

**Cultural Heritage Evaluation Report**  
**Dunhope Heath**  
2069 Lakeshore Road East, Oakville, Ontario



South elevation of the property, 2023. 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 property at 2069 Lakeshore Road East is located on the north side of Lakeshore Road East, between Parkwood Crescent and Charnwood 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 Colonial Revival style brick estate 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.

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 2069 Lakeshore Road East is located on the north side of Lakeshore Road East, between Parkwood Crescent and Charnwood Drive, on Part Lot 5 of Concession 3 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 Third Concession South of Dundas Street, Lot 5. The property contains a detached two-and-a-half-storey house in the Colonial Revival architectural style historically known as Dunhope Heath.



Location map: Subject property is outlined blue. January 2024. Source: Town of Oakville GIS

**Legal description:** PT LOT 5, CONCESSION 3 SDS; TOWN OF OAKVILLE

### 3. Background Research

#### Design and Physical Value

Dunhope Heath is a detached two-and-a-half-storey house built circa 1926 and has design value as a representative example of the Colonial Revival style.

#### *Colonial Revival Style (1900-1960)*

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.<sup>1</sup> These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder's ideas and the different local materials available. Colonial Revival style homes often have symmetrically laid out dormers at the front of the home and a porch with Classical columns. Doors are often centered, and the façade of the home is symmetrical, with little ornamentation. Two-tiered porticos on the sides of the home can also be popular in this style.<sup>2</sup> The interpretation of this style in Ontario is often broad.<sup>3</sup>

#### *Subject Property Design*

The house at 2069 Lakeshore Road East is a large and elegant example of a Colonial Revival style estate house. The historic portion of the house is two-and-a-half-storeys, and has had several later additions.



South elevation looking northeast. Source: Town of Oakville Planning Services Staff

<sup>1</sup> Vancouver Heritage Foundation, "Colonial Revivals", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>; Mikel, Robert. Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes, pg. 142

<sup>2</sup> Mikel, Robert. Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes, pg. 145

<sup>3</sup> Blumenson, John. Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present, pg. 143

The original two-and-a-half storey house is rectangular with a side gabled roof. The house has a symmetrical façade with a central doorway and window above it, classic design elements of the Colonial Revival style. Also common in the style, the house has symmetrical dormers built within the side gable roof. The house is clad in red brick in a running bond pattern. The brick has striations in it, known as corduroy brick. Deep wooden eaves and a simple frieze with cornice returns finish off the top of the house.



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

The front entry of the house is a grand covered portico, held up with Corinthian-style columns. The cover of the portico has a pediment and a simple frieze, with a wooden finial-style detail at the centre of the pediment along the roofline. This shape of the portico roof, held up by Greek-style columns, is a classic interpretation of the Colonial Revival style. The columns stand on brick piers.

The entry door is a six panelled wooden door with sidelights containing leaded glass windows in a decorative pattern. The door and lights are replicas of the original door and windows. The door has a flat surround with moulded trim. The entryway stones may have originally been tile, which was common for residential porches in the early 1900s, as shown in the older photo below.<sup>4</sup>

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<sup>4</sup> Can be seen on other Arts and Crafts houses in Oakville.

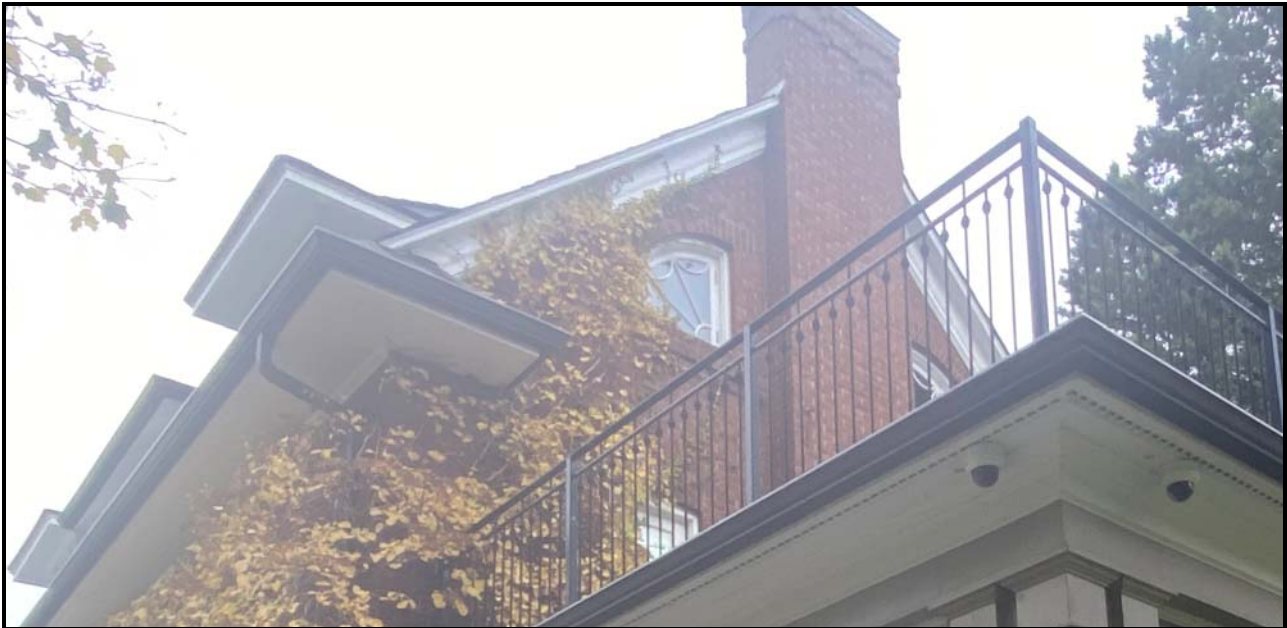


Entryway in 2023. *Source: Town of Oakville Planning Services Staff*



Circa 1990s photo showing the old door and windows. *Source: Town of Oakville Planning Services Staff*

The fenestration of the house is symmetrical on the south façade. The wood windows are 6/6 with inset shutters and stone sills. The windows are new replicas of the original windows and the shutters have been added more recently. The west elevation has quarter lunette windows on either side of the chimney, with an intricate muntin bar design. The east elevation also once had windows like this, indicating the east elevation likely looked similar originally and was only one storey; the windows were partially covered by the roof addition in a circa 1990s photo, and then in a 2023 site visit the window had since been bricked up.



West elevation showing quarter lunette windows on upper storey. *Source: Town of Oakville Planning Services Staff*



Bricked in quarter lunette windows on east elevation, indicating a once similar elevation to the west, with the bumpout most likely being only one storey. *Source: Town of Oakville Planning Services Staff*

The house historically included a one-storey wing either side of the main house. On the east elevation, this wing was replaced in 1983 with the current two-storey brick wing, which has a larger footprint than the original wing, outlined in a 1963 survey. The west elevation historically contained a similar-sized one-storey wing, but this was replaced with a new sunroom wing built in 2012.<sup>5</sup>

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<sup>5</sup> Town of Oakville building files.



Views of the west elevation sunroom with porch on top. *Source: Town of Oakville Planning Services Staff*



View of the former enclosed sunporch that was likely original to the house. *Source: Town of Oakville Planning files*

Other additions include the garage wing, shown below, was constructed in 2002. There are also more recent additions to the rear of the house, particularly on the east side. The rear elevation contains more 6/6 wood windows and windows with leaded glass in a diamond pattern, which was a popular Arts and Crafts design choice in the 1900s in Ontario. There are also three symmetrical dormers in the roof. The windows are all replacements of original windows.

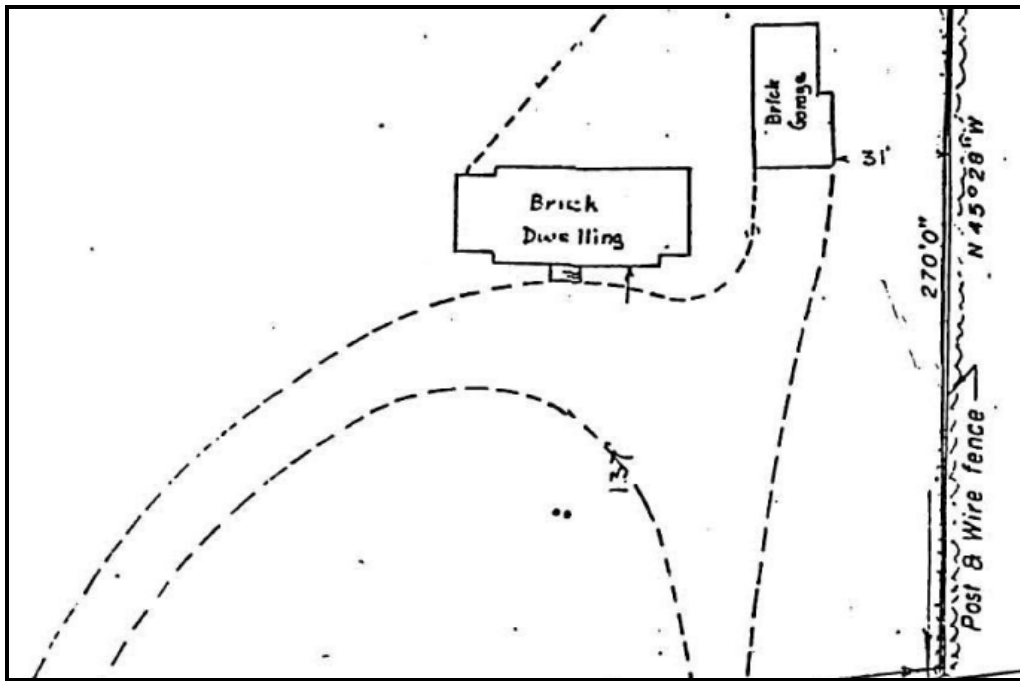




North elevation looking south. Source: *Town of Oakville Planning Services Staff*



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



1963 survey showing the original footprint of the house. Source: Sewell and Sewell, Town of Oakville Planning Files



1995 aerial photo showing the larger extension on the east elevation than historical survey. Source: Town of Oakville GIS

The original structure of the house has two chimneys, on both the east and west elevations. They would have both been external for a symmetrical appearance, but the east has been covered with the addition. The chimneys are large with dentil detailing. The location and style of these chimneys are typical of the Colonial Revival style.



Circa 1990s historical photo of the house, showing the two chimney locations of the original portion of the house. *Source: Town of Oakville files.*



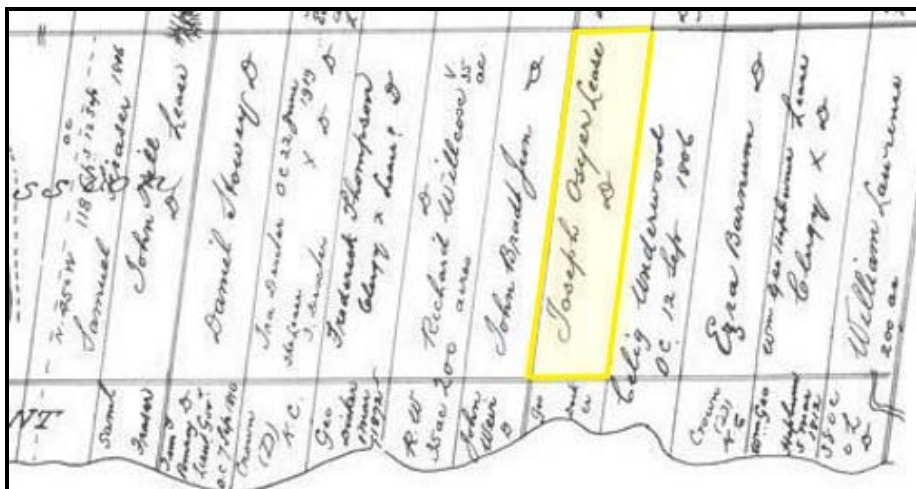
Chimney close-up showing the dentil detailing.

In summary, the house has design value for being a representative Colonial Revival style estate house. Elements that display this value are: the rectangular massing of the original structure with side gable roof; symmetrical fenestration with central entrance; wooden soffit and corniced return with simple frieze; shed dormers on the north and south elevations; brick cladding in a running bond pattern; central front door with sidelights and covered portico; wooden details of the front entryway such as the columns, roof shape, finial, and pediment; 6/6 style of windows repeated throughout; quarter lunette windows with muntins on west elevation; and two chimneys with dentil detailing.



Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1828
King's College	Ibid.	1828-1839
Elizabeth Derby	100 acres, south half of Concession 3 Lot 5 SDS	1839-1851
Hugh Mulholland	98 acres, south half of Concession 3 Lot 5 SDS	1839-1854
George McGiffin	Ibid.	1854-1855
Alfred Kitchen	Ibid.	1855-1870
Benjamin Waldbrook	Ibid.	1870-1910
James Waldbrook	49 acres, Northeast side of south half of Concession 3 Lot 5 SDS	1910-1925
Ella Isard, wife of Frederick Samuel Isard	3.28 acres, part of south half of Concession 3 Lot 5 SDS	1925-1945
William McKenzie	Ibid.	1945
Gordon Thomas Richard Robinson	Part of south half of Concession 3 Lot 5 SDS	1945-1950
Douglas James Gilliland	3.28 acres, part of south half of Concession 3 Lot 5 SDS	1948-1950
Ray Alexandra O'Reilly	Ibid.	1950-1958
Gordon G. Dewar	Part of south half of Concession 3 Lot 5 SDS	1958
Dorothy Edna Dewar	Ibid.	1958-1963
St. Lawrence Cement Inc.	Ibid.	1963-1982
George A. Zulauf and Jetty Julauf	Ibid.	1982
John and Joan Crothall	Ibid.	1982-1999
David and Jo-Anne Gagner	Ibid.	1999-2005
Current owners	Ibid.	2005-present

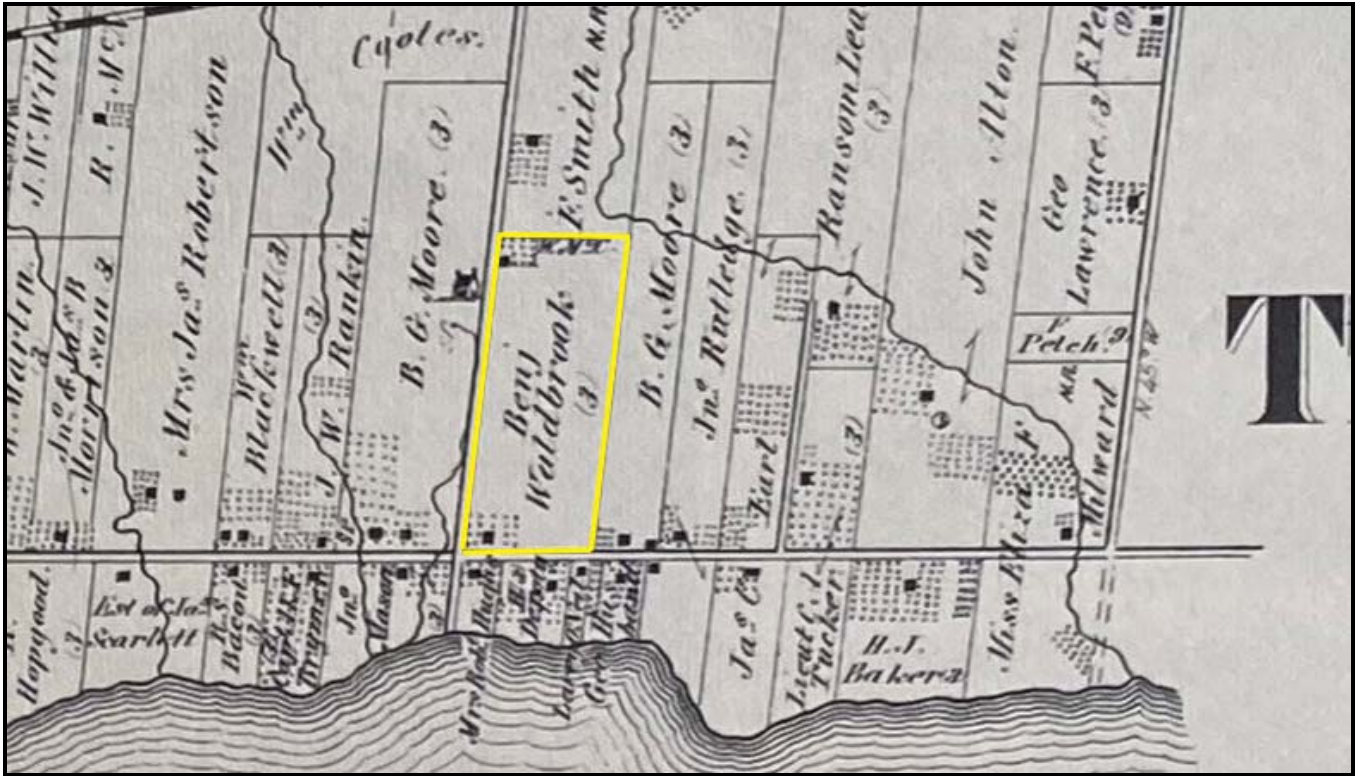
Concession 3 Lot 5 was owned by the Crown from 1806-1828. In an updated version of the 1806 Wilmot Survey, it shows the Crown leasing the lot to Joseph Osyer.<sup>9</sup>



Highlighted portion of the 1805 Wilmot map (refined version) that shows the Crown leasing it out. Source: 1806 Wilmot Survey

<sup>9</sup> Wilmot Survey, 1806

By 1828, the land was granted to King's College out of Toronto.<sup>10</sup> In 1839, King's College sold 100 acres of the south half of the lot to George Munro.<sup>11</sup> Over the next few years, there was a succession of owners. In 1870, the south half was sold to Benjamin Waldbrook.<sup>12</sup>



1877 Map of Trafalgar Township showing Benjamin Waldbrook owning the land that the subject house would later be built on. Source: 1877 "Southern Part of Trafalgar" Map

Benjamin was the son of Robert Waldbrook and Catherine Dunn of Dublin, Ireland, who had settled on a 200-acre farm near Milton in 1816.<sup>13</sup> The Waldbrook family was one of the early pioneer families of the Halton region.<sup>14</sup> Benjamin married Isabella Lindsay in 1855, and they lived on a farm adjacent to Robert's until purchasing this portion of land in 1870.<sup>15</sup> The Waldbrooks built a farmhouse near the southwest corner of their property<sup>16</sup>, which was demolished between 2005 and 2007. They farmed the land with their two sons<sup>17</sup> and were the first to build a silo in Halton County, and the first to implement a "potato digger" and corn binder.<sup>18</sup>

<sup>10</sup> LRO, being a Patent, dated January 3, 1828, between the Crown to King's College

<sup>11</sup> LRO Instrument 45, being a Bill and Sale, dated August 30, 1839, between King's College and George Munro

<sup>12</sup> LRO Instrument 391G, being a Bill and Sale, dated 18 Mar 1870, between Alfred Kitchen and wife and Benjamin Waldbrook

<sup>13</sup> "Son of pioneer family seeks to redeem Halton", *Toronto Daily Star*, June 5, 1930, pg. 40

<sup>14</sup> Ibid.

<sup>15</sup> Oakville Historical Society

<sup>16</sup> Ahern, Frances. *Oakville: A Small Town*. Oakville: The Oakville Historical Society, 1981, pg. 105

<sup>17</sup> "Farm tractor and motor truck on 100-acre farm", *The Globe*, June 27, 1917, pg. 14

<sup>18</sup> "Son of pioneer family seeks to redeem Halton", *Toronto Daily Star*, June 5, 1930, pg. 40



An image and caption from a 1930 *Toronto Daily Star* article about James Waldbrook and the farm. This house was demolished between 2005 and 2007.

Upon Benjamin's death in 1912, the property was willed to his sons Benjamin and James, who continued to farm the land which consisted of 40 acres in apples, 12 in peaches, two in plums, and five in cherries.<sup>19</sup> The brothers used a gas tractor for their farming, which was very innovative at the time.<sup>20</sup> James was a member of the Township Council for many years, and as a farmer, became a voice for many of the rural farmers in the township, particularly as more farms were being subdivided and sold to people from Toronto and Hamilton.<sup>21</sup> In 1925, James Waldbrook sold 3.28 acres of his land to Frederick S. Isard and the brothers continued to farm beside the subject property until they died.<sup>22</sup>

Initially, in 1925, this land that the current house sits on was vacant of any buildings.<sup>23</sup> By 1926, Isard had built a house worth \$2,000. It continued to increase in value every year until 1929 when it was worth \$4000.<sup>24</sup> This could indicate it was under construction or they were building onto it. The 1941 death record for Frederick S. Isard indicates that he had lived in Oakville for 15 years, bringing the date back to 1926, so it is likely they were living in it even as they built it over what appears to be several years.<sup>25</sup>

Frederick S. Isard was born in Hamilton, Ontario, in 1888, to parents Edwin Isard and Jenny May Bailey.<sup>26</sup> In 1910, he married Ella Evelyn Crocker and they relocated to Toronto, where Frederick worked as an accountant for Merchant's Mutual Steamship Lines.<sup>27</sup> By 1915, they were living in Montreal, where Isard worked for the Canada Steamship Lines as comptroller and managing director. They remained in Montreal until 1924, when

<sup>19</sup> "Farm tractor and motor truck on 100-acre farm", *The Globe*, June 27, 1917, pg. 14

<sup>20</sup> *Ibid.*

<sup>21</sup> "Fruit growers in supper of Dunning budget," *The Globe*, July 25, 1930, pg. 13

<sup>22</sup> LRO Instrument 15372, being a Grant, dated May 12, 1925, between James Waldbrook and Ella E. Isard, wife of Frederick S. Isard

<sup>23</sup> Oakville Public Library, "Township of Trafalgar Collector's Rolls", 1925

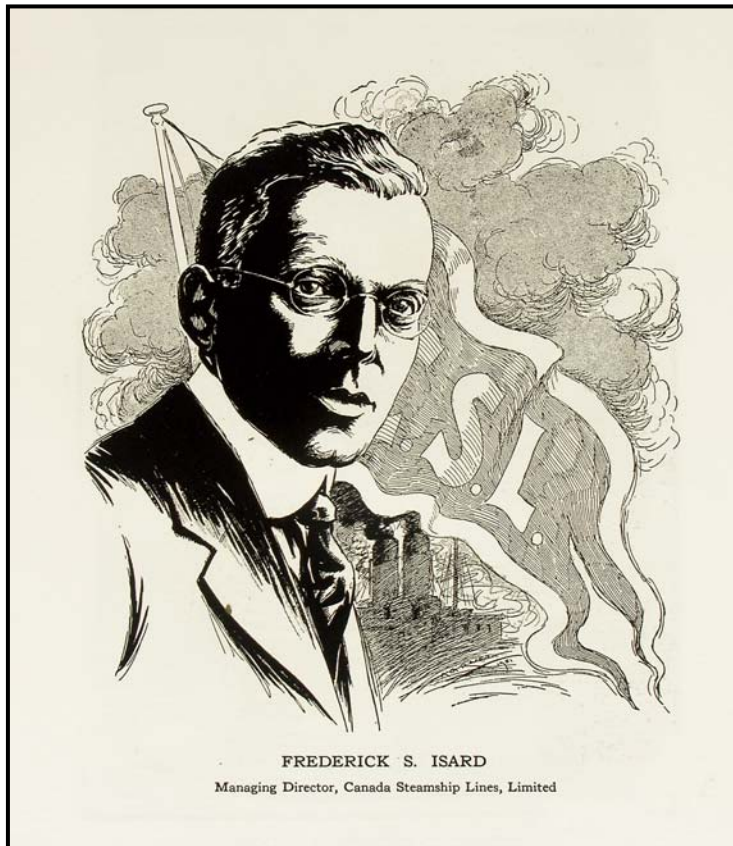
<sup>24</sup> Oakville Public Library, "Township of Trafalgar Assessment Rolls", 1925-1930

<sup>25</sup> "Frederick S. Isard passes in Oakville", *Toronto Daily Star*, June 16, 1941

<sup>26</sup> Archives of Ontario Registration of Births, Archives of Ontario, Toronto, Ontario Canada. Series: *Registrations of Births and Still births, 1869-1913, Reel 91, Record Group: Rg 80-2*

<sup>27</sup> Toronto Public Library, 1910-1913 City of Toronto Directories

they purchased the lot in Oakville, had their house built, and named it “Dunhope Heath”.<sup>28</sup> It is not known where the name came from. The 1931 Census described it as a 12-room brick house.



1922 ink drawing portrait of Frederick Isard by Arthur George Racey, when Isard was Managing Director for Canada Steamship Lines in Montreal.  
Source: McCord Stewart Museum

Frederick and Ella had two sons, Edwin (Ted) and John. Ted grew up to work as a druggist in a Burlington drug store laboratory.<sup>29</sup> John studied law at the University of Toronto and Osgoode Hall Law School.<sup>30</sup> He later joined the navy and was a Sub-Lieutenant of the Royal Canadian Naval Volunteer Reserve, stationed in Montreal.<sup>31</sup> Isard & Holden was a law firm in Oakville in the 1950s and it is quite possible that John was partner in this firm.<sup>32</sup>

On Christmas Eve, 1928, Ted was involved in an automobile accident while on his way home to his house. While heading eastbound, he pulled out to overtake a car and struck two men standing on the side of the road. One of the men, Robert Stuart, a stableman for H. C. Cox, was killed and the other, Marse Neilson, employed on the Ryrie farm, was injured.<sup>33</sup> Isard was found not guilty of manslaughter due to the poor weather conditions at the time of the accident but was convicted on a charge of negligent driving.<sup>34</sup>

While the Isards lived in the house, Frederick was named the general manager of the Brewers Warehousing Company, founded after the appeal of the *Ontario Temperance Act* in 1927.<sup>35</sup> According to an article on the “Origins of Ontario’s Beer Wholesaling Cooperative”, “Initially, the brewers were involved only in wholesale operations, jointly warehousing and distributing their product to stores operated by private contractors. In 1940, the brewers bought out the retailers and took over the stores, changing their name to Brewers Retail Inc., and, more recently, changing again to The Beer Store.”<sup>36</sup> Isard’s role was to represent the brewers to the

<sup>28</sup> “Frederick S. Isard passes in Oakville”, *Toronto Daily Star*, June 16, 1941. The name of the house is given.

<sup>29</sup> <sup>29</sup> “Funeral services for Edward Isard”, *Toronto Daily Star*, August 11, 1941

<sup>30</sup> “University of Toronto – Torontonensis Yearbook, Class of 1938”, [https://www.e-yearbook.com/yearbooks/University\\_Toronto\\_Torontonensis\\_Yearbook/1938/Page\\_72.html](https://www.e-yearbook.com/yearbooks/University_Toronto_Torontonensis_Yearbook/1938/Page_72.html)

<sup>31</sup> Ibid.

<sup>32</sup> “Pages with ads for Oakville businesses, 1954-1956”, Oakville Historical Society records.

<sup>33</sup> “Robert Stuart is killed by auto at employer’s gate”, *The Globe*, December 26, 1928.

<sup>34</sup> “Negligence charge dismissed by court”, *The Globe*, January 30, 1929, pg. 22

<sup>35</sup> “Origins of Ontario’s beer wholesaling cooperative”, Alan, December 30, 2014, <https://abetterbeerblog427.com/2014/12/30/origins-of-ontarios-beer-wholesaling->; “Breweries operate under graded fees”, *The Globe*, October 29, 1927, pg. 17

<sup>36</sup> “Origins of Ontario’s beer wholesaling cooperative”, Alan, December 30, 2014, <https://abetterbeerblog427.com/2014/12/30/origins-of-ontarios-beer-wholesaling->



government, and one of his early tasks was “to deal with the rather controversial question of empty bottles, or return of ‘empties’”.<sup>37</sup>

By 1935, Frederick Isard had retired.<sup>38</sup> During his lifetime, he was a member of the “Albany 19 Club”, a premier private club for leaders in Canada’s business and Conservative political spheres, as well as the Oakville Golf and Country Club. He also belonged to several Masonic Lodges. He died in 1941 at the age of 52.<sup>39</sup>

Less than two months after Frederick’s death, his son Edward died from an explosion in his drug store laboratory, which also killed another person.<sup>40</sup> In 1945, Ella Isard sold the property to William McKenzie.<sup>41</sup>

There were a several different owners of the property until 1963, when it was sold to St. Lawrence Cement Inc. According to the 1965 Oakville Telephone Directory, George Zulauf was living in the house.<sup>42</sup> Zulauf was appointed as Vice-President of St. Lawrence Cement in 1963 and he continued to live in the house while employed by the company until his retirement in 1982.<sup>43</sup> At that time, George and Jetti Zulauf formally purchased the property from the company and sold it later in the year to John and Joan Crothall, owners of the company Crothall Services Limited, a “Canadian healthcare management and consulting firm.”<sup>44</sup> They sold the house after 17 years to David and Jo-Anne Gagner, who lived in it for six years before selling to the current owner. David Gagner played NHL hockey from 1982-1999, and his son currently plays for the Edmonton Oilers NHL team.<sup>45</sup> The Gagners likely built the full-sized hockey rink in the backyard.



Isard’s obituary, June 16, 1941.  
Source: *Toronto Daily Star*



2002 aerial photo of the property showing the Gagner’s ice rink. Source: *Town of Oakville GIS*

<sup>37</sup> “Breweries operate under graded fees”, *The Globe*, October 29, 1927, pg. 17

<sup>38</sup> Ancestry.com. *Canada, Voter’s Lists, 1935-1980*.

<sup>39</sup> “Frederick S. Isard passes in Oakville”, *Toronto Daily Star*, June 16, 1941

<sup>40</sup> “Funeral services for Edward Isard”, *Toronto Daily Star*, August 11, 1941

<sup>41</sup> LRO Instrument 20877, being A grant, dated April 25, 1945, between Ella E. Isard and William McKenzie

<sup>42</sup> Oakville Public Library, 1965 Town of Oakville City Directory

<sup>43</sup> “St. Lawrence Cement Vice-President”, *Toronto Daily Star*, May 24, 1963, pg. 11; St. Lawrence Cement, “Annual Report”, 1982

<sup>44</sup> “Housekeeping managers and supervisors”, *The Globe and Mail*, February 18, 1991, pg. D1

<sup>45</sup> Wikipedia.org, “Dave Gagner”, [https://en.wikipedia.org/wiki/Dave\\_Gagner](https://en.wikipedia.org/wiki/Dave_Gagner)

## Contextual Value

Dunhope Heath is important in defining the character of the local area. The boundaries and design of the surrounding subdivisions were influenced by the former estate. The house is a key component of the origins of the surrounding subdivisions and is one of the few houses left that calls back to the area's early 20<sup>th</sup> century history of estate house development.

The subject property is physically, functionally, visually, and historically linked to its surroundings. This house was built when the farmland was divided in the 1930s as the area was transitioning from a farming region to more of a wealthy lakeside estate component of Trafalgar Township and the Town of Oakville. Well to-do businesspeople from Toronto and abroad were purchasing pieces of land near Oakville on the lakeshore and transitioning them from farmland to estates. This subject property is an example of this important shift in Oakville; these families and the related tourism became economic drivers in Oakville.

The houses in this area range in age and architectural style, many of them being post-1950s as the estates were subdivided into smaller lots and the historical houses were demolished.



Looking east on Lakeshore Road East with the subject property on the left, 2021. Note its large tree canopy, most likely left growing from previous estates owners. *Source: Town of Oakville Planning Services Staff*



Looking west on Lakeshore Road East, with property on the right, 2021. *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 1920s Colonial Revival style estate house.	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;	As a former estate house, it is associated with the theme of the development of wealthy lakeshore estates in Oakville and with its previous prominent owners, including the Isard family, who had the house built and who contributed to the local economic and social structure of Oakville.	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, maintaining, and supporting the character of the area, which is defined by large estate homes. The house acts as an important visual anchor to the neighbourhood's history of estate development.	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 remains on its historical grounds and contributes to the understanding of the local history, specifically 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 2069 Lakeshore Road East is located on the north side of Lakeshore Road East, between Pinehurst Crescent and Charnwood Drive. The property contains a circa 1926 Colonial Revival style two-and-a-half storey house known as Dunhope Heath.

### Design Value or Physical Value:

Dunhope Heath has design value as a representative example of a Colonial Revival style estate house from the late 1920s. While the building has evolved over time and has had additions constructed onto the main house, it still retains the main Colonial Revival structure and many of its heritage features. Heritage attributes that define the Colonial Revival style include: the massing and symmetrical façade of the historic two-and-a-half-storey portion of the house; the use of red brick in a running bond; the side gable roof with wooden soffit and cornice returns with a simple frieze; the shed dormers; quarter lunette windows on the west elevation; the presence of 6/6 sash windows; front panelled door with decorative door surround with sidelights; the front portico with Corinthian columns on brick piers; and the two brick chimneys on the original house with their dentil detailing.

### Historical Value or Associative Value:

Dunhope Heath has cultural heritage value for its associations with the early 20<sup>th</sup> century development of lakeshore estates in Oakville and with some of the early wealthy families of the Oakville and Trafalgar Township area. The original estate started out as farmland, and the subject house is important in Oakville's history as the property transitioned from a larger farm into a lakeshore estate, a significant theme of development in Oakville in the late 1800s into the mid-1900s. Estates along the lakeshore, including Dunhope Heath, 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 the Isard family, who not only contributed to the property and surrounding area, but to the development of the town as well.

### Contextual Value:

Dunhope Heath is important in defining, supporting and maintaining the character of the local area. The boundaries and design of the surrounding subdivisions were influenced by the former estate, and the property still retains some large trees and land as well as the historic house as an anchor point to its former life of smaller historic estate homes of important community members. Dunhope Heath also has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings, land that once formed an even earlier farm. The house remains on its historical grounds and contributes to the understanding of the local history, specifically early Oakville, Trafalgar Township, and Oakville's historic lakeshore estates.

### Description of Heritage Attributes

Key heritage attributes of the property at 2069 Lakeshore Road East that exemplify its cultural heritage value as a representative example of a 1920s Colonial Revival estate house, as they relate to the historic two-and-a-half-storey house, include:

- The footprint, form, and massing of the structure with side gable roof;
- Red brick cladding in a running bond pattern;

- Wooden soffit and cornice returns with a simple frieze;
- Shed dormers on south elevation;
- Quarter lunette windows on the west elevation;
- The presence of 6/6 wooden sash windows on the south elevation;
- The presence of a front panelled wooden door and sidelights with decorative leaded glass windows;
- Front gable-roofed portico with wooden trim, siding and finial, and Corinthian columns and brick piers;  
and
- Two brick chimneys.

## **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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