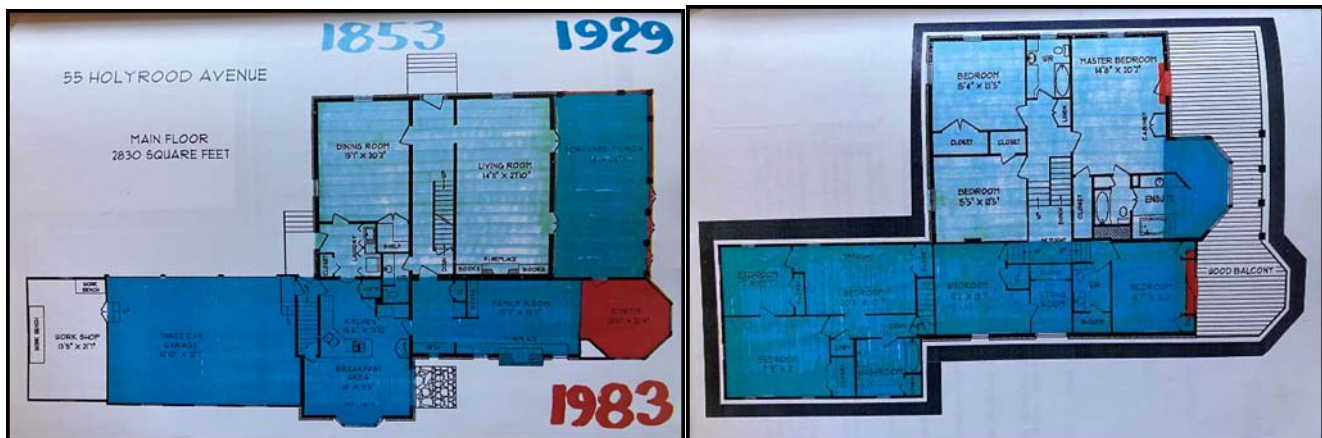
The house has undergone several eras of changes under different owners. Its front door originally faced east and the house was located approximately 200 feet west of its current location. Between 1894 and 1918, the Stuart family added a two-storey porch on what was then the south elevation of the house (facing the lake) and a portico over the front entrance. The Stuarts also constructed the historic stone pillar gates to the estate, which

¹ Canada West Census, 1861, shows Reverend Shanklin living in the Parsonage in 1861; the Church bought the property in 1853, so the build date is confirmed in that date range.

² "Parsonage on the Lake," sales brochure, Oakville, 1996; 1861 Census shows it as 1 storey still.

are still standing today and have been moved to the entrance of Holyrood Park to the south of the house's current location.³

The Lefebvre family purchased the estate in 1929 and made many changes to the estate grounds, which included extensive additions and alterations to the house. The family enclosed the south verandah, built a sleeping porch above, added a three-car garage to the north elevation with second-storey apartment, modernized the kitchen, plumbing, and heating, and built a swimming pool, guest bungalow, caretaker's cottage, and tennis court while also landscaping the gardens, building greenhouses and footpaths, and cultivating an orchard.⁴



Blueprints of the property with additions, 1995. The different build years are coloured, with light blue being the oldest (this map states 1853); 1929 being the major Lefebvre family additions and alterations; and the red being later additions changes. *Source: Town of Oakville Planning Services files*

By 1972, some of these later additions were altered: the front portico was removed, and the upper porch had been uncovered to provide light to the principal bedroom.⁵

³ Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report, St. Jude's Cemetery", 2019, pg. 16

⁴ Laurie Smith Heritage Consulting, "Inventory Report, 2 Holyrood Avenue: Holyrood Estate House", 2015

⁵ *Oakville Daily Record*, "Rectory is one man's castle", May 20, 1972



The subject property post-1970s. The front portico was removed and the second storey porch had been re-opened by 1972.⁶ Source: *Oakville Historical Society*

The house remained generally the same until 1995 when the remaining land was sold by the owner, Norman Webster, for development. At the time its address was 55 Holyrood Avenue. It was agreed during this process that the developer would retain the original rectory building but would move it to a new lot and sell it for restoration for \$1.⁷ The house had to be lifted from its original foundations, and the south, west, and north additions removed.⁸ The house was moved about 200 feet east to the new lot; the orientation had to change so the front of the house was west facing, as opposed to the original east, to match with the newly constructed portion of Holyrood Avenue.⁹

The current owners restored the property after purchasing it in 1999.¹⁰ After the removal of the additions, it was found the house needed repairs. Rather than restoring the brick exterior and removing paint that had been added to it, it was advised to cover the brick in plaster. The owners also replaced the two-storey side porch with a new two-bay garage. After the move, the portico from the early 1900s was reconstructed in a similar design and a new two-storey rear addition was constructed.

The original massing and fenestration of the house, with central front door and symmetrical façade, continues to reflect the Georgian style of the house and helps to place the house as the oldest one on the block. The house also still retains its historic bronze shutter stoppers.¹¹

⁶ *Oakville Daily Record*, "Rectory is one man's castle", May 20, 1972

⁷ *Oakville Beaver*, "Parsonage home moving after 130 storied years", n.d.

⁸ This was suggested to bring the house back to its original shape and appearance.

⁹ *Oakville Beaver*, "Parsonage home moving after 130 storied years", n.d.

¹⁰ Conversation with owners, 2023

¹¹ Conversation with owners, 2023



Front elevation of the subject house, 2023. The portico was rebuilt after the house was moved, and the brick was plastered over. The original house massing, fenestration, and elevation symmetry are still present. *Source: Town of Oakville Planning Services staff*



New garage built where the old south-facing two level porch addition had been built during the Stuart's ownership, and north elevation. *Source: Town of Oakville Planning Services staff*



West and south-facing elevations. *Source: Town of Oakville Planning Services staff*



Rear elevation of the house, which was an addition built in 1995. *Source: Town of Oakville Planning Services staff*



Historical bronze shutter stoppers. *Source: Town of Oakville Planning Services staff*



Front entrance to the house. *Source: Town of Oakville Planning Services staff*

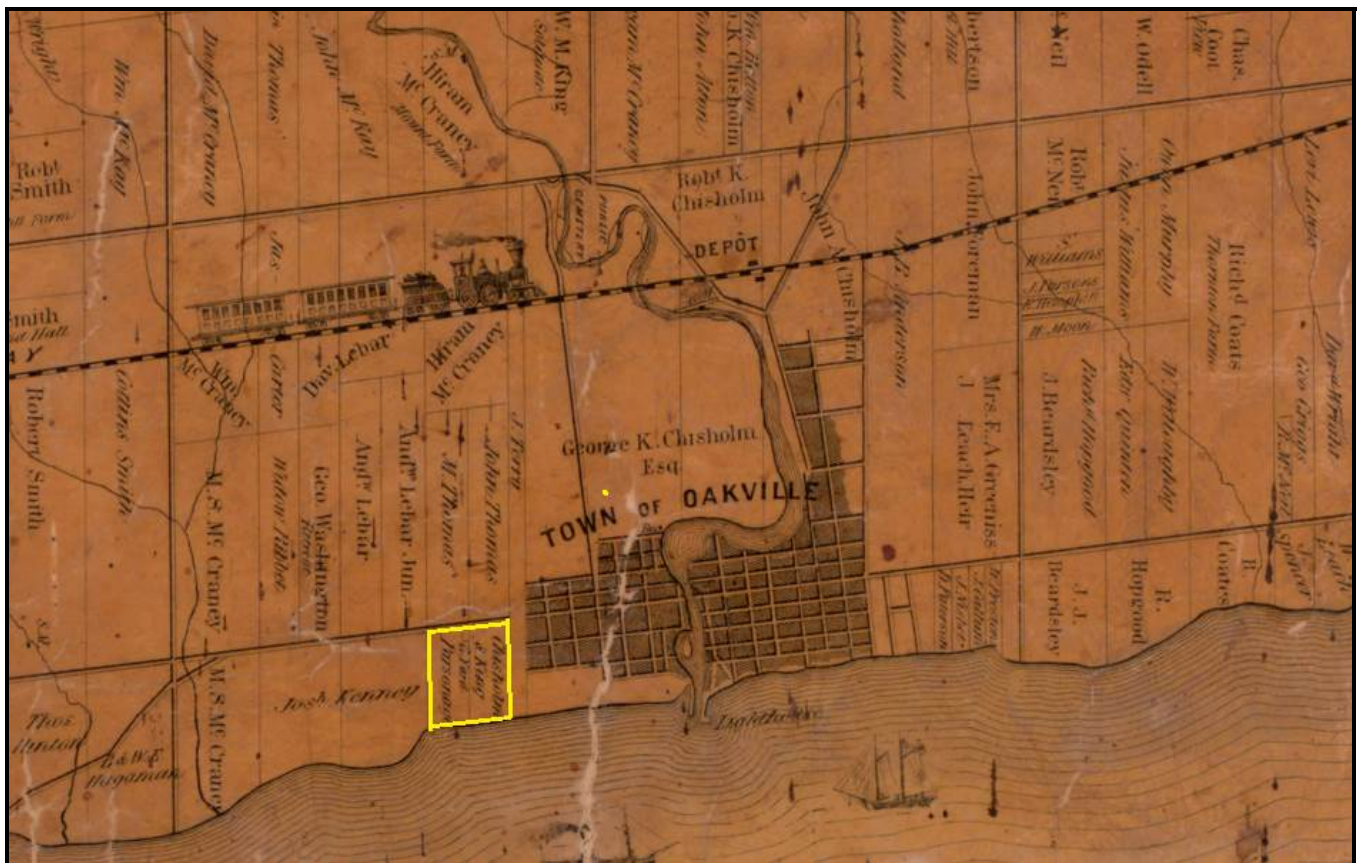


Mature trees that were retained when the new subdivision was built, located just north of the house.
Source: Town of Oakville Planning Services staff

Historical and Associative Value

The home at 2 Holyrood 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, 1806.¹² The subject property is in the territory of Treaty No. 14.¹³

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.¹⁴



George Tremaine's "County of Halton" survey, 1858, with Lot 17, Concession 4 SDS outlined in yellow. Note that the lot was split early on and the subject property was construction on the western portion of Lot 17. Source: University of Toronto

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

¹² Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹³ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁴ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

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	Lot 17 (46 acres)	1806-1811
William Stanton	46 acres (all)	1811-1812
William Stanton	26 acres (sold 20)	1812-1831
James R Stanton	26 acres	1831-1847
Robert Kerr Chisholm	26 acres	1847-1848
George W. Griggs	26 acres	1848-1851
Reverend Saltern Givings	26 acres	1851-1853
St. Jude's Church	26 acres	1853-1887
Mary Ann Olivers	7 acres	1887-1893
W.J. Stuart	17 acres	1893-1918
Mary Robinson Scott, widow	17 acres	1918-1921
J.H. Gundy	17 acres	1921-1929
Gordon and Kathleen Lefebvre	Part Lot 17	1929-1945
Grace and Herbert Corbett	Part Lot 17	1945-1948
Donald Davis	Part Lot 17	1948-1955
David and Emily Knapp	Part Lot 17	1955-1958
Canadian Stackpole Ltd.	Part Lot 17	1955-1969
Norman Webster	Part Lot 17	1969-1995
1118059 Ontario Inc.	Part Lot 17	1995-1998
Richard Schooling	Lot 14, Plan 20M-648	1998-1999
Scott Leggat	Lot 14, Plan 20M-648	1999
Current owners	Lot 14, Plan 20M-648	1999-present

The house is situated on what was historically Lot 17, Concession 4 South of Dundas Street. In 1811, the Crown granted all 46 acres of Lot 17 to William Stanton. Stanton was an officer in the British Royal Navy and had seen service in the Indian Ocean, Mediterranean at the Siege of Gibraltar, and the Revolutionary War.¹⁵ In 1786 he entered civil service in Lower Canada. He was also granted Lots 18, 19, and 23 in the Fourth Concession.¹⁶ In 1812, he sold 20 acres (approximately the eastern half of Lot 17)¹⁷, and then passed along his land to James Stanton in 1831.¹⁸

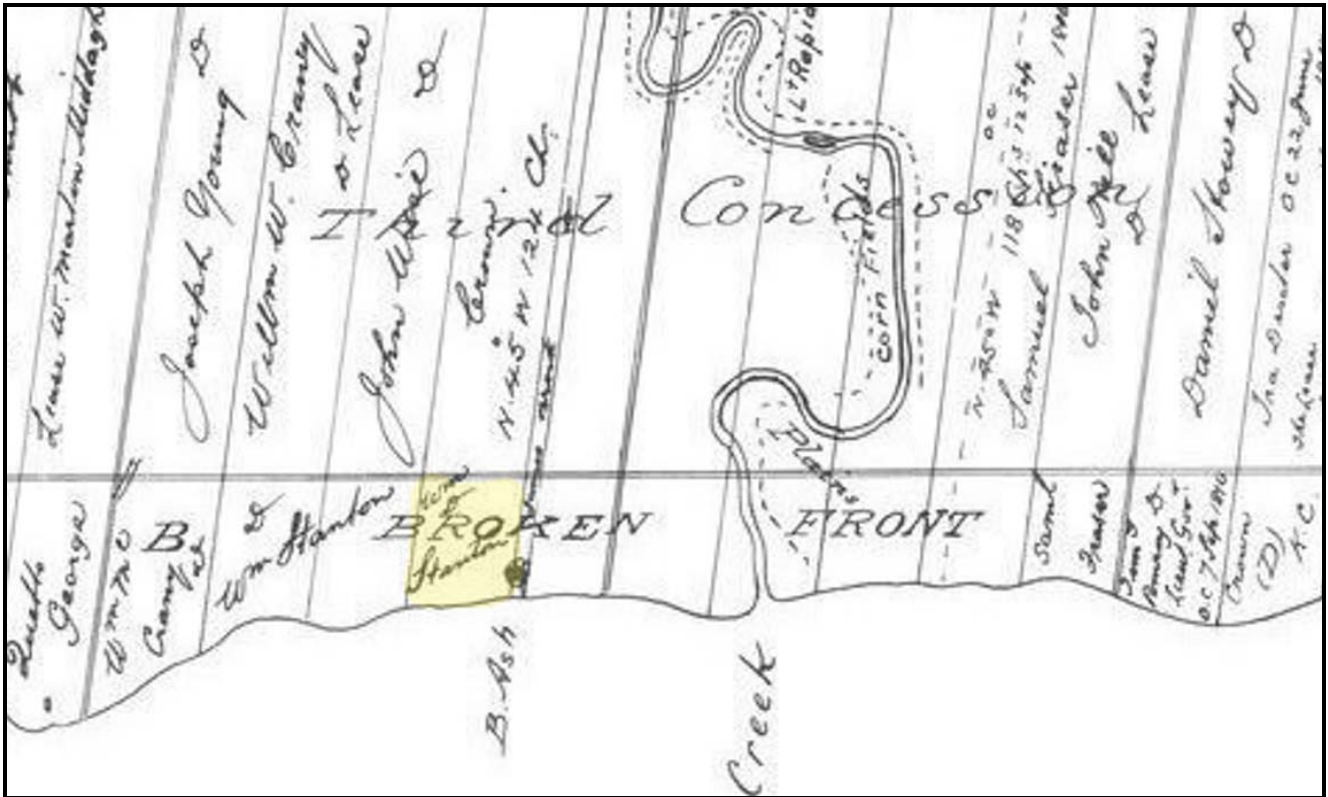
James Stanton and his wife sold their portion (26 acres) to Robert Kerr Chisholm in 1847. Chisholm only had the land for a year before he sold it to George W. Griggs and his wife.

¹⁵ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Incorporated, 1953, pg. 276

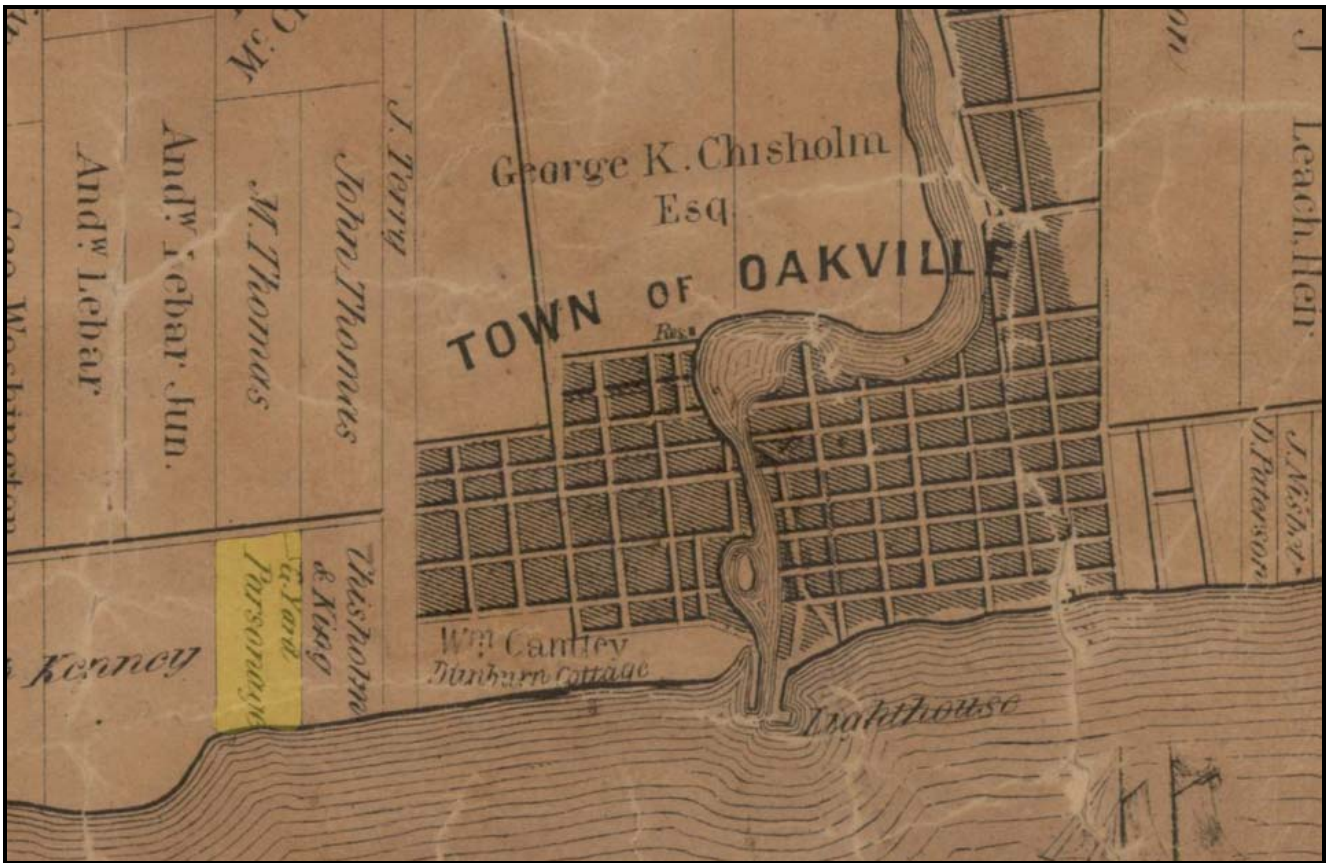
¹⁶ LRO Abstract, Lot 17, Patent, dating May 11, 1811, between the Crown and William Stanton

¹⁷ LRO Instrument [illegible], being a Bill and Sale, dated July 30, 1812, between William Stanton and Griffis Collver [?]

¹⁸ LRO Instrument 602K, being a Bill and Sale, dated November 8, 1831, between William Stanton and James R. Stanton, 26 acres



1806 Wilmot Survey map, showing the historic lot highlighted in yellow. Source: 1906 Wilmot Survey



1858 Tremaine Survey highlighting the western half of Lot 17, Concession 4 SDS as the "G. Yard [graveyard] Parsonage". Source: 1858 Tremaine Survey

Meanwhile, St. Jude's Church, located in Oakville at the corner of Thomas Street and Colborne Street, had a congregation that was outgrowing its amenities. In 1848, Archdeacon A.N. Bethune wrote, "...the spot upon which the Church is situated I represented as wholly insufficient, being only a quarter of an acre. While land is comparatively cheap I advised their augmenting this quantity to what would be required for a Burial Ground, as well as for a Parsonage."¹⁹ In 1851, Archdeacon Bethune's advice to expand the church's land was adopted. Under the leadership of Reverend Robert Shanklin, the western portion of Lot 17 in Concession 4 SDS was purchased from George W. Griggs and his wife for the use of a burial ground and a rectory.²⁰

In the spring of 1853, a two-day bazaar was held in Oakville's Temperance Hall for "the purpose of creating a fund to assist the erection of a Parsonage House."²¹ The church built the rectory between 1853 and 1861.²² It was made of brick and constructed in a simple Georgian style and was originally one storey. Its entryway originally faced east, and a long driveway was cut through the white pine forest to get to the rectory from Colborne Street (now Lakeshore Road West).²³ Some of the forest was also cleared further south for a view of the lake from the rectory.²⁴

The cemetery, which still exists today as a town-owned designated heritage property known as St. Jude's Cemetery, was laid out in the northeast corner of the lot.²⁵ Many of the mature white pine trees remain in the cemetery today.



1919 view of St. Jude's Cemetery. Source: Trafalgar Township Historical Society.

¹⁹ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Inc., 1953, pg. 275.

²⁰ Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report, St. Jude's Cemetery", 2019, pg. 13

²¹ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Inc., 1953, pg. 277.

²² Canada West Census, 1861, shows Reverend Shanklin living in the Parsonage in 1861; the Church bought the property in 1853, so the build date is confirmed in that date range.

²³ Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report, St. Jude's Cemetery", 2019.

²⁴ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Inc., 1953, pg. 277.

²⁵ "Parsonage on the Lake," sales brochure, Oakville, 1996; Canada West Census, 1861

The first minister to live in the rectory was Reverend John Shanklin.²⁶ In 1869, Canon James Bell Worrell moved in and added a second level on the house, which it still retains. He worked for the church for 34 years.²⁷ For roughly fifteen years of this time, he lived in the rectory. It was located a mile and a half west of the church. A local story says that after a Sunday evening service in 1883, Canon John Bell Worrell got lost in a winter blizzard while walking home from the church to the rectory. After this, it was decided that a new rectory would be selected closer to the church.²⁸ The new rectory was located on William Street just west of Dunn Street.

Since the old rectory was no longer needed, it was sold in 1887, along with two acres of the original cemetery lands.²⁹ The church later expanded the cemetery in 1927 by purchasing 13 acres to the east, stretching from Lakeshore Road down to the lake, bringing the cemetery property to approximately 39 acres in size.³⁰

In 1887, the property was sold to Margaret Ann and Samuel Oliver and later in 1894, to Dr. William Theophilus Stuart and his wife Mary. The Stuarts named it 'Holyrood', after the ancient palace of the Scottish Kings in Edinburgh. The Stuarts had a lasting impact on the property, and undertook several house renovations and numerous landscaping changes. They installed stone pillars and a gate at the entrance of the driveway, which still stand today, after having been moved to the current entrance to Holyrood Park from Holyrood Avenue.

The Stuarts also planted numerous trees and added a front porch to the entrance of the home, as well as a two-storey porch on what was the south elevation of the house, overlooking Lake Ontario.



Holyrood in 1910 when it was owned by the Stuarts. Source: *Library and Archives Canada*

²⁶ *Toronto Daily Star*, "Gordon Lefebvre purchases Holyrood Estate, Oakville", January 7, 1929, pg. 2; 1861 census indicates he is living in the "brick parsonage"

²⁷ St. Jude's Church, "History of St. Jude's", <https://stjudeschurch.net/history-of-st-judes/>

²⁸ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Inc., 1953, pg. 416.

²⁹ Lightbourn A.H., *St. Jude's Church Oakville, 1842-1957*, Oakville, Ontario: St. Jude's Church, 1957, pg. 11

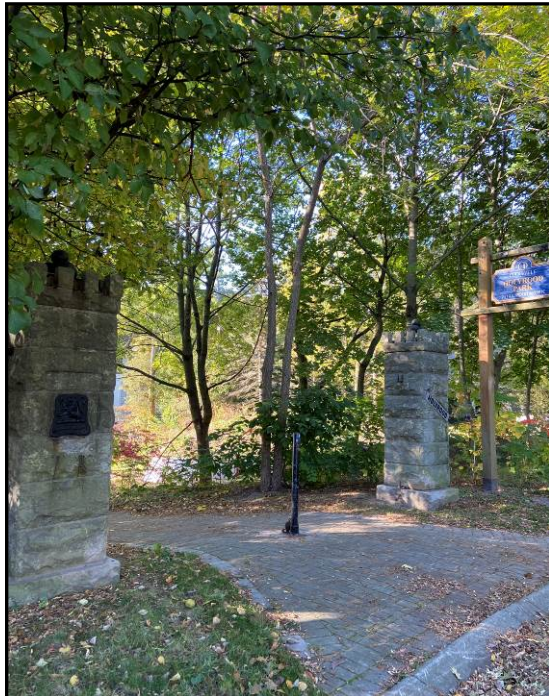
³⁰ Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report, St. Jude's Cemetery", 2019, pg. 21



Another photo of the property taken circa 1920s. Note the porch added to the front, as well as the additional porch on the (then) south elevation of the house looking out to the lake. This was later converted to living quarters by the next family. *Source: Oakville Historical Society*



Photo of the south elevation in its original location with the orchard in front, circa 1900. *Source: Oakville Historical Society*



William Stuart built the entryway pillars to the Holyrood Estate, originally on Colborne Street (now Lakeshore Road West). From top left, clockwise: a close-up of the pillars from 1950; William T. Stuart in front of the pillars in a buggy, 1900; pillars on their own with the large pine forest behind, 1924; and the pillars today, 2023. Source: *Oakville Historical Society, Town of Oakville Planning Services Staff*

William Theophilus Stuart (1853-1915) was a professor of anatomy and chemistry at the Dental College at the University of Toronto. He was one of the founders of the Dental College and for many years a professor at Trinity Medical College. He held four honorary degrees from the University of Toronto.³¹ According to his obituary, he died at his "summer residence, Holy Rood [Holyrood], Oakville", indicating he and his family did not live at Holyrood full time. He had been on the staff of the Dental College for 39 years. His obituary goes on to say that "he was a general favorite with all the dental students and had an extremely genial disposition."³²

His wife sold the property in 1918 to Marie Robinson Scott, a widow.³³ She sold it to James Henry Gundy three years later, who never lived in it but rented out the grounds to the Girl Guides every year.³⁴

Gundy and his wife sold the property, then consisting of 17 acres, to Gordon and Kathleen Lefebvre in 1929. They also purchased more land from St. Jude's Church.³⁵ The Lefebvres would own the property until 1945 (one portion into the 1950s) and made extensive changes to the grounds and property, including additions to the house, the construction of outbuildings, and considerable landscaping.

Gordon Lefebvre was a well-known businessman in Ontario. He was the Vice-President in charge of operations of the Pontiac division of General Motors in the US, and previously Vice-President and General Manager of General Motors Canada.³⁶ At the time they purchased Holyrood, it was 17 acres of "well-wooded land" and about 1,000 feet east to west.³⁷ An article at the time of purchase says this:


"Mr. Lefebvre, though just under 40, is one of the leading figures in the American automobile world . . . Under his control production in both lines and particularly in the Pontiacs, has increased by prodigious proportions. Mr. Lefebvre is a skilled engineer and is able to demonstrate to any of his foremen or workmen just what he means by any order he gives. He resembles Henry Ford in that he spends very little of his time in an office but can be found, day or night, actually in the plant . . ." ³⁸

While living in Oshawa, the Lefebvre's had a 42-foot yacht, which was "used in many cruises during the summer of 1927 on Lake Ontario." He then replaced it with a 78-foot yacht, the *Virginian II*. It was the intention that he was going to build a pier at the subject property for the yacht. The article states: "he hasn't made definite plans yet as to the development of the property, but he proposes big improvements." The article goes on to say that he planned on tearing down the property and replacing it with a "more modern country house" but this was never undertaken. The whole property will be "cleaned up and developed" the article states, and stables built.

PROF. W. T. STUART DEAD

**Was on Staff of Dental College—
Organized the 48th Highlanders.**

Dr. William Theophilus Stuart,
Professor of Anatomy and Chemistry



Late Dr. Stuart.

at the Dental College. died in his 63rd year at his summer residence, Holy Rood, Oakville, on Saturday morning. The professor had been ill only a short time, his death being due to septicaemia.

Prof. Stuart had been on the staff of the Dental College for 39 years. He first became a member at the second session in 1876, at which time there were only three professors, the late Dr. Willmott and Dr. Teskey being the other members. He is survived by his widow, residing at 164 Howard Park avenue, a daughter, and two sons.

He was the organizer of the 48th Highlanders and held the rank of surgeon-major in this regiment. He was a general favorite with all the dental students and had an extremely genial disposition.

³¹ *Toronto Daily Star*, "Prof W.T. Dead", Nov 13, 1915

³² *Ibid.*

³³ LRO Instrument 6976, being a Grant, dated June 20, 1918, between Margaret Blakeley Stuart and Marie Robinson Scott.

³⁴ *Toronto Daily Star*, "Gordon Lefebvre purchases Holyrood Estate, Oakville", January 7, 1929.

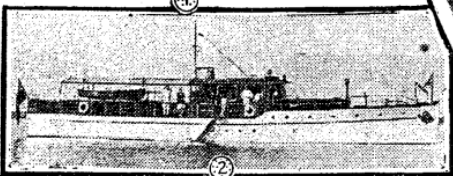
³⁵ LRO Instrument 10629, being a Grant, dated May 18, 1929, between Reverend Daniel Russel Smith [sp], and Gordon Lefebvre, for 6.62 acres.

³⁶ *Toronto Daily Star*, "Gordon Lefebvre purchases Holyrood Estate, Oakville", January 7, 1929; *Toronto Daily Star*, "Important new post for Gordon Lefebvre", September 16, 1941.

³⁷ *Ibid.*

³⁸ *Toronto Daily Star*, "Gordon Lefebvre purchases Holyrood Estate, Oakville", January 7, 1929

New Owners of Historic "Holyrood" at Oakville



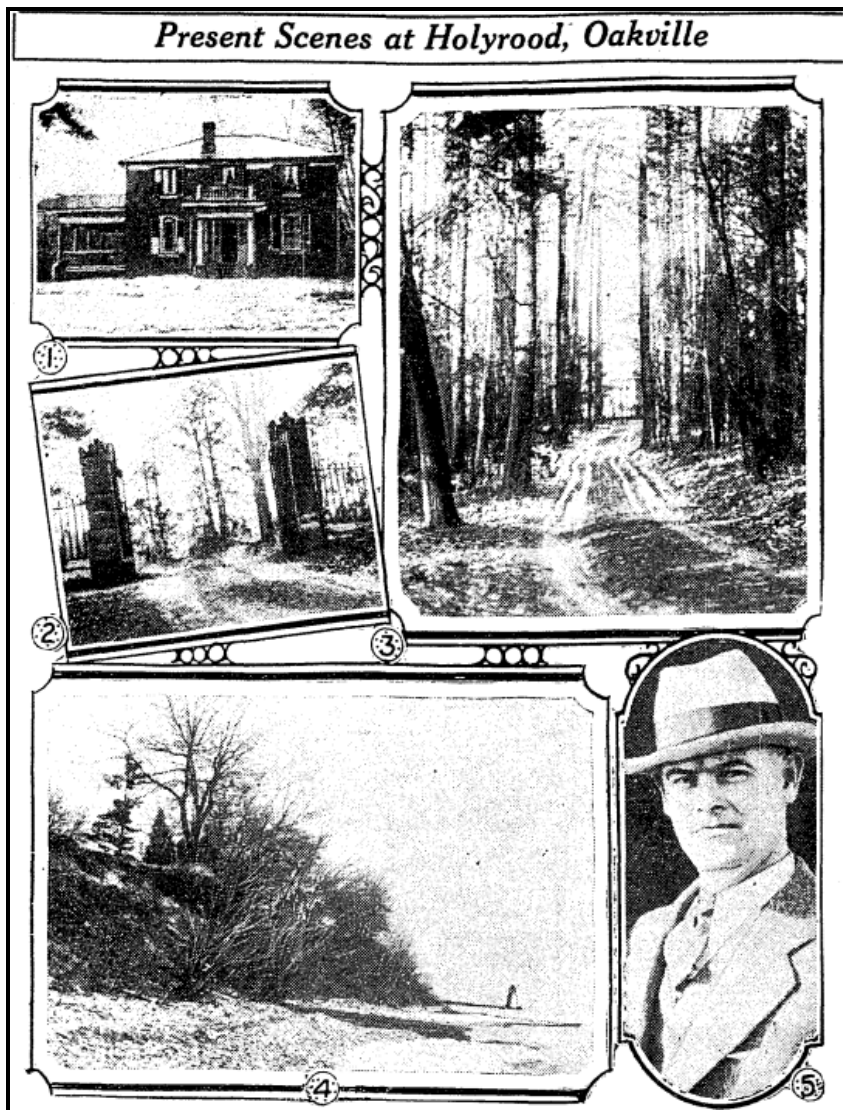
MR. AND MRS. GORDON LEFEBVRE AND THEIR CRUISER, VIRGINIA II.

"Holyrood," historic Oakville estate, originally the property of the Church of England and the site of St. Jude's rectory and more recently owned by J. H. Gundy, has been purchased by Gordon Lefebvre of Pontiac, Michigan, formerly of Oshawa, a leading automobile manufacturer. The Lefebvres plan to erect a new house on the property and to develop it in many ways. Picture (1) shows Mr. Lefebvre; (2) Mrs. Lefebvre and (3) their 78-foot cabin cruiser, Virginia II, for which a harbor will be erected in front of their newly acquired property.

Images of Gordon and Kathleen Lefebvre from the *Star* article on their purchase of Holyrood Estate. Source: *Toronto Daily Star Archives, Toronto Public Library*

When the family moved in, it was recorded in the newspaper that the estate consisted of "fine old primeval forest, containing a fine variety of Canadian trees, the pine and maple that predominate are particularly majestic", and that "Mr. Lefebvre began at once to make extensive improvements. During the past weeks men have been employed doing the necessary preparatory work; clearing out the underbrush, cutting down the decaying trees, removing the old fences . . . the old house, that has been a social centre for three-quarters of a century, is being completely transformed . . ." ³⁹

³⁹ *Toronto Daily Star*, "Transforming Lakeshore Estate", April 26, 1929



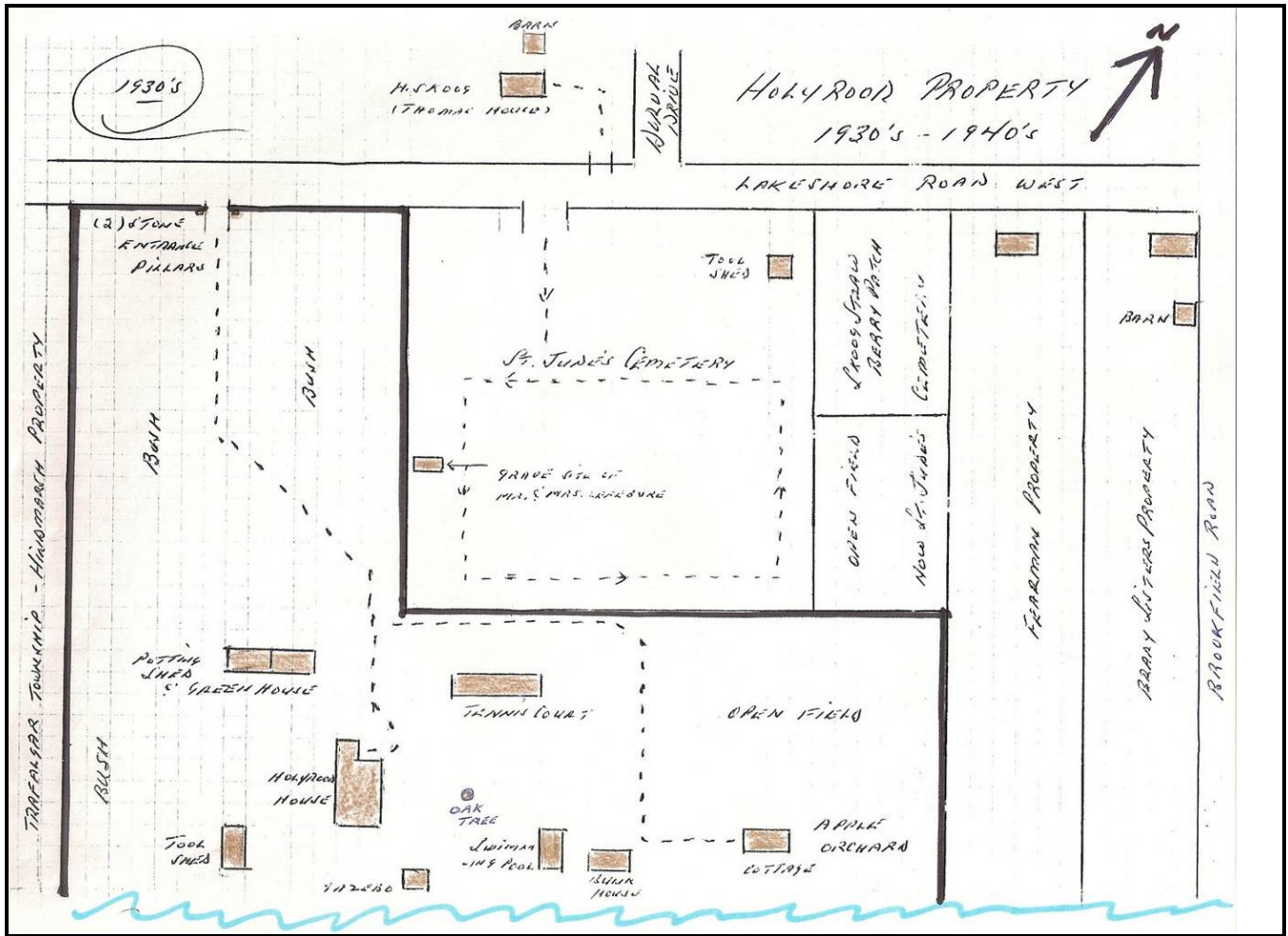
Images from an article in the *Toronto Daily Star*, profiling the Lefebvres and the estate before they moved in. The images feature (from top left, clockwise): the subject house and historic gates; the driveway into the estate; the beach with its lighthouse; and Gordon Lefebvre. Source: *Toronto Daily Star*, January 9, 1929, pg. 16

Below is a hand-drawn map of the Holyrood Estate and House as it was under the ownership of Gordon and Kathleen Lefebvre. The map shows the driveway curving past the stone pillars and cedar rail fencing along Lakeshore Road and through a wooded area of tall white pine trees, similar to the ones remaining in the cemetery and throughout the neighbourhood today. Typical of a rural estate of its era, Holyrood included several outbuildings, tennis courts, pool and guesthouse, and numerous gardens. The map also marks the road to the caretaker's cottage and orchards to the east of the house. Much of this layout was designed and built by the Lefebvres, including the caretaker's cottage.⁴⁰

They also made extensive renovations to the house. The family enclosed the south verandah, built a sleeping porch overhead, added a three-car garage to the north elevation with second-storey apartment, modernized the kitchen, plumbing, and heating, and built a swimming pool, guest bungalow, caretaker's cottage, pier, and tennis court, and also landscaped the gardens, built greenhouse, footpaths, a viewpoint, and cultivated an orchard.⁴¹

⁴⁰ Stephenson, Patricia, "Growing up at Holyrood", <https://www.oakvillehistory.org/growing-up-at-holyrood.html>

⁴¹ Laurie Smith Heritage Consulting, "Inventory Report, 2 Holyrood Avenue: Holyrood Estate House", 2015



Hand-drawn map of the estate circa 1930s when it was owned by the Lefebvre family, demonstrating its "L shape" with the cemetery to the northeast. Portions of this estate would be subdivided in the 1940s and 50s, until the house and its remaining 5.5 acres were subdivided in 1995. Source: Township of Trafalgar Historical Society, TTJRL000500



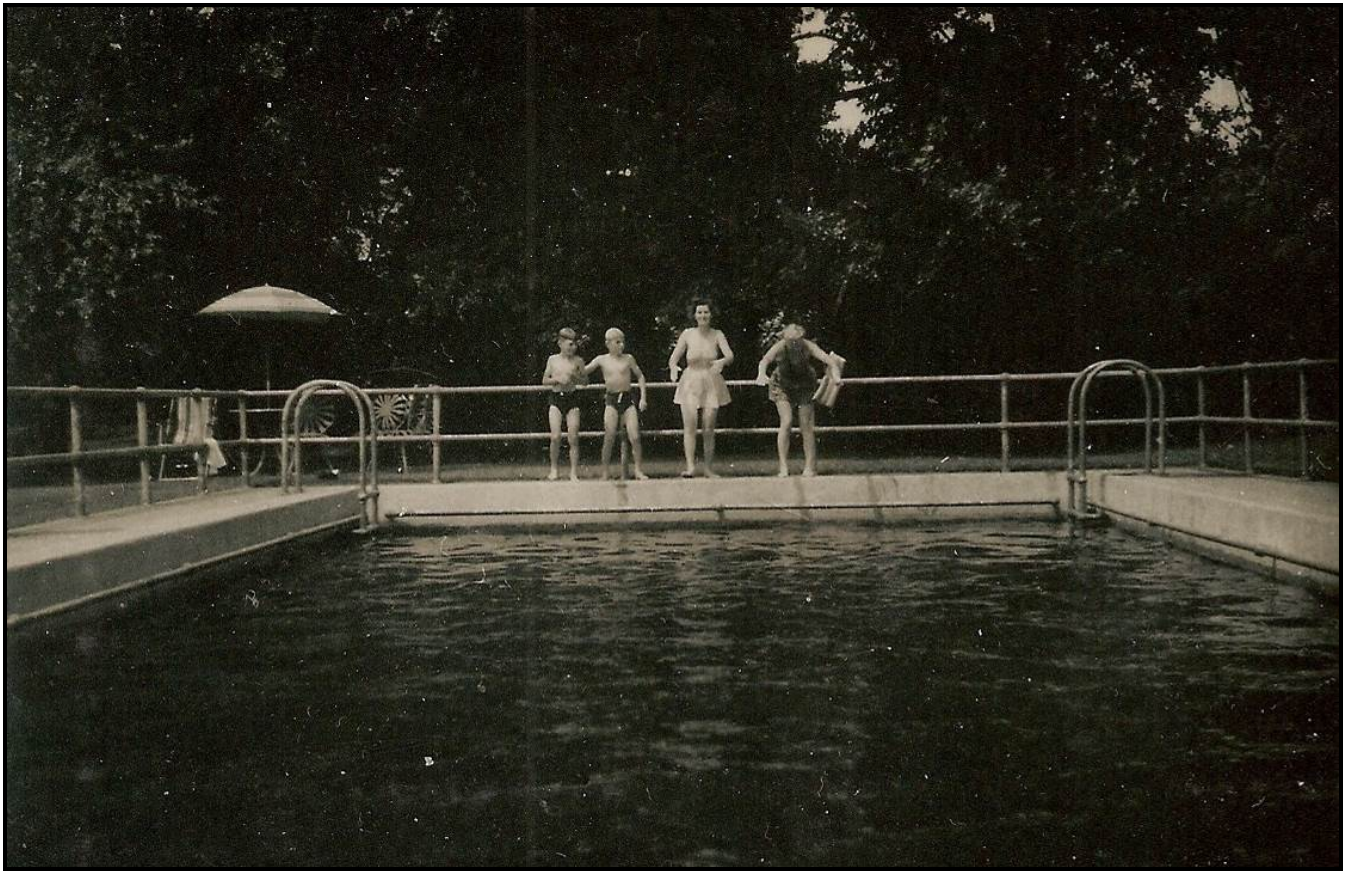
Photos of the lookout and the path leading to the lookout from when the Lefebvres owned the property. Source: Oakville Historical Society



The front of the house during the Lefebvre ownership. The house had been painted, and the south porch built by the Stuarts was enclosed, with the upper floor extension covered in cedar shingles. *Source: Trafalgar Township Historical Society, TTHS003235536f*



Another view of the covered additions, looking north. There were also extensions on the west (rear) part of the house, covered in cedar shingle siding. *Source: Trafalgar Township Historical Society, TTHS003235536*



The Lefebvre family had a pool and tennis courts, which were allowed to be used by the family's longtime groundskeeper and his family, the Lessels family, who shared these images. The pool was the first cement pool in Oakville and used water from Lake Ontario.⁴² Source: *Trafalgar Township Historical Society, TTJRL000509*

Jack Lessels was the groundskeeper for the Lefebvres while they lived at Holyrood, as well as for the following owners, from 1929 to around 1954.⁴³ Roy Lessels, Jack's son, was born in the house and has shared many photographs and stories of growing up on the estate in the groundskeeper's cottage.⁴⁴

In 1945, most of the property was sold by Kathleen Lefebvre to Herbert and Grace Corbett. They subdivided the northern portion of the estate and sold it for housing lots.⁴⁵ The Lefebvres kept 6.53 acres of land (the eastern orchard portion) until 1954, when it was sold to Norman Z. Alcock, who subdivided and sold it, and built a house to live in on one of the lots.⁴⁶

Norman Alcock was also an interesting Canadian figure. A nuclear scientist, he was the founder and director of the former Canadian Peace Research Institute in 1961, which applied scientific approaches to the study of peace.⁴⁷ He was awarded the Order of Canada in 1984 for this work.⁴⁸

⁴² *Oakville Daily Record*, "Rectory is one man's castle", May 20, 1972

⁴³ Stephenson, Patricia, "Growing up at Holyrood", <https://www.oakvillehistory.org/growing-up-at-holyrood.html>

⁴⁴ A collection of these images, maps, and stories can be found through the Trafalgar Township Historical Society digital archives, <https://images.ourontario.ca/TrafalgarTownship/advancedsearch>, as well as in the Oakville Historical Society: "Growing up at Holyrood", by Patrica Stephenson, <https://www.oakvillehistory.org/growing-up-at-holyrood.html>

⁴⁵ "Parsonage on the Lake," sales brochure, Oakville, 1996.

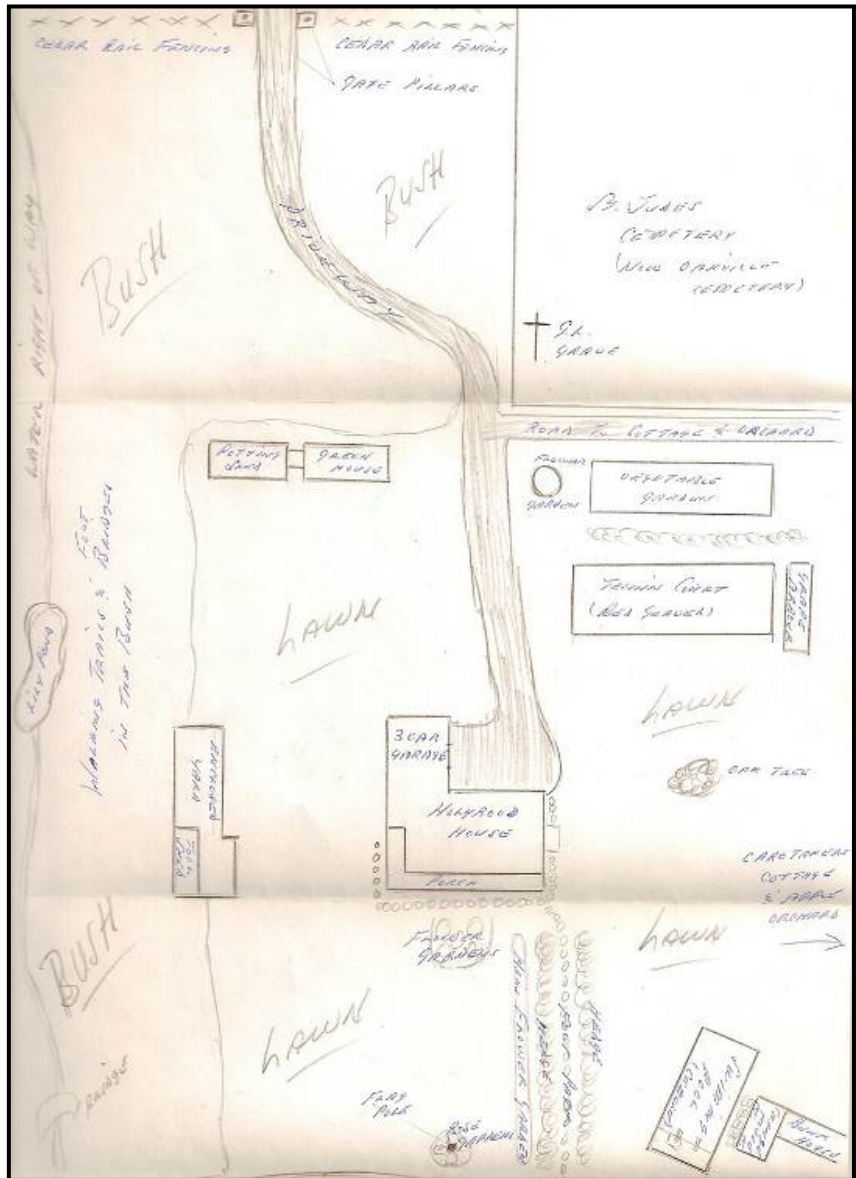
⁴⁶ LRO Instrument 21244, being a Grant, dated July 28, 1954, between Kathleen Lefebvre and Norman Z. Alcock; Science for Peace, "Norman Alcock, 1918-2007: Grieving, Remembering and Celebrating", 2007, <https://www.scienceforpeace.org/post/norman-alcock-1918-2007-grieving-remembering-and-celebrating>

⁴⁷ The Governor General of Canada, "Mr. Norman Z. Alcock", <https://www.gg.ca/en/honours/recipients/146-361#:~:text=The%20founder%20and%20director%20of,of%20peace%20and%20its%20applications>

The Corbetts sold the house and its remaining 5.5 acres of property to Donald G. Davis in 1948.⁴⁹ Davis owned a national magazine subscription agency and lived in Oakville for more than 50 years after serving in both the First and Second World Wars. He was a former semi-professional basketball player and played with the Oakville Oaks amateur team.⁵⁰ Davis owned the property for seven years before selling to David and Emily Knapp.⁵¹

David Knapp was the general manager of Canadian Stackpole Ltd., which manufactured carbon brushes, powder metal parts, and biomedical electrical equipment.⁵² He sold the land to the company, which then sold it to Norman Webster.

Norman Webster bought the house in 1969 and would remain the owner until 1995, when it and the remaining 5.5 acres were sold for the development of a subdivision.⁵³ An agreement between the developers and the Town of Oakville meant the house would be retained and moved to a new lot 200 feet away from its original location.



A 1950s hand-drawn map of the estate, prior to its subdivision in the 1990s. Source: Trafalgar Township Historical Society.

⁴⁸ *The Globe and Mail*, "Norman Alcock, Physicist and Peace Activist, 1918-2007", April 6, 2007, pg. S10

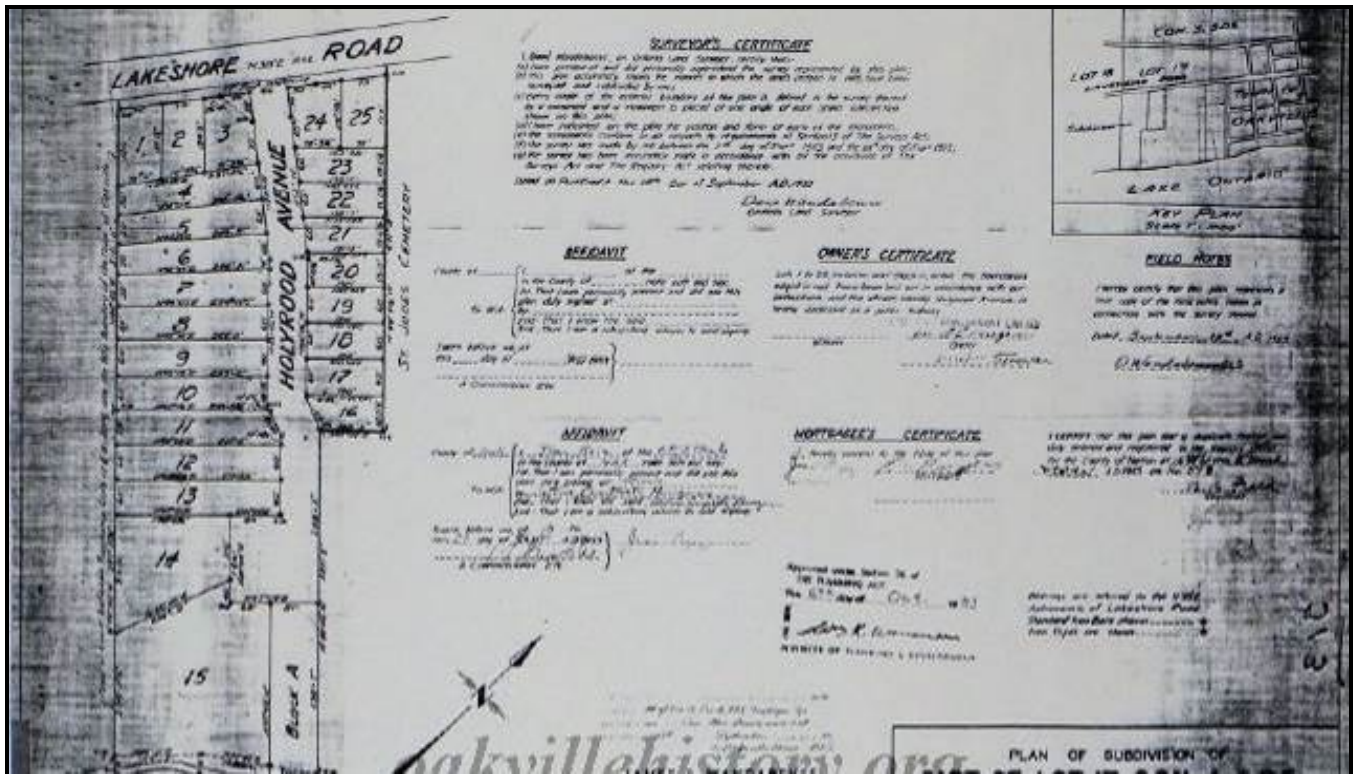
⁴⁹ LRO Instrument 15414R [?], being a Grant, dated 1948, between Grace Corbett and Donald G. Davis

⁵⁰ *The Globe and Mail*, "Donald G. Davis", June 17, 1965, pg. 3

⁵¹ LRO Instrument 2184 [illegible], being a Grant, dated January 28, 1955, between Donald G. Davis and David and Emily Knapp.

⁵² *The Globe and Mail*, "Canadian Stackpole Limited", November 4, 1976, pg. B9

⁵³ LRO Instrument 835449, being a Transfer, dated March 1, 1995, between Norman Webster and 1118059 Ontario Inc.



1953 survey of the western subdivided portion of Part Lot 17, with zoomed out view in the top right corner. Source: Oakville Historical Society



1962 aerial photo of historical Lot 17. The earlier subdivided western portion is now built on, as well as the small square section to the east, which was subdivided in the 1950s. The subject property is circled in yellow. St. Jude's Cemetery is in the northeast corner. Source: McMaster University Library, Queen Elizabeth Way and Highway 2 Corridor

Part of the agreement for the 1995 subdivision was to retain the historical estate house and move it slightly to the east, where it currently stands.⁵⁴ The associated historical stone pillars, which had stood at the entrance to the estate at Lakeshore West and Holyrood Avenue, were moved to the new Holyrood Park south of the subject property.

In preparation for the move, it was also decided to strip the house of its additions.⁵⁵ The remaining walls had to be reinforced, one-half of the basement had to be excavated by hand, and steel beams were placed under the home to lift the structure off its foundation. A plank road was built and a hydraulic dolly moved the house.⁵⁶ The home had to be turned 180 degrees to fit the shape and orientation of the new lot. It was then placed on a new concrete foundation.

The developers then stated they were selling the house for just \$1 plus the price of the lot to “an individual or group who can demonstrate their desire, ability, and experience in restoring the home to its former glory.”⁵⁷ The house was purchased by a builder, but then sold to the current owners in 1999, who undertook extensive renovations.

During the development, it was noted that developers were attempting to keep as many large trees as possible and that a professional tree maintenance firm was overseeing construction.⁵⁸



The new Lot 14 on Plan 20M-648, part of the new subdivision and where the subject property now sits. *Source: OnLand*

⁵⁴ Town of Oakville Planning files

⁵⁵ *Oakville Beaver*, “Parsonage home moving after 130 storied years”, n.d.








⁵⁶ *Ibid.*

⁵⁷ *Ibid.*

⁵⁸ *Ibid.*



Figure 27: Aerial view of the cemetery property showing the locations of the cemetery and rectory, 2019

- | | | |
|---|--|---|
|  Original 26 acres |  Original location of rectory |  Current location of rectory |
|  13 acres added in 1927 |  Original location of stone gates |  Current location of stone gates |
|  Current cemetery boundaries | | |

Map showing the 26-acre lot, the changing cemetery lands, and the movement of the subject house and historic gates. Source: Town of Oakville, “Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report, St. Jude’s Cemetery”, 2019.

It has been suggested that before the Crown sold Lot 17, there had been a “mission house” on the land, but this has not been confirmed.⁵⁹ However, it is well-known that the area was historically a Mississauga fishing grounds, particularly along the waterfront and the Sixteen Mile Creek, and a high archaeological potential for the land was suggested before it was subdivided in 1995.⁶⁰

⁵⁹ *Toronto Daily Star*, “Converts house built in 1810 into perfect modern home”, June 221, 1935; Ministry of Culture, Tourism, and Recreation, Cultural Programs Branch, letter to Town of Oakville, 1995. The ‘mission’ mentioned would be referring to some kind of Christian presence attempting to convert Indigenous communities.

⁶⁰ Ministry of Culture, Tourism, and Recreation, Cultural Programs Branch, letter to Town of Oakville, 1995; “Mississaugas of the Credit First Nation”, Darin Wybenga, <https://www.thecanadianencyclopedia.ca/en/article/mississaugas-of-the-credit-first-nation>

Contextual Value

The Holyrood House is important in defining the character of the local area. The boundaries and design of the surrounding subdivisions and Holyrood Park were influenced by the former estate, and the area still retains the historic stone pillars, large mature trees and other landscaping elements of the estate, in addition to Holyrood House. The house is a key component of the origins of the surrounding subdivisions and over 150 years of built history before them.

The Holyrood House also has cultural heritage value because it is historically linked to its surroundings, land that once formed part of the St. Jude's Church rectory and cemetery lands and later the Holyrood Estate. As the oldest house in the neighbourhood, it clearly links the neighbourhood to its historical past and former land use. As the original rectory for St. Jude's Church, it is historically linked to the larger area that was once owned by the church, and on whose land the historic St. Jude's Cemetery still stands.

Along with the historical Holyrood Estate gate pillars that currently stand at the entrance of Holyrood Park, the subject house is also integrally linked to the grounds of the former Holyrood Estate. Oakville has a long history of wealthy lakeshore estates and the subject house remains an important remnant of Holyrood Estate, whose presence contributed, and continues to contribute, to the city's unindustrialized lakeshore today.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. Many of the large pine and oak trees are over 100 years old and are remnants of the forest that once stood in the area and on the historical estate. The houses in this area range in age and architectural style, some dating to the 1950s and 60s (the eastern and northwest portion of the historic estate) and others from the 1990s (the houses just west of the subject property). Contextually, the house has been moved approximately 200 feet east of its original location, but it still stands on the historic grounds and has a connection to the area.



Looking south on Holyrood Avenue toward Lake Ontario, 2023. Source: *Town of Oakville Planning Services Staff*



Historic white pine trees (left) just north of the subject property, 2023. They are believed to be over 100 years old. *Source: Town of Oakville Planning Services Staff*



Looking east on Holyrood Avenue toward subject property, 2023. *Source: Town of Oakville Planning Services Staff*



Looking north on Holyrood Avenue, with subject property to the east, 2023. Source: *Town of Oakville Planning Services Staff*



2022 image of the subject property in context with Holyrood Avenue. Source: *Google Street View*



Views of and from Holyrood Park, which was historically part of the church lands and subsequent estate. The subject property remains close to the lakeshore. *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 an evolved, representative example of a mid-18 th century Georgian style home. While it has been altered, it still retains its historic Georgian form, massing and fenestration.	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 St. Jude's Church, one of Oakville's oldest congregations, as the house was originally the church rectory. As a former estate house, it is associated with the development of wealthy lakeshore estates in Oakville and its previous prominent owners, including the Stuart and Lefebvre families.	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 the character of the area, which was influenced by the former Holyrood Estate. The area still retains historic stone pillars, large mature trees and other landscaping elements of the estate, in addition to the house which acts as an important anchor to the area's past.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is historically linked to its surroundings. It remains on its historical grounds, is the oldest house in the area, and contributes to the understanding of the local history, specifically early Oakville, St. Jude's Church and Cemetery, and Oakville's historic lakeshore estates.	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 2 Holyrood Avenue is located on the eastern side of Holyrood Avenue, south of Lakeshore Road West. The property contains a circa 1853-1869 Georgian style two-storey house known as the Holyrood House.

Design Value or Physical Value:

The Holyrood House has design value as an evolved, representative example of a mid-18th century Georgian style home. While the building has evolved over time, it still retains its historic Georgian form, massing and fenestration. Its square structure and low hipped roof are complimented by its symmetrical fenestration with a central front entrance and matching window openings on either side. The exterior has been plastered but the historic brick remains underneath. Original bronze shutter stoppers remain on the house.

Historical Value or Associative Value:

The house has cultural heritage value for its direct associations with St. Jude's Church, as it was originally built by the Church as a rectory for the working minister. St. Jude's Church, one of Oakville's oldest congregations, is still active in Oakville today. The subject house is also important in Oakville's history as the land transitioned into a lakeshore estate, a significant theme of development in Oakville in the late 1800s into the mid-1900s. Estates along the lakeshore, including the Holyrood House, shaped many physical aspects of Oakville today; the town's unindustrialized lakeshore can be linked to the existence of these significant and wealthy estates extending to the waterfront. The property also has cultural heritage value for its direct associations with its notable Oakville residents, such as Dr. William T. Stuart and Gordon Lefebvre, who not only contributed to the property and surrounding area, but to the development of the town as well.

Contextual Value:

The Holyrood House is important in defining the character of the local area. The boundaries and design of the surrounding subdivisions and Holyrood Park were influenced by the former estate, and the area still retains the historic stone pillars, large mature trees and other landscaping elements of the estate, in addition to Holyrood House. The Holyrood House also has cultural heritage value because it is historically linked to its surroundings, land that once formed part of the St. Jude's Church rectory and cemetery lands and later the Holyrood Estate. As the oldest house in the neighbourhood, it clearly links the neighbourhood to its historical past and former land use. As the original rectory for St. Jude's Church, it is historically linked to the larger area that was once owned by the church, and on whose land the historic St. Jude's Cemetery still stands. Contextually, the house has been moved approximately 200 feet east of its original location, but it stills stands on the historic grounds and has a connection to the area.

Description of Heritage Attributes

Key heritage attributes of the property at 2 Holyrood Avenue that exemplify its cultural heritage value as an evolved, representative example of a mid-18th century Georgian home, as they relate to the historic two-storey house, include:

- The square massing and form of the two-storey building with hipped roof;
- The brick construction of the house;
- Fenestration of the windows and front door on the front (west) elevation;

- The presence of a wood panelled front entry door with panelled and glazed sidelights and multipaned transom window above;
- The presence of 6/6 windows in the original Georgian style;
- Historic bronze shutter stoppers.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including 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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