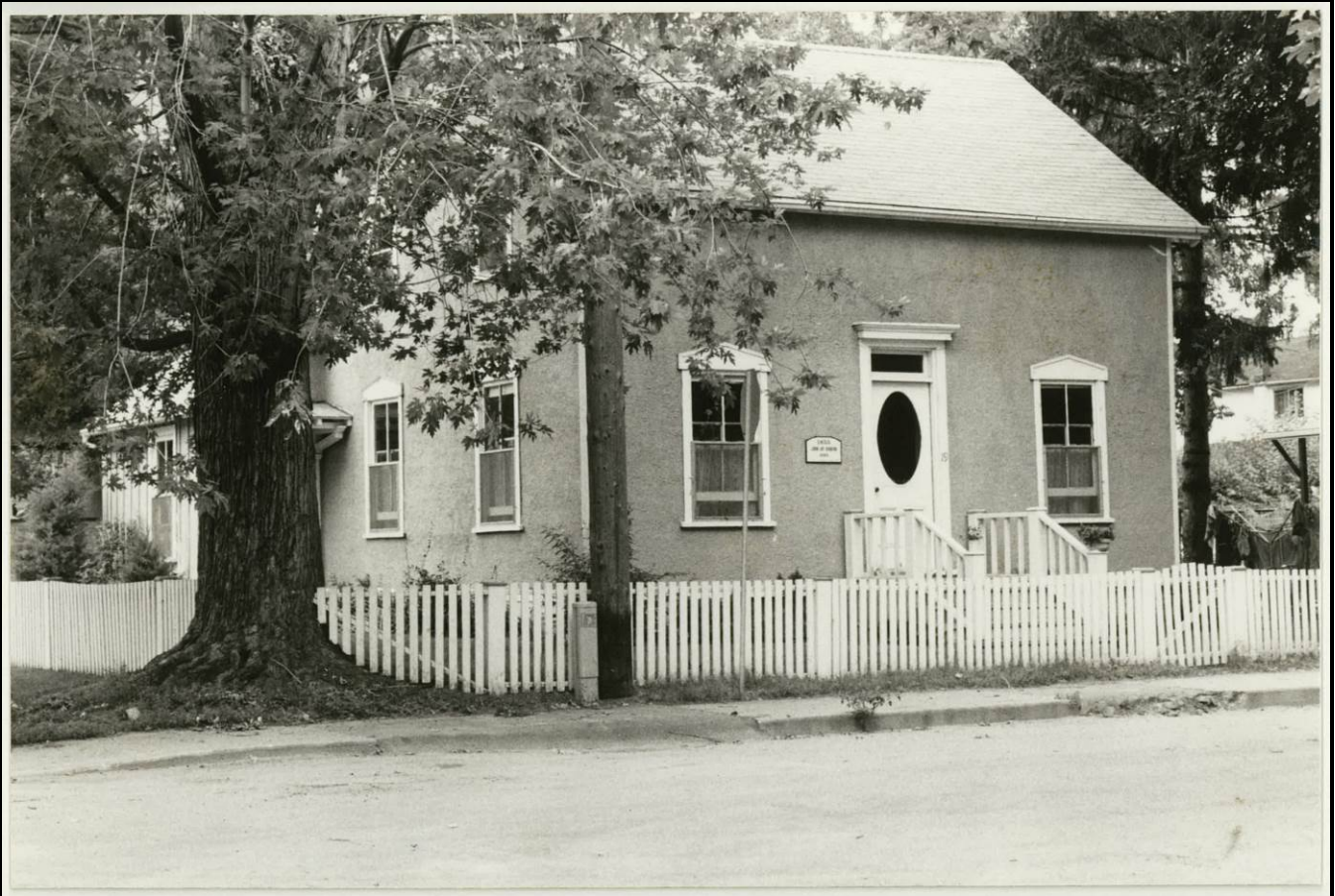


Cultural Heritage Evaluation Report
Georgia Cottage
19 Head Street, Oakville, Ontario



19 Head Street, circa 1980s. Source: *Town of Oakville Planning Services*

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 19 Head Street is located on the north side of Head Street between Bond Street and Rebecca 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.1855 vernacular frame house built by John Jay Hibbard."

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 19 Head Street is located on the north side of Head Street between Chisholm Street and Forsythe Street. 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 2 and 4, Block 97, in Edward Palmer's 1835 "Plan of Oakville" (registered in 1850).¹ The property contains a detached one-and-a-half storey frame house most likely built circa 1855.



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

Legal description: PT LT 2, BLK 97, PL 1, AS IN 492068; OAKVILLE

¹ Some early versions of this map only go as far as Rebecca Street, however, some go up to Bond Street and include Block 98; also, the portion of Lot 4 is a small sliver on the north, indicating it is likely from historically occupying the portion as no legal sale indicates this sliver

3. Background Research

Design and Physical Value

The subject building at 19 Head Street is one-and-a-half storey vernacular frame house constructed circa 1855. The house has design and physical value as a representative example of an early Oakville vernacular frame house with Georgian and Neoclassical architectural influences, as well as a Gothic Revival-style bargeboard.



The subject property in 2024 from Head Street, looking north. Source: Planning Services staff photo, 2024.

Vernacular Homes in Oakville

A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural style, but were constructed with unique features of various styles.

Georgian (1784-1860)

This style was brought to Ontario by the English and United Empire Loyalists, refugees from the American War of Independence. Due to the climate, financial limitations, and geography, structural necessity was the priority over academic stylistic features. Often, the vernacular structural methods were based on each person's

background.² In Ontario, this style is characterized by a plain brick or timber-frame house with little detailing and a symmetrical façade with a centered front door.³

Neoclassical (1800-1860)

Neoclassical styles were often built on the already existent Georgian style. However, it can include a lighter and more refined appearance in some cases. Neoclassical elements include columns, pilasters, and mouldings, with a transom light over the front door.⁴ Window lintels may have Classical decoration as well, such as pediments. Windowpanes are larger pieces than in Georgian style houses. In Ontario the symmetry of the Georgian style continued to play an important role in Neoclassical styles. The main difference is an entrance with pilasters or column and lights around the front door. It is common to find a small portico or porch supported by columns.⁵

Subject Property Description

The subject house is a vernacular one-and-a-half storey frame structure. The original portion of the home, circa 1855, has a simple and symmetrical façade, with rectangular massing. Houses built in this style are often indicative of one being of the earlier homes in Oakville. Its location in the original survey of the town and close to Sixteen Mile Creek are also an indication of its age and early presence in the town. This house has general Georgian and Neoclassical influences, with some unique elements.



View of the west and north (rear) elevations, from Chisholm Street looking southeast. Source: Planning Services staff photo, 2024.

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*, Toronto: Fitzhenry & Whiteside, 1990, pg. 5

³ Ibid., pg. 8

⁴ Ibid., pg. 13

⁵ Ibid., pg. 14



West elevation from Chisholm Street, showing the addition (left) and original (right). Source: Planning Services staff photo, 2024.

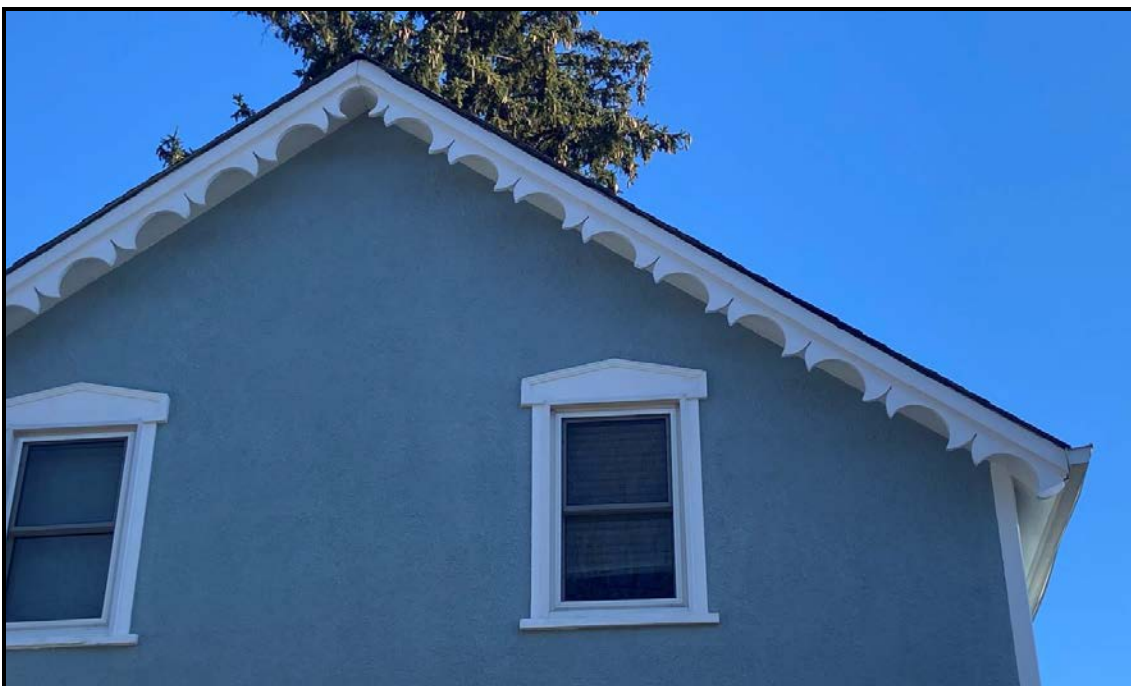


South elevation with the front door. Source: Planning Services staff photo, 2024.



East elevation showing the addition's new rear height at the back. *Source: Planning Services staff photo, 2024.*

The house is a rectangular shape with a side gabled roof. The gabled sides of the roof have a decorative wooden bargeboard, which is a Gothic Revival architectural influence. Interestingly, the house has wooden trim on each exterior corner, that also runs along the foundation of the house. This was also present in a series of photos taken in 1971 and appears to be historic.



Wooden bargeboard. Note the wooden trim on the exterior corner of the house. *Source: Planning Services staff photo, 2024.*

The original portion of the house is clad in stucco. The front entry of the house originally had a covered porch, with wooden railings and Classical-style columns holding up the roof. This would have been a more obvious Neoclassical influence on the house. This was torn down sometime after 1971, as it is still present in the photo taken below that year.



1971 photo showing the historic Neoclassical porch on the front façade. A central chimney was also present on the roof and was likely removed later. Note the wooden trim on each corner of the house and along the foundation that is still present. *Source: Canadian Inventory of Historic Buildings, Parks Canada.*



The house is highlighted in this 1962 photo, where the porch is present. *Source: McMaster Aerial Photo Library*

The front façade of the house remains symmetrical, even if it is simple with only two windows. This symmetry is both a Georgian and Neoclassical influence. The door has a rectangular transom window above it in the Neoclassical style of the time, when arched windows were sometimes too difficult or expensive to construct for a fanlight. When the porch was present there was no entablature above the door, and it was possibly added when the porch was removed. The door is the same as the one that existed in 1971. The wooden door has two vertical panels in the lower half and a large oval window in the upper half. The window appears to be a later addition, likely replacing a larger rectangular window.



Left: The front door the entablature and transom window.

Source: Planning Services staff photo, 2024.



Right: The door in 1971. Note the porch roof was where the entablature now sits, which was probably added when the porch was removed post-1971. Source: Canadian Inventory of Historic Buildings, Parks Canada.

The fenestration of the original portion of the house is symmetrical. The 2/2 sash windows on the front façade are wooden and still have wooden storm windows. When the house was built in the 18550s, it most likely had smaller panes of windows (i.e. 6/6 pane layout) and these windows may have been late 19th century replacements. The windows on the upper storey have likely been replaced but the trim and pediments appear to be historic. The wooden pediments, or entablatures, over the windows are typical of the Neoclassical era and are likely original.



Undated photo from the Town files, but does show an Oakville Historical Society plaque (here on the left of the house) and the current yard fence being built.



Left: Close up of one of the windows. This one does not have its storm window, but we can see the wooden sash, the pediment, and wooden frame. *Source: Planning Services staff photo, 2024.*



Right: One of the windows from 1971 and we can see they are the same. *Source: Canadian Inventory of Historic Buildings, Parks Canada.*

The chimney on the east elevation of the house is made of cinderblock and is not likely original to the house.



Left: 1971 photo and 2024 photos showing the chimney on the east elevation. *Source: Canadian Inventory of Historic Buildings, Parks Canada.*

Right: East elevation. *Source: Planning Services staff photo, 2024.*

The house has a lakestone foundation, indicating its 19th century age. The earliest-built houses in Oakville have lakestone foundations, built with stones pulled up from the nearby Lake Ontario. The stone has been parged over in some areas of the house.



Close-up of the lakestone foundation, partially parged over. *Source: Planning Services staff photo, 2008.*

In 2021, the rear wing of the house was reconstructed on the same footprint, but with a second storey added above. The original rear wing existed by 1924, and likely earlier, as shown in the 1924 fire insurance plan below. A second portion was added to the north of the earlier wing sometime between 1924 and 1949, likely as a small attached garage, but was gone by 1971.



Fire insurance maps showing the house and evolution of the lot and rear addition (since replaced). The left is 1924 and the right is 1949; the house is circled. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924 and 1949.

The photos below show the rear wing in 1971 and the 1990s. It was clad in board and batten siding. A larger chimney for a fireplace was added sometime between these two dates.



Left: 1971 image of the rear wing. Source: Canadian Inventory of Historic Buildings, Parks Canada.
Right: 1990s image of the rear wing. Source: Planning Services staff photo.



Left: 2008 image of the rear wing. *Source: Planning Services staff photo.*



Right: 2024 image of the rear wing after it was reconstructed. *Source: Planning Services staff photo.*

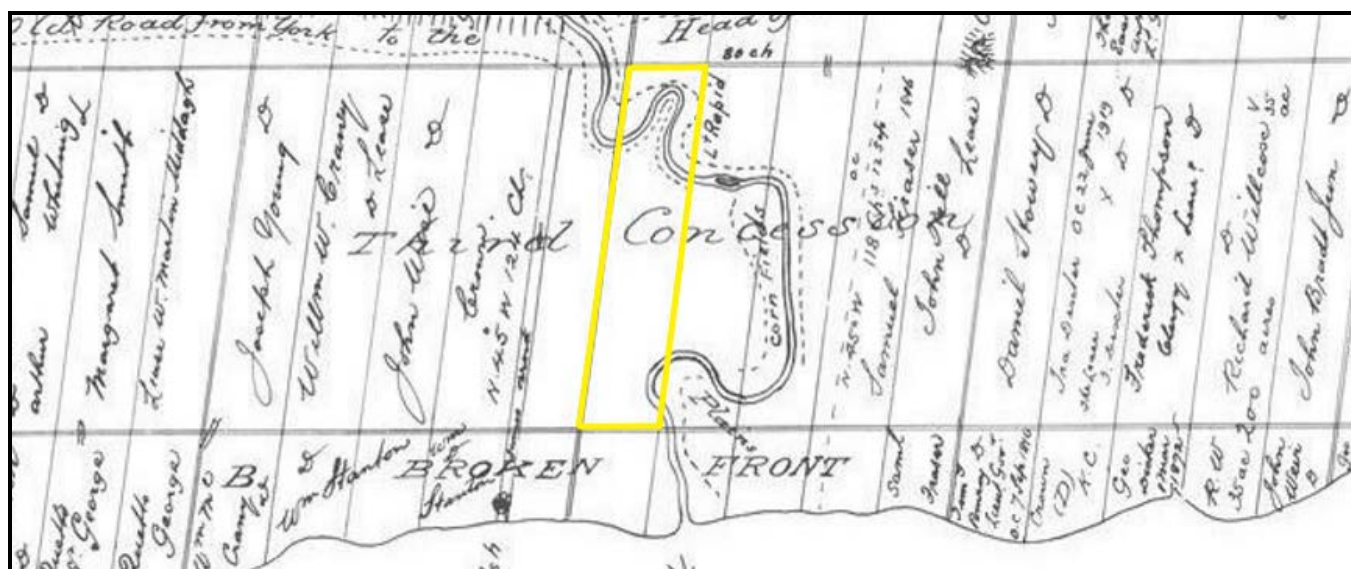
The new addition in 2021 retained the same footprint as the historic wing and did not result in any direct changes to the historic main structure. This new addition has not been identified in this report as being of cultural heritage value and the historic house at the front of the property remains the key heritage attribute on the property.

In conclusion, the house has design and physical value as a representative example of an early Oakville vernacular frame house with Georgian and Neoclassical architectural influences. Georgian elements of the home include its symmetrical façade and fenestration, as well as the simple rectangular massing and frame construction with stucco cladding. The Neoclassical elements still present are the transom window above the door, the wooden sash windows 2/2 panes, and wooden window pediments over the windows. Another unique element is the Gothic Revival-style bargeboard.

Historical and Associative Value

The property at 19 Head 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, 1806.⁶

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.⁷ The subject property is in the territory of Treaty No. 22.⁸



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 15, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

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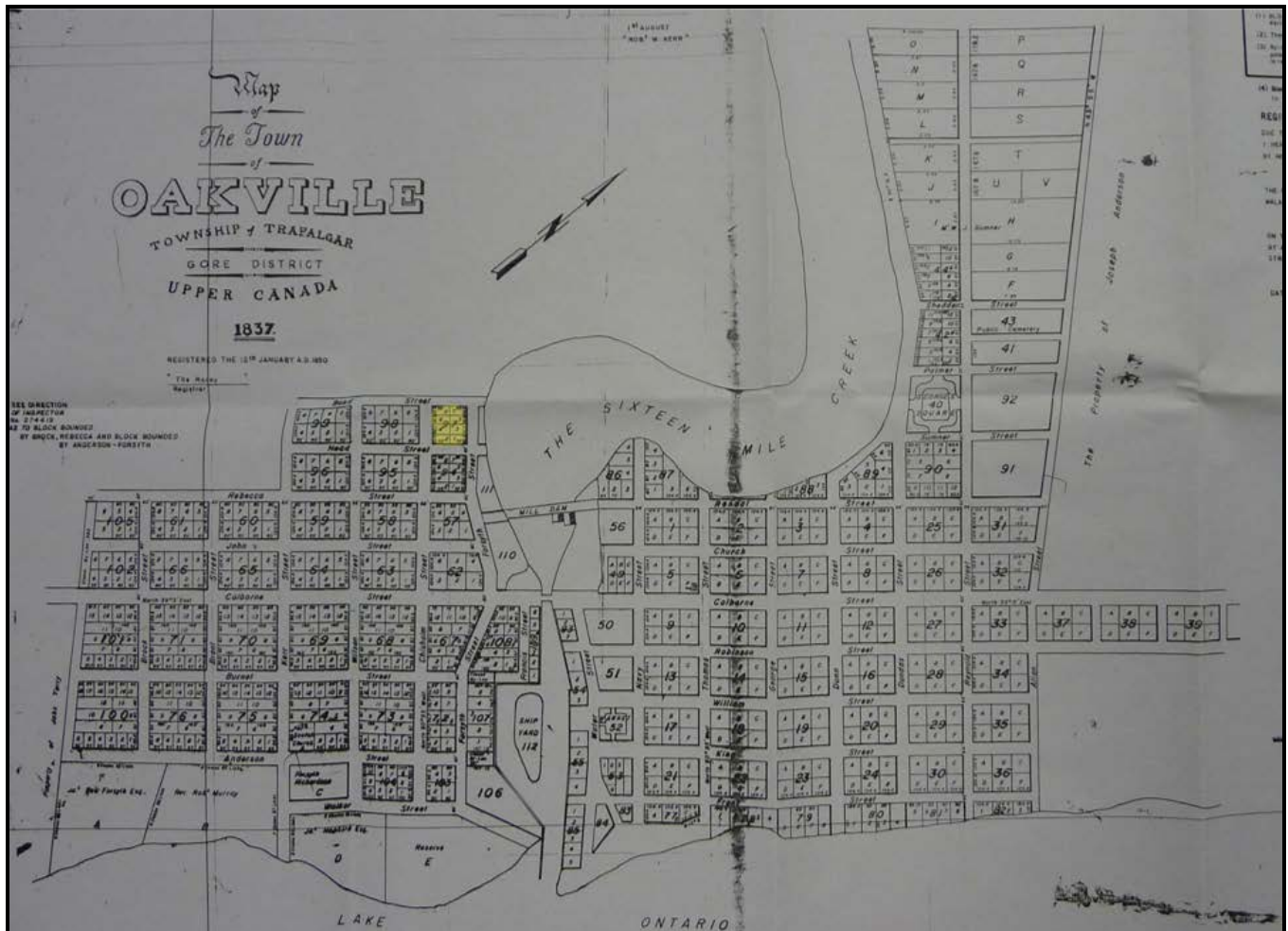
⁶ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁷ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

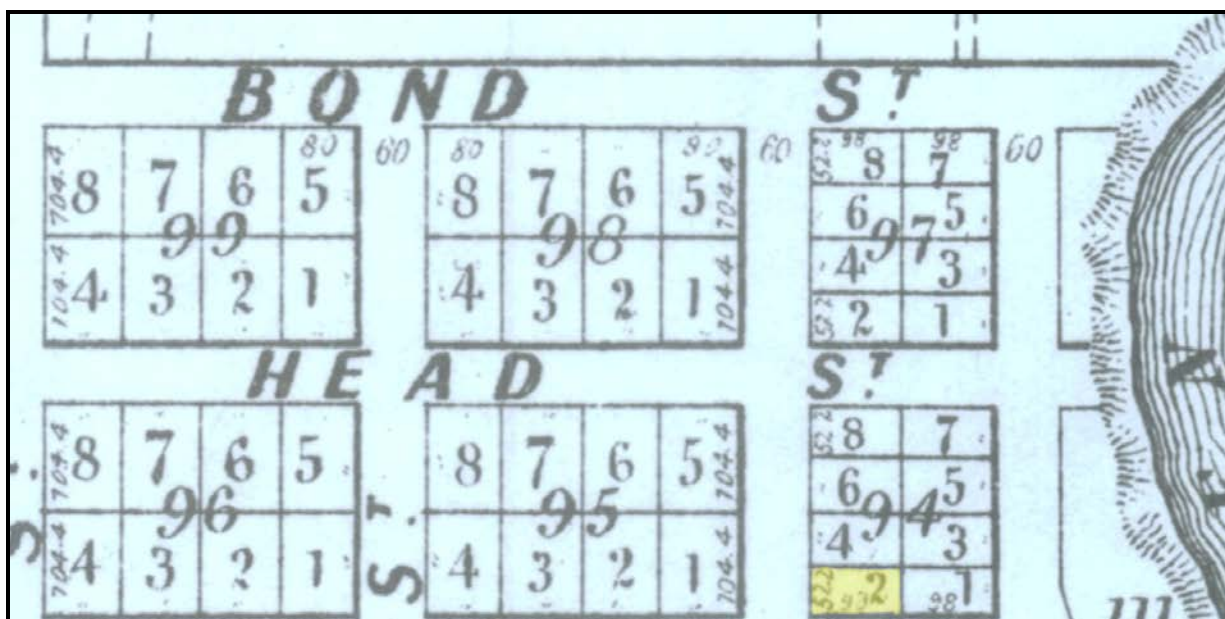
⁸ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

⁹ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

The subject area was known as the Third Concession South of Dundas Street, Lot 15. It was granted to William Chisholm in 1831. He purchased 1,000 acres of land at the mouth of the Sixteen Mile Creek from the Crown.¹⁰ He is widely regarded as the founder of the Village of Oakville. Shortly after 1831, town lots became available for sale at a public auction. When first laid out by Deputy Surveyor H.J. Castle in 1833, the plan was bounded by Brock Street, Rebecca Street, and Allan Street. By 1835, however, the official plan used today, drawn by Robert W. Kerr in 1836, shows the addition of several streets, including Head Street. Head Street was named after Sir Francis Bond Head who was the Lieutenant Governor of Canada (1836-1838), during the rebellion of 1837.¹¹



¹⁰ 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



Close up showing the lot. The house was built on the western half. Source: Oakville Historical Society

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	Con 3 Lot 15 SDS	1806-1831
William Chisholm	Ibid.	1831-1845
George K. Chisholm	Ibid.	1845-1854
John J. Hibberd	Block 97, W Part Lot 2	1854-1856
Robert Patterson	Ibid.	1856-1857
Andrew LeBar	Ibid.	1857-1858
Esther Thomas	Ibid.	1858-1891
Robert Murray Thomas	Ibid.	1891-1931
Mary Florence Thomas	Ibid.	1931-1939
James Clarence DeLong	Ibid.	1939-1963
Vivien DeLong	Ibid.	1963-1965
Jack Ribble	Ibid.	1965
Verna Adele Ribble	Ibid.	1965-1973
Robert James Carley and Mary Elizabeth Carley	Ibid.	1973-1978
Janet and George Atkins	Ibid.	1978-1999
Wayne and Karen Heath	Ibid.	1999-2014
Current owners	Ibid.	2014-present

In 1845, George K. Chisholm acquired the land. In 1854, he sold Lot 2, Block 97, to John J. Hibberd. Hibberd, a joiner or carpenter, was the probable builder of the home, which was likely built around 1855.¹² He subdivided the lot into equal halves and sold the east portion to a Kingston for six pounds in February of 1856; the same month, he sold the west portion for 117 pounds to Robert Patterson.¹³ This is the property with the subject house, and this sale value indicates there was a structure on the property.¹⁴ Because it was so early in the year, it was likely completed the year before. At the time of sale, Hibberd was listed as a machinist, not a joiner, and it is possible then he was related to Ashley Hibberd, machinist, who had opened a foundry with John Doty in Oakville in the 1850s, but left in 1856 due to a fire.¹⁵ The following year, Patterson sold to Andrew LeBar, and the year after that, LeBar sold to Esther Thomas, widow of Merrick Thomas, who had died in 1856.¹⁶ Merrick Thomas is a widely known historic figure in Oakville.

Merrick Thomas was born in Vermont. His father brought the family to Canada in 1810, but fled to join the American Forces during the War of 1812 and left his family in Canada.¹⁷ He did not return to Canada. Merrick grew up in Canada and found employment and a home as a young boy in Saltfleet Township (Stoney Creek, Hamilton). His employer also acquired a sawmill, salt works, and sailing ships. Thomas worked up to the position of general manger of these various enterprises.¹⁸



When Chisholm purchased the 1000 acres for the Town of Oakville, he hired Thomas to oversee the placing of a village and shipyard on the site.¹⁹ Several months before Chisholm purchased the land, Thomas married William Chisholm's sister-in-law, Esther, in 1827.²⁰ They had four sons and three daughters; only the sons lived to adulthood. He and Esther leased a farm on Lot 17, Concession 3 SDS west of town, eventually purchasing it and naming it Murray Hill Farm.²¹ Their original house from the farm now sits at Lakeside Park in Oakville.

The original Thomas farmhouse, standing in Lakeside Park, 2022. Source: Town of Oakville files

¹² Tax rolls are not available between 1854-1856 when the house was built, however, an increase in the price of the lot between these dates indicates that the house was likely built during this period. Hibberd sold the east lot in February of 1856 for 6 pounds; the west (ours) was sold for 117 pounds in the same month, indicating a building is present.

¹³ LRO Instrument 380, being a Bill and Sale, dated February 5, 1856, between John J. Hibberd, who sold West Part of Lot 2 to Robert Patterson for 117 pounds, 10 shillings

¹⁴ Oakville Historical Society research by homeowner Robert Carley, 1974

¹⁵ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Pres, pg. 201

¹⁶ Oakville Historical Society, https://oakvillehistory.pastperfectonline.com/Search?search_criteria=%22robert+thomas%22&onlyimages=false

¹⁷ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 42

¹⁸ Ibid.

¹⁹ Oakville Historical Society

²⁰ Ancestry.ca, "Ontario, Canada, Marriages, 1826-1940, Esther Silverthorn" married Merrick Thomas January 25, 1827

²¹ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 42-43



Esther Thomas. Source: Oakville Historical Society

During her lifetime, her son Robert Murray Thomas lived with her in the house, and upon her death, he likely took over ownership of the house, as it is noted in his will when he leaves it to his wife.²⁶

Robert Murray Thomas (known as Murray), was born in 1846 and was deaf. He became a respected member of the community and was a teacher for deaf students.²⁷ The 1871 Census of Canada indicates that he was a teacher who was “teaching up west”.²⁸ According to his obituary, he was very involved in the Evangelical Church for the Deaf on Wellesley Street in Toronto.²⁹

Robert Thomas’ obituary. Source: Toronto Star Archives

OAKVILLE

**INTERPRET FUNERAL
FOR DEAF AND DUMB**

**“Nearer My God to Thee”
Also Given**

Oakville, April 10.—The funeral of **Murray Thomas**, who died on Monday night, was held from his late residence, corner Chisholm and Head Sts., yesterday afternoon and was largely attended, many being present from Toronto. The service was conducted by Rev. J. Forbes Wedderburn of Knox church.

Mr. Thomas was a deaf-mute and was associated with the Evangelical Church of the Deaf, Wellesley St., Toronto, and many of his deaf-mute friends were present.

Services at the house and grave were interpreted in the mute language by Mrs. James Forster who, before her marriage, was a teacher in the deaf and dumb institute at Belleville. “Nearer My God to Thee” was also rendered by a member of the Toronto church in the mute language.

Interment took place in the family plot in St. Jude’s cemetery, just across the highway from where Mr. Thomas was born 85 years ago.

²² LRO Instrument 2796, being an Agreement, between Robert Murray Thomas and John Thomas, heirs of Esther Thomas, and the Rector and Church Wardens of St. Jude’s Parish, Oakville. However, it is unclear how much land. It is also unclear how the Thomas’ began owning the land, as a sale to them in this lot and concession is not shown in the abstract. According to Mathews, the land was assessed to Merrick Thomas in 1850 and the following year to the church, and the original deed with the Church is from 1853 (page 277).

²³ Various census data from 1861-1891 show her living in Oakville in a frame 1 ½ storey house.

²⁴ 1871 Census of Canada

²⁵ Ancestry.ca, “Ontario, Canada, Deaths and Deaths Overseas, 1869-1949, Esther Thomas”; LRO abstract

²⁶ Letters Probate, 7087, dated August 28, 1931, Robert Murray Thomas to “my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike.”

²⁷ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 115

²⁸ 1871 Census of Canada

²⁹ Toronto Star, “Interpret funeral for deaf and dumb”, April 10, 193, pg. 5



In 1900, Robert Murray married Mary Florence DeLong in Chicago, Illinois. He was likely in Chicago as his brother George lived there. Mary Florence was also deaf. In the 1901 Census of Canada, they were living in Oakville together on Head Street in this home. In his obituary, the house is referred to as Georgia Cottage, indicating the name as historical.³⁰

Robert Murray died at the house in 1931, and his wife Mary Florence continued to live there until her own death in 1939.³¹ The letters probate of Robert Murray indicated that the property would go to “my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike.”³² By 1939, however, their niece Florence had died, so the property went to James Clarence DeLong.

James was born in 1891 in Chicago, Illinois and emigrated to Canada sometime before or during the First World War. In 1917 he enlisted at Cobourg, Ontario in the Canadian Expeditionary Force, joining the Cobourg Heavy Battery Draft-Siege and Heavy Artillery where he served overseas in France.³³ His papers indicate he lived in Oakville at the time. Fortunately, he survived the war and returned to Canada in 1919.

James and Vivien DeLong, undated. Source: *Walter Martha Moore Family Tree, Ancestry.ca*

In 1920, James married Vivien Reeves in Toronto.³⁴ They lived in Toronto, where James worked as a clerk with the Bank of Commerce.³⁵ When James inherited the house at 19 Head Street, he didn’t live there, but remained in Toronto. However, he is listed as living at the address in a 1957 voter’s list as a manager.³⁶

James died in 1963 and his wife Vivien sold the property in 1965 to Jack Ribble, who transferred it to his wife Verna Adele Ribble the same year. Jack Ribble operated the William Whitaker and Son Garage in the 1940s, which was the same business as the earlier and well-known Whitaker and Sons Wagon and Carriage Works.³⁷ In 1973, Verna Adele Ribble sold the property to Robert James Carley and Mary Elizabeth Carley who had gotten married in 1971 in Oakville.³⁸ Robert Carley performed research on the history of the house for the Oakville Historical Society. In 1978, they sold to Janet and George Atkins.

³⁰ Globe and Mail, “Murry Thomas dies at Oakville”, April 7, 1931

³¹ Find-A-Grave, Mary Florence DeLong Thomas, 1857-1939

³² Letters Probate, 7087, dated August 28, 1931, Robert Murray Thomas to “my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike.”

³³ Library and Archives Canada, RG 150, Accession 1992-93/166, Box 2423 – 61

³⁴ Ancestry.ca, “Ontario, Canada, Marriages, 1801-1928, James Clarence DeLong” married Vivien Alberta Reeves in York in 1920.

³⁵ Oakville Historical Society research

³⁶ 1957 voter’s list. It is not clear if this indicates only ownership or residence as well. Voting indicates they may have lived there for a time, although his wife is not listed.

³⁷ Globe and Mail, “Highway garages busy repairing ailing cars”, August 1, 1944, pg. 5; Our Ontario search

³⁸ Globe and Mail, “Social Notices, Engagements”, July 31, 1971, pg. 27

George Atkins was born in New Jersey and then moved to the Bronte area as a child, where his family had a dairy and orchard farm.³⁹ He was a farmer for 15 years, where he played a key role in the early development of the Ontario Junior Farmers Association and the Halton Region Conservation Authority.⁴⁰ He was then recruited by the CBC in 1955, where for the next 25 years he was the network's farm and gardening commentator and host. He got his start in broadcasting by hosting a junior farmer program radio and television program in Hamilton.⁴¹ He and Janet got married in 1941.

Atkins then started Farm Radio International, which is a radio broadcasting company for developing countries. Much of the work developing the company was done from this house on Head Street.⁴² He earned awards for his more than 50 years of farm radio broadcasting, and in 1989 received an honorary degree from the University of Guelph and was named a Member of the Order of Canada. He died in 2009, and his wife, Janet, lived to be 100 and died in 2016.⁴³ Janet and her husband George sold the house in 1999 to Wayne and Karen Heath. The Heaths sold it to the current owners in 2014.⁴⁴



George and Janet, undated. Source: *Farm Radio International*

In summary, the house has historical value as it has direct associations with the Thomas family, who were important in the development of the Town of Oakville. The house is over 150 years old and the Thomas family owned and descendants owned it for 109 years. The property is also associated with George Atkins and with the builder, John Hibberd, although not much is known about him.

³⁹ <https://www.lib.uoguelph.ca/archives/our-collections/regional-early-campus-history/alumni/george-atkins/>

⁴⁰ Ibid.

⁴¹ Inside Halton, "George Atkins founded Farm Radio International", December 9, 2009, https://www.insidehalton.com/news/george-atkins-founded-farm-radio-international/article_6ec361c1-3ed0-500d-b6d1-d90aa627fdd4.html

⁴² <https://www.lib.uoguelph.ca/archives/our-collections/regional-early-campus-history/alumni/george-atkins/>

⁴³ Ibid.

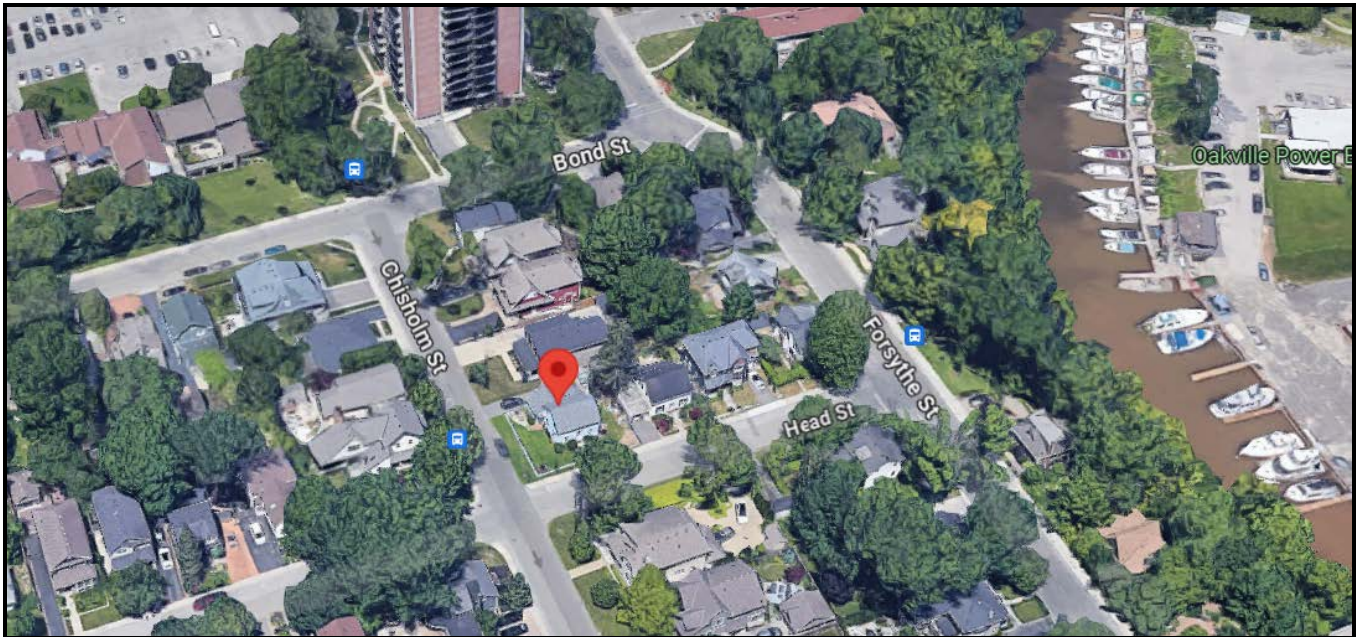
⁴⁴ Town of Oakville files

Contextual Value

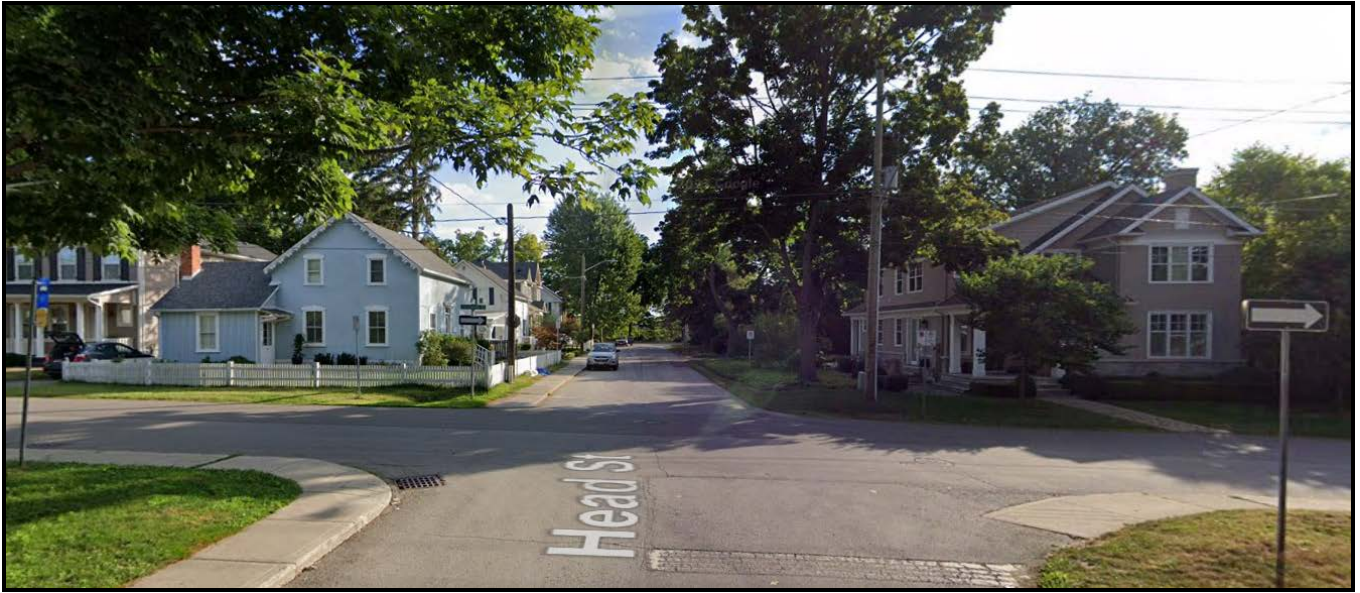
The subject property is important in defining, supporting, and maintaining the character of the area. It is one of the older houses in the neighbourhood and its presence adds to the historical character of the area. It also places the surrounding blocks in historical context as one of the first surveyed parts of Oakville. It sits on a corner lot, making it a prominent structure in the neighbourhood.

The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. It continues to serve its original purpose as a residential home. It was one of the early houses constructed in Oakville, and its presence is a reminder of the long history of the neighbourhood.

The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The size of the area with these houses is approximately a square of four blocks. Areas outside of this have had some structures demolished and replaced with apartments and townhouses to the north and south, most from post-Second World War. The subject house sits only one block away from the Sixteen Mile Creek.



Aerial of the neighbourhood from 2021. Note the proximity of the creek. Source: Google



2018 view east on Head Street at Chisholm Street, with the subject property on the left. The rear addition is now slightly taller. *Source: Google Street View*



2020 view west on Head Street at Chisholm Street, with the subject property on the right. *Source: Google Street View*



2021 view north on Chisholm Street at Head Street, with the subject property on the right. The rear addition is now slightly taller. *Source: Google Street View*



2021 view north on Chisholm Street at Head Street, with the subject property on the right. The rear addition is now slightly taller and covers a portion of the rear roof and the eastern side of the rear façade (see design section). *Source: Google Street View*

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 vernacular Oakville frame house with Georgian and Neoclassical architectural influences.	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 Thomas family, who were early settlers in the area and who owned the house for over a century. It is also associated with George Atkins, a Member of the Order of Canada, recognized for his work in the field of agriculture and the radio and television broadcasting industry.	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 property is associated with John Hibberd, who constructed the house. But no significant information has been found on Hibberd.	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 area. It is one of the oldest houses in the neighbourhood and its presence adds to the historical character of the area. It sits on a corner lot, making it a prominent structure in the neighbourhood.	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 stands in its original location and retains the original portion of the house. It is still a residential home. It was one of the first houses constructed in this part of Oakville.	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 19 Head Street is located on the north side of Head Street, between Bond Street and Rebecca Street. The property contains a circa 1855 one-and-a-half storey frame house.

Design Value or Physical Value:

Georgia Cottage has design and physical value as a representative example of a vernacular Oakville frame house with general Georgian and Neoclassical architectural influences. The home was built circa 1855 with characteristics influenced by Georgian elements of the home include its symmetrical façade and fenestration, as well as the simple rectangular massing and frame construction with stucco cladding. Neoclassical elements of the house include the transom window above the door and wooden window pediment lintels. A unique element is the Gothic Revival-style bargeboard that contributes to the quaint character of the house.

Historical Value or Associative Value:

Georgia Cottage has historical value as it has direct associations with the Thomas family, who were important in the development of Oakville, including Merrick Thomas' wife, Esther, who was the first long-time owner of the house, and her son, Robert Murray Thomas, who was a respected member of the community and did important work as a deaf teacher in the late 1800s and early 1900s. The house is over 150 years old, and the Thomas family and descendants owned it for 109 years. The property is also associated with George Atkins, a farmer who played a key role in the early development of the Ontario Junior Farmers Association and the Halton Region Conservation Authority. He was a radio and television broadcaster and started Farm Radio International, a radio broadcasting company for developing countries. He earned many awards, received an honorary degree from the University of Guelph and was named a Member of the Order of Canada.

Contextual Value:

Georgia Cottage is important in defining, supporting, and maintaining the character of the area. The local streetscape consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the oldest in the neighbourhood and its presence adds to the historical character of the area. It sits on a corner lot, making it a prominent structure in the neighbourhood. Its presence calls back to Oakville's origins and the history of this area west of Oakville harbour as a working-class neighbourhood. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and continues to contribute to the character of the area as it has for over 150 years.

Description of Heritage Attributes

Key attributes of the property at 19 Head Street that exemplify its cultural heritage value as a mid-19th century vernacular house frame house with general Georgian and Neoclassical influences, as they relate to the west, south and east elevations of the original one-and-a-half storey portion, include:

- The massing of the rectangular one-and-a-half storey structure with side gable roof;
- Stucco cladding;
- Fenestration of the windows and front entrance;
- Wooden front door with vertical panels and window, with wooden transom window above;

- The presence of 2/2 wooden windows;
- Wooden window pediment lintels; and
- Wooden Gothic Revival-style bargeboard on east and west gables.

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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