

APPENDIX B

Cultural Heritage Evaluation Report
Tyrwhitt House
379 Douglas Avenue, Oakville, Ontario



379 Douglas Avenue, 2023. Source: *Town of Oakville Planning/Heritage Planning*

Town of Oakville
Heritage Planning
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February 2024

1. Executive Summary

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

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

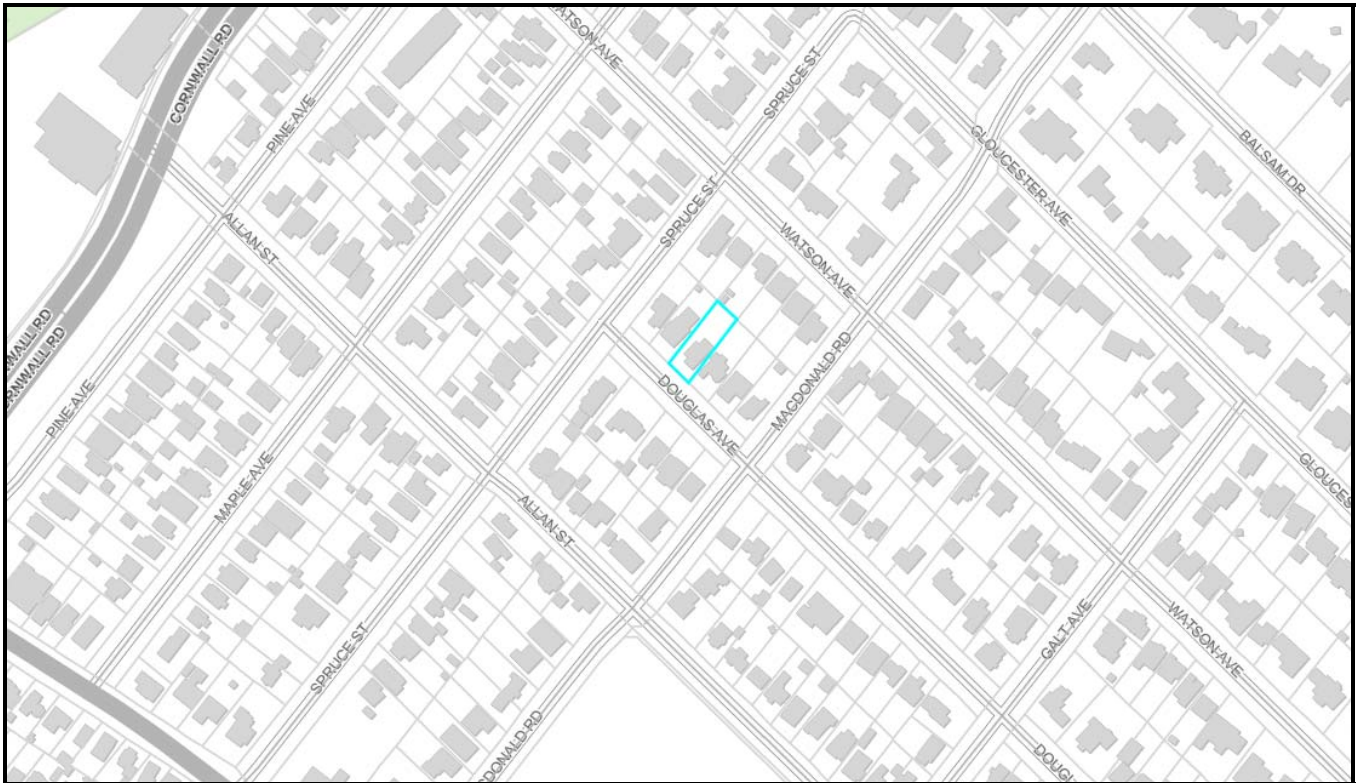
The home at 379 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Spruce Street. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c. 1920s vernacular brick bungalow with Arts & Crafts influences." It was originally owned by Raymond Tyrwhitt.

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

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

2. Subject Property

The property at 379 Douglas Avenue is located on the east side of Douglas Avenue between Spruce Street and Macdonald Road. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a detached one-and-a-half storey house, built circa 1924 and finished by 1925.



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

Legal description: LOT 182, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 379 Douglas Avenue is a one-and-a-half storey brick house. The house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements.



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

Arts and Crafts Movement and the Craftsman Style (1890-1940)

The Arts and Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, 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.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced architectural details.² 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.³

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

Characteristics of Craftsman houses 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 multi-paned casement windows, recessed entrances typically under porch roofs, exposed rafter tails or brackets, and asymmetrical façades.

Period Revival Style (1890-1940)

Period Revival style is one style that falls under the Arts and Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁴ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering, projecting second storey eaves, and overhangs on upper storeys.⁵ Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era and to English cottage styles, which often overlapped.

Subject Property Description

The property at 379 Douglas Avenue retains several heritage Craftsman and Tudor Revival elements that make it an important part of the character of the Brantwood neighbourhood. Assessment records indicate that the house was under construction in 1924 and completed in 1925.⁶ The owner and builder, Raymond Tyrwhitt, also owned the south Lot 181—which likely served as a yard for the house—until 1970.⁷ It has a side gabled roof with a half-timbered front gable with unique pebbledash cladding made of actual small stones held in mortar.

The use of multiple types of textural cladding is indicative of the Craftsman architectural style. The house has an asymmetrical façade with a brick chimney on the south elevation and the remains of another chimney on the north elevation. It has wooden soffits and exposed wooden eaves, a common element of Arts and Crafts houses. The mix of brick, half timbering, and pebbledash cladding is typical of Arts and Crafts houses.



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

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁵ *Ibid.*

⁶ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924-1925*.

⁷ Land Registry Documents for Lot 182 and Lot 181.



North façade of the house, 2024. Source: Town of Oakville Planning Services Staff



South elevation. Source: Town of Oakville Planning Services Staff



Pebbledash cladding on the front gable with half-timbering. It has been painted. *Source: Town of Oakville Planning Services Staff*



Wooden soffit and exposed eaves on the front façade. *Source: Town of Oakville Planning Services Staff*

The windows on the house are Arts and Crafts style, mostly being 6/1 wooden sash windows with wooden storms. They have since been painted but appear to be the same windows as in the 1989 historical image. Some windows are not sash but are still multi-paned glass, which is indicative of Arts and Crafts influence. The front door is the same as that in the 1989 photo but has been painted.



Front façade set of windows with storms. Source: *Town of Oakville Planning Services Staff*



1989 photo of house. The storm windows and front door appear to be the same, just repainted. Source: *Oakville Historical Society*

An interesting architectural element of the house is that the front portion appears to have originally been planned as an exterior porch; the dressed concrete block foundation does not extend to this section and there is no basement underneath. Houses from this period and in the Craftsman style often had a large open porch at the front. It is likely this change of plans happened during construction, as the materials on this wing are the same as those on the rest of the house.

While the north section of this front wing was certainly enclosed since it was built, the south portion may have still been an open porch with open space where the windows currently sit. This is supported by the fact that there was previously an interior wall between the north and south section of this wing, creating a narrow hallway leading from the front door with an open porch adjacent to it. At some time in later years, the wood windows would have been installed in the open porch to enclose the entire wing.

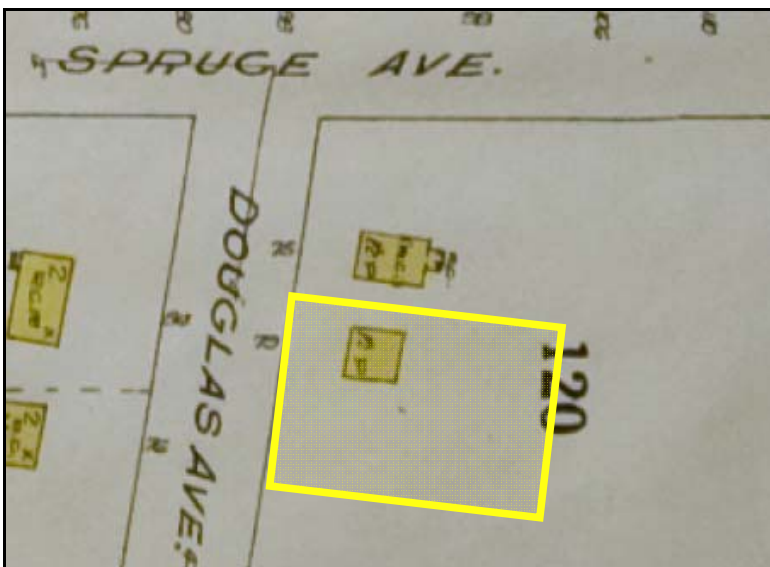


View of the front portion that likely was originally supposed to be an open covered porch. *Source: Town of Oakville Planning Services Staff*

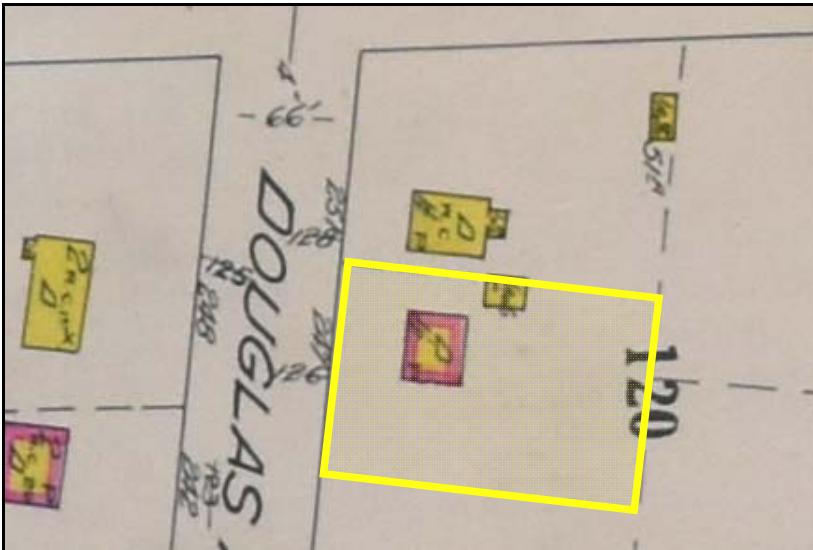


West façade showing the front “porch” windows and brick column that resembles the standard Arts and Crafts porch. Source: *Town of Oakville Planning Services Staff*

Neither the 1924 or 1949 fire insurance map shows the front wing of the house. This is likely due to the fact that these maps often did not include porches in the building drawings, only the footprint of the enclosed portions of the building. While some of this front wing may have always been enclosed, this may not have been picked up in the fire insurance maps. While these maps are extremely useful, they are not always completely accurate.

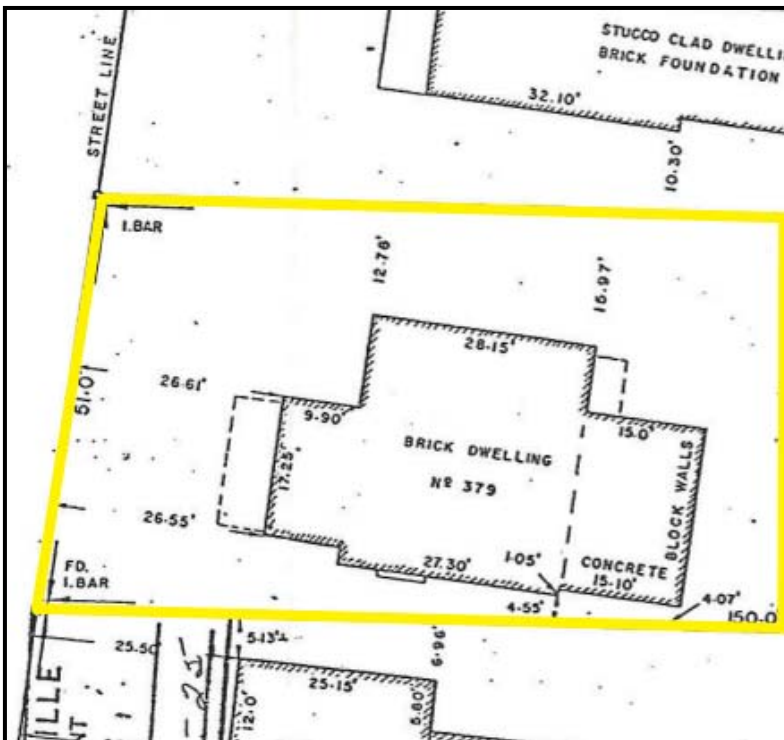


1924 fire insurance map showing the property, outlined in yellow. Source: *Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924.*



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

By 1949, there was a detached frame garage on the property, which does not exist today. Around 1969, a one-storey frame addition was constructed to the rear of the house. This wing is visible in the 1982 survey and 2014 photograph below.



Subject property highlighted in yellow. The brick front porch and side entry are noted in dashed lines. The rear first-storey addition is now present. Source: Town of Oakville Planning files



2014 view of the one-storey rear addition built in 1969, before the 2015 renovations. *Source: Town of Oakville Planning Services Staff*

In 2015, the rear of the house was renovated with a new second-storey addition. The whole of the rear was re-clad in wooden siding with new windows and doors. The new second storey was connected to the existing dormer, which was retained, including the middle window that remains today as an interior window, providing light into the stairwell. The new addition was integrated well into the heritage house and is not readily visible from the street.



North elevation of the rear addition with the historic house on the right. *Source: Town of Oakville Planning Services Staff*



East façade with rear addition. *Source: Town of Oakville Planning Services Staff*

The pebbledash technique used in the front gable of the historic house was repeated in a new porch wall during the 2015 renovations, making reference to the historic home's architectural details.



East façade with rear addition. *Source: Town of Oakville Planning Services Staff*

In summary, the house has design value as a representative example of the Arts and Crafts era with Craftsman and Tudor Revival architectural and design elements. It retains heritage features such as: brick cladding with external brick chimney on the south elevation and brick detailing on the north elevation; half timbering and pebbledash cladding on the front gable; side gable roof with exposed wooden eaves and wooden soffit; 6/1 sash windows and multi-pane glass windows with existing wooden storm windows; and front wooden door with eight panes of glass in the upper half in the Craftsman style.

Historical and Associative Value

The property at 379 Douglas Avenue is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁸ The subject property is located within the territory of Treaty No. 14.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12,¹⁰ and would later become the neighbourhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

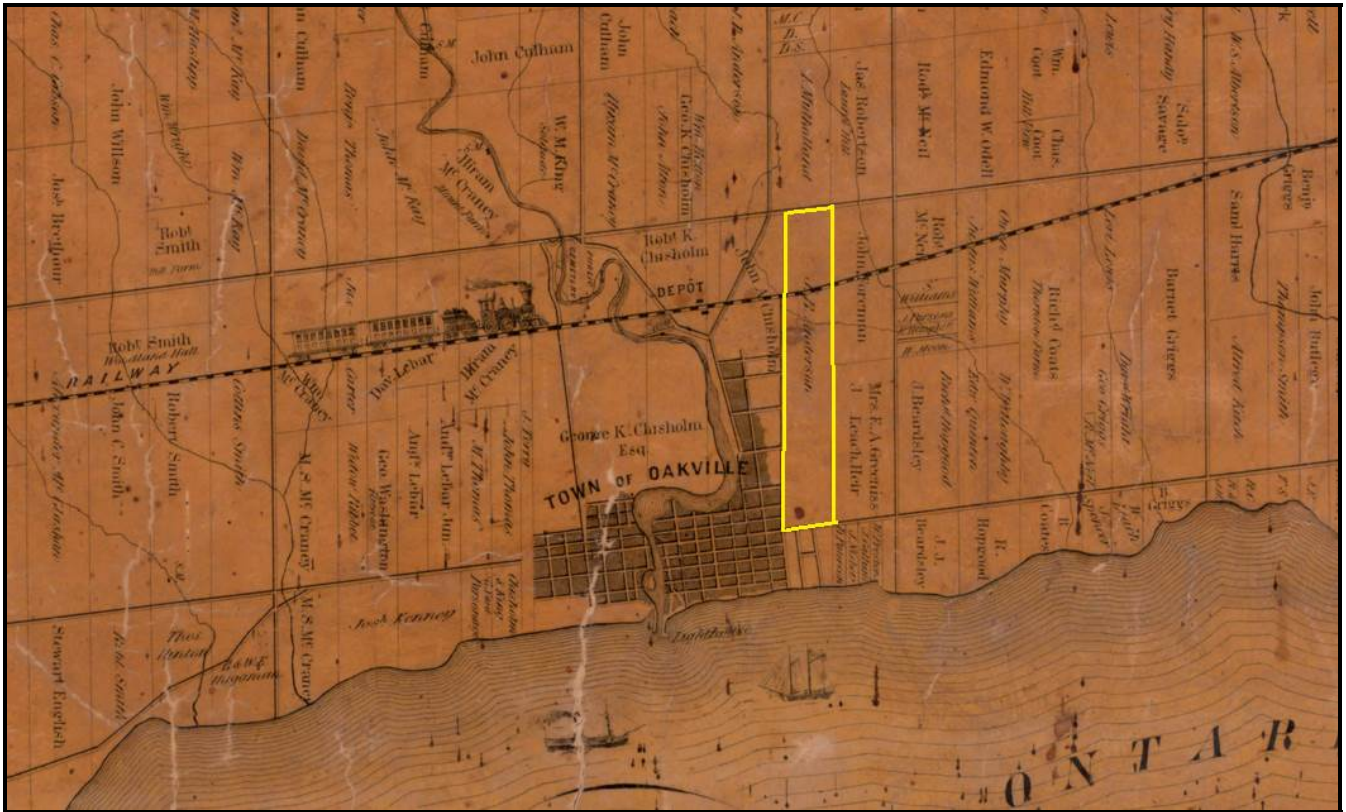
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 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.¹¹

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

⁹ 1806 Wilmot Survey

¹⁰ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹¹ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹² In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹³. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁴ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹⁵ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹⁶ When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger home in 1836.¹⁷ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁸

¹² LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹³ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁴ Ibid.

¹⁵ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁶ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁷ Ibid.

¹⁸ Ibid.

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 after the signing of Treaty 22.¹⁹ Chisholm is widely recognized as the founder of the Village of Oakville.



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

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. The Anderson land in which the property sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.²⁰

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road²¹. Between 1887 and 1902, Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.²² The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²³

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁴ oversaw the project and its infrastructure—planning

¹⁹ 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

²⁰ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

²¹ Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

²² *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²³ *The Globe*, "A document found", January 10, 1903, pg. 28

²⁴ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁵ The new subdivision was known as Brantwood.²⁶



A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²⁷ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁸

1913 photo of the road on Douglas Avenue looking north, close to 379 Douglas. Sidewalks and other infrastructure were built to draw buyers in. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis

²⁵ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²⁶ Oakville Historical Society, Brantwood Survey, 1907

²⁷ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 19133

²⁸ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

As part of this new subdivision, in 1911, Cameron Bartlett sold Lot 181 and 182 to Cumberland Land Co., which sold Lot 182 (subject property) to George Norman Fish in 1923—who also bought the south Lot 181 from the owner William Brouse that same year—who then sold both lots to Raymond Tyrwhitt in 1924.²⁹

The home at 379 Douglas was built between 1924 and 1925.³⁰ Raymond Tyrwhitt was listed as a builder in the 1926 census, so it is likely he oversaw the construction of the house.³¹ However, he seemed to have only lived in the house maybe a year or less, before renting it to various tenants while it remained under his ownership for 18 years.³²

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.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1808
Samuel Fraser	Northeast Part	1808-1821
Charles Anderson	140 acres	1810-1829
Charles Anderson	Northern Portion	1821-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus W. Anderson	140 acres	1879-1902
Edward R.C. Clarkson Re: the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 182 and 181	1907-1911
Cumberland Land Co.	Plan 113, Lot 182 and 181	1911-1923
George Norman Fish	Plan 113, Lot 182 and 181	1923-1924
Raymond Tyrwhitt	Plan 113, Lot 182 and 181	1924-1934
Raymond Tyrwhitt and Hedley Snider (brother-in-law)	Plan 113, Lot 182 and 181	1934-1942
William Ross Ballantyne	Plan 113, Lot 182 and 181	1942-1950
Robert Stronach	Plan 113, Lot 182 and 181	1950-1953
Robert and Norah Pettigrew	Plan 113, Lot 182 and 181	1953-1969
Wallis Brian Wesley Baines	Plan 113, Lot 182 and 181	1969-1970
Wallis Brain Wesley Baines	Plan 113, Lot 182	1970
Gordon and Madine Hay	Plan 113, Lot 182	1970-1971
Dorothy Mary Black	Plan 113, Lot 182	1971-2014
Current owner	Plan 113, Lot 182	2014-present

²⁹ LRO Instrument 57220, being a Grant, dated May 19, 1923, between Cumberland Land Co. and George Norman Fish and Instrument 87230, dated May 9, 1923, between William Brouse and George Norman Fish; and LRO Instrument 9382, being a Grant, dated September 28, 1924, between George Norman Fish and wife and Raymond Tyrwhitt.

³⁰ Oakville Public Library, *Town of Oakville Assessment Rolls, 1923-1925*

³¹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1926*

³² Oakville Public Library, *Town of Oakville Assessment Rolls, 1927-1935*



Raymond Tyrwhitt (1892-1947) was born in Bradford, Simcoe County.³³ His father was Richard Tyrwhitt (1844-1900), a Member of Parliament for Simcoe South for 18 years, from 1882-1900.³⁴ Richard Tyrwhitt was also a farmer and was married to Emma Whitaker.

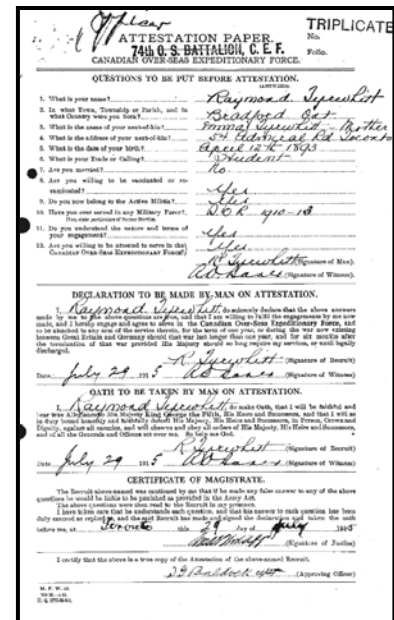
Raymond Tyrwhitt grew up farming and then went to the University of Toronto for architecture. He enlisted to fight in the first World War while still a student and served as a captain from 1917 to 1919.³⁵ By 1921, he lived with his widowed mother and sister in Oakville, and he was listed as a farmer.³⁶

Raymond Tyrwhitt purchased the subject property in 1924.³⁷ He also bought the lot south of it at the same time. In the 1924 assessment roll he was listed as building a house on the subject lot (Lot 182) that was worth \$500 and listed as “not finished.”³⁸ His job was then listed as builder, so it is likely that he built the house, or at least led the design of the house, considering he went to university for architecture. By the following year in 1925, the house was worth \$2,000 and complete.³⁹ It is not known if he ever designed other Oakville houses.

Richard Tyrwhitt, 1884, the father of Raymond Tyrwhitt, who built the house. Source: Bradford West Gwillimbury Public Library

Within a year of finishing the house, Raymond Tyrwhitt married Margaret Louisa Molesworth in December 1928.⁴⁰ Margaret was the son of William P. Molesworth and brother to the local well-known architect, George Molesworth, who built Arts and Crafts inspired estate houses around Oakville. However, it is not clear if they ever lived in this house; they owned it until 1942, but starting in 1926, the year after the house was finished, it appeared to have tenants.⁴¹

In 1926, one year after the house was completed, the first tenants were Ernest and Marjorie Maiers [sp]. In 1927, new tenants were William and Rhoda Weiland, followed quickly by Wilfred and Theresa Cole in 1929, James and Isobel Carson [illegible] in 1931, and Ian and Helen Elizabeth Lamour, who were there until at least the historical assessment roll records expire in 1935.⁴²



Raymond Tyrwhitt’s First World War papers. Source: Library and Archives Canada

³³ Find a Grave, “Raymond Tyrwhitt, 1893-1947”; Ancestry.ca, “Raymond Tyrwhitt”
³⁴ Library of Parliament, “Richard Tyrwhitt, M.P.”- https://lop.parl.ca/sites/ParlInfo/default/en_CA/People/Profile?personId=5003 ; Wikipedia.org, “Richard Tyrwhitt”, https://en.wikipedia.org/wiki/Richard_Tyrwhitt
³⁵ *Globe and Mail*, “Raymond Tyrwhitt”, March 6, 1947; Library and Archives Canada, *First World War Personnel Files*, “Raymond Tyrwhitt”, RG 150, Accession 1992-93/166, Box 9865 - 14
³⁶ Library and Archives Canada, 1921 Census of Canada
³⁷ and LRO Instrument 9382, being a Grant, dated September 28, 1924, between George Norman Fish and wife and Raymond Tyrwhitt.
³⁸ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924*
³⁹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1925*
⁴⁰ Archives of Ontario, *Registration of Marriages, 1869-1928*, “Ontario, Canada, Marriages, 1826-1938, for Raymond Tyrwhitt, York, 1927, via Ancestry.ca
⁴¹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924-1935*
⁴² Ibid.

Helen was the granddaughter of Judge Colin Snider, who owned a large estate west of Oakville beside the present-day Appleby College. Helen sold portions of the land to Appleby College in the 1940s and 1950s.⁴³ The 1935 voter's list does list both Tyrwhitts as living at the house, but in 1940 Raymond is listed alone.⁴⁴

1926 assessment roll showing Tyrwhitt owns the lots but rents out the house. Source: Oakville Public Library

During the time they rented the house, the Tyrwhitts did not always appear to have lived together; Raymond was living with his mother and sister in the 1931 census (he was listed as a building supplies salesman), and his wife, Margaret, was living on her father, William P. Molesworth's, estate house on Lakeshore Road East.⁴⁵ According to Frances Ahern's book *Small Town Oakville*, William P. Molesworth owned a house built by his son, George Molesworth, and built on a small terrace of land. During research, an unlisted house by Molesworth was found in old *Construction* magazine editions. Based on the address listed for Margaret Molesworth, this house was likely one of the several properties that used to stand near where the address 1150 Lakeshore Road East is today. Despite these facts, Raymond and Margaret remaining married until his death in 1947.

Raymond Tyrwhitt was also a well-known dog breeder. He owned a kennel and bred cocker spaniels and was also a director of the Canadian Kennel Club.⁴⁶ Raymond sold the house in 1942 to William Ballantyne.⁴⁷ Shortly after, Raymond was hit by a motorcycle walking down Lakeshore Road and died.⁴⁸ Despite it being unclear if the Tyrwhitts stayed together, Margaret is listed as his wife on his death certificate and her brother, Fitzgerald, was the witness. Fitzgerald also appeared to have lived on the Lakeshore Road Molesworth property.⁴⁹

William Ross Ballantyne II and his wife Edith Jean purchased the house from the Tyrwhitts in 1942 and owned it for the next eight years. According to their marriage certificate in 1927, Ross was an accountant and Edith listed her job as "house duties". Jean was the niece of John Marvin Wallace, the owner of the Oakville Basket Factory.⁵⁰ The basket factory was originally opened in 1870 and closed in 1988.⁵¹ By 1949, William Ross was the assistant manager of the factory.⁵²

Robert and Norah Pettigrew lived in the home from 1953 to 1969, for 16 years. When they lived there the house number was 247 Douglas Avenue.⁵³ In the 1963 voter's lists, Robert was listed as an office manager.⁵⁴ They moved from Kitchener in 1951 and originally lived on Truman Avenue.⁵⁵

⁴³ LRO Abstract for Lot 19 and 20 Concession 4 South of Dundas Street

⁴⁴ Ancestry.ca, Canada Voter's Lists 1935-1986, for 1935 and 1940, shows them living in "Tuxedo", or Tuxedo Park, which is a subdivision the house could fall into. In 1940 Raymond is listed alone.

⁴⁵ Library and Archives Canada, 1931 Census

⁴⁶ *Kennel and Bench*, Volume 24, No. 4, February 2, 1937, lists him as a director, as well as the President of the Cocker Spaniel Club of Canada.

⁴⁷ LRO Instrument 12799, being a Grant, dated March 26, 1942, between Raymond Tyrwhitt and Hedley Snider, and William Ross Ballantyne and wife Edith Ballantyne.

⁴⁸ *Globe and Mail*, "Raymond Tyrwhitt", March 6, 1947

⁴⁹ Ancestry.ca, *Province of Ontario Registration of Death*, "Raymond Tyrwhitt", 1947

⁵⁰ *Toronto Star*, "High honour is paid couple wed over 60 years", July 17, 1936

⁵¹ *Brass Tacks*, Volume 2, No. 2, "Oakville Wood Specialties", pg. 43-45

⁵² *Toronto Star*, "Man dead by tracks, jury absolves C.N.R.", February 19, 1949; "Court bans picketing so Oakville strike ends", *Globe and Mail*, September 26, 1950. The old basket factory became Wood Specialties Ltd., and closed in 1988

⁵³ Ancestry.ca, Canada Voter's List, 1935-1980, for Norah Pettigrew

⁵⁴ *Ibid.*

In 1970, the southern Lot 181 was sold off separately by the owner at the time, Wallis Baines. Dorothy Mary Black purchased the house the following year and lived there until 2014, for 44 years. She was born in Toronto in 1917 and in 1940 she married Andrew Black (died 1981). They lived in St. Catharines and then Oakville. Dorothy and Andrew raised three children together in the house: David, John, and Brian. Dorothy died in 2016 at 100 years old.⁵⁶

⁵⁵ *Oakville-Trafalgar Journal*, April 26, 1951, pg. 2

⁵⁶ *Globe and Mail*, Dorothy Mary Black obituary, October 9, 2016

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. There are also houses that were not constructed until after the 1950s, as many of the early homeowners owned multiple lots that were not severed or sold off until after the Second World War, when the post-war building boom got underway. These early homes in the neighbourhood, like the subject property, are key anchor points to Brantwood as they define and reflect the Arts and Crafts origins of this important subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



2023 view of Douglas Avenue looking south, with subject property on the left. The street has large trees. *Source: Town of Oakville Planning Services Staff*



2023 view of Douglas Avenue looking north, with subject property on the right. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	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 associated with the theme of development of 'Brantwood', an early 20 th century subdivision of Oakville. It is also associated with owner Raymond Tyrwhitt, a well-known dog breeder.	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.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a 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 Brantwood, a significant Oakville subdivision that began in the early 1900s.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood.	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 379 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Spruce Street in the Brantwood neighbourhood. The property contains a circa 1925 one-and-half-storey brick and half-timbered house.

Design Value or Physical Value:

The Tyrwhitt House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. 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. The home was built in 1924 and finished by 1925, with characteristics of Craftsman and Period Revival architecture, such as: the massing and form of the one-and-a-half-storey gabled roofed building with asymmetrical façade; exposed wooden eaves and wooden soffits; brick cladding and brick chimneys; wooden cladding materials; pebbledash and half-timbering cladding on the west elevation gable; the fenestration of windows and front door on the north, west, and south elevations; and the presence of multipaned windows and front door in the Arts and Crafts era aesthetic.

Historical Value or Associative Value:

The Tyrwhitt House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Arts and Crafts era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder Raymond Tyrwhitt, the son of MP Richard Tyrwhitt, and a well-known dog breeder.

Contextual Value:

The Tyrwhitt House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.

Description of Heritage Attributes

Key attributes of the property at 379 Douglas Avenue that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman and Tudor Revival style influences, as they relate to the north, west and south elevations of the original one-and-a-half storey house, include:

- The massing and form of the one-and-a-half-storey gable roofed building;
- Exposed wooden eaves and wooden soffits;

- Brick cladding and brick chimneys;
- Pebbledash and half-timbering cladding on the west elevation gable;
- Fenestration of the first storey windows and front door; and
- The presence of wooden multipaned windows and wooden front door in the Arts and Crafts era aesthetic.

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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