

APPENDIX C

Cultural Heritage Evaluation Report
Crosbie House (south half)
135 Chisholm Street, Oakville, Ontario



135 Chisholm Street, 2024. Source: *Town of Oakville Planning Staff*

1. Executive Summary

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

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

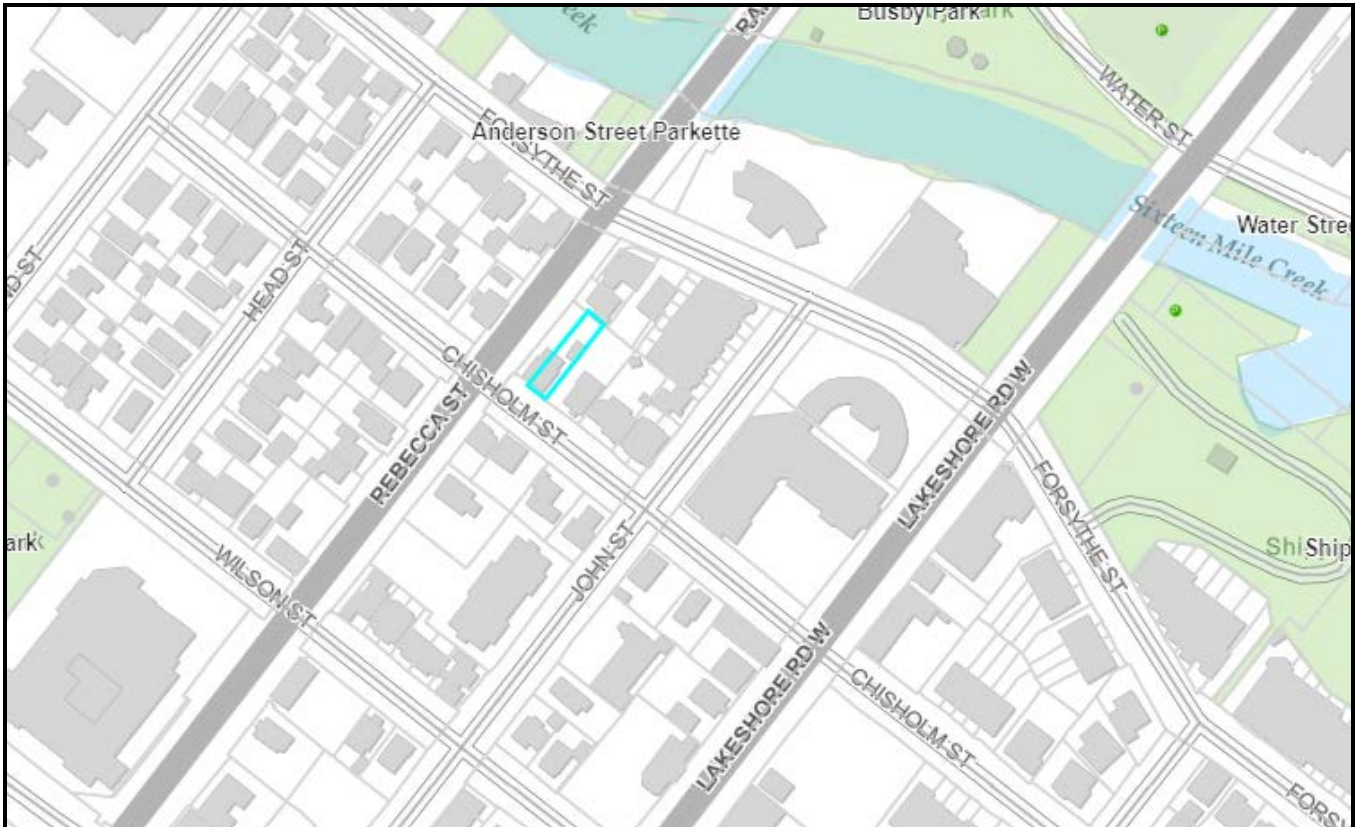
The property at 135 Chisholm Street is located on the east side of Chisholm Street between Rebecca Street and John Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1890 frame house."

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

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 135 Chisholm Street is located on the east side of Chisholm Street between Rebecca Street and John Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. After being purchased by William Chisholm in 1831, the subject property became part of Lots 5 and 6, Block 57, in Edward Palmer's 1835 "Plan of Oakville" (registered in 1850). The property contains a semi-detached one-and-a-half storey frame house built in 1913.



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

Legal description: PLAN 1 BLK 57 PT LOTS 5,6 RP 20R2672 PART 2; OAKVILLE

3. Background Research

Design and Physical Value

The building at 135 Chisholm Street is a one-and-a-half storey vernacular frame house built in 1913. The house has design and physical value as a representative example of an early 20th century Oakville vernacular frame house built with influences from the Arts and Crafts movement.



The subject property in 2008. Source: Town of Oakville planning files

Vernacular Homes in Oakville

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

Arts and Crafts Movement (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.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the home

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

as a place of serenity, with a focus on the home as part of the natural environment.³ Characteristics of these houses can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; 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.

Subject Property Description

The subject building is a symmetrical one-and-a-half storey semi-detached frame worker's house built with influences from the Arts and Crafts movement. The house has an intersecting gable roof with a front gabled dormer on each half of the building. There is a front covered porch that runs along the width of the whole building, a common element of the Arts and Crafts era. While there are subtle differences between each half of the semi-detached house, both sides generally retain the same material and aesthetics.

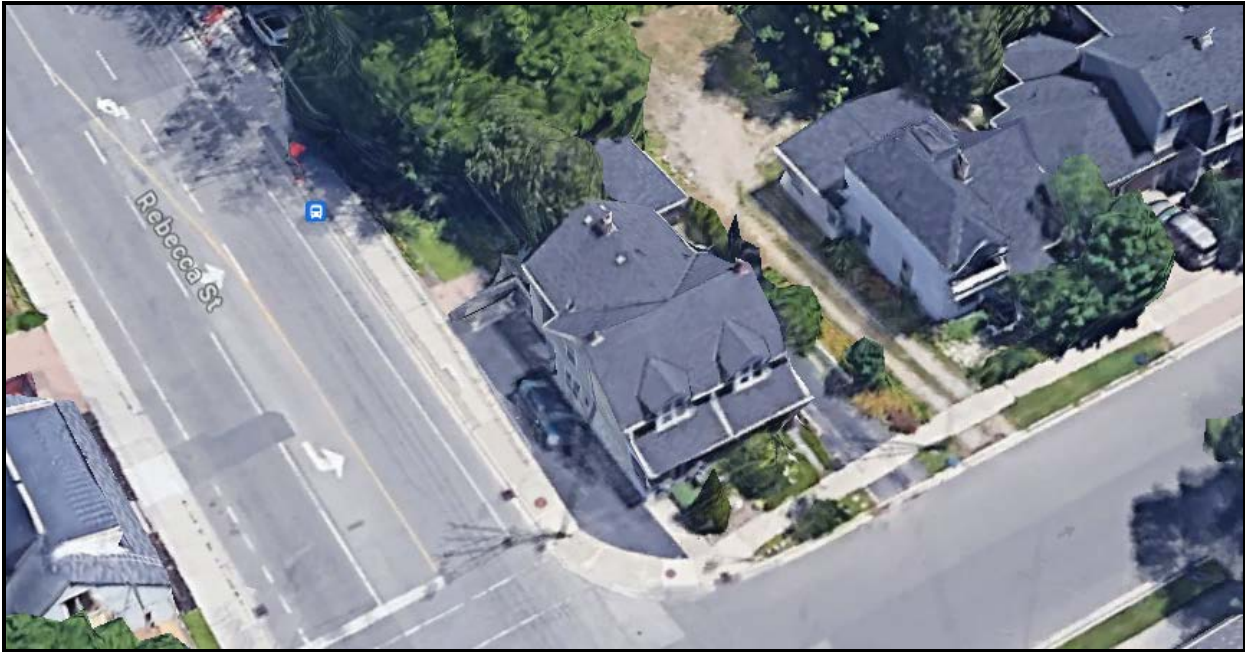


View of the west elevation (front) and south elevation of 135 Chisholm Street, 2024. Source: *Town of Oakville Planning Staff*

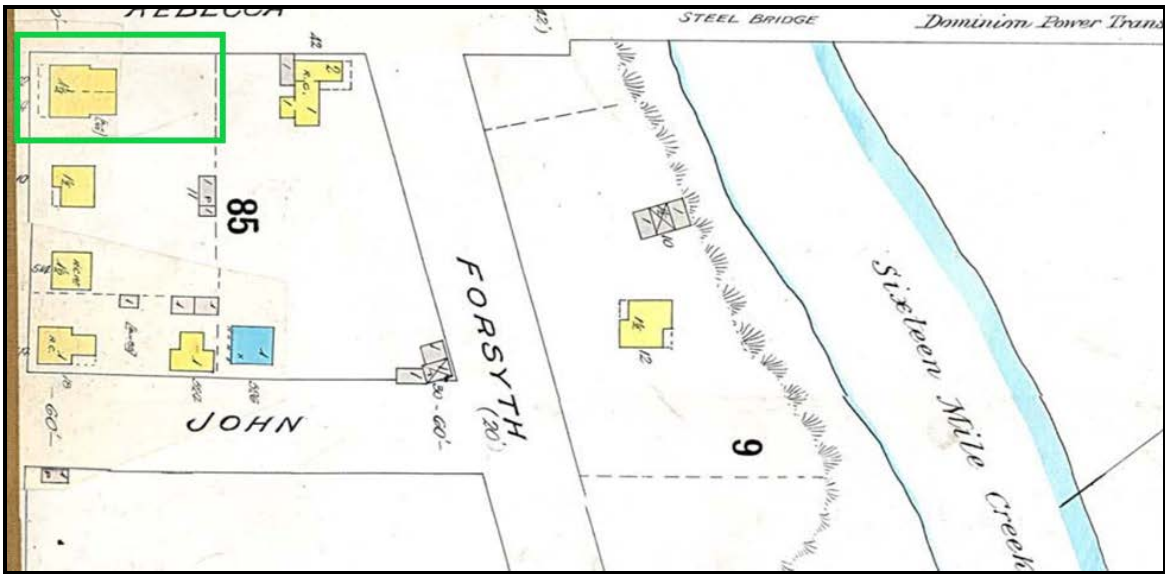
³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105



North elevation, showing the rear of the house from 137 Chisholm Street, 2024. *Source: Town of Oakville Planning Staff*



Massing of the house as seen from the air (house on the corner). *Source: Google*



1913 fire insurance map showing the massing of the house. The dashed line at the front indicates covered open porches. Source: Underwriters' Survey Bureau

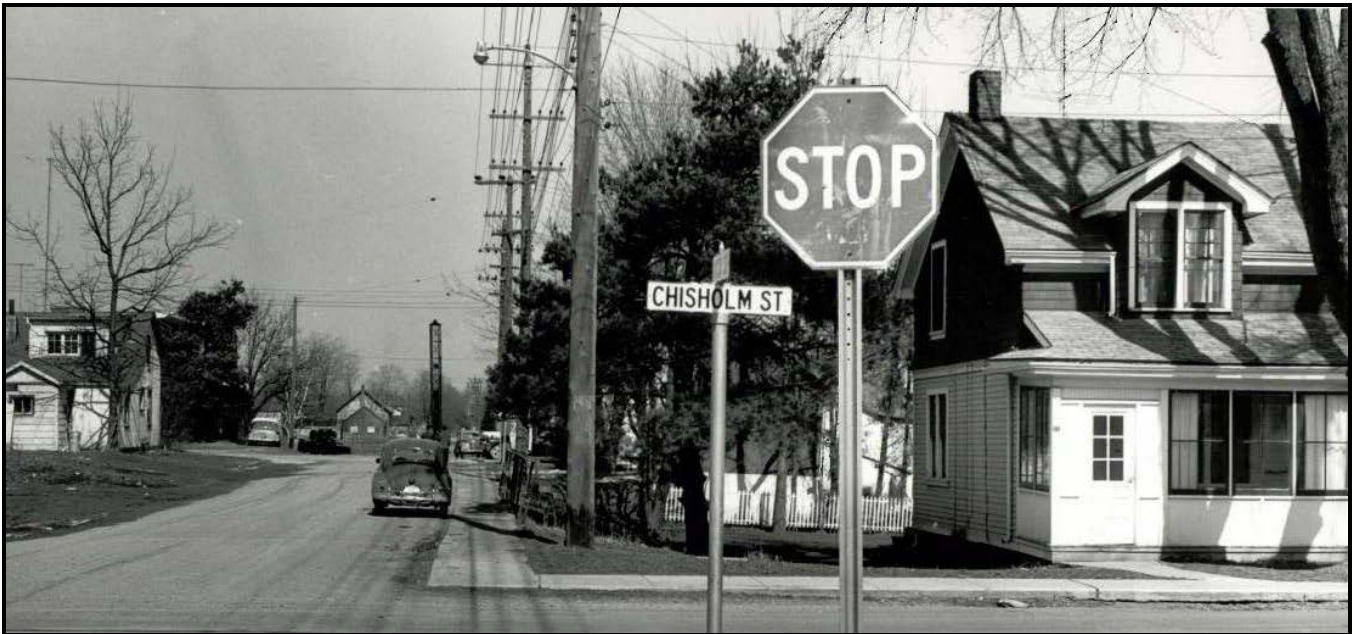
The house is clad in horizontal wooden siding on the lower storey and shingles on the upper storey. The second storey flares out where it meets the first storey, a common element of Arts and Crafts era homes, along with the mix of cladding materials. Wooden trim separating the two styles of cladding still runs along the length of the house on both portions. The fascia, soffit, and roof trim with a simple frieze are all still made of wood.



Siding on 135 Chisholm Street, showing the shingles and horizontal siding, 2024. Source: Town of Oakville Planning Staff



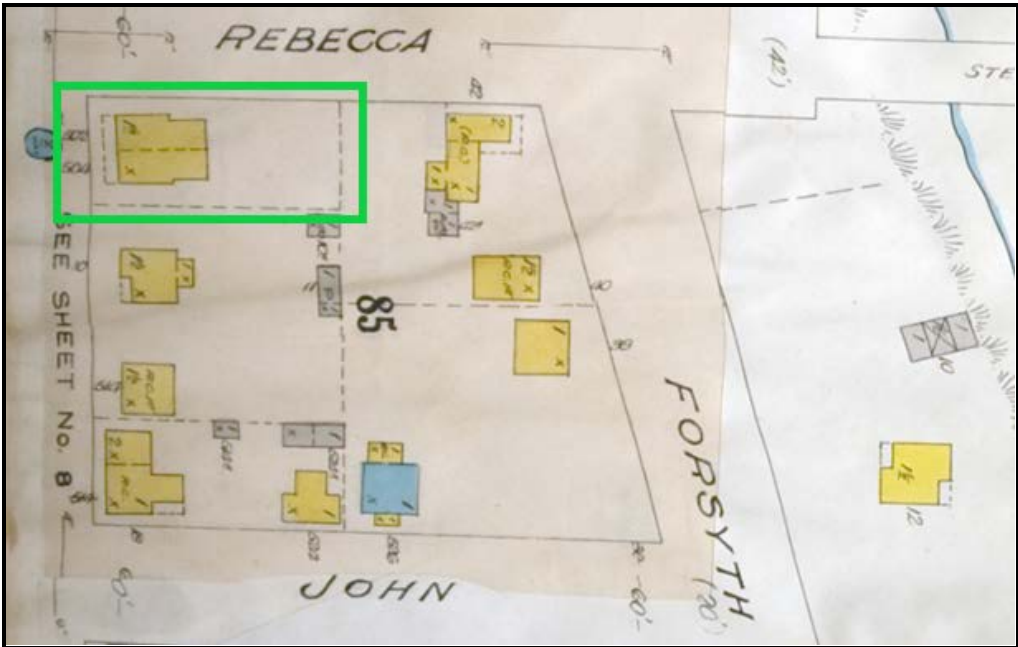
Close up of the wood horizontal siding, 2024. Source: *Town of Oakville Planning Staff*



Circa 1950s photo showing the wooden shingles on the upper storey of 137 Chisholm Street. Source: *Town of Oakville Planning Files*

The front porch was originally a covered open porch as indicated in early fire insurance maps. At some point between 1924 and 1949, the two porches were enclosed. They were opened again likely in 1971⁴ and since then, the porches have remained open, with the low stuccoed wall remaining as the base of the porch. Square columns were also added. This was likely done in 1971 by longtime owners Jean Crosbie and Olive Cowling, whose family owned both portions for over 50 years.

⁴ Building permit history in planning files



1924 fire insurance map showing the open air porch is still present (dashed line). Source: Underwriters' Survey Bureau



1949 fire insurance map, showing the porch is now enclosed and a garage was added to 135 Chisholm Street. Source: Underwriters' Survey Bureau



Front porch with simple square columns and a stucco knee wall at 135 Chisholm Street, 2024. *Source: Town of Oakville Planning Staff*

The house mostly has its original windows, the majority being 9/1 wooden sash windows. Some historic windows have been replaced on the rear portions of the house. The windows have wooden trim and sills.



Close-up of dormer window showing wooden detail, 2024. *Source: Town of Oakville Planning Staff*

The house has two brick chimneys, one on the main portion of the building and a shared chimney at the rear.



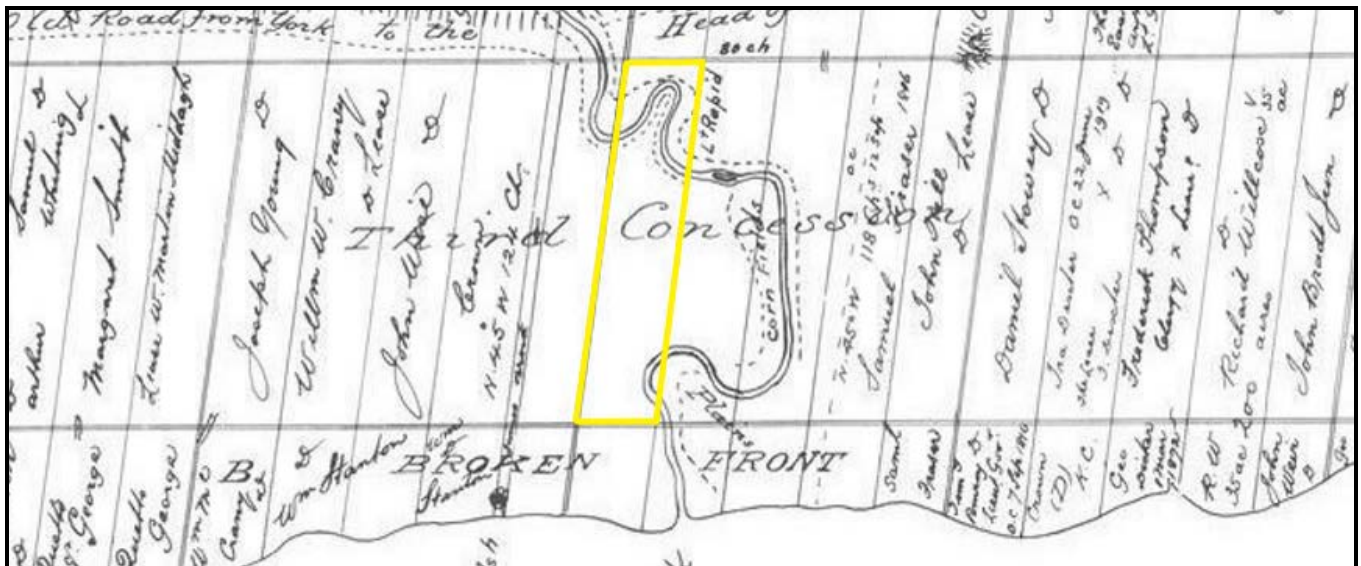
Chimneys from the aerial. Source: Google

In summary, the house has design value as an early representative example of a vernacular Oakville frame semi-detached house with influences from the Arts and Crafts era. Both sides maintain the same heritage attributes, which include: low massing with intersecting gable roof and front gable dormers; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffit; covered front porch; 9/1 style wooden windows with wooden trim and sills; and brick chimneys.

Historical and Associative Value

The property at 135 Chisholm Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁵

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. 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.⁶ The subject property is in the territory of Treaty No. 22.⁷



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 15, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

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The subject area was known as the Third Concession South of Dundas Street, Lot 15. It was granted to William Chisholm in 1831. He purchased 1,000 acres of land at the mouth of the Sixteen Mile Creek from the Crown.⁹ He

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

⁶ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

⁷ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

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

⁹ 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

is widely regarded as the founder of the Village of Oakville. Chisholm realized the value of Sixteen Mile Creek and the surrounding areas for industrialization.¹⁰ He partnered with the firm Forsyth, Richardson, and Co. to build a large dam on the Sixteen Mile Creek to promote mills in the area.¹¹ While many lots around the creek were sold in the 1840s for industry, a number of lots west of Sixteen Mile Creek were resurveyed into more modest sized lots in the 1850s.¹²



The 1837 map of the area shows the large lots, initially divided for industrial use. In the 1850 map, they became subdivided into smaller residential lots. Source: *Town of Oakville planning files*

These lots were surveyed because of the expectation for housing needs for the workers required to meet the demands of expanding industry in Oakville.¹³ However, the second half of the 1800s saw an economic downturn, particularly in the shipping industry, which was a large part of Oakville’s economy.¹⁴ Tourism and fruit growing began to fill this gap, and Oakville underwent a transition in the late 1800s and early 1900s. Changes occurred around the harbour area to address some of these shifts, with more residential houses being constructed. Some businesses continued, however, and this area was known for its local industries such as the tannery, the shipyard, and other businesses.¹⁵

¹⁰ Oakville Historical Society, <https://www.oakvillehistory.org/our-town.html>

¹¹ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 87

¹² Kerr, Robert, “1850 map of Town of Oakville”, Town of Oakville Planning files

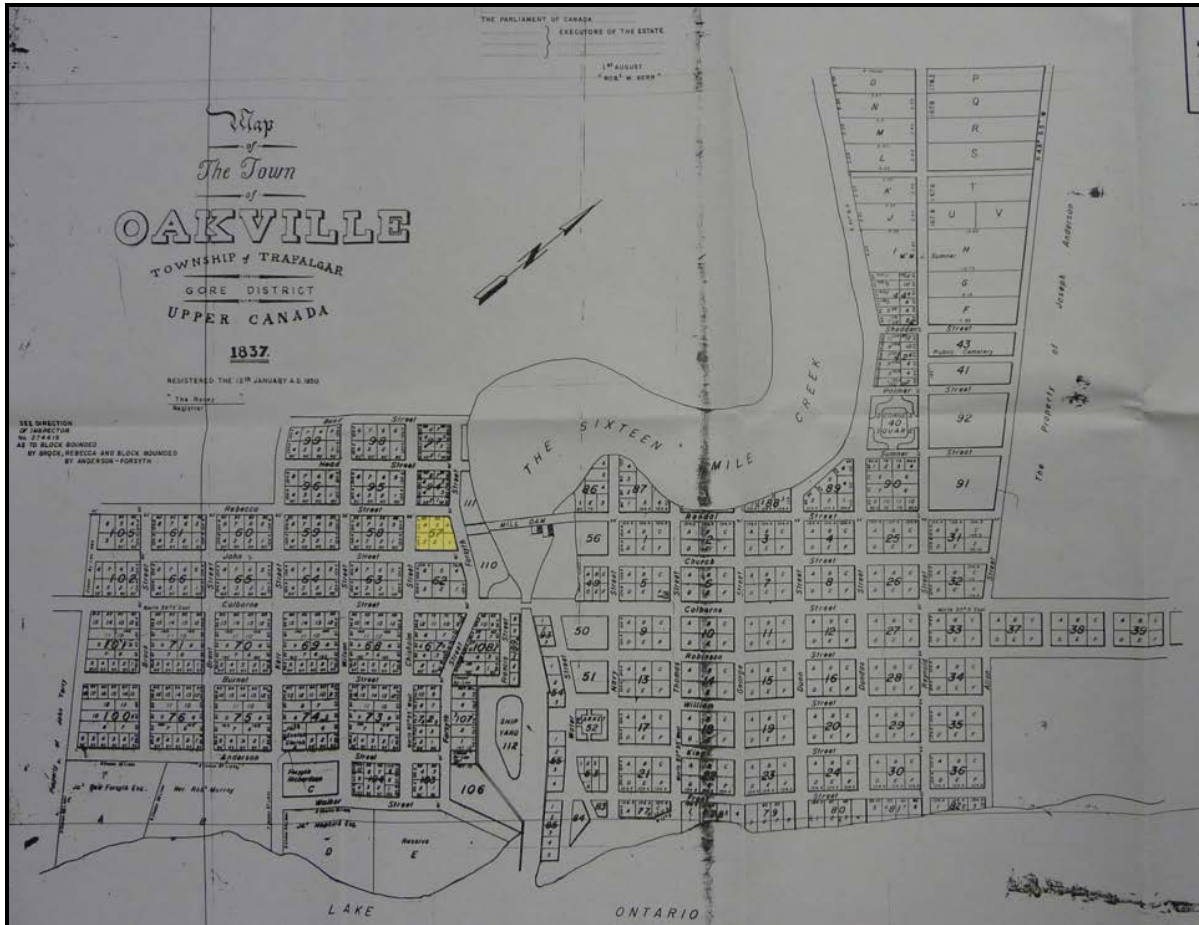
¹³ KSA Architectural Solutions Inc., “Heritage Impact Assessment: 152 Chisholm Street”, April 2023

¹⁴ Oakville Historical Society, <https://www.oakvillehistory.org/our-town.html>

¹⁵ Ibid.

Many of the homes in this area would have been occupied by people who worked in the local industries or in the area, and most of the houses were modest and affordable. To maintain affordability, the homes were simple.

The 1850 registration version of the Oakville plan includes where the subject property sits. It is built on Lots 5 and 6, Block 57.



Block 57 is highlighted in the above 1850 survey of the Town of Oakville. Below is a close-up on the lots where the subject property was built. Source: *Town of Oakville planning files*



Close up showing where the current lot is, highlighted in yellow. The house is built on the Lot 6 portion and Lot 5 is the backyard.

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.

The property was part of a long legal battle between banks, mortgagers, and the Chisholm sons after William Chisholm's death in 1842.¹⁶ Below, the multiple transactions after William Chisholm's death for Lot 15, Concession 3 SDS are summarized in the table below.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 15, 3 Concession SDS	1806-1831
William Chisholm	All (sold parts to Gore Bank in 1839)	1831-1841
Edward C. Thomas, Sheriff	Part of Lot 15	Unknown-1845
George K. Chisholm	All William Chisholm's interest (sold some to Gore Bank except some village lots)	1845-1859
Back and forth between George and Robert		
Robert K. Chisholm	Part of Lot 15	1859

Lot 15, Third Concession SDS was divided between the Chisholms and others circa 1859; the lots drawn on the 1835 map had not all been purchased by the time of William Chisholm's death. Rober Kerr Chisholm became the Chisholm son that owned the section of the land that became Block 57 from the map.

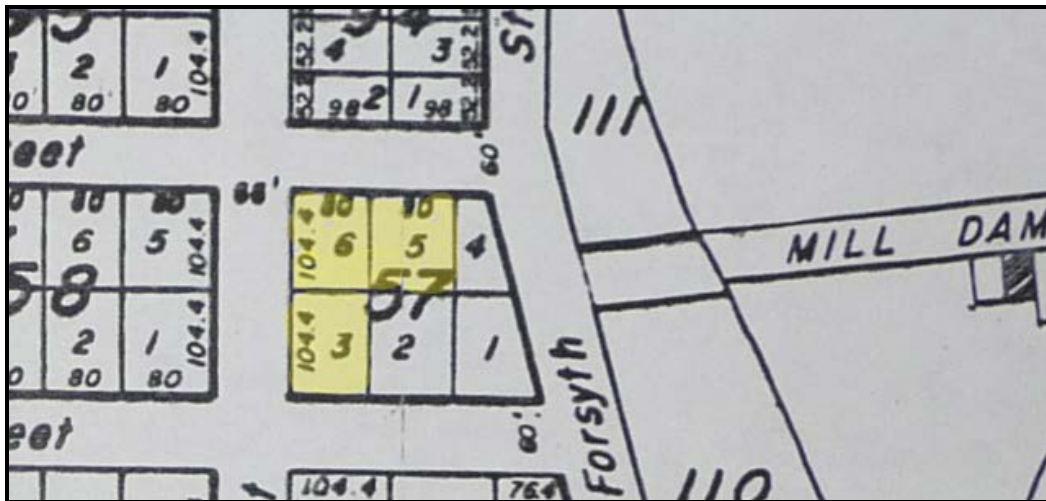
Below is a summary of owners of the specific lots associated with this property on Block 57. For some periods of time, the owner of 135 Chisholm Street would also own 137 Chisholm Street and either rent out both or one unit.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Robert K. Chisholm	Block 57, Lot 6	1859-1875
John Costello	Block 57, Lot 6 Lot 3 in 1871; Lot 5 in 1878	1875-1894
John Costello	Block 57, Lot 6, Lot 3, and Lot 5	1883-1894
Annie Lewis, previously Costello	Block 57, Lot 3, 5, 6	1894-1906
George Charles Lewis	Ibid.	1906-1913
Patrick Lamphier for Lewis Estate	Ibid.	1913-1920
Edward Romley Sagle	Part lots 5 and 6	1920-1922
Nellie Hunter	Ibid.	1922-1923
Thomas Armstrong and Ella Crosbie	Part lots 5 and 6 (both 135 and 137 Chisholm Street)	1923-1957
Jean Armstrong Crosbie and Olive Crosbie, daughters,	Ibid.	1957-1973

¹⁶ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 174

as joint tenants		
Robert Wade	Ibid.	1973-1974
Stanley and Jane Rutherford	Ibid.	1974-1977
Julian and Jean Binks	Part lots 5 and 6, only 135 Chisholm	1977-1981
Paul and Carole Borgerink	Ibid.	1981-1984
Harvey and Laurie Emery	Ibid.	1984-1992
Maxine Raper	Ibid.	1992-2001
Anne Pobjoy	Ibid.	2001-2012
Current owner	Ibid.	2012-present

Chisholm began selling lots from Block 57 after 1859. He sold Lot 3 to John Costello in 1871, which is the lot south of Lot 5, and had built a house there around the late 1860s¹⁷ Costello likely lived in that house on Lot 3. In the same assessment rolls, Costello also owned Lots 5 and 6 by 1875, but did not build a house on it.¹⁸



The three lots owned by John Costello, bought between 1871 and 1883.

According to the 1873 tax collector's roll, Costello was listed as a fireman. However, in all censuses and land purchase documents, he was listed as a labourer. It is possible he was a volunteer firefighter. He was born in Ireland around 1827 and emigrated to Canada sometime before the 1860s.¹⁹ He was married to Catherine and they had a daughter Annie, born in 1863.²⁰

Thomas Pepper Carpenter	F	"	"	"	3,4,8,6	400	5.20
John Costello Fireman	F	"	57,	"	3 & 6	400	3.00
"	H	"	"	"	5	100	1.30
(owner R. K. Chisholm)							

1873 tax collector's roll summary, showing that Chisholm still owns Lot 5 and that Costello is living on a house on Lot 3/6. Source: Oakville Historical Society

¹⁷ Oakville Public Library, Town of Oakville collector's rolls

¹⁸ Land Registry documents and Oakville Public Library, Town of Oakville collector's rolls. Costello is listed as the owner in the assessment rolls before he officially purchased lots from Chisholm. This was not uncommon for the time. Combined values in collector's rolls indicate the only building is still the first one on Lot 3.

¹⁹ Ancestry.ca, Deaths – Schedule C, John Costello; Costello appears in the 1861 census with his wife, Catherine, and their oldest daughter, Mary (aged two).

²⁰ 1871 Census of Canada

The three lots stayed in the Costello family for over 30 years until John Costello died in 1894 from heart failure.²¹ His daughter Annie inherited the three lots.²² In the 1901 census, Annie is listed as living alone and her job was a “tailoress”.²³ She married George Charles Lewis in 1904 when she was 33 and George was 49.²⁴ They had a daughter, Mary, born in 1906.²⁵

George Charles Lewis was born in Hamilton in 1854.²⁶ At some point he went to the UK to live with his mother and sister. When he was 23, he married Eliza White in York, England. They had six children together and George’s job was a joiner.²⁷ George left England for Canada in 1886 and arrived in Montreal. His destination was Peterborough.²⁸ What happened between 1886 and 1904 is unclear, as is the reason for his departure. His children appear to have remained in the UK and Eliza kept the surname Lewis.²⁹

It is also not clear how Lewis ended up in Oakville, but there he settled into being first a carpenter and then a contractor around town.³⁰ He was apparently living in Oakville since around 1899.³¹ George and Annie Lewis built the house south of the subject property at 131 Chisholm Street circa 1907. In 1906, Annie transferred only one lot, Lot 6, to her husband’s name. At this time, all three lots were listed under his name with the building value at \$500.³²

In a tax assessment roll from the following year, it then shows the lots separated with different building values. Lot 6, which also has the Lewis House to the south, however, is separated out and now has a building value of \$1000. This indicates the Lewis House, located today at 131 Chisholm Street, was built between 1906 and 1907 by George Lewis, who was a contractor and carpenter.

192	Geo. C. Lewis	"	52	Carpenter	"	54	3.5			300	550	850
193	"	"	"	"	"	"	"			100	1000	1100
194	E. W. White	"	"	"	"	"	"					

1907 tax assessment rolls show lots 3 and 5 are still at a built value of \$550, but now Lot 6 has a built value of \$1000. This change shows the house was likely built at this time by John Costello’s daughter and son-in-law.

By the following year, the Lewis’ had moved into the house at 131 Chisholm Street and were renting out the house John Costello had built on Lot 3 in the 1860s.³³ The subject building at 135-137 Chisholm Street does not appear in the 1910 fire insurance map when the Lewis’ still owned the lot and it would have acted as a northern garden or yard for their house at 131 Chisholm. The 1913 fire insurance map does show the subject semi-detached house, and so sometime between 1912 and 1913, George Lewis likely led the building of this house. This is substantiated by tax assessment rolls which indicate that the value of Lot 6 (with their house at 131 Chisholm) goes up in 1913. The subject structure at 135-137 Chisholm Street is separated out as “northwest lot 6” and is valued at \$1,600.

²¹ Ancestry.ca, *Deaths – Schedule C*, John Costello.

²² Oakville Public Library, Town of Oakville assessment rolls

²³ 1901 Census of Canada. It is the same house as the owners are the same as the 1870s/80/90s when John Costello owned the house.

²⁴ Ancestry.ca, *County of Halton Schedule B – Marriages*.

²⁵ Ancestry.ca, *Births, County of Halton, Division of Oakville*.

²⁶ Ancestry.ca, *1871 Census of England*

²⁷ Oakville Historical Society, “The real George Charles Lewis”, research document; Ancestry.ca, George Lewis and Eliza White marriage certificate, 1877, lists his job as joiner.

²⁸ Ibid.

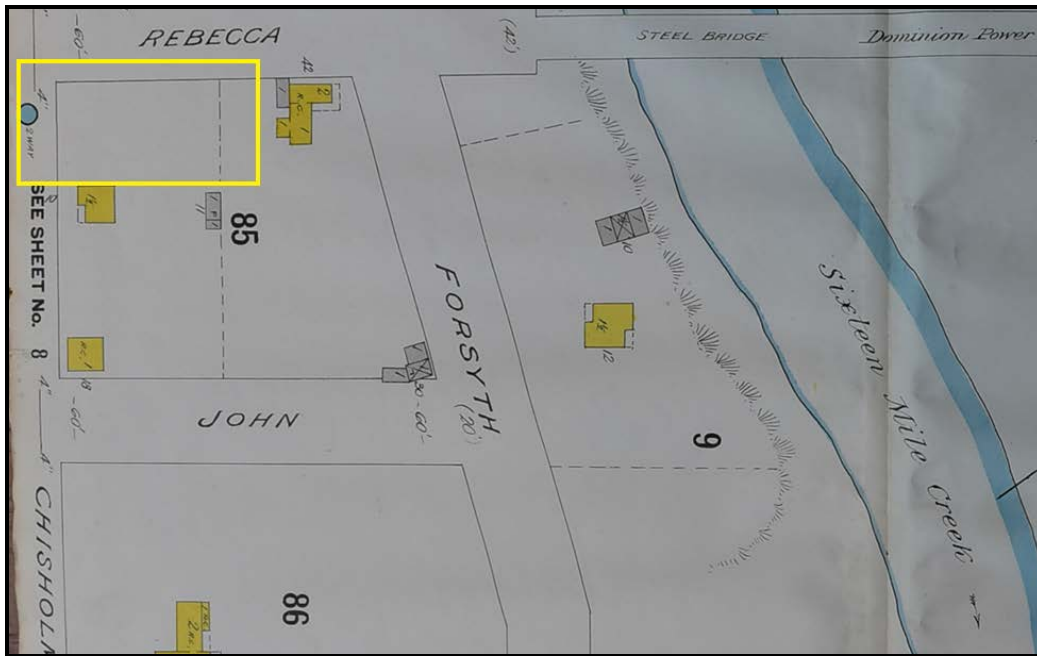
²⁹ Ancestry.ca, 1911 Census of England for Eliza Alma Lewis

³⁰ Library and Archives Canada, 1911 Census of Canada

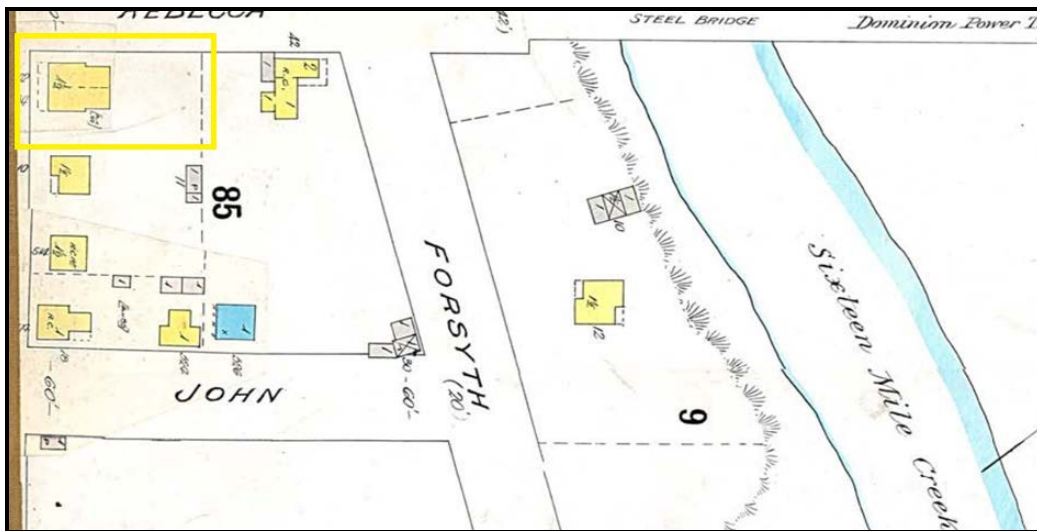
³¹ *Hamilton Spectator*, March 18, 1913, via Oakville Historical Society, “The real George Charles Lewis”, research document

³² Oakville Public Library, 1906 tax assessment rolls

³³ Ibid., 1908 tax assessment rolls



1910 fire insurance map showing the house is not there. The Lewis' house, 131 Chisholm, is directly south of the yellow box. Source: Underwriters' Survey Bureau



The house is there in the 1913 fire insurance map. Source: Underwriters' Survey Bureau

In 1913, the first tenants have moved into the subject house: Harry Wood, a driver, and Mrs. Adelaide Myers, a widow, rent each unit but it does not specify who lived in which.³⁴

In 1912, Annie died in 1912 from a heart condition.³⁵ Her husband, George, according to friends, suffered from alcoholism and depression after his wife's death.³⁶ His daughter Mary was living with friends from Erindale following Annie's death. George sold the portion of the Costello land with the subject house in 1913 to Thomas Bain.³⁷ George Lewis apparently was staying at a rooming house after that.³⁸ That same year, George died by

³⁴ Ibid., 1909-1915 tax assessment rolls

³⁵ Ancestry.ca, *Deaths*, Annie Lewis

³⁶ Oakville Historical Society, "The real George Charles Lewis", research document

³⁷ LRO Instrument 8322, being a Bill and Sale, dated April 15, 1913, between George Charles Lewis, widower, and Thomas Bain, for part of lot 6 and other land.

suicide by drinking carbolic acid.³⁹ He had gotten his affairs in order beforehand, and had his friends, Patrick and Elizabeth Lamphier, prepared to sell the Costello land to support his and Annie's daughter, Mary.⁴⁰ He also left his daughter in the care of the Lamphiers, stating in his will:

"It is my wish that my said daughter should receive a good education and that when she arrives at the age of Thirteen or Fourteen years, she would be sent to a Roman Catholic Convent, preferably that at Hamilton, Ontario, for the purpose of continuing her education . . . "

Patrick Lamphier did both, and the following year sold off sections of the Costello land. He and his wife then raised Mary Lewis. In a *Hamilton Spectator* article, it reads:

*"George Lewis, builder and contractor, was found dead yesterday morning at 6 o'clock by Mr. Wood, with a small empty bottle beside him which had contained carbolic acid. Letters were also left, to the effect that he was tired of life. Dr. Stead was called, and the coroner, Dr. Speers, of Burlington. As it was a plain case of suicide no inquest will be held. Deceased had lived in Oakville about 15 years. His wife had died about a year ago. One daughter survives ..."*⁴¹

Another reads:

*"CARBOLIC G. H. [C] Lewis, Oakville Contractor, was sick of life – "I am sick of life." Wrote George H Lewis, a well known contractor and builder of Oakville, before ending his life with a dose of carbolic acid. The deceased, who had occupied rooms at the house of Harry Wood, had been addicted to drink since the death of his wife of his wife some eighteen months ago. A short time before his untimely death he made arrangements for the disposition of his property. Coroner Speers, of Burlington, was notified, but considered an inquest unnecessary. One daughter . . . survives."*⁴²



George Lewis, circa 1870s. Source: Ancestry, nhmasel

In an obituary from the *Oakville Star*, Lewis is called a "westside carpenter and builder".⁴³

In 1920, Patrick Lamphier sold 137 Chisholm Street to Thomas Armstrong Crosbie (1884-1957) and 135 to Edward Sagle.⁴⁴ In 1922, Edward Sagle sold the subject property to Nellie Hunter, who then sold it to Thomas Crosbie the next year, who then owned both sides of the semi-detached structure.⁴⁵

Not much is known about Thomas Armstrong Crosbie. He and Isabella Velzian (1884-1944) married in 1910 in Toronto.⁴⁶ They had both immigrated to Canada in 1911 from Scotland.⁴⁷ Thomas is listed as a painter and

³⁸ Oakville Historical Society, "The real George Charles Lewis", research document

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ *Hamilton Spectator*, March 18, 1913 via Oakville Historical Society, "The real George Charles Lewis", research document

⁴² *Hamilton Herald*, March 18, 1914, via Oakville Historical Society, "The real George Charles Lewis", research document

⁴³ *Oakville Star via Acton Free Press*, "Tired of this life", March 26, 1914

⁴⁴ LRO Instrument 7422, being a Grant, dated May 29, 1920, between Patrick Lamphier and Thomas Armstrong Crosbie; LRO Instrument 7423, being a Grant, dated May 29, 1920, between Patrick Lamphier and Edward Romley Sagle.

⁴⁵ LRO Instrument 8198, being a Grant, dated April 6, 1922, between Edward Sagle and Nellie Hunter; LRO Instrument 8921, being a Grant, dated September 27, 1923, between Nellie Hunter and Thomas Armstrong Crosbie and Ella Crosbie.

⁴⁶ Ancestry.ca, Marriage Certificate between Thomas Armstrong Crosbie and Isabella Velzian, 1910

⁴⁷ Ancestry.ca, "Thomas Armstrong Crosbie", Library and Archives Canada, 1931 Census

decorator throughout censuses and voter's lists.⁴⁸ They had two daughters, Jean (1912-1993) and Olive (1915-1997).

Thomas and Ella rented out one of the houses starting in 1916.⁴⁹ The units may have been divided further at this time, as Thomas and Ella are listed with Edward Galley, a soldier; Thomas Ginks, a butler; and Thomas Marks, a carpenter. Patrick Lamphier, however, is the owner for the Estate of George Lewis still at this time.

Once Thomas bought his half from Lamphier in 1920 and then the other from Sagle in 1923, the Crosbys owned both halves of the structure from 1923 until 1957, for 34 years. The daughters continued to own both until 1973.⁵⁰ Thomas, Ella, and their daughters mostly lived at 135 Chisholm during their ownership and rented out the north (137). There was a length of time where the Crosbys were listed as living at "at H.C. Cox", and rented out their half to Elsie Anderson. It is not clear why or how Thomas and Ella were living at H.C. Cox's estate, which was a large lakeshore estate in southeast Oakville.⁵¹ There were many tenants during the Crosbys' ownership, at both addresses. Starting in the 1930s and going into the 1960s, they had long-time tenants, Clare and Rose Litchfield, at 137 Chisholm.⁵²

Thomas and Ella died at their house, and the daughters continued to both own and live at 135 Chisholm. Olive married E.F. Cowling at some point, but she is still listed as a resident (her husband was not) but he is noted in her obituary. Not much else is known about the women, except Jean was an active member of the local Oakville community. She was a bank clerk and Olive was a stenographer/secretary.⁵³ Jean is noted as having passed a speed typing exam for 60 words a minute in a 1928 edition of the *Oakville Star and Independent*.⁵⁴ Jean also organized the first Oakville Scouts in 1933 and led them until her retirement in 1948, when she received the award of the Long Service Medal in 1945.⁵⁵



A photo of Jean Armstrong Crosbie, circa 1973. Source: *Oakville Historical Society*

⁴⁸ Library and Archives Canada, 1921, 1931 Census; Ancestry.ca, Halton Voter's Lists

⁴⁹ Oakville Public Library, Town of Oakville Assessment Rolls, 1916

⁵⁰ LRO Instrument 376416, being a "Grant to uses", dated August 13, 1973, between Jean Crosbie and Olive Cowley

⁵¹ Herbert C. Cox was President of the Canada Life Assurance Company and bought 17 acres on Oakville's lakefront in 1909, where he built a massive home, stables, and arena, as well as several outbuildings. His house is located at the present 40 Cox Drive. The estate was called Ennisclare. He was involved in raising thoroughbred horses.

⁵² Library and Archives Canada, 1931 Census; Ancestry.ca, various Halton voter's lists (1949, 1962)

⁵³ Library and Archives Canada, 1931 Census; Ancestry.ca, various Halton voter's lists (1949, 1962)

⁵⁴ *Oakville Star and Independent*, "Commercial students pass", July 13, 1928, pg. 8

⁵⁵ *Oakville-Trafalgar Journal*, "Scouting", April 29, 1948

After the Crosbie sisters sold both 135 and 137 Chisholm Street in 1973, both sides underwent a series of owners. The ownership of both was split again in 1977 by the owners at the time, Stanley and Jane Rutherford.⁵⁶

In summary, the property is associated with the theme of late 19th and early 20th century industrial and residential development of the area west of Sixteen Mile Creek. The property remains as one of the modest working-class houses built in the early 20th century to support local industries west of the harbour, including the Tannery complex. The building continues to contribute to the value of this historic neighbourhood.

⁵⁶ LRO Instrument 452819, being a Grant, dated March 18, 1977, between the Rutherfords and Julian and Jean Binks (135 Chisholm); LRO Instrument 439548, being a Grant, dated August 31, 1976, between the Rutherfords and Anthony and Susan Rodgers.

Contextual Value

The subject property is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19th and 20th centuries. Most of the 19th century homes in this area are modest in size and design and were built to house the local working class. As Oakville's industries diversified in the 20th century and residents had more income, more substantial houses like the subject house were constructed.

The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. While some blocks in the area have seen higher density development in recent decades, there remain several blocks that retain their historic streetscape with low-scale historic dwellings. The subject house is one of the older ones in the neighbourhood and its presence adds to the historical character of the area. It also places the surrounding blocks in historical context as one of the first surveyed areas in Oakville.

The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood. The house's presence on the street and its prominence on the corner adds to the historical character of the area.



Aerial of the neighbourhood. Note the proximity of the creek. Source: Google



View south on Chisholm Street with the subject property on the left. Source: Google Street View



View north up Chisholm Street with the subject property on the right. Source: Google Street View



View east on Rebecca Street, with the subject property on the right. Source: Google Street View



View west on Rebecca Street with the subject property on the left. Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is an early representative example of a vernacular Oakville frame house built with influences from the Arts and Crafts movement.	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 late 19 th and early 20 th century industrial and residential development of the area west of Sixteen Mile Creek. The property contributes to the value of this historic neighbourhood.	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 property is associated with George Lewis, an Oakville builder who constructed the house.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of the area, which is defined by historic, modest working-class homes.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house. It was built during a time of residential and industrial growth on the west side of the Sixteen Mile Creek.	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 135 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville. The property contains a circa 1913 one-and-a-half storey frame semi-detached house.

Design Value or Physical Value:

The Crosbie House (south side) has design and physical value as a representative example of an early 20th century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which was focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

Historical Value or Associative Value:

The Crosbie House (south side) is associated with the theme of late 19th and early 20th century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19th and 20th centuries. The property remains as one of the modest working-class houses built in the early 20th century and continues to contribute to the value of this historic neighbourhood.

Contextual Value:

The Crosbie House (south side) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19th and early 20th century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 135 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Shingle cladding on the upper storey and horizontal cladding on the lower storey;

- Wooden roof trim, fascia, and soffits;
- The presence of 9/1 wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.

6. Conclusion

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

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