

APPENDIX B

Cultural Heritage Evaluation Report

Cudmore House

3175 Lakeshore Road West, Oakville, Ontario



August 8, 2023. Source: Town of Oakville Planning Services Staff

Town of Oakville
Heritage Planning

Authors: Kristen McLaughlin, Susan Schappert
September 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 Significance and identification of heritage attributes.

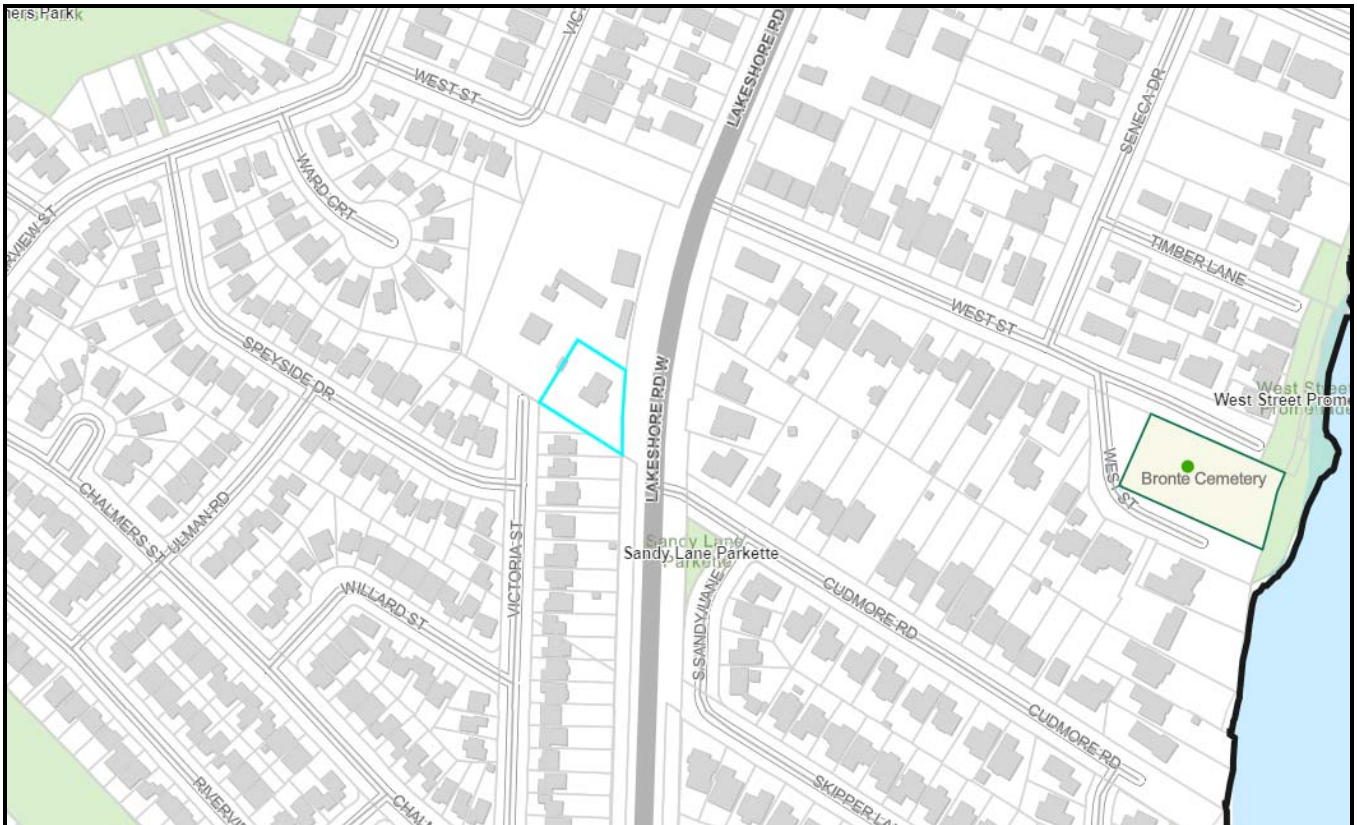
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The property at 3175 Lakeshore Road West is located on the north side of Lakeshore Road West between Chalmers Street and Strathcona Avenue. 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)* in 2007 for its potential cultural heritage value for its "circa 1919 brick house with gambrel roof."

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

2. Subject Property

The property at 3175 Lakeshore Road West is located on the north side of Lakeshore Road West between Chalmers Street and Strathcona Avenue. The property is located within the territory covered by Treaty 14 which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Fourth Concession South of Dundas, Lot 32. After being purchased by William Henry Cudmore in 1908, the subject property became the Cudmore family farm and market for over a century. The property contains a detached two-and-a-half-storey house, built 1920. The legal parcel also includes block 78. The address 3171 Lakeshore Road West, which is also historically connected to this subject property, was severed in 1998.¹



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

Legal description: CON 4 SDS PT LOT 32 PLAN M257; BLK 78 RP 20R12966 PA, TOWN OF OAKVILLE

¹ Town of Oakville, Planning Department, 1998 survey map by Fred G. Cunningham, Inc.

3. Background Research

Design and Physical Value

The subject building at 3175 Lakeshore Road West is a two-and-a-half-storey house with brick cladding on the first and second storeys and stucco and half-timbering on the upper half storey. The home has architectural value as an example of a vernacular Dutch Colonial Revival home with Craftsman-inspired elements, which would have historically been built just outside the Village of Bronte.



View of the home from the street, depicting some of its heritage elements such as the gambrel roof, dormers, and half-timbering design, 2008. Source: *Town of Oakville Planning Services Staff*

Dutch Colonial Revival Style (1880s-1940s)

This style of architecture can be seen in many Dutch settlements in the Northeastern United States. Colonial North America was made of many different regionally based colonies that developed their own cultural and architectural traditions.² As colonial revivalism developed, Dutch Colonial Revival-style homes were appearing in Ontario even before the First World War.³

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 123

³ *Ibid.*

One of the defining characteristics of the Dutch Colonial Revival style is the gambrel roof with dormers.⁴ A gambrel roof is a curved roof with a steep double pitch, the lower pitch being steeper and sometimes with a flared eave that gives the impression of being rounded.⁵ The house has other other colonial revival elements such as the use of columns and pillars, a centered porch, simple eave cornices, pediments, and dormers.⁶

It was also common for Dutch Colonial Revival homes to incorporate wings, such as sunrooms, off the side of the home from initial design.⁷ There are known examples of house patterns (premade house plans that could be find sold by stores, such as Sears), that have Dutch Colonial Revival features, including a sunroom.

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.⁸ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.⁹ 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.¹⁰

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.

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 124

⁵ Ibid.

⁶ Ibid.

⁷ Old House Journal, "Dutch Colonial Revival", October 20, 2021, <https://www.oldhouseonline.com/house-tours/house-styles/dutch-colonial-revival/>

⁸ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

⁹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

¹⁰ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105



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



North (rear) elevation of the house. Source: *Town of Oakville Planning Services Staff*



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

Subject Property Design

The property at 3175 Lakeshore Road West features many elements of a Dutch Colonial Revival house with Craftsman influences.

The roof is a side gambrel roof with cornice returns, with three shed dormers on the front façade and two shed dormers on the north (rear) elevation of the house. This style of roof is representative of Dutch Colonial-inspired houses. Stucco and false half-timbering have been applied in the side wall gables. The west elevation has a two storey slight projection with flat roof. The two storey front porch has a shed roof to match the dormers.



View of the front of the house showing the gambrel roof shape with the three shed dormers. The west elevation has a covered bump out, and the front patio's story has a shed roof to match the dormers. *Source: Town of Oakville Planning Services Staff*



Close up of the rear two shed dormers. *Source: Town of Oakville Planning Services Staff*

The Cudmore home is clad in buff brick, which is relatively unique in Oakville as it was more common to use locally produced red brick on structures. The stucco and half timbering, painted wood shingles, and a distinctive roof in warm colours are common elements of the Craftsman style in the 1920s and 30s.¹¹ It has two prominent end wall chimneys on the west and east elevations that runs the height of the house.



View of west elevation showing the half timbering and stucco with buff brick cladding. *Source: Town of Oakville Planning Services Staff*

The house has a symmetrical façade, with the same number and size of windows on either side of the centered front door. The entryway consists of a covered porch with six classical columns at the front, arranged in groups of three set on brick piers. The second storey of the porch has the same arrangement of columns, but instead of brick piers, the columns are set onto a low wall clad in red stained shingles, creating a visual connection to the red roof.

¹¹ Modern Bungalow, “The ultimate guide to Craftsman colour palettes”, July 17, 2018, <https://modernbungalow.com/blogs/historic-homes/the-ultimate-guide-to-craftsman-color-palettes>



View of the front porch, showing the shingled side and columns, with the front door visible. *Source: Town of Oakville Planning Services Staff*

The front entryway and stairs are tiled in terracotta. Both the front door and the door leading out to the second storey of the porch have multipaned side lights on either side of the door frame.



Different view of the front façade showing front porch details. The upper storey is open with wooden details. Also shows the wooden fascia of the dormers. *Source: Town of Oakville Planning Services Staff*



Photo of the south elevation, more clearly showing buff brick cladding, covered porch with second storey, and red metal roof with dormers, 2008. *Source: Town of Oakville/Oakville Heritage Planning*

The home has a projecting sunroom with flat roof on the northeast side, likely a later addition that filled in an earlier porch or terrace.



View of the east elevation with covered sun porch. It appears to also have brick cladding with brick piers on the steps. *Source: Town of Oakville Planning Services Staff*



View of the front (south) elevation with the sun porch in red. *Source: Town of Oakville Planning Services Staff*

The house has multipaned sash windows in varying arrangements such as 12/1, 6/1, 3/1, and more. In the brick portion of the structure, the windows are arched with a single row of brick voussoirs and cast sills. The windows have wooden trim and wooden storm windows. The front façade has matching windows on either side of the front entry, with a set of three windows on the ground floor on either side with narrow side windows.



Close up of windows on the east side of front elevation, showing wooden storms and design. *Source: Town of Oakville Planning Services Staff*

The historic rear elevation of the house is largely obscured by a later addition that may have incorporated an earlier/historic two storey projection. The addition has contemporary windows and horizontal white siding, and a separate cellar entrance next to the wooden deck area.



Rear view of the property with contemporary horizontal siding and newer windows. *Source: Town of Oakville Planning Services Staff*



Another view of the rear of the house with the cellar at bottom left. Source: *Town of Oakville Planning Services Staff*

Lot and Property History

The home was built on Lot 32, Fourth Concession South of Dundas Street (Concession 4 SDS) around 1919-1920.¹² At this time, the Part Lot 32 was larger and consisted of about 34 acres of land.¹³ After 1920, this area was further subdivided by the Cudmore family until the more recognizable Lot 32, consisting of street addresses 3175 and 3171 Lakeshore Road West, came to exist. This combined size was around 2.6 acres.



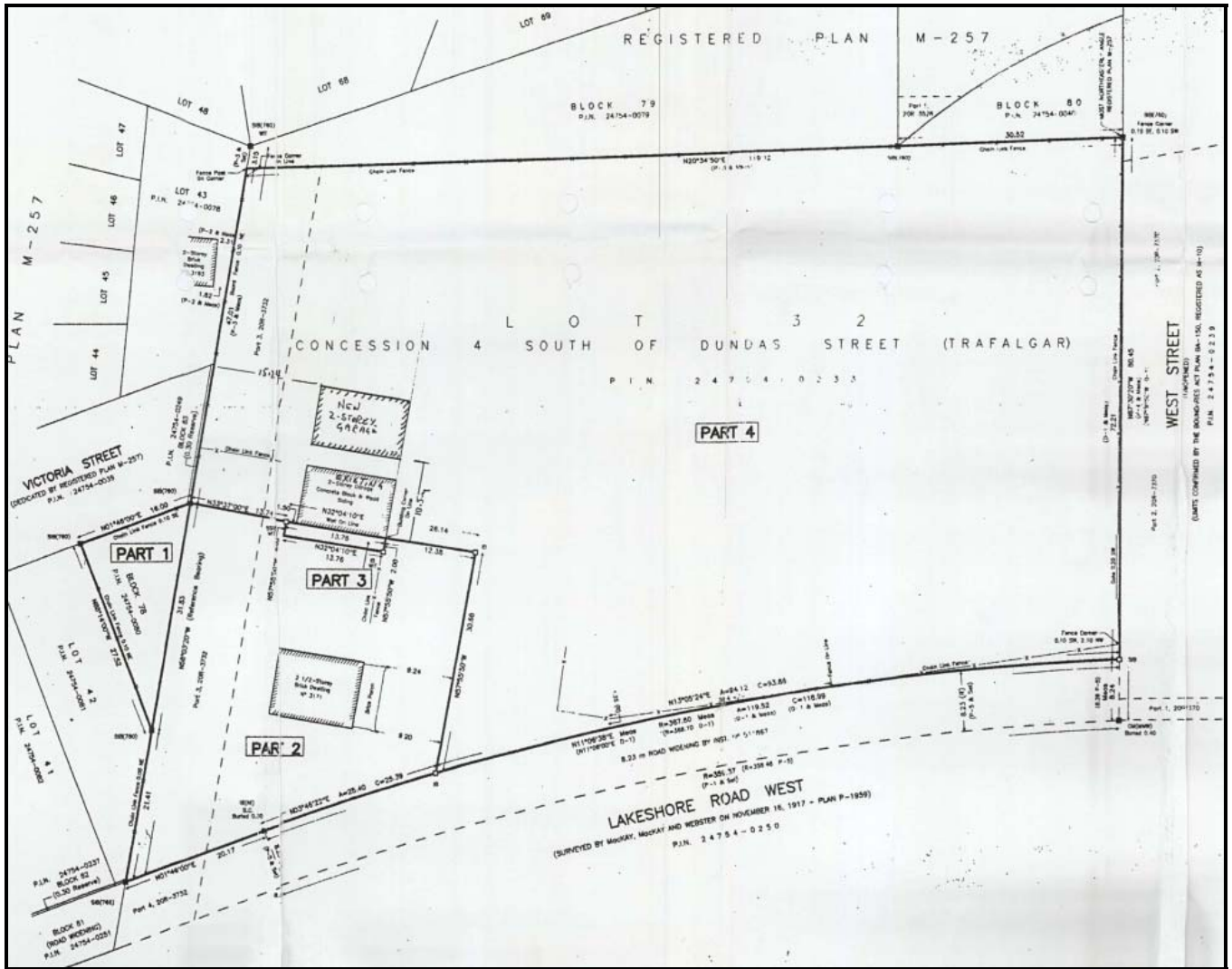
Map depicting combined Lot 32 (yellow) and Block 78 (orange). Lot 32 was severed in 1998 to the current subject property (orange) from the larger yellow one. However, both lots remained under the ownership of the Cudmore family, and Part Lot 32 (3171 Lakeshore Road West) was used for the Cudmore Garden Centre. *Source: Town of Oakville*

The subject property was severed in 1998 and the remaining land was used for the Cudmore Garden Centre business. The subject property also contained Block 78, a small triangle of land southwest of the home. The irregular shape of the lot is due to its sectioning off from the larger historic Lot 32, Concession 4 SDS, over the early- to mid-1900s.¹⁴ In 2023, a consent to sever was conditionally approved to remove a portion of the property to create a usable lot fronting onto Victoria Street.

¹² Oakville Public Library, 1921 Township of Trafalgar Assessment Roll

¹³ Oakville Public Library, 1920 Township of Trafalgar Assessment roll; it is not known where exactly the 34 acres extended from its original Lot 32 boundaries.

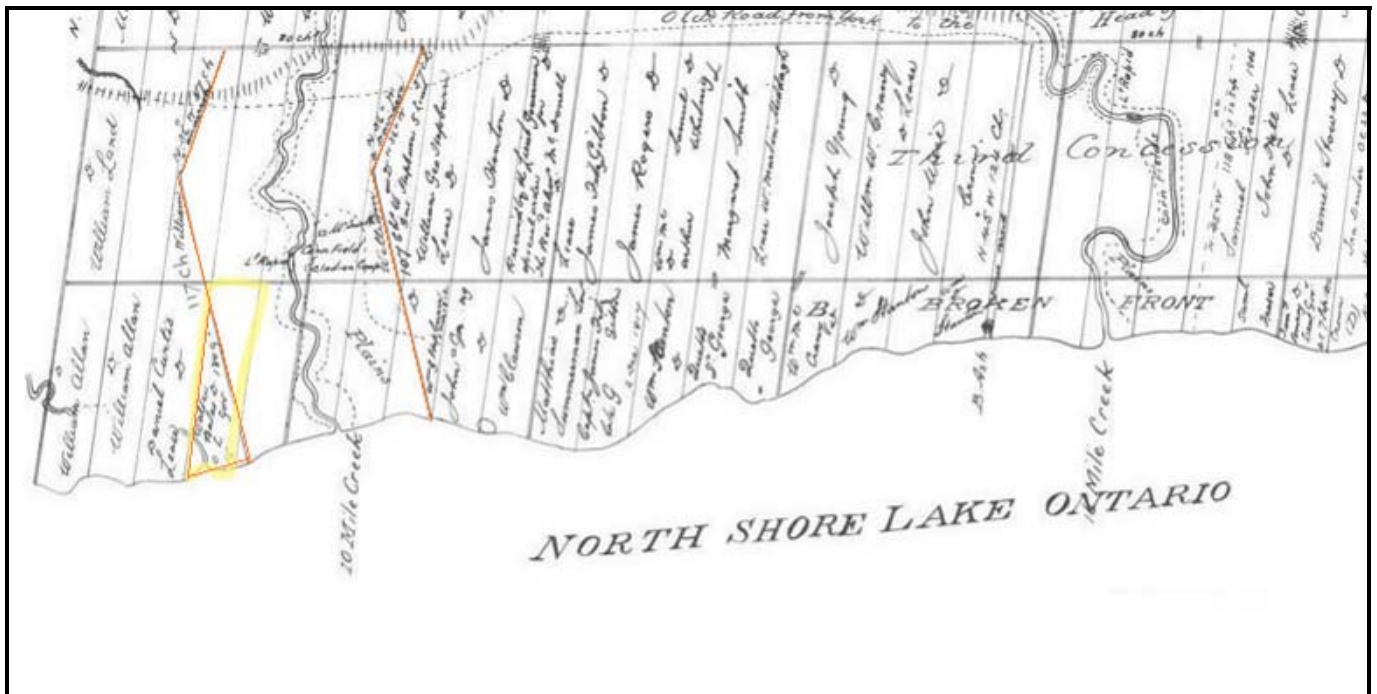
¹⁴ 1858 Tremaine map; *Illustrated Historical Atlas of the County of Halton, Ontario, 1877*; various sales of land from W.H. Cudmore in the land registry documents between 1908 and the 1940s.



1998 survey showing the updated boundary line on the severed part of the lots. Source: Fred G. Cunningham, Inc., Town of Oakville Planning Department

Historical and Associative Value

The subject property is located on Lot 32 in the Fourth Concession South of Dundas Street in Trafalgar Township in the County of Halton. The home at 3175 Lakeshore Road West 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 (Bronte Creek), Sixteen Mile Creek, and the Credit River, and a strip of land on the banks on either side of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.¹⁵ This strip of land ran on an angle compared to the surveyed lots, so created the unique shape of Lot 32, as the reserve boundary followed the creek at an angle down to Lake Ontario.

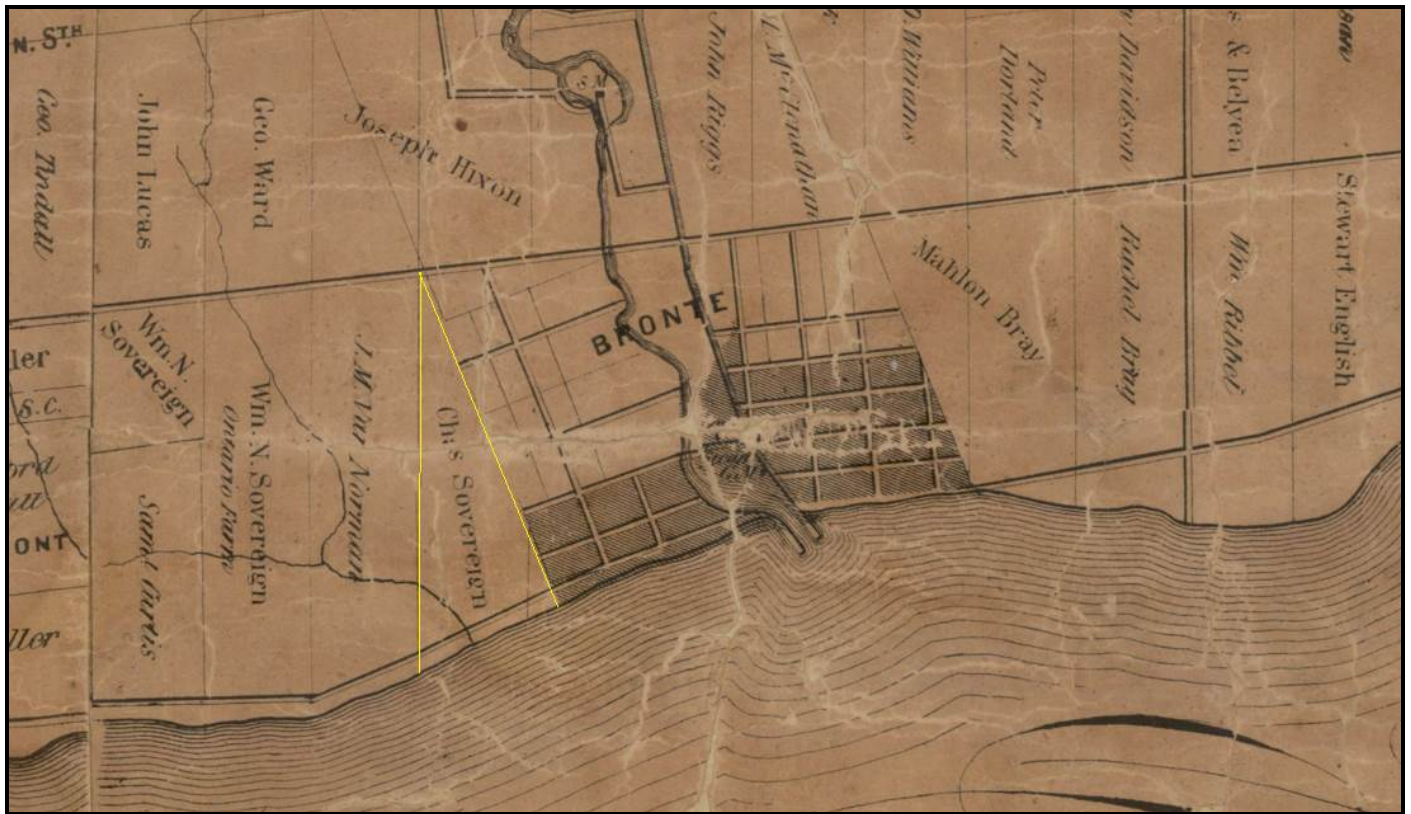


Wilmot Survey of Trafalgar, 1806, depicts the Mississauga's Treaty 14 lands, outlined in orange, and the surveyed Lot 32 in yellow. The Lot 32 discussed in this report is shaped by the orange line intersecting the yellow lot boundaries. Note the small triangle of Lot 33 in the southeast corner. Source: 1806 Wilmot Survey

Before the signing of the later Treaty No. 22 in February of 1820, 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 (Bronte) and Sixteen Mile Creeks, which included the orange outlined strip seen in the map above.¹⁶ The Village of Bronte was developed in this area shortly after the sale of the land.

¹⁵ Debwevin: The Oakville Truth Project, "Treaties 22 & 23, 1820", pg. 9

¹⁶ Debwevin: The Oakville Truth Project, "Treaties 22 & 23, 1820", pg. 10



George Tremaine's "County of Halton" survey, 1858, with Part Lot 32, Concession 4 South of Dundas Street highlighted in yellow. Bronte was surveyed and built within the land that was previously part of the Mississauga territory tract, along the Twelve Mile Creek. The shape of Lot 32 still follows the boundary here. It was owned by Charles Sovereign at the time. Charles was the son of early settler Philip Sovereign. Source: 1858 Tremaine Map

The Village of Bronte began as a small fishing village in the 1830s at the mouth of the Twelve Mile Creek (Bronte Creek), after the sale of the Mississauga lands at auction.¹⁷ The village was also one of the towns on Lake Ontario known for stonehooking, a job where boats went out to the lake to gather rocks from the lakebed, which were used for building foundations.¹⁸ The climate and soil in the surrounding area were well-suited to growing fruit and produce, and there were many market gardeners and farmers living in the lots surrounding the Village of Bronte in the 1800s and 1900s, including Lot 32 and the subject property.^{19 20}

Below is a partial 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.

¹⁷ Brimacombe, Philip, *The Story of Bronte Harbour*, p. 9. Oakville: Oakville Historical Society, 1976

¹⁸ Brimacombe, Philip, *The Story of Bronte Harbour*, p. 37. Oakville: Oakville Historical Society, 1976

¹⁹ Brimacombe, Philip, *The Story of Bronte Harbour*, p. 6. Oakville: Oakville Historical Society, 1976

²⁰ According to Trafalgar Township tax assessment rolls

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	100 acres	1806-1811
Walter Bates	100 acres	1809/11-1811
James Mills	100 acres	1811-1814
Philip Sovereign	100 acres	1814-1850
Philip Sovereign	1 acre for cemetery	1830
Charles Sovereign	100 acres (minus cemetery)	1850-1870
Oliver K. Horning and John Edgar Horning	100 acres (minus cemetery)	1870-1876
Joseph Bowman	47 acres (minus cemetery)	1876
William Austin	47 acres (minus cemetery)	1876-1908
William Henry and Rebecca Cudmore	47 acres (minus cemetery)	Approximately 1908-1964
W.H., Ernest, and Vera Cudmore (joint owners)	18 acres	Approximately 1945-1968
Ernest, Vera, and William Bayley Cudmore (joint owners)	Unknown	Approximately 1964-80
William Bayley and Sandreelee Cudmore	Between 18 and 2.6 acres	1980-1998
William Bayley and Sandreelee Cudmore	Approximately 0.5 acres	1998-2022

In 1811, the Crown granted the western half of Part Lot 32 to Walter Bates.²¹ That same year, Bates sold the 100-acre lot to James Mills,²² who sold it to Philip Sovereign in 1814.²³

Philip Sovereign was one of the earliest settlers in the Bronte region. Sovereign established a farmstead on the lot near the lake that he later passed on to his son Charles. Philip Sovereign set aside 1 acre in the corner of the lot property for a cemetery. The cemetery is known today as the Bronte Cemetery and is located at the foot of West Street, not far from the subject dwelling. Philip and Charles Sovereign are buried there along with members of their families and other early settler families.²⁴ ²⁵ Philip's son, Charles, was an important community member of early Bronte. He built a schoolhouse on Lot 32 beside the cemetery in 1815.²⁶ Charles built a home for he and his wife, Elizabeth, on the lot, at the current address of 3206 Shoreline Road.²⁷ This home was designated and saved from demolition by being moved to its new location at 7 West River Street by the Town of Oakville and the Bronte Historical Society (BHS). It is now the headquarters for the BHS.²⁸

²¹ Ibid.

²² LRO Instrument 2162, being a Bargain and Sale, between Walter Bates and James Mills

²³ LRO Instrument 804, being a Bargain and Sale, between James Mills and Philip Sovereign

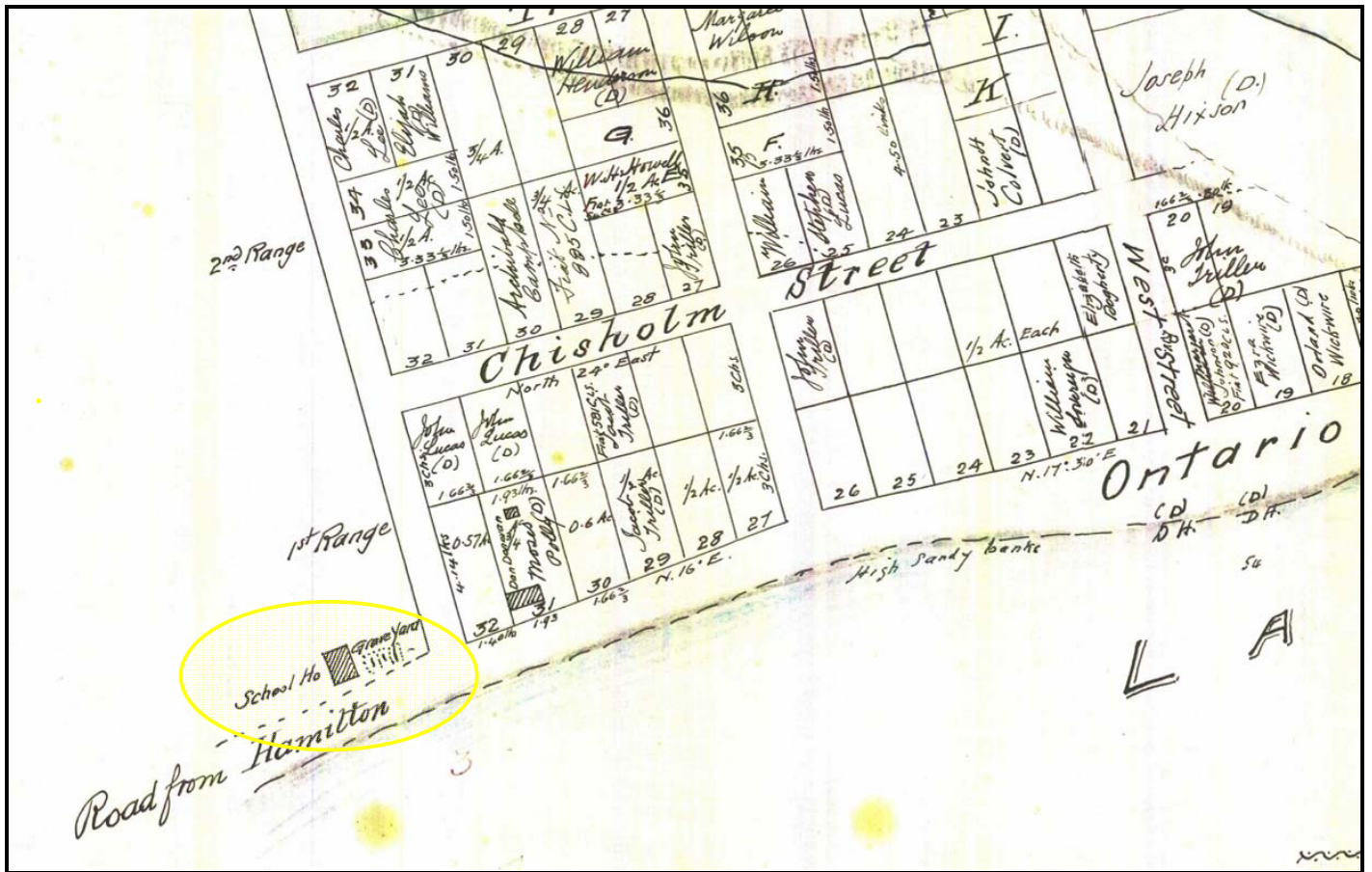
²⁴ Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report for Bronte Cemetery", February, 2022

²⁵ Bronte Historical Society, communication by the researcher

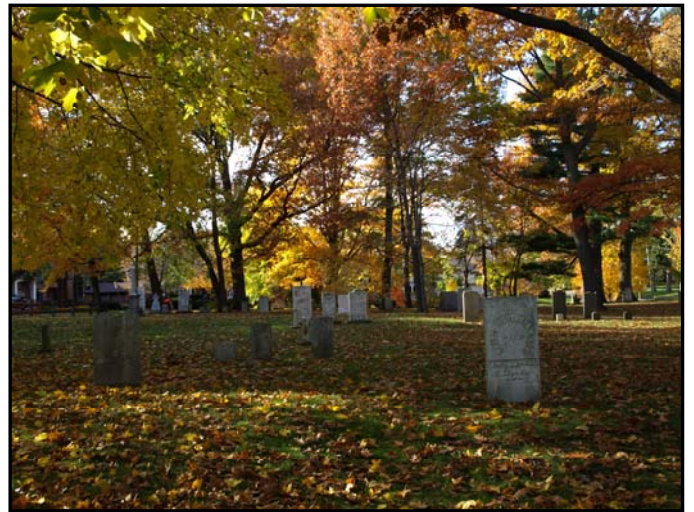
²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.



1834 map of Bronte showing the Sovereign schoolhouse beside the cemetery, along Old Lake Road. Source: 1834 William Hawkins' Plan of Bronte



On left, Sovereign House, originally on Lot 32 and built by early Bronte settler Charles Sovereign. On right: Bronte Cemetery, where many early settler families are buried. Source: Town of Oakville Planning Services Staff

In 1870 the 100-acre wedge-shaped parcel of land was sold by Charles Sovereign to Oliver K. and John Edgar Horning.²⁹ In 1876, the brothers sold 47 acres (not including the cemetery) to Joseph Bowman.³⁰ J. Bowman

²⁹ LRO Instrument 478, being a Bargain and Sale between Charles Sovereign and Oliver K. and John E. Horning

³⁰ LRO Instrument 1913, being a Bargain and Sale, dated April 1, 1876, between Oliver K. Horning and wife and Joseph Bowman

appears as the land owner in the 1877 County Atlas map, which indicates him as a non-resident; he may have had a tenant farmer, as we can see an orchard drawn in the northern portion of his parcel, as well as down by the road near a building (black dot).



1877 map depicting Lot 32. An orchard can be seen in the northern section, and some plantings north of the road. The small black dot is the farmhouse, date unknown. It lists "J Bowman" as the owner and has "N.R.", or non-resident listed underneath his name. The cemetery is the small cross on the southeast corner. Source: 1877 Trafalgar Township map

The same year, Bowman sold this 47-acre parcel to William Austin, a farmer, who owned it for 32 years.³¹

William Henry Cudmore (1866-1944) purchased the 47-acre wedge from William Austin in 1908.³² Cudmore was a farmer in Palermo and is identified in the deed as a 'market gardener'.³³ He was the son of John H. Cudmore, a market gardener who settled outside Toronto in 1870 and was one of the early pioneers of the North Toronto district.^{34 35} His property in North Toronto was known as the Cudmore Farms and was sold for development in 1889.^{36 37}

³¹ LRO Instrument 2107, being a Bargain and Sale, dated December 26, 1876, between Joseph Bowman and William Austin; 1891 Canadian Census lists William Austin as a farmer

³² LRO Instrument 9354, being a Release, dated July 1908, between Austin Estate and William Henry Cudmore

³³ LRO Instrument 9354

³⁴ *The Globe*, "Married half a century: Mr. and Mrs. Cudmore observe the event", December 17, 1910, pg. 9.

³⁵ *The Globe*, "Accident proved fatal to retired farmer", June 28, 1916, pg. 9. Note that he was also "engaged in farming in Halton County"

³⁶ *The Globe*, "Important to Market Gardeners and Others", ad, August 30, 1902, pg. 9, describes the land as the Cudmore Farms

³⁷ Toronto Regional Real Estate Board, "Bennington Heights History",

https://trreb.ca/about_GTA/Neighbourhood/gta/neighbourhoods/east-york/bennington-heights/history/

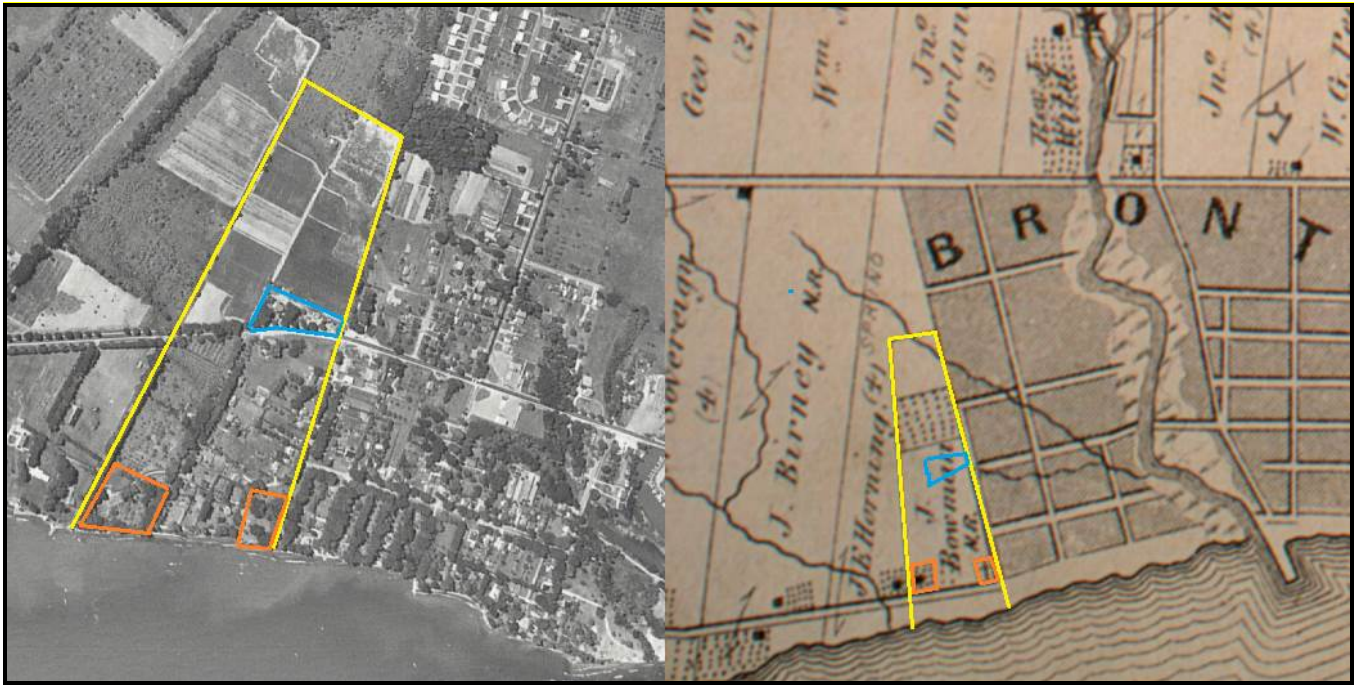


Cudmore family home in North Toronto, 1955 (not the subject residence). Located on the north end of Old Pottery Road, east of Bayview Heights Drive, looking east. The lot is now residential development but does have a nearby creek named "Cudmore Creek". *Source: Toronto Public Library, photographer James V. Salmon*

William H. Cudmore and his family initially lived in the house close to the Old Lakeshore Road. Around 1915, the Toronto-Hamilton Highway was constructed through the Bronte Cudmore property, north of the Old Lake Road. The old road had been eroding since the 1830s and was barely passable west of Ontario Street in Bronte.³⁸ This new highway may be the reason Cudmore built the subject house in its current location and their subsequent move into the building.³⁹

³⁸ Turcotte, Dorothy, *Places and People on Bronte Creek*, pg. 85.

³⁹ In comparing historic maps that show the Old Lake Road running through the property, the new Toronto-Hamilton Highway was moved up by 1-2 blocks to today's location; perhaps why the old Cudmore home is referred to as being "south by the lake" as compared to the more familiar Lakeshore Road West of today.



Comparison of 47-acre plot of Lot 32, 1954 on the left and 1877 on the right, outlined in yellow. The orange shapes are the cemetery (southeast corner) and the old farmhouse's general location based on the 1877 map on the right. The blue shape is the location of the 1920 Cudmore home, built on the new Lakeshore Road West, and its approximate location on the 1877 map. Sources: *McMaster University Digital Archive (1954 aerial photograph), 1877 Tremaine map*

It appears likely that the subject home was built around 1920. According to William ('Bill') Cudmore, his grandfather William H. Cudmore built the subject dwelling around 1920 and moved the family up from the original Cudmore farmhouse near the lake, on the Old Lake Road where it was situated west of Bronte Cemetery.⁴⁰

A local builder most likely built the house. Evidence suggest it could have been built by contractor C.D. Carson. W.H. Cudmore, the owner of the property at the time the home was built, appeared in Carson's ledger book in 1919 and 1920 and there were various costs associated with things such as "carpenter work" and "painting".⁴¹ In the tax assessment rolls for the property, the building value on the property changed from \$400 in 1920 to \$1000 in 1921, which matched the timeline for Carson's potential work for Cudmore.^{42 43} Several accounts he listed under the project were related to local tradespeople (e.g.: J McGregor, owner of a hardware store; W.J. Galley, a bricklayer; Aikenhead, hardware; and Barrett, a plumber). These people and companies could have worked on the home or sold supplies to Carson, and were then paid by Carson, who kept track of expenses and accounts in his ledger.

⁴⁰ Oakville Public Library, Oakville Images, "Notable People: The Village of Bronte, Preserving the Past", [Notable People: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/multiculturalontario/exhibit.asp?id=117&PID=83). Further comparison of the historic maps to today's location shows that the home was originally in line with the cemetery, and it is now northwest of the cemetery from the Cudmore move.

⁴¹ Oakville Historical Society, "Accounts Ledger for C.D. Carson – Builder and Contractor", 2018.3.1, Oakville Historical Society, pp. 51-54

⁴² Oakville Public Library, 1919, 1920, 1921 Township of Trafalgar tax assessment rolls. Note that the value of the buildings on the property remains at \$1000 into 1938. This indicates it is most likely the home that stands there today.

⁴³ In the 1921 Canadian Census for W.H. Cudmore, it states that he is living on this property and the home is brick. Under the column for 'number of rooms' it potentially says 14, although it is difficult to read, which are the number of rooms in the house today (: "Bronte Boys (1920-1950s)", *Memories of Oakville: Old and New*, <https://vitacollections.ca/multiculturalontario/exhibit.asp?id=117&PID=83>). All clues indicate that the house there today was most likely built in 1919/1920 by C.D. Carson.

Dr. W.H. Cudmore Cr. 1919-20 51

Nov 24	To acct. rend.	95/1305 65		By Cheque	1305 65
Dec 19	" Carpenter work	17 25			
"	"	51 6 90	Feb 16	By Cheque	1408 54
"	"	54 00			
"	"	30 30			
Jan 2	"	120 25			
"	"	17 70			
"	"	36 00			
"	"	24 60			
"	"	66 75			
"	"	20 40			
	Mold acct. Feb.	429 39			
"	" Jan.	350 15			
"	23 Carpenter Work	13 50			
"	"	23 40			
"	"	64 50			
"	"	41 40			
"	"	9 35			
"	15% "	183 00			
		1408 54			1408 54
Feb 27	To Sundries	54/1353 09	Mar 17	By Cheque	1574 54
"	"	55 22 48			
	total 1574 54	1574 54			1574 54
Mar 5	To 63 hrs @ 75	55 47 25	Apr 14	By Cheque	614 40
"	82	61 50			
"	90	67 50			
"	26 15%	117 75			
Apr 8	M'Gauger 7c	160 19			
"	Morton Chlor 7c	15 75			
"	M.A. Lumber 7c	144 06			
		614 40			614 40
Apr 1	15% on 614 40	92 40			
"	2 Sundries	47 25			
"	"	341 95			
"	"	63 75			
"	oil used on	23 86			
"	paid to Kelley	300 20			
"	sent to bank	44 00			
		868 82			

1920 Dr W.H. Cudmore Cr 52

Archie Ford	868 82	May 1	By cheque	138 / 200 00
M'Gauger 7c	80 20			
Put on Kelley	500 00			
" W. Bennett	300 00			
15% on 1156	170 00			
acct. rend	1418 71			
		May 25	By cheque	218 75
				1418 75
May 1	To Bal.	218 75		
"	Walter Fordman	700		
June 1	Sundries	56 16 98		
"	" Sundries	117 39 5		
"	total	1372 70		
"	M'Gauger	43 96		
"	acct. rend	143 66 6		
"	15% on 1217 81	180		
"	acct. rend to June 1	1616 66		
May 29	To Balance	616 66		
June 4	" Sundries	200 00		
"	" Sundries	57 70 260		
"	"	181 60		
"	"	138 88		
"	"	125 85		
"	archived balance	51 40 68		
"	" 70% Kelly 7c	57 43 38		
July 1	M'Gauger 7c	57 158 68		
"	M'K 7c	57 848 26		
"	Sundries	57 151 50		
"	15% on 2182 83	57 327 42		
		3326 91		
July 1	To Bal.	3326 91		
"	Sundries	58 8 40		
"	"	58 138 55		
"	"	58 21 34		
June 29	"	19 19 75		
		3514 95		
			By Balance	3326 91

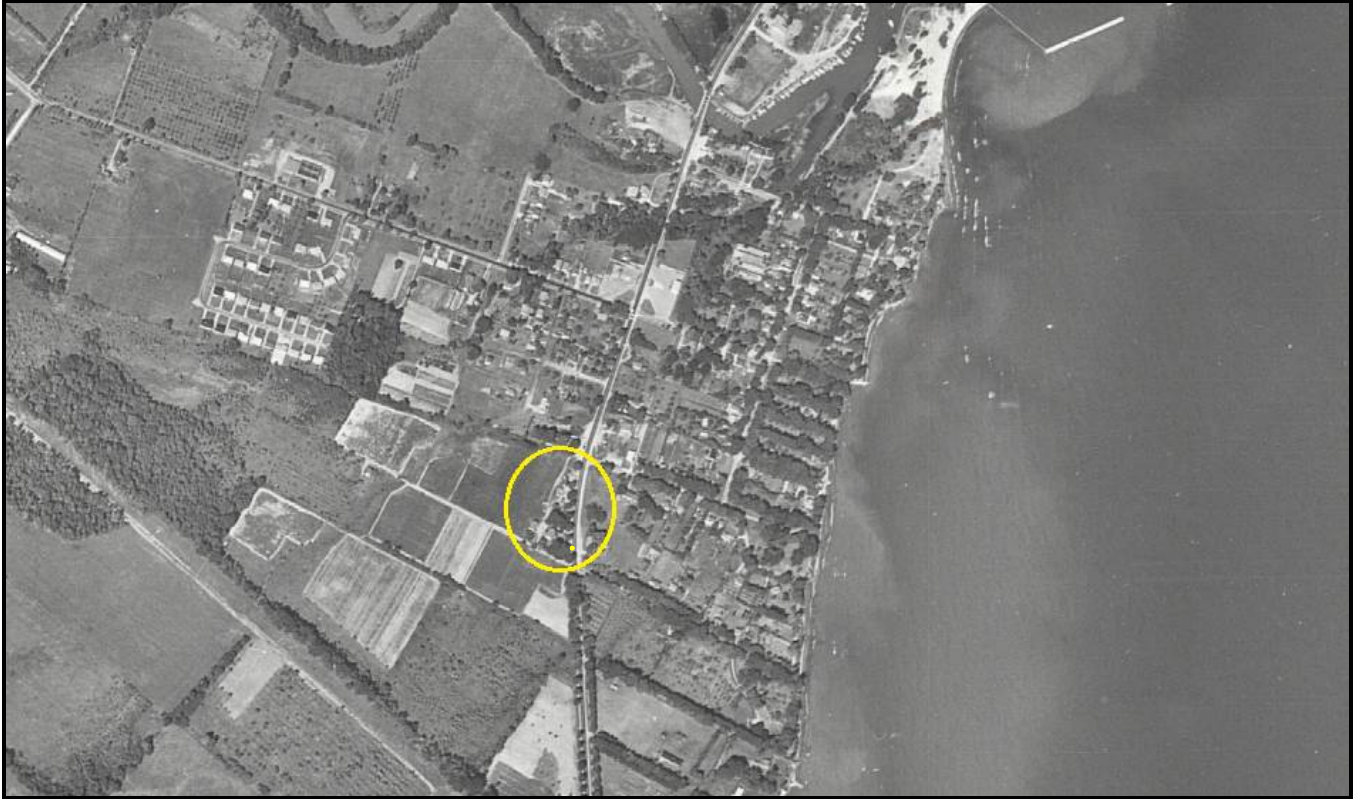
Two pages of C.D. Carson's ledger from 1919-1920 for work done for W.H. Cudmore. Source: Oakville Historical Society

William H. Cudmore was a member of the Liberal party and became President of the Liberal Association of Halton in 1916.⁴⁴ He was also a member of the Bronte Horticultural Society.⁴⁵ His wife, Rebecca, was an active member of the Bronte community and Ontario at large. She was one of the founders of the Home and School Clubs in Ontario in Halton, which were meant to improve and enrich student life. One of their first initiatives was to install a drinking fountain and electric lights in the Bronte school.⁴⁶ They introduced hot lunches, music festivals, debating, spelling matches, fairs, and other similar events. Rebecca was the public librarian for 10 years, Vice-President of the Halton Musical Festival Association, served on the School Board, and more.⁴⁷ The family ran a market out of the property starting in 1929.⁴⁸

⁴⁴ *The Globe*, "Liberals of Halton name D. Campbell", October 19, 1916, pg. 11
⁴⁵ Oakville Images Archive, "Bronte Horticultural Society meeting minutes", 1925
⁴⁶ *The Globe*, "Mrs. W. H. Cudmore is called by death: prominent Bronte woman died in her 66th year", March 7, 1935, pg. 11; Trafalgar Township Historical Society Digital Collections, "1932-1938 Scrap Book of the Bronte Home and School Club Activities and People", <https://images.ourontario.ca/TrafalgarTownship/details.asp?ID=2711008>
⁴⁷ *The Globe*, "Mrs. W. H. Cudmore is called by death: prominent Bronte woman died in her 66th year", March 7, 1935, pg. 11
⁴⁸ Cudmore Garden Centre Instagram post, "farm market 1929 to 1986, garden centre 1986 to 2020, end of an era" January 21, 2021

Rebecca Cudmore passed away in 1935, leaving the property to be jointly owned by William H. and his son, Ernest, and his wife Vera. William H. passed away in 1944 and in 1964, the land became jointly owned between Ernest, his wife Vera, and their son, William Bayley Cudmore and then his wife, Sandralee Cudmore.

Aerial photography from 1954 shows the context of the Cudmore farm in the surrounding area.



Aerial photograph of the Cudmore property, with the subject property and area circled in yellow, 1954. The subject property is located on the new Lakeshore Road West. *Source: Government of Ontario, Department of Lands and Forests, McMaster University Digital Archive*

Aerial photography from 1962 shows the subject dwelling, a market building to the east of the house where produce was sold, and a small barn that was located behind the house.⁴⁹ It has since been demolished.

⁴⁹ Town of Oakville, Planning Department, 1998 survey map by Fred G. Cunningham, Inc.



Aerial photograph close-up of the Cudmore farm, 1962: 1. The subject property; 2. Barn; 3. Market garden.
Source: McMaster University Digital Archive



Old Cudmore barn (number two in the above aerial photo), 1970s. Source: Town of Oakville Planning Services Staff

Later, the agricultural lands behind the house were sold and residential development followed.⁵⁰ In 1980, the house and property passed to William (Bill) Cudmore. The produce market, called Cudmore Market,⁵¹ was replaced by a garden centre that was operated by the Cudmore family until its closure in 2020.

⁵⁰ The lands went from 18 acres in the early- to mid-1900s but the more modern Lot 32 (addresses 3175 and 3171 Lakeshore Road West is approximately 2.6 acres).

⁵¹ *Oakville Daily Record Journal*, "Cudmore market damaged", December 23, 1966, pg. 1

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings. It is one of the oldest buildings on Part Lot 32, which was once owned by one of Bronte's earliest settler families, the Sovereigns, who established one of the area's oldest cemeteries and earliest schools on the historic lot.⁵² It is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, which ran through the Cudmore property. It is historically connected to two centuries of produce farming on the lot and on surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It has direct associations with the Cudmore family, a prominent family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who had the house built. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century.

This stretch of Lakeshore Road West was initially built in 1915 for the Toronto-Hamilton Highway; originally, this area would have been Cudmore farmland. The move of the Cudmore family from the old home on Old Lake Road to the 1920 home in its current location demonstrates the close ties between this home, the Cudmore family, and the nearly two centuries of farming history on this lot. We can trace how farmers worked and lived on this land for centuries through 1800s county maps to the maps of today, and many of them have left remnants of their presence, such as the Bronte Cemetery, Cudmore Road (which would have been near the old home), and the 1920s historical home.

This farming area grew into a residential neighbourhood of Bronte over time. The houses in this area range in age and architectural style, many dating from the mid to late-19th century due to later development of farmland. As one of the earliest buildings left in the neighbourhood, it is linked to the origins of the Village of Bronte and its development.⁵³ This newer residential landscape makes maintaining the heritage character of older buildings on the street, such as 3175 Lakeshore Road West, integral to the neighbourhood's character, architectural diversity, and history.

Below are images of the house and the surrounding streetscape along Lakeshore Road West.



2023, looking south on Lakeshore Road West, with property on the right side of image. *Source: Google Street View*

⁵² Town of Oakville Planning and Heritage GIS map which indicates only 4 listed properties on the Part Lot 32 south of Rebecca Street, and two designated properties (one of which is the Bronte Cemetery)

⁵³ *Ibid.*



2022, looking north on Lakeshore Road West with property on the left of image. Source: Google Street View

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 home is a representative example of a Dutch Colonial Revival style house, a style that was popular in North America in the 1920s and 30s. This style of home is relatively unique within the Oakville context.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property displays a moderate degree of craftsmanship and 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 has direct associations with William Henry Cudmore (1867-1944) who built the house around 1920 and operated a roadside market called Cudmore's Farm Market. The local business operated for nearly a century.	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 builder is unknown.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The context has changed from a rural township to a suburban context.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	It is physically, functionally, and historically linked to Lakeshore Road, the produce farming history of the area, and roadside produce markets in Trafalgar Township.	Y
iii. is a landmark.	The property is not a landmark.	N

4. Statement of Cultural Heritage Value or Interest

Description of Property

The property at 3175 Lakeshore Road West is on an irregular-shaped parcel located on the north side of Lakeshore Road West, between Chalmers Street and Strathcona Avenue near the historic Village of Bronte. The property contains a circa 1920 two-and-a-half-storey brick house.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of the Dutch Colonial Revival architectural style popular in Ontario in the early to mid-20th century, with its own unique elements influenced by Craftsman design. The building was constructed by 1920 with characteristics of a Dutch Colonial Revival design such as a symmetrical façade with a side-gabled gambrel roof with shed dormers, a brick first and second storey, and matching end-wall chimneys on the gable sides. The dormers have wooden siding with wooden fascia. The building's upper storey has a stucco and false half-timbering effect on both end walls, which was a common Craftsman feature. It has symmetrical front facade, and a centered door with covered porch supported by six columns arranged in groups of three on the first storey that are also used on the the second-storey porch as well to create the illusion of long singular columns. The fenestration of the home uses multi-pane divided light wood windows in varying configurations around the elevations.

Historical Value or Associative Value:

The subject property has cultural heritage value for its direct associations with the Cudmore family, a significant family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who built the house. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century. They were prominent and active community members and business owners in Bronte Village. The house has remained in the Cudmore family for over a century.

Contextual Value:

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings and some of the area's earliest settlers. The Sovereign family owned the land and established one of the area's earliest cemeteries and schools nearby. The land was divided over time, but for many years, the Austin and Cudmore families generally kept the lot the same size and continued to farm it. The property is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, the historic thoroughfare, to two centuries of produce farming on the lot and in the surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It is a physical reminder of the long-standing farming history in the area, and as one of the earlier buildings in the neighbourhood, is connected to the origins of the Village of Bronte and its subsequent growth.

Description of Heritage Attributes

Key heritage attributes of the property at 3175 Lakeshore Road West that exemplify its cultural heritage value, as they relate to the two-and-a-half-storey structure, include its:

- Symmetrical massing and form of the building, with side gambrel roof with cornice returns;
- Three shed dormers on the south elevation and two on the north elevation;
- Red metal gambrel roof;

- Two end-wall buff brick chimneys;
- Buff brick cladding with stucco and half timbering in the side wall gables;
- Covered two-storey porch with two sets of six columns in groupings of three set into buff brick piers on the first storey and wood shingle clad wall on the second storey;
- Front entrance, including wood door and sidelights;
- Second storey porch entrance, including door and flanking four pane windows; and
- Fenestration with multipaned sash windows, brick voussoirs and cement sills.

5. Conclusion

This property meets three 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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