

Cultural Heritage Evaluation Report
Graham House
115 Morrison Road, Oakville, Ontario



South and west elevations of the property, 2010. Source: *Town of Oakville Planning Services Staff*

1. Executive Summary

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

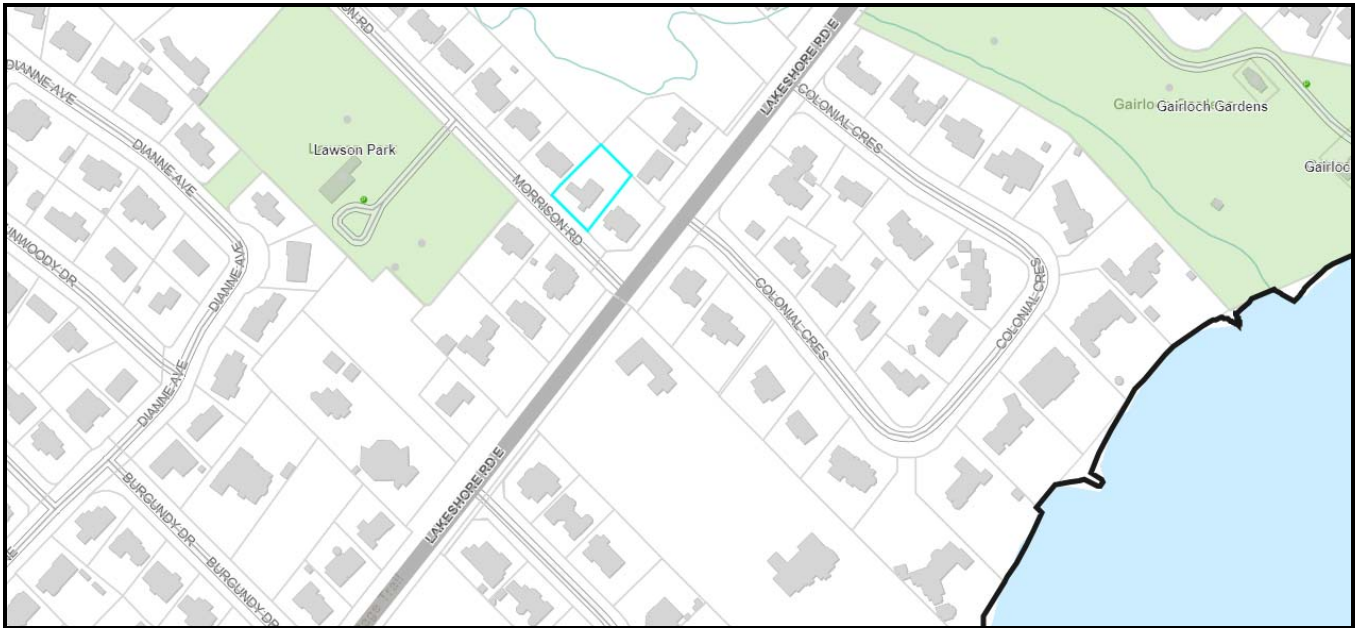
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 115 Morrison Road is located on the east side of Morrison Road, between Lakeshore Road East and Cleaver 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 "1930s estate house built in the Colonial Revival style."

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 115 Morrison Road is located on the east side of Morrison Road, between Lakeshore Road East and Cleaver Drive, on Part Lot 1 of Plan 141. 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, on Lot 8. The house originally stood on the whole of the subdivided Lot 1. The property contains a detached two-and-a-half-storey house built circa 1916 in the Colonial Revival architectural style with Arts and Crafts influences.



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

Legal description: PT LOT 1, PLAN 141; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The Graham house is a detached two-and-a-half-storey house built circa 1915-1916 and has design value as a representative example of the Colonial Revival style with Arts and Crafts influences.¹



South and west elevations of the house, 2023. The front entrance faces south, which would have historically had a view towards the lake.
Source: Town of Oakville Planning Services Staff

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.² 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 a single central dormer at the front of the home, or symmetrical dormers, and a porch

¹ Town of Oakville assessment rolls

² 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

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.³ The interpretation of this style in Ontario is often broad.⁴

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.⁵ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.⁶ 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.⁷

Characteristics of Arts and Crafts inspired residences can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small paned casement windows, recessed entrances typically under porches, exposed rafter tails or brackets, and asymmetrical façades.

Subject Property Design

The property at 115 Morrison Road is a representative example of a Colonial Revival style house with Arts and Crafts influences. The house has a side gabled roof with projecting eaves. It has two symmetrical gabled dormers on the front (south) façade with returns, and three chimneys, with two on the west elevation. The chimneys are external brick and run the height of the house. The house is clad in stucco, an Arts and Crafts style cladding on a Colonial Revival house shape and design. Wooden trim is used on the corners and eaves of the house, as well as the dormers, which is an Arts and Crafts design element. The house also has a lakestone foundation. The use of different materials was a common in the Arts and Crafts era.

The fenestration on the front (south) elevation is symmetrical with a central front entrance, typical of the Colonial Revival style. A central front portico is held up by four round wooden columns. The porch roof is quite elaborate, with a decorative frieze with wooden brackets holding up the roof. The door has decorated leaded glass sidelights. The door is a six-paneled wooden door with a bronze door knocker.

³ Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*, pg. 145

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 143

⁵ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

⁶ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁷ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105



South elevation, 2023. Source: Town of Oakville Planning Services Staff



South façade portico and front entrance, with Colonial Revival-style cover. Source: Town of Oakville Planning Services Staff



Close-up of the wooden detailing on the portico. Note the intricate dentil detailing. *Source: Town of Oakville Planning Services Staff*



Bronze door knocker. *Source: Town of Oakville Planning Services Staff*

On the west elevation is a porte-cochère, which was used to park an automobile or carriage and let the passengers out beside a covered entrance. Beside this door is another set of French doors, which the current owners said used to have steps leading up to it and were also used as a main entrance into the home.

The porte-cochère has two round wooden columns to match those at the front entrance, and a second-storey Colonial-style balustrade acting as an open parapet. Both the columns and balustrade are recent replacements made to match the originals. The west elevation has a semi-circular driveway, the shape of which is likely historical.



West elevation showing the porte-cochère and side entrances, 2023. Source: Town of Oakville Planning Services Staff

On the east elevation is a covered porch, which was opened previously (2010 photo below), and covered even earlier (1980s photo below). Colonial Revival houses would often have wings that acted as sunrooms and other living spaces, but in this case the style is emulated through this porch and the porte-cochère. The east elevation has three entrances within the porch that are multipaned wooden doors with removable storm windows that can be replaced with screens. The closed-in porch is held up with round wooden columns matching those on the front portico and the porte-cochère. There is also a balustrade above this porch, with two sets of double doors to enter into the house.



East elevation, 2023. Source: Town of Oakville Planning Services Staff



Open porch in 2010. Source: Town of Oakville Planning Services Staff



Left: 1980s photo showing the covered porch on the east elevation. Right: One of the sets of French doors within the screened in porch, 2023. *Source: Town of Oakville Planning Services*

The house has a variety of 10/1, 8/1, 6/1 and 5/1 sash windows with wooden storm windows on the front and side elevations. All of the windows have simple decorative wood trim and sills. Palladian windows are located in each of the side gables on the third storey. Windows on the front elevation have contemporary shutters, which may be replacements of original shutters which were common in Colonial Revival style homes. On the rear elevation, the windows are simpler 1/1 wooden windows with wooden awning style storms. This is typical of many older homes where more elaborate and decorative windows were used on the front and side elevations, and simpler windows were used at the rear where they were less visible.



Palladian window on the west elevation. A matching one is on the east elevation. *Source: Town of Oakville Planning Services Staff*

The rear elevation contains two bumpouts. The one on the first storey provides space for a hutch in the dining room; this is a common feature of Arts and Crafts era homes. The one on the second storey provides a viewing space and built in bench for the upper storey hallway.



North (rear) elevation, 2023. Source: *Town of Oakville Planning Services Staff*

The second-storey eaves have boxed plain cornices with a plain frieze running along it. The soffit is painted wood. Along the roofline on the half-storey is the same friezeboard, as well as along the east porch roofline.



Close-up of the friezeboard and wooden soffit. Source: *Town of Oakville Planning Services Staff*



Close-up of one of the dormers, which also shows the stucco and timber edging. *Source: Town of Oakville Planning Services Staff*



Left: close up of stucco siding and timber edging. Right: One of the chimneys on the west elevation. *Source: Town of Oakville Planning Services Staff*



Stairs and vegetation that have since been removed, circa 1980s. *Source: Town of Oakville Planning Services*

To the rear of the house is a mudroom wing, which is historic, and a one-storey two-car garage that was constructed in 2001. The new garage wing was constructed with white horizontal wood siding to complement the heritage house while remaining distinguishable from it.



Mudroom entrance and updated 2021 garage on west elevation, 2023. *Source: Town of Oakville Planning Services Staff*

The house was originally part of a much larger property which was later severed and new homes were built to the north, east and south. The property's main amenity space, or 'rear yard' is now to the east of the house. A pool that was built in 1970 was filled in between 2012 and 2015.

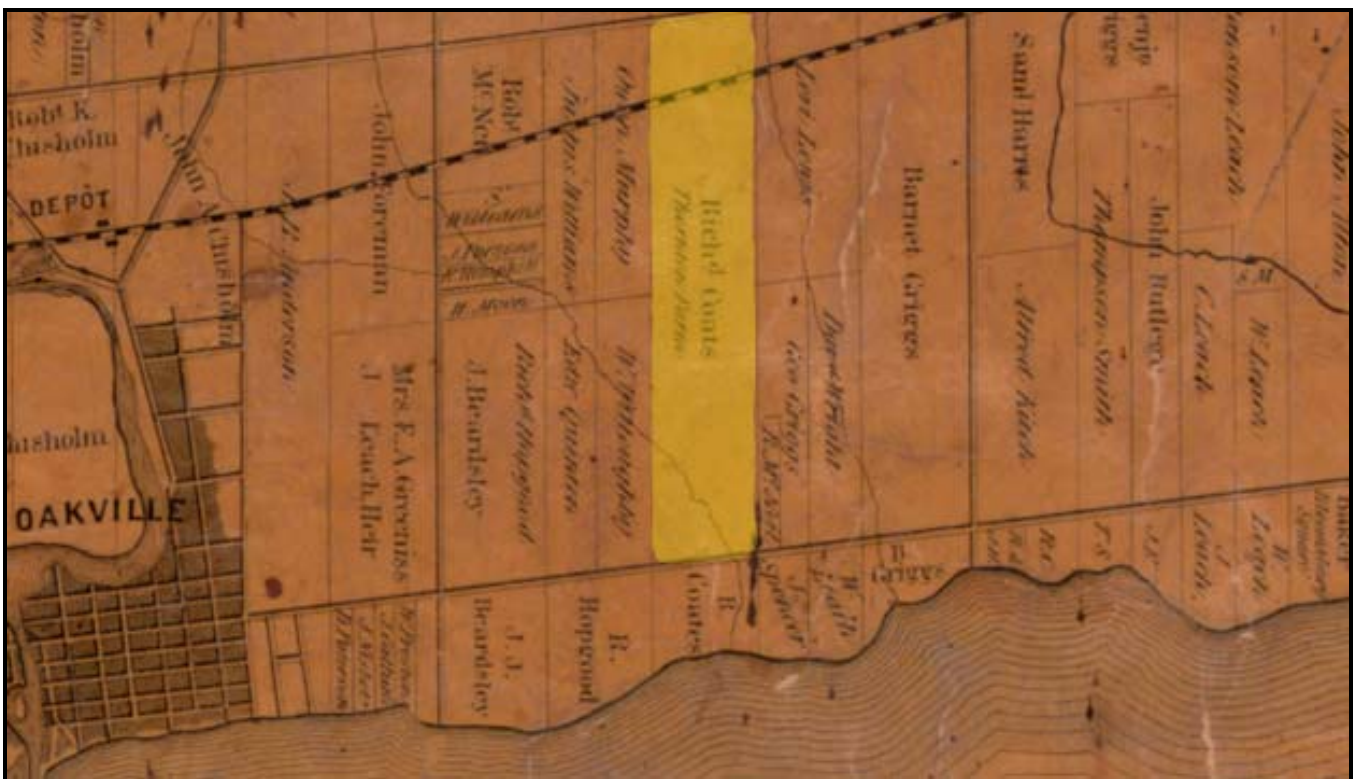


2008 aerial photo showing the old pool. Source: Town of Oakville GIS

Historical and Associative Value

The home at 115 Morrison Road 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, 1806.⁸ The subject property is in the territory of Treaty No. 14.⁹

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.¹⁰



George Tremaine's "County of Halton" survey, 1858, with Lot 8, Concession 3 SDS highlighted in yellow. The subject property is in the southwest corner of this historic lot 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.

⁸ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

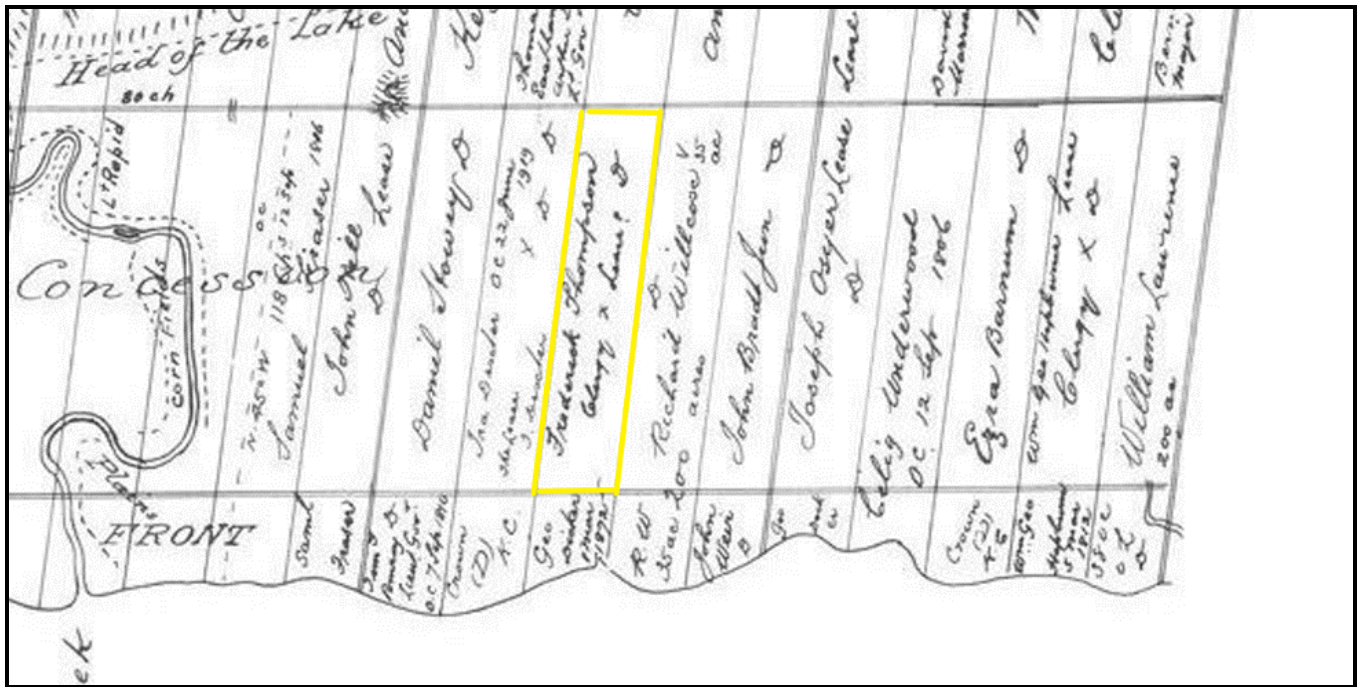
¹⁰ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

Name of Owner(s)	Acreage or Lot	Years of Ownership
Clergy land (for lease)	200 acres	1791-1854
Frederick Thompson, leased from Clergy	Ibid	1818-1829
Richard Coates – assumed lease from Clergy land for remainder of 21 years.	Ibid	1829-1839
Richard Coates	Ibid	1839-1854
Thompson Smith received Crown Patent on the land	Ibid	1854
Richard Coates Jr. and wife	Ibid	1854-1862
Thomas Charles Chisholm	All except railway portion	1862-1871
James Robertson	Ibid	1871-1879
John Morrison and James B. Morrison	88 acres. Part of southwest half of lot	1879-1911
William Henry Robinson and Frank Herbert Chisholm	5 acres – lot 1 of subdivision of the Morrison Estate	1911-1912
Isabella Singlehurst (later Graham)	Ibid	1912-1929
Rudolph Schimmel	Ibid	1929-1939
Bessie Glassco, Eleanor Tilley, R.D. Glassco, executors of Ernest Spencer Glassco, deceased, who held mortgage for Rudolph Schimmel	Ibid	1939-1963
Walter Gerald Lumsden and Helen Marie Lumsden	Part of Lot 1 with right of way	1963-1967
Paula Jemmett	Ibid	1967-1972
Peter J.M. Bloemen and Dorothea Bloemen	Ibid	1972-1992
Gerardus Van Amersfoort and Angelina Van Amersfoort-Tier	Part 1 of Lot 1 of Plan 10663 (north part of the lot)	1992-1994
Fred John Green	Ibid	1994-1996
Joseph and Vicki Magnacca	Ibid	1996-2008
Neven and Lisa Galant	Ibid	2008-2009
Aleblacar Inc.	Ibid	2009-2013
Current owners	Ibid	2013-present

Lot 8 Concession 3 was initially part of the clergy reserves. These were public lands reserved under the 1791 Constitutional Act for the maintenance of a clergy for the Church of England. Revenue from the lease of these lands supported the clergy. The Act was eventually abolished in 1854 under a movement towards secularization.¹¹ In 1818, Frederick Thompson secured a 21-year lease on Lot 8 in Concession 3 SDS.¹²

¹¹ Anglican Church of Canada, "Clergy reserve fonds", <https://www.anglican.ca/archives/holdings/fonds/clergy-reserves-fonds/>

¹² LRO Instrument ASK JANET



1806 Wilmot map showing Frederick Thompson under the clergy lease on the historic lot. Source: 1806 Wilmot Survey

However, in 1829, Richard Coates assumed the lease from William Thompson, eldest brother of Frederick Thompson, heir at law, for the remainder of the lease. Richard Coates likely remained on the land after the lease had expired, as his son eventually purchased it in 1854 from Thompson Smith who had earlier applied for a Crown Grant and received it after the abolishment of the clergy reserves.¹³ In 1862, Thomas Charles Chisholm acquired the 200 acres, less the portion sold to the railway earlier, and in 1871 sold it to James Robertson. In 1879, Robertson sold 88 acres to brothers John and James Morrison, who raised cattle on the land.¹⁴

Morrison Road was non-existent at the time and was instead fields with grazing cattle. James Morrison's farmhouse stood a short distance back from Lakeshore Road and still exists today at 1189 Lakeshore Road East. James and his brothers Peter and John were cattle trade exporters working between Canada and Scotland. The cattle were shipped out on trains from Oakville Station.¹⁵ On average, they shipped 200-300 head of cattle per year to Scotland.¹⁶ The brothers also ran a butcher shop in town.

¹³ LRO Instrument 224F, being a Bill and Sale, dated December 23, 1829, between William Thompson, office of Frederick Thompson, and Richard Coates Jr.

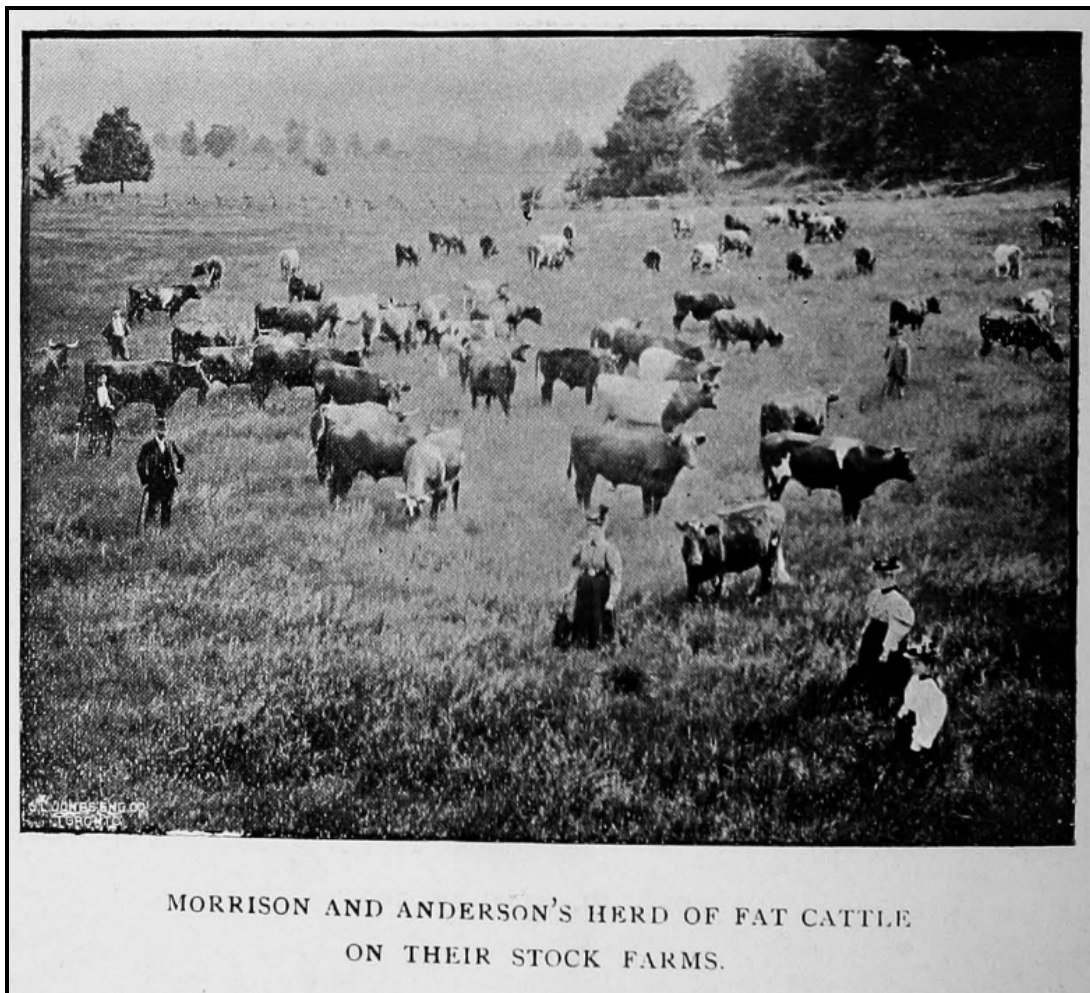
¹⁴ LRO Instrument ? [illegible], being a Bill and Sale, dated May 14, 1862, between Richard Coates Jr and Thomas Chisholm; LRO Instrument 840H, being a Bill and Sale, dated July 1, 1871, between Thomas Chisholm and James Robertson; LRO Instrument 2825?, being a Bill and Sale, dated October 24, 1879, between Agnes Robertson, widow, and John and James Morrison, for 88 acres.

¹⁵ *Beautiful Oakville*, by J.E. Commins, 1897, shows many photos with captions depiction Morrison and Anderson's cattle being shipped out of Oakville by train; Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University Press Incorporated, 1953, pg. 358

¹⁶ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University Press Incorporated, 1953, pg. 358

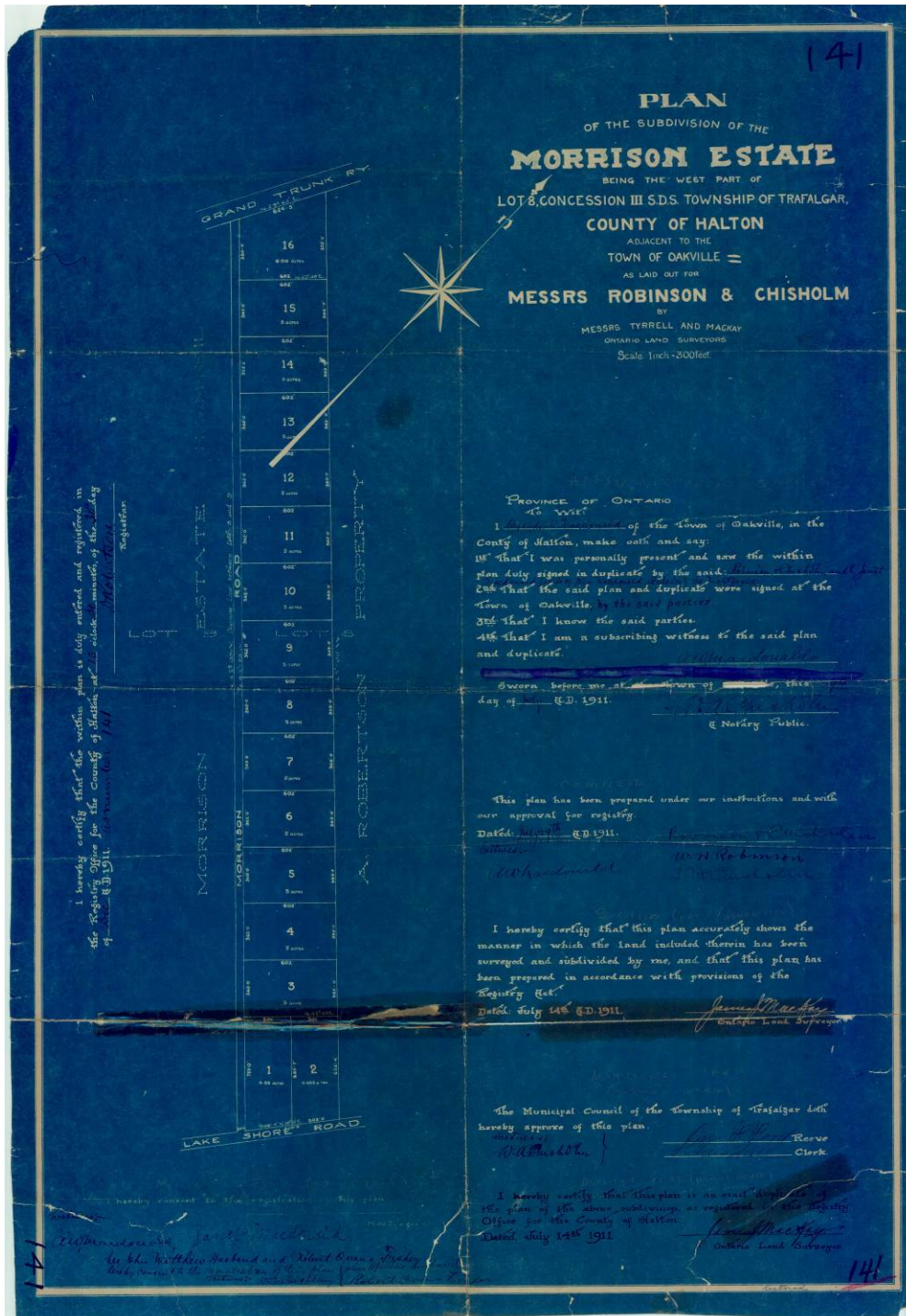


1877 Township of Trafalgar map, before the Morrison brothers purchased the western portion of the lot. At the time it was owned by Agnes Robertson. The yellow highlighted portion is the approximate location of the subject property as 'part lot 1'. Source: 1877 Township of Trafalgar Map



An image and caption from *Beautiful Oakville*, 1897, depicting some of the Morrison's grazing land that would have been near the subject property. Source: Toronto Public Library

In 1911, William Henry Robinson and his business partner Frank Herbert Chisholm acquired part of the west half of lot 8 in Concession 3 and the plan for the subdivision was registered on December 30, 1911.¹⁷



Survey of the Morrison Estate, 1911, showing how Lot 1 and 2 were laid out facing Lakeshore Road East as opposed to the new Morrison Road. The subject house was built facing south, following this layout. Source: Town of Oakville Planning files

¹⁷ LRO Instrument 10370, being a Bill and Sale, dated June 5, 1911, between Janet Macdonald and William Henry Robinson and Frank Herbert Chisholm. Janet was the beneficiary of the property, as outlined in James Morrison's will – FamilySearch, Register V, F-G 1904-1915, pgs. 13, 14, 15. Originally leaving the land to his nieces and nephews he revoked this nine days before his death and changed it to his sister, Janet.

The new subdivision was laid out with 16 lots, five acres each, running north along the east side of the newly formed Morrison Road. Robinson and Chisholm advertised that “Five acres of the right kind of land make a snug little farm. Five acres will keep a hired man busy and pay his wages, besides supplying the owner with all that makes life in the country enviable”.¹⁸ On May 29, 1912, Lot 1 in the subdivision was purchased by Isabella Singlehurst, widow, for \$3000. According to the 1914 Tax Assessment Roll, the property was vacant of any buildings. The 1915 Tax Assessment Roll was not available, but on the 1916 Tax Assessment Roll, a building first appears on the lot, worth \$1000. This indicates the house was built under Isabella’s ownership.



1960 aerial photo showing the house (yellow) in the approximate 5-acre lot from 1911. Source: McMaster University

Isabella Craig was born in 1871.¹⁹ In 1896, she married Samuel A. Singlehurst.²⁰ In 1902 they had a son, John. Samuel died in 1910 and in 1912, Isabella purchased the lot in Oakville.²¹ In 1915, she married David Samuel Graham.²² Her residence at the time was listed as Toronto. By 1916 the house was built at 115 Morrison Road.²³ It is possible she lived in Toronto while the house was being built. They resided in the new house until David died in 1928, and in, 1929, Isabella sold the property to Rudolph Schimmel.²⁴

Rudolph Schimmel was born in 1880 in Germany and emigrated to Canada in 1925 with his wife Frieda and their children Anne Maria and Ortwin.²⁵ Rudolph was a wallpaper designer by trade.²⁶ In 1930, their daughter Anne

¹⁸ Griffin, George, *Oakville Past and Present*, pg. 40

¹⁹ Ancestry.ca, 1911 Census of Canada

²⁰ Ancestry.ca, Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series 8 Number: MS 932; Reel: 91

²¹ Ancestry.ca, “Ontario, Canada, Toronto Trust Cemeteries, 1829-1989 for Samuel A Singlehurst, Mount Pleasant Cemetery, Volume 03, 1908-1919, pg. 55; LRO Instrument 10706, being a Bill and Sale, dated May 29, 1912, between Robinson and Chisholm and Isabella Singlehurst, for \$3,000.

²² Ancestry.ca, Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series 10 Number: MS 932; Reel: 361

²³ Oakville Public Library, 1916 Assessment rolls

²⁴ *The Globe*, “Deaths”, December 17, 1928, pg. 40; LRO instrument 16857(?), being a Grant, dated September 15, 1929, between Isabella Graham, widow, to Rudolph Schimmel.

²⁵ Library and Archives Canada; Ottawa, Ontario, Canada; Series: RG 76-C; Roll: T-14925

²⁶ Ancestry.ca, 1931 Census of Canada lists his job as designer of wallpaper; in articles he is written as an artist.

Maria married Frederick Bohne and they lived with Rudolph and Frieda in the house with their two children.²⁷ In October 1937, Rudolph went missing after going for a walk from the house. After a 24-hour search, no trace was found of him.

Oakville Artist's Body Washed Up on Beach

Found Mile Away From
Where He Jumped or
Fell Into Lake Just Week
Ago

The case made the headlines in the newspapers in Toronto as well. Source: *Globe and Mail*

His overcoat was found neatly folded at the end of the east pier by the lighthouse. According to Chief of Police Allan Kemp, he had no financial difficulties and was not ill. Various accounts were published in *The Globe and Mail* and *The Toronto Star* regarding the disappearance. Eventually, his body was located a mile away from where he jumped or fell from the pier at Oakville.²⁸ On November 4, 1939, a certificate of foreclosure was issued by Bessie Irene Massey Glassco, Eleanor G. Tilley, & R.D. Glassco, executors of Ernest Spencer Glassco against Frieda Ann Schimmel. Ernest Glassco had given Rudolph Schimmel a mortgage on the house.²⁹ As a result, the property came into the hands of the executors. According to the 1947 Oakville phone directory, the occupants of the property were Bessie Irene Massey Glassco, her daughter Eleanor Massey Tilley, and her husband Alexander Pearce Tilley.

Prior to Bessie Glassco living at this property, she and her husband Ernest Spencer Glassco lived on Spruce Street, where they had built the first house on the street (now 338 Spruce Street).³⁰ ³¹ Ernest Spencer Glassco had been a manufacturer of jam and operated one of two jam factories in Oakville, Glassco Limited Jam Manufacturing.³² According to an entry in *Oakville: A Small Town*, by Frances Ahern, "In 1912 Mr. E. S. Glassco and his brother of Hamilton took over the premises of the Oakville Fruit Growers' Association, south of the railway tracks on the east side of the Sixth Line, and became well known as the producers of 'Glassco's Jams and Jellies'. These fine products were marketed widely for years throughout Ontario, Quebec and the Maritimes."³³

²⁷ Ancestry.ca, 1931 Census of Canada

²⁸ *The Globe and Mail*, "Oakville artist's body washed up on beach", October 11, 1937, pg. 4

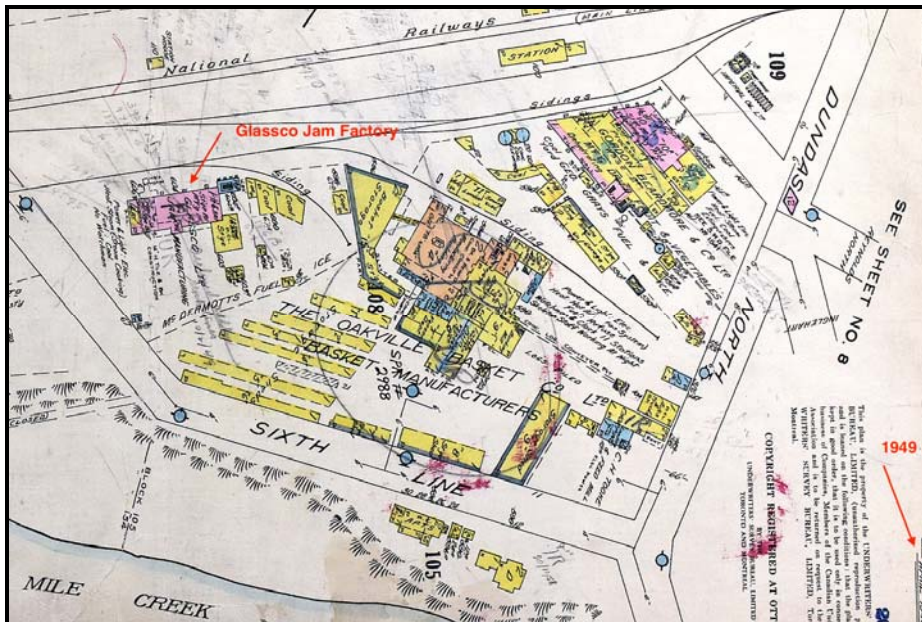
²⁹ LRO Instrument 16858H, being a Mortgage, dated October 1, 1929, between Rudolph Schimmel and Ernest Glassco, for \$8,500.

³⁰ Ontario Heritage Trust, "Notice of designation: Glassco House, 338 Spruce Street", August, 2018

³¹ Ibid.

³² Underwriters' Survey Bureau, *Insurance Plans of the Town of Oakville, 1949*. Toronto: Underwriters' Survey Bureau

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



1949 fire insurance map showing the location of the Glassco's jam factory beside the Basket Factory, just south of the railroad. Source: Underwriters' Survey Bureau, *Insurance Plans of the Town of Oakville, 1949*. Toronto: Underwriters' Survey Bureau



Glassco jam jar. Source: Oakville Historical Society

The company operated for fifty years, from 1914 to 1964.³⁴ Ernest Glassco died in 1938 at the age of 64, and it was then that Bessie moved to 115 Morrison Road.³⁵ Bessie was the daughter of Charles Albert Massey and a member of the prominent Massey family in Toronto, known for the manufacturing of farm equipment, and for being patrons of the arts in Canada. After Charles' death in 1884, his father Hart Massey built Toronto's Massey Hall in his memory.³⁶ The Massey name is visible in many institutions including Hart House and Massey College.

³⁴ OnLand, <https://www.onland.ca/ui/20/books/23272/viewer/680668080?page=341>; <https://www.onland.ca/ui/20/books/23272/viewer/680668080?page=308>

³⁵ *Globe and Mail*, "Death claims E.S. Glassco", January 19, 1938, pg. 1; LRO Instrument 18 [illegible], being a Foreclosure, dated December 4, 1938, between Bessie Glassco et al and Frieda Schimmel.

³⁶ Kilbourn, William. *Intimate Grandeur: One Hundred Years at Massey Hall*. Toronto, Stoddart, 1993; Bessie Glassco (Massey) was the sister of Charles Albert (Bert) Massey, who was shot by his maid in 1915. His murder and her subsequent trial made Toronto headlines. She was acquitted.

Bessie was also the sister of the more controversial Charles Albert (Bert) Massey, who was shot in 1915 by his maid Carrie Davies for alleged sexual assault. The murder was a prominent subject in Toronto newspapers, until the maid, Carrie, was acquitted.³⁷



Bessie and her brother, Bert, as children. Source: *The Masseys: Founding Family*, by Mollie Gillen

In 1963, after living in the subject house for 25 years, Bessie Glassco sold the portion of Lot 1 where the house stands to Walter Gerald Lumsden and Helen Marie Lumsden.³⁸ She sold other portions of the lot to the Corporation of the Town of Oakville in 1963.³⁹ In 1968 she died and is buried with her husband at St. Jude's Cemetery.⁴⁰ Walter Gerald Lumsden and Helen Marie Lumsden sold their portion of lot 1 to Paula Jemmett, and in 1972 she sold to Peter J. M. Bloemen.⁴¹

After the sale between Glassco and the Lumsdens, the lot south of the house (107 Morrison Road) remained empty and was likely the front garden of the subject property, considering the front entrance faces south. The Bloemens severed this lot and sold it separately from the house in the early 1990s, and a house was built on this lot around 1997.⁴² The subject house went through several more owners until the current owners.

In summary, the subject property is associated with the theme of development of the local area and mid-sized estates in Oakville in the early 1900s. It is also associated with some prominent local citizens and stories, such as the Glassco family of Glassco jams.

³⁷ CBC, "The Massey murder: 100 years later, the tabloid tale still fascinates", <https://www.cbc.ca/news/canada/the-massey-murder-100-years-later-the-tabloid-tale-still-fascinates-1.2944925>

³⁸ LRO Instrument 160649, being a Grant, dated December 2, 1963, between Bessie Glassco and Walter and Helen Lumsden, part lot 1.

³⁹ LRO Instrument 160715 and 161987.

⁴⁰ Find a Grave, "Bessie Irene Glassco", <https://www.findagrave.com/memorial/241655490/bessie-irene-glassco>

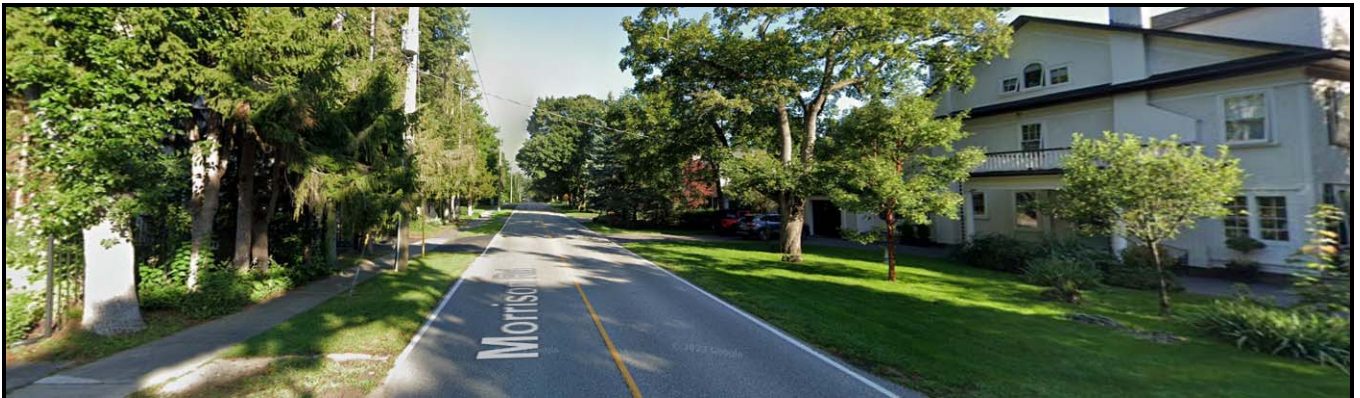
⁴¹ LRO Instrument 231145, being a Grant, dated May 10, 1967, between Walter and Helen Lumsden and Paula Jemmett, married woman, for part lot 1; LRO Instrument 339236, being a Grant, dated May 18, 1972, between Paula Jemmett, married woman, and Peter JM Bloemen. Paula's husband also sells a part of lot to Peter's wife, Dorothea, and this could be the south and north portion of the part.

⁴² Town of Oakville Planning files

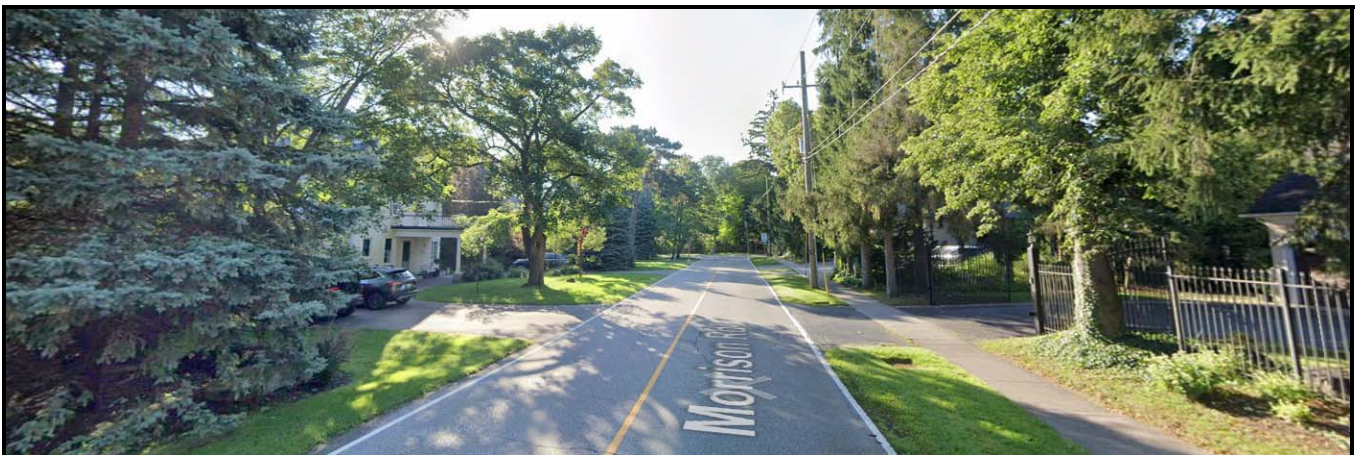
Contextual Value

The Graham House is important in defining, maintaining, and supporting the character of the local area, particularly the intersection of Morrison Road and Lakeshore Road East. 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 the earliest house built on the 1911 subdivision of the Morrison land, it also helps to define the built heritage timeframe of the area to the early 1900s. It acts as an important anchor to the neighbourhood's past.

The subject property is physically and historically linked to its surroundings. It physically stands facing south, indicating its age as one of the earliest on the street, as it would have meant a lakeview and a large garden when it originally fronted onto Lakeshore Road. 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 north on Morrison Road with the subject property on the right, 2023. The house is prominent on the streetscape, particularly with its semi-circular driveway. *Source: Town of Oakville Planning Services Staff*



Looking south on Morrison Road, 2023. *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 Colonial Revival style house with Arts and Crafts influences.	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 with the theme of development of the local area of well-to-do estates in Oakville. It is also associated with some prominent local citizens who owned the property, including the Glassco family of Glassco Jams.	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 Morrison Road and Lakeshore Road East and acts as an important anchor to the neighbourhood's history of lakeshore estate development.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings and contributes to the understanding of the residential development of the local community. It remains on its historical grounds as a residential house and is the oldest house from this 1911 subdivision.	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 115 Morrison Road is located on the east side of Morrison Road, between Lakeshore Road East and Cleaver Drive. The property contains a circa 1916 vernacular Colonial Revival with Arts and Crafts influences style two-and-a-half-storey house known as the Graham House.

Design Value or Physical Value:

The Graham House has design value as a representative example of a Colonial Revival home with Arts and Crafts influences from the early 1900s. Colonial Revival attributes of the home include: the massing of the historic two-and-a-half-storey house; its side gabled roof with dormers; its symmetrical façade with a central entrance; the decorative portico with round wooden columns and decorative frieze; Palladian style windows in gables; panelled front door complemented by sidelights with leaded glass windows; and the porte-cochère with its round wooden columns, frieze board and balustrade. Attributes that were influenced by the Arts and Crafts era include: the mix of materials of stucco, brick, stone and wood; covered porch with round wooden columns and low wooden railings; decorative wooden soffits with boxed cornices and returns; and a mix of types of multipaned windows and doors. The house exhibits many of the classical, traditional and formal aspects of the Colonial Revival style, which was fitting for an early 20th century estate house in southeast Oakville. It also contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship from natural materials. Together, the house is a good example of these styles combined to create a large, charming home for wealthy residents in early 20th century Oakville.

Historical Value or Associative Value:

The Graham House has cultural heritage value for its association with the theme of development of the local area and mid-sized estates in Oakville in the early 1900s. The property started out as farmland, and the later subject house emerged during an important transition in the areas surrounding the Town of Oakville, when farmland began to be developed into estates and residential subdivisions, which was a significant time during Oakville's development. The property is also associated with some prominent local citizens and stories, such as the Glassco family of Glassco jams.

Contextual Value:

The Graham House is important in defining, maintaining, and supporting the character of the local area, which 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 the earliest house built on the 1911 subdivision of the Morrison land, it also helps to define the built heritage timeframe of the area to the early 1900s and acts as an important anchor to the neighbourhood's past. The property is physically and historically linked to its surroundings and still functions as a residential home. It 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 115 Morrison Road exemplify its cultural heritage value as a representative example of an early 1900s Colonial Revival home with Arts and Crafts influences, as they relate to all elevations of the historic two-and-a-half-storey house, include:

- The footprint, massing and form of the historic two-and-a-half-storey house, including its one-storey porte-cochère and one-storey enclosed porch;
- The side gabled roof with front dormers, projecting eaves, wooden soffits, and boxed cornices with friezeboards, and cornice returns on dormers;
- Three brick chimneys;
- Traditional textured stucco cladding with wooden corner boards and trim throughout;
- Fenestration of windows and doors of all elevations;
- The historic wooden windows with wooden storms;
- The porte-cochère and the presence of round wooden columns and a low railing on the roof;
- The front portico, including the four round wooden columns and decorative wooden entablature;
- Panelled front door with leaded glass sidelights and wooden trim;
- Covered porch on east elevation with round wooden columns, low wooden railing with wooden pickets, wooden entablature and trim, and wooden flooring;
- Historic wooden doors and storm doors throughout, including the three sets of double doors in the covered porch;
- The presence of a semi-circular driveway that loops through the porte-cochère.

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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