

Cultural Heritage Evaluation Report
Heeks Family Farmhouse
115 Third Line, Oakville, Ontario



115 Third Line, 2024. Source: *Town of Oakville Planning/Heritage Planning*

1. Executive Summary

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

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

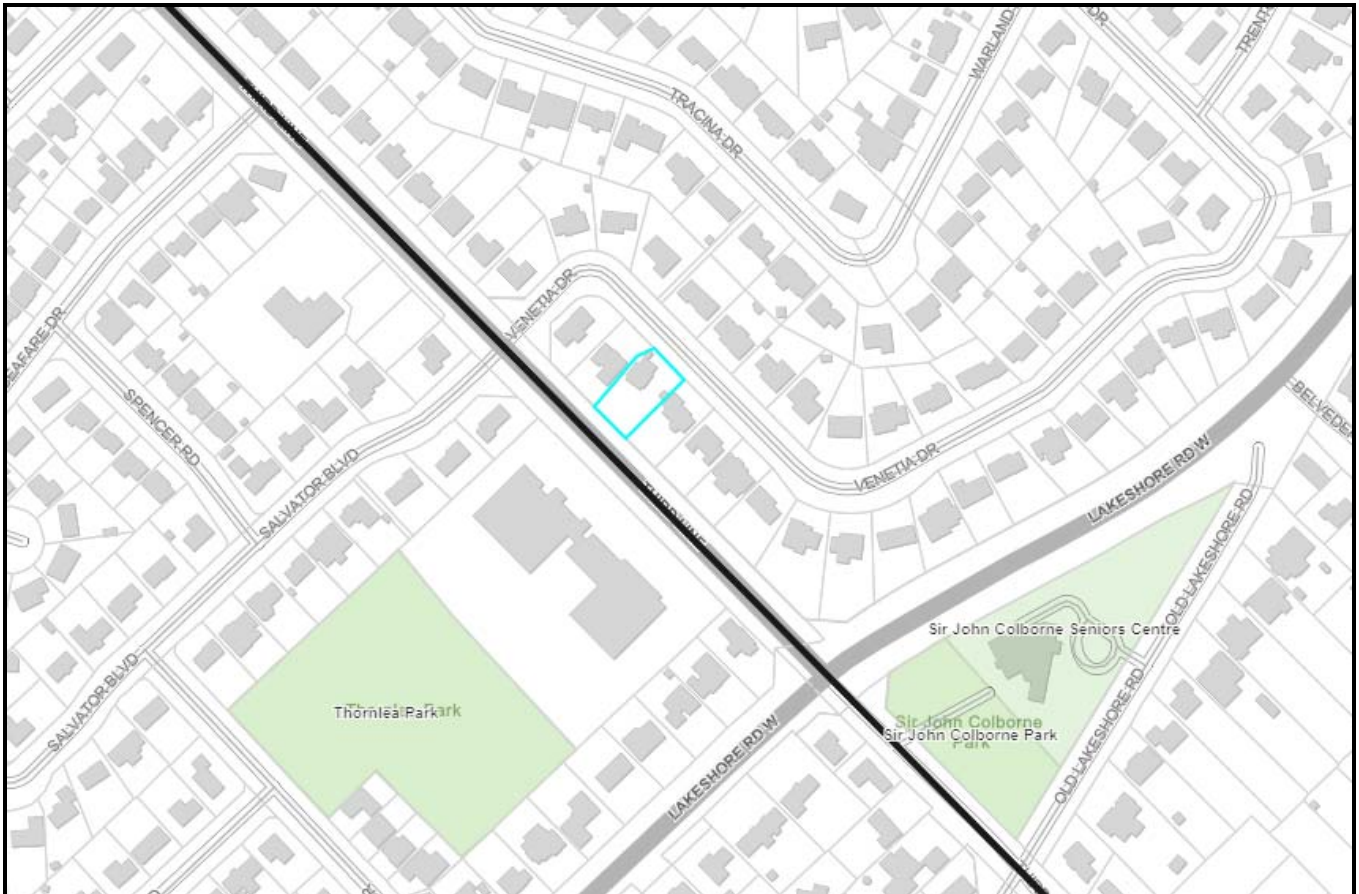
The property at 115 Third Line is located on the east side of Third Line between Venetia Drive and Lakeshore Road West. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its circa 1909 brick house and its association with the Belyea Family." It was originally built and owned by Alfred and Catherine Heeks.

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 property at 115 Third Line is located on the east side of Third Line between Venetia Drive and Lakeshore Road West. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Fourth Concession South of Dundas, Lot 25. Previously part of a large fruit farm managed by the Heeks family from 1905 until approximately 1960, the property contains a detached two-and-a-half-storey brick house, built circa 1909.



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

Legal description: PLAN 1252 PT LOT 2 RP 20R8962 PARTS 2,4; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 115 Third Line is a two-and-a-half-storey brick house. The house has design and physical value as a representative example of a vernacular farmhouse with influences from the Edwardian style.



Front elevation of the house, 2024. *Town of Oakville Planning/Heritage Planning*

Vernacular Homes in Oakville

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

Edwardian Classic Style (1900-1930)

Edwardian architectural style emerged in the early 1900s. A reaction against busy Victorian architecture, the style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simple version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a symmetrical square house with a hipped roof

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows.³



The subject property in 2009 showing the front yard. *Source: Town of Oakville planning files*

Subject Property Description

The property at 115 Third Line is a unique vernacular farmhouse in the Edwardian style, which would have been popular at the time of construction. The home has a simplified but formal composition, with a balanced façade and a selective distribution of strong Classical elements. The home is rectangular in shape with a rear wing. It has a side gabled roof, which is unique for a home with so many Edwardian influences and is indicative of its vernacular heritage, built to suit the owners' needs at the time. The house has two gabled dormers on the front with one on the rear wing facing south. The two front gabled dormers and three bay façade are more common in the Colonial Revival style, but in this case are most likely a vernacular interpretation of Edwardian architecture. The house was built for the large Heeks family, and was likely designed for the needs of their large family.

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113



North elevation.



East (rear) and north elevation showing the covered sunroom and rear wing on the left.



Rear wing of the home.



South elevation.



Google aerial showing the overall shape of the house, looking southwest. *Source: Google*

Since this house was built with a side gabled roof—potentially to create more room on the third storey—cornice returns have been included as a design feature, which are not typically found on Edwardian homes. The house has boxed corniced and a plain frieze as the roof trim. The roof is large, but simple.



Cornice returns on the gabled sides and frieze.

The cladding is smooth brick in a running bond pattern with no adornment, which is a main element of Edwardian architecture. Simple brick vousoirs are included above windows and doors.

The house has a large front porch running the width of the house, a typical element found on almost all Edwardian homes. Less common, though there are other examples, is the second-storey balcony above it. The front entry is symmetrical and the first-storey porch originally had Edwardian style round wood columns (visible in the 1980s photo below) on brick piers. These were replaced with square columns. Along with the columns, the spindles on the upper storey balcony were replaced sometime between 2009 and 2024, but those had also been replaced circa 1980s. Even so, the replacements are generally in keeping with the style of the home.



The previous porch columns and pickets circa 2009 but were replacements from the 1980s. *Source: Town of Oakville planning files*



An older photo showing the overall symmetry of the front façade, circa 1980s. Note the original first floor windows in this photo, with the smaller upper window over the larger bottom; this is a typical Edwardian window feature. *Source: Town of Oakville planning files*

The home also has symmetrical dormers and even the chimney is central, adding to the overall symmetry of the home. The dormers are less Edwardian, which would normally have one central dormer, but again, make the house more vernacular in style as it was based on the large family's needs for space.

Interestingly, the two front windows on the first storey project slightly from the rest of the house, as if imitating bay windows. These styles of frontispieces can be seen in other Edwardian style homes. The front door has a

transom window and simple voussoir header. Also running along the base of the home against the front porch floor is a unique angled brick footing, also known as a brick plinth, which extends to the rest of the house.



Photo showing the brick projections for the on the front porch and wooden ceiling.



Brick footing running along the porch and house.



Left: Porch railings and columns on brick piers. Right: Front door with simple single row voussoir header.



Photo showing the front porch and upper balcony together. A simple frieze runs underneath the upper roof between the porches.



Skirting for the front porch. The brick piers also show some detail here, with a similar brick footing as between the house and porch running in the middle of the pier. The photo also shows the brick footing running around the house and not just on the front porch.

The home has many window openings, which is common in Edwardian architecture. They are all segmental in shape aside from those in the dormers, which are flat. The windows have single radiating voussoirs aside from the two front porch windows on the first storey, which have double radiating voussoirs. The windows all have concrete sills. Most of the windows are contemporary 1/1 sash windows, but the dormers have multi-pane windows. The general symmetry of the fenestration runs along the entire house, not just the front façade, indicating a well thought-out house.



Shape of the windows on the house. In this case, the south elevation.

The rear of the home has an interesting wing that is the same height as the rest of the house and appears to be made of the same material. An interview with the son of the man who built it, Walter Heeks, indicates there was also a large summer kitchen at one point that had since become a back porch.⁴ This back porch, on the northeast corner of the house, was then renovated in 2011 into an enclosed sunroom.⁵

In summary, the house has many Edwardian vernacular architectural features that help to indicate the home's 115-year-long history. These elements include: the massing with side gabled roof and cornice returns; the simple brick cladding in running bond pattern with horizontal siding on the dormers; the three-bay symmetry of the front façade with central doors on both storeys; the first storey porch that runs the width of the house with the upper balcony above it; Classical columns on brick piers with wooden railing on the first storey porch; wooden railing on the upper porch; and the central brick chimney.

⁴ Interview took place circa 1984, see "Markham, Vivan" in sources

⁵ Town planning files

Historical and Associative Value

The property at 115 Third Line is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁶ The subject property is located within the territory of Treaty No. 14.⁷

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Fourth Concession South of Dundas Street, Lot 25, and would later be farmland for over 100 years that was then subdivided into residential homes in the mid to late 20th century.



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 25, Fourth Concession South of Dundas Street highlighted in yellow. It was briefly owned by Matthias Zimmerman. Third Line was the western boundary of the historic lot. Source: Archives of Ontario

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁸

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

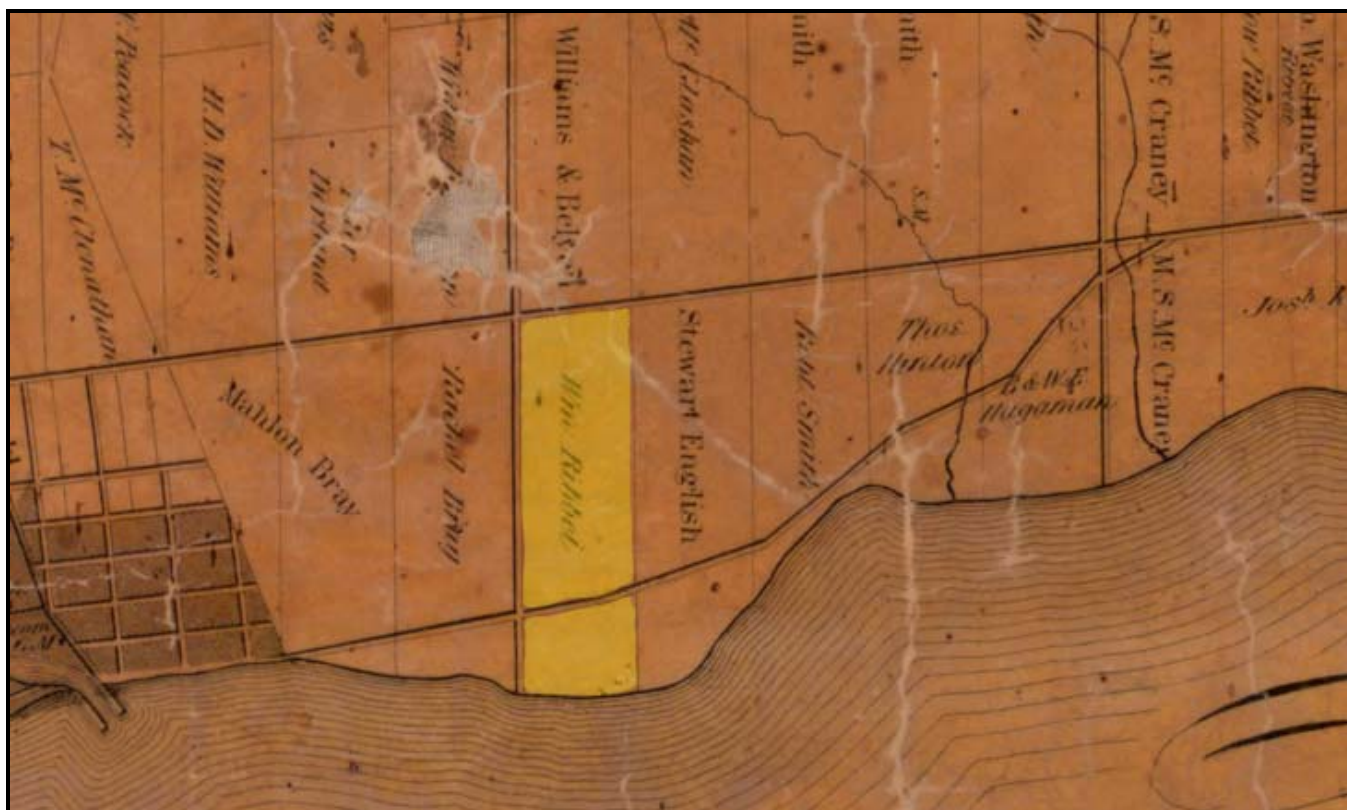
⁶ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁷ 1806 Wilmot Survey

⁸ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	136 acres	1806-1809
Matthias Zimmerman	136 acres	1809-1811
William Ribble	136 acres	1811-1850
Anthony Ribble	Western ½	1850-1870
James H. Johnstone	Western ½	1870-1872
Joseph Bunston	Western ½ except 2 acres	1872-1877
Bunston family	Western ½ except 2 acres	1877-1904
George Grice	68 acres	1904
John Wilson Junior	68 acres in westerly half (two acres in NW corner in 1907)	1904-1913
Alfred Heeks	48 acres on western half	1913-1932
Walter Heeks	Half of 48 acres	1932-1960
Walter Heeks	Lot 2 and 3 of Plan 1252 (approx. 0.48 acres)	Continues to 1988
Felte Construction	Part 2 of Lot 2 (structure)	1988-1989
Kenneth, Helen, Matthew, and Lesley Van Demark	Part 2 of Lot 2	1989-1997
Hong Kong Bank Trust Company (power of sale)	Part 2 of Lot 2	1997
Current owners	Part 2 of Lot 2	1997-present



George Tremaine's "County of Halton" survey, 1858, with Lot 25, Fourth Concession South of Dundas Street highlighted in yellow. Bronte Village is to the left. At this time, it was owned by William Ribble. Source: University of Toronto

In 1809, the Crown granted Lot 25 to Matthias Zimmerman.⁹ Two years later, he sold the lot to William Ribble¹⁰ who was born in 1759 in New Jersey, U.S.A. and appears to have lived there while owning the property.¹¹ Upon his death, his lands were given to his sons, Anthony and John Ribble.¹² The brothers split the lot into a western and eastern half, which is how the lot stayed until it was subdivided around 100 years later. They appear to have sold the land back and forth several times between themselves; Anthony Ribble owned the western half (plus two acres of the eastern half), and this is where the subject house was later built. The Ribbles farmed the western portion for 60 years. In 1870, Anthony sold his half to James H. Johnstone, who then sold it to Joseph Bunston two years later.¹³



1877 Township of Trafalgar map, showing the subject's historic lot highlighted in yellow when it was owned by Joseph Bunston. Note the 2-acre portion in the northwest corner that was owned by Benjamin Hagaman, along with the east half. The original house is shown beside an orchard. Source: Oakville Historical Society

The Bunstons farmed the land until 1904. According to the 1877 map above, the original farmhouse (now demolished) was present at the time of Joseph Bunston owning the property. Born in England in 1818,¹⁴ he was in Canada by at least 1847, when he married his wife, Mary Jane McCann.¹⁵ Joseph Bunston died in 1877 from asthma and consumption.¹⁶ After that, it is somewhat unclear what happens with the farm. According to his will, the land went to his wife, Mary Jane, but in 1897 (when she was still alive), their son, John, sold the land to George Grice, an intermediary who farmed nearby, who then sold it to John Wilson Junior.¹⁷

John Wilson Junior was a farmer in the area, who worked several lots directly east of the subject property. He was born in England in approximately 1857.¹⁸ Wilson was married to Martha Head, who died in 1892 in her late twenties from scarlet fever.¹⁹ Wilson later remarried Harriett Ward, and they remained married until his death

⁹ LRO Patent, dated November 1809, from the Crown to Matthias Zimmerman for 136 acres

¹⁰ LRO Instrument 1444R, being a Bill and Sale, dated January, 1811, between Matthias Zimmerman and William Ribble for 136 acres.

¹¹ Ancestry.ca, "William Ribble Sr"

¹² LRO Instrument 65E, being a Will, dated February 29, 1850.

¹³ LRO Instrument 1255I, being a Bill and Sale, dated May 25, 1872, between James H Johnstone and Joesph Bunston.

¹⁴ Find-A-Grave, "Joseph Bunston", <https://www.findagrave.com/memorial/202411860/joseph-bunston>

¹⁵ Ancestry.ca, *Ontario, Canada, Marriages, 1826-1940*, "Joseph Bunston"

¹⁶ Ancestry.ca, *Ontario, Canada, Deaths and Death Overseas, 1969-1949*, for Joseph Bunston, pg. 218

¹⁷ LRO Instrument 8443X, being a Bill and Sale, dated November 1, 1804, between George R. Grice and John Wilson, for 68 acres in westerly ½ for \$5,950

¹⁸ Ancestry.ca, John Wilson's death certificate

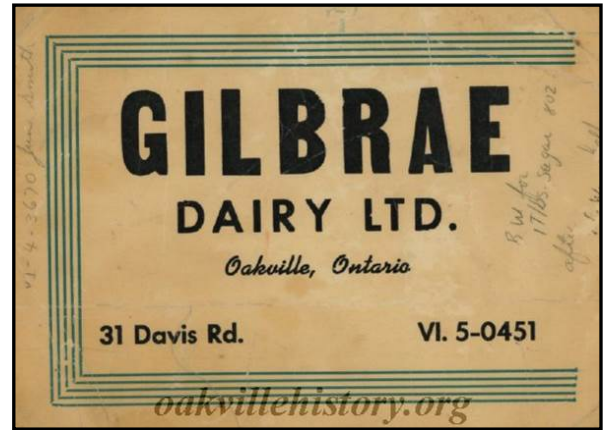
¹⁹ Find-A-Grave, "Martha Head Wilson", 1865-1892

in 1941.²⁰ On this same census, Alfred Heeks (the builder of the subject house) is listed as a farm labourer for John Wilson, along with a George Heeks, and a Charles [illegible]. Alfred and his family live in a separate wooden house, which was one storey with four rooms. They had three children at the time.²¹ It is not clear where on Wilson's farmland the Heeks family would have lived.

Wilson's farm was known as Gilbrae or Gilbrea (both names are used in sources) and was mostly a dairy and fruit operation.²² John W. Wilson operated the Gilbrae Dairy in Oakville and sold the dairy products from the farm.²³

The Wilson farm originally consisted of Lot 23 (part later sold), Lot 24, and later, Lot 25. John Wilson's father visited the farm in 1887 (before Wilson had purchased the west portion that would become Heeks' farm) but his description of the farm can give us a picture of the area and what it would have looked like when Heeks worked on the farm for Wilson and later worked on his own land:

"On our arrival we found John and his men busy in the fields near the house ploughing..."



Gilbrae Dairy calling card c. 1950. Source: Oakville Historical Society

"John took us round his farm and through his noble woods. Found things rough as compared with England but fancied I could see a fine farm being developed . . ." ²⁴

He also documents work pruning orchard trees, working the vegetable garden, picking berries like strawberries, raspberries, and currants, and cutting a channel through the southern portion at the lakeshore to help drain a swampy area. This was later Coronation Park.

Interestingly, by the 1900s this area was a popular beach for the people of Oakville. In *Oakville: A Small Town*, Ahern writes: "Those who took the time to travel west for a few miles could enjoy swimming, picnics, corn roasts, and similar pleasures on a long stretch of beautiful sand beach (known to all as "Wilson's Beach") that ran along the shoreline of part of Mr. John Wilson's 210-acre property "Gilbrae Farm". Now difficult to identify . . . the beach would have been situated, roughly, between 1210 Lakeshore Road and the vicinity of Coronation Park . . . There still stands opposite this popular sandy beach of the past a fringe of trees, the remains of the beautiful "Willson's Bush", once crammed with wildflowers. . ."

Wilson continued to farm the land and purchased the western half of Lot 25 from the Bunston family in 1904. It is likely he started renting 48 acres from this half to Alfred shortly after.

Alfred Heek came to Ontario from England in 1885-1887, when he was in his late teens or early twenties.²⁵ He initially worked for other farmers in the Bronte area, such as John White and Mahlon Bray, on whose farm he

²⁰ Ibid. She is listed on his certificate as his wife

²¹ Ibid.

²² Wilson, Paul. "My dad – the best farmer who never was", *Hamilton Spectator*, June 16, 2015.

https://www.thespec.com/life/relationships/paul-wilson-my-dad---the-best-farmer-who-never-was/article_4c8db9bf-92ad-5e57-b8e9-07d9fe804d84.html

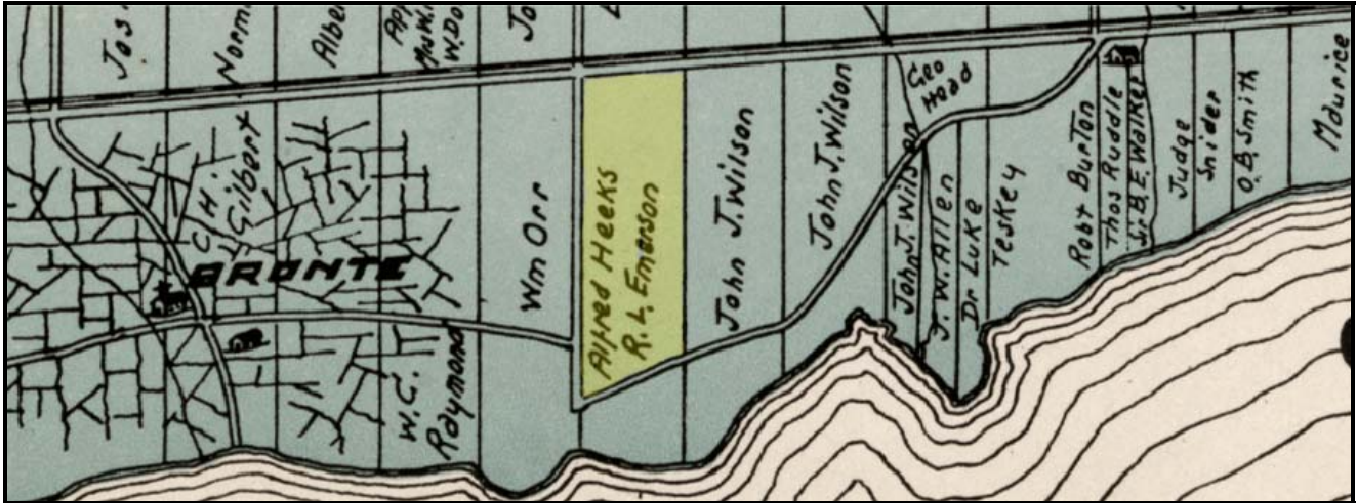
²³ Our Ontario search

²⁴ Oakville Historical Society, *John Wilson's Diary, 1887*, 2021.05.010

²⁵ Interview with his son, Walter, states 1885, but 1921 census states he came in 1887.

met his wife, Catherine.²⁶ He then started working for John Wilson for 16 years. While working for Wilson, he saved his wages to buy his own farm. He and his wife had several children while working on the Wilson farm.

After Wilson bought the western half of Lot 25 in 1904, Alfred Heeks began renting a portion of it (48 acres) in 1905.²⁷ At this point, the Heeks farm went from Rebecca Street to the north down to the Old Lakeshore Road to the south. Third Line formed the western boundary and the farm extended east about 650 feet.²⁸



The lot owned by Alfred Heeks in 1917; the southern portion was sold for the Toronto Hamilton Highway, which would have run through slightly more north than indicated (this is the Old Lakeshore Road). Robert L. Emerson owned the portion south of the Old Lakeshore Road. Source: *Town of Oakville Planning Services Files*

The Heeks', including their four daughters and three sons, moved into the house which had been on the property for previous farmers. Four years later, in 1909, they completed building their new brick house: the subject house. According to an interview with Alfred's son, Walter, the house was brick, three storeys, with a porch the width of the house and a second storey balcony above it, which is still its appearance. The house had 10' ceilings in the large kitchen and a large living/dining room where the family would have large gatherings. There was a large back porch, originally the summer kitchen. The house had an entrance hallway with a staircase, and one bedroom on the main floor. The house had five bedrooms upstairs with 9' ceilings.²⁹ It was a large home compared to what they had lived in while working on the Wilson farm.³⁰

At one point, there were other farm buildings such as a cow barn, a pot house where grains were cooked for animal feed, a woodshed, a horse stable, and later, a five-door garage for trucks and tractor, a chicken coop, and an ice house.³¹

After Walter Heeks finished high school, he worked on the farm with his father. His older brother, Thomas, had died in the First World War, and their father Alfred suffered a heart attack years after in 1918. After that, he could only work the farm in a supervisory role, so Walter and his brother, William, ran the farm. Alfred died in 1932, and Catherine several years later.³² At that point, the brothers owned the two halves of the western lot, with William owning the north half and Walter the south.

²⁶ Markham, Vivian. "A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks", 1984

²⁷ Ibid.

²⁸ Ibid.

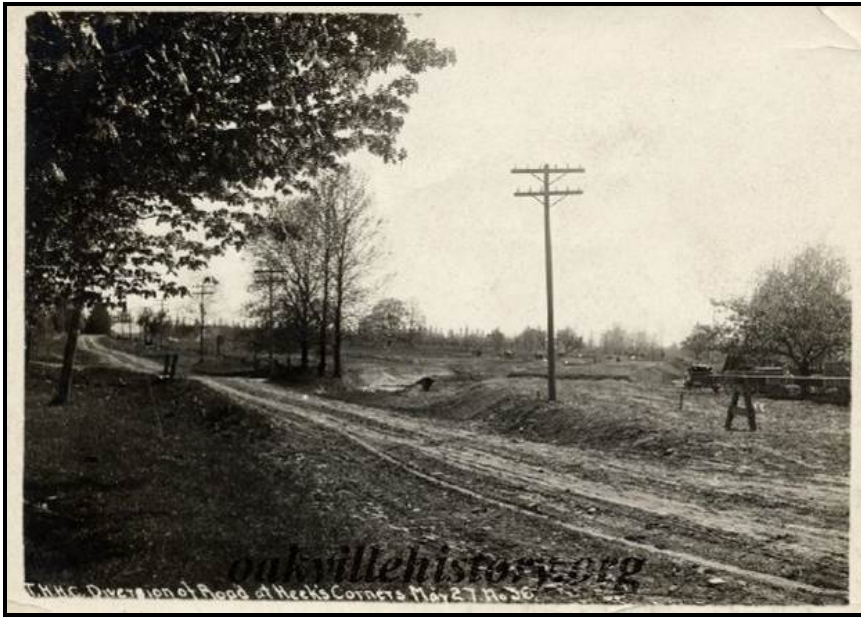
²⁹ Ibid.

³⁰ As indicated in the 1891 census, they lived in a four room, one-storey wooden house.

³¹ Ibid.

³² Toronto Daily Star, "Fruit grower dies of heart trouble", June 20, 1932

The Heeks farm was a small fruit farm to start, since the demand for Oakville berries at the time was high. When they first bought the land, it was in a somewhat neglected state and much of the grounds needed to be cleaned up and prepared.³³ Alfred also owned cows and sold dairy products to the Gilbrae Dairy, his old boss's son's dairy in Oakville, while they built up the farm. In 1915, the Heeks sold the southern portion of their farm for the reconstruction of the Toronto Hamilton Highway (Lakeshore Road West); the Old Lakeshore Road was further south and exists now as Marine Drive and was the original farm boundary.³⁴



This 1915 photo shows the reconstruction of Lakeshore Road on the southern portion of the Heeks property (noted as “Heek’s Corners” in the photo). If the photo is looking west, the north fields shown here may be part of the Heeks farm. *Source: Oakville Historical Society*



Another photo showing a highway construction camp at Heek’s Corners, circa 1915. It is not clear which direction this photo faces *Source: Oakville Historical Society*

³³ Markham, Vivian. “A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks”, 1984

³⁴ Ibid.

The Heeks farm produced a good variety of small fruits: red raspberries, thimbleberries, blackcaps, red and black currants, gooseberries, and strawberries. The Heeks did everything by hand until they purchased a tractor in 1928 and a planting machine in 1930 which helped plant the labour-intensive strawberry plants. According to the 1921 census, Alfred's brother Allan had come over from England in 1906 and was living with them, probably helping on the farm.³⁵

Alfred Heeks purchased the baskets for his fruit from Charles Taylor in Bronte, and then a supplier he knew in Grimsby, as opposed to the better-known Oakville Basket Factory. During the Second World War, Walter sold his berries to the local jam factory, which had a government contract to supply jam to the army. After the war, he sold his fruits at Cudmore's Market in Bronte on Highway 2.³⁶

Walt and William also planted orchards on the farm, such as apple, pear, and cherry trees. The orchard became a larger part of the brothers' business.

From the 1930s to the 1960s, the area surrounding the farm began to develop into a residential neighbourhood. According to Walter Heeks, the brothers were often approached by developers to sell their land. The aerial photographs below show the development of the surrounding area, particularly in the 1950s and 1960s.



1959 aerial showing the original Heeks farm boundary in yellow, with development in varying stages around it. Source: McMaster Aerial Photograph Library

³⁵ Library and Archives Canada, 1921 Census of Canada. They also have one servant listed, named Flossie Dent.

³⁶ Markham, Vivian. "A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks", 1984



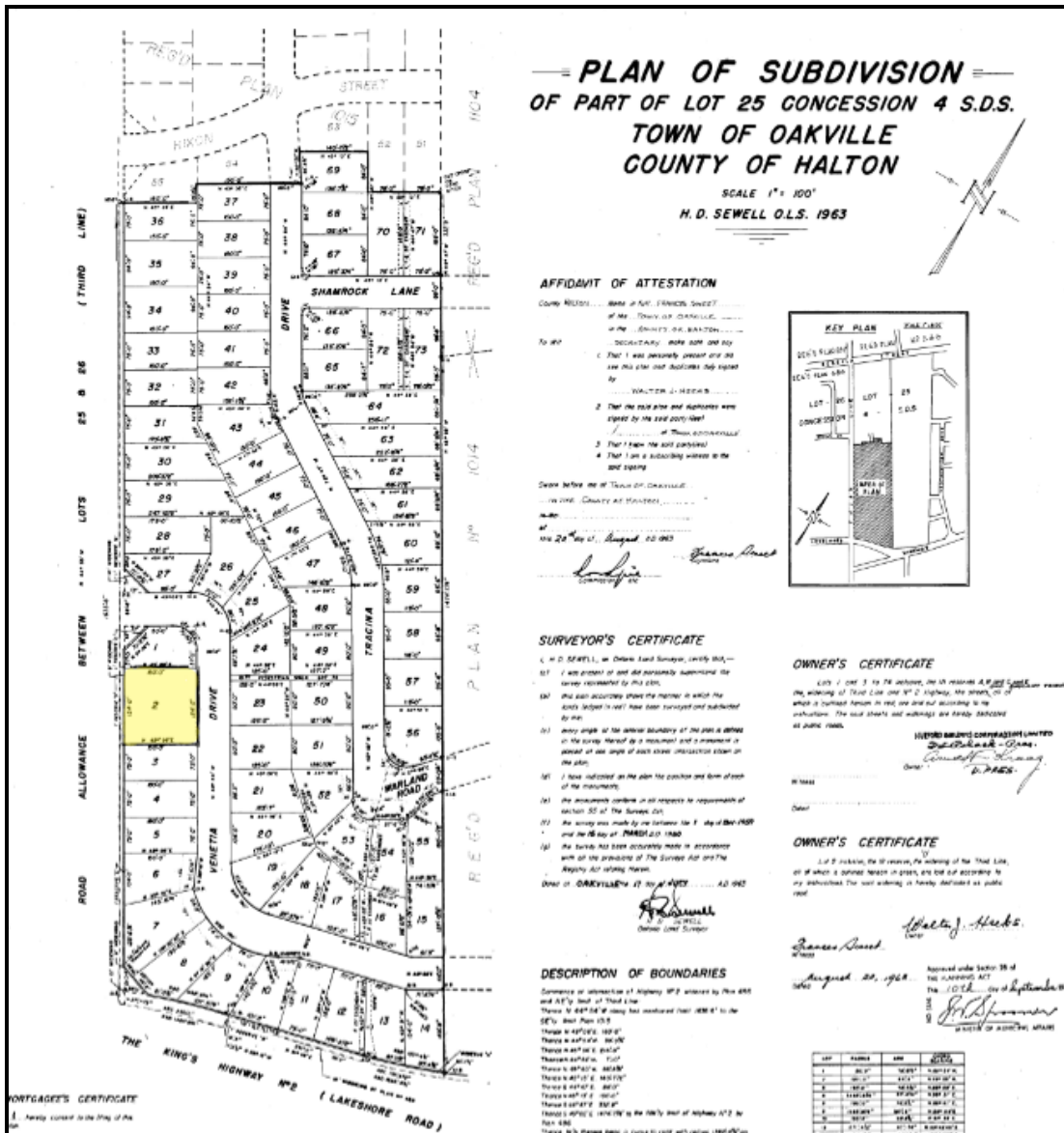
An aerial photo looking north from Lake Ontario, circa 1950s, showing the original Heeks Farm outlined in yellow with the subject house highlighted. The orchard was still quite prominent in the growing residential neighbourhood. New subdivision roads, including Venetia Drive and Tracina Drive, had been roughly built through the Heeks land already. *Source: Oakville Historical Society*

In 1960, the brothers finally sold their portions of the farm to developers. Walter kept the family house and continued to live there until his passing in 1988. He also owned the new subdivision lot just south of the house for a large yard. The Heeks family had farmed and lived in the area from 1885 to 1988, over 100 years. They purchased their own farm and developed one of the last remaining orchards in the area. Walter lived in the family farmhouse for 80 years.



A 1962 aerial of the home. At this point, the rest of the Heeks land had been purchased and was beginning to be developed. The house is highlighted in yellow, outbuildings in orange, and the purple indicates ruins of past outbuildings. *Source: McMaster Aerial Photo Library*

After Walter Heeks died, the southern lot was sold and the subject property lot was split into two parts. The part of the lot with the house was then purchased by Kenneth Felte/Felte Construction. The next year the Van Demark family bought the house, but it was sold through power of sale in 1997 to the current owners.



The original subdivision plan for Walter Heeks' portion of the Heeks farm. The lot with the subject house is highlighted in yellow, and Walter kept the lot to the south (3) until he died in 1988. Source: *Town of Oakville planning files*

The subject property has historical value for its connection to the Heeks family, who farmed in the Bronte area from 1885 to 1960, with Walter living in the farmhouse for another 28 years. The Heeks were also associated with John Wilson and his large next-door farm, Gilbrae, where Alfred Heeks worked for 16 years until he purchased land from Wilson and started his own farm. Alfred Heeks was the one to build the subject house, which retains much of its original design and material.

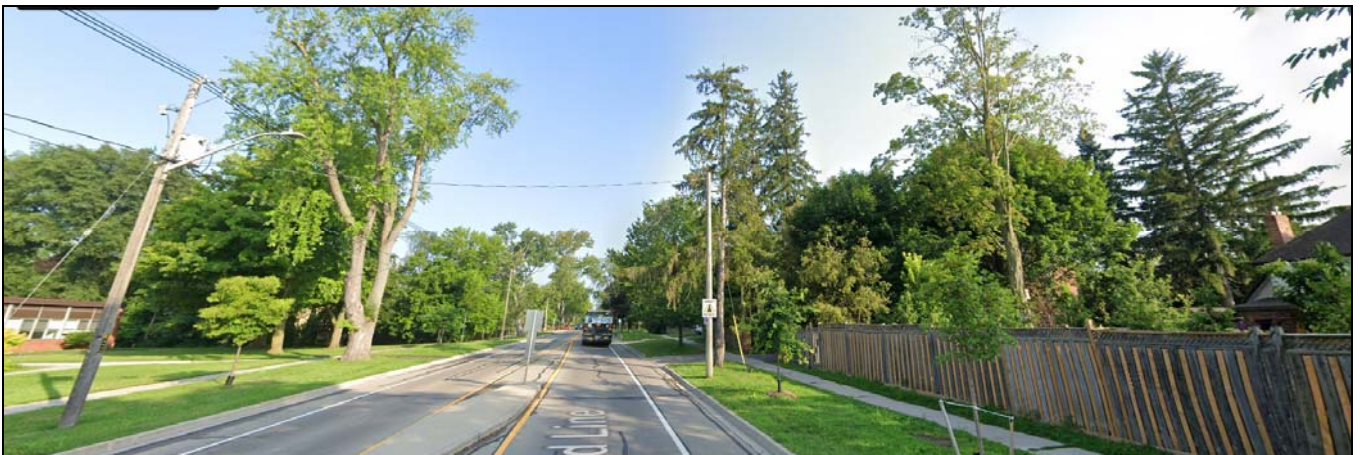
Contextual Value

The subject property has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards, which were main economic drivers in the area. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

The streetscape of the area consists of some mature trees and moderate sized lots which contain medium to large sized houses, mostly from the 1950s and 60s when the surrounding farmland was sold off for development as part of the post-Second World War building boom.



2023 view of the house from Third Line looking east. Note the large spruce trees on the north border of the lot. *Source: Google Street View*



2023 view of the house from Third Line looking north. The subject house is to the right where the large trees are located. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of a vernacular Oakville house with Edwardian style influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated the Heeks family, who built the house and started a fruit farming operation on the property, occupying the house from 1906 to 1988.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is not important in defining, supporting and maintaining the character of the area.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings. It contributes to the understanding of the local communities of Bronte and Oakville, and the long history of fruit farming and orchards in the 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 115 Third Line is located on the east side of Third Line, between Venetia Drive and Lakeshore Road West. The property contains a circa 1909 two-and-a-half-storey brick house.

Design Value or Physical Value:

The Heeks Farmhouse has design and physical value as a representative example of a vernacular home with Edwardian style influences. The home was built in 1909 and likely designed by the farmer who had it built, creating its vernacular style that does not strongly represent one architectural style. Constructed during the Edwardian era, it has characteristics influenced by the Edwardian style, such as its: simple but formal composition and balanced facade; large, square and tall form; red brick cladding with minimal decoration; front porch that runs the width of the house, including brick plinths and the presence of wood columns and railings; simple first-storey square bays; unadorned deep wooden roof eaves; and Classical elements like voussoirs and concrete sills. The house is unique because it was made specifically to suit the family for whom it was built, and there is no other house like it in Oakville.

Historical Value or Associative Value:

The Heeks Farmhouse has cultural heritage value for its direct associations with the Heeks family, specifically with Alfred Heeks, a local farmer who built and lived in the house with his family. Heeks immigrated to Canada in 1885 and worked on John Wilson's neighbouring farm, Gilbrae, for 16 years. He purchased land from Wilson and built the subject house there in 1909. At the same time, he started a fruit farming business, which was taken over by his sons, William and Walter. Walter maintained the orchard and farm until 1960 and continued to live in the subject house until 1988. The house remains as a physical reminder of the Heeks family and this farming heritage.

Contextual Value:

The Heeks Farmhouse has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

Description of Heritage Attributes

Key attributes of the property at 115 Third Line that exemplify its cultural heritage value as a vernacular house with Edwardian style influences, as they relate to the original two-and-a-half-storey house, include:

- The simple and large massing and form of the two-and-a-half-storey side gable-roofed building;
- Deep wooden eaves with wooden cornice returns;
- Third storey dormers;
- The red brick cladding in running bond pattern, including brick plinth along the foundation and brick voussoirs over windows and doors;
- Central red brick chimney;
- Fenestration of the windows and doors, particularly the symmetrical front façade;

- Front porch that runs the width of the house with the upper balcony above it, including the brick piers and the presence of wood columns, railings and skirting;
- The presence of one-over-one windows in the Edwardian style; and
- Concrete window and door sills.

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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