

**Cultural Heritage Evaluation Report**  
**Hobbs House**  
399 Spruce Street, Oakville, Ontario



South elevation of 399 Spruce Street, 2024. Source: *Town of Oakville Planning Services Staff*

# 1. Executive Summary

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

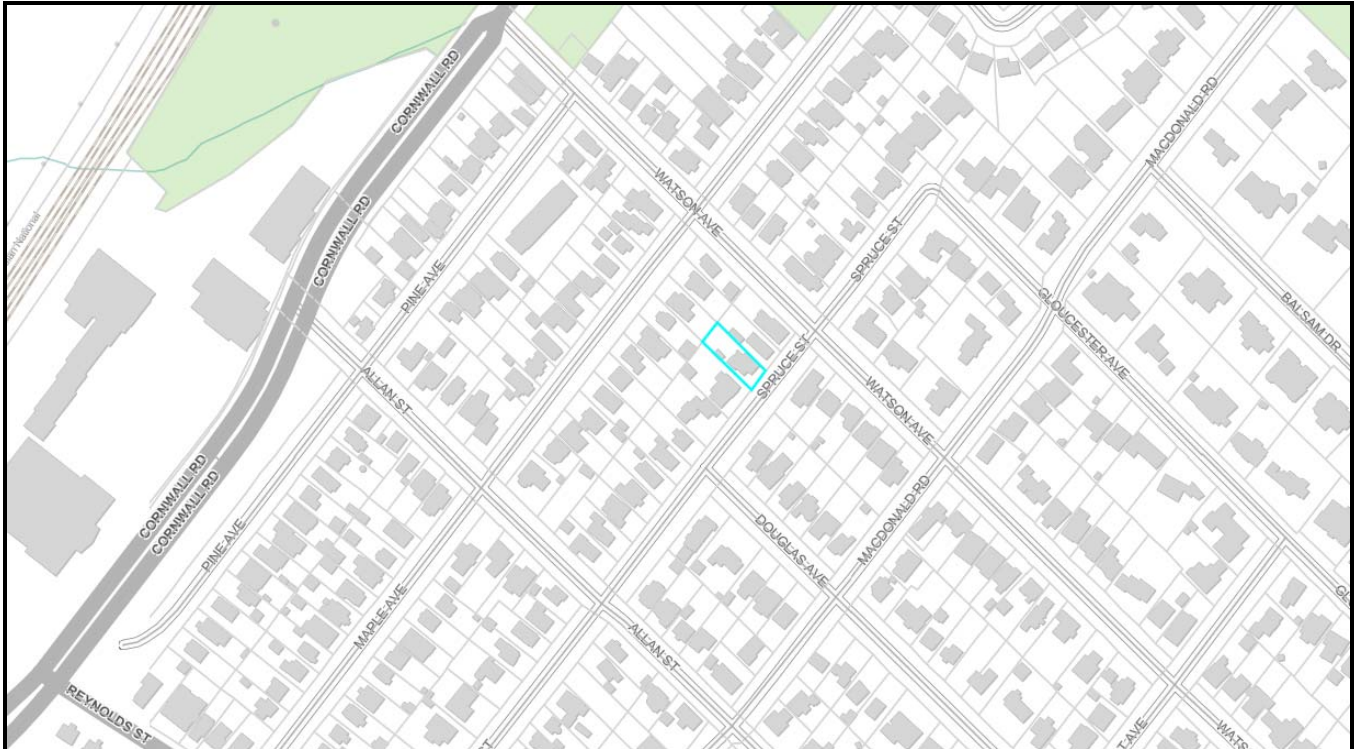
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 399 Spruce Street is located on the north side of Spruce Street between Watson Avenue and Douglas 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 originally added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its "c.1930 Craftsman style brick bungalow."

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

## 2. Subject Property

The property at 399 Spruce Street is located on the north side of Spruce Street between Douglas Avenue and Watson Avenue, on parts of Lots 95, 96, and 97 of Plan 127, or the Tuxedo Park Subdivision, sometimes called the Brantwood Annex. 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. This section of the Brantwood Survey was then sold to Louis Philip Snyder, the developer of Tuxedo Park. The property contains a detached two-storey brick house built in 1917.



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

**Legal description:** PT LOTS 95, 96, 97, PLAN 127; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 399 Spruce Street is a two-storey single detached brick veneer house.<sup>1</sup> The home has design value as a representative example of a Craftsman bungalow in Oakville, built in 1917.



1989 photo of the subject property. Source: Town of Oakville Planning Services Staff

#### *Arts and Crafts Movement and Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>2</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>3</sup> 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.<sup>4</sup>

Characteristics of Arts and Crafts inspired residences can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wooden cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; multi-paned casement and

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<sup>1</sup> 1931 Census of Canada indicates the house as “BV” or “brick veneer”

<sup>2</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 101

<sup>3</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>4</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 105

sash windows; recessed entrances typically under porches; exposed rafter tails or brackets; and asymmetrical façades.

#### *Subject Property Design*

The house at 399 Spruce Street is a Craftsman-style Bungalow and has several representative elements of this architectural style. The roof extends over the front porch, creating an asymmetrical façade. A large front porch in this shape is a representative element of Arts and Crafts houses from this period. Interestingly, the house has an offset gable roof beside the front porch, with a unique meeting of roof corners.



South elevation with front porch and pebbledash cladding in dormer gable, 2024. *Source: Town of Oakville Planning Staff*

The house is clad in buff, or yellow, brick laid in a common bond. This colour of brick was quite rare and unique in Oakville during this time period when most nearby brickworks produced standard red bricks. Another unique element of the house is pebbledash cladding with half timbering on the central front gabled dormer. Pebbledash was made using medium-sized pebbles in stucco or plaster to create a rustic effect. There is also horizontal wood siding on the porch's "cheek" sides and on the bay windows on the east and west elevations. This variation of cladding—brick, horizontal siding, pebbledash and half timbering—is a well-known attribute of Arts and Crafts-inspired houses. There are wooden soffits and fascia throughout.





East elevation, 2024. Source: Town of Oakville Planning Staff



West elevation, 2024. Source: Town of Oakville Planning Staff





Close-up of offset gable on the front façade and the house's wooden soffits and fascia. A rain chain has been installed on this unique corner to divert rainwater from the roof. *Source: Town of Oakville Planning Staff*

Like many Craftsman bungalows from this period, a prominent feature of the house is the large front porch. This porch has a wooden ceiling with curved wooden structural beams. These beams connect directly to tall brick piers; there is a lower brick pier in the centre of the porch as well, which allows open site lines from the porch. The porch railing is made of square wooden pickets with rectangular posts.



South elevation with front porch and pebbledash cladding in dormer gable, 2024. *Source: Town of Oakville Planning Staff*





View of the rounded beams that connect to the brick columns. *Source: Town of Oakville Planning Staff*



Square pickets and rectangular posts. *Source: Town of Oakville Planning Staff*



The historic portion of the house has a mix of contemporary multipaned sash windows which, while new, retain the character of the Craftsman style. The windows are mostly 6/1 and 4/1 sash windows and the window openings are segmental in shape with arched radiation brick voussoirs. The windows have concrete sills. The east elevation of the house has a half-hexagonal bay window with a shed roof. The west elevation has a small bump out with shed roof with a pair of small four-paned windows. The bay window and bump out are typical Arts and Crafts era features and add variety and architectural interest.



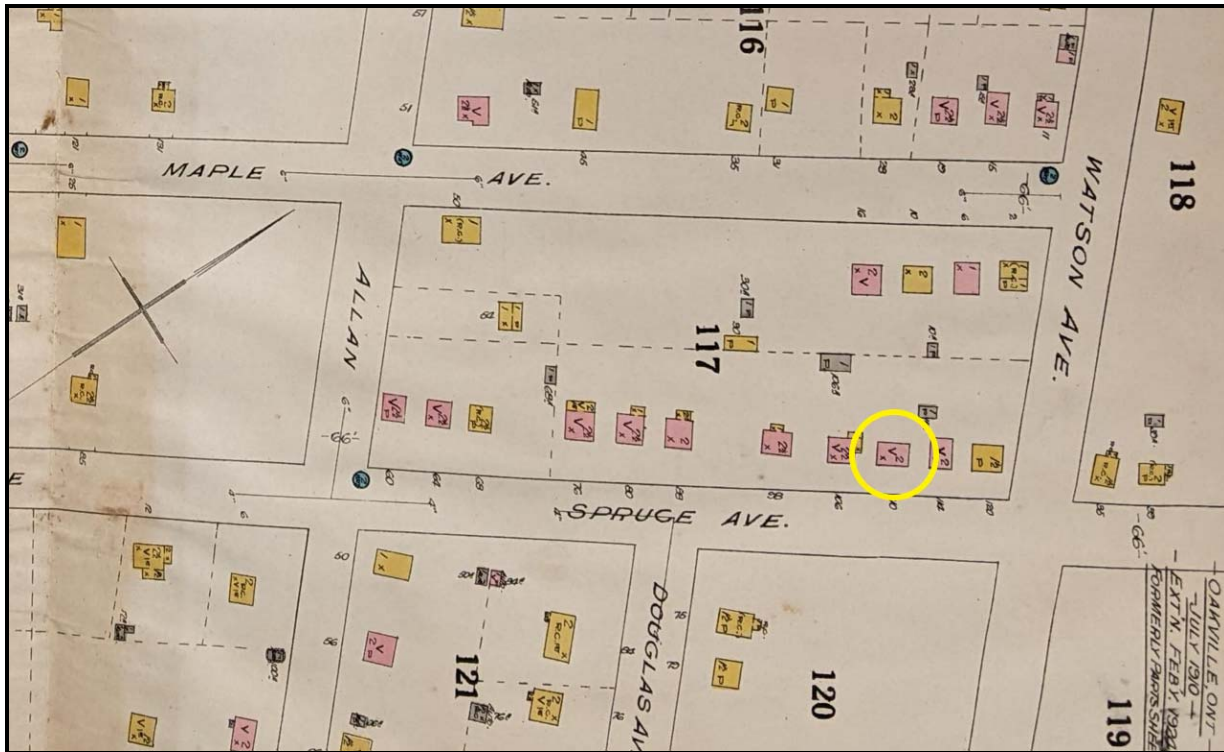
Left: 6/1 windows on the west elevation, and bumpout with small window. *Source: Town of Oakville Planning Staff*  
Right: bay window on east elevation. *Source: Town of Oakville Planning Staff*



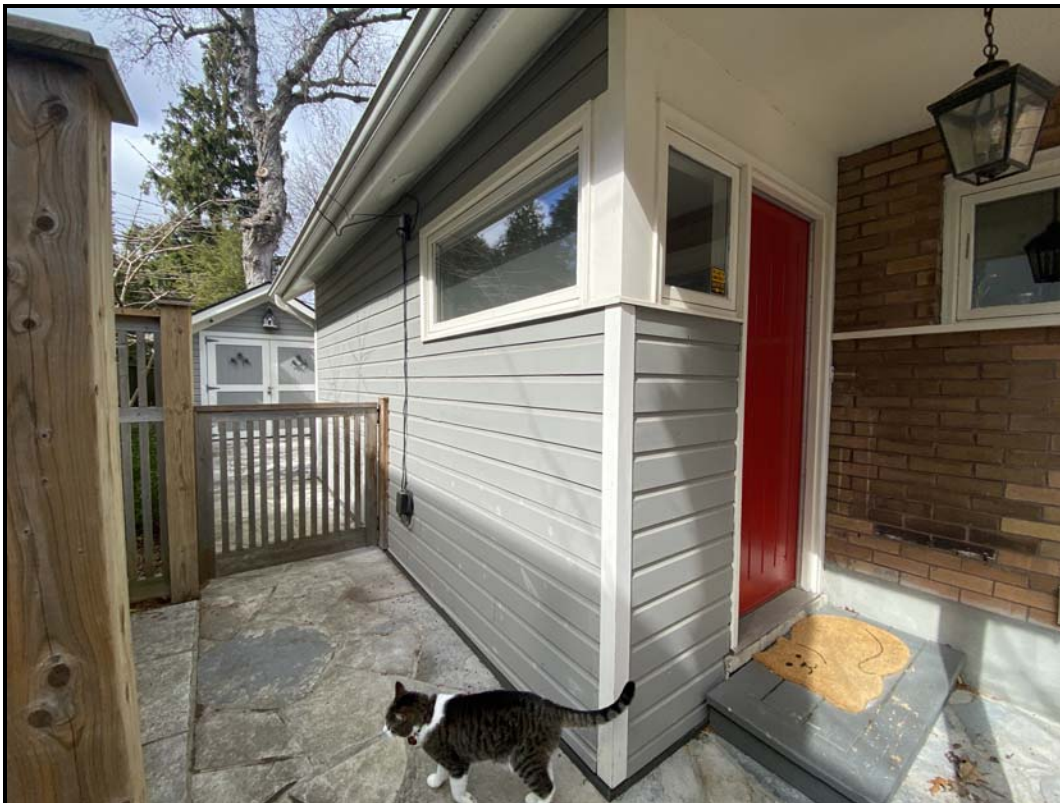
The house has a double width brick chimney that runs externally down the east elevation. A second chimney on the west portion of the roof was removed in the 2016 renovation.

Chimney on east elevation. *Source: Town of Oakville Planning Staff*

The original brick house is a rectangular structure as can be seen in the 1924 fire insurance map below. At some point after 1949, the one-storey frame side entrance on the west elevation was constructed.



A 1924 fire insurance map with the subject house circled in yellow, in its original shape without the 2016 north elevation addition. Source: Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1924



Post-1949 side entrance wing on west elevation, 2024. Source: Town of Oakville Planning Staff



In 1984, a rear addition was added to the house and in 2016, it was re-designed by Gren Weis Architects & Associates. The rear wing is tucked in behind the original structure, designed to keep it from being visible from the street. The new addition was renovated in buff brick and horizontal siding to complement the existing heritage house. More contemporary design details and windows allow the addition to remain distinguishable from the original house.



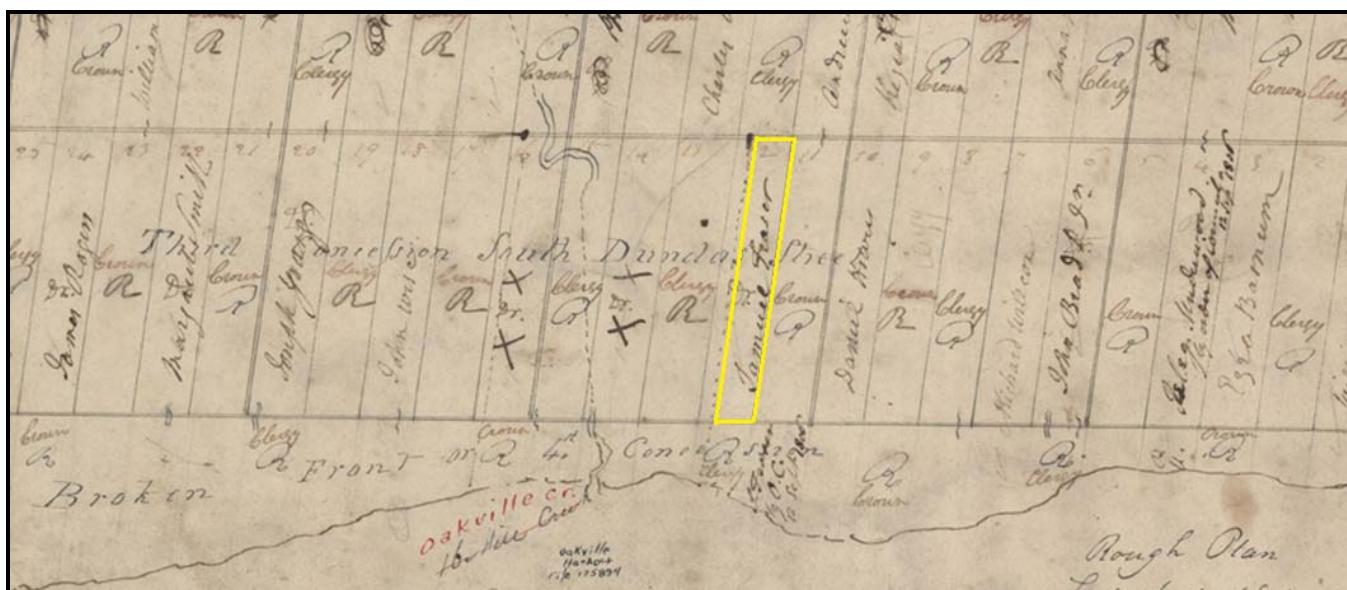
North elevation of rear addition, 2024. *Source: Town of Oakville Planning Staff*

In summary, the house has design value as a Craftsman bungalow. Notable elements of this style include: the massing and rectangular form of the two-storey building with side gabled roof and central gabled dormer with overhang; rectangular brick chimney; buff brick cladding in a common bond pattern and two rows of brick voussoirs over windows; wooden soffit and fascia; dormer cladding of pebbledash and half timbering; front porch roof with wooden ceiling and curved wooden beams; brick columns on the front porch with central brick pier; low wooden railing on porch with rectangular posts and square pickets; fenestration of windows on the east, south, and west elevations, notably the bay window on the east elevation and bump out on the west elevation; the presence of multipaned windows in the Arts and Crafts style; and concrete windowsills.

## Historical and Associative Value

The property at 399 Spruce 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.<sup>5</sup> The subject property is in the territory of Treaty No. 14.<sup>6</sup>

Lot 12 is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek. 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, and the portion south of the train tracks would become the Brantwood Survey in the early 1900s.<sup>7</sup> However, the northern portion south of the tracks was subdivided as part of the Tuxedo Park subdivision around 1910, after Cameron Bartlett, who was involved in selling the Brantwood Survey lots, sold a portion to Louis Philip Snyder.<sup>8</sup> The rest of the subdivision was to the west in Lot 13, which was John Alexander Chisholm's farm.<sup>9</sup>



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3<sup>rd</sup> 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 area south of the train tracks would become the Brantwood Survey and subsequent neighbourhoods of Brantwood and Tuxedo Park. 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

<sup>5</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>6</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

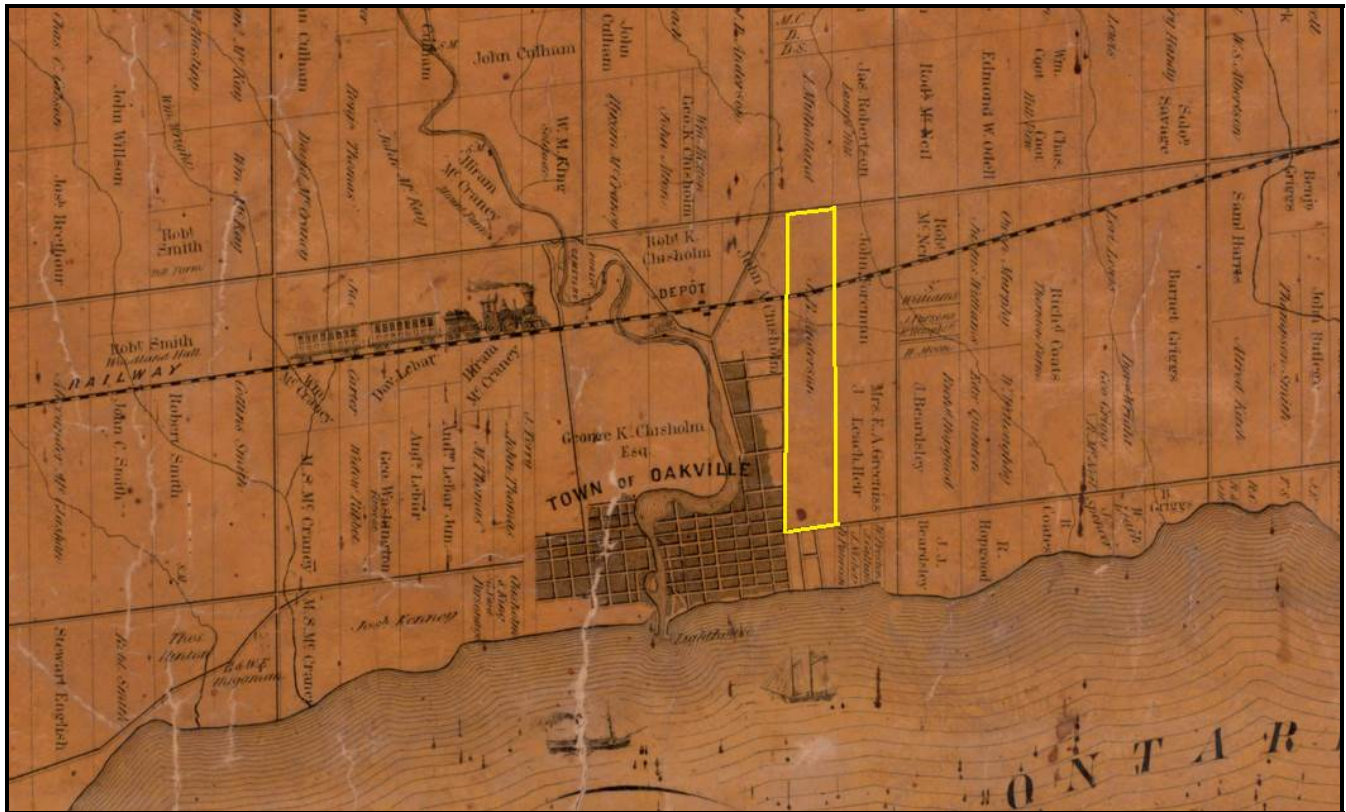
<sup>7</sup> 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>8</sup> LRO Instrument 4056 I, being a Bill and Sale, September 28, 1908, between Cameron Bartlett and Mary Sophia Snyder, wife of Louis Philip Snyder, who then sold it to her husband in 1909.

<sup>9</sup> LRO Instrument 4056 I, being a Bill and Sale, dated September 28, 1908, between Cameron Bartlett and Mary Snyder, wife of Louis Philip Snyder, who later made Play 127 out of the reserve land (Instrument 127); small town book and historic maps



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.<sup>10</sup>



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3<sup>rd</sup> 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.<sup>11</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>12</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>13</sup> 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.<sup>14</sup> 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.<sup>15</sup> 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.<sup>16</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>17</sup>

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

<sup>11</sup> 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.

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

<sup>13</sup> Ibid.

<sup>14</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

<sup>15</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>16</sup> Ibid.

<sup>17</sup> 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.<sup>18</sup> Chisholm is widely recognized as the founder of the Village of Oakville.

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 subject 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.<sup>19</sup>



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

Between 1897 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.<sup>20</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>21</sup>

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,<sup>22</sup> oversaw the project and its infrastructure—planning streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real

<sup>18</sup> Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25<sup>th</sup> of March 1831

<sup>19</sup> 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).

<sup>20</sup> *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

<sup>21</sup> *The Globe*, "A document found", January 10, 1903, pg. 28

<sup>22</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society



estate agent who was appointed sales manager.<sup>23</sup> The newly surveyed land was called the Brantwood Survey.

The northern section of this survey was sold by Cameron Bartlett, who represented the Bank of Hamilton, to Mary Sophia Snyder, the wife of Louis Philip Snyder.<sup>24</sup> This section was known as Reserve Lot L, just to the north of the Brantwood subdivision. Snyder used this property—as well as property he had purchased west of Allan Street, in what had been John A. Chisholm's farm—to create the subdivision of Tuxedo Park in 1910.<sup>25</sup>



Photo of a Tuxedo Park house from the 1910 promotional pamphlet. *Source: 1910 Tuxedo Park promotional booklet, Goulding and Hamilton*

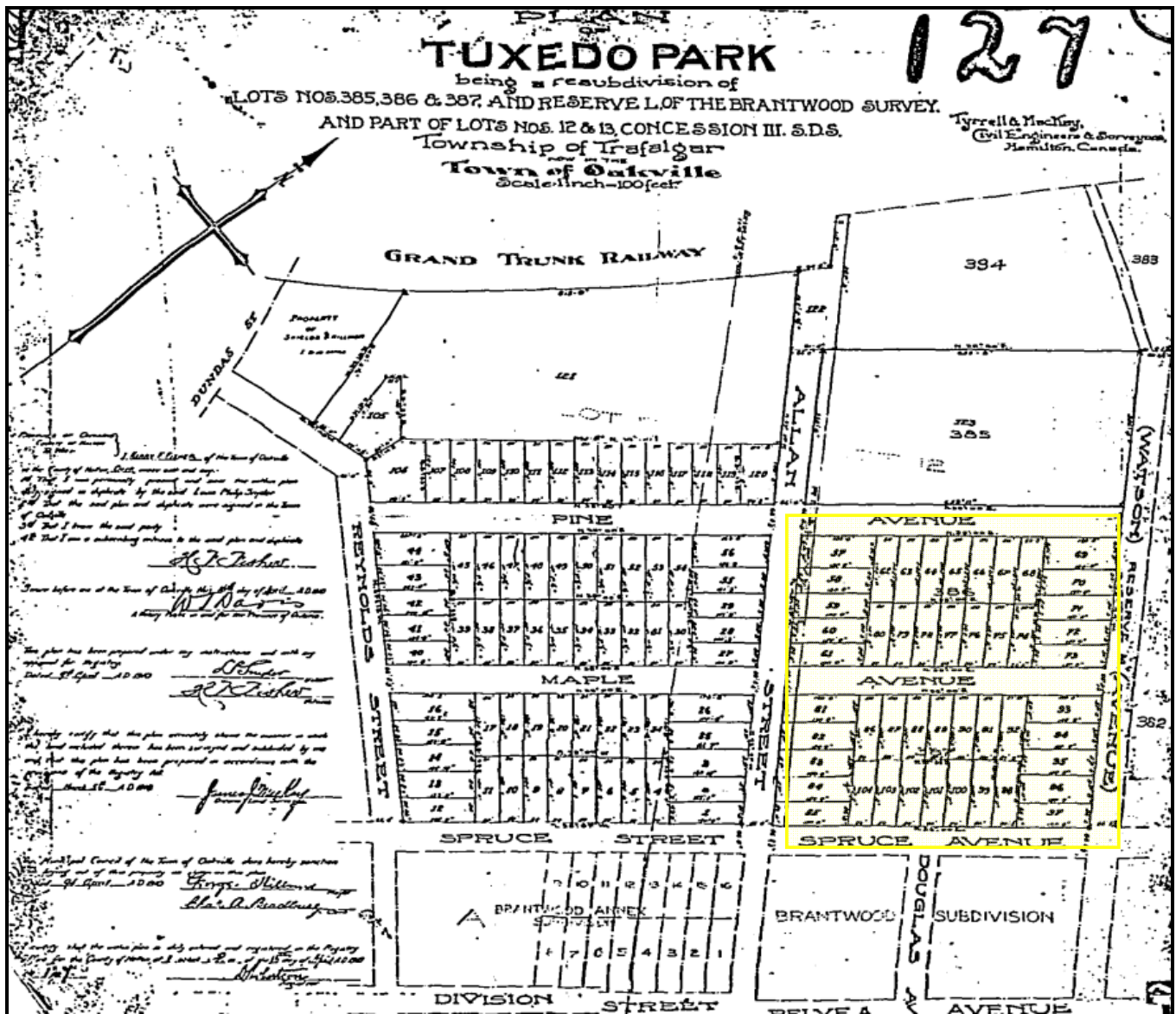
The subject property sits in the eastern portion of the Tuxedo Park neighbourhood, which was created around the same time as Brantwood and marketed in a similar manner.

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<sup>23</sup> 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

<sup>24</sup> LRO Instrument 4056 I, being a Bill and Sale, dated September 28, 1908, between Cameron Bartlett and Mary Snyder, wife of Louis Philip Snyder, who later made Play 127 out of the reserve land (Instrument 127); small town book and historic maps

<sup>25</sup> LRO Instrument 41718(9), being a Bill and Sale, dated June 1909, between Joseph B Mitchell and wife and L.P. Snyder; LRO Instrument 4184, being a Bill and Sale, dated July 1909, between Ann and George Armstrong and L.P. Snyder; LRO Instrument 4335K, being a Bill and Sale, dated August 2, 1909, between William Sevoy and L.P. Snyder







Oakville, from Water Tower, looking South.

possesses every feature that could be desired in location, convenience, healthfulness, and moderate price.

Tuxedo Park is a large and beautifully wooded section within five minutes' walk of the G.T.R. station at Oakville. It is particularly desirable, as the lots are all laid out in what used to be an orchard, and on every lot are a number of fruit trees or bushes in bearing. As an enthusiastic resident states, to have a home there is "a certificate of health and freedom."

Tuxedo Park has every city convenience, except gas. There is excellent electric light service, waterworks, fire-alarm system. There

are also well-equipped public and high schools, all-night telephone, churches and public library.

### TRANSPORTATION.

Tuxedo Park is only 40 minutes from Toronto. Fourteen trains a day make it as accessible as the best residential sections of the city proper—Avenue Road Hill, Balmy Beach, High Park, or North Toronto.

Commutation tickets at low rates make the matter of transportation a simple one, and there is the greater degree of comfort in travelling in comfortable roomy coaches instead of hanging on to a strap in crowded, dusty street cars.

Fare to Toronto is 13c.; students, 6c.



Residence of Ex-Mayor Davis.



Public School.

A page from the 1910 Tuxedo Park pamphlet that was used in advertising the subdivision. Ads also appeared in Toronto newspapers.  
Source: Oakville Historical Society

While the infrastructure was made up of the modern conveniences of the era, sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s.<sup>28</sup> Development slowed again during the Great Depression and did not pick up until after the Second World War. For these reasons, the Tuxedo Park and Brantwood Survey that we know today includes a diverse selection of homes from many eras and styles. Homes like this one remain anchor points in the neighbourhood that define and reflect the origins of this historic subdivision.

**Remember  
Visitors' Day  
is Saturday,  
April 23rd**

**Tuxedo  
Park**  
OAKVILLE

RESIDENCES AT TUXEDO PARK, OAKVILLE

*For full information regarding lots in  
this sub-division and Free Transporta-  
tion call, write, or telephone to our  
office.*

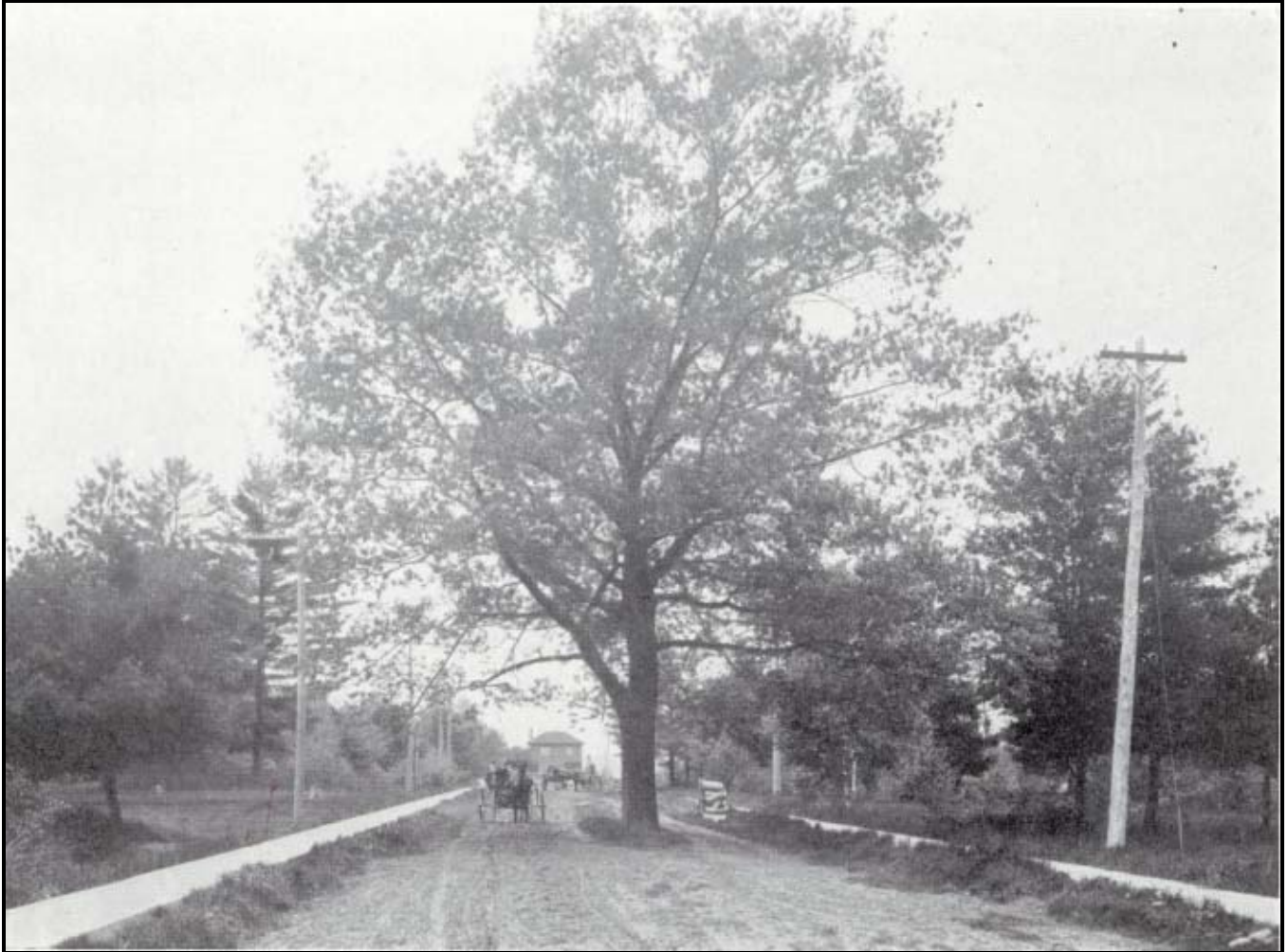
**Goulding & Hamilton**  
106 Victoria Street, Cor. Richmond TORONTO  
Phone 6510 Main.

An advertisement for Tuxedo Park from the *Globe*, 1910, that targeted people living in Toronto. Source: *The Globe*, April 19, 1910, pg. 2

<sup>28</sup> Casas, Teresa, "Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville", <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>; Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6



Interestingly, the subject house sits directly across from the Brantwood subdivision, which was another subdivision where Arts and Crafts-inspired houses were being built on large lots around the same time. Tuxedo Park was a smaller version of this idea. Along Spruce Street, the lots were smaller, and more Edwardian houses were built; the subject house is a unique building along the street as its Craftsman style differs from the grouping of Edwardian homes nearby.



A photo of Douglas Avenue looking north, circa 1913, showing a nearby house on Spruce Street, just west of the subject property, already standing at the end of the street. Source: *Cumberland Land Co., Brantwood promotional pamphlet, 1913*

Louis Philip Snyder was an Inspector and Broker at the Royal Bank of Canada.<sup>29</sup> He purchased the property that would become the Tuxedo Park Survey over several years, finally registering the Tuxedo Park plan in 1910.<sup>30</sup>

Below is a summary of the owners of the subject 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.

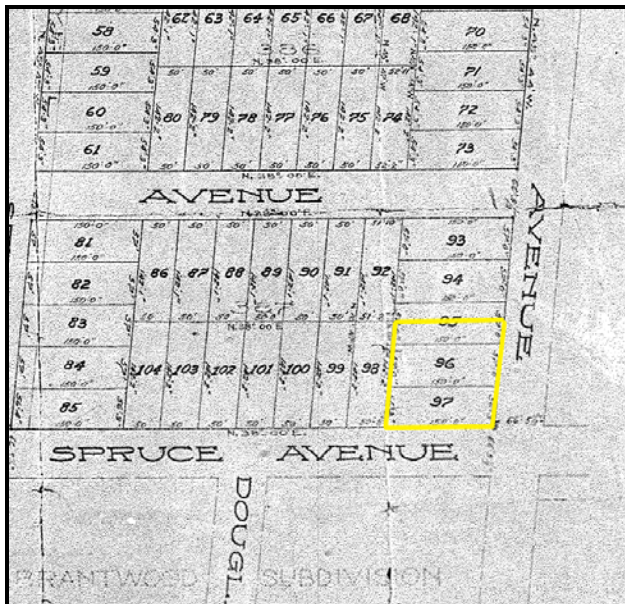
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<sup>29</sup> Oakville Public Library, Town of Oakville Assessment Rolls, 1910, 1911, 1913; Town of Oakville files

<sup>30</sup> LRO Instrument 127, being a Plan, dated April 4, 1910, between James J. MacKay for L.P. Snyder

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, estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Reserve "L"	1907
Mary Snyder	Reserve "L"	1907-1909
Louis Philip Snyder	Reserve "L"	1909-1910
Louis Philip Snyder	Plan 127, Lot 101	1910-1911
Annetta Shaw	Plan 127, Lots 96, 97, part of Lot 95	1911-1913
James Halstead	Plan 127, Lots 95, 96, 97	1913-1914
Robert William Hobbs	Plan 127, Part Lots 95, 96, 97	1914-1945
Glen and Elizabeth Ogilvie	Ibid.	1945-1977
Graham and Rosemary Tough	Ibid.	1977-2016
Current owners	Ibid.	2016-present

The lot was sold by real estate developer Louis Philip Snyder to Annetta Shaw in 1911.<sup>31</sup> He seemed to have sold her Lot 97 and 96, with the southerly part of Lot 95. Hedley Shaw, possibly her husband, purchased the northerly part of Lot 95 and potentially the northern lots running along Watson Avenue at Spruce Street. His job was listed as "Capitalist" in the 1913 assessment roll.<sup>32</sup>



The lots outlined in yellow were sold by Snyder to Annetta Shaw, with Hedley Shaw purchasing the lots north of these. *Source: Town of Oakville planning files*

<sup>31</sup> LRO Instrument 4616 being a Bill and Sale, dated April 16, 1911, between LP Snyder and Annetta Shaw.

<sup>32</sup> Oakville Public Library, Town of Oakville assessment rolls 1910-1920



The Shaws sold all the lots to James Halstead in 1913 two years later. Halstead sold the other two lots in 1913 and the subject lot in 1914; it was not registered, however, until 1930. He subdivided the lots, and sold part of lots 95, 96, and 97 to (from east to west) Mary Woolgar, Fanny Smith, and Robert Hobbs.<sup>33</sup>

1920 assessment roll shows that Woolgar owns the furthest east portion ("E"), Smith has "middle", and Hobbs has the western portion, or "W", and it is the only one with a house on it. The subject house sits in this lot. *Source: Oakville Public Library*

The subdivided lots, with Robert Hobbs purchasing the far west lot (subject lot).

Robert William Hobbs was born in 1888 in London, England. At some point he immigrated to Canada and was here by 1911.<sup>35</sup> He first boarded at the Sidney farm in Trafalgar Township and worked as a labourer.<sup>36</sup> He married Alice Lyon in 1913 and they purchased the subject lot the following year.<sup>37</sup> By this point, Hobbs listed his

<sup>34</sup> Oakville Public Library, 1913-1920 assessment rolls

<sup>36</sup> 1911 Census of Canada

job as carpenter. Since the house was built between 1916 and 1917, it's possible that Hobbs built the house himself. By 1931 Robert and Alice had two sons, Mervyn and Frederick. That same year, the house was worth \$7,000 and was listed as "BV" or "brick veneer" with eight rooms.<sup>38</sup>

Not much else is known about the Hobbs family. They sold the house in 1945. Robert died of a heart attack in 1968 while on a trip in North Carolina.<sup>39</sup> Alice died in 1983.<sup>40</sup>

Glen and Elizabeth Ogilvie purchased the house in 1945.<sup>41</sup> Glen Ogilvie was listed as a journalist in a 1958 voter's list.<sup>42</sup> It is likely he was the same Glen Ogilvie who worked for *Toronto Star* for 47 years, where he started as an office boy in 1925 and became a regional editor, pictured below.<sup>43</sup> He and Elizabeth Owens were married in 1945, the same year they purchased the house.<sup>44</sup>



A photo from the January 29, 1973 edition of the *Toronto Star*, where Glen Ogilvie is shown at his retirement event. Source: *Toronto Star*

<sup>38</sup> 1931 Census of Canada

<sup>39</sup> *Independent Tribune*, "Canadian dies while visiting here", February 26, 1968, Newspapers.com search

<sup>40</sup> Find-A-Grave, "Alice Margaret Lyon Hobbs", [https://www.findagrave.com/memorial/127562539/alice\\_margaret\\_hobbs](https://www.findagrave.com/memorial/127562539/alice_margaret_hobbs)

<sup>41</sup> LRO Instrument 13971, being a Grant, dated July 24, 1945, between Robert William Hobbs and wife and Glen and Elizabeth Ogilvie as joint tenants.

<sup>42</sup> Ancestry.ca, 1958 voter's list

<sup>43</sup> *Oakville Beaver*, "Community notices", July 4, 1997, pg. 29

<sup>44</sup> Ibid.



Graham and Rosemary Tough purchased the house in 1977 and lived in it for 39 years. Graham was the son of Douglas Tough and Elizabeth (Betty) Tough, nee Perdue. Graham grew up with his family in the nearby heritage designated Glassco House at 338 Spruce Street. Graham's grandfather Gordon Purdue served as chairman of the Board of Education and was instrumental in building a new technical high school on Maurice Drive, Gordon E. Perdue High School. The Tough family was involved in many local businesses and groups, including the Ford Motor Company, the Oakville Club, the Oakville Golf Club, the Oakville YM-YWCA and the Oakville Hospital Auxiliary.<sup>45</sup>

The house's history is interesting in that the likely builder lived in the house for several decades, and that only six owners have lived in the house since it was constructed. This continuity has helped to protect the house's unique historical elements.

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<sup>45</sup> Heritage Designation By-law 2018-104 for 340 Spruce Street

## **Contextual Value**

The subject property is important in defining, supporting, and maintaining the character of Tuxedo Park and Brantwood, two significant Oakville subdivisions that began in the early 1900s and which continued to develop over the 20<sup>th</sup> century. The house is physically, functionally, visually, and historically linked to its surroundings. It is one of the older houses on the street and is a representative Craftsman house in Oakville from the early 1900s. As one of the earliest buildings in the Tuxedo Park subdivision—and being across the street from the Brantwood subdivision—it is integrally linked to the origins of both subdivisions and their development and subsequent influence on Oakville as a whole. Its presence is important in defining, supporting, and maintaining the character of the historical residential areas of Tuxedo Park and Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The area includes several properties which are listed and designated on the Oakville Heritage Register. The houses in this area range in age and architectural style, dating from the early to mid-20th century, most being built between 1910 and 1940. The houses along the north side of Spruce Street are more mostly Edwardian style houses, with this Arts and Crafts Craftsman bungalow being a unique house in this streetscape.

There are also houses that were not constructed until after the 1950s in the area, 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. This makes the early homes in the neighbourhood, like the subject property, key anchor points to Tuxedo Park as they define and reflect the origins of this 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.



A view of Spruce Street's north side, showing the standard Edwardian houses that surround the subject house on the right hand side.  
*Source: Google Streetview*



Spruce Street looking east, with subject property on the left. *Source: Town of Oakville Planning Services Staff*



## 4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative example of a Craftsman bungalow built during the Arts and Crafts period.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property is associated with the theme of development of 'Tuxedo Park', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant development.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting, and maintaining the character of Tuxedo Park and Brantwood, two significant Oakville subdivisions that began in the early 1900s and which continued to develop over the 20 <sup>th</sup> century.	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 Tuxedo Park and Brantwood subdivisions, significant early 20th century Oakville subdivisions.	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 399 Spruce Street is located on the north side of Spruce Street between Douglas Avenue and Watson Avenue, in the Tuxedo Park subdivision. The property contains a 1917 two-storey Craftsman bungalow known as the Hobbs House.

### Design Value or Physical Value:

The Hobbs House has design and physical value as a representative example of a Craftsman bungalow. The Craftsman style was inspired by the Arts and Crafts movement, which began in Britain as a reaction to the rapid growth of industry, and the movement spread to North America, promoting an architectural style that portrayed the home as a place of serenity in the natural environment. The house was built in 1917 with elements of this style, including: massing and form of the two-storey building with side gabled roof and central gabled dormer with deep overhang; a mix of materials, including buff brick cladding in a common bond pattern, wooden trim details, and dormer cladding of pebbledash and half timbering; wide front porch roof with wooden ceiling, curved wooden beams, brick piers, low wooden railings with rectangular posts and square pickets; and the fenestration of windows on the east, south, and west elevations, notably the bay window on the east elevation.

### Historical Value or Associative Value:

The Hobbs House has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Tuxedo Park', and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. It is also located just outside of the Brantwood neighbourhood and adds to the heritage character of that subdivision, which stems from the same period. Its presence contributes to the story of Oakville's early 20<sup>th</sup> century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

### Contextual Value:

The Hobbs House has contextual value because it defines, supports and maintains the character of the Tuxedo Park and Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhoods and places the area's origins in a specific timeframe. The house was one of the earliest built in the area and one of the first in the Tuxedo Park subdivision specifically. As an anchor point in the neighbourhood, this house helps to define the original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

### Description of Heritage Attributes

Key heritage attributes of the property at 399 Spruce Street that exemplify its cultural heritage value as an early Craftsman bungalow from the Arts and Crafts era, as they relate to the historic two-storey brick house, include its:

- Massing and rectangular form of the two-storey building and its side gabled roof with small front gable, central gabled dormer, wide front porch, bump out on west elevation and bay window on east elevation;
- Buff brick cladding in a common bond pattern and two rows of brick voussoirs over windows;
- Buff brick chimney on east elevation;



- Deep roof overhangs with wooden soffits and fascia;
- Dormer cladding of pebbledash and wooden half timbering;
- Front porch with wooden ceiling, curved wooden beams, brick piers, and low wooden railing;
- Fenestration of windows on the east, south, and west elevations;
- The presence of multipaned windows in the Arts and Crafts style; and
- Concrete windowsills.

## 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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