

APPENDIX B

Cultural Heritage Evaluation Report
Fairmonte
129 Tavistock Square, Oakville, Ontario



129 Tavistock Square, 1955. Source: S. Goodin

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.

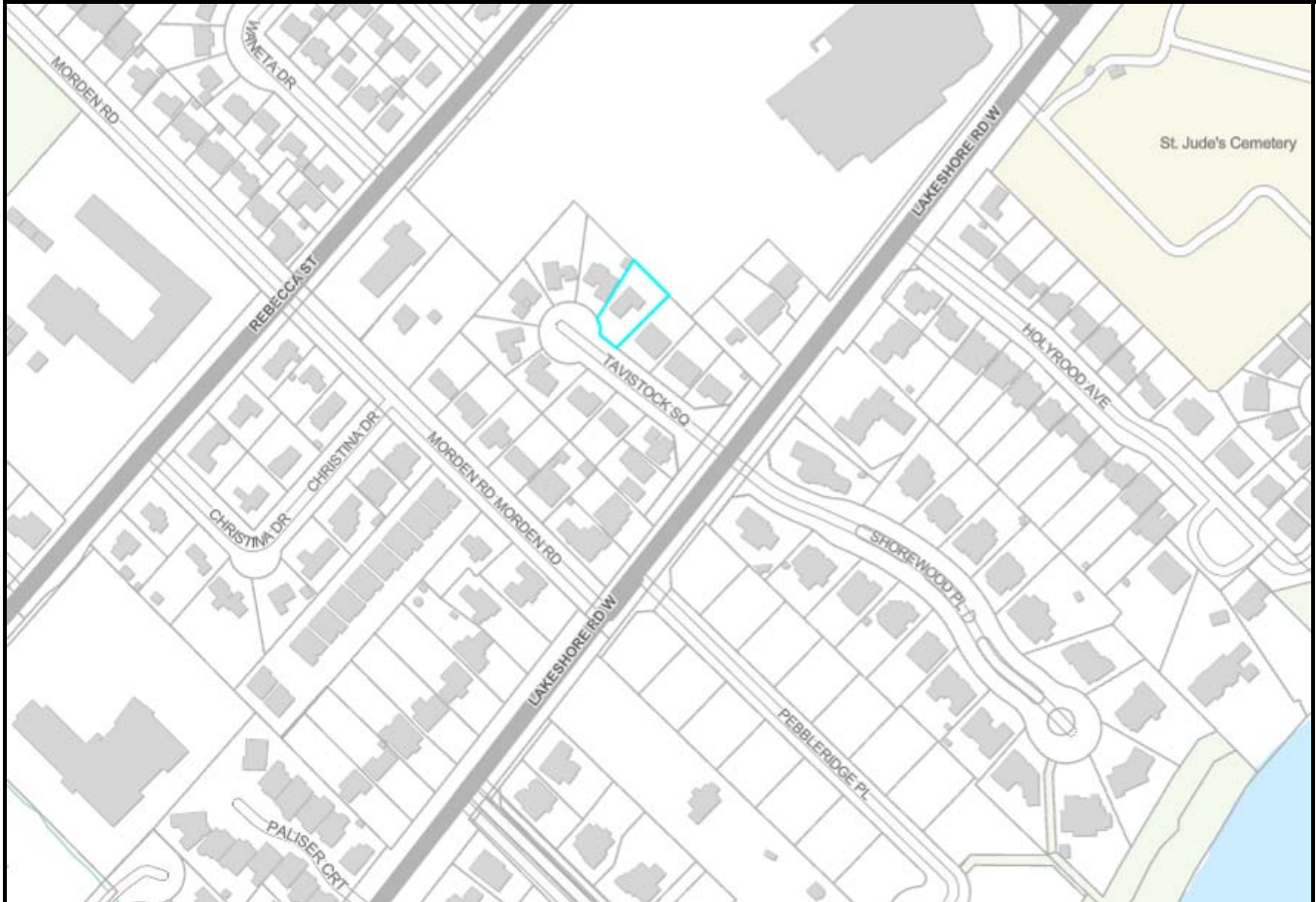
The property at 129 Tavistock Square is located on the north side of Lakeshore Road West, between Morden Road and Dorval Drive. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value for its "c.1930s brick house with Tudor Style influences".

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 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property is located on Part Lot 18 of Concession 3 South of Dundas Street (SDS) within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. While the building was originally on a larger rural lot, in 1970, Plan M40 subdivided the land, creating the small subdivision that remains today. The property is Lot 11 within this subdivision. The property contains a detached one-and-a-half-storey house built in 1931 with influences from the Tudor architectural style.



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

Legal description: PCL 11-1, SEC M40 ; LT 11, PL M40 ; OAKVILLE

3. Background Research

Design and Physical Value

Fairmonte is a detached one-and-a-half-storey house built in 1931 and has design value as a representative example of a Tudor Revival style home built during the Arts and Crafts Movement of the early 20th century.¹



West and south elevations of the house, 2023. Source: Town of Oakville Planning Services Staff

Arts and Crafts Movement (1890-1940)

The Arts and Crafts movement began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.² The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.³ Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.⁴ Specific architectural styles, including Period Revivals, were common architectural expressions of the Arts and Crafts movement.

Period Revival and Tudor Revival

In his book, *Ontario Architecture*, John Blumenson states that the term “Period Revival” was coined to refer to twentieth century designs which reflect the “transitional era from the late Gothic or Tudor to the Jacobean

¹ Oakville Public Library, *Township of Trafalgar, Assessment Rolls, 1910-1939*, RG1: Series A: Financial Records, TO.004, 1931

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

³ Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, 102.

⁴ Mikel, *Ontario House Styles*, 105.

periods.”⁵ He explains that Period Revival buildings were inspired primarily by English and French precedents. The English version is mostly loosely modelled after “rural cottages and country manor houses of the Tudor period with the occasional high-style Gothic feature.”⁶

In Ontario, the most popular of the Period Revivals is a variation on the Tudor Revival House. The most noticeable features are found in its building method and materials. This includes steeply pitched gable roofs, cross gables and dormers, all of which are, ideally, covered with wood shingles that mimic a Medieval thatched roof.⁷ Gable ends are sometimes clipped to form a jerkinhead roof. Stone or brick walls are often combined with a projecting upper floor, which are typically clad in half-timbering and stucco.

Narrow casement windows with leaded glass panes are often topped by lintels that imitate stone or roughly hewn timbers, and drip moulds, when used, accentuate openings. Entryways are highlighted by either the characteristic Tudor arch or a simple round arch.⁸ Although less popular in Ontario, “elaborate designs based upon more formal manor houses may include not only high-style Gothic details, such as parapet or shaped gables and transomed windows, but numerous Classical elements, including pilaster strips, columns, decorative strap work and stone banding or dressings accentuating corners and window surrounds.”⁹

Subject House Design

Fairmonte is a representative example of a Tudor Revival style house, built towards the end of the Arts and Crafts era. This simple brick home is a modest example of the style, but still includes many of the typical Tudor style architectural elements, including: irregular, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; and brick, stucco and half-timbered cladding.



South elevation showing the original front of the house. *Town of Oakville Planning Services Staff*

⁵ Blumenson, *Ontario Architecture*, 156.

⁶ *Ibid.*

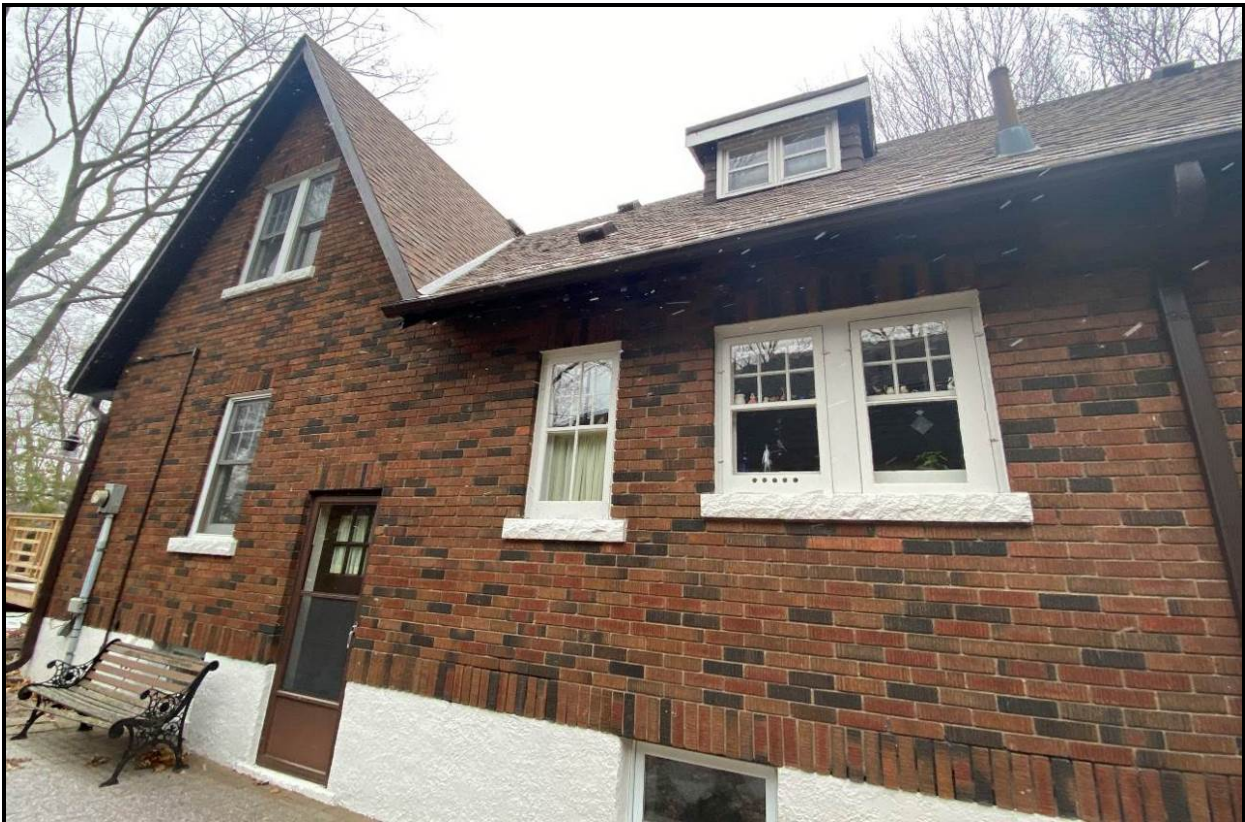
⁷ *Ibid.*, 157.

⁸ *Ibid.*, 157-158.

⁹ *Ibid.*, 158.



West elevation of the house, showing the enclosed side porch that now faces the street. *Source: Town of Oakville Planning Services Staff*



North elevation of the house. *Town of Oakville Planning Services Staff*



East elevation. Source: Town of Oakville Planning Services Staff

Fairmonte is a frame building clad in multicoloured corduroy brick, ranging in colour from orange to red to brown. The brick is finished in a running bond pattern, with bricks laid vertically above the concrete foundation and above the doors and windows. An original brick chimney is still present on the west side of the house. The original concrete sills below the windows have been painted white, as has the concrete foundation which has been plastered. Within the gables of the house, the walls are finished in traditional stucco with wood half-timbering, the most recognizable architectural element of the Tudor Revival style.

The house has steep, intersecting gable roofs in a variety of heights, with a small shed dormer on the north elevation. The house includes a one-storey enclosed sunroom with a low-sloped hip roof on the west elevation. Originally, this porch was open but was converted to an enclosed sunroom not long after its construction.¹⁰ Side porches like this one, both open and enclosed, were common elements in Arts and Crafts style homes, and this one adds to the charm of this house.

The steep roofs are finished with simple wood fascia and soffits in the gable ends, while the side gables are embellished with exposed wood eaves, an element found on many Arts and Crafts era homes, including Tudor Revival houses. These eaves, along with the stucco and half-timbering cladding, contribute to the natural and rustic look that is so indicative of the Arts and Crafts era.

¹⁰ Interview with S. Goodin, 11 November 2023.



The house contains many of its original wood windows. Typical of the Tudor Style, there is a variety of styles and sizes of windows throughout the house. On the south and north elevations, the original 6/1 wood sash windows and 6-pane wood fixed windows remain, along with their wood storms.



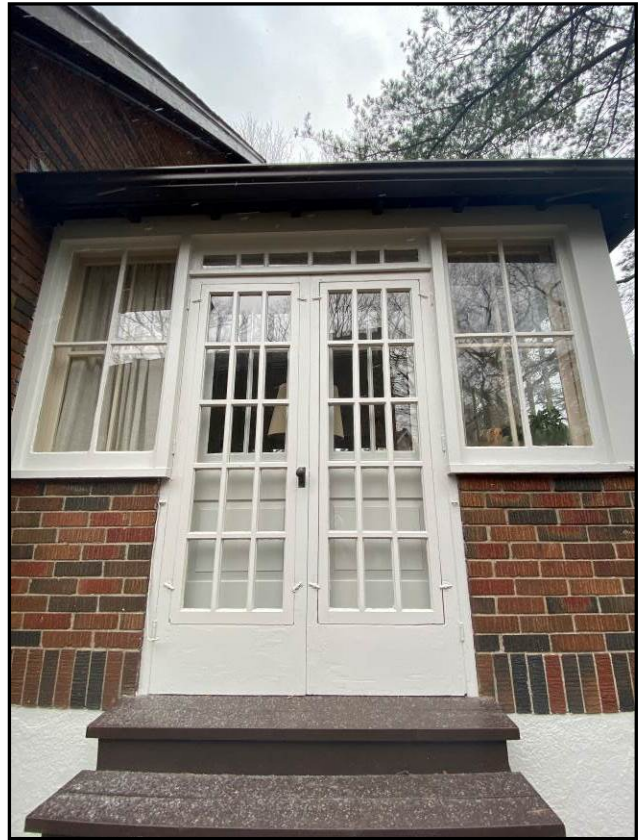
Left: windows on south elevation.



Right: Small leaded-glass window next to the front door. *Source: Town of Oakville Planning Services Staff*



Wood windows on the north elevation. *Source: Town of Oakville Planning Services Staff*



Left: Front door with its original hardware and leaded-glass window. *Source: Town of Oakville Planning Services Staff*

Right: French doors with wood storm doors on the north side of the enclosed sunroom. *Source: Town of Oakville Planning Services Staff*

The front door of the house is a solid oak door with vertical trim pieces and a leaded-glass window. With its raised wood trim and purposefully small window, the door has the appearance of a solid, heavy entrance that would have been found on a medieval fortress, a typical feature of Tudor Revival homes. The house also contains all of the original exterior light fixtures that were added when the house was built.¹¹

The enclosed sunroom also includes original French doors, including their original wood storm doors. Fixed 2/2 wood windows are accompanied by 2/2 wood storm windows on all elevations of the sunroom.

Much of the original 1930s house with its Tudor Revival elements remains today. Some windows on the house have been replaced with new wood windows that retain the pane design of the originals. On the east elevation,

¹¹ Interview with S. Goodin, April 16, 2024.

a new door and windows were installed, replacing an original smaller window, to provide access to a new deck. Other than these small changes, the original building and its features all remain.

In summary, the house has design value as a representative example of the Tudor Revival architectural style. It retains heritage features such as: multicoloured brick cladding and brick chimney; stucco and half-timbered cladding in the gables; intersecting side gable roofs with projecting exposed wood eaves, wood soffits and wood fascia; multipaned wood windows with wood storm windows; leaded-glass windows; wood front door with leaded-glass window; and enclosed sunroom with wood windows and French doors.



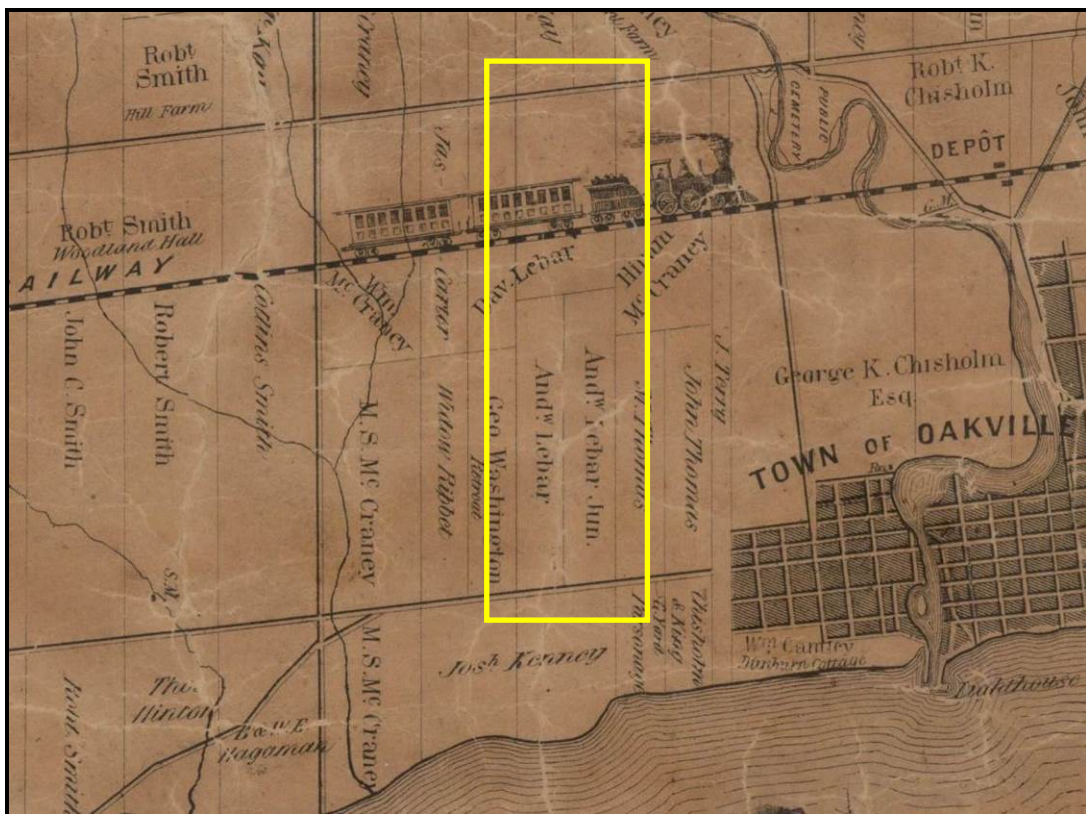
Fairmonte, 1955. The house itself remains almost the same today. *Source: S. Goodin*

Historical and Associative Value

Historically, the property at 129 Tavistock Square was part of a larger 200-acre parcel, which was sold and subdivided many times. Previous addresses for the property include 317 Lakeshore Highway West and 317 Lakeshore Road West.

The property at 129 Tavistock Square 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, 1806.¹² The subject property lies within Treaty No. 14 territory.¹³

The Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, in February 1820, at a time when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty No. 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 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.”¹⁴



George Tremaine's "County of Halton" survey, 1858, with Lot 18, Concession 3 SDS outlined in yellow. The subject property is in the southeast corner, in the section that was owned by Andrew Lebar, Junior. Source: University of Toronto

¹² Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, 9.

¹³ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁴ "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.



Lot 18, 3rd Concession SDS is outlined in yellow on the 1877 Historical Atlas of Halton County. The subject property lies within the south part of Lot 18. Source: *Historical Atlas of Halton County, 1877*

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property’s building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres of Lot 18, 3 rd Concession SDS	1806-1812
John Wise	200 acres	1812-1828
Andrew Lebar, Senior	200 acres	1828-1856
Andrew Lebar, Junior	50 acres	1856-1885
Andrew Lebar, Junior	66 acres	1864-1885
William E. Lebar	96,608 sq. ft.	1885-1892
Andrew Le Barre	96,608 sq. ft.	1892-1897
George H. Morden	120 acres	1897-1902

William Hardy Morden	115-¾ acres	1902-1920
Plan 190 registered by William Hardy Morden	Lot 8	1920-1929
Henry Sutherland Thornton & wife	2-54/100 th acres of Lot 8	1929-1945
Jeffery Page Rein Wadsworth	2-54/100 th acres	1945-1950
R. E. Goodin	2-54/100 th acres	1950-1969
Edenbridge Estates Limited	2-54/100 th acres	1969-1969
R.E. Goodin		1969-1983
R. Alison Goodin		1983-1985
Current owner		1985-present

The Crown held the property from 1806, when it was ceded by the Mississaugas, until 1812 when it was granted to John Wise.¹⁵ In 1828, Wise sold the whole 200 acres to Andrew Lebar, senior (1781-1871).¹⁶ By 1846, Lot 18 was occupied by Andrew senior and his two sons; William David Lebar (1807-1874), and Andrew Lebar, junior (1821-1897).^{17, 18} The larger property within which the subject property lies remained in the Lebar (Lebarr/LeBarre) family for almost seventy years. Andrew Le Barre sold the property in 1897 to Captain George Hardy Morden.¹⁹

George Hardy Morden (1837-1908), a lake captain, was the founder of the Morden Line, a company of steamers that transported lumber from the north around Georgian Bay. All of Morden's sons sailed as well, but only his youngest, Captain George Ellsworth Morden (1863-1934), remained "on the lakes."²⁰ After leaving shipping, George Morden, who also served for a number of years as township reeve, went into the coal business in Oakville. The Morden family was said to be "a great one to buy land", and by the time of his death, Captain George H. Morden's farm was part of a thousand acres he had acquired over his lifetime.²¹ This included the land upon which the subject property stands, and the one to the west, Lot 19, 3rd Concession SDS, which had at one time been tilled by the Reverend George Washington.²² Captain George H. Morden sold most of his 120 acre parcel of land to his son William Hardy Morden in 1902.²³

Like his father George, William Hardy Morden (1862-1940), was engaged in the coal business, an endeavour that, along with supplying fuel and ice, was considered "of the greatest importance to everyone in town."²⁴ W. H. Morden Coal Company was one of at least five that provided the town with its needed supply, most of which "arrived by lake-boat and was stock-piled along the east bank of the river."²⁵

¹⁵ LRO Instrument Patent, dated 6 May 1812, between the Crown and John Wise.

¹⁶ LRO Instrument #549, dated 4 August 1828, between John Wise and Andrew Lebar.

¹⁷ Warnock, Robert. "A Sketch of the County of Halton, Canada West [Microform]." *A Sketch of the County of Halton, Canada West [Microform]*, HathiTrust, 1993, www.electriccanadian.com/history/ontario/halton.pdf.

¹⁸ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVGM-27YV> : 24 August 2022), William David Lebar, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 109599669, *Find a Grave*, <http://www.findagrave.com>.

¹⁹ LRO Instrument #6863, being a Bargain and Sale dated 5 December 1897, between Andrew LeBarre, and unmarried man, and Captain George H. Morden.

²⁰ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), 342.

²¹ *Ibid.*

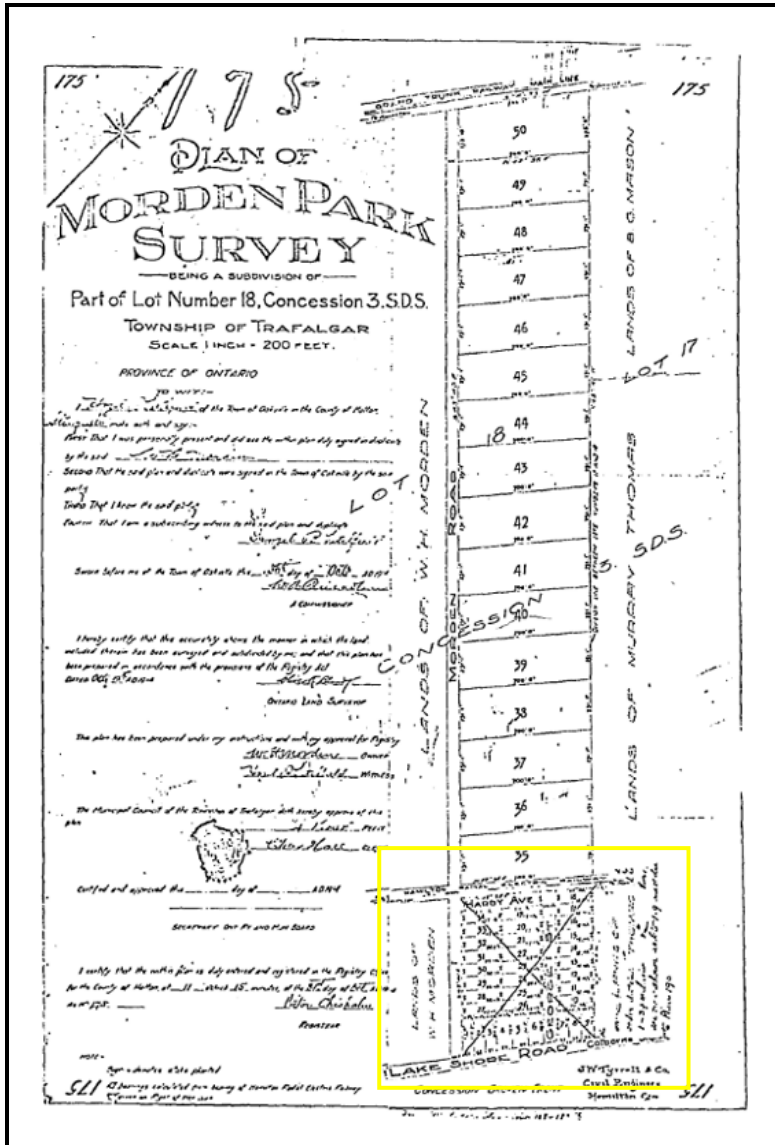
²² Warnock, *A Sketch of the County of Halton, Canada West [Microform]*, www.electriccanadian.com/history/ontario/halton.pdf.

²³ LRO Instrument #8899, being a Bargain and Sale dated 10 July 1902, between George Hardy Morden and William Hardy Morden.

²⁴ Ahern, Frances Robin, *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, 40.

²⁵ *Ibid.*

William Morden is responsible for the earliest plans of subdivision on the south part of Lot 18, 3rd Concession SDS. In October 1914, W. H. Morden's "Plan of Morden Park Survey" was registered.²⁶ However, for some reason the land where the subject property lies, the area crossed out with an "X" at the bottom of the plan, was never developed in the way it was envisioned in Plan 175. It is highlighted in yellow. It is possible that the outbreak of World War I was the cause of the subdivision not coming to fruition.

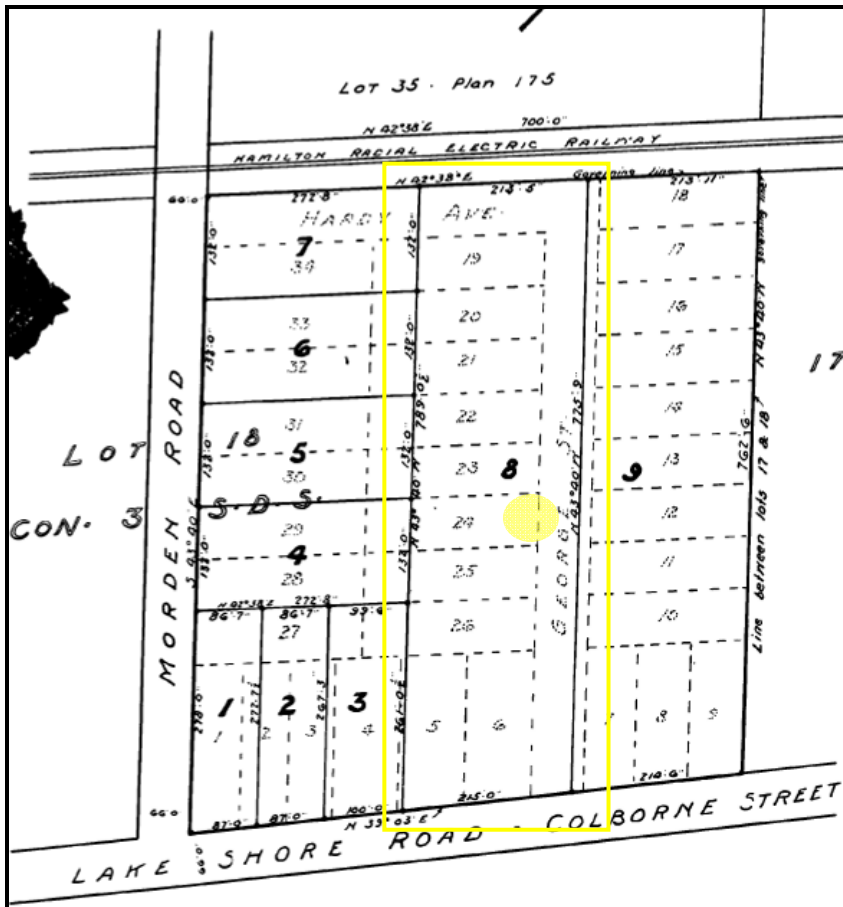


In October 1914, a plan of subdivision (Plan 175) was registered but the portion where the subject property lies, highlighted in yellow, was never implemented. Source: Town of Oakville files.

Five-and-a-half years later, in April 1920, W. H. Morden commissioned a new plan of subdivision, Plan 190.²⁷ In this plan, William honoured his father, Captain George Hardy Morden (1837-1908), by naming the new streets George and Hardy. Plan 190 was only partially implemented. The 34 lot layout was never realized and William's idea of recognizing his father never came to fruition as there is no George Street or Hardy Avenue in this part of Oakville. However, Lots 1 through 9 were sold and it is within Lot 8 that the subject property lies.

²⁶ LRO Instrument #175, being a Plan, dated 12 October 1914, and registered 31 October 1914, by W. H. Morden.

²⁷ LRO Instrument #190, being a Plan, dated 14 April 1920, and registered 19 July 1920, by W. H. Morden.



Plan 190 from 1920 shows two subdivision configurations. The greyed-out lot configuration implies an earlier, unrealized plan. The dark black lots and lot numbers did come to fruition, or at least in part. Lot 8 is highlighted in yellow, and the yellow dot indicates the general location of the subject house. Source: Town of Oakville files.

William H. Morden remained the owner of Lot 8 in Plan 190 until November 1929, when he sold the 2-54/100th acre lot to Henry Sutherland Thornton.²⁸

Henry S. Thornton (1899-1972), who went by Harry, was the son of Thomas Patrick Thornton (1857-1939), and Alice (nee Macleod) Thornton (1871-1922).^{29, 30} Thomas Thornton was born in 1857 in Woolwich, Kent, England. Thornton immigrated to Canada, and upon his arrival in Toronto he found work in the printing business, an industry he had been active in while living in England. While in Toronto, Thornton befriended, and became the client of John A. MacDonald, the first Prime Minister of Canada, who, at the time, was the President of Manufacturer's Life Insurance.³¹ Thornton eventually opened his own printing company, a business he co-owned with Francis J. Dudgeon, which went by the name Dudgeon & Thornton.

²⁸ LRO Instrument #16960, being a Grant dated 14 November 1929, between William Hardy Morden & wife, and Henry Sutherland Thornton.

²⁹ Interview with Bruce Thornton, 22 March 2024.

³⁰ "Canada, Ontario Births, 1869-1912", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KZ14-RYT> : Sat Mar 09 04:33:52 UTC 2024), Entry for Henry Sutherland Thornton and Thos Patrick Thornton, 01 May 1899.

³¹ Thornton, *GM Thornton Printing Services*.

In 1889, Thomas and Alice married and eventually had six children together, including Harry.³² In 1908, while Harry was still a child, the family relocated the family to Oakville, where they bought property on the east side of Trafalgar Road between Palmer Avenue and Freestone Lane, at what is now 217 Trafalgar Road. In 1913, the Thorntons purchased land at what is now 376 Douglas Avenue in the newly formed Brantwood Survey. However, with the outbreak of WWI, and then after the war due to a scarcity of building materials and manpower, the house wasn't constructed until 1920. The house remains today and is designated under the *Ontario Heritage Act*.

Thomas Thornton continued to work in the printing business after the family had relocated to Oakville, commuting to Toronto daily with his son Goldwyn or Goldwin Thornton, Harry's older brother, who had joined their father in the printing business. When Goldie, as he was called, joined Thomas in the business it was renamed to T. P. Thornton & Sons, a reflection of the fact that it was now a family enterprise.³³



Thomas Patrick Thornton, father of Henry "Harry" Sutherland Thornton. Thomas Thornton was the founder and president of Thornton and Son, a Toronto print shop. *Source: GMThornton*

Harry Thornton also worked in the industry. In August 1925, when he married Laura Sagriff (nee Gibson) (1902-1957), Harry indicated that he was occupied as a printer, presumably with his father and brother in the family business.^{34, 35}

Goldie Thornton's son, Charles Thornton, became the third generation to work in the family business, and Bruce Thornton, Charles' son, became the fourth generation when he also started working in the family business in 1996, which still operates today as GM Thornton Print Management.³⁶

³² "Another New Plaque Went up Today on Douglas Avenue." *Facebook*, Oakville Historical Society, www.facebook.com/OakvilleHistoricalSociety/posts/another-new-plaque-went-up-today-on-douglas-avenue376-douglas-avethe-first-owner/5235793726464744/?locale=zh_CN. Accessed 27 Mar. 2024.

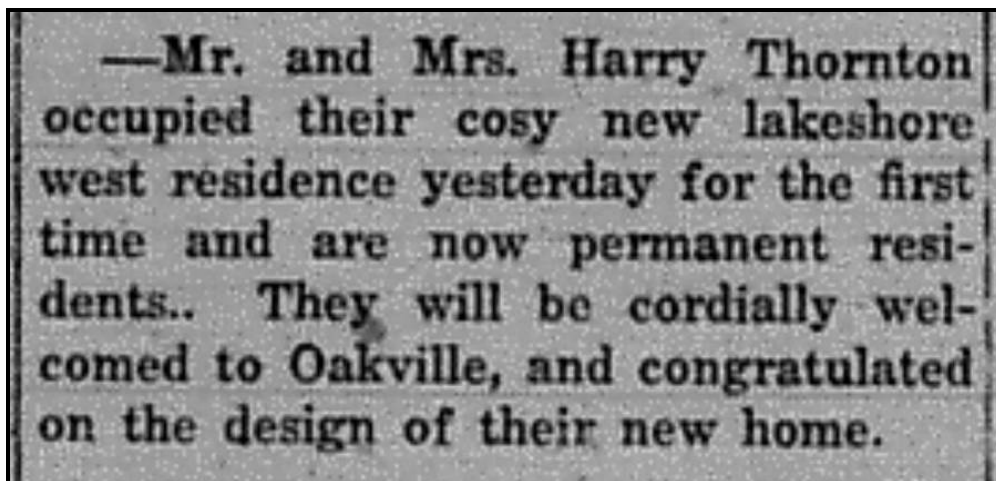
³³ "Another New Plaque Went up Today on Douglas Avenue." *Facebook*, Oakville Historical Society, www.facebook.com/OakvilleHistoricalSociety/posts/another-new-plaque-went-up-today-on-douglas-avenue376-douglas-avethe-first-owner/5235793726464744/?locale=zh_CN. Accessed 27 Mar. 2024.

³⁴ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-YCW8> : Sat Mar 09 21:14:56 UTC 2024), Entry for Henry Sutherland Thornton and Thomas Patrick Thornton, 07 Aug 1925.

³⁵ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-YCW8> : Sat Mar 09 21:14:56 UTC 2024), Entry for Henry Sutherland Thornton and Thomas Patrick Thornton, 07 Aug 1925.

³⁶ Thornton, *GM Thornton Printing Services*.

Harry and Laura Thornton had two daughters, Joan G. MacLean (1927-2005) and Patricia Colenutt (1933-2002).^{37, 38} By 1931, Harry identified himself as farmer/market gardener.³⁹ In 1930-1931, Harry and Laura had the subject house constructed. The Thorntons moved into the house in March 1931, an event that was commemorated in *The Oakville Star*.⁴⁰ An untitled newspaper article from 27 March 1931, contained within the local gossip column, congratulated the Thorntons for the move into their “cosy new lakeshore west residence yesterday for the first time.”⁴¹



—Mr. and Mrs. Harry Thornton occupied their cosy new lakeshore west residence yesterday for the first time and are now permanent residents.. They will be cordially welcomed to Oakville, and congratulated on the design of their new home.

The Thornton's arrival in their new home on Lot 8, Plan 190, later 317 Lakeshore Highway West, was newsworthy in March 1931.
Source: *The Oakville Star*

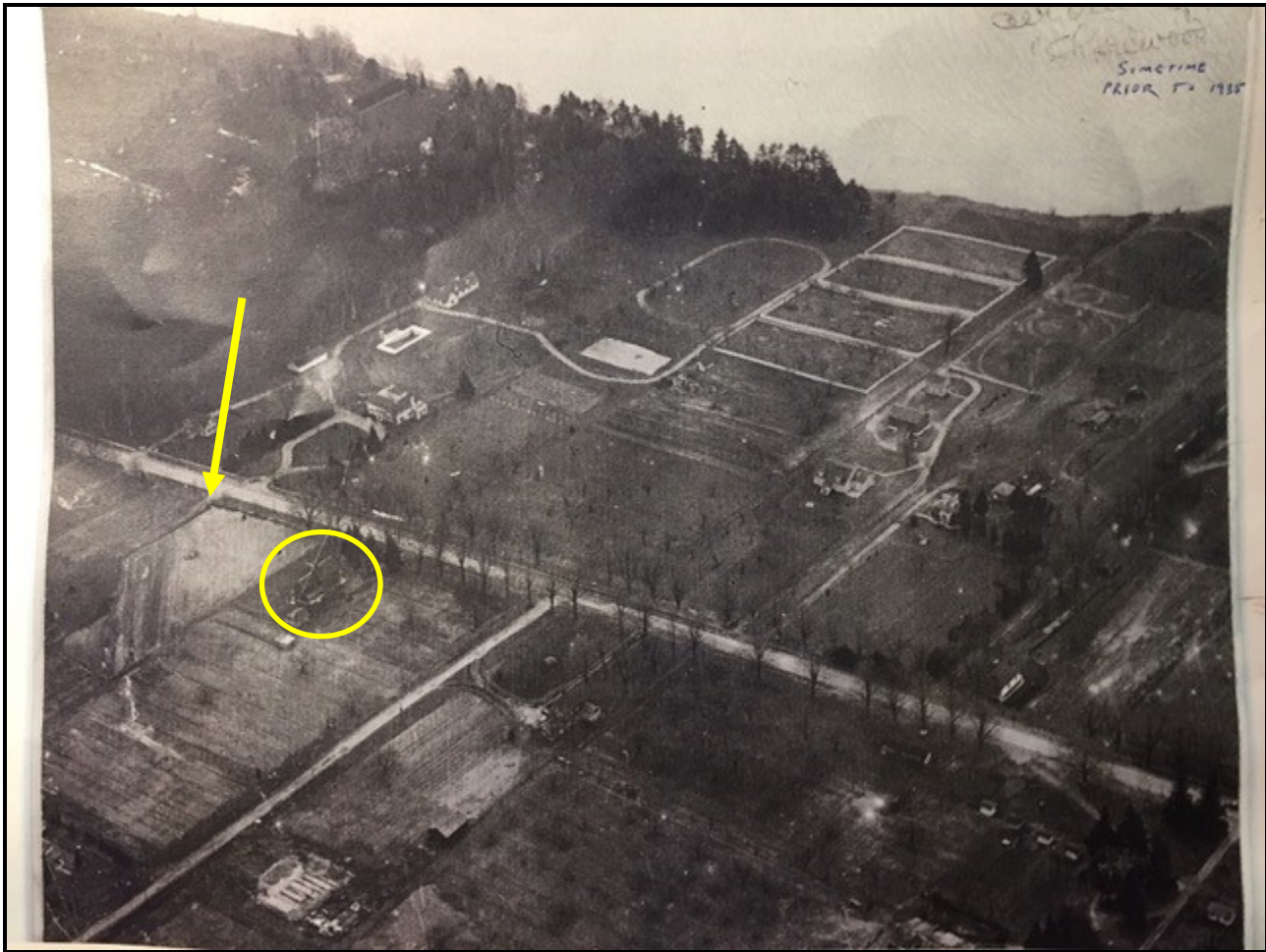
³⁷ "Canada Census, 1931", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6R33-911R> : Sat Dec 30 19:19:14 UTC 2023), Entry for Henry S Thornton and Laura S Thornton, June 1, 1931.

³⁸ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6NL8-3F6Z> : 12 September 2022), Patricia Thornton Colenutt, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 243049905, *Find a Grave*, <http://www.findagrave.com>.

³⁹ "Canada Census, 1931", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6R33-911R> : Sat Dec 30 19:19:14 UTC 2023), Entry for Henry S Thornton and Laura S Thornton, June 1, 1931.

⁴⁰ Oakville Public Library, *Township of Trafalgar, Assessment Rolls, 1910-1939*, RG1: Series A: Financial Records, TO.004, 1931

⁴¹ "Local Gossip: Knobs of News Well Worth Reading," *The Oakville Star*, March 27, 1931.



Lakeshore Road West at Morden Road, sometime prior to 1935. Source: George Gilraine via Oakville Historical Society

The image above shows the intersection of Morden Road and Lakeshore Road West sometime before 1935. Lakeshore Road West runs parallel to the lake, and Morden Road runs perpendicular. The laneway to the subject house is on the left-hand side of the image, about halfway up the photo, and parallel to Morden Road. It is indicated by a yellow arrow. The subject house is just out of sight at the left side of the photo, at the end of their laneway. The home of the previous property owners, William and Christina Morden, circled in yellow, still stands today at 335 Lakeshore Road West. The former Holyrood Estate can be seen across the road along the lakeshore.

Henry and Laura Thornton owned Lot 8 for sixteen years, selling it in 1945 to Jeffery Page Rein Wadsworth.⁴² Wadsworth owned the subject property for a relatively brief period of time, and it is possible that he never lived there, as most of his life events seem to have happened outside of Oakville. Wadsworth and his wife Betty lived in Toronto, and he served, for more than two decades, as a chairman of the University of Waterloo.⁴³ Wadsworth was a chairman, the chief executive officer, and the president of the Canadian Imperial Bank of

⁴² LRO Instrument #21160, being a Grant dated 15 October 1945, between Henry Sutherland Thornton and wife, and Jeffery Page Rein Wadsworth.

⁴³ Cherry, Z. (1983, Nov 10). Guests cheer chair for U of Waterloo. *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/guests-cheer-chair-u-waterloo/docview/1238794718/se-2>

Commerce.^{44, 45} In 1950, J.P.R. Wadsworth sold the property to Richard E. Goodin, beginning what has been an almost 75-year-long Goodin family ownership.⁴⁶

Richard Edward Goodin (1906-1983), who went by Dick, was the son of Thomas Goodin (b. 1858) and Lulu E. A. Kingston (b. 1871). Dick Goodin married Ruth Alison Craigie (1910-1985), who went by Alison, in February 1938.⁴⁷ Together they had three children, all daughters.⁴⁸



February 1938 newspaper article announcing the engagement of Ruth Alison Craigie and Richard Edward Goodin, and Mr. & Mrs. Goodin at home at what was then 317 Lakeshore Road West, in 1969. Source: S. Goodin

Dick was described by nephew, Elmer Throop as being “a true man of the soil” who “devoted his life to the fruits of the earth and the land he loved.”⁴⁹ His passion for “the land began while growing up on a farm in Spencerville, Ont.,” where there is a Goodin Road, a street that is named after his family, including a number of uncles who, along with his family, had and still have farms on the road.^{50, 51, 52}

⁴⁴ Deaths. (1997, Jan 23). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/deaths/docview/1140471116/se-2>

⁴⁵ Greenwood named commerce president, youngest bank head. (1968, Apr 05). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/greenwood-named-commerce-president-youngest-bank/docview/1242321277/se-2>

⁴⁶ LRO Instrument #24250, being a Grant dated 13 July 1950, between Jeffery Page Rein Wadsworth and R. E. Goodin.

⁴⁷ Engaged: (1938, Feb 12). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/engaged/docview/1351116318/se-2>

⁴⁸ Interview with S. Goodin, 26 March 2024.

⁴⁹ Page A11. (1983, Jun 13). *Toronto Star* (1971-2009) Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁵⁰ Ibid.

⁵¹ “Spencerville, Ontario.” *Wikipedia*, Wikimedia Foundation, 30 Nov. 2023, en.m.wikipedia.org/wiki/Spencerville,_Ontario.

⁵² Interview with S. Goodin, 26 March 2024.

Upon graduation from the Agronomy program at the Ontario Agricultural College, Goodin joined the Cooperation and Markets Branch of the Ontario Department of Agriculture as a marketing specialist.⁵³ He also worked as the Assistant Director, Field Crops Branch with the Ontario Department of Agriculture, and as the Secretary & Market Development Specialist, Ontario Food Council.^{54, 55} When he was secretary of the Ontario Potato Growers' Association, the association held a testimonial dinner for him with 80 guests from across the province.⁵⁶



1955 photo of the house with a line of Lombardy Poplars to the north and west of the house. The Spruce tree still stands today on a neighbouring property. Source: S. Goodin.

Goodin's many, albeit slightly bizarre nicknames reflect his commitment to all things agricultural. They included "Rutabaga King," "Mr. Potato," and "Father of the Potato Industry Conference" amongst others.^{57, 58} Goodin's commitment to marketing the goods that sprung from the "rich Ontario soil" extended to the subject property, which he farmed.⁵⁹

Because of his expertise in the field, Goodin was often invited to speak as a subject matter expert on one of CBC radio's daily shows, the *National Farm Radio Forum* program. Goodin was friends with George Atkins, a broadcaster at the CBC and founder of Farm Radio International. He and Dick shared a passion for farming, and Mr. Atkins often called on Dick Goodin to share his agricultural advice.

⁵³ "1973 Honorary Life Member Selections - Potato Association of America." *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁵⁴ Ibid.

⁵⁵ DEATHS. (1983, Jun 13). *The Globe and Mail (1936-)* Retrieved from <https://www.proquest.com/historical-newspapers/deaths/docview/1238615736/se-2>

⁵⁶ "Honor R. Goodin Potato Growers Gave Dinner", undated, unattributed newspaper article, provided by Mr. Goodin's daughter, S. Goodin, 26 March 2024.

⁵⁷ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁵⁸ "1973 Honorary Life Member Selections - Potato Association of America." *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁵⁹ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

From his home, Goodin wrote newspaper articles on behalf of the Ontario department of agriculture under the pseudonym “June Conway.”⁶⁰ As Conway, Goodin shared recipes if people wrote to “June” at “Tavistock Square, Oakville,” especially ones for rutabagas, “a high-quality hybrid vegetable” that Goodin considered to be much misunderstood.⁶¹

In his work, Dick Goodin worked very closely with Mr. and Mrs. Snyder from Alliston, Ontario, owners of the Snyder Potato Chip Company.⁶² In 1935, Edward Snyder, a potato farmer began cooking chips on his mother’s stove.⁶³ Dick Goodin worked closely with farmers in the Alliston area, encouraging them to sell their potatoes to the Snyders.⁶⁴ In 1955, Mr. Snyder sold the company, and Snyder’s potato chips were rebranded as Hostess potato chips.⁶⁵



Dick Goodin, getting ready to cut the grass at Fairmonte, an activity that took a whole day before the family purchased a ride-on lawn mower. 1957 *Source: S. Goodin*

⁶⁰ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁶¹ Ibid.

⁶² Interview with S. Goodin, 2 April 2024

⁶³ Peyton, Gabby. “The Snack Story: A History of Canada’s Favourite Snack Foods.” *Canadian Food Focus*, 21 Mar. 2024, canadianfoodfocus.org/canadian-food-stories/the-snack-story-a-history-of-canadas-favourite-snack-foods/#:~:text=Hostess%20was%20founded%20in%20Cambridge,which%20is%20now%20Frito%20Lay.

⁶⁴ Interview with S. Goodin, 2 April 2024

⁶⁵ Peyton, Gabby. “The Snack Story: A History of Canada’s Favourite Snack Foods.” *Canadian Food Focus*, 21 Mar. 2024, canadianfoodfocus.org/canadian-food-stories/the-snack-story-a-history-of-canadas-favourite-snack-foods/#:~:text=Hostess%20was%20founded%20in%20Cambridge,which%20is%20now%20Frito%20Lay.

Dick Goodin was very involved in his community. He served as a Trustee with the Board of Education; on the Oakville Parks and Cemetery Board; and on the Bronte Provincial Park committee.^{66, 67} He was appointed to the Senior Citizens Advisory Council of the Ministry of Community and Social Services, and in 1974, he was elected as Chairman of the Board of Oakville Senior Citizens.⁶⁸ In 1973, he was nominated as a candidate for Honorary Life Membership in The Potato Association of America, in recognition of his “dedicated and humanistic efforts towards the welfare of the potato industry in particular, and good citizenship in general.”⁶⁹ And in 1984, the Town of Oakville planted a White Pine tree in honour of Dick, with a plaque that bears a quote from him: “Trees are what make Oakville beautiful”.⁷⁰

Before they married, Dick’s wife Alison trained to become a registered nurse at the Toronto General Hospital and then as a Public Health Nurse at the University of Toronto. After graduating, Alison went to work at the Swansea School in Toronto as the school nurse. Later, after marrying Dick Goodin, she volunteered for a couple of years testing the hearing of all Halton County school children. This volunteer work led to an offer of a job with the Halton County Health Unit, where Mrs. Goodin was paid to test hearing in all the board’s schools. In this role, she identified many children who had hearing problems and they were subsequently provided with hearing aids, an event that most definitely would have a positive impact on their learning abilities and as such their life’s prospects! Alison Goodin loved her job, and she held it for 15 years, from 1960 until 1975.⁷¹

The Goodins gave the property the name Fairmonte, due to its location on a slight hill which offered a view to the surrounding area.⁷² When the Goodins purchased the property, there was a two-storey outbuilding, referred to by the family as the Chicken House. Under the family’s ownership, the barn-like structure housed chickens, a garage and a one-bedroom apartment, as well as storage rooms.⁷³ The family rented the apartment out to tenants over the years, expanding the structure to provide more space to tenants. By the early 1960s, the structure had been relocated to Speers Road.⁷⁴

The Goodins also kept a very large garden on the property and the children would help grow the vegetables and flowers and sell them at a roadside stand at the end of the driveway, including asparagus, corn, carrots, potatoes, strawberries, raspberries and Gladiolas. Pear, apple, and cherry trees produced fruit and apple cider.⁷⁵

Mr. and Mrs. Goodin were both very active in their church – Oakville’s St. John’s United. Dick was an elder and every Thanksgiving he would load up his car with produce from the family’s garden – squash, corn stalks, flowers, plants, etc., with which to decorate the church. For her part, Mrs. Goodin was active in the women’s group at the church and very often held church picnics and parties on the property.⁷⁶

⁶⁶ Other 3 -- no title. (1973, Oct 03). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/other-3-no-title/docview/1240059971/se-2>

⁶⁷ Page A11. (1983, Jun 13). *Toronto Star* (1971-2009) Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁶⁸ Ibid.

⁶⁹ “1973 Honorary Life Member Selections - Potato Association of America.” *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁷⁰ Interview with S. Goodin, 27 March 2024.

⁷¹ Interview with S. Goodin, 27 March 2024.

⁷² Interview with S. Goodin, 15 March 2024.

⁷³ Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 8.

⁷⁴ Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 8.

⁷⁵ Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 9.

⁷⁶ Ibid.

In 1969, the Goodins sold the whole 2-54/100 acres of Lot 8 to Edenbridge Estates Limited.⁷⁷ As a condition of the sale of their land to Edenbridge Estates Ltd., Mr. and Mrs. Goodin retained an option to repurchase the land upon which their house stood.⁷⁸ In April 1970, Subdivision Plan M40 was registered at the Land Registry Office, and the subject property became Lot 11, Plan M40. The Goodins repurchased the property and their daughter acquired the property after the death of her mother, Ruth A. Goodin, in 1985.⁷⁹

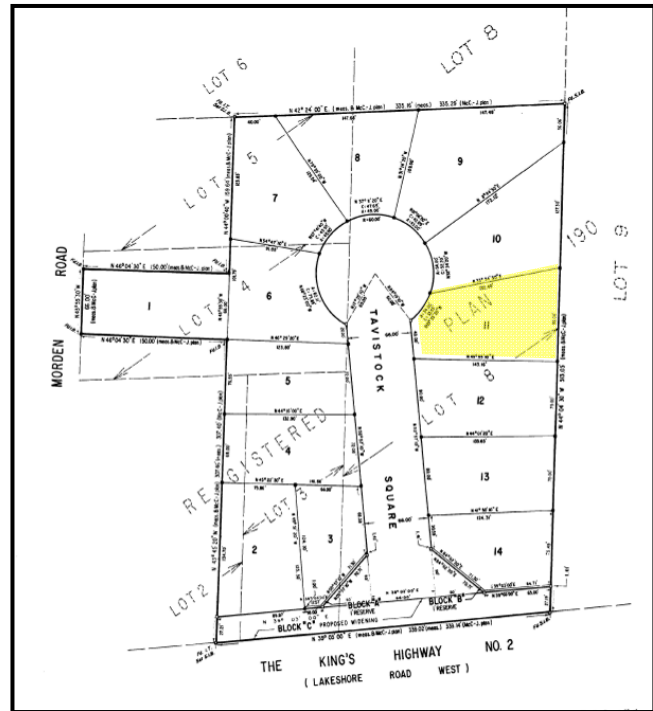
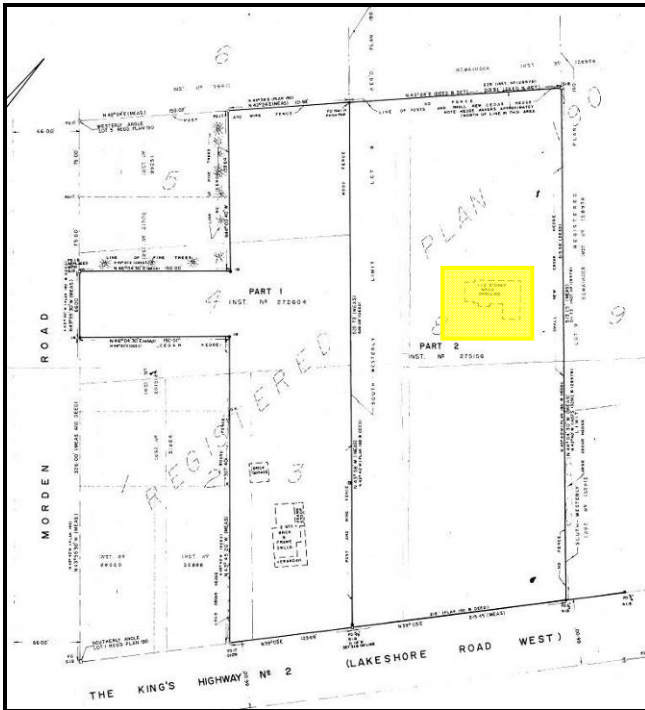


317 Lakeshore Road West, which later became 129 Tavistock Square. May 1970. *Source:* S. Goodin.

⁷⁷ LRO Instrument #275156, being a Grant dated 5 March 1969, between R. E. Goodin & wife and Edenbridge Estates Limited.

⁷⁸ Oakville Historical Society interview with S. Goodin, 2022.

⁷⁹ LRO Instrument #HR253204, being a transfer dated 6 September 1985.



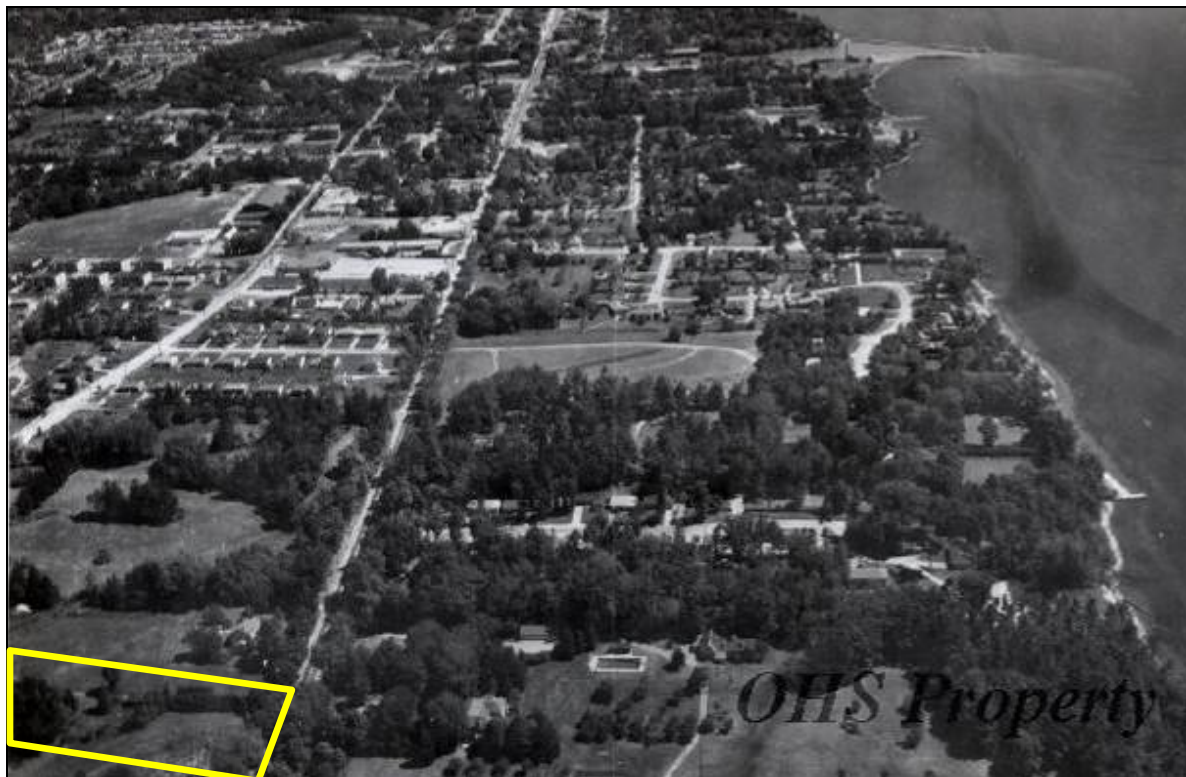
Left: Plan HR-103, which was registered in the Land Registry Office in November 1969, shows two existing houses on the land which in 1920 became part of Plan 190. The house on Plan 109's Lot 8, or Part 2 in this plan, includes the 1-½ storey subject house, highlighted in yellow. *Source: Town of Oakville files.*

Right: Plan M40, registered in 1970. The subject property on Lot 11 is highlighted in yellow. *Source: Town of Oakville files.*



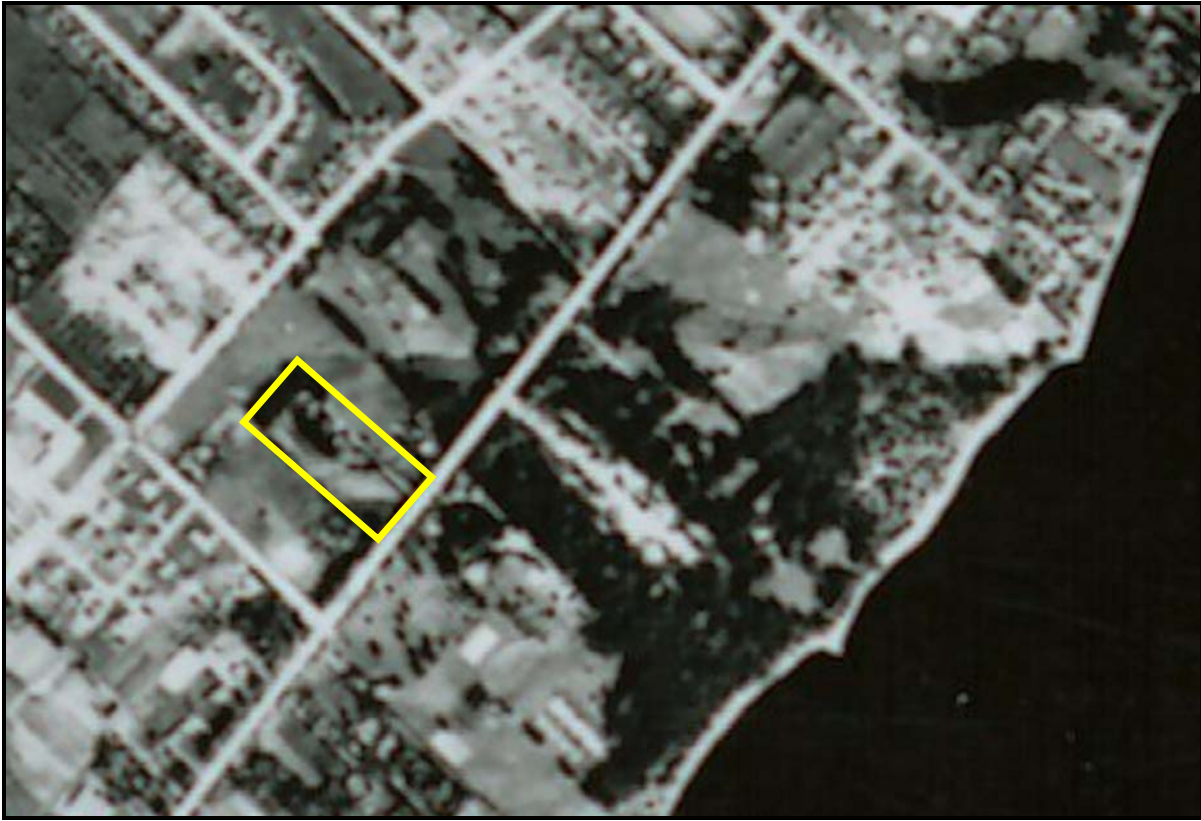
The subject house is marked by a red circle in this 1938 Department of National Defence map. *Source: Scholars GeoPortal*

From the construction of the house in 1931 until 1970, the house was surrounded on all sides by pastures, fields, and even a large pond to the north. Shorewood Estate and Holyrood Estate were both across the road.⁸⁰

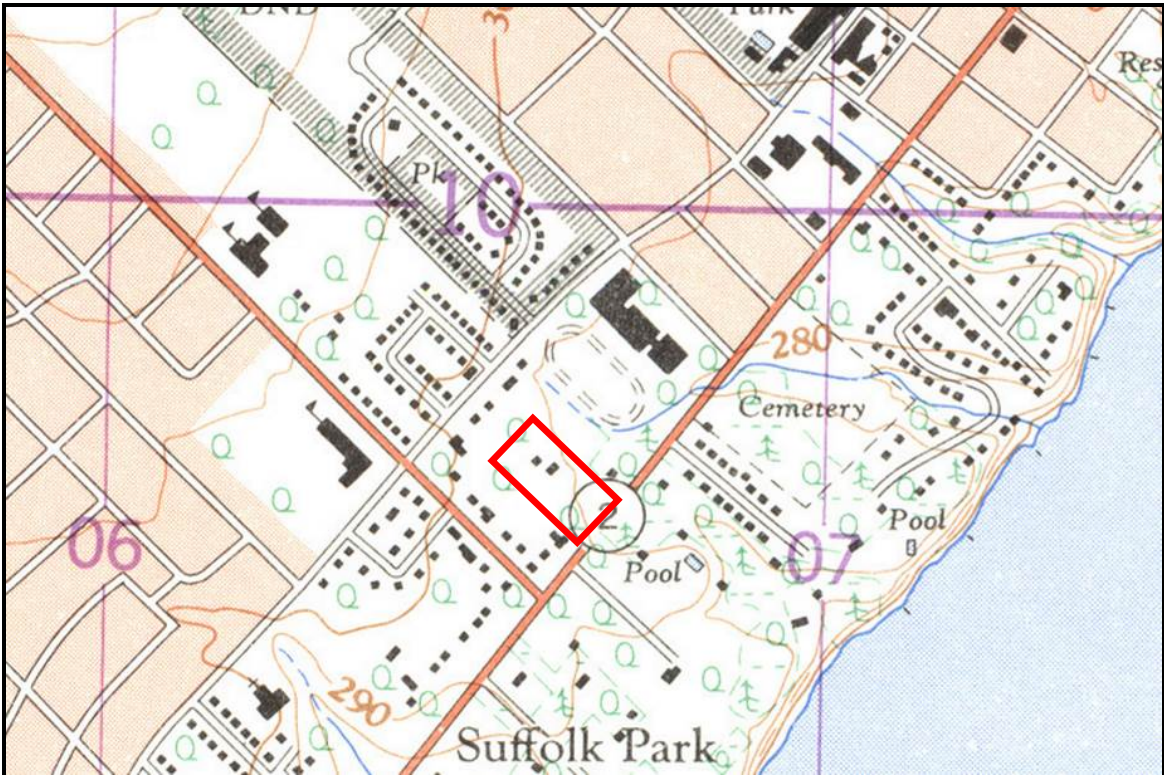


Aerial view likely taken in the 1950s. The yellow outlines the general boundaries of the subject property before it was subdivided in 1970. Source: *Oakville Historical Society* 1986.6.876.

⁸⁰ Patricia Stephenson, "A Beloved Childhood Home," *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 9.



Aerial view from 1954. The original lot of the subject house is outlined in yellow.
Source: University of Toronto archives.

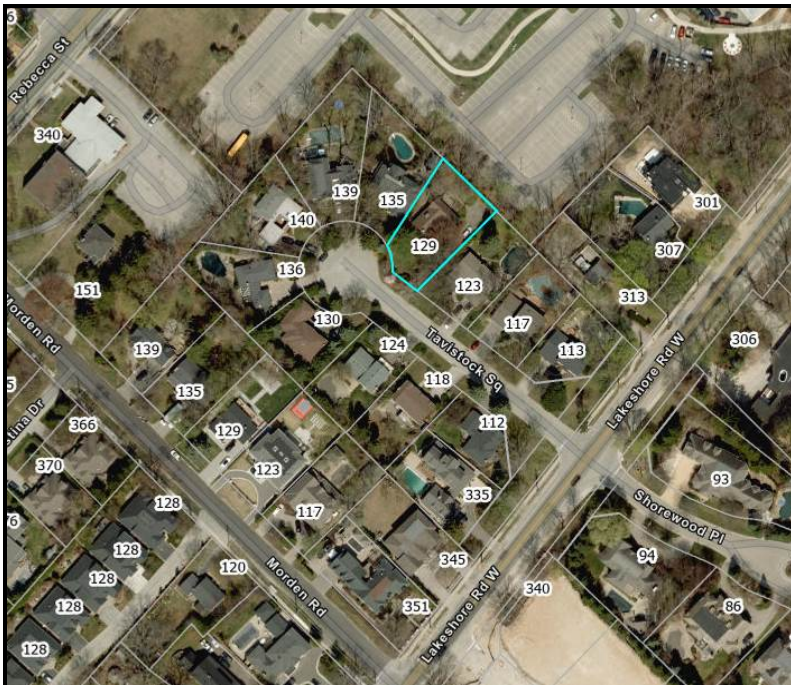


The subject house and its original barn are marked by a red rectangle in this 1961 Department of Energy, Mines and Resources map. Source: Scholars GeoPortal, 2019

Contextual Value

Fairmonte has cultural heritage value because it is physically and historically linked to its surroundings. When it was constructed, it was identified as being in Trafalgar Township, as the property lay outside of the historic Town of Oakville. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. This street is characterized by large lots, mature trees, and a variety of homes, mostly built in the 1970s.

Fairmonte still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.



Aerial view of Tavistock Square with the subject property outlined in blue. *Source: Town of Oakville, GIS*



Looking east, with the subject house in the middle of the image, 2022. *Source: Google Images*



Looking north along Tavistock Square, with the subject house in the middle of the image, 2022. Source: Google Images



Looking south along Tavistock Square, with the subject house left of middle in the image, 2022. Source: Google Images



Looking north to Tavistock Square from Lakeshore Road West, 2022. Source: Google Images

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 modest and charming 1930s Tudor Revival style home.	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 subject property is associated with Henry S. Thornton who constructed the house, and with Dick Goodin, an agricultural specialist who had a significant impact on the local community and on the larger field of agriculture.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house does not define, maintain or support the character of the area in any significant way.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings and acts as an important anchor to the understanding of the residential development of the local community from farmland.	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 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property contains a 1931 Tudor Revival style one-and-a-half-storey house known as Fairmonte.

Design Value or Physical Value:

Fairmonte has design value as a representative example of a 1930s Tudor Revival style home. This Period Revival style of architecture came out of the Arts and Crafts movement and became popular in Ontario in the early 20th century. Designed to reference and mimic historic Tudor-era architecture, the style revived and reinterpreted historic medieval aesthetics in a contemporary way. The Tudor Revival style can be seen in the following attributes of the Thornton House: irregular, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; brick cladding; and stucco and half-timbered cladding. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a modest yet charming structure and a good representative example of the Tudor Revival style.

Historical Value or Associative Value:

Fairmonte has cultural heritage value for its association with Henry S. Thornton, whose family founded the Dudgeon and Thornton printing company in Toronto, which remains today as GMThornton Print Management. Henry had the subject house constructed and as a market gardener, likely used the land to grow his produce. The property is also associated with Dick Goodin, an agricultural specialist who was known across North America for his commitment to growing and marketing produce. In addition to his professional work in the agricultural field, Goodin contributed to his local community in a variety of ways, serving on a number of boards and committees.

Contextual Value:

Fairmonte has cultural heritage value because it is physically and historically linked to its surroundings. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. The Thornton House still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

Description of Heritage Attributes

Key heritage attributes of the property at 129 Tavistock Square that exemplify its cultural heritage value as a representative example of a 1930s Tudor Revival style home, as they relate to the north, east, south and west elevations of the historic one-and-a-half-storey house, include:

- The massing and form of the historic one-and-a-half-storey house with intersecting gable roofs of varying heights and the one-storey hip-roofed sunroom wing;
- Multi-coloured corduroy brick in a running bond pattern;
- Heavily textured stucco and wood half-timbering cladding in the gables;

- Projecting and exposed wood eaves, wood soffits, and wood fascia;
- The fenestration of the windows and front door on the west and south elevations;
- The presence of wood windows and a wood front door in the Tudor Revival style;
- Three leaded-glass windows adjacent to and near the front door;
- Concrete window sills; and
- Brick chimney on the west elevation.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including 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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