

Cultural Heritage Evaluation Report
William H. Carson House
506 Lakeshore Road East, Oakville



506 Lakeshore Road East, 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 home at 506 Lakeshore Road East is located on the south side of Lakeshore Road East, between Park Avenue and Howard Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was 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 early 20th century house and garage built with Tudor Revival and Arts and Crafts influences." It was originally owned by William H. Carson.

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 506 Lakeshore Road East is located on the south side of Lakeshore Road East between Park Avenue and Howard Avenue. 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 11. After being purchased by Joseph McCallum in the 1850s, the subject property became part of an estate then sold to William H. Jones and his wife, Mary, until she sold it to Charles D. Carson, who then subdivided the land in 1905 and then again in 1907 as part of the Orchard Beach neighbourhood with Samuel Bacon and James Nisbet.¹ The property contains a detached two-and-a-half storey house, built 1921.



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

Legal description: PLAN 114 PT LOT 26; TOWN OF OAKVILLE

¹ MSAi, "Heritage Impact Statement: 497 Esplanade, Oakville, Appendix C", pg. 20

3. Background Research

Design and Physical Value

The subject building at 506 Lakeshore Road East is a two-and-a-half storey frame house. The house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman, Tudor Revival, and Queen Anne architectural and design elements.



Front elevation of the house, circa 1990s. Source: Town of Oakville planning files

Arts and Crafts Movement and the Craftsman Style (1890-1940)

The Arts and Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, 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 demonstrated 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

The Craftsman style house grew out of this Arts and Crafts era. Characteristics of Craftsman houses can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding;

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

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

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

wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small multi-paned casement windows, recessed entrances typically under porch roofs, exposed rafter tails or brackets, and asymmetrical façades.

Period Revival Style (1890-1940)

Period Revival style is another style that falls under the Arts and Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁵ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering, projecting second storey eaves, and overhangs on upper storeys.⁶ Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era and to English cottage styles, which often overlapped.

Queen Anne Style (1890-1914)

The Queen Anne style was developed by English architect Richard Shaw, mixing Medieval asymmetrical form with the labyrinthine Elizabethan country house, along with Classical elements of the English Renaissance era. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.⁷ These elements included projecting bays, decorated chimneys, oriel windows and a variety of roof styles and dormers, including steep roofs often accompanied by turrets. A mix of cladding on one building was common, including brick, wooden siding and wooden shingles. Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.⁸



Front and east elevations showing porch roof overhang with wide eaves, and the front gable of the main house, 2024. *Source: Town of Oakville Planning Staff*

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁶ Ibid.

⁷ Blumenson, *Ontario Architecture*, 102.

⁸ Ibid.

Subject Property Description

The house at 506 Lakeshore Road East retains several Craftsman, Tudor Revival, and Queen Anne elements. The house has a front and rear gabled roof with a shed dormer on both the east and west elevations. The steeply pitched roof is a design element commonly found in Queen Anne homes. The roof has deep overhangs with exposed wooden eaves, accompanied by wooden soffits and brackets in the front and rear gables. These wooden elements are typical of the Craftsman style, as is the wide covered front porch with its low, gabled roof with a deep overhang that wraps around to both the east and west elevations.



Shed dormer and unique porch roof overhang that wraps around both east and west elevations, with a projecting window, 2024. *Source: Town of Oakville Planning Staff*

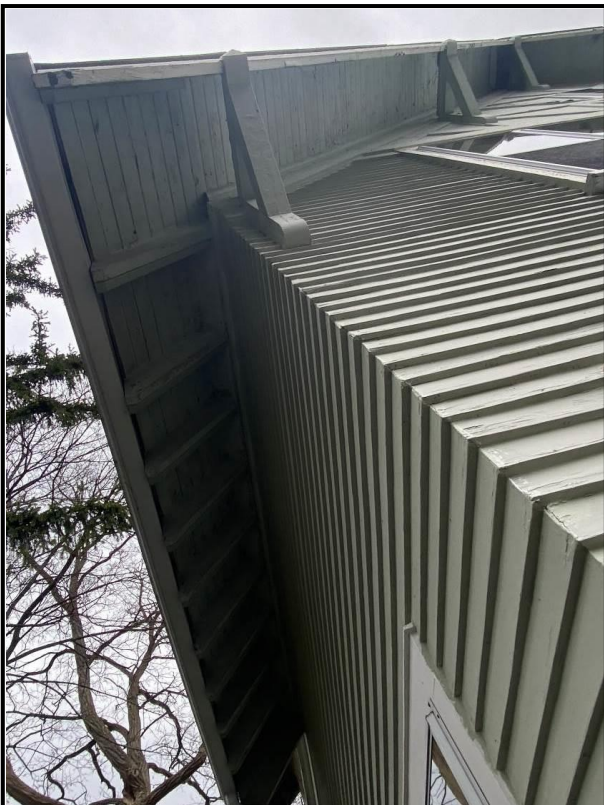


Aerial showing the massing and two dormers. *Source: Google*

The house is clad in narrow wooden horizontal siding with stucco in the shed dormers. There is half-timbering and stucco cladding above the porch and in the front and rear gables, which is an element of Tudor Revival homes, as it references the details of medieval English cottages. The house has a piece of running trim where the cladding and foundation meet. Below the horizontal cladding, the walls are plastered, or parged.



Close-up of the half-timbering on the front gable and porch. Directly underneath the half-timbering the horizontal wood siding starts again, 2024. Source: Town of Oakville Planning Staff

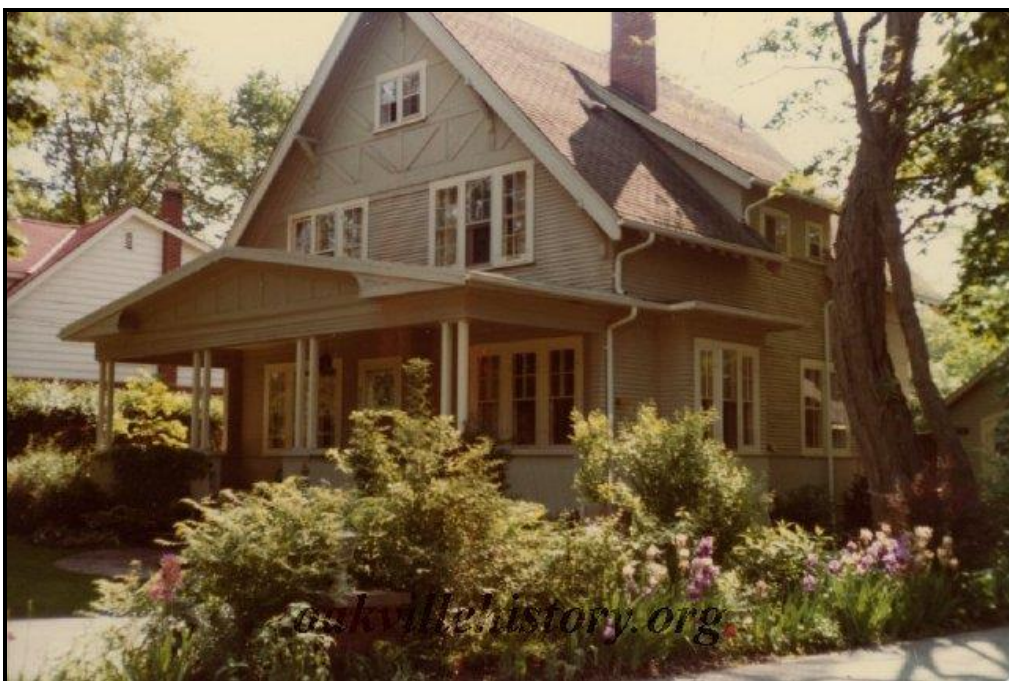


Close-up of the wooden soffit, projecting eaves, and large brackets on the roof trim, 2024. Source: Town of Oakville Planning Staff



1950 photo showing the wooden elements. *Source: Oakville Historical Society*

The front entry of the house includes the wide front porch with overhanging roof. The porch pillars were replaced sometime after the 1950s, when they were likely original—it appears they also had wooden siding on them. They were replaced with pairs of narrow square wooden columns. These have since been replaced with wooden panelled square columns, with a shape more in keeping with the originals.



Replacement pillars as separated columns, 1980s. *Source: Oakville Historical Society*



Wooden detailing on the porch showing the columns, half-timbering, the decorated edges, wooden trim detailing, and a concrete porch wall, 2024. *Source: Town of Oakville Planning Staff*

The large porch roof with its half-timbered pediment and wooden decoration along the roof trim is an example of a Craftsman and Queen Anne architectural element. The large open-air porch helped to create an indoor/outdoor space for a house that was meant to convey a rustic type of appearance, and Queen Anne design is known for its ornate wood detailing. This porch is one of the notable elements of the house.



View of the front porch roof overhang with wooden soffit that goes around both sides of the house and acts as the roof on the projecting window on the west elevation, 2024. *Source: Town of Oakville Planning Staff*

The front entrance is projecting from the main structure, and trim runs along the wall at the porch ceiling.



Front porch showing the wooden ceiling, flooring, the trim running along the foundation, and the projecting front door, 2024. *Source: Town of Oakville Planning Staff*

The house retains almost all its historic multipaned wooden windows, which are indicative of the Arts and Crafts era and influence. The house includes a mix of 6/1 and 4/1 sash windows and 8-paned casement windows. The windows are flat with plain wooden trim, and some have the original wooden storm windows. Visible sills are also made of wood. The north elevation fenestration is symmetrical, with three windows on either side of the front door, three on either side on the second storey, and two windows on the half storey.



One set of the three windows on the first storey, showing the wooden trim and the historical multipaned windows and storm windows, 2024. *Source: Town of Oakville Planning Staff*



2021 photo showing the second storey and half storey windows, with multipaned sash windows. *Source: Google*



East elevation showing the shed dormer, chimney, porch overhang, and fenestration, 2024. *Source: Town of Oakville Planning Staff*



South (rear) fenestration, showing multipaned sash windows of 4/1 and 6/1, 2024. *Source: Town of Oakville Planning Staff*

The west elevation has a projecting window with a set of three narrow 4/1 windows. The multiple sets of narrow windows throughout the house are a feature commonly found in Queen Anne style houses.



West elevation fenestration with projecting window, 2024. *Source: Town of Oakville Planning Staff*

The house has two chimneys, and one stands externally on the east elevation. According to a heritage structure report from the 1990s, these were potentially rebuilt in the same location. However, the materials do not appear recent and are likely fairly old, if not original.



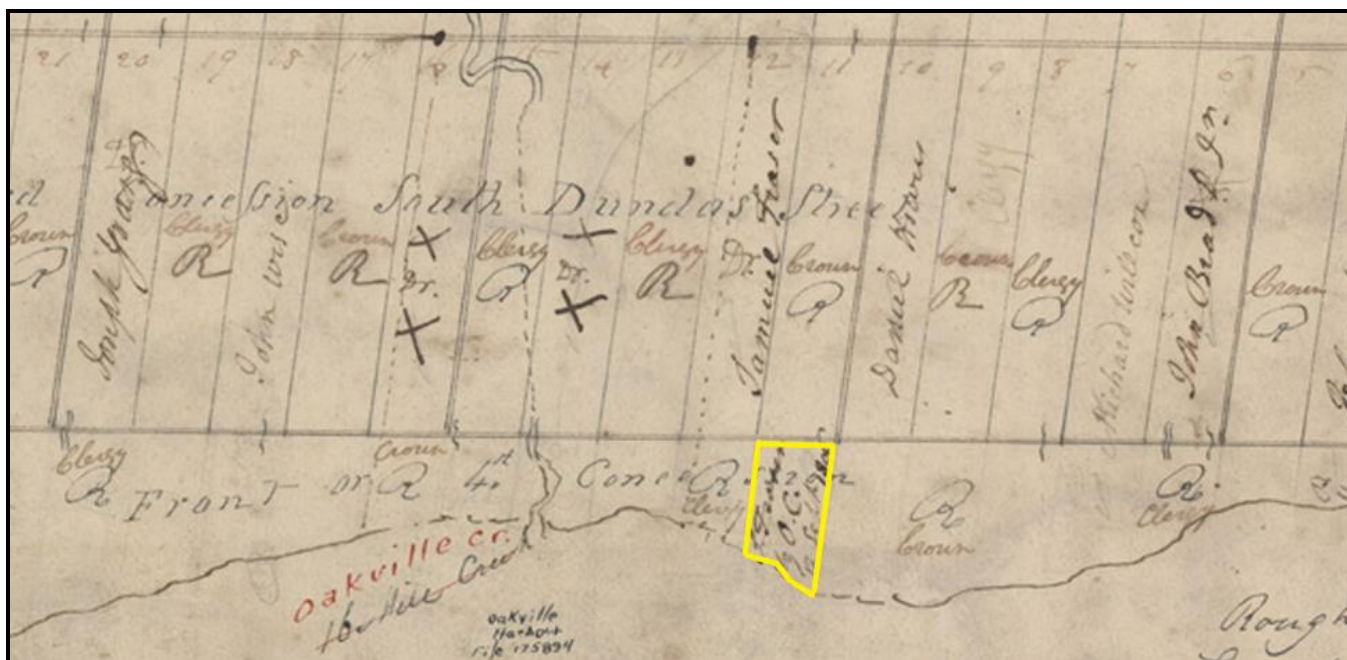
Chimney on east elevation, 2024. *Source: Town of Oakville Planning Staff*

In summary, the house has many historical elements of architectural note, influenced by Craftsman, Tudor Revival, and Queen Anne architectural themes that were prominent in the early 1900s in Oakville. Elements of Craftsman architecture include: symmetrical massing with large front porch with hipped roof; horizontal wooden siding; wooden soffit and fascia; multipaned window fenestration on all four elevations, with wooden trim and remaining storm windows; projecting window on the west elevation; and brick chimneys. Tudor Revival elements include the half-timbering and large wooden brackets along the roof trim. Queen Anne elements include the steeply pitched roof and ornate wooden detailing.

Historical and Associative Value

The property at 506 Lakeshore Road East 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, 1806.⁹ The subject property is located within the territory of Treaty No. 14.¹⁰

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 11,¹¹ and would later become the neighbourhood of Orchard Beach (and then Orchard Park) in the 1900s.



Wilmot's Trafalgar Township Survey, 1806, with Lot 11, 4th Concession South of Dundas Street highlighted in yellow, when it was granted to Samuel Fraser (his name was added post-sale in 1808). 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.¹²

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

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

¹⁰ 1806 Wilmot Survey

¹¹ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹² 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	60 acres (all)	1806-1808
Samuel Fraser	Ibid.	1808-1813
Mary Gugins	Ibid.	1813-1839
? McMillan and John Tills ?	Ibid.	1839-1850
James Hall	Ibid.	1850-1852
Joseph McCallum	8 acres	1852-1868
William H. Jones	Ibid.	1868-1879
Mary Augusta Jones	Ibid.	1879-1904
Charles D. Carson	Ibid.	1905-1907
Charles D. Carson	Lot 26 and 27	1907-1909
William H. Carson	Ibid.	1909-1924
Frances Carson, his wife	Ibid.	1924-1938
Henry Edmund Robinson	Part of Lot 26	1938-1941
Euphemia Gallow	Ibid.	1941-1946
Marjorie Murphy	Ibid.	1946
Gordon Bennett Savage	Ibid.	1946-1948
Ida Maude McGuire, Marjorie Wallace, and William McGuire	Ibid.	1948-1949
Ida Made McGuire and Marjorie Wallace	Ibid.	1949
Aletha Rosamond Jones	Ibid.	1949-1969
Bruce and Joan Johson	Ibid.	1969-1974
Dennis and Margaret Higgins	Ibid.	1974-1977
Current owners	Ibid.	1977-present

In 1808, the Crown granted Lot 11 to Samuel Fraser, an American settler.¹³ In 1813, Fraser left the land to Mary Gugins, wife of James Gugins, who lived on Fraser's farm. Both Fraser and Gugins left to join the volunteer militia in the War of 1812; it seems James did not return, and Fraser absconded to the American side and was declared a traitor and his lands put up for auction.¹⁴ Mary continued to live in a log house on Lot 11, before discovering Fraser's lands were forfeit to the Crown. She appealed and was allowed to retain Lot 11 where she lived with her children.¹⁵

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.¹⁶ Chisholm is widely recognized as the founder of the Village of Oakville.

¹³ LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹⁴ Town of Oakville, "Heritage Structure Report: 506 Lakeshore Road East", 1992

¹⁵ Ibid.

¹⁶ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

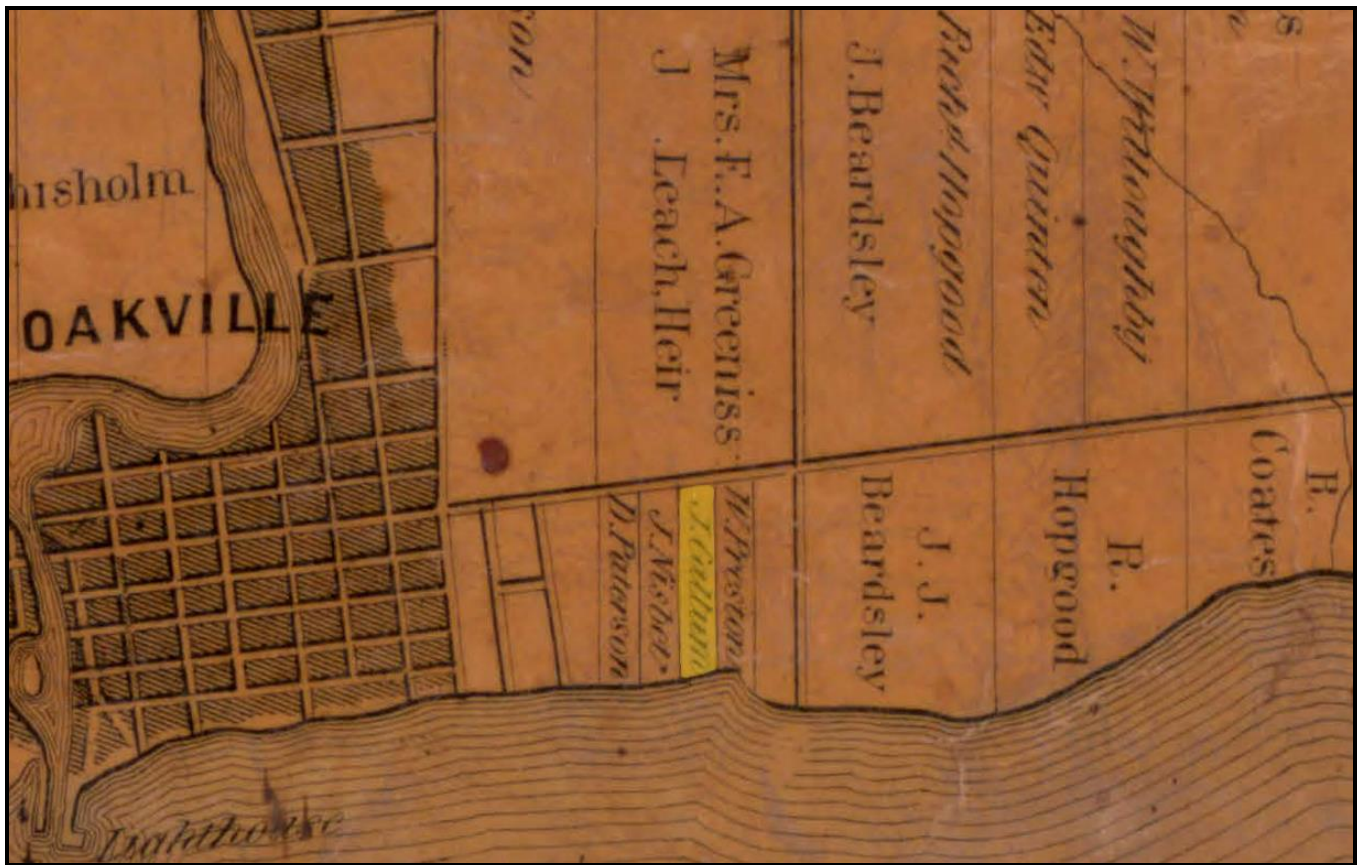


Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835". The subject lot was just east of where the map ends.
Source: Oakville Historical Society

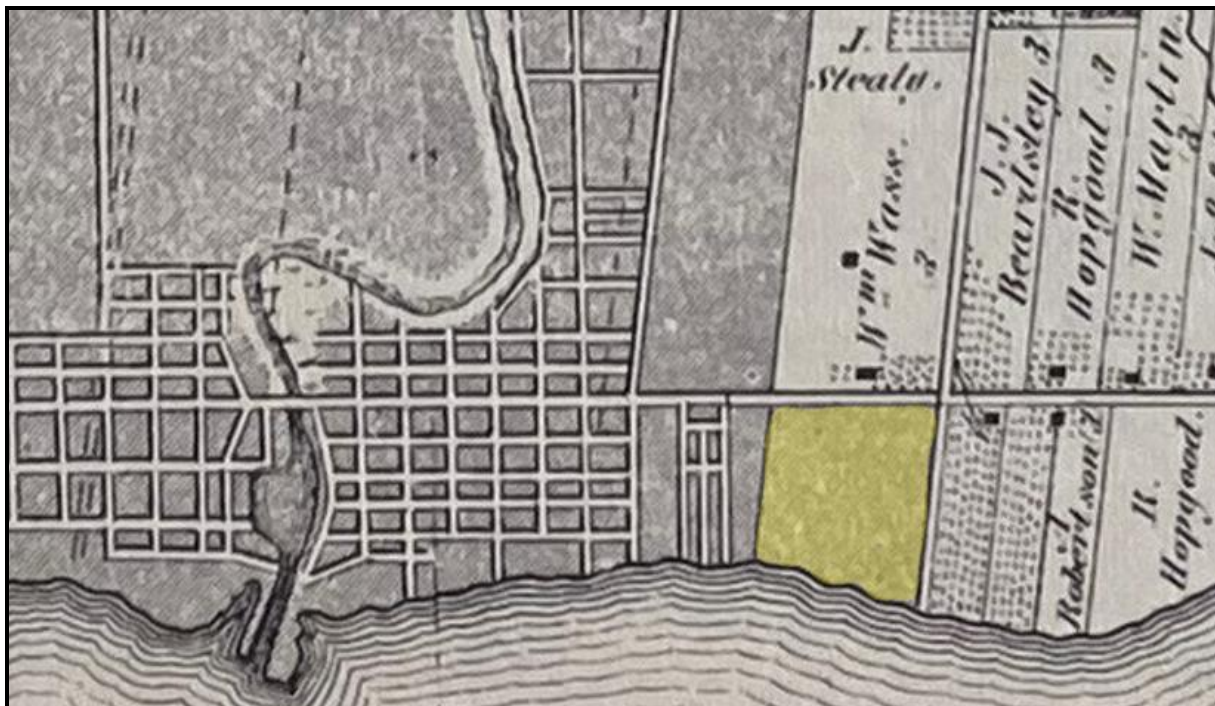
Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. As Oakville began to grow, Lot 11 changed ownership and was subsequently divided. In 1852, George Griggs purchased it and then subdivided and sold it that same year.¹⁷ The subject property was in the eight acres Griggs sold to Joseph McCallum, a farmer, in 1852.¹⁸

¹⁷ It is unclear in LRO documents how Griggs got the land; it is possible he was a mortgage holder and someone defaulted, but it is not clear. However he is shown selling off various acreages from this lot in 1852.

¹⁸ LRO Instrument 299B, being a Quit Claim, dated October 19, 1852, between George Griggs and Joseph McCallum, for acres, "third from east Lot 10"

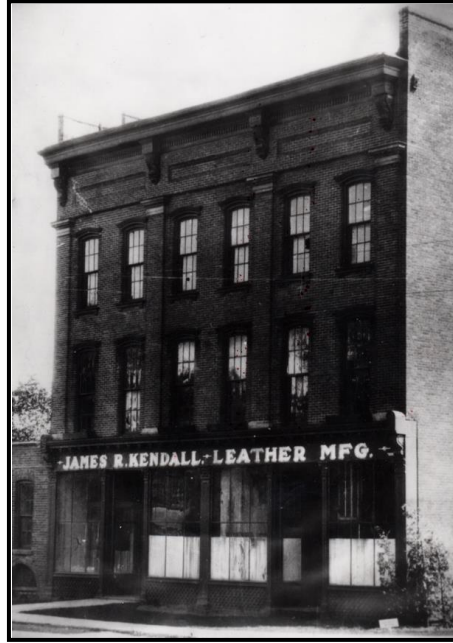
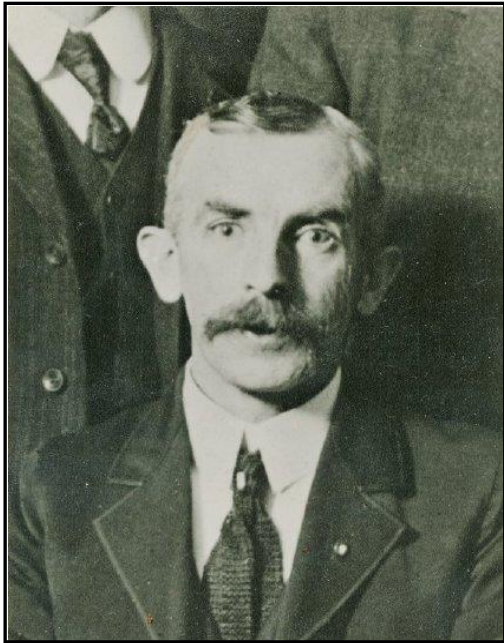


George Tremaine's "County of Halton" survey, 1858, with Lot 11, 4th Concession South of Dundas Street, showing how the lot was divided by this time. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph McCallum (written here as Callum). Source: University of Toronto



In the 1877 Trafalgar Township map, the lot is now absorbed into the Town of Oakville boundary. At this time, it was owned by William H. Jones. Source: Town of Oakville planning files

In 1868, McCallum sold his lot to William H. Jones, a painter. William's wife Anna Jones had purchased 10 acres on the same lot that same year.¹⁹ The Jones' grew strawberries and other produce on the land to sell.²⁰ Ten years later, the land went to their daughter, Mary Augusta Jones.²¹ Mary Augusta Jones owned this land from 1879 until 1905, likely farming it as well, until she sold the eight acres to Charles D. Carson.²²



Left: C.D. Carson, no date. Right: The building constructed by William Thomas Carson at Navy and Colborne, now gone, circa 1940s.
Source: Oakville Historical Society

Charles D. Carson (1864-1944), also known as C.D. Carson, was a well-known and respected builder in Oakville. He constructed many homes in Oakville, as well as the Oakville High School in 1909.²³ He was the youngest son of William Thomas Carson from New Brunswick and Phoebe Kenney; the Kenneys were prominent and early settlers in the district. William T. Carson was described as "one of the finest old residents and the most prominent building contractor".²⁴ He moved to Oakville in 1856 as a young carpenter from New Brunswick and helped to build "a large brick building at the corner of Colborne and Navy streets", for the Hagaman's general store and the Robertson hardware store. It then was owned by Marlatt and Armstrong and was the east end branch of the tannery (it burned down in the 1940s).²⁵ Charles had two brothers, William Herbert and George Robert.

¹⁹ LRO Instrument 248B, being a Quit Claim, dated August 21, 1868, between Joseph McCallum and William H. Jones for 8 acres; LRO Instrument 230B, being a Bill and sale, dated July 20, 1868, between Jemima Birdsall (formerly Griggs) to Anna Jones, wife of William Jones, 10 acres.

²⁰ Town of Oakville, "Heritage Structure Report: 506 Lakeshore Road East", 1992

²¹ LRO Instrument 1301B, being a Bill and Sale, dated August 18, 1879, between William Henry Jones and Mary Augusta Jones, spinster, for 8 acres and \$1000.

²² LRO Instrument 3451H, being a Bill and Sale, dated December 16, 1904, between Mary Augusta Jones and Charles David Carson, 8 acres for \$1,800.

²³ *Oakville Record-Star*, "C.D. Carson, lifelong resident, died Thursday in 80th year", August 10, 1944, pg. 1

²⁴ *The Star*, "Noted builder now at rest", January 25, 1918, pg. 1

²⁵ *Ibid*.

All three brothers were builders.²⁶ Charles was a town councillor and was nominated for mayor but declined to run.²⁷ Along with his contracting work, Carson also surveyed several portions of the historical Lot 11, along with Samuel Bacon and James Nisbet.

The Bacon and Nisbet families were related by marriage; Samuel Bacon and Charles Carson were business partners, and two of Bacon's daughters would later marry two of Carson's sons. Before Carson and Bacon began developing the subject area in the early 1900s, the Bacon family lived in a home when there was merely a path running along a wooded section.²⁸ It had originally been the Nesbit house and was built in the 1850s. The Bacon family installed a pier here, and to the east lay what was known as the "resort area" of town, the subject subdivision.²⁹ This was originally the Nisbet family's lakeside property and the family home, located today at 10 Park Avenue, still stands as a designated heritage property.³⁰



The Nisbet and later Bacon family home, known as "The Manse", built in the 1850s. It was one of the earliest structures in the large historical Lot 11. Samuel Bacon developed the area around it, with Carson developing lands to the east. *Source: Oakville Historical Society*

The demand for summer cottages in the early 1900s led to the opening of the Carson Bacon Survey along Park Avenue on the historic Lot 11. Carson purchased the eight acres east of Bacon's land in 1905 and registered them as Plan 105 in 1906.³¹ Bacon developed his land as Plan 110 the same day.³² Bacon hired Carson as the experienced builder to develop his subdivision.³³ Carson then purchased another nine acres east of his Plan 105 from Mary Preston in 1906, subdividing it and renumbering his Plan 105, creating the current Plan 114 in 1907.³⁴

They named the subdivision Orchard Beach.³⁵ It was built with the idea of marketing to out-of-town populations as a country destination for cottages and relaxed living.³⁶ The Plans 105, 110, and 114 developments occupy the land south of Lakeshore Road East between Park Avenue and the Eighth Line (Chartwell Road). The name was

²⁶ MSAi, "Heritage Impact Statement: 497 Esplanade, Oakville, Appendix C", pg. 20

²⁷ Ibid.

²⁸ Ahern, Frances Robin. *Oakville: A Small Town (1900-1930)*. Oakville Historical Society in association with The Boston Mills Press, 1986, pg. 151

²⁹ Ibid., pg. 21.

³⁰ Town of Oakville heritage register map

³¹ LRO Instrument Plan 105, being a Plan, dated July 24, 1905

³² MSAi, via Collins, Richard. *A History of 88 Howard Avenue and the Orchard Beach Community, Oakville, Ontario*, pg. 18; LRO Instrument Plan 110, being a Plan, dated 1906, by Samuel Bacon, "Bacon Plan"

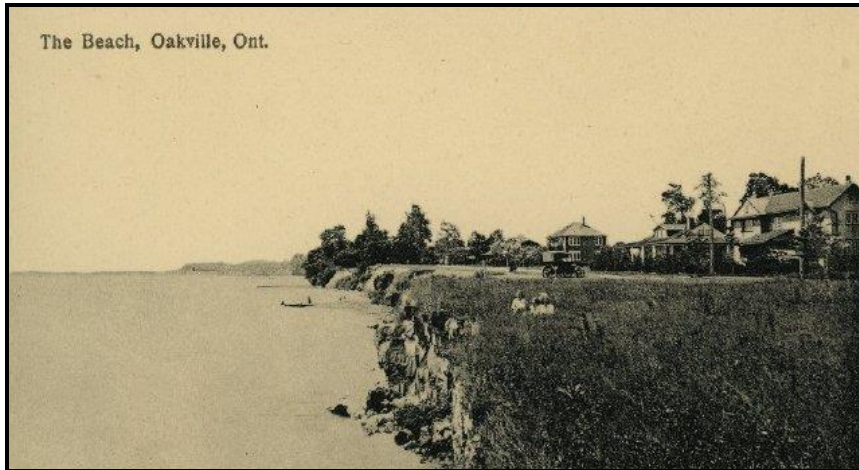
³³ MSAi, "Heritage Impact Statement: 497 Esplanade, Oakville, Appendix C", pg. 20

³⁴ LRO Instrument 3828, being a Bill and Sale, dated November 29, 1906, between Mary Preston and Charles D. Carson, for nine acres, \$2,900; LRO Instrument Plan 114, being a Plan, dated May 10, 1907, Charles D. Carson, owner

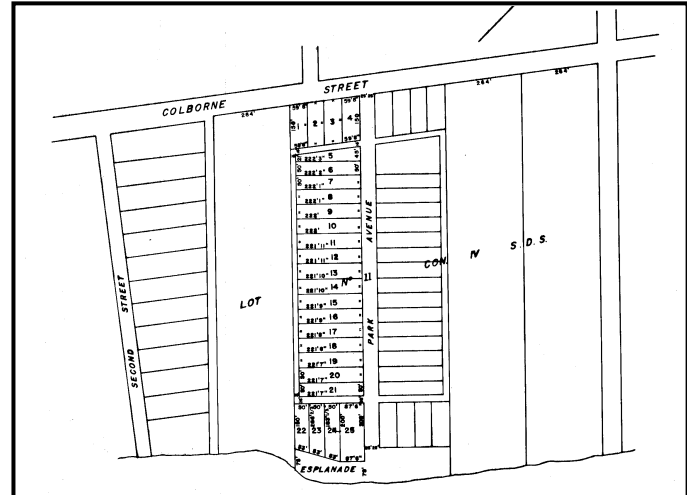
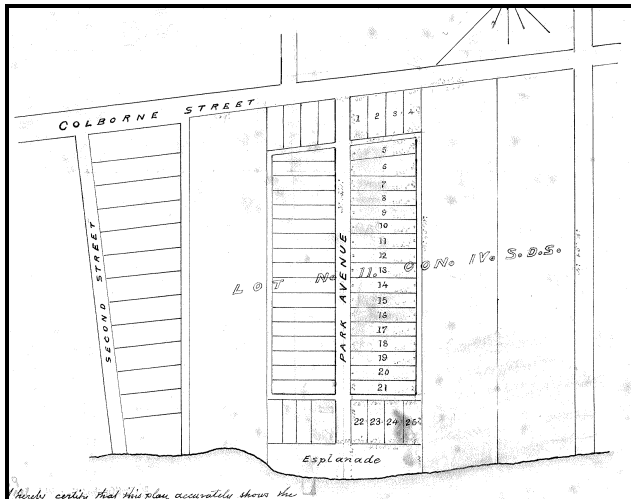
³⁵ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press, 1953, pg. 433

³⁶ MSAi, via Collins, Richard. *A History of 88 Howard Avenue and the Orchard Beach Community, Oakville, Ontario*, pg. 18

later changed to Orchard Park, when a similar middle-class resort development on Lake Simcoe also adopted the Orchard Beach name.³⁷

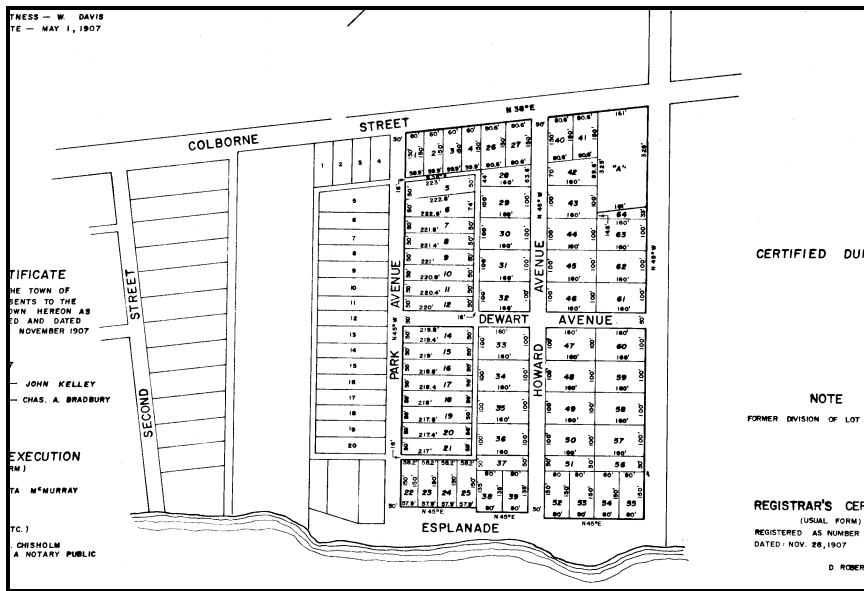


A 1912 photo looking west along the water between Howard and Park Avenues in the Orchard Beach subdivision. Several large homes had been built by that time. *Source: Oakville Historical Society*



Carson's Plan 105 (left image), showing his lots with numbers, and Bacon's Plan 110 (right image, showing his numbered lots. Carson's lot was later expanded east and renumbered. *Source: Town of Oakville planning files*

³⁷ Ibid., pg. 20; various newspaper searches



Carson's Plan 114, with adjusted lot numbers in use today after his plan expanded east. The streets Dewart (now Carson Lane) and Howard were named after his sons. *Source: Town of Oakville planning files*

These three plans were known as the Carson Bacon Survey. This survey was one of the first phases of Oakville's transition from a port town to a resort town. In the October 22, 1906, edition of *the Toronto Star*, three small ads appeared in the classified section for those in Toronto and Hamilton to buy land in Oakville. The ads were placed by the land agency of Nisbet and Bacon.

OAKVILLE—Beautiful residential property, thirty-two acres, one mile from post-office, fronting on Lake Shore road and on the lake, all kinds of fruit, fine large house, bargain. We have on our list the best homes, town lots, and farms that are now for sale in this district. Nisbet and Bacon, Oakville.
56.

1906 ad for Orchard Beach land by Nisbet and Bacon. *Source: The Globe*

NISBET AND BACON, Oakville.

OAKVILLE—36 acres on Lake Shore, the most beautiful summer resort property for sale near Oakville, also lots from 5 acres up on lake shore.

BUILDING LOTS at Orchard Beach; only \$300 each.

HOUSES and town lots in Oakville, farms of all kinds at Oakville, Clarskon, and Bronte. Nisbet and Bacon, Oakville

Another 1906 ad for land and houses in Orchard Beach. *Source: Toronto Star*

Despite the excitement and push to develop and promote Oakville as a cottage community, some of the surveys were prematurely developed.³⁸ Carson and Bacon had a difficult time selling Orchard Beach as a summer oasis, despite the serene landscape and nearby lake views. This was mostly due to the lack of convenient transportation from Toronto and Hamilton to east Oakville.

The first cars didn't reach Toronto until 1909, and even then, they were marketed as recreational rather than as a form of intercity transportation.³⁹ A year after Carson and Bacon registered their plans for Orchard Beach, the Hamilton Radial Electric Railway (HRER) extended its suburban electric railway lines from Burlington to Oakville. But the trolley ended at Randall and Thomas streets and fell short of Orchard Beach.⁴⁰ A trolley line from Toronto reached Port Credit in 1905, but the Toronto and York Radial's plans to extend westward to meet up with the HRER never occurred. If the radial gap between Port Credit and Oakville had been filled, with a line running right past Orchard Beach, the Carson and Bacon development likely would have prospered. Since the line was never completed, Orchard Beach remained remote. However, some large and early homes were still built during this time.



Dewart Avenue, circa 1920—now Carson Lane—ran east-west between Howard and Park Avenues. Into the 1920s, the local roads were still quite rural, as shown here, and demonstrates that some of the lots were still not built on. *Source: Oakville Historical Society*

A group of investors, including mayor W.S. Davis (also the developer behind the historic Brantwood Survey neighbourhood) established a commission to straighten and widen the Lake Shore Road (Lakeshore Road) between Toronto and Hamilton and pave it with concrete.⁴¹ Orchard Beach fronted onto the road. The commission was successful in completing the highway—the first paved highway in Canada—in 1917, but the highway was of limited benefit to Carson and Bacon, when fewer than one in 65 Ontarians drove a car.⁴²

³⁸ MSAi, "Heritage Impact Statement: 497 Esplanade, Oakville, Appendix C", pg. 22

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ MSAi, "Heritage Impact Statement: 497 Esplanade, Oakville, Appendix C", pg. 22

⁴² Ibid.



1917 view of Lake Shore Road, after it was paved. Source: City of Toronto Archives

Unable to sell much of the land outright, Bacon and Carson attempted to attract a weekend cottage rental market. The Village Inn was built in 1912 in the subdivision.⁴³ The inn had 30-40 overnight suites, tennis courts, a 150-seat dining hall and dance hall, and a wide verandah facing the lake.⁴⁴



The Village Inn on Howard Street, circa 1917. Source: Oakville Historical Society

⁴³ Ibid.

⁴⁴ Ahern, Frances Robin. *Oakville: A Small Town (1900-1930)*. Oakville Historical Society in association with The Boston Mills Press, 1986, pg. 21

The inn closed in 1922 and reopened in 1934 when a new owner from Chicago, J.P. Boyd, proposed to convert the once refined resort for the rich into a beer hall.⁴⁵ The residents in Orchard Beach (at that time, Orchard Park) opposed the beer hall and the noise it would bring to their quiet neighbourhood.⁴⁶ However, after much debate, Boyd was issued a liquor license. The new hall brought business into Orchard Park. Mason, Rotary, Lions, and Legion clubs from Toronto and Hamilton booked the inn for dances, meetings, and fundraisers. A regional dog kennel show was held in 1936, which brought a different, still affluent, clientele.⁴⁷ However, the Village Inn was destroyed in a February 1941 fire.⁴⁸ Like other suburban developments in Oakville, such as the nearby Brantwood, Orchard Park finally developed into a stable residential community after the Second World War.⁴⁹

During the 1910s, while Orchard Beach lay mostly dormant for want of refined middle-class tenants, Toronto's wealthy were purchasing large estates along the lakefront between Port Credit and Oakville for summer homes. Those who weren't millionaires in 1910, but who were still affluent enough to be able to escape Toronto on the weekends, found homes in Oakville's Orchard Beach community. The families that purchased homes here from the 1910s to 1940s were considered upper middle-class. The Orchard Beach neighbourhood was a step down from mansions such as Gairloch and Edgemere to the east but was slightly more refined than Oakville's residential area to the west.⁵⁰

During this time, Charles Carson sold Lots 26 and 27 in the development to his brother William Herbert Carson.⁵¹ William then built the subject house on Lot 26 in 1921 and kept Lot 27, likely as a yard.⁵²

William Herbert Carson (1859-1948) was born in Oakville to his parents, William Thomas Carson and Phoebe Kenney. He was the oldest of the three Carson brothers and one sister.⁵³ All three brothers learned the homebuilding trade and were builders and contractors. C.D. Carson, as mentioned previously, was a well-known contractor. William Herbert moved to Vancouver in the late 1800s with his brother, George Robert, and lived there for eight years. They ran a contracting business there and built some of the young city's (founded in 1886) earliest buildings. He later returned to Oakville while George appears to have stayed in Vancouver.⁵⁴ Before he and his family moved, George owned a large house in Oakville, as pictured below in the book *Beautiful Oakville* from 1897. It still stands at 305 Lakeshore Road East.



1897 view of 305 Lakeshore Road East from the "Beautiful Oakville" book. Source: Oakville Historical Society.

⁴⁵ MSAI, via Collins, Richard. *A History of 88 Howard Avenue and the Orchard Beach Community, Oakville, Ontario*, pg. 22

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ See CHERs regarding Brantwood properties

⁵⁰ MSAI, via Collins, Richard. *A History of 88 Howard Avenue and the Orchard Beach Community, Oakville, Ontario*, July 11, pg. 25

⁵¹ LRO Instrument 4275, being a Bill and Sale, dated December 14, 1909, between Charles D. Carson and William H. Carson, for Lot 26 and another lot

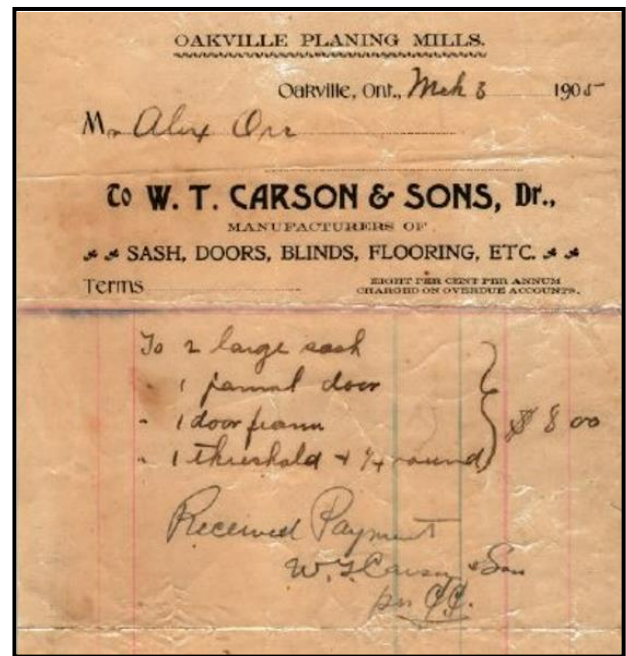
⁵² Oakville Public Library, *Town of Oakville Assessment Rolls, 1920-1921*

⁵³ *The Star*, "Noted builder now at rest", January 25, 1918, pg. 1

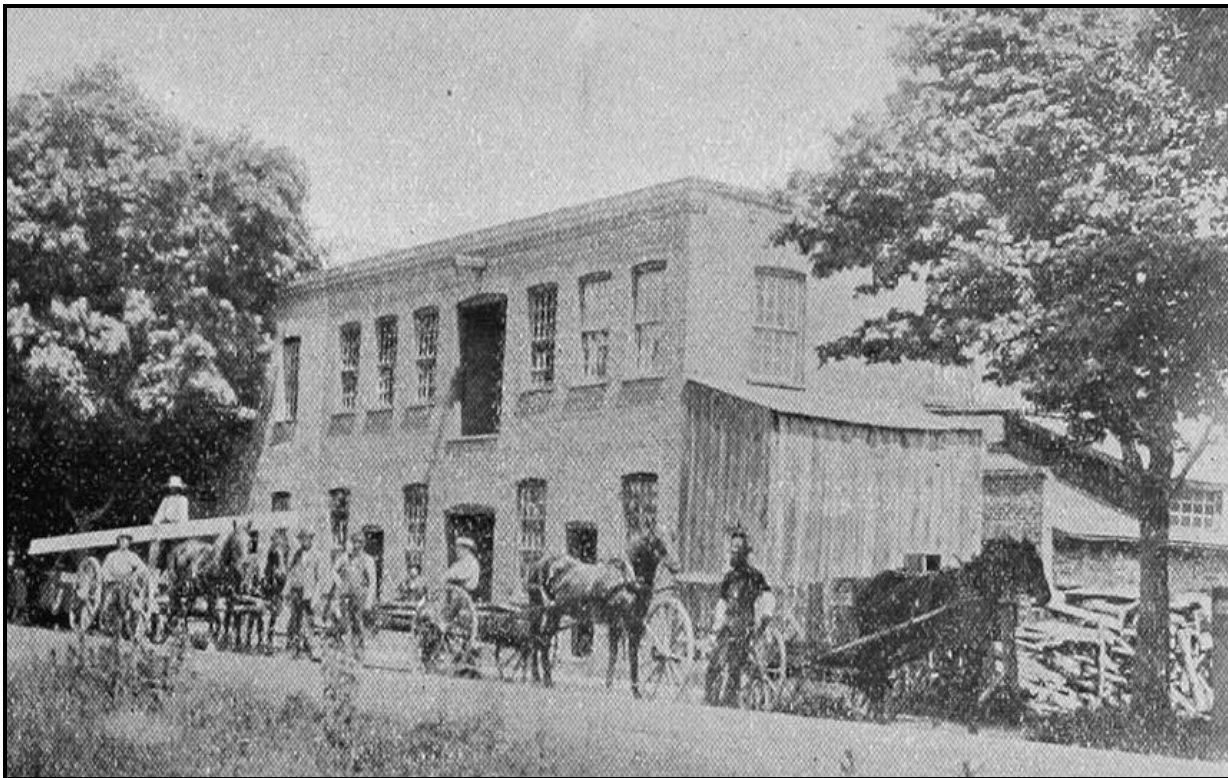
⁵⁴ Town of Oakville, "Heritage Structure Report: 506 Lakeshore Road East", 1992

In 1904, William married Frances Robinson when he was 44 and she was 38.⁵⁵ His birth date changes; one death record has his year of birth listed as 1869. His cemetery headstone lists his birth year as 1859, and census data has his birth year variously as 1862 and 1864, and his obituary states he was 88 in 1948, indicating his being born around 1860.⁵⁶ He is listed in the 1861 Census as around two years old, so the likely date is the headstone date of 1859.

According to W.T. Carson's 1918 obituary, William Sr. opened the "W.T. Carson & Son Planing Mill" in the old Hagaman carriage works on Trafalgar Road.⁵⁷ The responsibility of managing the mill was William Herbert's, as the oldest son. He operated the mill for over 30 years while also working as a builder.⁵⁸ This business was a thriving industry in Oakville. William was also a town councillor and was a founder of the Oakville Lawn Bowling Club.⁵⁹



A receipt from W.T. Carson & Sons planing mill. Source: Oakville Historical Society



Carson's Planing Mill, from the 1897 book *Beautiful Oakville*. Source: Toronto Public Library

⁵⁵ Ancestry.ca, *Ontario Canada, Marriages, 1826-1940*, 1904, "William Herbert Carson"

⁵⁶ *The Oakville-Trafalgar Journal*, "William H. Carson buried on Tuesday", March 25, 1948, pg. 1; Census of Canada 1891, 1911

⁵⁷ *The Star*, "Noted builder now at rest", January 25, 1918, pg. 1. Note that Mathews' book states it was W.H. who opened it in 1879, but given his young age and the name of the company it was likely William Thomas.

⁵⁸ Town of Oakville, "Heritage Structure Report: 506 Lakeshore Road East", 1992

⁵⁹ *The Star*, "Noted builder now at rest", January 25, 1918, pg. 1; heritage structure report



Another photo of the mill with employees out front. It was first the Hagan's carriage works, and then in 1860 it was Excelsior Carriage Works. In 1870 it became the Robert Tait Steam Cabinet Making. Carson then converted it to the planing mill. Source: *Oakville Historical Society*

In the 1890s, William's job was listed as a "house carpenter", however by 1921 he was listed as a "manufacturer", likely because he was running the factory. His father then lived with him and his wife, Frances, until his death in 1918.⁶⁰ While Charles and William continued to live in Oakville, their brother, George, appears to have remained in Vancouver since at least 1921.⁶¹

As previously stated, William bought Lots 26 and 27 from his brother Charles in 1909. However, the subject house does not appear on assessment rolls until 1921, where it is shown as being built with a value of \$2,000. Before this it is not present, so William owned the land but did not built on it for over a decade.

618	Garson, W.H. Oakville	J.H.F. Manager.	26.	8 ¹ / ₂ bldg	800 2000
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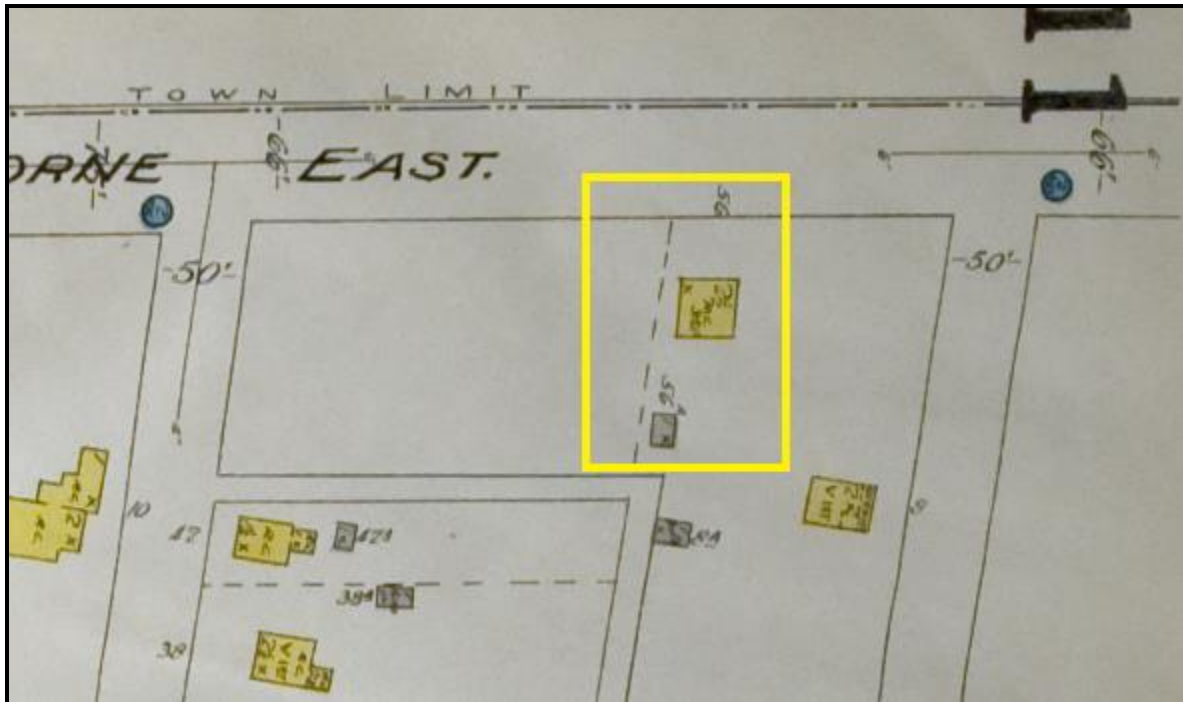
Tax assessment roll from 1921 showing W.H. and Frances as owners of Lot 26 and 27 in Orchard Beach, with its value of \$2,000 highlighted. Source: *Oakville Public Library*

The house was likely designed and built by William Carson or his brother. In 1924, William sold the lots to his wife, Frances, although it is likely they both remained living at the house over the next 17 years. They then sold it in 1938 to Henry Edmund Robinson, Frances' brother and a retired farmer.⁶²

⁶⁰ *The Star*, "Noted builder now at rest", January 25, 1918, pg. 1

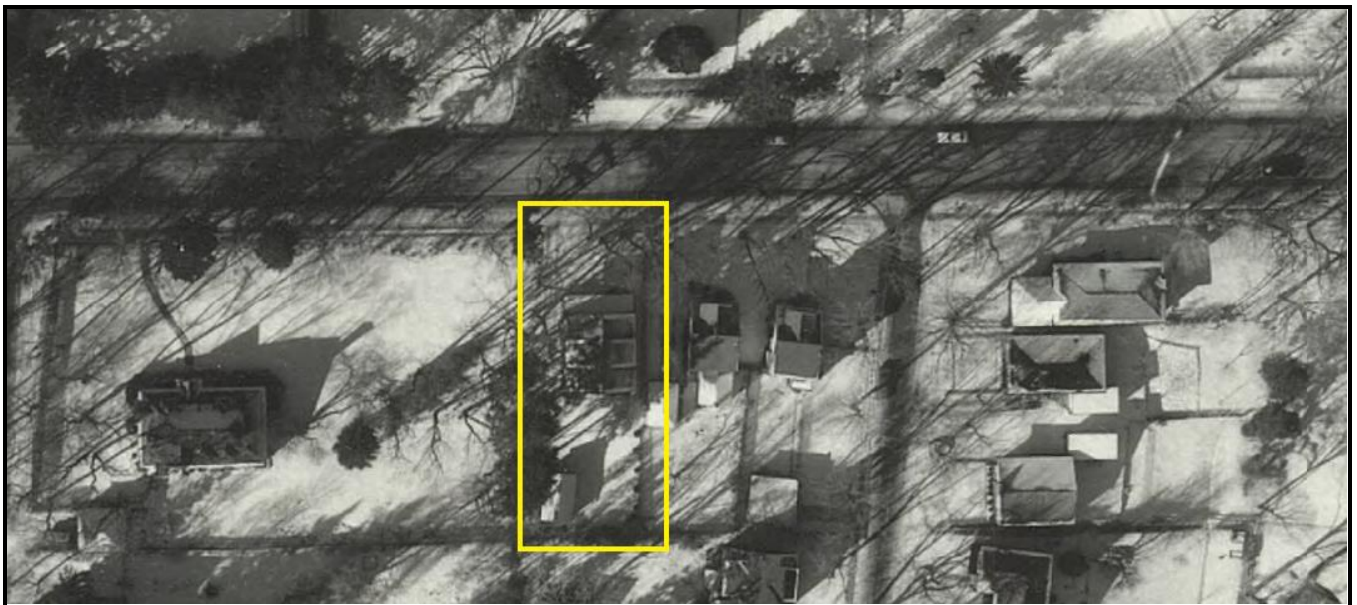
⁶¹ Library and Archives Canada, 1921 Census of Canada

⁶² Library and Archives Canada, 1881, 1891, 1901, 111 Census of Canada



The house in the 1924 fire insurance map; the lot east of it was owned by the Carsons as well. Note the large pieces of land still empty in the subdivision. Source: *Underwriters' Survey Bureau. Insurance Plans of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1932*

Henry Edmund Robinson had the house for three years until his death in 1941, and his estate sold it to Euphemia Gallow. The house then went through several other owners over the next ten years, when the lots were likely sold separately again. Aletha Jones purchased part of Lot 26, which included the house, meaning the other part of Lot 26 and Lot 27 were sold separately. Jones bought the land in 1949 and lived there until 1969 with her husband Arthur and their family. The current owners purchased the house in 1977 and have maintained the historic character of the home ever since.



1962 aerial showing the subject house in yellow; the two small houses to the east were built on the original Lot 27 and the other part of Lot 26, which were also originally owned by W.H. and Frances Carson. Source: *McMaster Library Aerial Photo Library*

In summary, the house has historical value as it has direct associations with the theme of development of Orchard Beach/Park, an early 20th century cottage subdivision in Oakville that began the town's transition from an industrial to resort town. The property also has associations with the Carson family, notably the builder and first owner, William H. Carson, one of the Carsons who built many of the structures in Oakville and operated the Carson & Sons Planing Mill for over 30 years. The Carsons were an important family in the town since their father, William Thomas, moved there in the 1850s and proceeded to create a contracting empire with his three sons, who all continued in the building trade. Charles Carson, William's brother, was the surveyor and developer of the neighbourhood who sold the land to his brother for development.

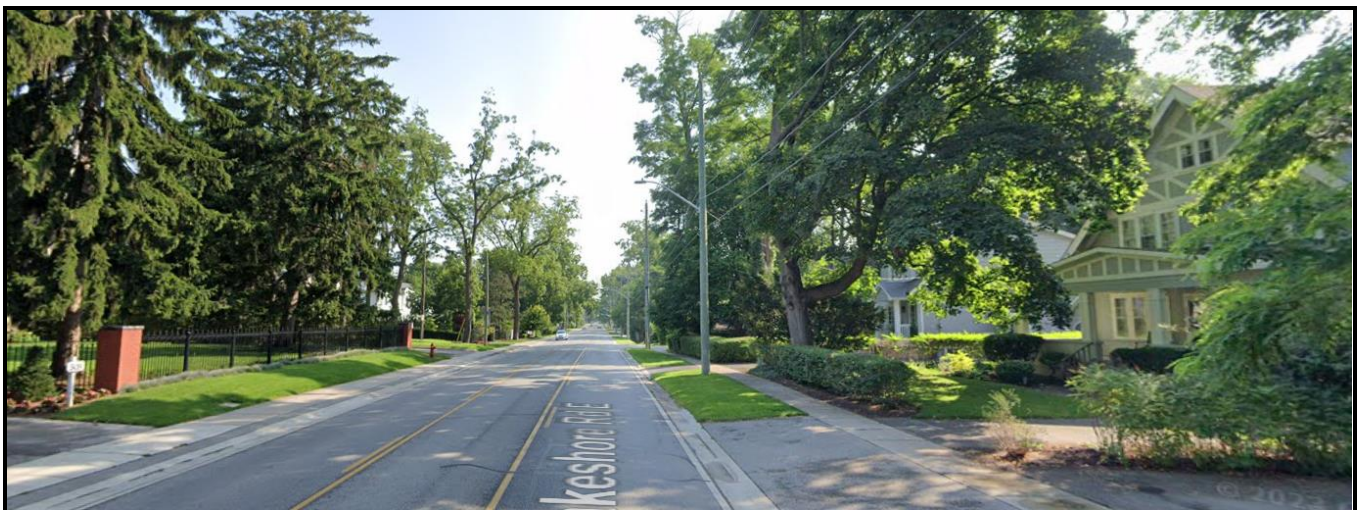
Contextual Value

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. There are also houses that were not constructed until after the Second World War, when the post-war building boom got underway. The stretch of Lakeshore Road East that the house stands on also contains several other historical houses. These early homes in the neighbourhood, like the subject property, are key anchor points to Orchard Park/Beach as they define and reflect the Arts and Crafts origins of this important subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Orchard Beach/Park, it is linked to the origins of the subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, which were a popular style of Oakville's early 20th century resort area. It is also contextually significant to Lakeshore Road East, which the house fronts, and its history as an early row of estate and upper-class houses that defined Oakville in the 1900s. The house is prominent on the street.



Lakeshore Road East looking west with the subject property on the left, 2023. *Source: Town of Oakville Planning Services Staff*



Lakeshore Road East looking east, with the subject property on the right, 2023. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Arts and Crafts era house in Oakville with Craftsman, Tudor Revival, and Queen Anne influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the theme of the development of 'Orchard Beach', an early 20 th century subdivision of Oakville. It is also associated with the builder and owner, William H. Carson, one of the Carson brothers of Carson & Sons Planing Mill, who also built houses around Oakville with his brother, Charles D. Carson. They were a notable local family.	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;	While the house contributes to the charming local streetscape, there is no longer a defined character of the local area that it supports.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community and its early houses along Lakeshore Road East and in Orchard Beach/Park.	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 William H. Carson House is located on the south side of Lakeshore Road East, between Park Avenue and Howard Avenue. The property contains a 1921 two-and-half-storey frame house.

Design Value or Physical Value:

The William H. Carson House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman, Tudor Revival, and Queen Anne influences. 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. The home was built in 1921, with Craftsman characteristics such as: symmetrical massing with front gabled roof and large front porch with hipped roof; horizontal wooden siding; wooden soffit and fascia; wooden details on the front porch; multipaned window fenestration on all four elevations, with wooden trim and remaining storm windows; projecting window on the west elevation; and brick chimneys. Tudor Revival elements include the half-timbering and large wooden brackets along the roof trim. Queen Anne elements include the steeply pitched roof, ornate wood detailing, and multiple sets of narrow windows.

Historical Value or Associative Value:

The William H. Carson House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Orchard Beach' and then 'Orchard Park', an early 20th century subdivision of Oakville. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder William H. Carson, a local builder and contractor and who ran the Carson Brothers Planing Mill on Trafalgar Road. The Carson family was a notable local family, and William and his brother Charles built many structures around Oakville.

Contextual Value:

The William H. Carson House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. It is a prominent house in the historical Orchard Park (originally Beach) subdivision and continues to function as a residential house. It is visually present along Lakeshore Road East, and it contributes to the understanding of the local community and its early houses along Lakeshore Road East, particularly those houses that were developed as part of the Orchard Beach subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville. The house is one of the earlier structures built as part of the subdivision and its presence contributes to the historical character of the area, including other Arts and Crafts houses from the era.

Description of Heritage Attributes

Key attributes of the property at 506 Lakeshore Road East that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman, Tudor and Queen Anne style influences, as they relate to the original two-and-a-half storey house, include:

- The symmetrical and large massing and form of the two-and-a-half storey frame building with steeply gabled roof;

- Wide front porch with low gabled roof, low porch wall and the presence of large square columns;
- Horizontal wooden siding;
- Stucco and half-timbered cladding in the front and rear gables and in the front porch gable;
- Wooden exposed eaves with wooden soffits, wooden fascia, wooden trim and large wooden brackets;
- Projecting front entrance with the presence of a panelled wooden front door;
- Fenestration of the windows on the west, north and east elevations;
- Projecting bay window on the west elevation;
- The presence of multipaned wooden sash and casement windows with wooden trim; and
- Red brick chimneys.

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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