

Cultural Heritage Evaluation Report
Louth House
1099 Sixth Line, Oakville, Ontario



Historic photo of the west elevation of the property, circa early 1930s. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
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1. Executive Summary

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

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

The home at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. 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 1920s Craftsman style stucco bungalow."

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

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive, on Part Lot 15 of Concession 2 South of Dundas Street (SDS). 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 Second Concession South of Dundas Street, Lot 15. Today's part lot originally included the property behind it on Leighland Avenue until it was subdivided in 1974.¹ The property contains a detached one-and-a-half-storey house built circa 1927 in the Craftsman Bungalow architectural style.²



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

Legal description: CON 2 SDS PT LOT 15 RP 20R1703 PART 1; TOWN OF OAKVILLE

¹ Land Registry Documents

² Oakville Public Library, Township of Trafalgar Assessment rolls, 1926-1929

3. Background Research

Design and Physical Value

The Louth House is a detached one-and-a-half-storey house built circa 1927 and has design value as a representative example of the Craftsman Bungalow architectural style.³



West elevation of the house, 2024. Source: Town of Oakville Planning Services Staff

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.⁴ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.⁵ 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.⁶

³ Town of Oakville assessment rolls

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁶ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

The Craftsman style came out of the Arts and Crafts movement. The one- or one-and-a-half-storey Craftsman Bungalows came out of California and spread throughout North America. These houses were easy to build and good quality, as well as charming.⁷ These houses were low structures that emphasized the rustic textures of their materials, and appealed to a growing number of people who could afford a family home for the first time.⁸ Bungalow Craftsman houses often include a large front gable that expands over a spacious front porch; triangular brackets under wide eaves; casement windows; asymmetrical façades; a wooden front door with small panes of glass; and deliberately rough stucco cladding. Porches were often built with brick.⁹

Subject Property Design

The property at 1099 Sixth Line is a representative example of a Craftsman Bungalow. The house has a side gabled roof with projecting eaves with wooden soffit and fascia. It has one gabled dormer on the north elevation with projecting eaves and wooden rafters, and two gabled projections on the north and south elevations. The house has one external brick chimney on the south elevation that runs the height of the house. The house is clad in deliberately thick stucco, with multi-coloured corduroy brick on the front porch and installed as a base above the house's cinderblock foundation. Wooden brackets are placed under the eaves of the house, which is an Arts and Crafts design element. The use of different cladding materials was also common in the Arts and Crafts era. The house has a wing on the north elevation that was historically an enclosed porch, but in 1997 was renovated into a livable space.



Undated photo showing the subject property on the right and the enclosed porch, when it was walled in with glass windows and most likely acted as a sunroom. Source: *Town of Oakville Planning Services Files*

⁷ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 106-107

⁸ Ibid.

⁹ Ibid.



East and north elevations of the house, showing the enclosed porch-turned-living space on the far left. *Source: Town of Oakville Planning Services Staff*



West elevation close up with the small side gabled dormer and enclosed porch. *Town of Oakville Planning Services Staff*



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



South elevation showing an added ground floor entry and the external chimney. *Source: Town of Oakville Planning Services Staff*



Close up of the multi-coloured corduroy brick on the front porch and the house foundation, as well as the thickly applied stucco cladding. *Source: Town of Oakville Planning Services Staff*



Close up of one of the wooden brackets that are spaced underneath the eaves, as well as wooden soffit and fascia. *Source: Town of Oakville Planning Services Staff*

The house was built on a raised piece of land, as evident in the undated photo below (circa 1940s-1950s). There was also a second chimney in the rear of the house, now gone. The south elevation walkout was a later addition, as the photo shows it was not there.



A circa 1940 photo of George, William and Rex Louth on the front lawn of 1099 Sixth Line. The adjacent house at 1105 Sixth Line, is a designated heritage property. *Source: Town of Oakville Planning Services Staff*

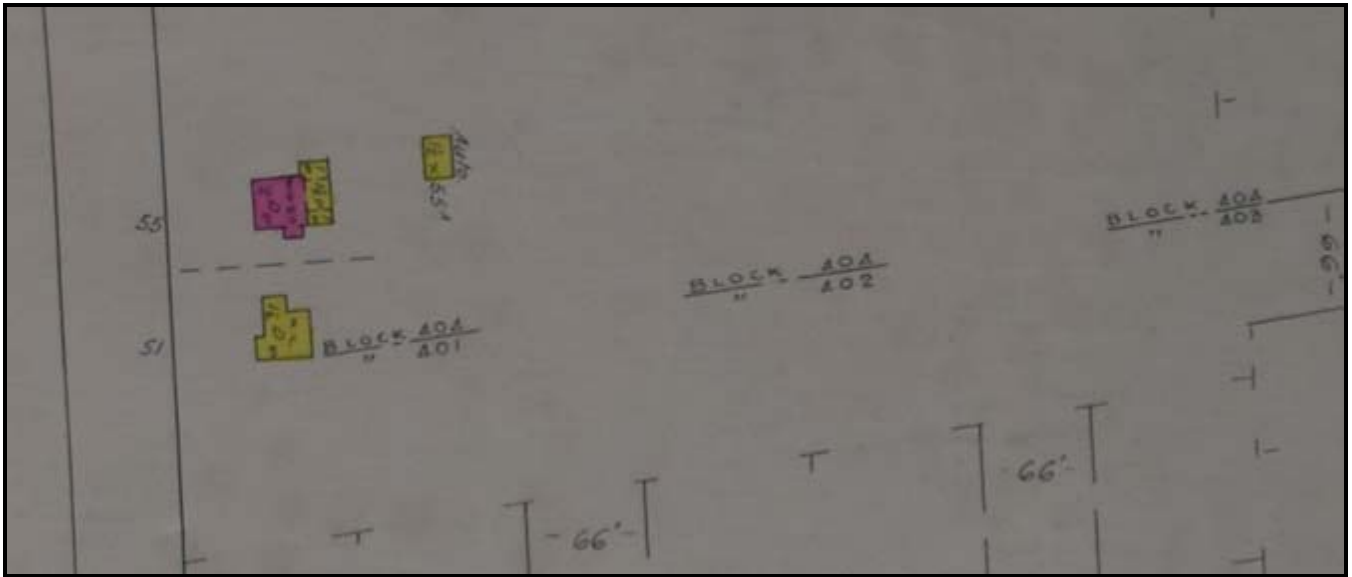


2012 photo. Since then, the driveway has been widened and a small stone retaining wall and stairs have been added to the front of the house leading up to the porch. *Source: Town of Oakville Planning Services Staff*

The presence of Arts and Crafts style windows in the original fenestration are an important element of the house's exterior. The windows themselves have mostly been replaced, but the shape and size of the windows are mostly original, with 6/1 sash windows and 6-pane awning windows. From the historical photo below, we can see the fenestration of the west elevation is nearly identical to how the house appears today. Note the front walkway which is no longer there, as well as two brick piers and additional steps in front of the porch.



Early photo (late 1920s to early 1930s) of the house showing the fenestration on the west elevation. *Source: Town of Oakville Planning Services Staff*



1949 fire insurance map showing the subject property in yellow. *Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1949.*

The large covered front porch of the house is a well-recognized Arts and Crafts architectural element. Craftsman-style tapered square columns hold up the porch roof, which stand on the multi-coloured corduroy brick walls and piers of the porch. The porch has a wooden ceiling. The wooden beam that rests on the columns has the shape of a Bungalow-style gently sloping roof, a representative element of houses in this style and from this era. The windows are all 6/1 sash Arts and Crafts style windows, and the front door is most likely the original wooden door with small paned glass in the top half, a common Arts and Crafts-style door. The porch has

projecting eaves with wooden rafters and soffits. In some areas, the original wood remains but has been covered in aluminum or vinyl material.



Front porch showing wooden floors and wooden ceiling. Source: Town of Oakville Planning Services Staff



In summary, the house has design value as a representative example of the Craftsman Bungalow architectural style. It retains heritage features such as: heavily textured stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; small dormer on the north elevation with gabled roof with rafters; 6/1 sash windows and 6 pane glass windows; front wooden door with eight panes of glass in the upper half; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beam; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation.

Front door, most likely original.

Historical and Associative Value

The property at 1099 Sixth Line 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, 1806.¹⁰ The subject property is in the territory of Treaty No. 14.¹¹

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



George Tremaine's "County of Halton" survey, 1858, with Lot 15, Concession 2 SDS outlined in yellow. The subject property is in the southwest corner, in the highlighted section that was owned by Hiram McCraney at the time. *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 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.

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

¹¹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

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

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1838
Owen Lloyd	100 acres	1838-1847 ¹³
Lewis Marsh sells to James Beatty	100 acres	1847-1848
Thomas Price	100 acres	1848-1851
Hiram McCraney	100 acres	1851-1864
Frederick Kimpton and others (Jeremiah Hagaman)	100 acres	1864-1867
Jeremiah Hagaman	100 acres	1867-1871
Benjamin Hagaman	49 ½	1871-1898
Hattie Hagaman	49 ½	1898-1899
Thomas Carpenter Hagaman	49 ½	1899-1942
Leslie and Nellie Louth	0.61 acres	1942-1995 (subdivided backyard off in 1974)
Geoffrey and Ginette Louth		1995-2000
David and Barbara Bouchard		2000-2010
Current owners		2010-present

The land was farmed by various families between 1838 and the 1860s.



The 1858 Tremaine survey map shows the southern half of the historic lot owned by Hiram McCraney. *Source: Town of Oakville Planning Files*

Jeremiah Hagaman (1818-1884) was a farmer who became a part owner of the south half of the historic Lot 15, Concession 2 SDS.¹⁴ He settled in Oakville in the 1850s, and was a carriage maker who owned a shop on Navy Street, as well as one of the region's earliest strawberry growers.¹⁵ He also had a home built in Oakville around 1855 at today's 68 Navy Street.

¹³ It appears that Lloyd may have defaulted on a mortgage assigned to Lewis R Marsh, who also took him to court in 1859. It is being assumed here that Lloyd defaulted and Marsh, the mortgage holder, sold the property.

¹⁴ LRO Instrument 284F, being a Bill and Sale, dated November 13, 1867, between Frederick Kimpton and Jeremiah Hagaman

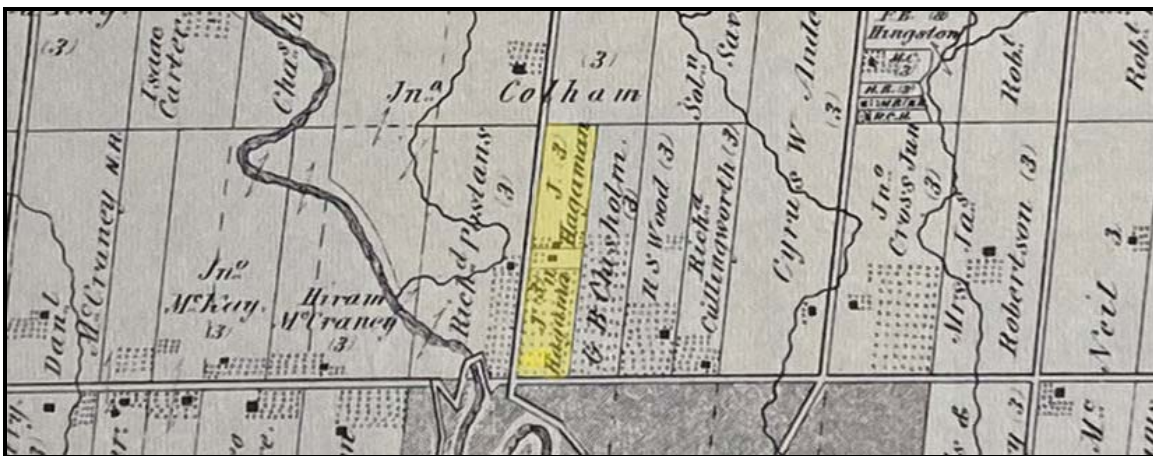
¹⁵ Ontario Agricultural Commission, *Appendices C to S, Volumes III, IV, and V. Volume III*. C. Blackett Robinson: Toronto, ON, 1881, pgs. 119-130.



The Hagaman house in Oakville at 68 Navy Street, circa 1960-1961. *Source: Oakville Historical Society*

Jeremiah Hagaman was also involved in politics and was one of Oakville's first councillors, representing Ward One from 1859 until at least 1862.¹⁶ The home beside the subject property, at 1105 Sixth Line, was built by Jeremiah Hagaman around 1870 and was designated in 1989.¹⁷

According to the land registry abstract for the property, there was some back and forth and reselling of land between Jeremiah Hagaman, Benjamin Hagaman, and George B. Chisholm, who owned the other half of the lot, throughout the 1860s and 1870s.¹⁸ In the 1877 Township of Trafalgar map, we can see that Jeremiah's ownership is split into three parts (the number '3' is beside his name).



1877 Township of Trafalgar map showing Jeremiah Hagaman's land highlighted. *Source: 1877 Township of Trafalgar Map*

¹⁶ The Corporation of the Town of Oakville, "By-Law 1989-264", for the designation of 1105 Sixth Line, Schedule "A", 1989.

¹⁷ Ibid.

¹⁸ LRO Abstract for Concession 2 SDS, Lot 15

In 1871, Jeremiah sold the land to relative Benjamin Hagaman, a businessman from Chicago, but it appears Jeremiah Hagaman continued to farm the majority of the 50 acres of land, growing fruit trees, strawberries and grapes.¹⁹ He built a house on the land, which is today located at 1105 Sixth Line (north neighbour of the subject house). It is not clear if Jeremiah Hagaman lived in the house at 1105 Sixth Line as well as the house on Navy Street and traveled back and forth, or if he rented out the farmhouse.



Undated photo of the Hagaman farmhouse at 1105 Sixth Line, which is designated, and the subject property on the right of the image.
Source: *Town of Oakville Planning Files*

After Jeremiah Hagaman's death in 1884, and that of Benjamin Hagaman, all land was given to Maria Hagaman, Jeremiah's wife.²⁰ When she died in 1898, the land transferred to their children, Hattie and Thomas Carpenter Hagaman.²¹ Hattie sold the land to Thomas in 1899 for a total of \$2,500, including the lots owned by Jeremiah and Maria in the Town of Oakville.²²

T.C. Hagaman, as he was often known (1858-1942), continued to farm the 50 or so acres on Sixth Line.²³ He was well regarded as a fruit grower, and was one of the owners of the Oakville Navigation Company, which owned ships that ferried to Toronto daily from Oakville; until the railroad, boat was the fastest method of getting fruit to the Toronto market, and many fruit growers had a stake in the company.²⁴

¹⁹ Ontario Agricultural Commission, *Appendices C to S, Volumes III, IV, and V. Volume III*. C. Blackett Robinson: Toronto, ON, 1881, pgs. 119-130.

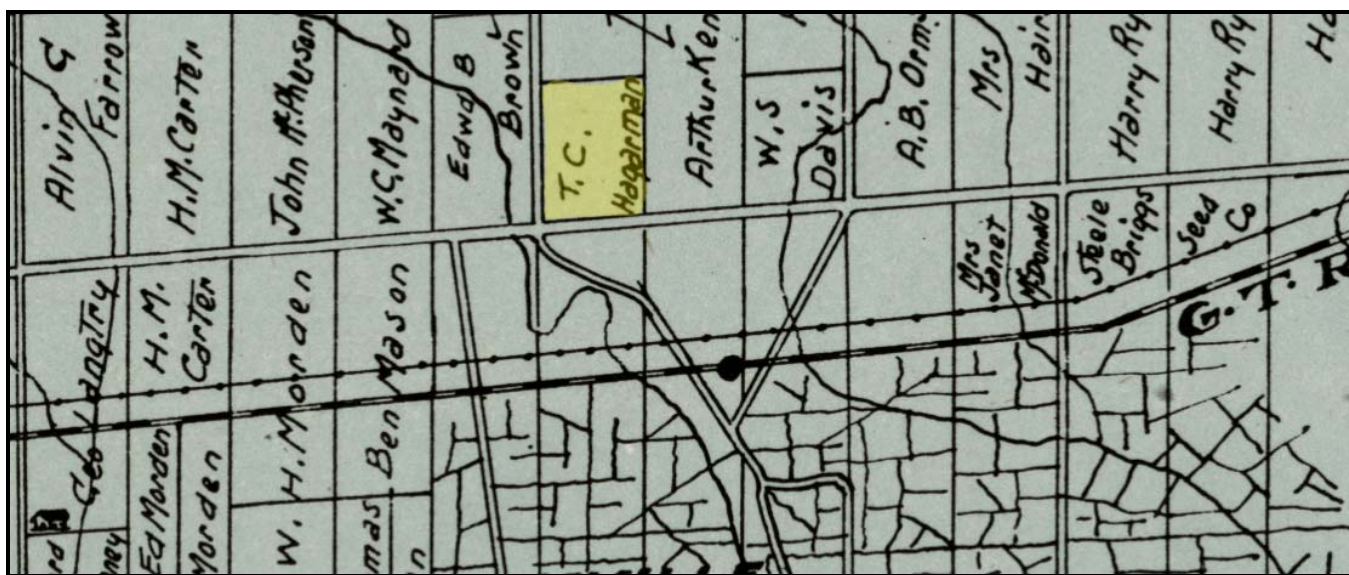
²⁰ Instrument #7243, Conveyance between Hattie Hagaman and Thomas Carpenter Hagaman, pg. 1-2

²¹ *Ibid.*

²² *Ibid.*

²³ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 33

²⁴ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953., pg. 383



1917 Guidal map showing T.C. Hageman's land where the subject house now sits (written as Hagarman on the map). Source: Town of Oakville Planning Files

T.C. Hageman likely lived in the family farmhouse at 1105 Sixth Line with his wife Emma (1860-1936) and their children, Edgar, Howard, and Elma. Emma and Thomas got married in 1885. She was a teacher at Central Public School.²⁵

While still farming the land, Thomas and Emma seemed to become interested in renting houses out on the property. They constructed a frame house on the south portion of their land most likely around 1912.²⁶ This would have been located south of Leighland Avenue and possibly still exists at 1067 Sixth Line, as this property contains what appears to be an older portion of the house of a similar shape to that in the 1942 survey (see page 20) that has been extensively renovated and added to over time. The Hageman family appeared to be living in the brick farmhouse at this time.

In 1926, the Hageman family moved to Oakville and a woman named Gladys Williamson moved into the brick farmhouse as a tenant where she opened a private school, according to the 1931 census.²⁷ Nothing could be found about this school during research. According to the 1931 census, the school had about seven pupils listed as living there, with a mostly illegible note on the page that states they were "defective children placed in the school by directors... organized (?) by the Department of Education."²⁸

A close-up of the section of the 1931 census with the note. Source: Library and Archives Canada

This means the school was operating after the subject house at 1099 Sixth Line was built beside it. In 1927, the value of buildings on the property increased by \$1000. The 1928 assessment rolls are missing, but by 1929 it was

²⁵ "Obituaries", *The Globe*, September 7, 1936.

²⁶ Oakville Public Library, "Township of Trafalgar Assessment Rolls", 1912-1914

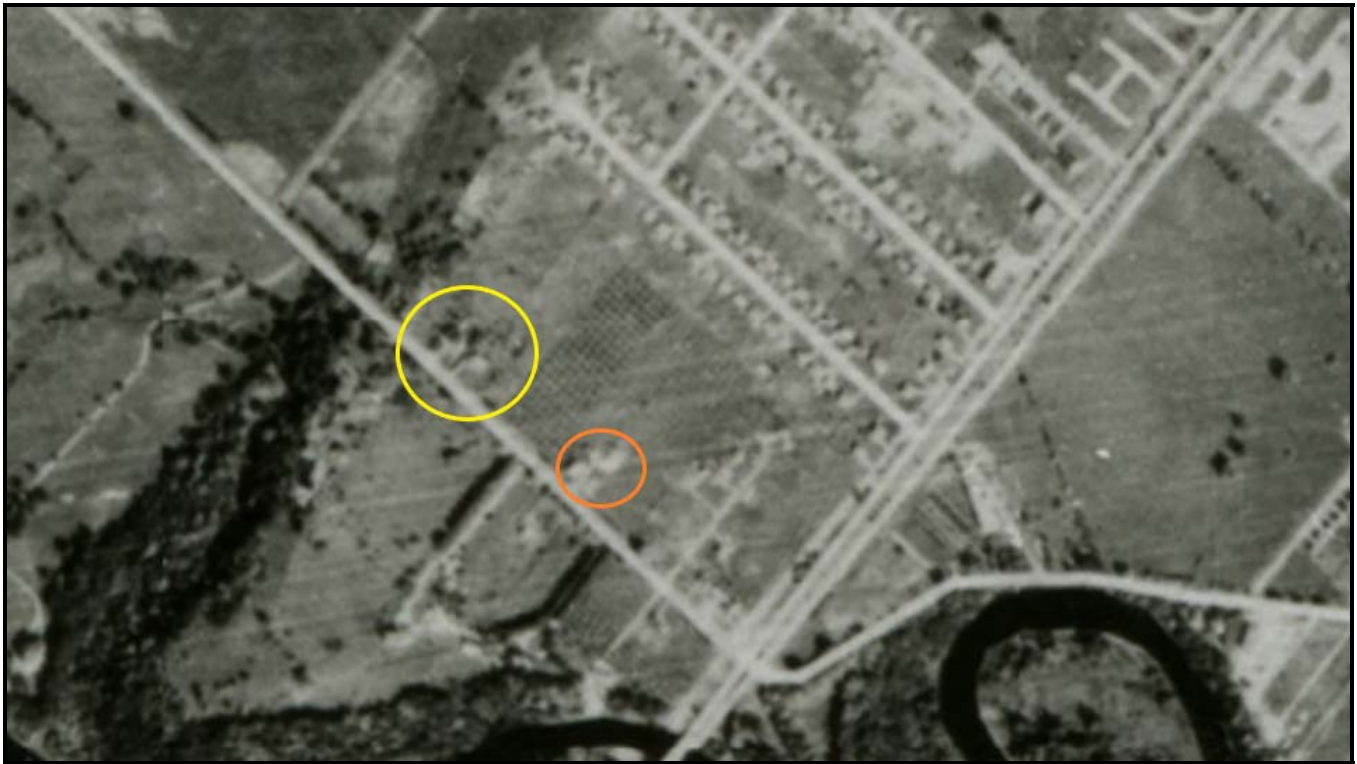
²⁷ Library and Archives Canada, 1931 Census of Canada. Gladys Williamson is listed as the principal of a private school, and her sister a teacher. The name of the school is not noted but it is located in the brick Hageman farmhouse.

²⁸ Library and Archives Canada, 1931 Census of Canada.

His reasons for the build are unknown, but it may have been an investment property. In 1929, the only tenant on the land was Gladys Williamson, but by the 1930 rolls, there are three tenants, all with “house” written beside their names, indicating three buildings on the property: Gladys Williamson in the brick house, George and Pearl Sharp (George is listed as a farmer) in a frame house at what is now likely 1067 Sixth Line, and Albertson and Edna Husband in the subject house at 1099 Sixth Line. Albertson was a manager.²⁹

[illegible][illegible]

²⁹ Oakville Public Library, "Township of Trafalgar Assessment Rolls", 1926-1931



1954 aerial photograph showing the subject house and the Hagaman house (yellow circle) and the third house during the 1930s (orange circle). These are likely the structures that existed in the early 1900s on the property and were all owned by T.C. Hagaman. *Source: McMaster Aerial Photo Library*

The Husbands stayed in the house for only two years and in 1933, Leslie and Nellie Louth began renting the house from T.C. Hagaman.³⁰ T.C. and Emma had taken a mortgage out on the property from the Agricultural Development Board in 1934.³¹ In 1942, six months before T.C. died, the Agricultural Development Board, then called the Commission of Agricultural Loans, sold off the Hagaman land as it appeared T.C. went into default on his mortgage.³² In his obituary, T.C. Hagaman was noted as a “widely and favourably known” fruit grower and apple exporter.³³ It also stated: “Of later years his farm on the 6th line produced an abundance of grapes and peaches of the finest variety to be obtained anywhere.”³⁴ This indicates he was farming the land late into his ownership, while also renting out the houses for additional income.

When Hagaman went into default, Leslie and Nellie Louth bought the house they had been renting for nine years, on a plot of 0.61 acres from the Commission of Agricultural Loans.³⁵

Leslie Louth (1901-1989) was a well-known and respected golfer. He competed in many tournaments throughout his career. He became manager of the Oakville Golf Course, built right across the road in 1921, and

³⁰ Oakville Public Library, “Township of Trafalgar Assessment Rolls”, from 1933-1938

³¹ LRO Instrument 18056, being a Mortgage, dated February 5, 1934, between T.C. Hagaman and the Agricultural Development Board, for 49 ½ acres for the value of \$5,500.

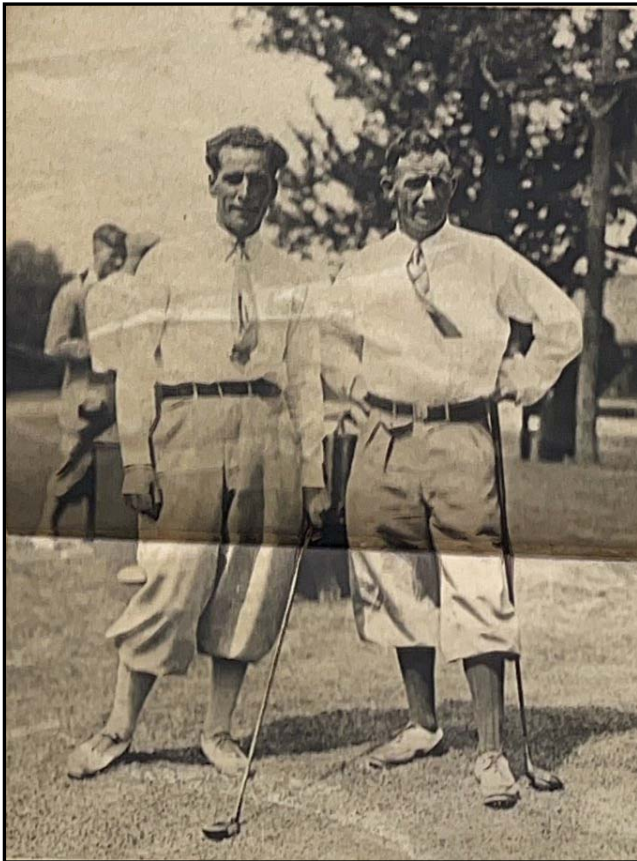
³² LRO Abstract shows the Board selling off all his plots. In Instrument 19939, it states: “the said Thomas Carpenter Hagaman has made default in payment for two months and more of the moneys secured . . .” Indicating that he had not made mortgage payments for over two months, meaning by agreement the Board was allowed to sell his land. He died six months later.

³³ “T.C. Hagaman dies in his 88th year”, *Oakville Record-Star*, December 10, 1942

³⁴ Ibid.

³⁵ LRO Instrument 19939, being a Grant under Power of Sale, dated June 1, 1942.

became one of its earliest Head Professional Golfers.³⁶ Les, as he was known, began working professionally as a golfer in 1921 at the Hamilton Golf and Country Club. In the 1920s, he also worked as a golf pro at the Belmont Manor in Bermuda during the winter and at the Muskoka Lakes Golf and Country Club in the summer. In 1927, he came to Oakville.³⁷



Leslie was mentioned frequently throughout the *Canadian Golfer* magazine in the 1920s and 1930s.³⁸ As one employee remembers of him:

“... Les Louth, the original Head Professional at the Oakville Golf Club. He lived across the street from the Oakville Golf Club and had a lifetime membership . . . because of his decades of contribution. He would walk the course every morning and give caddies free gold lessons as they played. He showed proper grip, swing plane, stance, and other tips for free to every 11-year-old playing early morning golf . . . The Oakville Golf Club will turn 100 years old this year. In those 100 years they have only had five Head Golf professionals.”³⁹

Leslie was Present and Honourary Life Member of the Canadian Professional Golfers Association of Ontario, and longtime Professional Manager and Honourary Life Member of the Oakville Gold Club, and Fellow and Honourary Life Member of the Canadian Society of Club Managers.⁴⁰ He was also a member of the Club Managers Association of America and a life member of the Professional Golf Association (PGA).⁴¹

Les Louth (left) with Montreal pro Jimmy Patton at a CPGA tournament. Likely in the 1930s. Source: Twitter

Leslie’s wife Nellie Viola Cornelius Louth was a cannery worker and together, she and Leslie raised three boys in the house: William, Rex and George.⁴² William, or Bill, grew up to work in hospital administration as vice-president and CEO in different hospitals. Remembered as a humanitarian and philanthropist, Bill was an avid golf player, as he “practically grew up on a golf course”.⁴³ Rex also went onto become a golfer who won many club championships.⁴⁴ George was also a professional golfer and helped to develop Twenty Valley Golf Club in Niagara. He was Head Professional and Superintendent at both Twenty Valley and Sawmill Golf Club. In 1974,

³⁶ Oakville Golf Club, “History”,

<https://oakvillegolfclub.com/#:~:text=The%20Oakville%20Golf%20Club%20is%20a%20private%20nine%2Dhole%20golf,president%2C%20from%201921%20to%201932>

³⁷ “Veteran pro retires after 42 years”, posted by Lake St. George Golf Club, [Lake St. George Golf Club on X: "A cool article about Les Louth when he retired! https://t.co/bxT8EHxtbZ" / X \(twitter.com\)](https://www.facebook.com/LakeStGeorgeGolfClub/posts/1015684444444444)

³⁸ *Canadian Golfer*, 1927, Vol 3., No. 3

³⁹ Breaking Well, “The Caddy”, posted by dennisbreakingwell, February 14, 2021, <https://breakingwell.com/2021/02/14/the-caddy/>

⁴⁰ “Louth, Leslie”, *Oakville Beaver*, June 21, 1989, pg. S14

⁴¹ “Veteran pro retires after 42 years”, posted by Lake St. George Golf Club, [Lake St. George Golf Club on X: "A cool article about Les Louth when he retired! https://t.co/bxT8EHxtbZ" / X \(twitter.com\)](https://www.facebook.com/LakeStGeorgeGolfClub/posts/1015684444444444)

⁴² “Remembering hospital CEO Bill Louth”, https://www.thestar.com/life/together/remembrance/remembering-hospital-ceo-bill-louth/article_d62758c1-1908-5bd4-b272-a650ab2853dd.html

⁴³ Ibid.

⁴⁴ Obituary for Rex Cornelius Louth, August 2020, <https://www.smithsfh.com/memorials/rex-louth/4305326/>

George and his family purchased Lake St. George Golf Course near Orillia. The club is still owned and operated by George's son Greg and his son Dustin.



Leslie Louth (left) golfing with Ed Sullivan (right) of the Ed Sullivan Show in the 1960s. *Source: Twitter*

The Louths lived in the house for over 60 years. They subdivided the large yard to the east in 1974 and sold it off. This became what is now 19 Leighland Avenue.⁴⁵

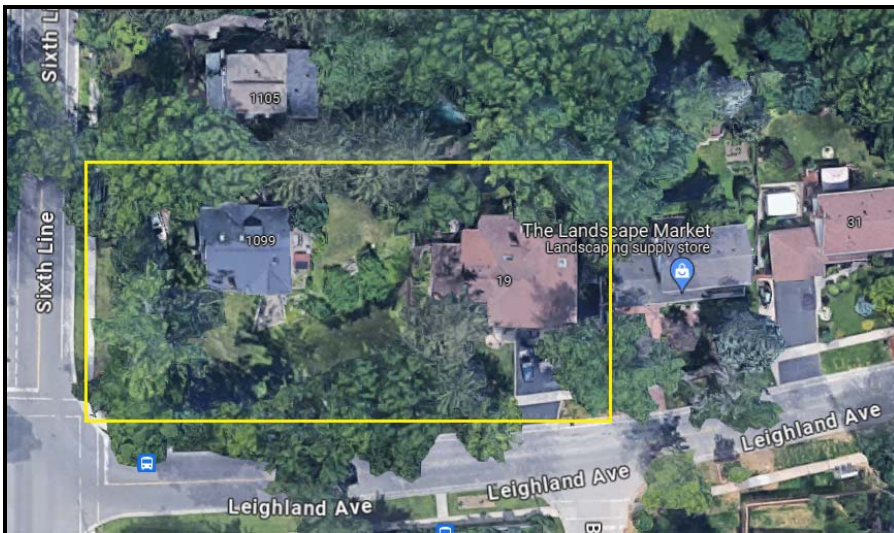
Leslie Louth died in 1989. When Nellie Louth died in 1995, the house was sold to Rex's son Geoffrey Stuart Louth and his wife, Ginette.⁴⁶ They did some renovations to the house in 1997.⁴⁷ They sold the property in 2000 to David and Barbara Bouchard.⁴⁸ The current owners have been living in it since 2010. The house has interestingly only had five owners, with the Louths owning it for most of its almost 100-year history.

⁴⁵ LRO Instrument 400693, being a Grant, dated September 30, 1974, between Leslie and Nellie Louth and Adam Babanci.

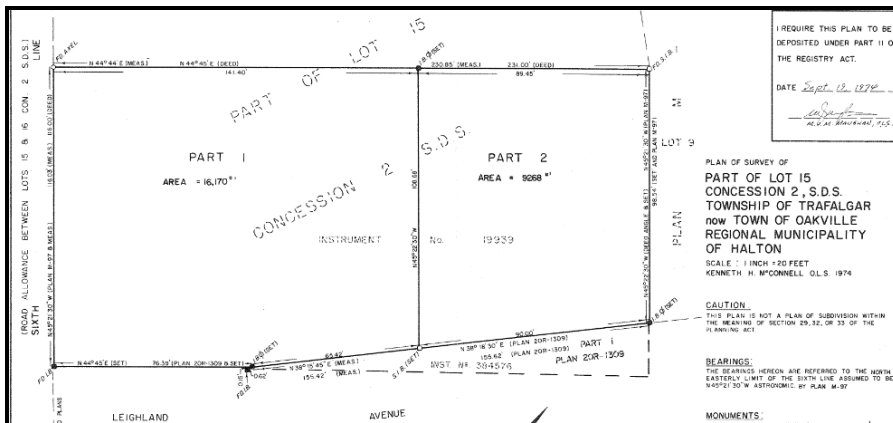
⁴⁶ LRO Instrument 844619, being a Transfer, dated October 16, 1995, between the Estate of Nellie Viola Louth and Geoffrey and Ginette Louth.

⁴⁷ Making the enclosed porch into a livable space of the house according to permits

⁴⁸ LRO Instrument H842106, being a Transfer, dated April 6, 2000 between Geoffrey and Ginette Louth and David and Barbara Bouchard.



The house would have originally had a yard approximately this size. *Source: Google Maps*



1974 survey of the subject property after it was subdivided. The house was on Part I. *Source: Town of Oakville Planning Services Files.*

The subject property is historically significant to the area, as it is associated with the theme of development of the local area of farmers transitioning to subdivisions around Oakville in the early- to mid-1900s. It is associated with important community members such as the Hagamans, like T.C. Hagaman, who built and owned the house, and who was a well-respected local fruit farmer well-known for his grapes and contributing to the Oakville economy. It is also associated with Leslie Louth, whose family lived in the house for over 60 years and who contributed to the sport of golf locally and had a significant impact on the local Oakville Golf Club.

Contextual Value

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The neighbourhood is characterized by large lots, mature trees, and a variety of homes, including several heritage homes like this one which provide visual and historical interest. As one of the earliest houses built on the Hagaman land, it also helps to define the built heritage timeframe of the area to the mid-1900s.

The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.



Looking south on Sixth Line with the subject property on the left, 2023. Source: Town of Oakville Planning Services Staff



Looking north on Sixth Line at Leighland Avenue with subject property on the right, 2021. Source: Town of Oakville Planning Services Staff



Looking west on Leighland Avenue with subject property on the right, 2023. Its large yard and trees are noticeable from the street.
Source: Town of Oakville Planning Services Staff



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



Aerial view of the property looking northwest, showing its mature trees relative to the area. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative example of a Craftsman Bungalow.	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 subject property is associated T.C. Hagaman, a well-known local fruit farmer who built the house, and Leslie Louth, a local golf professional who lived in the house for over 60 years.	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 supporting and maintaining the character of Sixth Line and other heritage houses in the area, such as its neighbour at 1105 Sixth Line.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, visually, and historically linked to its surroundings and acts as an important anchor to the understanding of the residential development of the local community from farmland. It remains on its historical grounds and is closely linked both physically and historically to the historic house to the north.	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 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property contains a circa 1927 Craftsman Bungalow-style one-and-a-half-storey house known as the Louth House.

Design Value or Physical Value:

The Louth House has design value as a representative example of a Craftsman Bungalow from the late 1920s. This style of home came out of the Arts and Crafts movement, and became popular in California. These low structures emphasized the rustic textures of their materials, and featured a mix of natural materials. Craftsman attributes of the Louth House include: the massing of the historic one-and-a-half-storey house; stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; small dormer on the north elevation with gabled roof with rafters; multipaned Arts and Crafts style windows and front door; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beams; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a humble yet charming structure and a good representative example of the Craftsman Bungalow style.

Historical Value or Associative Value:

The Louth House has cultural heritage value for its association with prominent local citizens and stories, such as the Hagaman family and the Louth family. T.C. Hagaman, who owned the property and built the house, was a well-respected fruit farmer, who was known for his grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth was a golf professional and the first Head Professional at the Oakville Golf Club who gained recognition as a professional golfer locally, nationally and even internationally. The Louth family lived in the house for 67 years.

Contextual Value:

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

Description of Heritage Attributes

Key heritage attributes of the property at 1099 Sixth Line that exemplify its cultural heritage value as a representative example of a late 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic to-and-a-half-storey house, include:

- The footprint, massing, and form of the historic one-and-a-half-storey house with intersecting gable roofs and gable dormer;
- Heavily textured traditional stucco cladding;

- Projecting eaves, wooden rafters, soffit, and fascia with wooden brackets under the eaves;
- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with wooden ceiling and floors, tapered wooden columns, and slightly arched wooden beams;
- Multi-coloured corduroy brick on front porch and along the house foundation; and
- External brick chimney on the south elevation.

6. Conclusion

This property meets three 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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