

Cultural Heritage Evaluation Report
Cedar Lodge
149 Dunn Street, Oakville, Ontario



West elevation of 149 Dunn Street, pre-1976 but exact date unknown. *Source: Oakville Historical Society*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
December 2023

1. Executive Summary

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

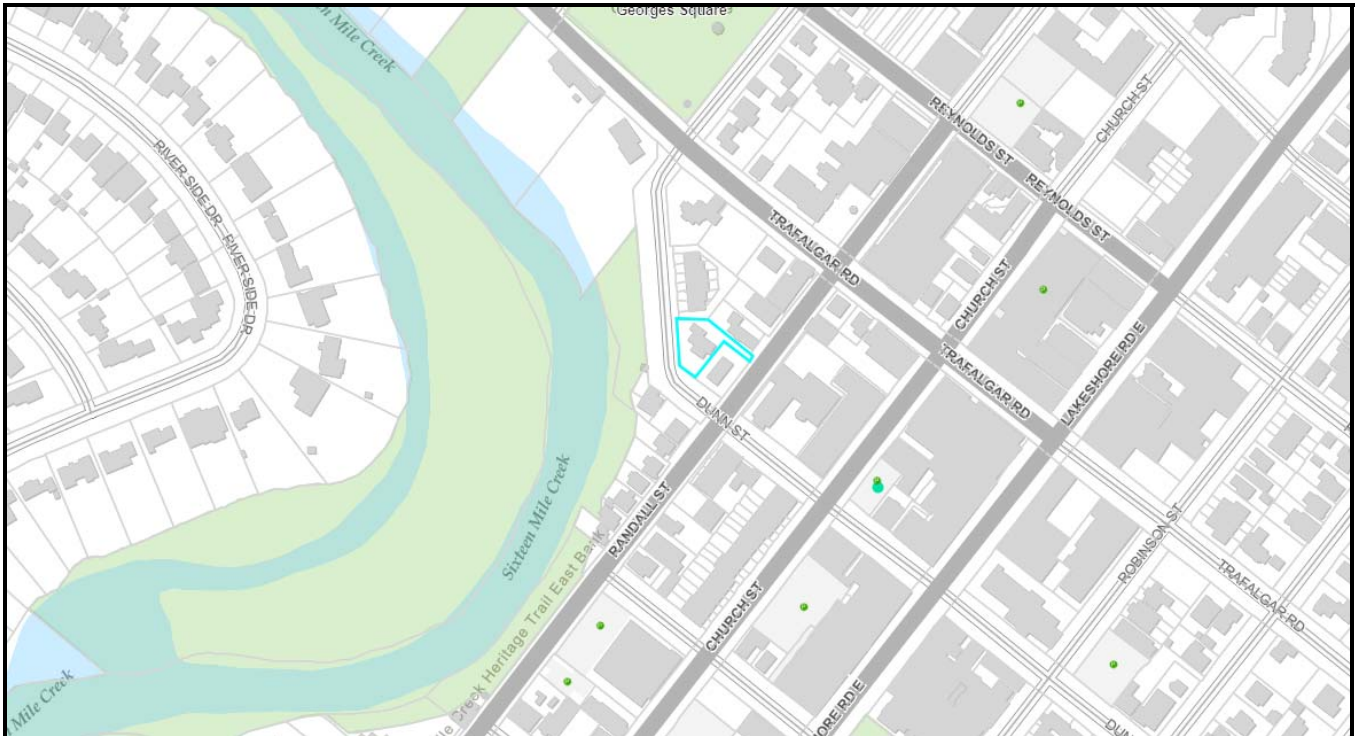
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The property at 149 Dunn Street is located on the curve of Dunn Street between Randall Street and Sumner Avenue. The property is located within the territory covered by Treaty 22, which was signed in 1820 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 "its c.1849 frame house."

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

2. Subject Property

The property at 149 Dunn Street is located on Dunn Street, between Randall Street and Sumner Avenue, on Part Lot 3 of Block 89, Plan 1. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. After being purchased by William Chisholm in 1831, the subject property became part of Lot 3, Block 89, in Edward Palmer's 1835 "Plan of Oakville". The property contains a detached two-storey frame house most likely built circa 1877.¹



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

Legal description: PLAN 1 BLOCK 89 PT LOT 3; TOWN OF OAKVILLE

¹ Based on the construction, assessment rolls/censuses, and similar buildings in Oakville; Oakville Public Library, *Town of Oakville collector's rolls, 1876 and 1877*

3. Background Research

Design and Physical Value

The subject building at 149 Dunn Street is a two-storey stucco-clad frame house. The building has architectural value as a representative example of an Oakville vernacular house originally built with influences from the Regency and Gothic Revival styles, most likely built between 1876 and 1877.

The original portion of the house appears to be an L-shape, which was a construction design popular from the 1850s to the 1870s. Town of Oakville records note a construction date of 1849, but the historic plaque on the house dates it to 1877. The closest confirmation to a date is in the 1876 and 1877 collector's rolls. The collector's rolls of 1876 show Justus Williams as the owner of Lot 3, alongside Lot 5 and Part Lot 4 at the total value of \$300; the next year, under the owner of Charles Coote, Lot 3 alone rises in value to \$550, indicating a building that was not there previously, given the value of combined lots before was less than Lot 3 on its own under the new owner. The earliest the house is specifically recorded is the 1881 census, but if it was built by the owners at that time (the Cootes) it would have likely happened closer to their purchase date of 1876.



Historical photo of the south elevation of the subject property, circa 1980s. Source: *Town of Oakville Planning Services Staff*

Regency Architecture (1830-1860)

Regency architecture styles began in 1815 in England, when the Prince Regent asked architect John Nash to build the Royal Pavilion in Brighton as a version of a temple from India.² This style came to Canada several years later, when retiring officers came to Canada and wished to emulate places they had served. During this time, Regency architecture was the latest fashion in England and was readily adopted by settlers in Canada. Long verandahs with canopylike roofs that extended the length of walls, French doors that opened onto garden patios, and porches with trellis-like supports, are characteristics of the Regency style in Canada. It was often used for one-storey cottages but was also adapted for more storeys. Smaller windows than the main storey were common on upper storeys.³

The view and location of the house near nature was of utmost importance. Landscape improvements and large properties were integral to the natural romance of the home. The house can be symmetrical in the Georgian style. The Regency style can mix various elements from different architectural periods, making for a more whimsical appearance.

Gothic Revival Architecture (1830-1900)

In Ontario, Gothic Revival style reflects a renewed interest in the building forms and styles of various English Gothic medieval periods, as well as the years preceding the English Renaissance, so a variety of features, forms, and elements from differing Gothic periods are often used simultaneously on one building. Common elements are: decorative vergeboard and a roof trim decorated with curvilinear patterns; numerous dormers and gables, finials, and pinnacles; bay windows; oriel windows on the second floor; verandahs; and tall chimneys. Gothic Revival houses could also be plainer houses with decorative Gothic elements. Gothic cottages, which could be two storeys, were promoted as a cheap country dwelling house in the *Canada Farmer* in 1865, and variations on this, such as the centre-gable and L-shaped design, are common in Ontario.⁴

Subject Property Design

The property at 149 Dunn Street is a vernacular residential single detached dwelling with stucco cladding influenced by the Regency and Gothic Revival styles. The house does not fit into one architectural style, but rather, has been constructed with unique features of various styles, such as Gothic gable shapes and segmental windows, and original Regency verandah columns. This variety may also be because the house most likely underwent several additions and changes over time.

The original portion of the L-shaped home has the main door on the south elevation, with a bay window on the west elevation. The north wing was likely a later addition, with the roof extended onto the one-storey portion for further square footage. The one-storey portion is said to have originally been a garage and could have been added from a previously separate building, like a shed or carriage house, and it was then the roof was extended to a saltbox shape on that half of the house. However, it is not clear that this is the case, but the roof shape is quite unique and indicates a history of additions.⁵

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*, Toronto: Fitzhenry & Whiteside, 1990, pg. 20

³ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*, Toronto: Fitzhenry & Whiteside, 1990, pg. 21

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, Toronto: James Lorimer & Co., pg. 61

⁵ Based on research and conversations with heritage staff.



South elevation. Source: Town of Oakville Planning Services Staff



East elevation, showing one-storey addition and saltbox roof to the right. Source: Town of Oakville Planning Services Staff



North elevation, showing the one-storey portion, the slope of the roof, and the north entrance. *Source: Town of Oakville Planning Services Staff*



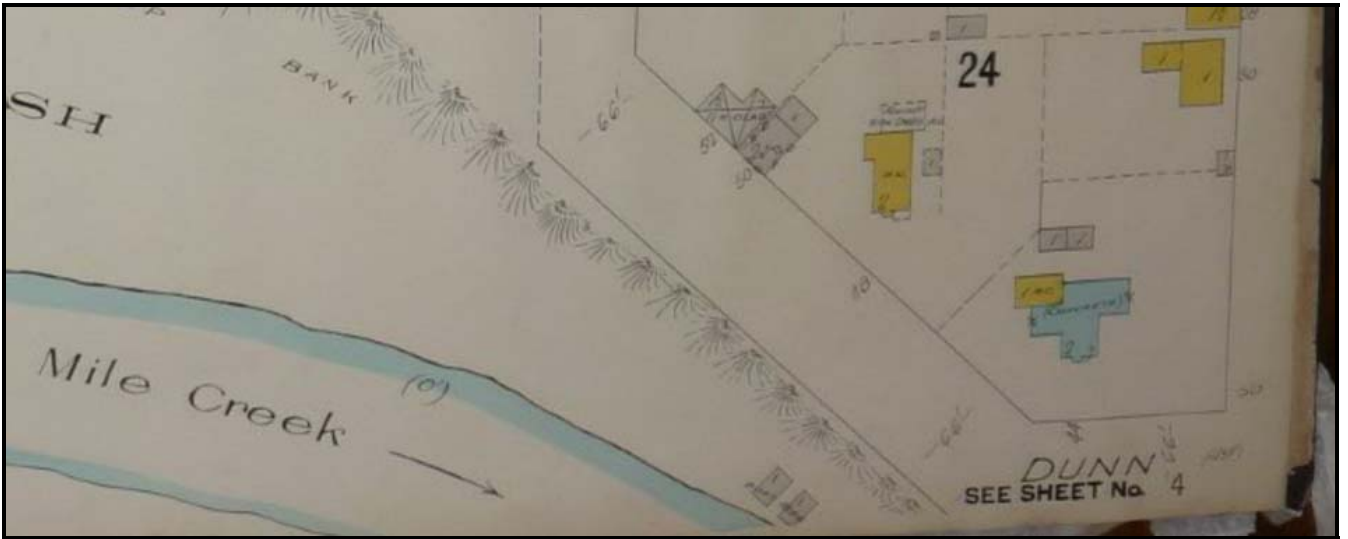
Showing the west façade from the north elevation. *Source: Town of Oakville Planning Services Staff*

The aerial image below shows the original L-shaped storey highlighted in yellow to the south with the later two-storey and one-storey wings to the north.



Aerial view showing the shape of the house and its unique roof. The highlighted portion is the potential original layout. Source: Google Maps

The one-storey wooden addition on the northeast corner, if added on, was added early as it appears in the 1910 fire insurance map.



The subject house in the bottom right corner shows the wooden one-storey section already connected to the house, circa 1910. If the north wing was an addition it was done pre-1897 based on photography. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1910



North elevation of the house, circa 1980s, showing the roof shape. There are no shutters on the upper window at this time. *Source: Town of Oakville Planning Files*



Photo from the 1980s of the east façade, showing the sloped roof to the one-storey portion, and the south gable wing connecting to the east-west portion of the house. *Source: George Chisholm, Town of Oakville Planning files*



1897 photo, west façade, showing the south and west gables, as well as the verandah. The photo does not show the one-storey portion behind. *Source: Oakville Historical Society*



View of the west elevation circa 1957. The house had a lychgate as seen in the photo with the words 'Charnwood' on it. *Source: Oakville Historical Society*

The house is clad in stucco, applied in two different ways on the south and north elevations. On the north, the stucco is a traditional heavily-textured material and on the south, a trowelled technique has been used, something that is more common from the mid to late 20th century. Stucco was not meant to be a long-term cladding, and it could have been resurfaced throughout its lifetime, explaining the differences in application. This difference may also be if the north gable and one-storey addition were later additions to the house and plastered by a different person.



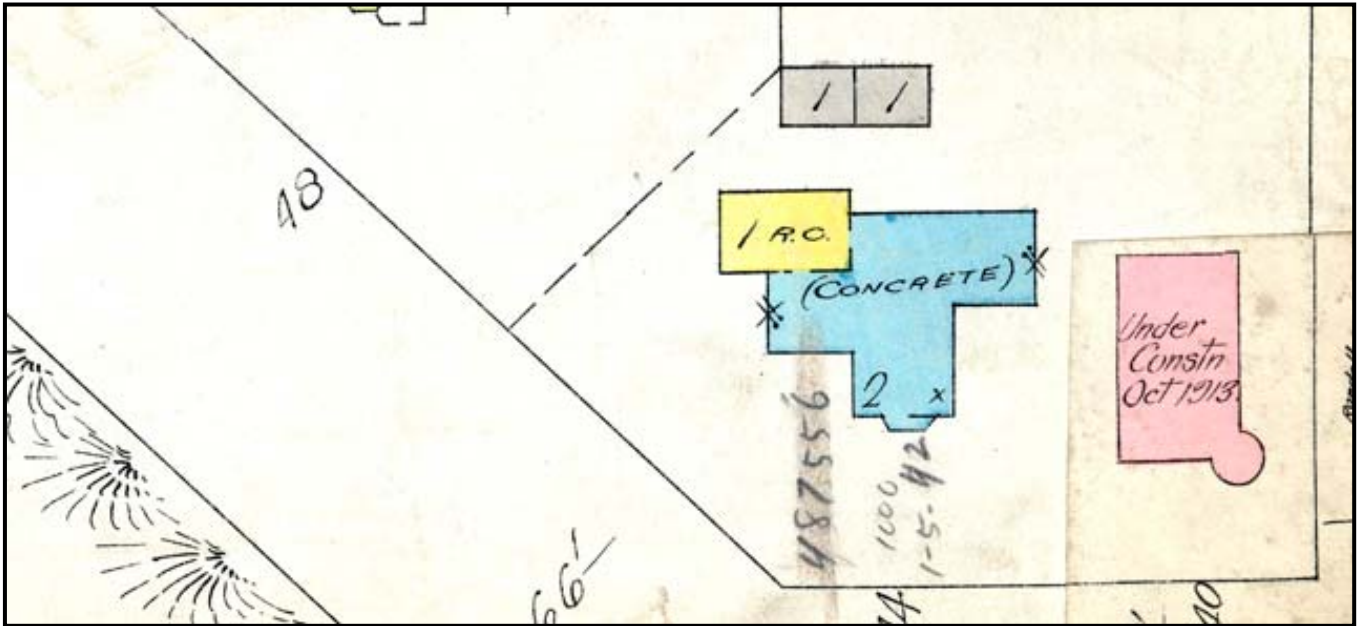
North elevation stucco, showing a pebbled appearance. It is similar to the stucco on the one-storey portion. *Source: Town of Oakville Planning Services Staff*



South elevation, showing a more trowelled texture for the stucco. *Source: Town of Oakville Planning Services Staff*

The fire insurance maps indicate that the two-storey portions were constructed of concrete and the one-storey wing was frame clad in stucco. The concrete construction could be referring to stucco cladding on a wooden frame, which, post-1870, was made more commonly with Portland cement after its invention in the US in 1870.⁶ It is also possible it could be referring to a house made of stone aggregate and mortar, which would not have fit under a standard fire insurance cladding category. Given the age of the house, and that the house has a lakestone foundation, it is unlikely that the walls were built of concrete block. Fire insurance maps are not necessarily very detailed and can be general when referring to materials.

⁶ Prestige Stucco, "History of Stucco", <http://prestigestucco.com/history.htm>



1913 fire insurance map, showing the overall shape of the house is the same as today. The main house is listed as 'concrete' (blue) and two storeys; the yellow portion is the one-storey level "R.C." or roughcast (stucco). There are small frame sheds on the property. The lot was divided by this time. *Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1913*



A 3D aerial view of the house, showing its shape, looking west. Notice the large amount of vegetation. *Source: Google Maps*

A lakestone foundation was common in historic houses and structures in Oakville in the early to mid-1800s and is present in the subject house as well.⁷ The height of the lakestone foundation is not the same on the north wing and the one-storey wing, further indicating they are likely additions.

⁷ Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto, ON: Hounslow, 1979.



Close up of the foundation on the west elevation. *Source: Town of Oakville Planning Services Staff*

Historically, there were three tall brick chimneys, as seen in the 1897 photograph below. Two have been removed and the last altered, as it is now shorter. This photo indicates, if the north wing was added, it was done by this time as that is likely where the third chimney sits in the photo. The photo also shows the decorative wooden bargeboard that is on longer present in the gabled eaves.

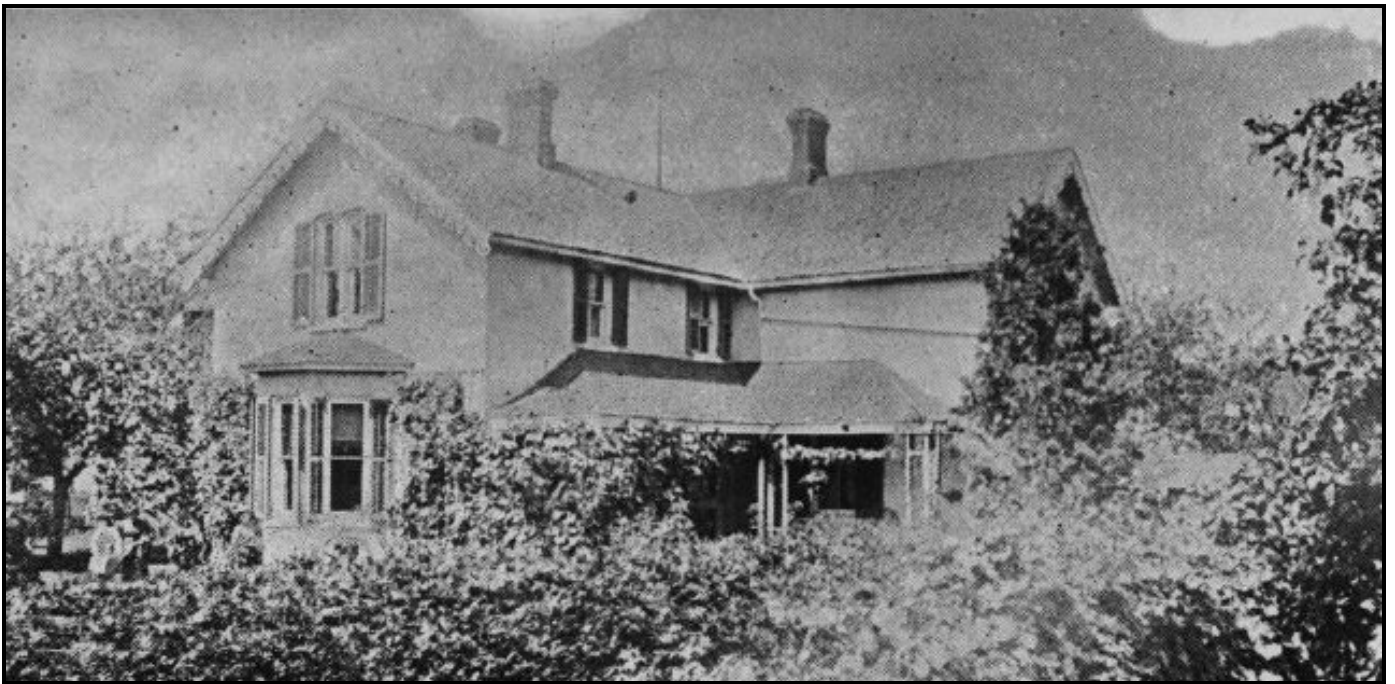


Photo of the house, looking northeast, circa 1897, showing the three chimneys. A Regency-style porch can be seen in this photograph. *Source: Oakville Historical Society*



Current chimney. Source: Google Street View

Covered verandahs are a main element of Regency-style and Gothic Revival houses in Oakville.⁸ This house's main door is on its south elevation, under a covered verandah that extends across two elevations.



Verandah on south elevation, looking northeast. Source: Town of Oakville Planning Services Staff

⁸ Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto, ON: Hounslow, 1979, pgs. 30, 42, and 50.



Verandah on the south elevation looking northwest. Historically, a path through the gate on the west elevation would have led here. Source: Town of Oakville Planning Services Staff

The verandah has wooden detailing, such as the pilasters on the wall edges and decorative wooden detailing along the roofline. The design is similar to Gothic Revival and Queen Anne houses that were built in the late 1800s. It appears these features are replacements from the early 20th century; if we look to the 1897 photo the porch columns appear different and more in the traditional Regency style, when verandah columns were more akin to treillage to allow vines to grow. This same style can be seen on other Regency houses in Oakville from around the 1850s.⁹ The Regency style was prevalent in Ontario from 1830 to 1880. The current columns can be seen in the 1950s photo but were likely installed in the early 1900s.



Close-up of the columns from 1897 showing a different column design. Source: Oakville Historical Society

⁹ Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto, ON: Hounslow, 1979, pgs. 30, 42, and 50. These houses demonstrate similar verandahs, windows, and original treillage as this house.



Examples of wooden detailing on the verandah. *Source: Town of Oakville Planning Services Staff*

The porch has projecting wooden eaves. The soffit in the rest of the house has been updated. Historically, the house had decorative wooden bargeboard on the gable edges, as seen in the historical photos.



Projecting eaves above the porch. *Source: Town of Oakville Planning Services Staff*



Bargeboard on the west elevation. The three chimneys are also visible. *Source: Town of Oakville Planning Services Staff*

The door under the south elevation porch is the original main entrance door. The gate from the west elevation (as seen on the cover photo) most likely led to a path that went to the verandah.¹⁰ The front entrance has sidelights and a transom window with three horizontal panes of glass. The sidelights have two panes each with wooden panels below. The wooden screen door and main panelled wooden door appear to be historic.



Front door showing the windows, the two-panel wooden door, and Victorian-style screen door. *Source: Town of Oakville Planning Services Staff*

¹⁰ This gate, as seen in previous photos, was removed by the Chisholm family upon the 1976 sale of the property and still stands at a family member's home.



The east elevation of the house currently has two doors; one was added when the second storey of the house was used as an apartment from 1950 until at least 2000.¹¹ The interior has since been re-opened to the historical layout.¹²

The two entrances on the east elevation that used to lead to the separate living spaces. *Source: Town of Oakville Planning Services Staff*

The north elevation has another entrance, but with no sidelights or transom, typical of a more modest rear entrance. The one-storey portion also has a non-functioning door on this elevation, though it is likely that this door and the window above were salvaged from elsewhere as this portion was at one time used as a garage.



North elevation showing the two entrances. *Source: Town of Oakville Planning Services Staff*

¹¹ Town of Oakville planning files

¹² Staff site visit

There is a variety of heritage windows on this house. The majority of the windows are flat with no trim and plain sills, with the exception of the windows on the second storey of the original south portion of the house, which are segmentally arched. The historic wooden windows on the house are either 1/1 or 2/2 hung sash windows. Many of them have shutters, which may be historical, as they are hinged on the inside and could fit inside the windows frame.¹³ The exception may be the north and south gables, as there are photos of these without shutters. It is possible they were all replaced at one time, but they all utilize the historic-type hardware to actually swing into the inset windows and cover them.



Windows above the verandah. The double window on the right replaced the original segmentally arched window that appears in earlier photographs. *Source: Town of Oakville Planning Services Staff*



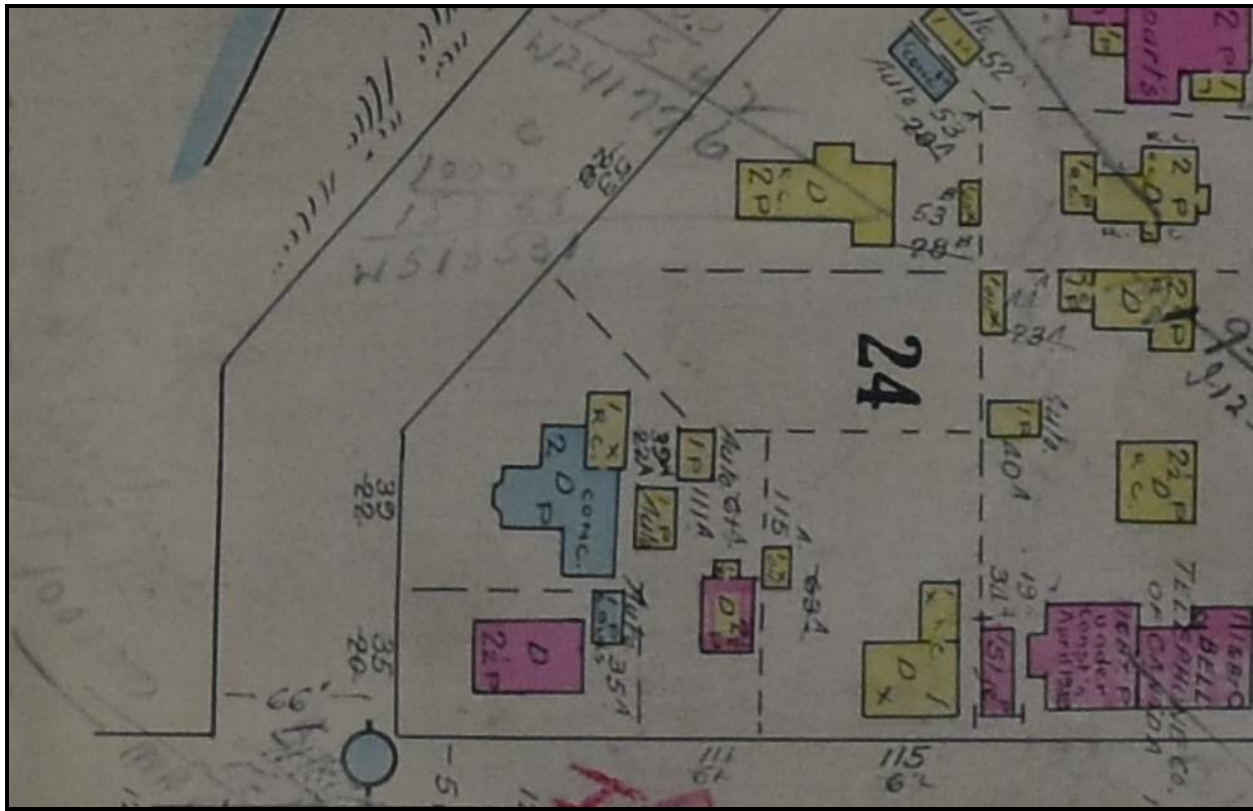
The window to the west of the entrance still has its wavy glass, an indication of an older house as this hand-blown method of making windows was used until the early 1900s.¹⁴

The front entrance window's wavy glass. *Source: Town of Oakville Planning Services Staff*

¹³ The one-storey portion has no shutters, which may indicate it was added later but pre-1897.

¹⁴ Architectural Glass, <https://architecturalglass.com/uncategorized/what-is-wavy-glass/>

The house is situated on a corner lot with plenty of garden space. Historically, it had a view of the Sixteen Mile Creek and the rest of Lot 3 (and later, also Lot 5) for a yard, which would have been quite substantial. The house still has garden space, one fenced off portion to the east and one that acts as a secondary driveway on the north elevation, with a garden to the west. A more modern driveway to the house comes from Randall Street, which is also the parking lot for 145 Dunn Street, which was installed when the house was divided into apartments. According to the 1949 fire insurance map, there was a garage on the east elevation that was likely related to the driveway to the south.



1949 fire insurance map showing the detached garage on the east elevation of the house, which could indicate the driveway coming in from Randall Street to the south. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1913

The lot was subdivided around 1912, and the house to the south was under construction in 1913.¹⁵ This changed the shape of the yard considerably. The owners of the house also owned Lot 5 to the northeast from 1855 until 1904, with the southern part until 1911, extending the yard even more.¹⁶

In summary, the subject house has design value as a representative example of a 19th century vernacular house with influences from the Regency and Gothic Revival styles of architecture. Elements of this era and these styles include: the lakestone foundation; stucco cladding; the main entrance on the south façade including sidelights and transom window; the bay window and upper storey windows on the west elevation; the massing, roof shape, and orientation; the south elevation verandah and wooden decorative elements; various 2/2 sash windows; and a remaining historic brick chimney.

¹⁵ Updated 1913 fire insurance map

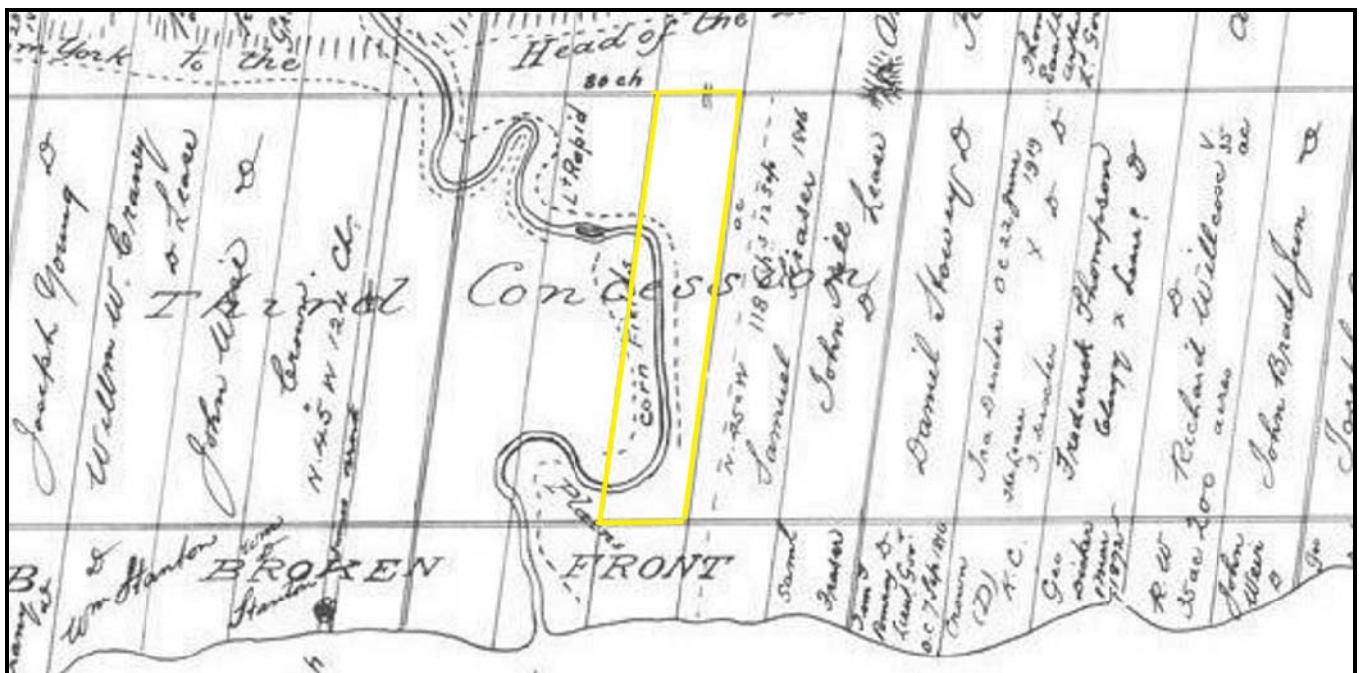
¹⁶ LRO Instrument 374 a, being a Bill and Sale, dated July 19, 1855, between Thomas Kirkpatrick and Justus W. Williams for all of Lot 5; and LRO Instrument 2381 a, being a Bill and Sale, dated November 12, 1890, between John Heatty and C.W. Coote for part of Lot 5; and LRO Instrument 2605, being a Bill and Sale, dated December (?) 30, 1892, between John Heatty and Mary Coote, for part of Lot 5 excepting CW Coote's portion.

Historical and Associative Value

The property at 149 Dunn Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.¹⁷

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. 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.¹⁸ The subject property is in the territory of Treaty No. 22.¹⁹

The subject area was known as the Third Concession South of Dundas Street, Lot 9. It was granted to William Chisholm in 1831. In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.²⁰ Chisholm is widely recognized as the founder of the Village of Oakville.



Wilmot's Trafalgar Township Survey, 1806, with Lot 9, 3rd Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

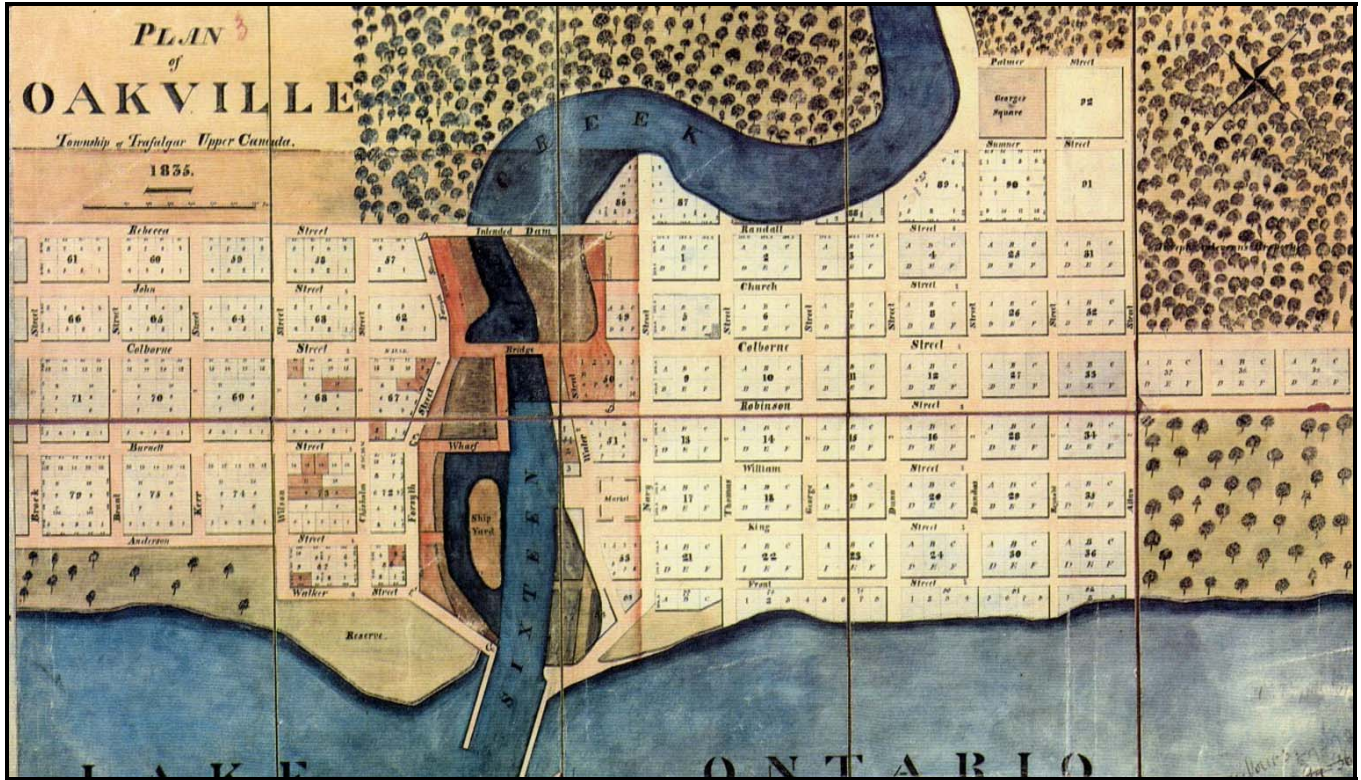
¹⁷ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁸ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

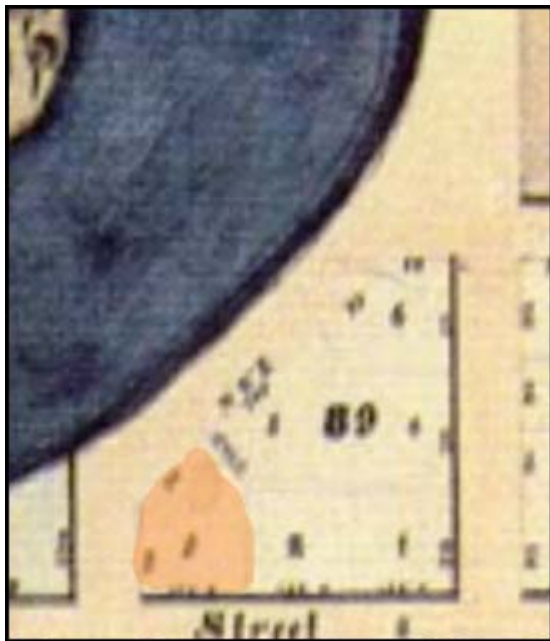
¹⁹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

²⁰ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek, including the land upon which 149 Dunn Street sits. Chisholm still owned the property, until he sold this lot in 1838 to James Hopkirk.²¹

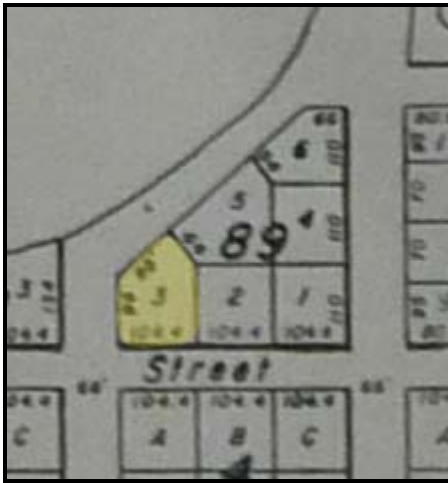


Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835". Source: Oakville Historical Society



Left: A close-up of Block 89. Lot 3 is the angled lot on the far left of the block. The overall block shape is cut off by the creek.

²¹ LRO Instrument 585M, being a Bill and Sale, dated July 14, 1838, between William Chisholm and wife, and James Hopkirk, for Lot 3.



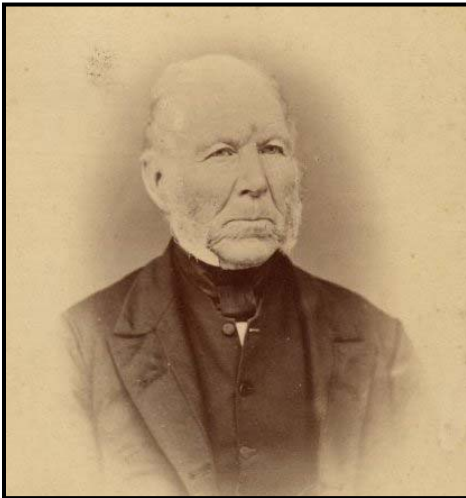
A clearer view of the lots in Block 89. Source: *Map of the Town of Oakville, 1837*

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. Because of the size of a historical lot, not all transactions are followed in the chart below, only those pertaining to what ends up as the subject property.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Concession 3 SDS, Lot 9	1806-1831
William Chisholm	Concession 3 SDS, Lot 9	1831-?
James Hopkirk	Plan 1, Block 89, Lot 3	1838-1843
James Sampson	Plan 1, Block 89, Lot 3	1843-1855
Justus W. Williams	Plan 1, Block 89, Lot 3 and Lot 5	1855-1876
Mary Coote	Plan 1, Block 89, Lot 3 and Part Lot 5	1876-1909
Louis Philip Snyder	Plan 1, Block 89, Lot 3	1909-1910
Jonathan H. Shields	Plan 1, Block 89, Part Lot 3	1910-1912, 1913
Ada Crosby Kendall	Plan 1, Block 89, Part Lot 3 (included because she sold a portion to the homeowners and owned some of the lot, it appears purchases were made between she and various homeowners overtime)	1912-?
Margaret Helen Murray	Plan 1, Block 89, Part Lot 3	1913-1919
Minerva Swann Castle	Plan 1, Block 89, Part Lot 3	1919-1924
Frank Herbert Chisholm and Lizzie Chisholm	Plan 1, Block 89, Part Lot 3 (bought some from Ada Kendall)	1924-1942
Faith Robinson Fell	Plan 1, Block 89, Part Lot 3	1942-1959 (exchanged a

		portion in 1955 to south property)
Faith Robinson Fell and Margaret Chisholm Fell	Plan 1, Block 89, Part Lot 3	1959-1976 (sold a portion in 1968 to person who bought house in 1976)
Thomas Samuel Decker	Plan 1, Block 89, Part Lot 3	1967-1968 (unclear which portion so including)
Helen Hatton	Plan 1, Block 89, Part Lot 3	1968 and then 1976
Helmuth Steinlin	Plan 1, Block 89, Part Lot 3	1976-1979
Ulo and Maret Sirotkin	Plan 1, Block 89, Part Lot 3	1979-1986
James and Joan Dimitriw	Plan 1, Block 89, Part Lot 3	1986-1997
Simon and Marcelle Cooper	Plan 1, Block 89, Part Lot 3	1997-2000
Andrew John Luke	Plan 1, Block 89, Part Lot 3	2000-2002
Current owners	Plan 1, Block 89, Part Lot 3	2002-current

The build date of the house is likely around 1877. Town of Oakville planning files indicate a potential build date of circa 1849, however, Lot 3 is not listed in the available 1850s assessment rolls, despite other lots in Block 89 appearing in the rolls.²² This may indicate that the lot was not built on and that it may have been owned by a non-resident, which were listed in a different section of the assessment rolls and do not indicate if they own a different empty lot, or which one. Therefore, the date of around 1876-1877 using the collector's rolls is the closest staff could get to a confirmation of build date. Collector's rolls do not indicate if a building is present, so assumptions are made based on total property value.



Justus Wright Williams, date unknown.
Source: Oakville Historical Society

James Hopkirk, part owner of the Oakville Brewing and Distilling Company, purchased the lot from William Chisholm and owned it from 1838-1843.²³ However, he lived on the foot of Wilson Street in Park Lot K, where he lived until he got a job in Toronto in 1839.²⁴ A James Sampson (or Simpson) purchased it after Hopkirk, and would have been the owner if it was built in 1849, however, there is no information on this name.²⁵ A James Simpson is listed in the 1851 census as a sailor, but no other information could be found.²⁶ The Simpsons were well-known shipwrights and sailors in Oakville at the time. He then sold the lot to Justus Wright Williams, a prominent early citizen of Oakville.²⁷

Justus Williams (1798-1875) came from Vermont and settled in Oakville at a young age. He worked as a contractor, building houses and bridges. He later became a merchant and built a general store on Colborne Street around 1833, becoming one of the village's earliest merchants.²⁸

²² Researcher experience, 2023

²³ LRO abstract

²⁴ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Inc., 1953, pg. 76-77

²⁵ LRO Instrument 1880, being a Bill and Sale, dated September 15, 1843, between James Hopkirk and wife and James Sampson (?), for Lot 3

²⁶ 1851 Census of Canada

²⁷ LRO Instrument 279a, being a Bill and Sale, dated August 7, 1855, between James Sampson (?) and Justus W. Williams for Lot 3.

²⁸ Oakville Historical Society, <https://oakvillehistory.pastperfectonline.com/Photo/B7850E61-1227-46D6-B947-100747128821>

In the 1861 census, he is listed as living in a wooden two-storey building, however, it also indicates a shop; the 1870 directory lists his location as Colborne Street, where he had built a home with his shop next door, on the south side of Colborne Street between Dunn Street and Dundas Street (now Trafalgar Road).²⁹ Aside from Lot 3, Wright also owned Lot 5 and part of Lot 4.³⁰

In 1876, a year after Williams' death, Lot 3 was sold by Williams' son to Mary Coote, the wife of Charles Wesley Coote, Lot 5 was sold to John Heatty in 1885, who then most likely built the house that would become 157 Dunn (now demolished).³¹ Heatty sold Lot 5 to the Coote couple in 1890 and 92, selling part of it to C.W. Coote and the other part to Mary.³² He also sold the north half of Lot 4 to Mary that same year.³³ This meant the Cootes owned Lot 3 and 5 and part of Lot 4 in the 1890s. An Oakville Historical Society (OHS) plaque on the house dates the house build date to these owners in 1877, the year after Lot 3 was purchased by the Cootes.³⁴ This date aligns with the change in property value in the collector's rolls. The OHS no longer has information used when plaque research was conducted so it is unclear where this date came from.

The Cootes owned the house until 1911 and rented out their other lots on the block. They built a house on their portion of Lot 4 a year after purchasing it, and rented it to Hannah Wright, a widow, until they sold it to her in 1900.³⁵ They likely sold the north portion of Lot 5 around 1904 or 1905 to Coote's business partner, W.H. Tuck, which they had rented to him.³⁶

Charles Wesley Coote was born in Trafalgar, Ontario in 1831.³⁷ He married Mary Marcus, born in Scotland in 1846, in 1871.³⁸ Coote was also a merchant, and owned a general store on Colborne Street, at what is now 215 Lakeshore Road East. The property remains an important designated heritage building within Oakville's downtown. Coote's shop was taken over by Thomas Harker in 1905, when Coote retired.³⁹

Charles Coote also served on the Oakville Board of Education in the 1890s and worked on the Board of Trustees for St. John's United Church from 1842 until his death in 1907.



Charles Coote. Source: Oakville Historical Society

²⁹ Ibid.

³⁰ LRO abstracts for Lots 3, 4, and 5 of Block 89, Plan 1.

³¹ Oakville Public Library, *Town of Oakville Collector's Rolls, 1885-1887*, shows a jump in value around 1 year after Heatty purchases it, from \$300 under the Williams' to \$600, indicating a house was likely built under his ownership.

³² LRO Instrument 2381 a, being a Bill and Sale, dated November 12, 1890, between John Heatty and C.W. Coote for part of Lot 5; and LRO Instrument 2605, being a Bill and Sale, dated December (?) 30, 1892, between John Heatty and Mary Coote, for part of Lot 5 excepting CW Coote's portion.

³³ LRO Instrument 2605G, being a Bill and Sale, dated 1892, between John Heatty and Mary Coote.

³⁴ Lot 3 was in Mary Coote's name: LRO Instrument 1001C, being a Bill and Sale, dated June 1, 1876, between Mary H. Chisholm for Justus W. Williams, deceased, and Mary Coote, wife of Charles W. Coote, for Lot 3 (2/5 of an acre)

³⁵ Oakville Public library, *Town of Oakville Assessment Rolls, 1890-1900*; LRO Instrument 3147H, being a Bill and Sale, dated May 13, 1900, between Mary Coote and Hannah Wright.

³⁶ Assessment rolls from 1900-1911; Tuck does not appear in the LRO registry for Lot 5, so it is not known by what mechanism he obtained the land, but assessment rolls from 1900 show Coote as the owner of the land and Robert Tuck as the tenant, and then he is a freeholder starting in 1904.

³⁷ Ancestry.ca, "Charles Wesley Coote", <https://www.ancestry.ca/family-tree/person/tree/43735386/person/402472817662/facts>

³⁸ Ancestry.ca, "Ontario, Canada, Marriages 1829-1939 for Chas Wesley Coote", https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932_5-0827?pld=2713274

³⁹ Oakville Historical Society, <https://oakvillehistory.pastperfectonline.com/photo/C849F97D-036D-4ADB-9B2F-813513063422>

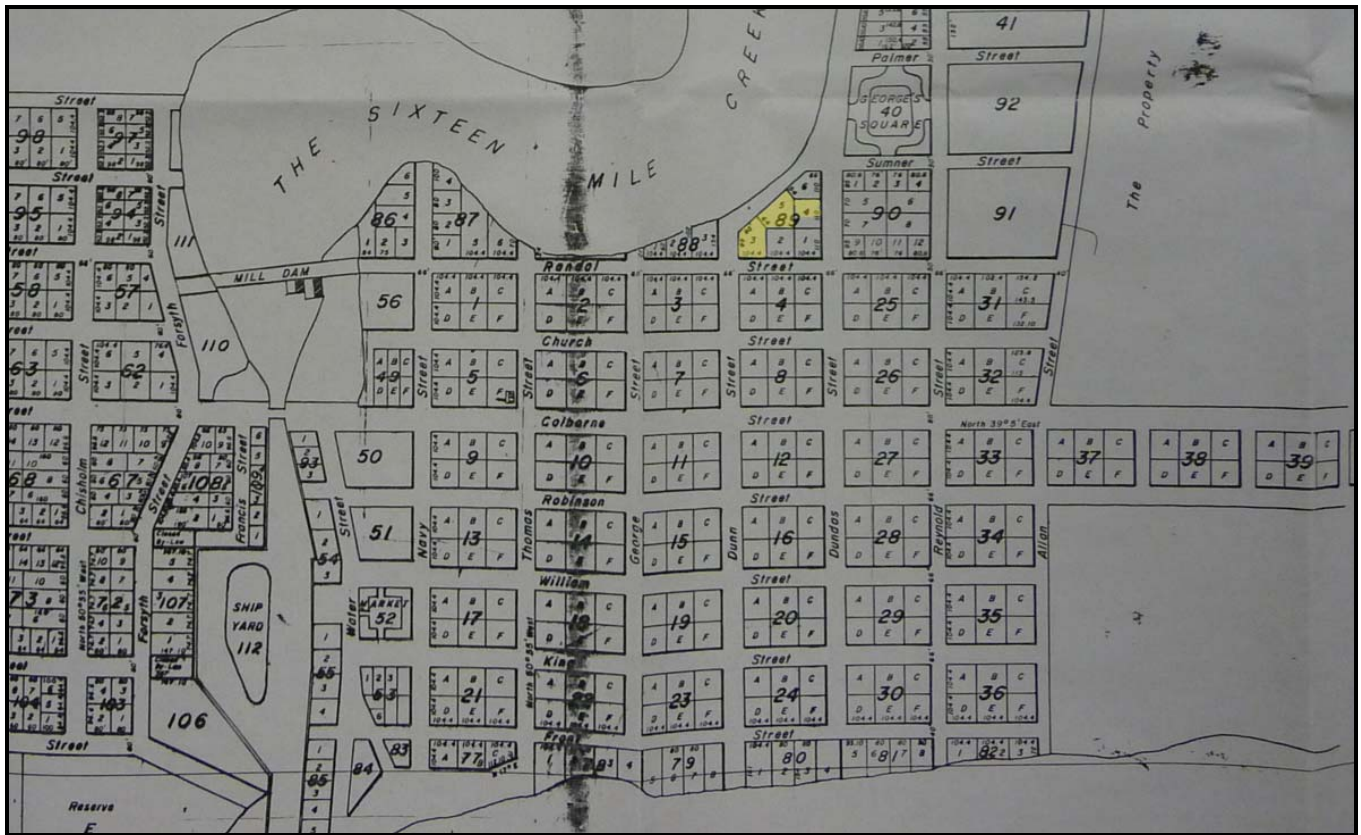


A photo of the Coote shop in 1929, when it was owned by Thomas Harker. *Source: Oakville Historical Society*



2023 view of the former general store owned by Charles Coote. *Source: Google Street View*

The Cootes would have then had a sizeable yard when they lived in the house, on the banks of Sixteen Mile Creek, given that they used part of Lot 5 after 1890 and the southern portion of Lot 3 as their yard. The other lots they owned, Lot 5 and Part Lot 4, were rented out to various townspeople over the decades they owned them.



1937 map of Oakville, with the lots owned by the Cootes highlighted in yellow, showing their contextual location. Source: Town of Oakville Planning Files

It appears in 1905, Charles Coote sold the “south part of Lot 5” to Mary, his wife.⁴⁰ Although it does not appear in the land registry files, it is likely the northern half was sold to the Tucks around the same time, as they continue to be listed as the owners of the “northern part” of Lot 5 in the assessment rolls.⁴¹ After Charles’ death in 1907, Mary Coote sold her remaining land; Lot 5 was sold to the Tucks in 1911, and Lot 3 was sold to Louis Philip Snyder in 1909, and then to Jonathan H. Shields in 1910.⁴² Shields split Lot 3, and sold a southern portion to Ada Kendall in 1912.⁴³ By 1913 we know Ada and her husband, James Kendall, had started building the brick house that now stands at 145 Dunn Street, as it is noted as under construction in the 1913 fire insurance map. Interestingly, James Kendall was the owner of the Kendall Tannery, which burned to the ground in 1948.⁴⁴

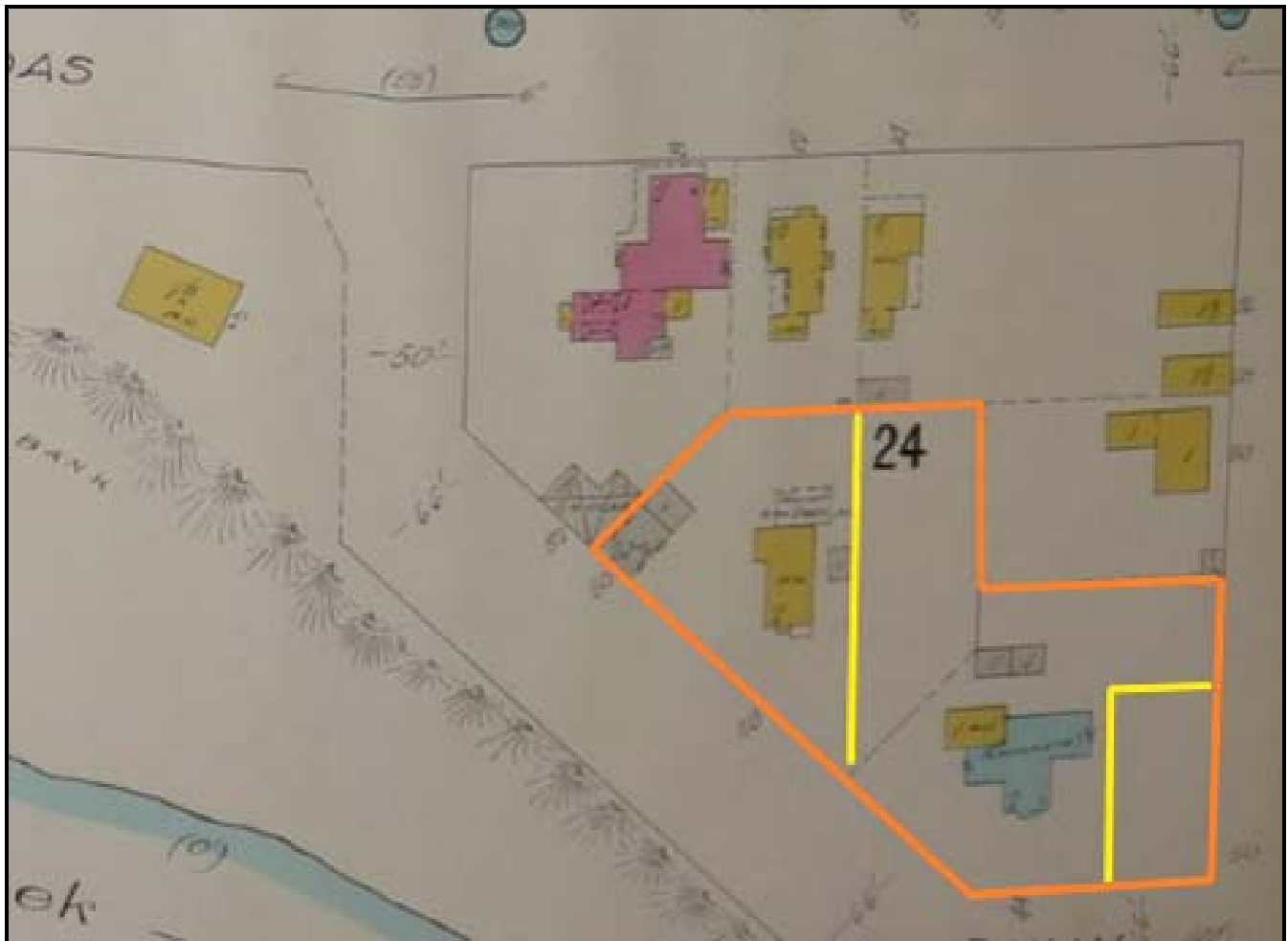
⁴⁰ LRO Instrument 3588, being a Bill and Sale, dated April 10, 1905, between Charles Wesley Coote and Mary Coote, his wife.

⁴¹ Assessment rolls 1909-1911, when Mary sold Lot 3 but before she sold Lot 5 officially in 1911 to Margaret Elizabeth Tuck.

⁴² LRO Instrument 4565 K, being a Bill and Sale, dated February 17, 1911, between Mary Coote, widow, and Margaret Elizabeth Tuck, wife of William Henry Tuck, for Lot 5; LRO Instrument 4205, being a Bill and Sale, dated June 23, 1909, between Mary Coote, widow, and Louis Philip Snyder, for Lot 3; and LRO Instrument 4486K, being a Bill and Sale, dated October 5, 1910, between LP Snyder and wife and Jonathan H Shields for Lot 3. Interestingly, in the assessment rolls, the value of the property goes from \$900 under Mary Coote to \$2000 the following year under Snyder, but it is not clear why.

⁴³ LRO Instrument 5076L, being a Bill and Sale, dated August 1, 1912, between Jonathan H. Shields and Ada Kendall, wife of James Kendall, for “southerly 54’ part” (?)

⁴⁴ Ahern, Frances. *Oakville: A Small Town 1900-1930*. Oakville, ON: Oakville Historical Society, 1981, pg.45



The orange line indicates the original property owned by the Cootes. The yellow lines indicate their subdivisions of the lots. We can see the house Coote built on Lot 4 along Trafalar Road (address number 12).

The house went through several more sales until it was purchased by Frank Herbert Chisholm, a well-known town citizen.⁴⁵ He and Lizzie Annette McCraney were married in 1889.⁴⁶ He was a Major in the forces during the First World War and “one of Oakville’s most prominent citizens”.⁴⁷ He was a farmer, lumber industry spectator, sailor, real estate agent, and then started his own business, the Chisholm Fuel Company, which he sold in 1923.⁴⁸ He purchased the house in 1924, but then died suddenly one year later and the house transferred to his wife, Lizzie.⁴⁹ She kept it until 1937, when she died, and it was passed onto their eldest daughter, Faith Robinson Fell.⁵⁰ George Chisholm, the grandson of Frank and Lizzie, remembers:

“When I was a child, my Aunt Faith lived in it as did my father before he was married. Another brother lived there as well. After my father and his brother moved out my aunt had the upstairs turned into two flats. . . In 1959 my aunt granted the property to herself and her younger daughter as joint tenants. The younger daughter sold it in 1976 after my aunt died . . . 149 Dunn was the site of many Chisholm family Christmas dinners. My Aunt’s

⁴⁵ LRO Instrument 9176, being a Grant, dated April 26, 1924, between Minerva Castle and Frank Herbert Chisholm, “Lot 3 except SE 54”.

⁴⁶ Ancestry.ca, “Lizzie Annette McCraney”, <https://www.ancestry.ca/family-tree/person/tree/114468532/person/280132178331/facts>

⁴⁷ *The Globe*, “An active career brought to close”, May 18, 1925, pg. 11

⁴⁸ *Ibid.*

⁴⁹ *Ibid.*

⁵⁰ LRO Instrument 12967, being a Grant, dated December 3, 1942, between executors of Lizzie Annette Chisholm, and Faith Robinson Fell, married woman, for Lot 3 with exceptions.

parrot, Bill, lived in his cage in the back of the house. Bill is now stuffed and owned by the museum.”⁵¹



A photo of Lizzie and Frank Chisholm, circa 1900-1909. *Source: Oakville Historical Society*



Faith and Jim Chisholm, taken around 1895-1896. *Source: Oakville Historical Society*

⁵¹ Oakville Historical Society communication

According to land registry documents, Faith Robinson Fell and Margaret Chisholm George (nee Fell), her daughter from her second marriage to Irven Fell, were joint tenants of the property from 1959 until 1976. Various portions of the land were sold, as well as different ones sold back to them during these ownerships.⁵²

After 1976, the house was sold to various owners over the next several decades, until the current owners purchased it in 2000.

The house has historical and associative value for its connection to various well-known Oakville citizens, such as Justus Williams, Charles Coote, and Frank and Lizzie Chisholm, amongst others. Many of the property or lot owners were prominent early Oakville citizens, who often owned local businesses. The house has associative value for being a pronounced residence on a significant corner lot in the heart of downtown Oakville as the town grew from a small village to the present. It recalls Oakville's early history and evolution over time.

A photo from the 1950s shows the gate with the name "Charnwood" on it. However, no other records could be found indicating when this name started to be used for the house, or by whom. The Oakville Historical Society plaque indicates it may have been used by the Cootes. Before this, it is noted as "Cedar Lodge" in the book *Beautiful Oakville* from 1897, when it was still owned by the Coote family.

⁵² Based on LRO abstract transactions.

Contextual Value

The subject house is important in defining, supporting, and maintaining the character of the downtown Oakville neighbourhood. The house is located close to two heritage conservation districts: Trafalgar Road Heritage Conservation District to the northeast, and Downtown Oakville Heritage Conservation District to the west. The house is surrounded by other heritage buildings in these districts and its presence maintains and supports the surrounding character neighbourhoods.



Downtown Oakville HCD (purple) and Trafalgar Road HCD (red), with the subject property in between the two (in green).

The property is physically, visually, and historically linked to its surroundings. The house is located on a significant rounded corner lot between the Sixteen Mile Creek and downtown Oakville. It is an entry point to downtown and remains in its original location. The building is an early residential building once associated with Oakville's 19th and early 20th century families and local businesses, many of which existed in buildings that have since been demolished or altered. It has many historical house elements that are visible from the street. It contributes to the understanding of the local community, and its growth from a small village to a bustling town.

Because of the house's location on the corner lot, it is a visual anchor point of the neighbourhood and its history. The house is one of the few in the area that has a large tree canopy due to the age of the property and because it has not undergone significant development like some other areas of downtown Oakville.



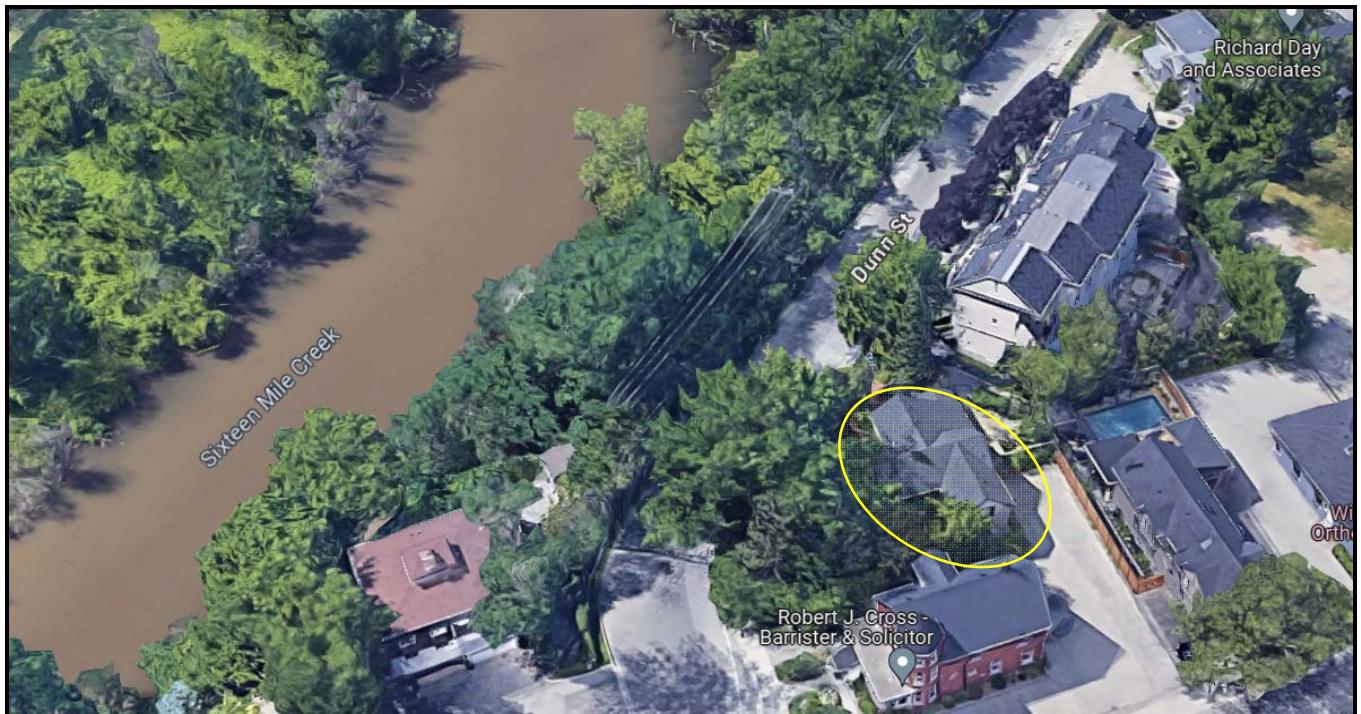
Dunn Street looking north, with the subject property on the right. It is set back from the road and its location across from the creek. Source: Google Street View, 2021



Dunn Street looking west (before the curve) with subject property on the left. Source: Google Street View, 2021



View of the property from where Dunn Street curves. Source: Google Street View, 2021



Aerial view of the property (circled in yellow) showing its proximity to the creek, as well as its large tree shade. Source: Google Maps

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 19th century vernacular house with Regency- and Gothic Revival-style 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 property is directly associated with Charles and Mary Coote, local business owners who operated a general store in downtown 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, supporting, and maintaining the character of the historic Downtown Oakville neighbourhood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, visually, and historically linked to its surroundings. It still stands in its original location and contributes to the history of the local area and functions as its original purpose as a residential home. It is visible from the street and is tied to the history of Oakville's downtown.	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 149 Dunn Street is located on the south side of Dunn Street, on the curve of the road between Sumner Avenue and Randall Street. The property contains a circa 1877 two-storey vernacular house built with influences from the Regency and Gothic Revival styles.

Design Value or Physical Value:

Cedar Lodge has design and physical value as a representative example of an Oakville vernacular house with influences from the Regency and Gothic Revival styles. Prevalent in Ontario from 1830 to 1860, the Regency style was influenced by Indian temples and palaces and was adapted to meet the Ontario climate. The subject house originally included one of the more iconic details of this style, the front verandah with trellis-like supports which referenced the tropical villas of countries like India. The house also has influences from the Gothic Revival style, a style that incorporated different elements of the Gothic and medieval periods in England. Notable elements from the Ontario version of this style include the L-shaped form and massing of the original portion of the house, the simple gable roof design, the segmentally-arched 1/1 and 2/2 wood windows, the wide front porch, the bay window, and the front entrance with sidelights and transom window. The house exhibits design and features found on other vernacular homes in old Oakville and is a good representative example of a home built with influences from formal styles, but designed to fit the local climate and the needs of the homeowner.

Historical Value or Associative Value:

Cedar Lodge has cultural heritage value for its connection to various well-known Oakville citizens, such as Charles and Mary Coote who built the house and owned the property for over 30 years. The Cootes owned and operated a general store, which still stands today on Lakeshore Road in downtown Oakville. The Cootes were well-known and involved citizens in late 19th and early 20th century Oakville and contributed to the early development of the town and its local commerce as businesspeople.

Contextual Value:

Cedar Lodge has contextual value because it defines, supports, and maintains the character of Dunn Street and neighbouring streets. The house is located near two heritage conservation districts: Trafalgar Road Heritage Conservation District to the northeast, and Downtown Oakville Heritage Conservation District to the west. The house is surrounded by other heritage buildings and its presence maintains and supports the surrounding character neighbourhoods like downtown Oakville. The property is physically, visually, and historically linked to its surroundings. It is an entry point to downtown and remains in its original location, and contributes to the local streetscape. Because of the house's location on the corner lot, it is a visual anchor point of the neighbourhood and its history.

Description of Heritage Attributes

Key heritage attributes of Cedar Lodge at 149 Dunn Street that exemplify its cultural heritage value as an example of an Oakville vernacular house with influences from the Regency and Gothic Revival styles, as they relate to the historic two-half storey house, include:

- Footprint and form of the house with gable roofs, one-storey porch and bay window on west elevation;
- Lakestone foundation above grade;

- Heavily textured traditional stucco cladding;
- Remaining wooden soffits and fascia;
- One-storey front verandah with decorative square wooden columns and wooden bargeboard;
- Fenestration of windows on all elevations;
- Historic wooden windows, wooden window trim and wooden louvered shutters;
- Front entrance with wooden panelled door, sidelights with wooden panels and windows, wooden transom window and wooden trim; and
- Brick chimney.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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