

Cultural Heritage Evaluation Report
William and Lucy Speers House
14 Timber Lane, Oakville, Ontario



14 Timber Lane. March 2024

Source: Town of Oakville, Planning Services staff photo

Town of Oakville
Heritage Planning
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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 subject property is located at 14 Timber Lane on the west side of Timber Lane, south of Lakeshore Road West, east of Mississauga Street and west of West 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 as an example of Dutch Revival architecture.

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

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 William and Lucy Speers House property at 14 Timber Lane is located on the west side of Timber Lane, between Seneca Drive and Lake Ontario, west of Bronte Village. The property is located within the territory covered by Treaty No. 22, which was signed in 1820 between the Mississaugas and the British Crown. Historically, the subject property made up part of the land identified in William Hawkins' 1834 *Plan of the village of Bronte on Twelve Mile Creek* as part of Lots 31 and 32 in the 1st Range, on the north side of Ontario Street. The property contains a c.1920s two-storey vernacular Dutch Colonial Revival style house.



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

Legal description: PCL 48-1, SEC M11 ; LT 48, PL M11 ; OAKVILLE

3. Background Research

Design and Physical Value

The William and Lucy Speers House is a single detached, two-storey frame house of indeterminate age, built as early as 1922. The Gambrel roofed house is a representative example of a vernacular Dutch Colonial Revival style house.



Colonial Revival Style (1900-1960)

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.¹ These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder's ideas and the different local materials available. The most popular design was the American Colonial Revival which had a symmetrical front façade with a central doorway, little ornamentation and a front centred portico, referencing older Georgian and Federal style architecture. Other popular expressions of the style reflected other colonial powers, including the Dutch and the Spanish.²

The Dutch Colonial Revival house was popular throughout parts of North America, referencing early 18th century homes built by Dutch, Flemish and Huguenot settlers, particularly in the Hudson River Valley. Common in early

¹ Vancouver Heritage Foundation, "Colonial Revivals", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>; Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*, pg. 142

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 143

20th century suburbs, the style was equally popular with the wealthy for their cottages and lakeside retreats.³ The style became more common in the interwar period as mail order catalogues made the style more accessible.⁴

Dutch Colonial Revival homes can be identified by their gambrel roof, also known as a barn roof. The most common layout was the front door on the side of the gambrel roof, with a large shed dormer providing light into the upper storey. On more narrow town lots, the layout was switched, with the front door accessed from the gambrel end of the house, accompanied by a porch running the full width of the house. These early 20th century homes were typically clad in wood siding, stucco or wood shingles. While many were quite simple, some had additional ornamentation through decorative window styles, shutters and porch details.



The two main variations of the early 20th century Dutch Colonial Revival style houses. *Source: Old House Journal*

Mail-Order Houses

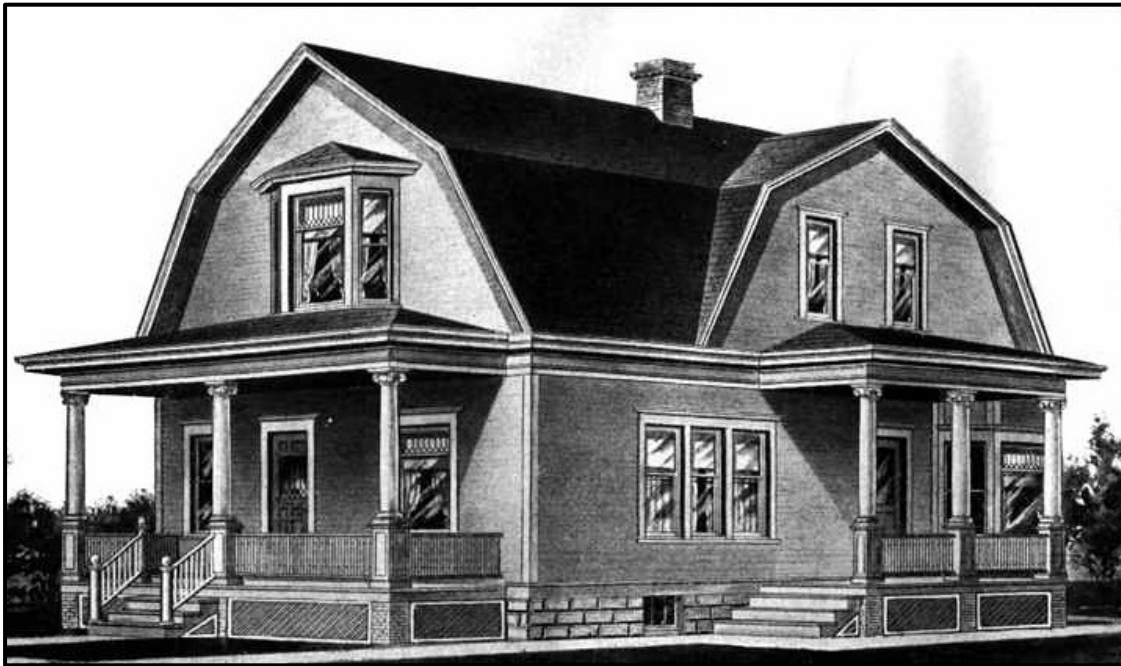
In the early 20th century, kit homes became more common as materials and construction techniques became more standardized. Materials could be mass-produced and provided to customers at reduced costs than with custom homes. Sears, Roebuck and Company had one of the largest mail-order programs, offering over 400 styles of houses. While some designs were grand and elegant homes, the most popular were modest but quaint homes for the average middle-class family. Homes could also be customized by owners with, for example, different window layouts, more or fewer porches, different interior layouts, and different materials.⁵

The design below is from the Sears, Roebuck and Company from their 1908-1914 catalogue. This example is very similar to the subject house. One key difference is that the second storey of the subject house projects above the front porch, which was a common way of accommodating more living space within the house. The front porch was then enclosed, and a small portico added to the front.

³ Old House Journal, "Dutch Colonial Revival", October 20, 2021. <https://www.oldhouseonline.com/house-tours/house-styles/dutch-colonial-revival/>

⁴ Vancouver Heritage Foundation, "Colonial Revivals", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>

⁵ Sears Archives, "Historic Homes", <http://www.searsarchives.com/homes/index.htm>



A model home from the Sears Homes catalogue, 1908-1914. Source: Searsarchives.com



East and north elevations of the house, March 2024. Source: [Town of Oakville Planning Services photo](#)

The two-storey house is clad in traditional heavily-textured stucco cladding and was built on a concrete foundation. In the middle of the house is a small brick chimney. Original wood soffits and fascia have been covered and/or replaced with aluminum materials. Throughout the house are historic 6/1 wood windows accompanied by simple wood trim, typical of the Colonial Revival era. Some windows contain new wood storm windows made by the homeowner.

The front porch of the house has wood windows that were designed to slide open, providing fresh air to the porch in warmer months. The windows have a unique design with three small panes along the top and four larger panes below. In front of this porch is a small hip-roofed portico with turned wood columns, a typical design found on Colonial Revival style homes.



Close-up of the front porch and enclosed porch, March 2024. Source: *Town of Oakville Planning Services photo*



Left: historic wood sliding windows on enclosed front porch, March 2024. Source: *Town of Oakville Planning Services photo*



Right: historic wood sash windows with new wood storm windows on house, March 2024. Source: *Town of Oakville Planning Services photo*



North elevation of the house, March 2024. Source: Town of Oakville Planning Services photo



Rear (west) elevation of the house, March 2024. Source: Town of Oakville Planning Services photo



South elevation of the house, March 2024. *Source: Town of Oakville Planning Services photo*

The house also contains a one-storey enclosed porch at the rear, originally designed as a three-season living space. This wing has a shed roof and contains the same sliding windows as the front porch. On the south elevation of the house is a one-storey extension that was constructed in 1982.⁶ The property also contains a one-and-a-half storey detached garage constructed in 1998.⁷



Detached garage to the rear of the house, March 2024. *Source: Town of Oakville Planning Services photo*

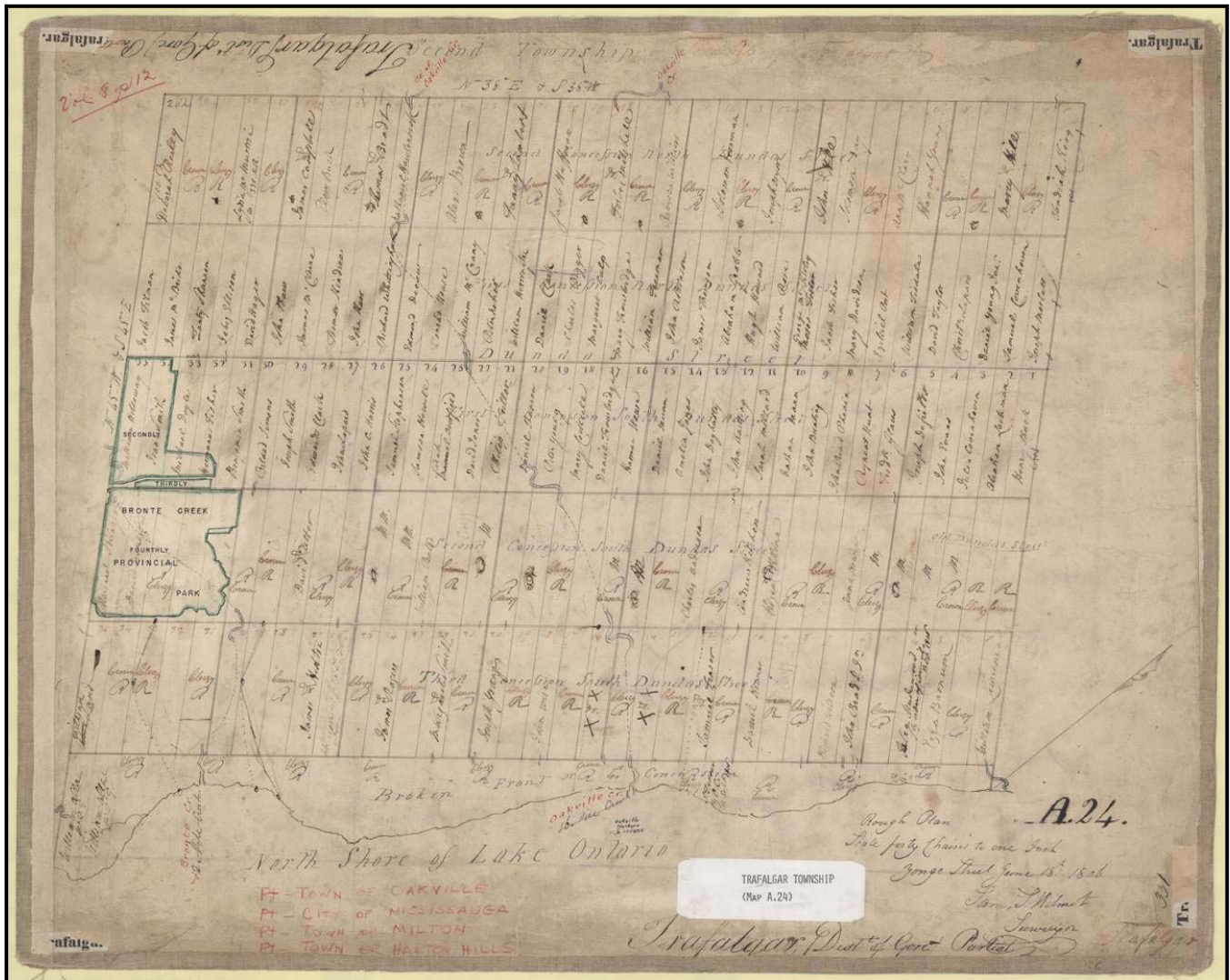
⁶ Town of Oakville Building Services files.

⁷ Town of Oakville Building Services files.

In conclusion, the William and Lucy Speers House has design and physical value as a representative example of an early 20th century Dutch Colonial Revival style house, possibly purchased from a mail-order catalogue. The house still retains its original rectangular form with intersecting gambrel roof. The heavily textured stucco cladding and historic wood windows add to the charm and character of the house and retain its historic design.

Historical and Associative Value

The property at 14 Timber Lane is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply “the Mississaugas”). In 1805, the Mississaugas and the Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve Mile Creek (Bronte Creek) and Sixteen Mile Creek along with the possession of each creek’s flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile (1.61 kilometre) strip of land on each of its banks.⁸



Samuel Wilmot's *Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁹ This put the Mississaugas into “a more

⁸ “Head of the Lake Treaty, No. 14 (1806).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>. 4 Nov. 2020.

⁹ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.¹⁰ The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on 5 September 1806.¹¹

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow, at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

By 1817, the population of Trafalgar Township had reached 548, and there were four sawmills and one gristmill, a mill for grinding grain.¹² Initially, the Crown transferred ownership of these lands to individuals and companies, granting most of the land free of charge, excluding administrative fees. However, starting in the 1820s, most of the land released by the Crown was sold and not granted, and a land registry system was established to document private transactions.¹³

By 1846, there were over 11,000 hectares of land under cultivation, and the area was known for its orchards. There were 23 sawmills and seven gristmills, and Dundas Street was the main east-west thoroughfare. By 1850, the population was slightly more than 4,500 people.¹⁴

In February 1820, fourteen years after signing Treaty No. 14, the Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, which stipulated that in exchange for ceding “about 20,000” acres of their land to the Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be “used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.”¹⁵

¹⁰ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin, pg. 7.

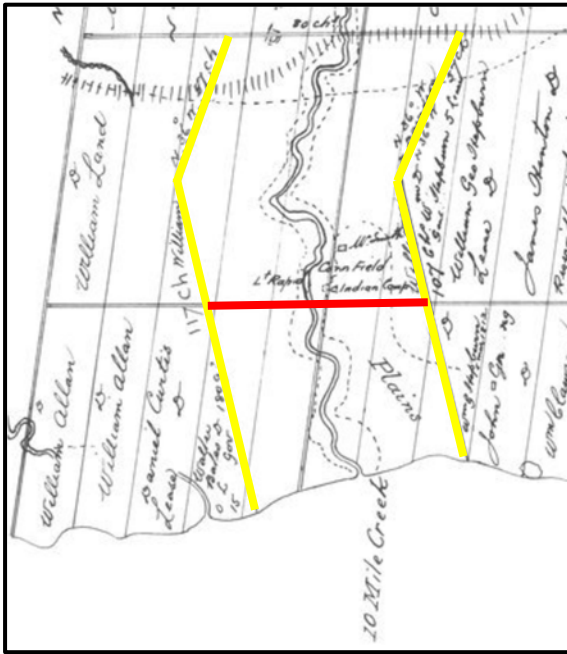
¹¹ Debwewin: The Oakville Truth Project, “Treaties 22 & 23, 1820”, pg. 9

¹² New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West – Loyalist Drive to the West City Limit Municipal Class EA, on Part of Lots 2 to 5, Concession 2 NDS and Lots 1 to 5, Concession 1 NDS, in the geographic Township of Trafalgar, Former Halton County, City of Mississauga, Regional Municipality of Peel*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report_e01.pdf \(mississauga.ca\)](#). Accessed 12 Sept 2022.

¹³ Archives of Ontario, *Research Guide 215: Early Land Records from the 1780s to the 1850s*, http://www.archives.gov.on.ca/en/access/documents/research_guide_215_grant_to_patent.pdf - accessed 14 September 2022

¹⁴ New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West – Loyalist Drive to the West City Limit Municipal Class EA, on Part of Lots 2 to 5, Concession 2 NDS and Lots 1 to 5, Concession 1 NDS, in the geographic Township of Trafalgar, Former Halton County, City of Mississauga, Regional Municipality of Peel*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report_e01.pdf \(mississauga.ca\)](#). Accessed 12 Sept 2022.

¹⁵ “12 Mile Creek, 16 Mile Creek and Credit River Reserves, Treaty Nos. 22 and 23 (1820).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/>. Accessed 21 Mar. 2024.



Detail of survey showing the tract of land set aside for the Mississaugas along Twelve Mile Creek, later Bronte Creek. (Wilmot, 1806).
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

On the 1806 plan above, the lands covered by Treaty No. 22 lay between the two yellow lines. The future village of Bronte, including the location of the subject property, was subsequently established upon the area lying roughly within Lots 29 to 32, in the 4th (or Broken Front) Concession SDS, within the land that lies under the red line.

In 1834, 14 years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result is his *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*. With this new survey, the lands upon which the subject property lies became part of Lots 31 and 32, north of Ontario Street, in the 1st Range west of Twelve Mile Creek. 14 Timber Lane lies predominantly within Lot 31 of Hawkins' plan, but it also includes part of Lot 32.

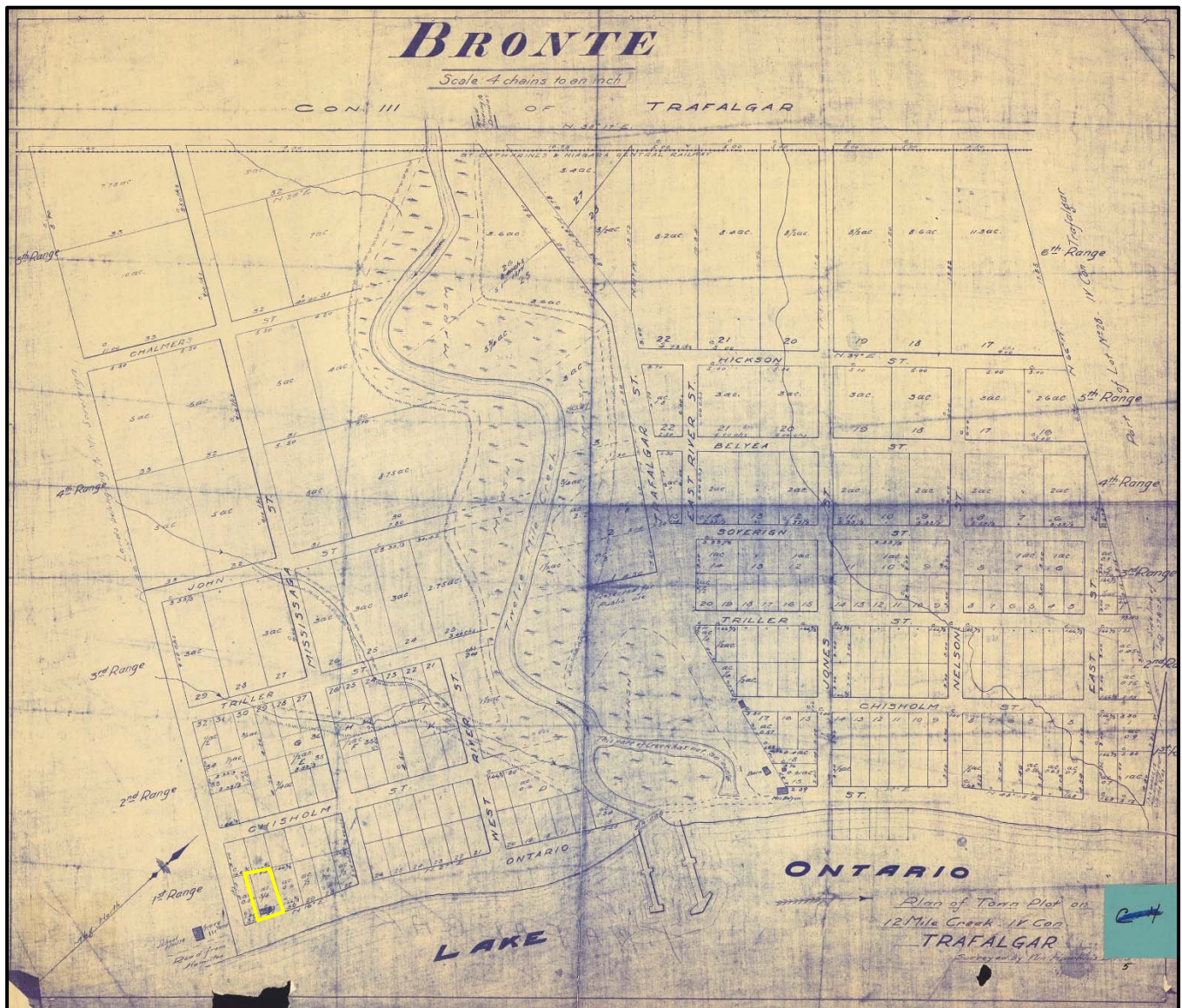
Because of its geography, Bronte Creek offered significant economic potential to early settlers. The land was "generally quite flat and very fertile", and the surrounding forests yielded "the first exports of the area, lumber and potash".¹⁶ As well as offering many excellent potential mill site locations, the mouth of Bronte Creek was determined to be a good site for a port, and it was from here that goods were shipped to ready markets in Toronto, Hamilton and western New York State.¹⁷ With all these advantages, the development of Bronte village soon followed.¹⁸

With European settlement, lumber became king. Trees were felled and mills were built. Skilled ship builders took advantage of Bronte's harbour and its plentiful supply of lumber. With work readily available and infrastructure being built, settlers flocked to the area. Later, when the area's trees were depleted, families started fishing and farming.

¹⁶ Brimacombe, Philip, *The Story of Bronte Harbour: Summary-A Flashback*, The Boston Mills Press, 1976

¹⁷ Ibid.

¹⁸ Ibid.



William Hawkins' 1834, *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*.¹⁹ 14 Timber Lane lies predominantly within Lot 31 of Hawkins' plan, but it also includes part of Lot 32, north of Ontario Street, highlighted in yellow. Source: Library and Archives Canada

In 1849, Smith's Canadian Gazetteer described Bronte as a "small Village in the township of Trafalgar, on the Lake Shore Road, seven miles from Wellington Square, situated on the Twelve-mile Creek. It contains about 100 inhabitants, grist and saw mills, one store, two taverns, one waggon maker, one blacksmith, one cabinet maker."²⁰ As with Nelson and Trafalgar Townships, Bronte village was named after Vice-Admiral Horatio Nelson who held the title of 1st Duke of Bronté.²¹ Even many years after Nelson's victory, local enthusiasm for the "Battle of

¹⁹ *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township.* / Wm. Hawkins, D.P.S. © Government of Canada. Reproduced with the permission of Library and Archives Canada (2023). Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647

²⁰ Smith, William Henry, *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting All Parts of the Upper Province, Or Canada West ... With a Map of the Upper Province*, Toronto, Published for the author by H. Rowsell, p. 21, https://books.google.ca/books?id=GkszAQAAIAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q=Bronte&f=false (accessed 16 August 2021)

²¹ Wikipedia, *Dukedom of Bronté*, https://en.wikipedia.org/wiki/Dukedom_of_Bront%C3%A9 (accessed 17 August 2021).

Trafalgar was still green in the memories of the many settlers who had fought in the Napoleonic Wars”, and the new village was named in Nelson’s honour.²²



Undated postcard showing Twelve Mile Creek and its flats. Source: Bronte Historical Society

Early Bronte settlers included the Sovereign and Belyea families. They, along with other notable families, were “directly involved with the shaping of Bronte as a town”.²³

As well as being the year in which the village was officially founded, 1834 was the year that Bronte’s first sawmill was built.²⁴ Four years later Andrew Gage built the village’s first warehouse.²⁵ Eventually, a “road from Toronto was constructed that closely followed the Lake Ontario shore.”²⁶ This early road, called Ontario Street on William Hawkins’ 1834 plan of Bronte, crossed Twelve Mile Creek, until about 1859 when the west leg of the “old road washed away into Lake Ontario” and the road was realigned to part “of the estate of Mahlon Bray in the centre of [T]riller Street, later renamed Lakeshore Road.”²⁷

By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson’s Hotel, a blacksmith shop and the basket factory.^{28, 29} Bronte Post Office was built in 1851. Until this time, Bronte residents had to travel to the Trafalgar Post Office, which was located in Alexander Proudfoot’s general store, on the south-west corner of Dundas Street and Ninth Line.³⁰ It opened sometime around 1822.³¹ Then after 1835, they only had to

²² Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Inc, 1953, p. 42.

²³ The Village of Bronte: Preserving the Past, *The Sovereign Family & The Sovereign House*, <https://images.oakville.halinet.on.ca/exhibit.asp?id=262&PID=6> (accessed 13 September 2021).

²⁴ The Village of Bronte: Preserving the Past, *Timeline*, <https://vitacollections.ca/multiculturalontario/262/exhibit/2> - accessed 17 August 2021

²⁵ Ibid.

²⁶ Oakville Historical Society, *The Oakville Historical Society Newsletter*, Bronte: Ever Growing, Ever Changing, March 2012, p. 4

²⁷ Trafalgar Township Historical Society, *Selected Information from the Trafalgar Township by-law Books 1856-1858*, By-law 226, 20 June 1859, <http://tths.ca/wp-content/uploads/2019/04/2014-Newsletter-Winter.pdf> (accessed 16 August 2021).

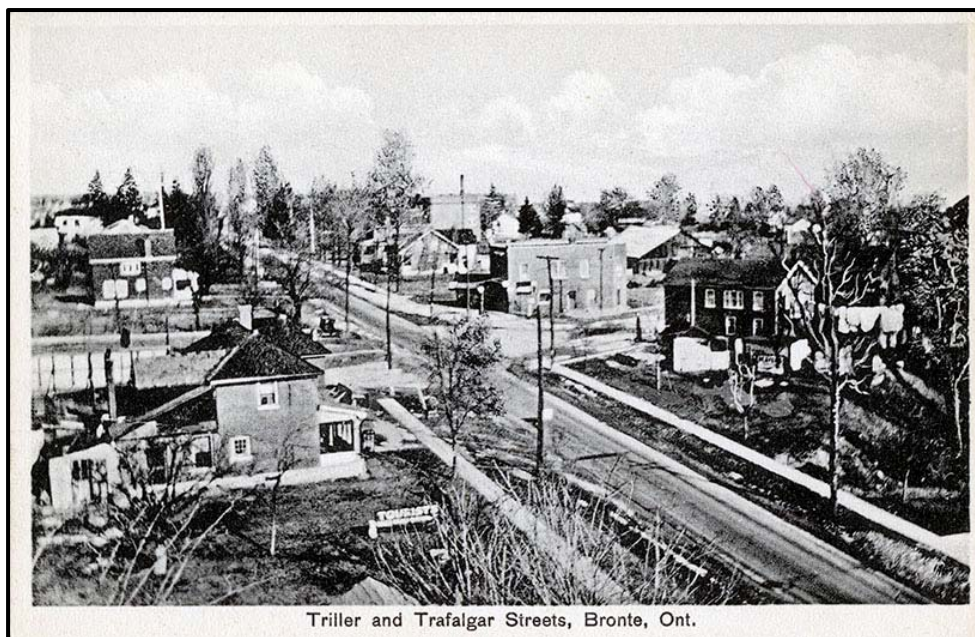
²⁸ The Village of Bronte: Preserving the Past, *Timeline*, <https://vitacollections.ca/multiculturalontario/262/exhibit/2> - accessed 17 August 2021

²⁹ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

³⁰ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Inc, 1953, p. 482.

³¹ Ibid.

travel to Oakville to get their mail from the newly opened post office there.^{32, 33} By 1856, the harbour was completed and two years later, “one of the largest grist mills in the province”, Bronte Steam Mill, opened.^{34, 35}



Triller and Trafalgar Streets, Bronte, Ont.

Triller and Trafalgar Streets, later renamed Lakeshore and Bronte Roads respectively, undated. Source: *Town of Oakville Heritage Planning files*.



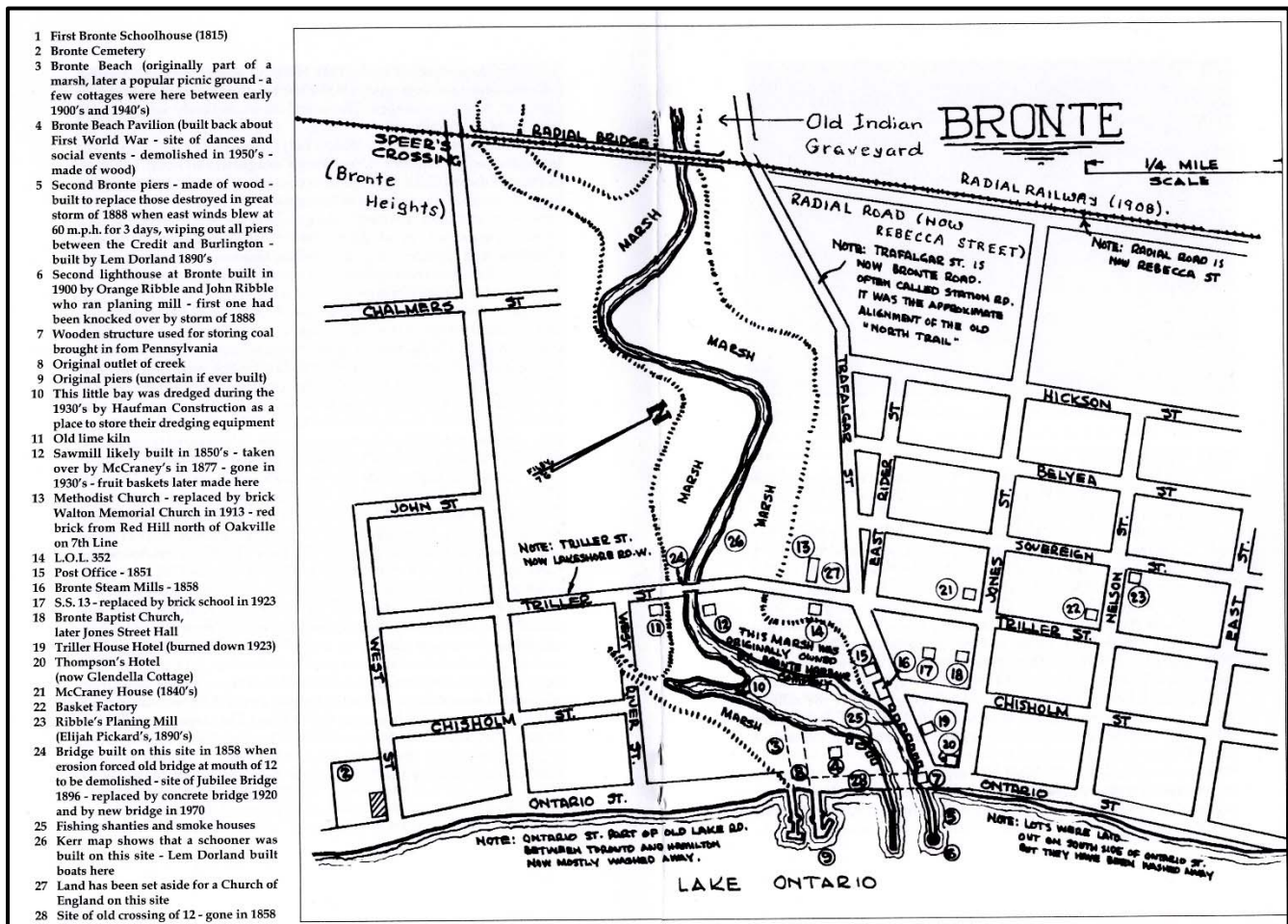
Hand tinted photograph showing a fishing schooner beside fishing sheds, the 3 storey Bronte Steam Mills on the left, and the Triller House Hotel, identifiable by its cupola, on the right. Circa 1910. Source: *Town of Oakville Heritage Planning files*.

³² The Village of Bronte: Preserving the Past, *Timeline*, <https://vitacollections.ca/multiculturalontario/262/exhibit/2> - accessed 17 August 2021

³³ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Inc, 1953, p. 128.

³⁴ The Village of Bronte: Preserving the Past, *Timeline*, <https://vitacollections.ca/multiculturalontario/262/exhibit/2> - accessed 17 August 2021

³⁵ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.



Bronte Village map from *The History of Bronte Village*, 1976. The village east of the creek was dominated by industrial and commercial concerns while the west side of the village, west of the creek, was predominantly the location of residences and cottages.

Source: Philip Brimacombe

Bronte has a rich and distinct history. In many ways, it is very different from old Oakville. Canadian author, Mazo de la Roche captured the difference in her book, *Possession*, describing Oakville as "sedate, respectable, and very different from the rowdy, good-humoured poverty of Bronte".³⁶ Compared to the wealth found in neighbouring Oakville, Bronte was a relatively modest working-class community. Many residents were day labourers who learned to wear many hats, doing anything they could to make ends meet. Although some felt shame in their poverty, Bronte developed as a proud, tight-knit, hard working community.

Lifelong resident, Bill Cudmore recalled the poverty many in Bronte experience during the early 20th century, explaining that residents' dark humour helped them get through the hardship and rugged times. Cudmore recalled that life on the family farm included chores "like cutting asparagus before school and milking the cows after school."³⁷ As a teenager, he signed on to Jack Osborne's fishing boat, describing fishing as "a dirty, cold, hard, miserable, mean way to make a living," adding that there was "nothing nice about it."³⁸

³⁶ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*, <https://images.oakville.halinet.on.ca/exhibit.asp?id=117&PID=9999820> (accessed 16 January 2022)

³⁷ Ibid.

³⁸ Ibid.



Bronte Harbour, 1910. Source: *Town of Oakville Heritage Planning files*.

"Bronte, as I remember it, was a working class village, where the object of most people was to have a job tomorrow - clean some nets, paint a house, or maybe get a job at the basket factory for a week. It was looked on by Oakville as a low class area," Bill recalled.³⁹

Another lifelong Bronte resident, Ken Pollock knows first hand how cruel the lake can be. He remembers his father and uncles, "fishermen and mariners to the bone" would be "up before dawn and out on the lake, winter and summer, just to make ends meet."⁴⁰

By the mid-20th century, many people remembered Bronte as being a wonderful place in which to live and grow up. A former resident described their experience of the village as a "very small town where everyone knew each other."⁴¹ There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.⁴² People lived in small homes and made do.

One woman, having emigrated from the Netherlands in 1953, recounted that when she became pregnant with her third child she and her husband wondered where to put the new baby's cot in their rented, two-bedroom cottage. Humorously, her husband suggested that perhaps the cot "could be hung from the ceiling."⁴³

³⁹ Oakville Memories: Old & New: Bronte Boys (1920s-1950s), <https://images.oakville.halinet.on.ca/exhibit.asp?id=117&PID=9999820> (accessed 2 May 2024)

⁴⁰ Ibid.

⁴¹ Interview, Bronte Historical Society volunteer, 20 October 2021

⁴² Ibid.

⁴³ Ibid.



Picnicking at Bronte Beach Park, undated but likely 1920s or 1930s. Source: *Town of Oakville Heritage Planning files.*



Undated image of a postcard of "The Beach" at Bronte, Ontario. Source: *Town of Oakville Heritage Planning files.*

In the late 1800s and early 1900s, middle and upper-income families from large cities like Toronto and Hamilton were looking for places to go to avoid the heat and humidity of big-city, summer-time living. A number of cottage communities began to spring up along the shores of Lake Ontario, including at Long Branch in Toronto, Lorne Park in what is now Mississauga, Wilson's Beach in Oakville, where Coronation Park is now located, and at Grimsby Beach, in Grimsby.

Later, between the two world wars, as the local commercial fishing industry was winding down, Bronte also enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and

some local homeowners even left the area for the summer months, renting their homes to vacationing Torontonians to earn extra income.⁴⁴ Soon, summer cottagers, some from as far away as Texas, were enjoying Bronte's fresh air, cool lake breezes, and Bronte Beach, which lies just to the east of the subject property's subdivision.

In the early days of Bronte, before the development of cottages, the property on which the subject house stands was part of a larger parcel of land, which was sold and subdivided many times. Previous addresses for the property include 20 Timber Lane which was changed to 14 Timber Lane at the owner's request circa 2008.⁴⁵

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 of time.

Lot 31, 1834 Wm. Hawkins plan:

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown		1820-1838
Moses Polley	1834 Hawkins Plan, Lot 31, north of Ontario St.	1838-1848
John Harte	"	1848-unknown
Break in chain of title		
William Hanson Holland	"	unknown -1900
William H. Speers	"	1900-1913

Lot 32, 1834 Wm. Hawkins plan:

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown		1820-unknown
Unknown recipient – possibly George Chalmers	1834 Hawkins Plan, Lot 32, north of Ontario St.	Unknown-1840
Edmund Ritchie, David C. Gum, Charles Biggar & others	Lot 32	1840-unknown
Break in chain of title		
William Hanson Holland		unknown -1900
William H. Speers		1900-1913

Plans 163, Plan 188, and Plan M11 (or 20M-0011)

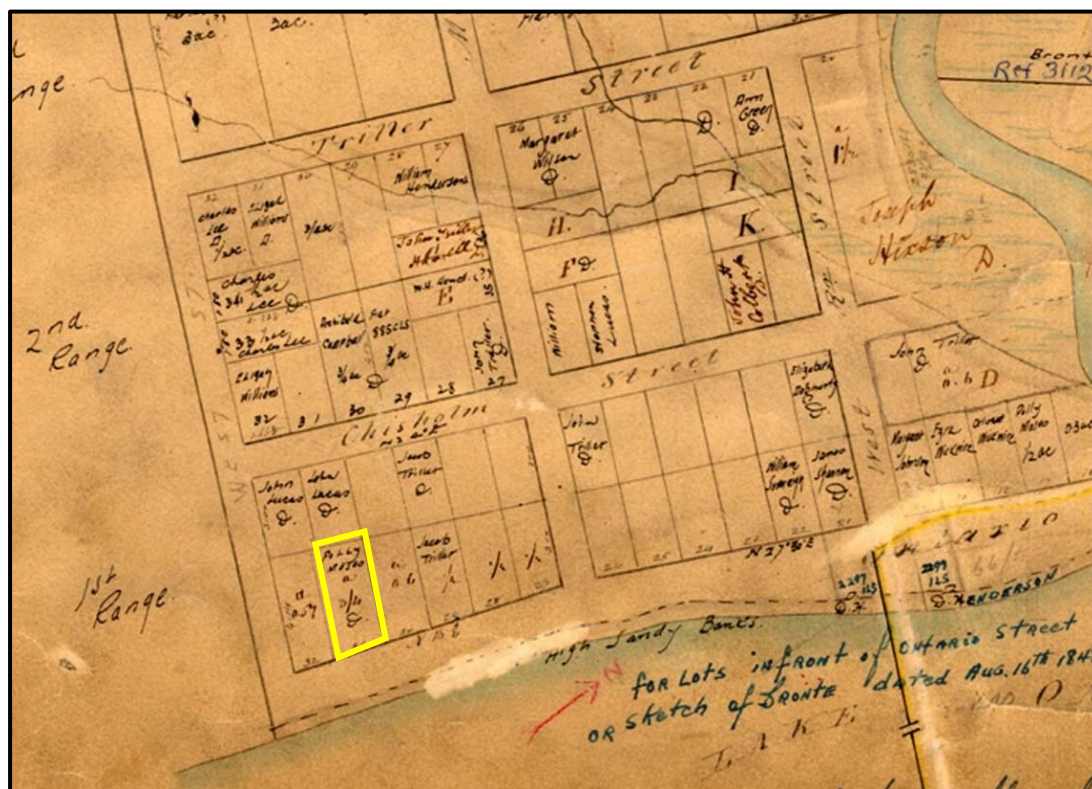
Name of Owner(s)	Plan and Lot number	Years of Ownership
William H. Speers	Plan 163, Pt of Lots 13 and 14	1913-1919
William H. Speers	Plan 188, Pt of Lots 13 and 14	1919-1956
John Leonard Whelpdale	"	1956-1962
Ellen Ruth Adele Whelpdale	"	1962-1968
Ellen Ruth Adele Whelpdale	Plan M11, Lot 48	1968-1970
Henry Robert & Catherine Rose Stevens	"	1970-1979
Kent Taylor	"	1979-1987

⁴⁴ Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

⁴⁵ Town of Oakville, 14 Timber Lane AMANDA file.

Kent & Jane Taylor	"	1987-2008
James Dawson Duncan & Susan Viva Aitken	"	2008-2012
Current owner	"	2012-present

In November 1838, Lot 31 was granted by the Crown to Moses Polley, an Inn Keeper from Port Credit.^{46, 47} Little is known about Polley except that he was the father of at least two children, a daughter and a son: Mary Jane Polley (1834-1860) and William Polley, who lived in Toronto.^{48, 49}



Detail of the 1848 plan of Bronte. Moses Polley's Lot 31 property lying north of Ontario Street is highlighted in yellow. In this 1848 plan of Bronte Polley's name has been incorrectly recorded as Polly Moses. Source: Town of Oakville Heritage Planning files.

In December 1848, presumably sometime after Moses' death, his son William, as his eldest son and heir at law, sold the property to John Harte for £10.⁵⁰ The other parties involved in the sale of the land were Robert and Mary Jane Lynd, whose relationship to the Polley family is unknown. However, it is possible that Mary Jane was the widow of Moses Polley, as both of the Lynds released "all dower, life stakes, and interest" to the property for the sum of 75 shillings.

⁴⁶ LRO Patent, dated 10 November 1838, between the Crown and Moses Polly (misspelling of Polley).

⁴⁷ LRO Instrument #191A, being a Bargain & Sale dated 16 December 1848 between William Polley, of Toronto, the eldest son and heir at law of Moses Polley and Robert and Mary Jane Lynd of Toronto Township; and John Harte of Trafalgar Township.

⁴⁸ "Canada, Ontario, Toronto Trust Cemeteries, 1826-1989", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:F3G2-1XW> : Sat Mar 09 17:32:51 UTC 2024), Entry for Mary J Polley and Polley, 2 May 1860.

⁴⁹ LRO Instrument #191A, being a Bargain & Sale dated 16 December 1848 between William Polley, of Toronto, the eldest son and heir at law of Moses Polley and Robert and Mary Jane Lynd of Toronto Township; and John Harte of Trafalgar Township.

⁵⁰ Ibid.

No information was found about John Harte, nor the subsequent owner William Hanson Holland, except that Holland seems to have lost the property in March 1900, having defaulted on the mortgage held by William Henry Speers (1859-1940).^{51, 52}

The next owner of note of the was William Henry Speers (1859-1940), who is the most likely person to have built, or to have commissioned the construction of the subject house. Speers was the son of John Speers (1822-1860) and Mary (nee Simmons) Speers (1831-1920).⁵³ William's father, John Speers, died when William was about one year old, and William's mother, Mary went to work for Charles Sovereign (1798-1885) as Sovereign's housekeeper.⁵⁴

Charles Sovereign was the son of Philip Sovereign (1777-1833) and Nancy (nee Culver) Sovereign (1779-1869). The Sovereigns were one of the earliest settler families to arrive at the mouth of Twelve Mile Creek. They arrived in the area around 1812 and settled on their land which extended west along the lakefront, west of the Treaty 22 lands at Twelve Mile Creek. Bronte's first cemetery was established on lands given by Philip Sovereign, and he was responsible for establishing Bronte's first school.^{55, 56}

When he was old enough, William Speers helped Charles tend the Sovereign farm. William effectively became Sovereign's adopted son, as Charles had outlived the majority of his eight children, and the children who were still alive were living in the United States.⁵⁷

By 1900, Speers owned the block of land bounded by Chisholm Street (now Seneca Drive), West Street, north of Lake View Boulevard (formerly Ontario Street but now a closed road allowance), and east of Mississauga/Mississaga Street. Speers is said to have subdivided this property in order to supplement his retirement income, and in the process he created the Mississauga Heights subdivision.⁵⁸

Registered in August 1913, the *Mississauga Heights* subdivision, later referred to as Speers' Survey, was subsequently amended in 1919, becoming Plan 188, known as the *Amended Plan of Mississauga Heights*.^{59, 60} Plan 163 established Clearview Avenue (now Timber Lane) which was laid out where Lots 30 and 31 met within William Hawkins 1834 Plan of Bronte.

⁵¹ LRO Instrument #7485W, being a Release of Equity of Redemption, dated 21 March 1900, between William Hanson Holland and wife; and W.H. Speers.

⁵² "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:4K42-XW3Z> : 11 August 2023), William Henry Speers, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, Oakville and Saint Mary's Cemetery; citing record ID 202349073, *Find a Grave*, <http://www.findagrave.com>.

⁵³ Ontario, Canada, Deaths and Deaths Overseas, 1869-1948, Archives of Ontario. Registrations of Deaths, 1869-1948 (MS 935, reels 1-694)

⁵⁴ Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, p. 5.

⁵⁵ Town of Oakville, *Cultural Heritage Landscape Strategy Implementation – Phase Two: DRAFT Cultural Heritage Evaluation Report: Bronte Cemetery: 32 West Street, Oakville, Ontario*, p. 48.

⁵⁶ The Village of Bronte: Preserving the Past, *Timeline*, <https://images.oakville.halinet.on.ca/262/exhibit/2> (accessed 17 August 2021)

⁵⁷ Interview with Maryanne Mason, Bronte Historical Society Historian, 18 April 2024

⁵⁸ Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, p. 4.

⁵⁹ Plan #166, being a plan of subdivision called the *Plan of Mississauga Heights*, dated 18 August 1913.

⁶⁰ Plan #188, being a plan of subdivision called the *Amended Plan of Mississauga Heights*, dated 13 May 1919.



William H. Speers first attempt at subdividing his land in 1913 resulted in the creation of Plan 163, the Plan of Mississauga Heights.
Source: Town of Oakville files.

Based on a review of a selection of early 20th century assessment rolls, between the years 1910 and 1938, roughly 80% of the buildings constructed in Bronte Village were owned by people who lived in the area, an indication that the structures they called home were most likely all-season, permanent, residential buildings. The remaining 20% were owned by non-residents; likely an indication that they used their property as their cottage. In 1910, at its lowest only 10 percent of the buildings in Bronte village were owned by non-residents; but by 1926, the number had risen to 24 percent, or almost a quarter of the buildings, were owned by non-residents.⁶¹

Most non-residents owned property on the west side of Twelve Mile Creek, in the Mississauga Heights survey; and many came from Hamilton and Toronto, however there were some from as far away as British Columbia, and Chicago.⁶² Several were prominent Hamiltonians including J. Edmund Lister, who circa 1923, built the landmark 6-storey Lister Block building that still stands today at the corner of James Street North and King

⁶¹ Various Trafalgar Township Assessment Rolls (from Oakville Public Library microfilm collection).

⁶² Various Trafalgar Township Assessment Rolls (from Oakville Public Library microfilm collection).

William Street; and Mr. and Mrs. William Johnston, of Johnston Motor Sales, a car dealership that is still being operated today, by their great-grandson, Bill Johnston.^{63, 64}

Interestingly, the assessment rolls also indicate that William H. Speers picked up the tax tab, so to speak, for a couple of his family members, including Charles A. Ferguson, who was likely Speers grandson, and for his son-in-law and daughter, Fred & Ida Belyea.⁶⁵

According to Mike Tipping, a Speers family descendant, 14 Timber Lane, and 15 Timber Lane – a little white bungalow across the street from the subject property, which has since been demolished, and 3128 Seneca Avenue were all only ever residential buildings, never cottages. A few other examples of the early summer cottages remain, though, having been restored and renovated into permanent homes.⁶⁶

The 1919 Assessment Rolls show that only one of the 40 lots laid out in Plan 163 had been sold outside of the Speers family. Miss Bertha Stanley, of Thorold Ontario owned Lot 9, the 1/8-acre property located at the intersection of Lake View Boulevard and West Street. The remainder belonged to William and Lucy's four daughters (Lots 1 to 4), and Lots 5 to 8, and 10 to 40 belonged to William H. Speers.⁶⁷

Sometime after the 1919 Assessment Rolls were finalized, Plan 163 was updated, becoming Plan 188 which was officially known as the *Amended Plan of Mississauga Heights*. It is possible that the earlier 1913 plan of subdivision was never realized as a result of the outbreak of World War I.

For the lands west of Clearview Avenue, now Timber Lane, the new proposal largely retained the lot layout from Plan 163. However, the layout proposed in 1913 for the lands east of Clearview Avenue was abandoned, with Plan 188's Lots 17 through 20 remaining fundamentally unchanged, and almost exactly like the layout created by William Hawkins' 1834 plan of subdivision.

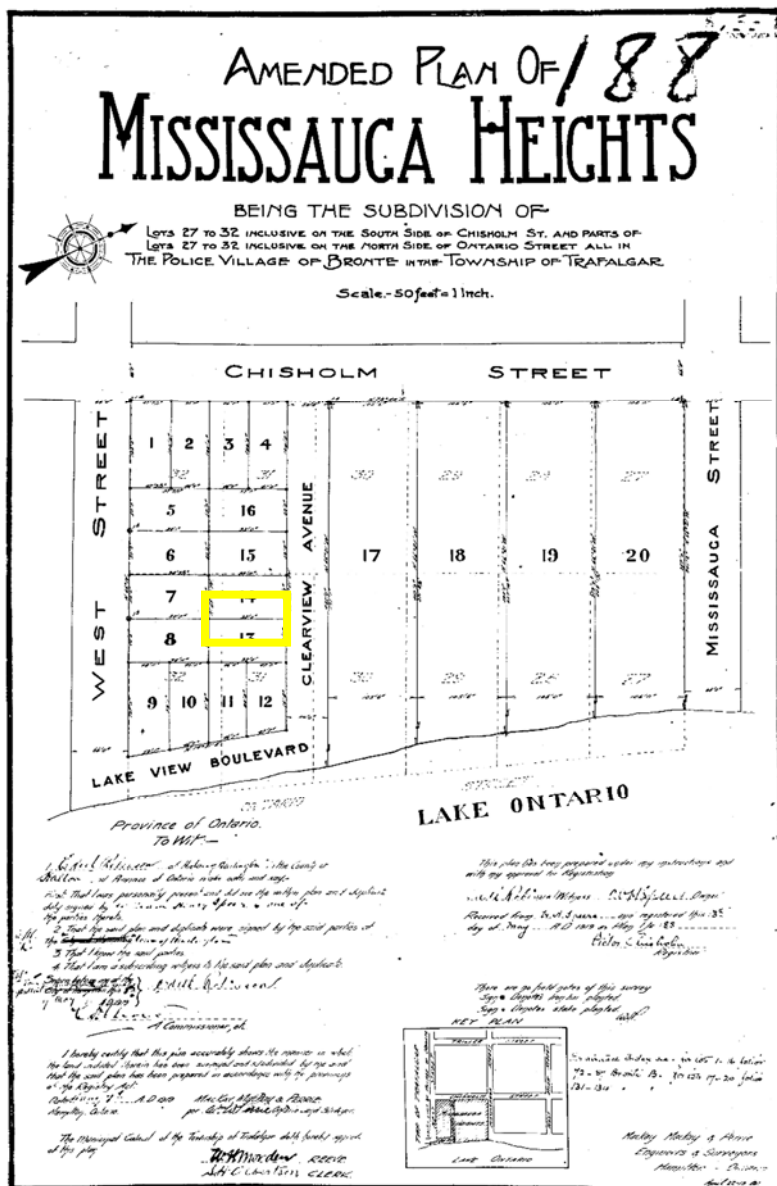
⁶³ Mark McNeil, "The Legacy of the Lister Block," *The Hamilton Spectator*, February 22, 2022, https://www.thespec.com/news/hamilton-region/flashbacks-hamilton/the-legacy-of-the-lister-block/article_db08ba18-3a93-56da-854d-a84441c23822.html#:~:text=%E2%80%94Joseph%20Lister's%20son%20J.,its%20opulence%20than%20its%20predecessor. (accessed 13 May 2024)

⁶⁴ Bill Johnston, "History of Our Dealership," *Johnston Chrysler*, <https://www.johnstonchrysler.com/history/> (accessed 13 May 2024)

⁶⁵ 1929 Trafalgar Township Assessment Rolls (from Oakville Public Library microfilm collection).

⁶⁶ Oakville Historical Society, "Mississauga Heights", Bronte History Volume 1, 2.

⁶⁷ 1919 Trafalgar Township Assessment Rolls (from Oakville Public Library microfilm collection).

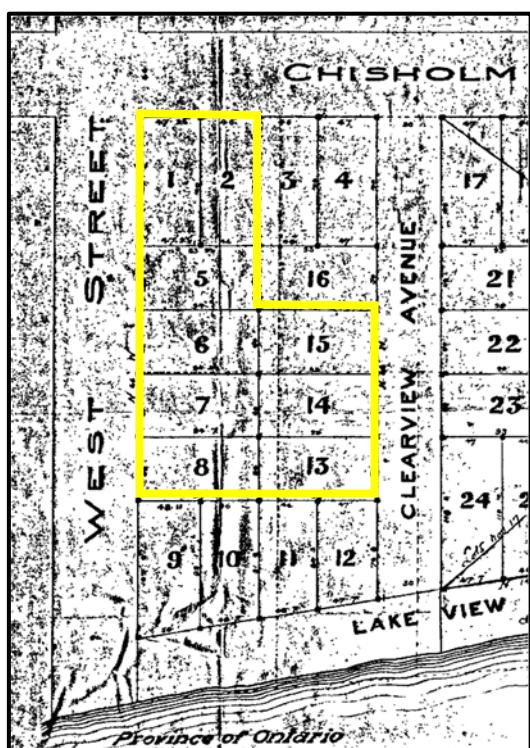


The amended Plan of Mississauga Heights, Plan 188, was registered May 1919. Source: Town of Oakville files

At some point, the Speers had the subject house constructed on what was part of Lot 13 and part of Lot 14. Although the exact date of construction of the subject house was not determined, it is known to have been constructed during William and Lucy Ann Speers' ownership, which spanned 1900 until 1956. Land Registry Office documents indicate that the earliest the subject building could have been constructed was 1922, when that year's Assessment Roll indicates that a building worth \$500 had been constructed on one of nine contiguous lots owned by William H. Speers.⁶⁸ And the Speers family has indicated that it was the original house on the street.⁶⁹

⁶⁸ 1922 Trafalgar Township Assessment Rolls (from Oakville Public Library microfilm collection).

⁶⁹ Interview with Maryanne Mason, Historian, Bronte Historical Society, 20 April 2024



By 1922 a building worth \$500 had been built somewhere on William H. Speers' nine contiguous lots. Source: *Town of Oakville, detail of the 1913 Plan of Mississauga Heights*

Family members believe, but can't substantiate, that Dalt MacDonald built the house for the Speers family. The early 1920s date of construction makes this possible, and Mr. MacDonald's reputation as a skilled ship and home builder – allegedly having built 22 homes in Bronte, including the nearby Belyea House at 3128 Seneca Drive – lends some credence to this theory.⁷⁰

William and his wife Lucy Speers were prominent, community-minded Bronte citizens. William Speers held a seat on the Trafalgar Township Council, and for over 30 years he was a director with the Oakville Fair, and the president of the Farmer's Institute.⁷¹ Lucy Speers was a member of Walton Memorial Church for 70 years, and during that time she served as a long-term vice-president of the Women's Missionary Society. She also served on the first executive of the Halton County Women's Institute.⁷²

Speers "did very well financially" but sadly most of the Speers' nest egg went to cover Lucy Speers' medical bills as she "took ill" shortly after the sale of the land. Thankfully, Mrs. Speers recovered, but they were never again considered to be wealthy.⁷³

For William and Lucy's 50th wedding anniversary celebrations in 1936, an occasion described as being a "major community event", their son Charles arranged for two radio broadcasts to be aired on CKOC, a local Hamilton, Ontario radio station. William and Lucy were honoured with messages of congratulations and the playing of their favourite songs. This was the first time ever in Canada that an entire radio program had been chartered in honour of a private individual, and as a result of this, Canadian radio history was made, even becoming a feature story of the newspapers of the day, including the *Toronto Star*.⁷⁴

⁷⁰ Interview with Mike Tipping, great-grandson of William and Lucy (nee Bumby) Speers, 1 May 2024.

⁷¹ Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, pp. 4-5.

⁷² Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, p. 5.

⁷³ Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, p. 4.

⁷⁴ Interview with Mike Tipping, great-grandson of William and Lucy (nee Bumby) Speers, 1 May 2024.

The anniversary festivities were held at 3128 Seneca Avenue, at what is said to have been William and Lucy's former home, but at the time of the celebration was the home of Fred and Ida Belyea, their son-in-law and daughter.⁷⁵



William and Lucy (nee Bumby) Speer celebrated their 50th anniversary in 1936. Source: *The Toronto Daily Star*, via Proquest

The Speers family recounts that William and Lucy's son, Charles Speers (1896-1981) and his wife Jean, lived in the house likely starting sometime in the mid-1930s. Charles, or Charlie as he was known, and his wife Jean moved from the house around 1941, when Charlie relocated for work with Champion, the spark plug manufacturer. Once Charlie and Jean had moved, Greta Mae (nee Flumerfelt) Tipping (1911-1999), her husband Ronald James Granville Tipping (1909-2005), and their two children Peter and Michael Tipping moved in, in 1941. Greta Tipping was the granddaughter of William and Lucy Speers.⁷⁶ Both families paid rent to Lucy Speers who was the sole owner of the house and property after William's death in 1940.⁷⁷

The Speers and Flumerfelt families were related by marriage. In the photo below, William Henry Speers is standing on the far left and his wife Lucy is seated on the far left. Seated in the middle is Greta whose newborn son Peter is in her lap and whose husband Ronald is standing, second from the right.

⁷⁵ Town of Oakville, *A by-law to designate 3128 Seneca Drive as a property of historical and architectural value and interest*, 26 May 1993, p. 5.

⁷⁶ Interview with Mike Tipping, great-grandson of William and Lucy (nee Bumby) Speers, 1 May 2024.

⁷⁷ Ibid.



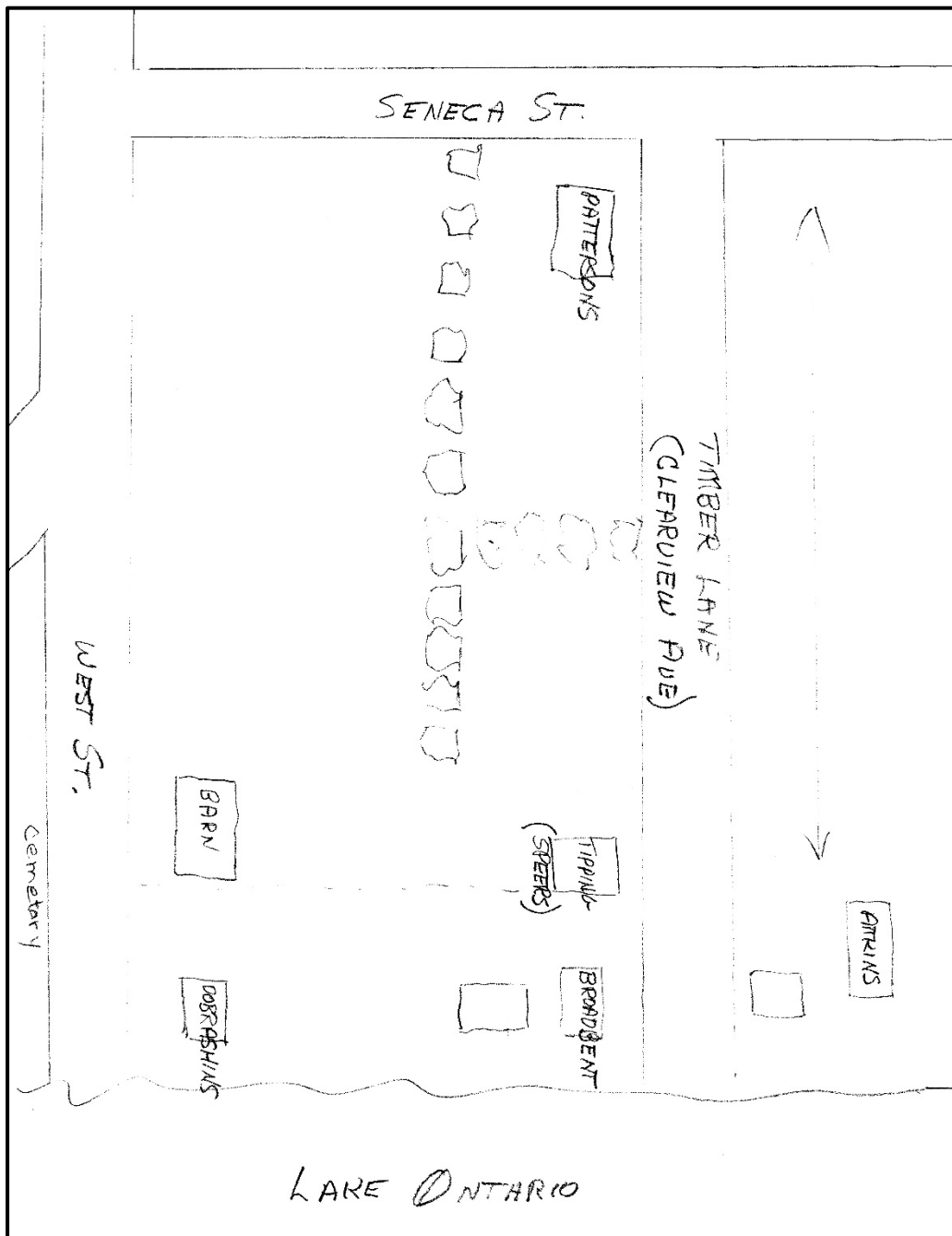
The Speers and Flumerfelt families, date unknown but likely late 1930s. Source: Mike Tipping, Speers family descendant.

After William Speers died in 1940, his wife Lucy moved in with Allie and Lila Flumerfelt, her son-in-law and daughter, at their home at 2451 Sovereign Street.⁷⁸



Historic Photo of 2451 Sovereign Street behind an image of Lila Speers Flumerfelt in an article in the 1979 Oakville Journal Record. Source: Bronte Historical Society.

⁷⁸ Interview with Mike Tipping, great-grandson of William and Lucy (nee Bumby) Speers, 1 May 2024.



A rendering of the layout of Clearview Avenue, later Timber Lane, during the 1940s until the mid to late 1950s.
 Source: Mike Tipping, a Speers family descendant and former resident at 14 Timber Lane.

Mike Tipping remembers a childhood spent exploring the area, and that a pier had once stood at the foot of the neighbour's property, at what is now 15 Timber Lane. During Hurricane Hazel in October 1954, water poured down from the neighbouring property, which slightly higher than the subject property, and in the process about 0.3 metres, or a foot of water pooled in their basement.⁷⁹

⁷⁹ Interview with Mike Tipping, great-grandson of William and Lucy (nee Bumby) Speers, 1 May 2024.



Four generations of the Speers family, celebrating Lucy Speers' 91st birthday. L to R: Lila May (nee Speers) Flumerfelt, Michael Tipping, Lucy (nee Bumby) Speers, and Greta Mae (nee Flumerfelt) Tipping. Source: Oakville-Trafalgar Journal, 10 May 1951



August 1956, Greta Mae and Peter Tipping, Mary Collinge, Ronald Tipping, and Patti the dog, enjoying the backyard of Timber Lane. Source: Mike Tipping

In 1956, the Speers family sold the land upon which the subject property stands to John Leonard Whelpdale, ending the Speers family's 56-year tenure.⁸⁰

John Leonard and his brother George Murray Whelpdale were the Executors of their mother's estate (Ellen Violet Irene - nee Godard - Whelpdale).⁸¹ Within that role, George and John Whelpdale conveyed to their sister, Ellen Ruth Adele Whelpdale, "Lot Number 13 and the easterly or southeasterly half of or 25 feet of Lot Number 14 on the west side of Clearview Avenue, according to registered Plan Number 163," in the Village of Bronte.⁸²



1962 aerial photo showing 14 Timber Lane highlighted in the yellow box, when the Whelpdale family owned the property.
Source: McMaster University aerial photo collection.

⁸⁰ LRO Instrument #53575, being a Grant registered on 23 July 1956, between an unnamed member of the extended Speers family, and John Leonard Whelpdale.

⁸¹ LRO Instrument #1333181, an Indenture dated 30 December 1961, wherein Goerge Murray Whelpdale and John Leonard Whelpdale, in their capacity as the Executors of Ellen Violet Irene Whelpdale, conveyed the land to Ellen Ruth Adele Whelpdale.

⁸² LRO Instrument #1333181, an Indenture dated 30 December 1962, wherein Goerge Murray Whelpdale and John Leonard Whelpdale, in their capacity as the Executors of Ellen Violet Irene Whelpdale, conveyed the land to Ellen Ruth Adele Whelpdale.



Detail of McMaster University's 1962 aerial photo showing 14 Timber Lane. *Source: McMaster University aerial photo collection.*

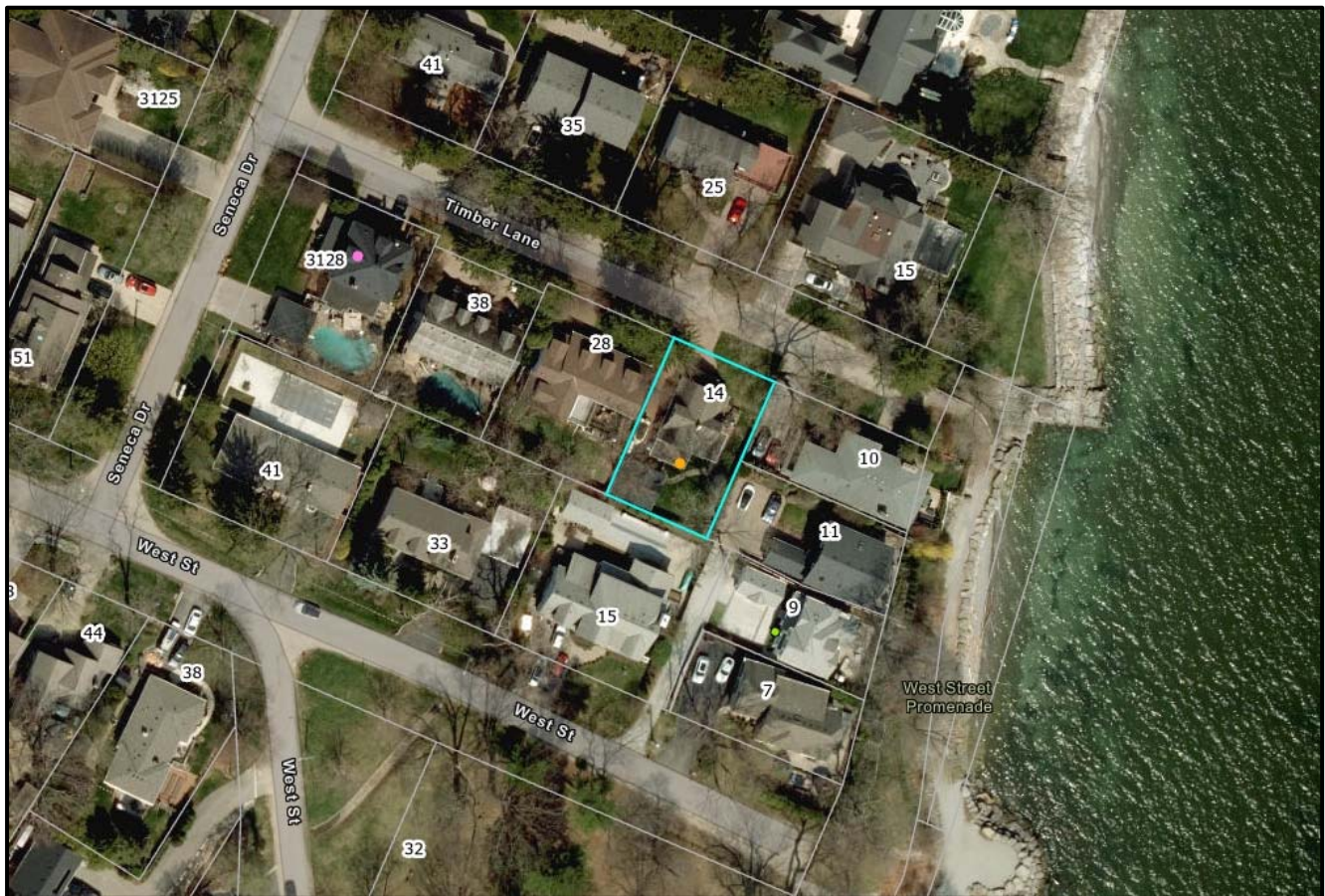
In 1968, during Ellen Whelpdale's ownership, 14 Timber Lane became Lot 48 in Plan M11. The property changed hands multiple times after the Whelpdales until it was purchased by the current owners in 2012. As the neighbourhood has grown and filled in over the decades, the William and Lucy Speers House remains as a historic anchor to this important historic residential neighbourhood of Bronte.

Contextual Value

The subject property, located at 14 Timber Lane, has cultural heritage value because it is physically, functionally, visually and historically linked to this historic residential neighbourhood west of Bronte Harbour. The house remains one of the original historic buildings in the Mississauga Heights subdivision, an area developed for residential development in the early 1900s. Peppered with modest homes and cottages throughout the early 20th century, the area played an important role in Bronte as it enjoyed a period of popularity as a summer resort area. City dwellers and families came from across province to enjoy Bronte Beach and the surrounding area.

The neighbourhood is defined by medium to large sized lots with a variety of homes built throughout the 20th century. Narrow streets with no sidewalks or curbs are a remnant of the area's early cottage days. Large mature trees and deep setbacks contribute to the pastoral character of the area. Streets like Timber Lane provide clear views to the lake, which are also accessible from the William and Lucy Speers House. While the area has developed and filled in over time with new lots and houses, the house continues to play a role in linking the area to its modest and recreational past.

The William and Lucy Speers House is located just down the street from the Fred and Ida Belyea House at 3128 Seneca Drive. The two houses share many historical associations and support each other's presence within the local streetscape.



Aerial view of 14 Timber Lane. 2021. Source: Town of Oakville, GIS



Looking south towards the lake with 14 Timber Lane to the right, May 2022. *Source: Google Street View*



Looking north from the lake with 14 Timber Lane to the left, May 2022. *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 William and Lucy Speers House is a representative example of a vernacular Dutch Colonial Revival house, likely ordered through a mail order pattern book company.	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 has direct associations with the Speers family, a prominent Bronte family, and with William H. Speers who developed the local subdivision, Mississauga Heights, in the early 1900s.	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 any significant 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 does not demonstrate and reflect the work or ideas of anyone 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 area has evolved, and its historic character is no longer present in the same way as it was historically.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to this historic residential neighbourhood west of Bronte Harbour. The house remains one of the original historic buildings in the early 1900s Mississauga Heights subdivision. The house continues to play a role in linking the area to its past as a cottage and resort area.	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 14 Timber Lane is located on the west side of Timber Lane between Seneca Drive and Lake Ontario, west of Bronte Village. The property contains a c.1920s two-storey vernacular Dutch Colonial Revival style house.

Design Value or Physical Value:

The William and Lucy Speers House has design and physical value as a representative example of a c.1920s Dutch Colonial Revival style house. This style, identified by its gambrel roof, was popular throughout parts of North America, referencing early 18th century homes built by Dutch, Flemish and Huguenot settlers, particularly in the Hudson River Valley. Common in early 20th century suburbs, the style was equally popular with the wealthy for their cottages and lakeside retreats. The style became more common in the interwar period as mail order catalogues made the style more accessible. The house retains many heritage attributes that contribute to its heritage value as a Dutch Colonial Revival style house, including its intersecting gambrel roof, heavily-textured stucco cladding, front portico and multipaned windows.

Historical Value or Associative Value:

The William and Lucy Speers House has cultural heritage value because of its direct associations with William and Lucy Speers, a prominent Bronte family, who had the house constructed. William developed the local residential neighbourhood, known as Mississauga Heights, in the early 20th century as Bronte was becoming known as a summer resort town. The Speers were prominent, community-minded Bronte citizens. William Speers held a seat on the Trafalgar Township Council, and for over 30 years he was a director with the Oakville Fair, and the president of the Farmer's Institute. Lucy was a member of Walton Memorial Church for 70 years, and during that time she served as a long-term vice-president of the Women's Missionary Society. She also served on the first executive of the Halton County Women's Institute.

Contextual Value:

The William and Lucy Speers House has cultural heritage value because it is physically, functionally, visually and historically linked to this historic residential neighbourhood west of Bronte Harbour. The house remains one of the original historic buildings in the Mississauga Heights subdivision. The area was developed for residential development in the early 1900s and played an important role in Bronte as it enjoyed a period of popularity as a summer resort area. The former cottage area is today defined by: medium to large sized lots with a variety of homes built throughout the 20th century; narrow streets with no sidewalks or curbs; large mature trees and deep setbacks; and views to the lake. While the area has developed and filled in over time with new lots and houses, the subject house continues to play a role in linking the area to its modest and recreational past.

Description of Heritage Attributes

Key attributes of the William and Lucy Speers House that exemplify its value as a vernacular Dutch Colonial Revival house, as they relate to the original two-storey house, include:

- The form and massing of the two-storey rectangular structure with intersecting gambrel roof;
- One-storey front portico with hipped roof, wood beams and wood round columns;
- Heavily textured traditional stucco cladding;
- Fenestration of windows on the east and north elevations;

- The presence of 6/1 wood windows with wood trim in the second storey gambrel ends and on the first storey of the north elevation; and
- The presence of multipaned wood windows on the front enclosed porch and rear enclosed porch; and
- The presence of a panelled wood door on the front enclosed porch.

6. Conclusion

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

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