

# FINAL REPORT:

Heritage Impact Assessment

324 Spruce Street, Town of Oakville, ON



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Project #LHC0409

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## RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of Carrothers and Associates (the 'Client') and the owners of 324 Spruce Street. Any use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Client and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client and approved users.

## REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of the Property are based on a superficial visual inspection and are not a structural engineering assessment unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated the Property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential cultural heritage value or interest and heritage attributes of the Property. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* and to ascertain heritage attributes. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report. A glossary of terms used in the preparation of this report is appended in Appendix B.

## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.*

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 16 October 2023 by Carrothers and Associates, on behalf of the Owner, to complete a Heritage Impact Assessment (**HIA**) for the Property located at 324 Spruce Street (the '**Property**') in the Town of Oakville, Ontario (the '**Town**'). This HIA is being completed as part of complete Notice of Intention to Demolish application.

The Owner is proposing to demolish the existing two-and-a-half storey house on the Property – built between 1912-1924—and replace it with a new two-storey residential building. The Property is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA*.

In LHC's professional opinion, the Property at 324 Spruce Street **meets** criterion 7 of *O. Reg. 9/06* for its contextual value. Because the Property meets one criterion, the Property exhibits cultural heritage value or interest, but is **not eligible** for individual designation under Section 29 Part IV of the *OHA*.

The proposed demolition of the house will result in the complete destruction of the Property's cultural heritage value or interest. It was determined that, in the context of this project, demolition of the existing building and construction of the proposed new house is preferred. This is because the proposed new house is in keeping with the general character of Spruce Street and is a clear product of its time. The appropriateness of this action is further supported by the condition of the existing house. An engineering report prepared by Carmazan Engineering Inc. identified that major structural adjustments and the repair and replacement of exterior cladding brick and siding is necessary for the existing house. In the context of this project, there is little difference between the replacement of individual materials on the existing building and the replacement of the entire building with sympathetic new construction. Because of the breadth of adjustments that the existing building requires, its integrity is likely to be affected to the same degree as if it were to be replaced with a new building.



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## 1.0 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 16 October 2023 by Carrothers and Associates, on behalf of the Owner, to complete a Heritage Impact Assessment (**HIA**) for the Property located at 324 Spruce Street (the '**Property**') in the Town of Oakville, Ontario (the '**Town**'). This **HIA** is being completed as part of complete Notice of Intention to Demolish application.

The Client is proposing to demolish the existing two-and-a-half storey house on the Property – built between 1912-1924—and replace it with a new two-storey residential building. The Property is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA*.

This cultural heritage evaluation was undertaken following guidance from the Town of Oakville's *Development application guidelines: heritage impact assessment* and the *Ontario Heritage Tool Kit* (2006). The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the property based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* under the *Ontario Heritage Act (OHA)*.

### 1.1 Property Location

The Property is located on the southeast side of Spruce Street in the Town of Oakville Ontario. The Property is on Concession 3 South Lot 13 in the geographical Township of Trafalgar. The legal description of the Property is LT 9, PL 121; OAKVILLE (Figure 1).

### 1.2 Property Description

The Property is a rectangular lot with an approximate area of 675 square metres. It includes a two-and-a-half storey, brick, cedar shake, and clapboard siding clad residential house with influences from the Craftsman Bungalow architectural style (Figure 2).

### 1.3 Property Owner

Carrothers and Associates is representing the Property's Owner for this project.

### 1.4 Property Heritage Status

The Property is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA*.

### 1.5 Adjacent Heritage Properties

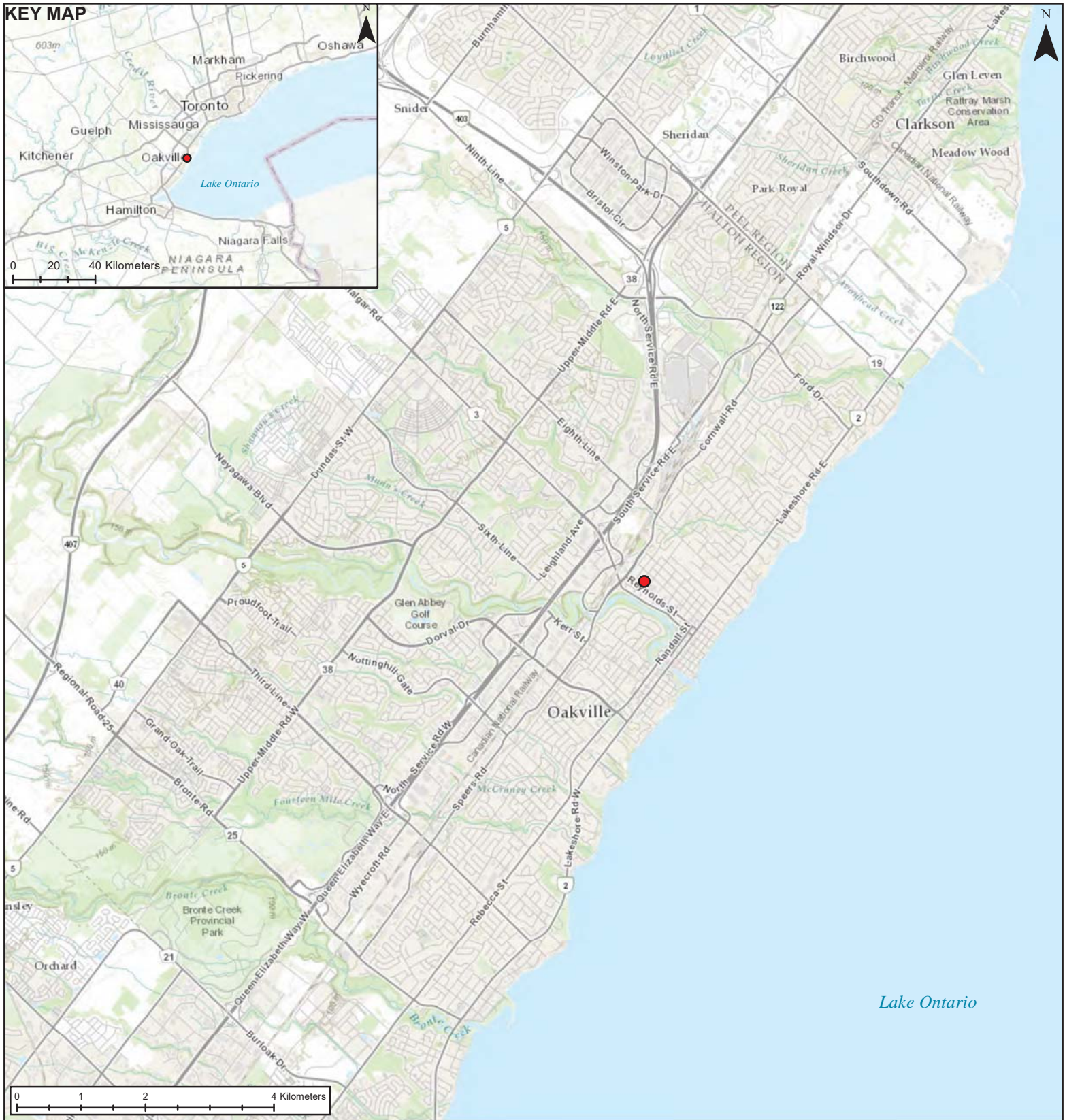
One adjacent property, located at 323 MacDonald Road, is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA*. The property at 323 Macdonald Road is a rectangular lot with an approximate area of 690 square metres. A two-storey brick and shingle clad residential house with influences from the Colonial Revival and Arts and Crafts architectural styles occupies the property.

Several additional properties listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA* are within 100 metres of the Property, including:

- 311-313 MacDonald Road;
- 351 MacDonald Road;
- 308 Maple Avenue;
- 312 Maple Avenue;
- 395 Reynolds Street;
- 409 Reynolds Street;
- 321 Spruce Street;
- 325 Spruce Street;
- 335 Spruce Street;
- 336 Spruce Street;
- 339 Spruce Street; and,
- 348 Spruce Street.

Adjacent and nearby heritage properties are depicted on Figure 3.






**Legend**

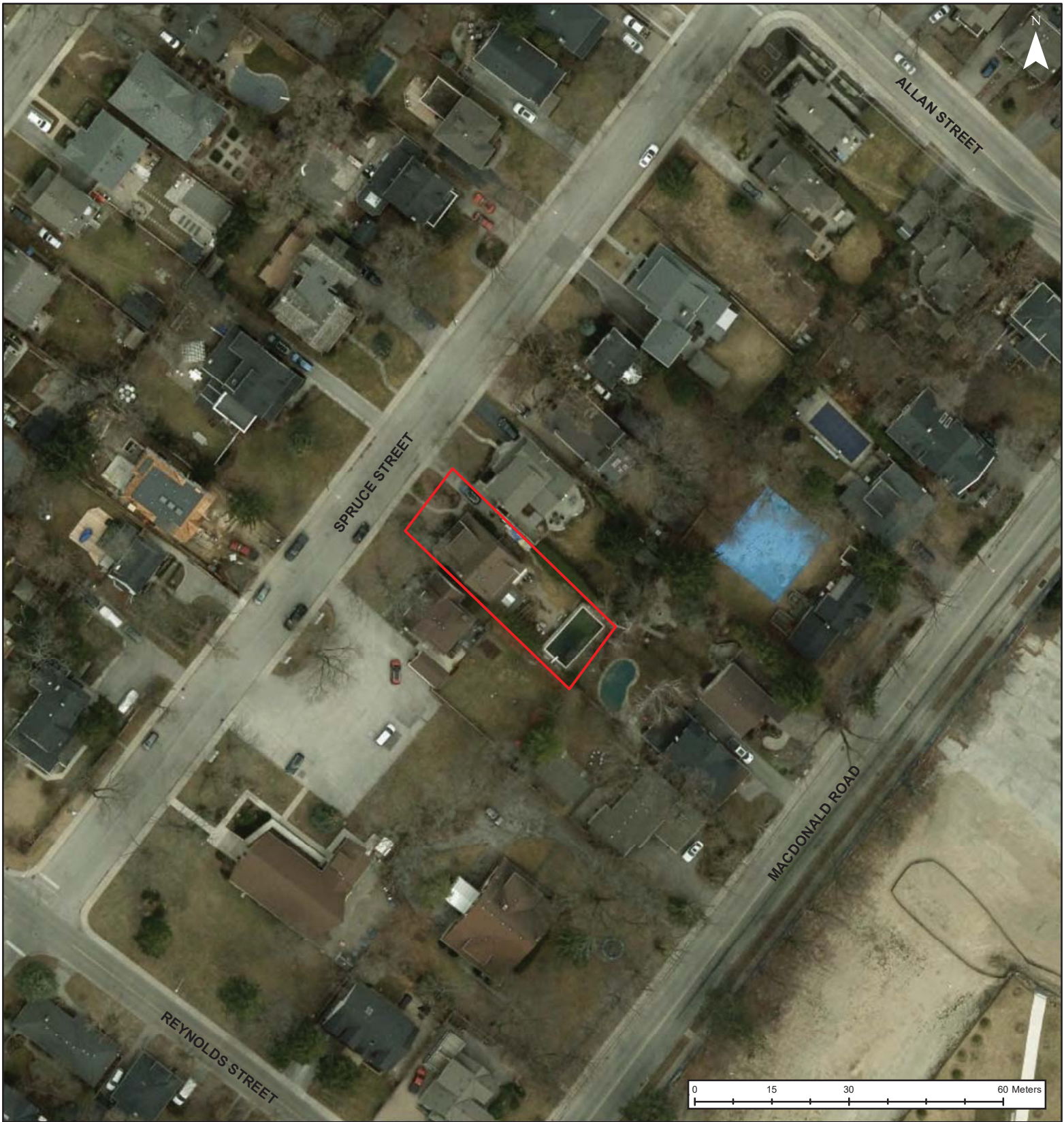
● Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
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<b>TITLE</b> Location of the Property	
<b>CLIENT</b> Carrothers and Associates	
<b>PROJECT</b> Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON	
<b>CONSULTANT</b>	PROJECT NO. LHC0409
	2023-10-18
	LHC
	JG
<b>FIGURE #</b>	<b>1</b>






**Legend**

 Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
 1. Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
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<b>TITLE</b> Current Conditions of the Property	
<b>CLIENT</b> Carrothers and Associates	
<b>PROJECT</b> Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON	
<b>PROJECT NO.</b>	LHC0409
<b>CONSULTANT</b>	YYYY-MM-DD 2023-11-30
	<b>PREPARED</b> LHC
	<b>DESIGNED</b> JG
	<b>FIGURE #</b> 2





**Legend**

- Property
- Adjacent and Nearby Heritage Properties

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
 1. Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
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**TITLE**  
 Adjacent and Nearby Heritage Properties

**CLIENT**  
 Carrothers and Associates

**PROJECT** PROJECT NO. LHC0409  
 Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON

**CONSULTANT** YYYY-MM-DD 2023-11-30



PREPARED LHC

DESIGNED JG

FIGURE # 3

## 2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Tool Kit*.<sup>1</sup>

Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This is consistent with the recommended methodology outlined by the MCM in the *Ontario Heritage Tool Kit: Heritage Property Evaluation*. To evaluate a property for cultural heritage value or interest (CHVI) the MCM identifies three key steps: Historical Research, Site Analysis, and Evaluation.

### 2.1 Legislation and Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property.

### 2.2 Historical Research

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

Online sources consulted included (but was not limited to):

- The Archives of Ontario;
- Library and Archives Canada;

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<sup>1</sup> Canada's Historic Places. "Standards and Guidelines for the Conservation of Historic Places in Canada." 2010. Accessed 20 October 2023. <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>. p. 3; and Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation." *Ontario Heritage Tool Kit*. 2006. <https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listing-researching-and-evaluating-cultural-heritage-property-in-ontario-communities>. p. 18.

- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project;
- Trafalgar Township Historical Society;
- Oakville Historical Society; and,
- Oakville Public Library.

## 2.3 Enquiries

LHC contacted Elise Cole, the local collections librarian at the Oakville Public Library, for access to the Town's Fire Insurance Plans. LHC also contacted Saman Goudarzi, the Cartographic Resources Librarian at McMaster University, for access to the Town's Fire Insurance Plans.

## 2.4 Site Visit

A site visit was conducted on 25 October 2023 by cultural heritage specialist Colin Yu. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included documentation of the surrounding area and exterior and interior views of the building on the Property. Access to the interior was granted by the Property's owner. Unless otherwise attributed all photographs in this HIA were taken during the site visit. A selection of photographs from the site visit that document the Property are included in section 5.0.

## 2.5 Evaluation

*O. Reg. 9/06* identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI.

*O. Reg. 9/06* has nine criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.



5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.<sup>2</sup>

The Property is assessed against *O. Reg. 9/06* using research and analysis presented in Section 4.0 and 5.0 of this HIA.

This HIA uses guidance from the Town of Oakville's Development application guidelines: heritage impact assessment and the *Ontario Heritage Tool Kit*.

## 2.6 Evaluation for Heritage Integrity

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance. It is understood as the 'wholeness' or 'honesty' of a place or if the heritage attributes continue to represent or support the CHVI of the property. Heritage integrity can be understood through how much of the resource is 'whole', 'complete' changed or unchanged from its original or 'valued subsequent configuration'. Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished. Heritage integrity is not necessarily related to physical condition or structural stability.

The MCM *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources.

There are few tools describing a methodology to assess historic integrity. One of the tools comes from the U.S. National Park Service (NPS), which has informed Ontario's practice, and considers heritage integrity a necessary condition of listing on the National Register. The NPS identifies seven aspects of integrity, degrees, and combinations of which can be used to

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<sup>2</sup> Province of Ontario. "Ontario Regulation 9/06: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST." Last updated 1 January 2023. Accessed 20 October 2023. <https://www.ontario.ca/laws/regulation/060009>. Section 1(2).

determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.<sup>3</sup>

Understanding a place's significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the cultural heritage value or interest of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

## 2.7 Impact Assessment

This HIA is based on guidance from the MCM's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*.<sup>4</sup> Information Sheet #5 outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

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<sup>3</sup> National Park Service. "Glossary of Terms: Historic Integrity."  
<https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm>.

<sup>4</sup> Ministry of Citizenship and Multiculturalism. "Heritage Impact Assessments and Conservation Plans, Info Sheet #5." in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, Queen's Printer for Ontario, 2006.



## 3.0 POLICY AND LEGISLATION CONTEXT

### 3.1 Provincial Context

In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement*, and the *OHA*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established.

This HIA is part of a process under the *OHA* and only relevant information from the *OHA* are outlined here. See Appendix C for a broad overview of Provincial, Regional, and Local legislation and policy regarding the identification and evaluation of cultural heritage. This section focusses specifically on legislation and policy related to the evaluation of the Property, its status as a Section 27 Part IV *listed* heritage property under the *OHA*, its eligibility for individual designation under Section 29 Part IV under the *OHA*, and its proposed demolition.

#### 3.1.1 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* (consolidated on 4 December 2023) enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *OHA* is administered by the MCM.<sup>5</sup>

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>6</sup> Section 27 (1) of the *OHA* requires the clerk of a municipality to keep a register of properties in that municipality that are of cultural heritage

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<sup>5</sup> Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

<sup>6</sup> Province of Ontario. "Ontario Heritage Act, R.S.O. 199, c. O.18." Last modified 4 December 2023. Accessed 20 October 2023. <https://www.ontario.ca/laws/statute/90o18>.

value or interest. Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province and *O. Reg. 9/06* includes criteria for determining cultural heritage value or interest.

The register of property that is of cultural heritage value or interest –called the Heritage Property Register in Oakville—can include *listed* properties under Section 27(3) and *designated* properties under Section 29(1).

Under Section 27 (9), a property owner must not demolish or remove a building or structure from a property *listed* on the municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27 (11), council may require plans and other information to be submitted with this notice. A HIA may be required.

Under Section 27 (14), a property added to the register before, on, or after 1 January 2023 shall be removed from the register by the municipality if a notice of intention to designate under Section 29 Part IV has been issued and if any of the following exist:

1. The council of the municipality withdraws the notice of intention under subsection 29 (7).
2. The council of the municipality does not withdraw the notice of intention, but does not pass a by-law designating the property under subsection 29 (1) within the time set out in paragraph 1 of subsection 29 (8).
3. The council of the municipality passes a by-law designating the property under subsection 29 (1) within the time set out in paragraph 1 of subsection 29 (8), but the by-law is repealed in accordance with subclause 29 (15) (b) (i) or (iii).<sup>7</sup>

Section 27 (15) identifies that if council does not issue a notice of intention to designate a property on the register within two years of its listing, it shall be removed from the register. Additionally, properties *listed* on the register prior to 31 December 2022 shall be removed on or before 1 January 2025 if a notice of intention to designate is not prepared. If a property is required to be removed from the register, it cannot be re-added for a period of five years.

The 60-day notice period for demolition is intended to give municipal council time to determine if a *listed* property should be designated under Section 29 of the *OHA*. Section 29(1)(a) requires prescribed criteria be used to determine if a property is of CHVI. The prescribed criteria are found in *O. Reg. 9/06*.

*O. Reg. 9/06* as amended by *O. Reg. 569/22* – in force and effect 1 January 2023 – identifies nine criteria for determining CHVI under Section 29 Part IV of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (see Section 2.5). If a property meets one or more of the criteria, a municipality may *list* the property on its heritage register pursuant to Section 27 (3). If a property meets two or more of the criteria, a municipality may pursue individual designation, pursuant to Section 29 (1). If a property has been determined to meet

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<sup>7</sup> Province of Ontario. "Ontario Heritage Act, R.S.O. 199, c. O.18." Section 27 (14).

two or more of the criteria, and the decision is made to pursue designation, Section 29 of the *OHA* prescribes the process by which a designation must occur.

## 3.2 Regional and Local Context

### 3.2.1 Halton Region Official Plan (Consolidated November 2022)

The *Halton Region Official Plan (ROP)* was first adopted by the Council of the Regional Municipality of Halton on 30 March 1995 under by-law 49-94 and was most recently consolidated in November 2022.

Policies related to the evaluation and conservation of cultural heritage resources are outlined in Part IV of the *ROP*. In general, the management of cultural heritage resources is the responsibility of local area municipalities.<sup>8</sup>

### 3.2.2 Livable Oakville: Town of Oakville Official Plan (2009 Updated August 2021)

The *Livable Oakville: Town of Oakville Official Plan (OP)* was adopted by the Council of the Corporation of the Town of Oakville on 22 June 2009 under by-law 2009-112, approved by the Regional Municipality of Halton on 30 November 2009, and most recently consolidated to 31 August 2021. The *OP* guides growth and development in the Town of Oakville until 2051.<sup>9</sup> Guiding principles include the preservation, enhancement, and protection of “...distinct character, cultural heritage, living environment, and sense of community of neighbourhoods” in the Town.<sup>10</sup>

Policies related to cultural heritage are outlined in Section 5 of Part C in the *OP*. Policies most relevant to Property, in the context of this HIA, are identified in Table 1.

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<sup>8</sup> Halton Region. “Official Plan.” Last consolidated November 2022. Accessed 20 October 2023. <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text>.

<sup>9</sup> Town of Oakville. “Livable Oakville: Town of Oakville Official Plan.” Last consolidated 31 August 2021. Accessed 20 October 2023. <https://www.oakville.ca/getmedia/ef94282b-3d17-49b9-8396-3e671d8b7187/business-development-planning-livable-oakville-official-plan.pdf>.

<sup>10</sup> Town of Oakville. “Livable Oakville: Town of Oakville Official Plan.” B-1.

Table 1: Relevant Cultural Heritage Policies from the *OP*.<sup>11</sup>

Policy #	Policy Text	Comments
5.3.1	The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.	This HIA has been prepared for the Town to meet its requirements of a Notice of Intent to Demolish application.
5.3.2	A cultural heritage resource should be evaluated to determine its cultural heritage values and heritage attributes prior to the preparation of a heritage impact assessment of a proposed development on the cultural heritage resource.	This HIA has been prepared to evaluate the Property's cultural heritage value(s) and identify a list of heritage attributes.

### 3.2.3 Regional and Local Context Summary

The Region and Town have acknowledged the identification and conservation of cultural heritage resources as important processes. Accordingly, the Region has identified the need for cultural heritage resource evaluations and the Town has developed guidelines for the management of built heritage resources and cultural heritage landscapes.

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<sup>11</sup> Town of Oakville. "Livable Oakville: Town of Oakville Official Plan." C-12 – C-13.

## 4.0 HISTORIC CONTEXT

### 4.1 Early Indigenous History

#### 4.1.1 Paleo Period (9500 – 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentide Ice Sheet at the end of the Wisconsinian glacial stage.<sup>12</sup> During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.<sup>13</sup> The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.<sup>14</sup>

#### 4.1.2 Archaic Period (8000 – 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.<sup>15</sup>

#### 4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD

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<sup>12</sup> Karrow, P.F. and B.G. Warner. "The Geological and Biological Environment for Human Occupation in Southern Ontario". In *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990). 15.

<sup>13</sup> Toronto Region Conservation Authority. "Chapter 3: First Nations." in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001).

<sup>14</sup> Smith, D.S. "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I." n.d. Accessed online 21 August 2023. <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>15</sup> Smith, D.S. "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part II."

500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario. Large Princess Point village sites have been found west of Oakville, at Coote’s Point, and east of Oakville, in the Credit River valley; however, none have been found within Oakville.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies. Present-day Oakville is located in a transitional or frontier territory between the Neutral and Huron.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations. Village sites themselves were periodically abandoned or rotated as soil nutrients and nearby resources were depleted; a typical cycle for village site may have lasted somewhere between 10 and 30 years.<sup>16</sup> A number of late Woodland village sites have been recorded along Bronte (Twelve Mile) Creek.

#### **4.2 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)**

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they encountered the Huron, Petun and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Iroquois had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Neutral, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged war on the Huron, Petun, and Neutral, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played a key role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves

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<sup>16</sup> Smith, D.S. “The Native History of the Regional Municipality of Halton and the Town of Oakville: Part III.”

in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.<sup>17</sup>

Throughout the 18th century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting. Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit River.<sup>18</sup> The Credit River was an important site in the spring for Salmon and was also the location where furs and pelts were brought to trade.

### 4.3 Trafalgar Township Survey and Early Euro-Canadian Settlement

Survey of Trafalgar Township (historic Halton County) began with Dundas Street, in 1793, which came to serve as an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton).<sup>19</sup> On 2 August 1805, Treaty 14 (Head of the Lake) was signed with the Mississaugas ceding to the Crown a strip of land along the lake about six miles wide from the Etobicoke Creek to the North West Line, a distance of about 20 miles (Figure 4).<sup>20</sup> However, the Mississaugas reserved sole rights of fishery in the Credit River, and one mile on the flat or low grounds on each side of the Bronte (Twelve Mile) and Sixteen Mile creeks, the Etobicoke River, and the flat or low grounds of these riverine areas for camps, fishing and cultivation.<sup>21</sup>

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806, using Dundas Street as a baseline.<sup>22</sup> Dundas Street through Trafalgar Township had been partially cleared by 1800 and the first lots to be granted to settlers were along this route. Two concessions were laid out parallel to the north of Dundas (i.e., Burnhamthorpe Road which was known as Base Line Road until 1968) and to the south from the lakeshore to the base line.<sup>23</sup> It was divided into three townships, Toronto, Trafalgar, and Nelson.<sup>24</sup>

European settlers continued to move into Trafalgar Township with a survey in 1806. On 28 October 1818, Treaty 19 (Ajetance Treaty) was signed and a block of land between the 2<sup>nd</sup> Concession above Dundas Street to what is now Highway 9, and from the Etobicoke to the

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<sup>17</sup> Smith, D.S. "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I."

<sup>18</sup> The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

<sup>19</sup> Oakville Historical Society. "Our Town." Accessed 23 October 2023. <https://www.oakvillehistory.org/our-town.html>.

<sup>20</sup> Duric, D. "Head of the Lake, Treaty No. 14 (1806)," MCFN, Treaty Lands & Territory. Last modified 28 May 2017. Accessed 23 October 2023. <http://mncfn.ca/head-of-the-lake-purchase-treaty-14/>.

<sup>21</sup> Halton Women's Institute. "A History and Atlas of the County of Halton." n.d. Accessed 23 October 2023. 2-10.

<sup>22</sup> Oakville Historical Society. "Our Town."

<sup>23</sup> Halton Women's Institute. "A History and Atlas of the County of Halton."

<sup>24</sup> Oakville Historical Society. "Our Town."



North West Line from Burlington was purchased for an annual amount of goods (Figure 4). The lands acquired in Treaty 19 were referred to as the 'New Survey' in Trafalgar Township.<sup>25</sup>

Dundas Street served as the main east-west transportation and trade route in the area for goods. A number of villages developed along Dundas Street.<sup>26</sup>

In February 1820 William Claus orchestrated the sale of three reserves of land at Twelve Mile Creek, Sixteen Mile Creek, and the Credit River from Mississaugas of the Credit to the Crown. The sale was enabled through Treaty 22.<sup>27</sup> On 16 August 1827, a sale was held of the Mississauga holdings at the mouth of the Sixteen Mile Creek amounting to 960 acres.<sup>28</sup>

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<sup>25</sup> Duric, D. "Ajetance Treaty, No. 19 (1818)," MCFN, Treaty Lands & Territory. Last modified 28 May 2017. Accessed 23 October 2023. <http://mncfn.ca/treaty19/>; and Province of Ontario. "Map of Ontario treaties and reserves." Last modified 23 October 2023. Accessed 23 October 2023. <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#treaties>.

<sup>26</sup> Langlands, E. "Bronte Creek Provincial Park Historical Report." Ministry of Natural Resources. 1972. 17.

<sup>27</sup> Duric, D. "12 Mile Creek, 16 Mile Creek, and Credit River Reserves – Treaty No.s 22 and 23 (1820)." MCFN, Treaty Lands & Territory. Last modified 28 May 2017. Accessed 23 October 2023. <http://mncfn.ca/treaty2223/>.

<sup>28</sup> Halton Women's Institute. "A History and Atlas of the County of Halton." 2-10.

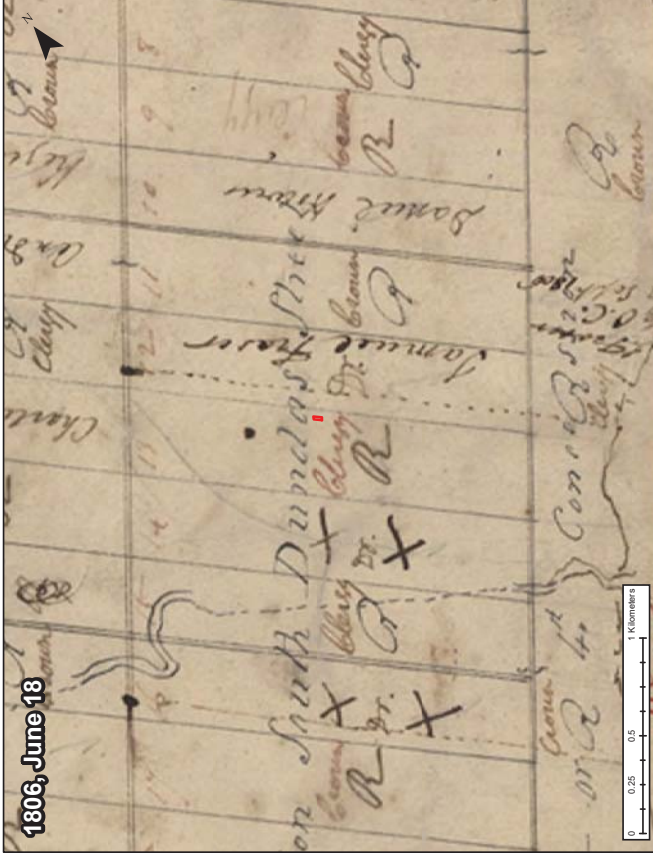
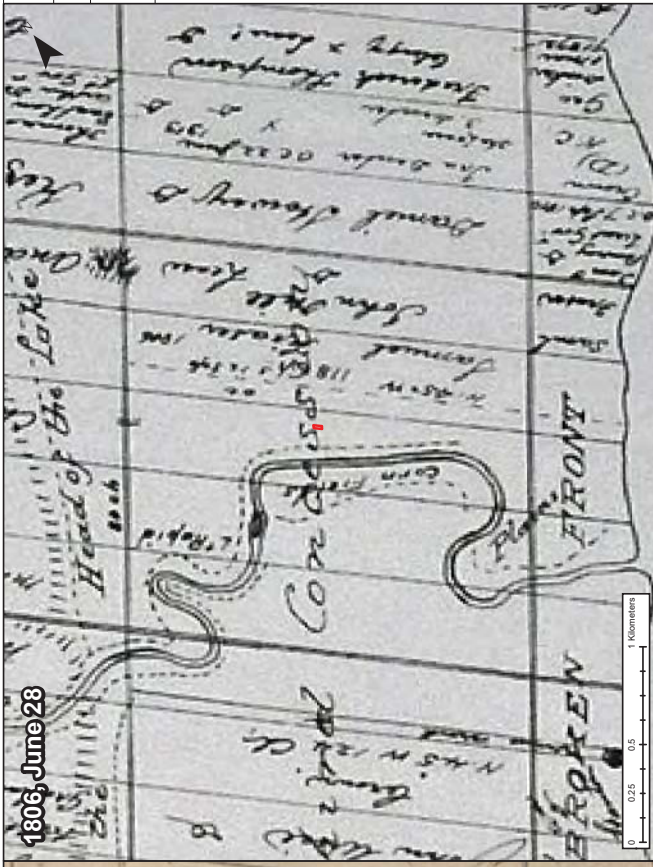
**TITLE**  
1806 (June 18), 1806 (June 28), 1858, and 1877  
Nineteenth Century Maps Showing the Property

**CLIENT**  
Carrothers and Associates

**PROJECT**  
Cultural Heritage Evaluation Report, 324 Spruce  
Street, Town of Oakville, ON

**PROJECT NO.** LHC049

**Legend**  
 Property



**NOTES** 1. All locations are approximate.

**REFERENCES**

1. Wilmet, S.J., "Trafalgar District of Gore Parish", digitized map, scale 1:31,680.
2. Wilmet, S.J., "Trafalgar Plan of the Second Township in the tract of Land lately Purchased from the Mississauga Indians", (<https://images.ourontario.ca/Partner/7185/TH1600027931981.jpg>, accessed 26 October 2023), digitized map, scale 1:31,680.
3. "Map of the County of Halton, Canada West", <https://maps.library.utoronto.ca/geo/county/160/halton/halton02.jpg>, accessed 26 October 2023), digitized map, scale 1:31,680.
4. Pope, J.H., "Township of Trafalgar South", in: "Illustrated Historical Atlas of the County of Halton Ont.", (<https://digital.library.mcgill.ca/countyatlas/countyatlas/countyatlas02.jpg>, accessed 26 October 2023), digitized map, scale 1:31,680.

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**CONSULTANT**  
 YYY-MM-DD 2023-10-26  
 PREPARED LHC  
 DESIGNED JG  
 FIGURE # 4



## 4.4 Town of Oakville History

Euro-Canadian settlers moved to the area that would become the Town of Oakville in the mid-to-late 1820s following the signing of Treaty 22 in 1820 (see Section 4.3). The person attributed with the establishment and development of Oakville was William Chisholm, who had lived in Nelson Township beginning in the early 19<sup>th</sup> century. His Loyalist parents, Thomas and Elizabeth, came to Nova Scotia and then to Upper Canada where Thomas purchased land on the North Shore of Burlington Bay. William Chisholm saw the possibilities of building a harbour at the mouth of the Sixteen Mile Creek for the purpose of shipping oak staves, lumber, grain and other products. The shipment of oak staves on a large scale was profitable as barrels were in great demand in both Canada and the United States for transporting produce of every description.<sup>29</sup>

William Chisholm purchased 960 acres of land from the Crown, and as planned, developed the town around a harbour at the mouth of Sixteen Mile Creek. Chisholm created the harbour with dredging and the construction of piers creating the historic core of present-day Oakville. In doing so, he developed what would eventually become Oakville. Chisholm worked in shipping and milling and passed away in 1842, at which time the principal centres of commerce for farms in Trafalgar County were Oakville and Bronte to the south and Milton to the north.<sup>30</sup> Following his death, Chisholm's land was sold off, with any unsold land transferred to his son, Richard Kerr Chisholm, who continued to develop the town. Oakville's lakefront port experienced an economic boom in the 1840s as goods from the interior travelled along Dundas Street to the harbour.<sup>31</sup> Oakville's main exports from the 1840s-1850s were pine boards, oak and pine timber, whiskey, flour, oats, peas, and wheat.<sup>32</sup>

Between 1835 to 1867, Oakville's lakefront ports developed and expanded to service the interior export boom. This period has been considered one of the most important in Ontario's agricultural history.<sup>33</sup> Between 1851 and 1856 exports of agriculture increased 280% while population increased 44% a situation not surpassed by the mechanization of agriculture 100 years later.<sup>34</sup> Following a crash in wheat prices in 1857, fruit—in particular, strawberries—began to be farmed commercially in Trafalgar Township. By 1870, the Oakville area had more than 300 acres of strawberries and orchards were thriving in other parts of the township. The 1877 Historical Atlas identified Oakville as the “greatest strawberry growing district in the Dominion.” Among the early strawberry growers were John Cross, J. Hagaman, John A. Chisholm, W.H. Jones, Captain W.B. Chisholm, E. Skelly, J.T. Howell, and A. Mathews.

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<sup>29</sup> Lewis, W. “Chisholm, William.” in Dictionary of Canadian Biography, vol. 7, University of Toronto/Université Laval, 2003–, accessed October 25, 2023, [http://www.biographi.ca/en/bio/chisholm\\_william\\_7E.html](http://www.biographi.ca/en/bio/chisholm_william_7E.html).

<sup>30</sup> Halton Women's Institute. “A History and Atlas of the County of Halton.” 2-10.

<sup>31</sup> Mathews, H. “Oakville and the Sixteen: The History of an Ontario Port.” (Toronto: University of Toronto Press, 1953), 194-95.

<sup>32</sup> Smith, W.H. “Canada, Past, Present, and Future being a Historical, Geographical, and Statistical Account of Canada West.” Volume 1 (Toronto: T. Maclear, 1851). 26.

<sup>33</sup> Langlands. “Bronte Creek Provincial Park Historical Report.” 1972. 28.

<sup>34</sup> Langlands. “Bronte Creek Provincial Park Historical Report.” 1972. 28.



As this burgeoning fruit industry led to the need for baskets, John Cross set up a factory to produce baskets, of wood veneer fastened with strips of punched tin, in the winter months. Following suit, John A. Chisholm began producing baskets on his farm. His sons bought a second factory in 1874, the former Victoria Brewery. The Chisholm's basket factory was purchased in the 1880s by Pharis Doty and Son and moved. It was owned by the Oakville Basket Company in 1893 when it burned down and was quickly rebuilt. The 1877 map of Trafalgar South illustrates the prevalence of apple-growing in the rural areas surrounding the Town of Oakville – including in the vicinity of the Property (Figure 4).

During this period, the Toronto and Hamilton Branch of the Great Western Railway cut through the county in 1855 on an east-west course north of Oakville and Bronte, and a Grand Trunk Line through the north to Georgetown in 1856. These railways undermined the economic foundations of the lakefront ports and shipping industries as rail became the major means of transportation to Toronto and beyond.<sup>35</sup> The inland villages which serviced rural farms, remained stable into the early 20<sup>th</sup> century until technological developments in transportation and industry displaced these small crossroads communities.

Beginning in the 1850s, Oakville started to evolve into a resort town for excursionists, who arrived on steamers to take advantage of the waterfront for recreation. The role of the harbour evolved as Oakville transformed into a year-round resort town. Amenities were established along the lakefront to support the growing tourist trade, including hotels and boat rentals. Shipyards which had been established to support the shipping industry began producing pleasure craft and by 1871 none of Oakville's shipyards were producing steam vessels or barges. Captain James Andrew, who had been building commercial craft since 1861, began constructing racing and pleasure yachts. He set up his own shipyard on the west bank of the Sixteen Mile Creek in 1887, to take advantage of the growing demand from wealthy private citizens. One of his vessels built in 1896, the *Canada*, won the first "Canada's Cup."

Oakville was established as a cottage region along the lake shore on both sides of the mouth of the Sixteen Mile Creek by the 1920s. The area along Lakeshore Road, east of the Town centre became the location of a number of large summer estates with large homes, stables, and elaborately landscaped grounds constructed in the between 1900 and 1930 for wealthy businessmen; so much so, that the lakefront became known as Millionaire's Row.<sup>36</sup> Some remaining estate properties of note in the vicinity of the subject Property include: Dearcroft Montessori School at 1167 Lakeshore Road East; Ballymena Estate at 1198-1208 Lakeshore Road East; Grenvilla Lodge at 1248-1250 Lakeshore Road East; Gairloch Gardens at 1288-1306 Lakeshore Road East; and, Ennisclare at 40 Cox Drive.

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<sup>35</sup> Mathews, H. "Oakville and the Sixteen: The History of an Ontario Port." (Toronto: University of Toronto Press, 1953), 334 and 463: cited in Langlands, 29.

<sup>36</sup> Casas, T. "Paving the Way to Paradise." 2013. Accessed 25 October 2023. <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>. p. 8 and Oakville Images. "A History of Oakville: Our Beautiful Town by the Lake, Lifestyle." Accessed 25 October 2023. <http://images.oakville.halinet.on.ca/202/Exhibit/7>.

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape was dramatically altered. The expansion of the Queen Elizabeth Way and construction of Highway 401 in the early 1950s resulted in the loss of buildings in the inland service villages. The southern portion of the Township of Trafalgar was amalgamated with the Town of Oakville in 1962.<sup>37</sup>

## 4.5 Property History

### 4.5.1 Concession 3 South of Dundas Street Lot 13

Concession 3 South of Dundas Street Lot 13 was created following the signing of Treaty 14 and was surveyed by Samuel L. Wilmot. Two maps prepared by Wilmot, one on 18 June 1806 and one on 28 June 1806, depict that the property had not been subdivided or developed. The earlier map does, however, reveal that the property was a Clergy Reserve (Figure 4). Clergy Reserves, as prescribed under the 1791 *Constitutional Act* (also referred to as the ‘*Canada Act*’), guaranteed that one-seventh of land in Upper Canada and Lower Canada’s public land would be held for the maintenance of the Protestant clergy. When the Lower Canada’s government ceased providing free land grants in the early 1820s, Clergy Reserve land began being sold.<sup>38</sup>

The Crown Patent for the property was issued on 25 March 1831 to William Chisholm – the founder of Oakville (see Section 4.4).<sup>39</sup> Following William Chisholm’s death on 4 May 1842, the property was released to George King Chisholm via a deed poll on 13 December 1845.<sup>40</sup> George K. Chisholm was William Chisholm’s second eldest surviving son, born in 1814. Like his father, George K. Chisholm was involved in politics and served as the Serjeant-at-Arms at the Province of Ontario’s Legislative Assembly and as the first mayor of the Town of Oakville following its incorporation in 1857. George K. Chisholm was also involved in the military, serving as a captain in the 2<sup>nd</sup> Regiment of Gore militia and as lieutenant-colonel of the 1<sup>st</sup> Battalion of Halton.<sup>41</sup>

On 8 February 1854, the ‘rear ½’ of Concession 3 South of Dundas Street Lot 13 was issued to Robert Kerr Chisholm via a quit claim deed.<sup>42</sup> Robert K. was William Chisholm’s third eldest surviving son, born in 1819.<sup>43</sup> Robert K. Chisholm held various civil roles in Oakville, serving as postmaster, collector of customs, and lightkeeper.<sup>44</sup> Robert K. Chisholm subsequently sold

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<sup>37</sup> Langlands. “Bronte Creek Provincial Park Historical Report.” 1972. 86-87.

<sup>38</sup> Fahey, C. “Clergy Reserves.” *Canadian Encyclopedia*. Last edited 4 March 2015. Accessed 30 November 2023. <https://www.thecanadianencyclopedia.ca/en/article/clergy-reserves>.

<sup>39</sup> Land Registry Office 20 [LRO 20]. “Abstract/Parcel Register Book, HALTON COUNTY (20), TRAFALGAR, Book 28, CONCESSION 3; SOUTH OF DUNDAS STREET; LOT 10 TO 14.” Instrument No. Patent. <https://www.onland.ca/ui/20/books/23272/viewer/151197832?page=207>.

<sup>40</sup> Lewis, W. “Chisholm, William.”; LRO 20. Book 28. Instrument No. 350 P.

<sup>41</sup> Mathews, H.C. “Chisholm, George King.” in *Dictionary of Canadian Biography, vol. 10*, University of Toronto/Université Laval, 2003–, accessed October 25, 2023, [http://www.biographi.ca/en/bio/chisholm\\_george\\_king\\_10E.html](http://www.biographi.ca/en/bio/chisholm_george_king_10E.html).

<sup>42</sup> LRO 20. Book 28. Instrument No. 529 B.

<sup>43</sup> Geneanet Community Trees Index. “William Mckenzie Chisholm.” Accessed 25 October 2023. <https://www.ancestry.ca/discoveryui-content/view/4333527340:62476>.

<sup>44</sup> Canadian Civil Servants List. “The Civil Service List of Canada, 1885-1900 (all as of 1st July), CIHM 46477-46492, Fiche 1-3 in each year.” Accessed October 30, 2023. <https://www.ancestry.ca/discoveryui->

sections of the property to the Hamilton and Toronto Railway on 1 July 1856, George K. Chisholm on 11 September 1856, John Alexander Chisholm (another of William Chisholm's sons and a farmer) on 7 April 1857, John Williams on 6 May 1858, and James Brown on 18 October 1858.<sup>45</sup> By the time these transactions occurred, Robert K. Chisholm's property was referred to as the 'northwest half' of Concession 3 South of Dundas Street Lot 13 as opposed to the 'rear half' of Concession 3 South of Dundas Street Lot 13. A map of Oakville from 1858 identifies John Alexander Chisholm as the owner of a sizable portion of the northwest section of the property. The 1858 map also shows Trafalgar Road, Reynolds Street, and Allen Street extending north to Spruce Street, which at the time was the part of the northmost part of the Town. No indications of development are present on Spruce Street between Reynolds Street and Allen Street at the time (Figure 4).

On 23 March 1859, Robert K. Chisholm was the grantee of nine quit claim deeds from various parties for the 'northerly half' of Concession 3 South of Dundas Street Lot 13.<sup>46</sup> That same day, Robert K. Chisholm granted the property described as 'part of nw½ except railway' to George K. Chisholm and John A. Chisholm (the same two parties identified previously).<sup>47</sup> Robert K. Chisholm apparently retained part of the property, as he subsequently sold an additional parcel to Robert Bulmer (or 'Balmer') on 22 January 1859.<sup>48</sup> Bulmer was likely born in Scotland and was the Town's postmaster.<sup>49</sup> Bulmer subsequently sold the property described as "part of nw½ except railway & lots" back to Robert K. Chisholm on 9 January 1865.<sup>50</sup>

On 20 August 1868, Robert K. Chisholm sold part of the northwesterly half of Concession 3 South of Dundas Street Lot 13 to William B. Chisholm and Charles P. Chisholm.<sup>51</sup> William B. and Charles P. Chisholm were John A. Chisholm's eldest sons.<sup>52</sup> The 1881 census reveals that

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content/view/2550:1275?tid=&pid=&queryId=e9da0ebe0de4a59a01ee50660e071a66&\_phsrc=hwK96&\_phstart=successSource; Library and Archives Canada. "Census of Canada, 1871: Oakville, Halton, Ontario; Roll: C-9956; Page: 3; Family No: 11." Accessed 25 October 2023. [https://www.ancestry.ca/discoveryui-content/view/1376266:1578?tid=&pid=&queryId=e9da0ebe0de4a59a01ee50660e071a66&\\_phsrc=hwK97&\\_phstart=successSource](https://www.ancestry.ca/discoveryui-content/view/1376266:1578?tid=&pid=&queryId=e9da0ebe0de4a59a01ee50660e071a66&_phsrc=hwK97&_phstart=successSource)

<sup>45</sup> Library and Archives Canada. "Census of Canada, 1881: Oakville, Halton, Ontario; Image No. e008190837." Accessed 25 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=19929954>; LRO 20. Book 28. Instrument No. 428 C; LRO 20. Book 28. Instrument No. 469 C; LRO 20. Book 28. Instrument No. 678 C; 578 A.

<sup>46</sup> LRO 20. Book 28. Instrument No. 179 D; LRO 20. Book 28. Instrument No. 180 D; LRO 20. Book 28. Instrument No. 181 D; LRO 20. Book 28. Instrument No. 182 D; LRO 20. Book 28. Instrument No. 183 D; 184 D; LRO 20. Book 28. Instrument No. 185 D; LRO 20. Book 28. Instrument No. 186 D; LRO 20. Book 28. Instrument No. 187 D.

<sup>47</sup> LRO 20. Book 28. Instrument No. 189 D; LRO 20. Book 28. Instrument No. 190 D.

<sup>48</sup> LRO 20. Book 28. Instrument No. 374 D.

<sup>49</sup> Library and Archives Canada. "Census of Canada, 1881: Oakville, Halton, Ontario; Image No. e008190895." Accessed 25 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=19932811>.

<sup>50</sup> LRO 20. Book 28. Instrument No. 10 B.

<sup>51</sup> LRO 20. Book 28. Instrument No. 238 B.

<sup>52</sup> Library and Archives Canada. "Census of Canada, 1871: Oakville, Halton, Ontario; Image No. 4396685\_00154." Accessed 25 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=41814581>.

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William B. Chisholm was a manufacturer and Charles P. Chisholm was a farmer.<sup>53</sup> An 1877 map showing Oakville does not clarify the property's ownership; however, it shows that the south edge of Spruce Street was part of the northmost subdivision in the Town at the time. The property was part of Registered Plan 1 Block D which was bounded by Allan Street to the northeast, Division Street (now MacDonald Road) to the southeast, Reynolds Street to the southwest, and Spruce Street to the northeast. No development is depicted on the property (Figure 4).

Although it is unclear specifically how she acquired ownership of part of Concession 3 South of Dundas Street Lot 13, Sarah Pettit Chisholm, John A. Chisholm's widow, deeded 39 60/100-acres of Lot 12 and 13 to John A. Chisholm on 21 March 1892. John A. Chisholm was the youngest son of John A. Chisholm and Sarah Pettit Chisholm.<sup>54</sup> Shortly thereafter, on 15 December 1892, John A. Chisholm deeded the property back to Sarah Pettit Chisholm.<sup>55</sup> Albeit unclear how based on land registry documents, the property deeded to Sarah Pettit came under the ownership of Emelda B. Chisholm.<sup>56</sup> Emelda Chisholm (née Beeler) was John A. Chisholm's wife.<sup>57</sup> On 6 April 1898, Emelda B. Chisholm deeded part of Lot 13 (and 14, 15, 16) to Arthur Chisholm.<sup>58</sup> Arthur Chisholm was the son of George K. Chisholm, and he worked interchangeably as a labourer, farmer, and gardener.<sup>59</sup> Emelda B. Chisholm also sold parcels of her property to William Jennings and the Toronto and Niagara Power Company on 16 June 1904, and another parcel to the Grant Trunk Railway Company of Canada on 3 November 1904.<sup>60</sup>

On 22 April 1905, Emelda B. Chisholm sold part of Lot 13 (and 12) to Peter James Inglehart and provided Inglehart with a mortgage.<sup>61</sup> Inglehart was born in the United States and worked as a farmer.<sup>62</sup> On 27 June 1905, Peter James Inglehart sold part of Lot 13 (and 12) to his eldest son, Walter Andrew Inglehart.<sup>63</sup> The 1921 identifies that Inglehart was a 'manager', though it does

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<sup>53</sup> Library and Archives Canada. "Census of Canada, 1881: Oakville, Halton, Ontario; Roll: C\_13257; Page: 26; Family No: 136." Accessed 25 October 2023. <https://www.ancestry.ca/discoveryui-content/view/3482196:1577>; Library and Archives Canada. "Census of Canada, 1881: Oakville, Halton, Ontario; Roll: C\_13257; Roll: C\_13257; Page: 26; Family No: 134." Accessed 25 October 2023. <https://www.ancestry.ca/discoveryui-content/view/3482191:1577>.

<sup>54</sup> LRO 20. Book 28. Instrument No. 2392; Library and Archives Canada. "Census of Canada, 1871: Oakville, Halton, Ontario; Image No. 4396685\_00154."

<sup>55</sup> LRO 20. Book 28. Instrument No. 2599.

<sup>56</sup> LRO 20. Book 28. Instrument No. 8365.

<sup>57</sup> National Archives and Records Administration. "Petitions For Naturalization, Compiled 1909 - 1970; ARC Number: 2143321; Record Group Title: Records of District Courts of the United States; Record Group Number: 21." Accessed 25 October 2023. <https://www.ancestry.ca/discoveryui-content/view/450145377:2500>.

<sup>58</sup> LRO 20. Book 28. Instrument No. 2933.

<sup>59</sup> Library and Archives Canada. "Census of Canada, 1901: Oakville, Halton, Ontario; Roll: Page: 1; Family No: 1." Accessed 25 October 2023. <https://www.ancestry.ca/discoveryui-content/view/11319405:8826>.

<sup>60</sup> LRO 20. Book 28. Instrument No. 8365; LRO 20. Book 28. Instrument No. 35XX [illegible].

<sup>61</sup> LRO 20. Book 28. Instrument No. 3589.

<sup>62</sup> Library and Archives Canada. "Census of Canada, 1891: Oakville, Halton, Ontario; Roll: Image No. 30953\_148143-00209." Accessed 25 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=25529800>.

<sup>63</sup> LRO 20. Book 28. Instrument No. 3617.



not specify exactly what his employment pertained to.<sup>64</sup> On 23 April 1906, Walter Andrew Inglehart sold part of Lot 13 (and 12) to Amy Ann Armstrong and Geroge Henry Armstrong, of whom little is known.<sup>65</sup> Shortly thereafter, on 12 July 1909, Amy Ann and George Henry Armstrong sold part of Lot 13 (and 12) to Louis Philip Snyder.<sup>66</sup> Snyder worked as an inspector for the Royal Bank of Canada and as a real estate agent.<sup>67</sup> Under Snyder's ownership, the Property – in its current configuration – was established as part of Plan 121.

#### 4.5.2 Plan 121 Lot 9

Plan 121, also referred to as the 'Brantwood Annex' or 'Tuxedo Manor', is a small subdivision composed of seventeen lots bounded by Allan Street to the northeast, MacDonald Street (formerly Division Street) to the southeast, Reynolds Street to the southwest, and Spruce Street to the northwest (Figure 5). This block was previously called 'Block D' in Registered Plan 1. Lots one through sixteen of Plan 121 are generally uniform in size and shape. They are parallelograms each with an approximate area of 700 square metres. The only lot that differs, Block A, is considerably larger than the others. Plan 121 was registered on 15 July 1909 by Louis Philip Snyder.<sup>68</sup> Plan 121 is bordered by two other early 20<sup>th</sup> century plans of subdivision, including Plan 113 to the northeast, called the 'Brantwood Plan', which was registered on 5 June 1907 by L. Bartlett, and Plan 127 to the northwest, called 'Tuxedo Park', which was registered on 16 April 1910 also by Louis Philip Snyder. Plan 121 is also bordered by Plan 1 (registered in 1831) to the southeast and Plan 35 (registered in 1861) to the southwest.

Despite the known presence of the Property parcel by 1909, a topographic map from that year does not depict Spruce Street or any buildings (Figure 6). The first property in the Brantwood Annex to have been developed was 340 Spruce Street, where a house was built in 1912. Development continued through the 1910s, with several surviving buildings, including that on the adjacent property at 323 MacDonald Road, having been built in the era.

Land in the Brantwood Plan and Tuxedo Park was heavily marketed towards citizens of larger neighbouring cities, including Toronto and Hamilton in the case of the Brantwood Plan, and Toronto in the case of Tuxedo Park. A brochure prepared by the Cumberland Land Company Limited describes Oakville as "... becoming an exclusive suburb of the sister cities of Toronto and Hamilton", and subsequently describes Brantwood's social life in contrast to Toronto and Hamilton and its proximity to Toronto and Hamilton.<sup>69</sup> Tuxedo Park was also marketed to

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<sup>64</sup> Library and Archives Canada. "Census of Canada, 1921: Oakville, Halton, Ontario; Roll: Image No. e002930330." Accessed 25 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=64286574>.

<sup>65</sup> LRO 20. Book 28. Instrument No. 3723 I.

<sup>66</sup> LRO 20. Book 28. Instrument No. 4184.

<sup>67</sup> Library and Archives Canada. "Census of Canada, 1911: Item ID. Number 14786950." Accessed 19 October 2023. <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=census&IdNumber=14786950>.

<sup>68</sup> Land Registry Office 20 [LRO 20]. "Abstract/Parcel Register Book, HALTON COUNTY (20), HALTON, PLAN 121." Instrument No. Plan 121.

<sup>69</sup> Cumberland Land Company Limited. "Brantwood: Beautifully Located, Healthful Surroundings, Inviting Prospects, Pleasing Vistas with City Conveniences." 1913. Accessed 23 November 2023. [https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/1913\\_brantwood\\_survey\\_book.pdf](https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/1913_brantwood_survey_book.pdf).

residents of Toronto. An advertisement published in *Toronto World* in 1910 described Tuxedo Park as “... without question the most delightful suburb ever opened up and offered for home sites to the citizens of Toronto at such reasonable prices and on such easy terms.”<sup>70</sup> Because the Brantwood Annex/Tuxedo Manor was adjacent to both the Brantwood Plan and Tuxedo Park, created in 1909 after the Brantwood Plan but before Tuxedo Park, and owned by Louis Philip Snyder, it is likely that the Brantwood Annex/Tuxedo Manor was also marketed towards citizens of Toronto and/or Hamilton (see Appendix D for the full advertisements). Collectively, the creation and development of these subdivisions marked a large-scale urban expansion of the Town of Oakville. Moreover, the marketing strategy employed alongside their development suggests a transformation of Oakville from a seasonal resort town to a bedroom community for Toronto and Hamilton.

On 23 August 1910, Snyder sold the Property to Mary Oliphant (née Shook) for \$4,000.00.<sup>71</sup> The 1911 census reveals that Oliphant lived with her husband, Thomas, and her son, Roy (likely a short version of ‘Gordon Leroy’, by which he is noted on the 1901 census and on Military Attestation papers).<sup>72</sup> Oliphant had the existing house on the Property developed. Although the Property is depicted as vacant on a topographic map from 1919, a subsequent fire insurance plan from 1924 depicts the house (Figure 6 and Figure 7). It is therefore possible that the house was constructed between 1919-1924; however, given that topographic maps often do not reflect all details of the built environment, it is more likely that the house was built between 1912-1924. An aerial photograph from 1934 shows the house in the same general location and configuration as the 1924 fire insurance plan. At the time, the adjacent houses had not yet been developed (Figure 8). Although the Property had been developed, there are no land registry instruments indicating that money had been borrowed. The only money borrowed by Oliphant for the Property was a \$1,500.00 mortgage acquired on 11 December 1937, several years after the known development of the house on the Property.<sup>73</sup> Shortly after acquiring the mortgage, on 30 July 1938, Oliphant died.<sup>74</sup> Although Oliphant had owned the Property until her death, it is unclear if she ever lived there. The 1931 Census, which identifies on which road each resident of the Town of Oakville resided, does not list Mary Oliphant.

On 16 June 1944, the executors of Oliphant’s will, Gordon D. Pattinson and Roy Oliphant, discharged the mortgage acquired by Mary and granted the Property to Kenneth Wiley MacTaggart and Serena Eliza MacTaggart for \$4,800.00.<sup>75</sup> That same day, Kenneth and Serena MacTaggart acquired a \$2,500.00 mortgage.<sup>76</sup> During their ownership, Kenneth and Serena MacTaggart acquired several additional mortgages, including \$3,000.00 on 30 November 1946, \$4,500.00 on 17 December 1948, \$4,700.00 on 15 February 1950, and \$5,400.00 on

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<sup>70</sup> Toronto World. “Tuxedo Park.” 1910. Accessed 23 November 2023. <https://collections.oakville.ca/objects/1718/advertisement>.

<sup>71</sup> LRO 20. Plan 121. Instrument No. 4446.

<sup>72</sup> Library and Archives Canada. “1911 Census: Oakville, Halton, Ontario; Page: 14; Family No: 164.” Accessed October 25, 2023. <http://www.bac-lac.gc.ca/eng/census/1911/Pages/about-census.aspx>.

<sup>73</sup> LRO 20. Plan 121. Instrument No. 12067 Q.

<sup>74</sup> <https://www.ancestry.ca/discoveryui-content/view/4065958:8946>

<sup>75</sup> LRO 20. Plan 121. Instrument No. 13311 R.

<sup>76</sup> LRO 20. Plan 121. Instrument No. 13312 R.

15 September 1953.<sup>77</sup> No major discernable changes occurred on the Property by 1949 or 1954 (Figure 7 and Figure 8).

On 15 March 1956, Kenneth and Serena MacTaggart granted the Property to Nancy C. Wolfrain for \$1.00.<sup>78</sup> Wolfrain subsequently acquired a \$6,000.00 mortgage on 12 July 1956 from the Canada Permanent Trust Co.<sup>79</sup> Wolfrain owned the Property until 28 November 1962, when she sold it to Peter and Gwynneth Cowen for an amount illegible on land registry documentation.<sup>80</sup> That same day, Peter and Gwynneth Cowen acquired a \$10,000.00 mortgage from Wolfrain.<sup>81</sup> No major discernable changes occurred on the Property by 1969, as evidenced on an air photo (Figure 8).

On 12 November 1970, Peter and Gwynneth Cowen granted the Property to Terrance Patrick O'Connor and Carol Ann O'Connor for \$1.00.<sup>82</sup> By 1974, no major discernable changes occurred to the Property (Figure 8). On 7 October 1987, Terrance and Carol O'Connor granted the Property to Gordon Ross Herington and Claudette Lecours Herington for \$310,000.00.<sup>83</sup> By 1995, two rear additions had been built on the building on the Property's southeast elevation. No major discernable alterations occurred to the Property in the late 20<sup>th</sup> century or early 21<sup>st</sup> century (Figure 9).

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<sup>77</sup> LRO 20. Plan 121. Instrument No. 14671 S; LRO 20. Plan 121. Instrument No. 15973 S; LRO 20. Plan 121. Instrument No. 16910 T; LRO 20. Plan 121. Instrument No. 20752 V.

<sup>78</sup> LRO 20. Plan 121. Instrument No. 48365.

<sup>79</sup> LRO 20. Plan 121. Instrument No. 53125.

<sup>80</sup> LRO 20. Plan 121. Instrument No. 145598.

<sup>81</sup> LRO 20. Plan 121. Instrument No. 145599.

<sup>82</sup> LRO 20. Plan 121. Instrument No. 303399.

<sup>83</sup> LRO 20. Plan 121. Instrument No. 677795.

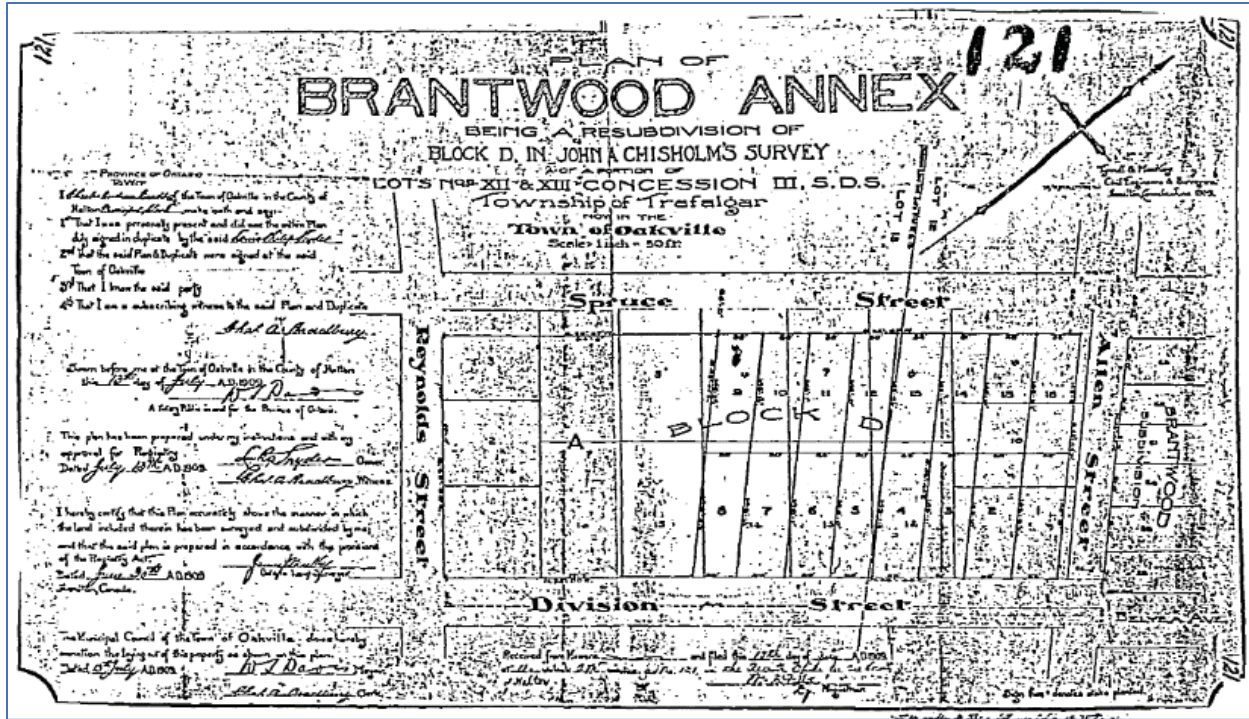
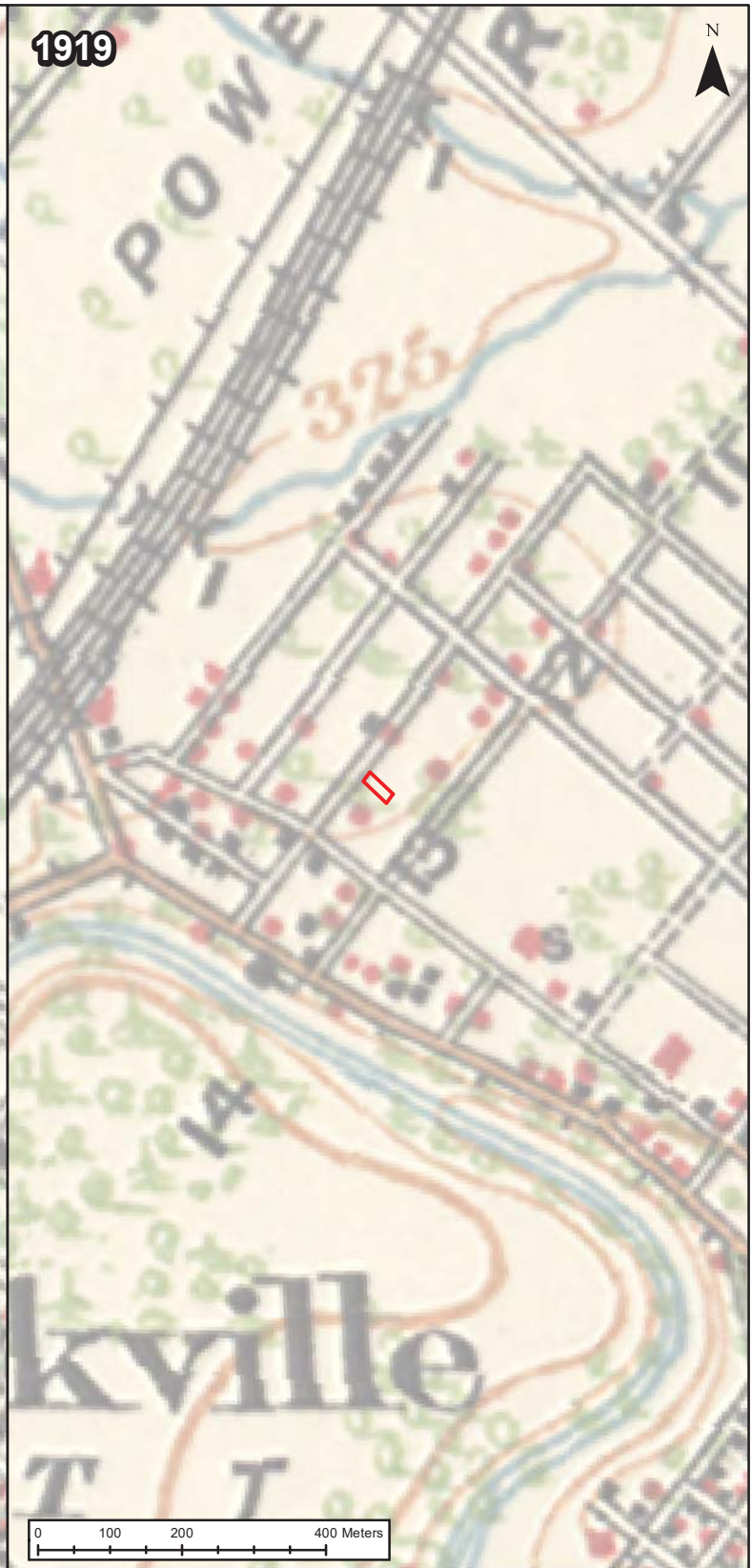
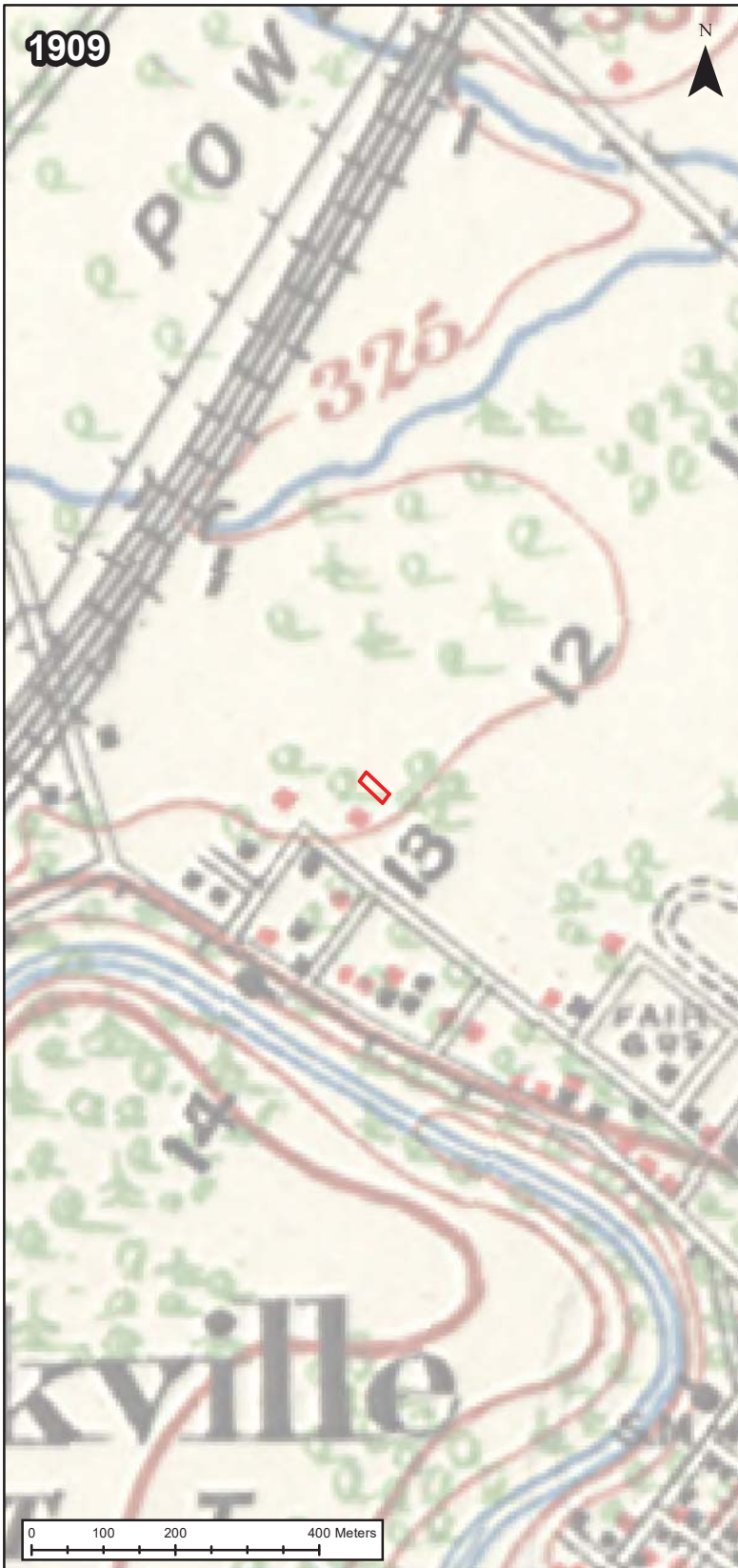


Figure 5: Location of the Brantwood Annex/Tuxedo Manor





**Legend**

 Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**


1. Department of Militia and Defence, "Topographic Map, Ontario, Hamilton Sheet", ([https://geo.scholarsportal.info/#/details/\\_uri@=HTDP63360K030M05\\_1909TIF&\\_add:true\\_nozoom:true](https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M05_1909TIF&_add:true_nozoom:true), accessed 25 October 2023), digitized map scale 1:63,360, sheet 30 M/5, edition 1, Ottawa: Department of Militia and Defence, 1909.  
 2. Department of Militia and Defence, "Topographic Map, Ontario, Hamilton Sheet", ([https://geo.scholarsportal.info/#/details/\\_uri@=HTDP63360K030M05\\_1919TIF&\\_add:true\\_nozoom:true](https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M05_1919TIF&_add:true_nozoom:true), accessed 25 October 2023), digitized map scale 1:63,360, sheet 30 M/5, edition 3, Ottawa: Department of Militia and Defence, 1919.  
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**TITLE**  
 1909 and 1919 Topographic Maps Showing the Property

**CLIENT**  
 Carrothers and Associates

**PROJECT** PROJECT NO. LHC0409  
 Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON

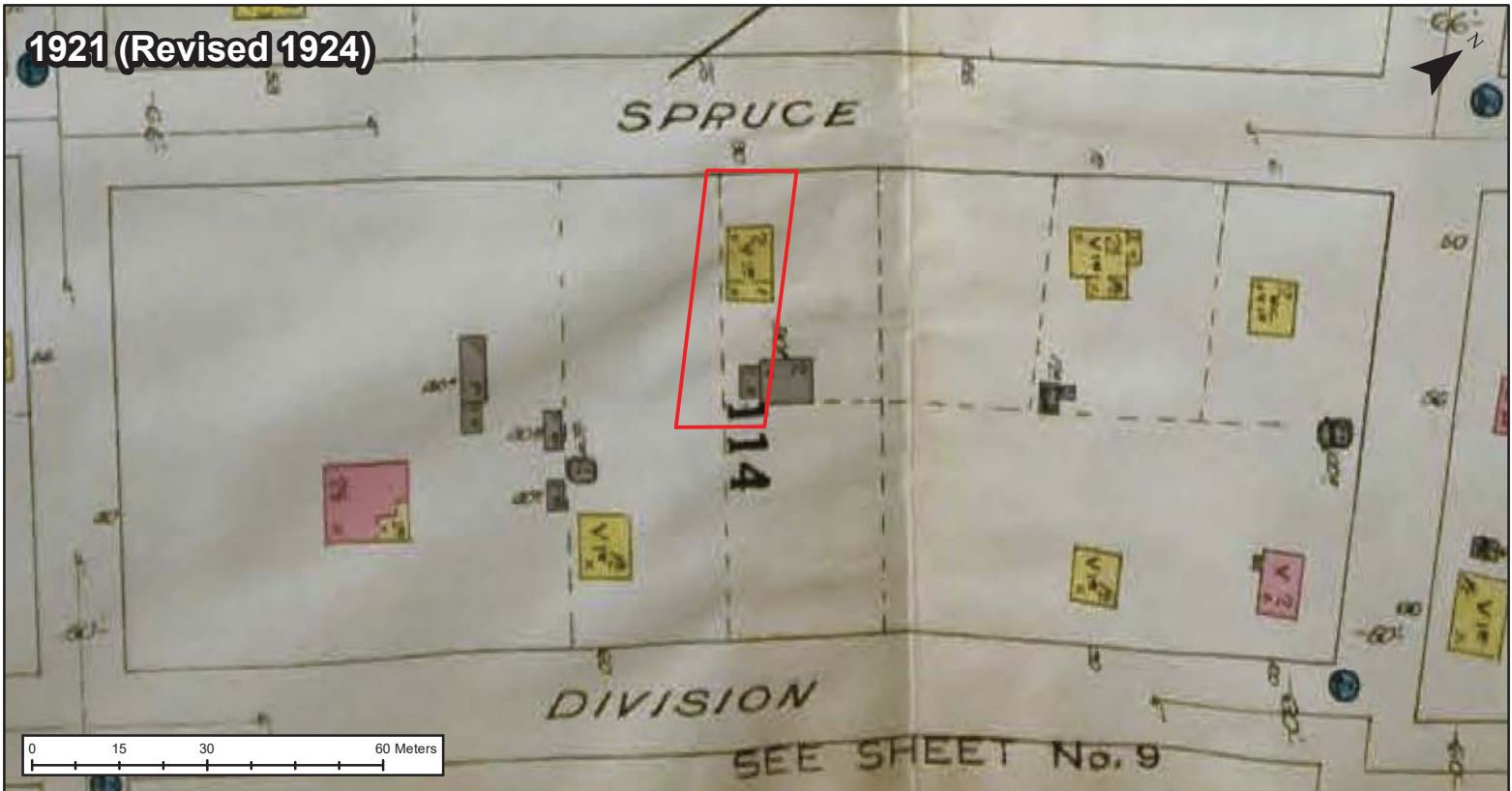
**CONSULTANT** YYYY-MM-DD 2023-10-25

 PREPARED LHC

DESIGNED JG

FIGURE # 6

**1921 (Revised 1924)**



**1949**



**Legend**

 Property

NOTE(S) 1. All locations are approximate.

**REFERENCE(S)**

1. n.a., "Oakville, Ont.", provided by the Oakville Public Library, sheet 8, scale 1:1,200, 1910 rev. 1924.
  2. Schappert, S., "Heritage Research Report, 367 Spruce Street", last modified May 2013.
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TITLE  
**1921 (Revised 1924) and 1949 Fire Insurance Plans Showing the Property**

CLIENT  
Carrothers and Associates

PROJECT PROJECT NO. LHC0409  
Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON

CONSULTANT YYY-MM-DD 2023-11-03

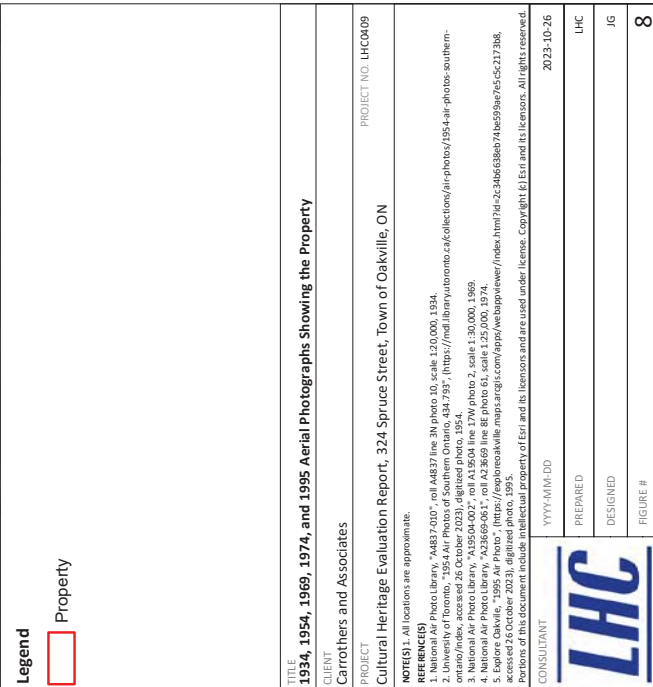


PREPARED LHC

DESIGNED JG

FIGURE # 7

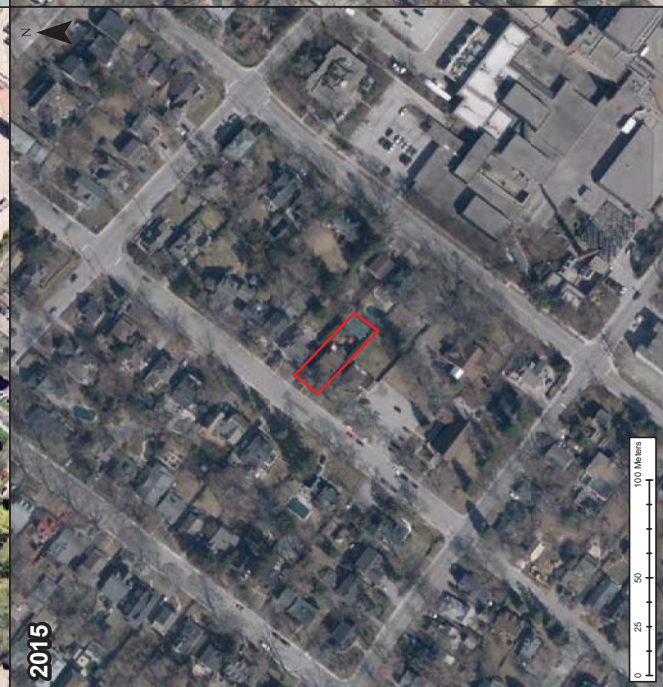
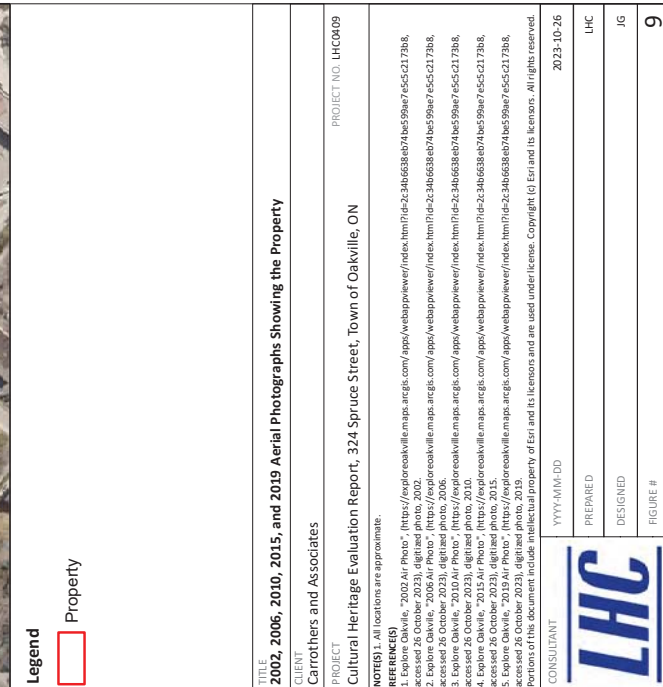




**Legend**  
 Property

<b>TITLE</b>	1934, 1969, 1974, and 1995 Aerial Photographs Showing the Property
<b>CLIENT</b>	Carrothers and Associates
<b>PROJECT</b>	Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON
<b>PROJECT NO.</b>	LHC0409
<b>NOTES</b>	1. All locations are approximate. 2. Metadata for the 1934, 1969, 1974, and 1995 aerial photos are as follows: 1934: "1934 Air Photos of Southern Ontario, 43x 73", (https://ndl.library.utoronto.ca/collections/air-photos-southern-ontario/index, accessed 26 October 2023), digitized photo, 1934. 3. National Air Photo Library, "A19504-007", roll A19504 line 17W photo 2, scale 1:30,000, 1969. 4. National Air Photo Library, "A23699-061", roll A23699 line 8E photo 6A, scale 1:25,000, 1974. 5. National Air Photo Library, "A23699-061", roll A23699 line 8E photo 6A, scale 1:25,000, 1974. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.
<b>CONSULTANT</b>	YYYY-MM-DD 2023-10-26
<b>LHC</b>	PREPARED
<b>JG</b>	DESIGNED
<b>FIGURE #</b>	8





**Legend**  
 Property

<b>TITLE</b> 2002, 2006, 2010, 2015, and 2019 Aerial Photographs Showing the Property	
<b>CLIENT</b> Carrothers and Associates	
<b>PROJECT</b> Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON	
<b>PROJECT NO.</b> LHC0409	
<b>NOTES:</b> 1. All locations are approximate.	
<b>REFERENCES:</b>	
1. Explore Oakville, "2002 Air Photo", ( <a href="https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398">https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398</a> ), accessed 26 October 2023, digital photo, 2002.	
2. Explore Oakville, "2006 Air Photo", ( <a href="https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398">https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398</a> ), accessed 26 October 2023, digital photo, 2006.	
3. Explore Oakville, "2010 Air Photo", ( <a href="https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398">https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398</a> ), accessed 26 October 2023, digital photo, 2010.	
4. Explore Oakville, "2015 Air Photo", ( <a href="https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398">https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398</a> ), accessed 26 October 2023, digital photo, 2015.	
5. Explore Oakville, "2019 Air Photo", ( <a href="https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398">https://explore.oakville.maps.arcgis.com/apps/webappviewer/index.html?id=2c34b66838ab714bc599a8765c5c217398</a> ), accessed 26 October 2023, digital photo, 2019.	
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<b>CONSULTANT</b>	YYYY-MM-DD
LHC	2023-10-26
LHC	PREPARED
JG	DESIGNED
9	FIGURE #



### 4.5.3 Morphology Surrounding the Property

Table 2 below identifies morphological change of the Property's immediate context. It specifically looks at properties on the southeast side of Spruce Street (Plan 121, Brantwood Annex), northwest side of MacDonald Street (Plan 121, Brantwood Annex), and the northwest side of Spruce Street (Plan 127, Tuxedo Park). Figure 10 shows the present lot configurations within Plan 121 in relation to Plan 121 itself.

Table 2: Morphology Surrounding the Property

Year	Data Medium (Figure)	Morphology
1907	Section 4.5.2	Plan 113 (Brantwood Plan) registered by L. Bartlett. Generally composed of rectangular lots fronting onto northwest-southeast roads (Allen Street, Douglas Avenue, Watson Avenue, and Gloucester Avenue). All lots were similar in size.
1909	Section 4.5.2 (Figure 5, Figure 10)	Plan 121 (Brantwood Annex/Tuxedo Manor) registered by Louis Philip Snyder. Lots one through sixteen of Plan 121 are generally uniform in size and shape. Lots one through eight front onto the northwest side of MacDonald Road and lots nine through sixteen front onto the southeast side of Spruce Street. Lots one through sixteen are parallelograms each with an approximate area of 700 square metres. Block A is bound by Spruce Street, lots eight and nine of Plan 121, MacDonald Road, and Reynolds Street. It is considerably larger than the other lots.
1910	Section 4.5.2	Plan 127 (Tuxedo Park) registered by Louis Philip Snyder. Plan 127 is generally composed of rectangular lots that front onto both the northwest-southeast and northeast-southwest roads. In general lots fronting onto northwest-southeast roads are slightly larger than those fronting onto northeast-southwest roads. Ten lots within Plan 127 front onto Spruce Street. Lots four through eleven front onto Spruce Street. Lot one and lot twelve front onto Allen Street and Reynolds Street, respectively, with side property lines fronting onto Spruce Street.
1919	Topographic Map (Figure 6)	Buildings are depicted on the northwest side of Spruce Street (Plan 127), southeast side of Spruce Street (Plan 121), and northwest side of McDonald Road (Plan 121).

Year	Data Medium (Figure)	Morphology
<b>1924</b>	FIP (Figure 7)	<p>One building is shown on the northwest side of Spruce Street (Plan 127 Lot 12).</p> <p>Three buildings are shown on the southeast side of Spruce Street and four buildings are shown on the northwest side of MacDonald Road. Present buildings are generally contained within a single property parcel as defined within Plan 121. The buildings differ slightly in size and shape but share a similar setback from Spruce Street.</p>
<b>1934</b>	Aerial (Figure 8)	<p>Six buildings are shown on the northwest side of Spruce Street. Aside from the building that fronts onto Reynolds Street (Plan 127 Lot 12), each building is similar size and shape and has a similar setback from Spruce Street. Each building's primary façade is parallel to Spruce Street.</p> <p>Three buildings are shown on the southeast side of Spruce Street. The buildings differ slightly in size and shape but share a similar setback from Spruce Street. The primary façade of each building is not parallel with Spruce Street; they are angled slightly to the north. This angle is in keeping with the lot shape defined in Plan 121.</p> <p>Five building are shown on the northwest side of MacDonald Road. The building closest to Reynolds Street (Plan 121 Block A) is larger than the others and has a deeper setback from MacDonald Road. The other four buildings are similar in size, shape, and setback distance. The primary façade of each building is not parallel with MacDonald Road; they are angled slightly to the south. This angle is in keeping with the lot shape defined in Plan 121.</p>
<b>1949</b>	FIP (Figure 7)	<p>Seven buildings are shown on the northwest side of Spruce Street (the building at Plan 127 Lot 12 is out of frame). Two additional buildings were constructed near Spruce Street's intersection with Allen Street. The newly developed buildings are similar in size and shape and have a similar setback to the others on the northwest side of the street.</p> <p>Six buildings are shown on the southeast side of Spruce Street. Buildings were constructed on 332 Spruce Street, 336 Spruce Street, and 386 Allen Street. The new buildings differ slightly in size and shape but share a similar setback from Spruce Street.</p>

Year	Data Medium (Figure)	Morphology
1954	Aerial (Figure 8)	A new building is shown on the northwest side of Spruce Street. This development occurred on Lot ten and eleven of Plan 127. Plan 121 Block A had been subdivided into several lots by this time. New development cannot be determined.
1969	Aerial (Figure 8)	<p>Nine buildings are shown on the northwest side of Spruce Street. No observable changes had been made.</p> <p>Nine buildings are shown on the southeast side of Spruce Street. New houses were constructed at 318 Spruce Street and 328 Spruce Street. Both buildings are consistent in shape, size, and setback with other buildings on the southeast side of Spruce Street. They are also both slightly angled to the north. The third new building constructed was constructed near Plan 121 Block A's eastmost corner towards the intersection of Spruce Street and Reynolds Street. The primary façade of this structure aligns with Spruce Street. It is the only building on the southeast side of Spruce Street with this orientation.</p> <p>Seven buildings are shown on the northwest side of MacDonald Road. New houses were constructed at 395 Reynolds Street (part Plan 121 Block A), 319 MacDonald Road, and 333 MacDonald Road. All three buildings are consistent in size and shape and have a similar setback to the others on the northwest side of the street. The buildings at 319 MacDonald Road and 333 MacDonald Road are oriented slightly towards the south.</p>
1974	Aerial (Figure 8)	No observable changes had been made on the northwest side of Spruce Street, southeast side of Spruce Street, or northwest side of MacDonald Road.
1995	Aerial (Figure 8)	<p>No observable changes had been made on the northwest side of Spruce Street or southeast side of Spruce Street.</p> <p>A new house was constructed on the northwest side of MacDonald Road at 327 MacDonald Road. It is consistent in size and shape and has a similar setback to the others on the northwest side of the street. It is also oriented slightly towards the south.</p>

Year	Data Medium (Figure)	Morphology
2002	Aerial (Figure 9)	<p>Nine buildings are shown on the northwest side of Spruce Street. Garage additions were constructed on the buildings at 325 Spruce Street and 347 Spruce Street.</p> <p>No changes had been made on the southeast side of Spruce Street.</p> <p>A new house was constructed on the northwest side of MacDonald Road at 341 MacDonald Road. It is consistent in size and shape and has a similar setback to the others on the northwest side of the street. It is also oriented slightly towards the south.</p>
2006	Aerial (Figure 9)	<p>No observable changes had been made on the northwest side of Spruce Street or the northwest side of MacDonald Road.</p> <p>A detached garage was built on the property at 348 Spruce Street. No other changes were made on the southeast side of Spruce Street.</p>
2010	Aerial (Figure 9)	<p>No observable changes had been made on the northwest side of Spruce Street, southeast side of Spruce Street, or northwest side of MacDonald Road.</p>
2015	Aerial (Figure 9)	<p>An addition was built on the southwest elevation of the building at 321 Spruce Street.</p> <p>No observable changes had been made on the southeast side of Spruce Street or the northwest side of MacDonald Road.</p>
2019	Aerial (Figure 9)	<p>The property at 343 Spruce Street had been redeveloped with a new house.</p> <p>No observable changes had been made on the southeast side of Spruce Street or the northwest side of MacDonald Road.</p>
2023	Section 5.1	<p>The properties at 315 Spruce Street, 344 Spruce Street, and 351 Spruce Street had been redeveloped with new houses.</p> <p>No observable changes had been made on the northwest side of MacDonald Road.</p>

At the time of writing, one active development application is ongoing and one recently approved development permit has been issued for land close to the Property. The development application is for the property located at 358 Reynolds Street, which is located to the south of Reynolds Street's intersection with MacDonald Road; approximately 125 metres southwest of the Property. Ten townhouses fronting onto MacDonald Street are proposed.<sup>84</sup> The approved development permit is for the properties located at 348 MacDonald Road and 327 Reynolds Street (site of the former Oakville Trafalgar Memorial Hospital). This lot is approximately 5.64 hectares in area and will be redeveloped with low-density residential, medium-density residential, seniors housing, a community centre, and park space. The area fronting onto MacDonald Road will comprise 12 low-rise residential lots each with an approximate area of 625 square metres.<sup>85</sup>

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<sup>84</sup> Town of Oakville. "358 Reynolds Street - Z.1613.65 and 24T-23003/1613." Accessed 28 February 2024. <https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-3-development-and-site-plan-applications/macdonald-rose-inc-358-reynolds-street-z-1613-65-and-24t-23003-1613/>.

<sup>85</sup> Town of Oakville. "327 Reynolds Street and 348 MacDonald Road - 24T-18001/1613." Accessed 28 February 2024. <https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-3-development-and-site-plan-applications/former-oakville-traffic-memorial-hospital-327-reynolds-street-and-348-macdonald-road-24t-18001/>.

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**Legend**

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)  
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TITLE  
 Present Lot Configurations in Relation to Plan 121

CLIENT  
 Carrothers and Associates

PROJECT PROJECT NO. LHC0409  
 Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON

CONSULTANT YYY-MM-DD 2024-03-01



PREPARED LHC

DESIGNED JG

FIGURE # 10



## 5.0 EXISTING CONDITIONS

### 5.1 Surrounding Context

The Property is located in the Town of Oakville in Halton Region. The Town is between the City of Mississauga to the northeast, Lake Ontario to the southeast, the City of Burlington to the southwest, and the Town of Milton to the northwest.

The Property is in southeast Oakville and is bounded by Spruce Street to the northwest, 328 Spruce Street to the northeast, 318 Spruce Street to the southwest, and 323 MacDonald Street to the southeast. Spruce Street is a local road extending between Trafalgar Road and Gloucester Avenue. Between Reynolds Street and Allan Street, Spruce Street is composed of one northeast-bound and one southwest-bound lane. The road has an asphalt driving surface with a concrete curb and sidewalk on both sides. Wood electrical poles are located on the northwest side of the road. Only one electrical pole, located in front of 339 Spruce Street, has a streetlight (Photo 1 and Photo 2). The property at 328 Spruce Street (Plan 121 Lot 10) is a parallelogram shaped lot with an approximate area of 670m<sup>2</sup>. The house on it is a single-detached, clapboard siding clad two-storey building (Photo 3). The property at 318 Spruce Street (part Plan 121 Block A) is a rectangular property with an approximate area of 4,100m<sup>2</sup>. The house on it is a single-detached, brick one-and-a-half storey building. A clapboard siding clad shed occupies the northeast section of the property (Photo 4) and a one-storey brick church – the Grace Lutheran Church of Oakville – occupies the southwest section of the property (Photo 5). The property at 323 MacDonald Street (Plan 121 Lot 8) is a parallelogram shaped lot with an approximate area of 685m<sup>2</sup>. The house on it is a single-detached, brick and asphalt shingle clad two-storey building (see Section 5.2).

The topography is flat around the Property. Mature deciduous and/or coniferous trees are common in front and rear yards in the area. Hedges, shrubs, juvenile coniferous and/or deciduous, and gardens with perennial flowers are also common in the front and side yards of properties in the area.

The Property's immediate context includes properties on the southeast side of Spruce Street (Plan 121), northwest side of MacDonald Street (Plan 121), and the northwest side of Spruce Street (Plan 127) between Reynolds Street and Allan Street. Single-detached houses are the most common building type and most of the houses were developed in the early- to mid-20<sup>th</sup> century as part of the 'Brantwood Plan', 'Brantwood Annex', or 'Tuxedo Park'. There are some newer latter 20<sup>th</sup> century and 21<sup>st</sup> century houses in the area including those at 315 Spruce Street, 344 Spruce Street, and 351 Spruce Street. Many older homes have had alterations, additions, and renovations over time, such as attached garage additions and cladding material changes. Houses range from one storey to two-and-a-half storeys and are clad in a mix of materials including brick, board and batten siding, stucco, and cedar shakes. Houses built in, or influenced by, the Craftsman Bungalow style are particularly notable in the area.

Residential properties are generally parallelogram shaped in the 'Brantwood Annex'. The primary façades of buildings in the 'Brantwood Annex' are not typically parallel with their corresponding street but are angled slightly to the north (on Spruce Street) and to the south (on MacDonald Road) to correspond with the shape of their respective lots (see Figure 10). Residential properties in 'Tuxedo Park' are generally rectangular, and the primary façade of buildings is typically parallel to the corresponding street.

Buildings in the Property's immediate context generally have a moderate setback from the street, which is typically no less than 11.0 metres and no more than 17.5 metres, and have narrow side yards, which are typically no less than 1.0 metre and no more than 6.0 metres. This general composition was standard for properties in the 'Brantwood Annex' and 'Tuxedo Park' (Photo 6; see Appendix D).

The Property's wider context includes the remainder of 'Tuxedo Park' (Plan 127) to the northwest, the 'Brantwood Plan' (Plan 113) to the northeast, Plan 1 to the southeast, Plan 35 to the southwest, and Plan 126 to the northwest (Figure 11). The character of this widened area remains dominated by single-detached, one to two-and-a-half storey houses clad in a mix of materials. Plan 126 was registered in 1909 (alike the 'Brantwood Annex') and contains similar building stock to the Property's immediate context. Plan 1 and Plan 35 predate the 'Brantwood Annex' and contain older building stock but retain the low-rise character of the area. The existing church at 304 Spruce Street and the proposed development at 348 MacDonald Road and 358 Reynolds Street are among the only buildings that do/will not fully adhere to the extant character.





Photo 1: View northeast along Spruce Street



Photo 2: View southwest along Spruce Street





Photo 3: View southeast of 328 Spruce Street



Photo 4: View southeast of 318 Spruce Street



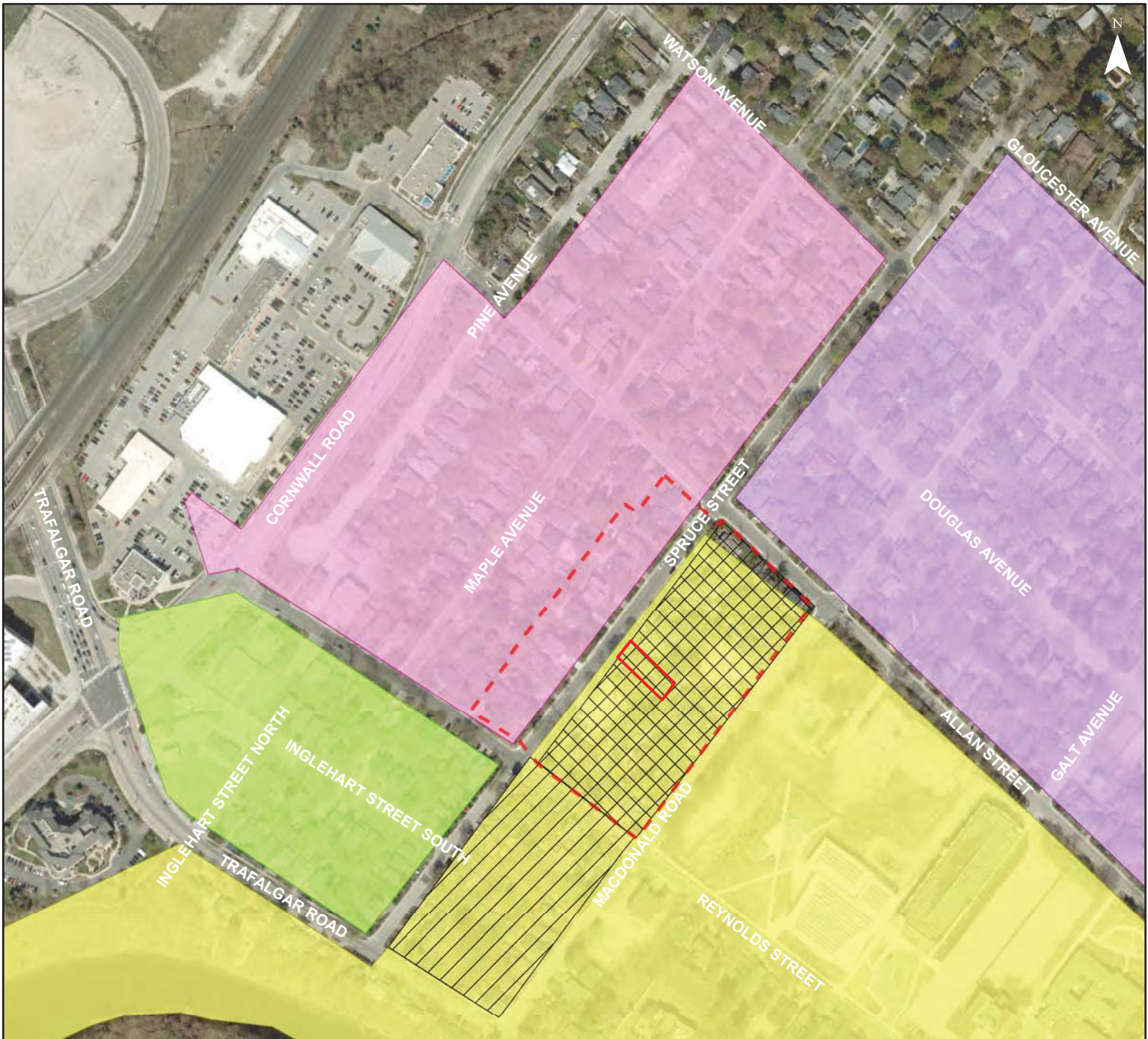


Photo 5: View southeast of the church at 318 Spruce Street



Photo 6: View of 340-348 Spruce Street





**Legend**

- Property
- Immediate Context Surrounding the Property
- Plan 1, Reg. 1831
- Plan 113, Reg. 1907
- Plan 121, Reg. 1909
- Plan 126, Reg. 1909
- Plan 127, Reg. 1910
- Plan 35, Reg. 1861

NOTE(S) 1. All locations are approximate.

**REFERENCE(S)**

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TITLE  
**The Property's Immediate and Wider Context**

CLIENT  
 Carrothers and Associates

PROJECT PROJECT NO. LHC0409  
 Cultural Heritage Evaluation Report, 324 Spruce Street, Town of Oakville, ON

CONSULTANT YYY-MM-DD 2024-03-21




PREPARED	LHC
DESIGNED	JG
FIGURE #	<b>11</b>

## 5.2 Adjacent and Nearby Heritage Properties

The Town of Oakville *OP* does not provide a definition of ‘adjacent’ as it relates to cultural heritage properties. The *Halton Region Official Plan* defines ‘adjacent lands’ as “...lands contiguous to a protected heritage property or as otherwise defined in the Area Local Official Plan.”<sup>86</sup> This definition aligns with the *PPS* definition of adjacent, which in the context of cultural heritage means “those lands contiguous to a protected heritage property.”<sup>87</sup> Using the *ROP* and *PPS* definitions, Table 3 identifies the adjacent properties. Given the high density of recognized heritage properties in the vicinity, nearby heritage properties (within 100 metres of the Property) are also identified in Table 4.

Table 3: Adjacent Heritage Properties<sup>88</sup>

Address	Heritage Recognition	Town Description	Image
232 MacDonald Road	Listed, Section 27 Part IV OHA	This property has potential cultural heritage value for its c.1915 brick house with Colonial Revival and Arts & Crafts style influences.	 <p>(Google Streetview, 2023)</p>

<sup>86</sup> Halton Region. “Official Plan.” P. 170.




<sup>87</sup> Province of Ontario. “Provincial Policy Statement.” 39.

<sup>88</sup> Town of Oakville. “Heritage Property map.” Accessed October 26.

<https://exploreoakville.maps.arcgis.com/apps/webappviewer/index.html?id=cd810cf9cd6b44d5b573cdec4a13034d>.

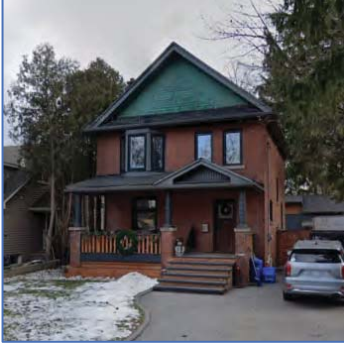






Table 4: Nearby Heritage Properties.<sup>89</sup>



Address	Heritage Recognition	Town Description	Image
<p><b>311-313 MacDonal Road</b></p>	<p>Listed, Section 27 Part IV <i>OHA</i></p>	<p>This property has potential cultural heritage value as an example of Arts and Crafts architecture.</p> <p>This property has potential cultural heritage value for its c.1910 brick bungalow with Edwardian and Queen Anne style influences, historically associated with L.P. Snyder who developed Tuxedo Park.</p>	 <p>(Google Streetview, 2023)</p>
<p><b>351 MacDonal Road</b></p>	<p>Listed, Section 27 Part IV <i>OHA</i></p>	<p>This property has potential cultural heritage value for its c.1906 Edwardian style brick house.</p>	 <p>(Google Streetview, 2023)</p>
<p><b>308 Maple Avenue</b></p>	<p>Listed, Section 27 Part IV <i>OHA</i></p>	<p>This property has potential cultural heritage value for its c.1930s Colonial Revival style frame house and garage.</p>	 <p>(Google Streetview, 2023)</p>

<sup>89</sup> Town of Oakville. "Heritage Property map." Accessed October 26. <https://exploreoakville.maps.arcgis.com/apps/webappviewer/index.html?id=cd810cf9cd6b44d5b573cdec4a13034d>.



Address	Heritage Recognition	Town Description	Image
<b>312 Maple Avenue</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1910 Edwardian style brick house.	 <p>(Google Streetview, 2023)</p>
<b>395 Reynolds Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1910 Tudor Revival style stucco house.	 <p>(Google Streetview, 2023)</p>
<b>409 Reynolds Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1919 Craftsman style frame bungalow.	 <p>(Google Streetview, 2023)</p>
<b>321 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1915 vernacular frame house.	 <p>(Google Streetview, 2023)</p>

Address	Heritage Recognition	Town Description	Image
<b>325 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1925 frame house with Colonial Revival influences.	 <p>(Google Streetview, 2023)</p>
<b>335 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1924 vernacular frame house.	 <p>(Google Streetview, 2023)</p>
<b>336 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1946 Colonial Revival style brick house.	 <p>(Google Streetview, 2023)</p>
<b>339 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	This property has potential cultural heritage value for its c.1924 vernacular brick house with Colonial Revival style influences.	 <p>(Google Streetview, 2023)</p>

Address	Heritage Recognition	Town Description	Image
<b>338 - 340 Spruce</b>	Designated, Section 29 Part IV <i>OHA</i>	<p>This property has potential cultural heritage value as an example of Craftsman-inspired architecture.</p> <p>This property has potential cultural heritage value for its c.1925 brick house with Craftsman style influences.</p>	
<b>348 Spruce Street</b>	Listed, Section 27 Part IV <i>OHA</i>	<p>This property has potential cultural heritage value for its c.1924 vernacular brick house.</p>	 <p>(Google Streetview, 2023)</p>

### 5.3 The Property

The Property is a rectangular lot with an approximate area of 675 square metres. It is on the southeast side of Spruce Street. The house is a two-and-a-half storey, brick, cedar shake, and clapboard siding clad house built between 1912-1924 with influences from the Craftsman Bungalow architectural style. The Property has a narrow asphalt driveway to the northeast of the house. It has a concrete walkway that curves from Spruce Street to the front porch and over to the driveway. The walkway divides the front yard into two distinct sides. The north side – between the driveway and walkway—is a garden with several shrubs and perennial flowers. The south side—between the walkway and southwest property line—has garden areas, some lawn, a mature Maple tree and a tall hedge along the southwest property line (Photo 7).





Photo 7: View southeast showing the primary, northwest elevation of the house

### 5.3.1 House Exterior

The house is a single-detached, rectangular building with two additions. The main house is approximately 8.5 metres wide and 9.4 metres deep. The first addition was constructed on the building's southeast elevation, adding an additional 2.5 (approximately) metres to the house's depth. A third, rear wing addition measuring approximately 4.9 metres by 3.7 metres is located on the southwest side of the house's southeast elevation. The house is two-and-half storeys, has a full below grade basement under its main section, and has a crawlspace under its additions. All foundation walls are concrete (see Section 5.3.2) (Photo 8). The façade has three bays. The main floor exterior wall is composed of brick set in a stretcher bond (Photo 9). The gable ends are clad in cedar shakes and the dormers and the additions are clad in clapboard siding (Photo 10 through Photo 12). Most exterior surfaces have been painted yellow. The house has a side gable roof with pent eave. It has asphalt shingles. The gable roof and pent eave moderately project from the house's northeast and southwest elevations. The roof extends over the house's front porch, creating a verandah (Photo 13). A single shed dormer is located on the upper half storey of the house's northwest and southeast elevations. The shed dormer roofs are clad in asphalt shingles and have shallow projecting eaves (Photo 11). A partially exterior, single stack chimney with two flues is located on the house's southwest elevation (Photo 14). The chimney is set in stretcher bond brick that has been painted yellow below the peak of the gable roof. Above the gable roof, the brick is unpainted and is dark red.

A typical first storey window has a shallow segmental arch structural opening with a header composed of a single row of soldier course brick, simple trim within the structural opening, and rock-faced concrete lug sill (Photo 15). Windows are typically composed of two mullied units each with a double-hung opening mechanism. Several additional window styles also appear on

the first storey. On the northeast elevation there is a window composed of three mullied units that shares the same general configuration as a typical first storey window (Photo 16). Windows on the building's additions also differ from the typical style. The westmost window on the house's northeast elevation and the three northmost windows on the house's southeast elevation (first addition) are flatheaded, have simple trim, are arranged in a 4/2 pattern, and use a casement operating mechanism (Photo 17). Windows set into the rear wing addition are flatheaded, have simple trim, and are fixed panes (Photo 18).

Windows set into the gable ends on the second storey and upper half storey have flatheaded openings and simple trim on all sides outside of the structural openings. Windows typically have one unit and a double-hung opening mechanism. Windows set into the dormers have flatheaded openings and simple trim on all sides outside of the structural openings. Windows are typically composed of two mullied units each with a double-hung opening mechanism (Photo 19).

The main entrance is located in the northeast bay of northwest elevation. The main entrance has a flatheaded opening, leaded transom and sidelights, and a solid, single leaf door (Photo 20). The main entrance is accessed via the house's verandah. The verandah is covered by the house's projecting main roof, which has a deep overhang over the northwest elevation of the building. The roof is supported by four square tapered posts that are evenly distributed across the northwest elevation. The underside of the roof is composed of wood lath. The porch is accessed via a two-riser stairway that terminates at a wooden deck. The stairway has no handrail, and the porch is open (Photo 8). A secondary entrance is located on the northeast elevation of the rear wing addition. The secondary entrance has a flatheaded opening with simple trim. A single leaf sliding door with central glazing flanked by fixed, single pane windows compose the opening (Photo 18).

A rectangular pool in the backyard has a concrete deck and is separated from the remainder of the backyard by a short mesh fence (Photo 21).





Photo 8: View southeast showing the primary, northwest elevation of the house



Photo 9: View southeast showing a section of the painted stretcher bond brick





Photo 10: View southwest showing cedar shakes in the northeast gable end



Photo 11: View south showing the clapboard siding on the northwest dormer





Photo 12: View northeast showing the southeast elevation



Photo 13: View south showing the roof profile





Photo 14: View southeast showing the chimney



Photo 15: View east showing two typical first storey windows on the northwest elevation





Photo 16: View southwest showing the three-sash window on the northeast elevation



Photo 17: View northwest showing part of the northeast and southeast elevation of the first addition





Photo 18: View northwest showing the rear wing addition



Photo 19: View south showing gable end and dormer windows





Photo 20: View southeast showing the main entrance

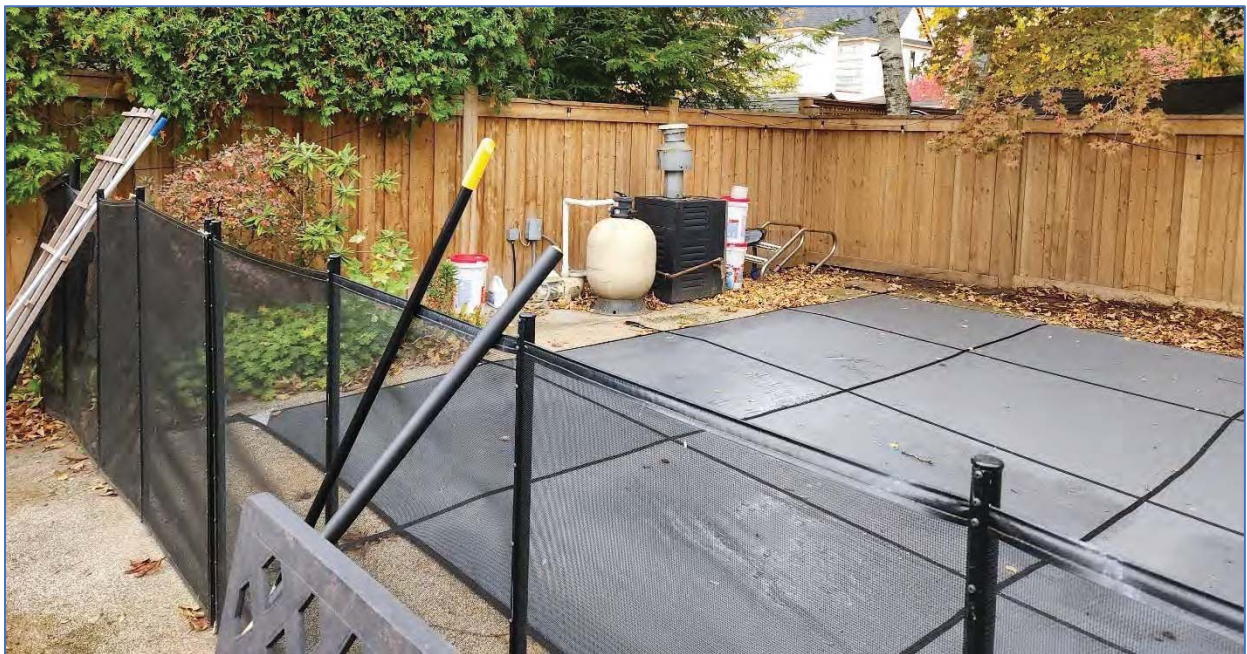


Photo 21: View east showing the backyard pool

## 5.3.2 House Interior

### First Storey

Upon entering the house through the main entrance, the house's main hall is accessed. When looking southeast (straight ahead upon entry), a second storey stairway is to the left, the first storey's main hall is straight ahead, and an open doorway to the living room is along the southwest wall. The main hall has a dark brown wooden floor, white baseboard with rounded coping, smooth wallboard clad walls and ceiling, and decorative crown moulding (Photo 22).

The main hall provides access to the basement stairway and the kitchen. The kitchen is partially contained within the house's first addition and is accessible from an open doorway with a moulded header at the end of the hall. The kitchen has a dark brown wooden floor, white baseboards with rounded coping, smooth wallboard clad walls, and coffered ceiling composed of smooth wallboard with decorative crown moulding. The kitchen has white cupboards, stainless steel appliances, tiled backsplash, black granite countertop, and an island with wooden countertop (Photo 23). The first storey bathroom is in the west corner of the kitchen. The bathroom has a mosaic tiled floor, tile baseboards, walls clad in either wallboard or tile, and white fixtures (Photo 24). A stairway to the second storey is in the north corner of the kitchen.

The remainder of the first addition and rear wing addition, which includes a sunroom, is accessible through an opening on the kitchen's southwest wall or through an open doorway on the dining room's southeast wall. The sunroom has a dark brown wooden floor and white baseboards with rounded coping. The west section of the sunroom has smooth wallboard clad walls and coffered ceiling composed of smooth wallboard with decorative crown moulding. The east section of the sunroom has vertical wooden board clad walls and smooth wallboard clad ceiling with two skylights (Photo 25 and Photo 26).

The dining room is accessible through an open doorway with decorative moulding on the sunroom's southwest wall or through an open doorway on the living room's southeast wall. The dining room has a dark brown wooden floor, white baseboards with rounded coping, plain white wainscotting, grey painted wallboard clad wall, crown moulding, and wallboard ceiling with a stipple brush texture (Photo 27).

The living room is accessible through an open doorway with decorative moulding on the dining room's southeast wall or through an open doorway to the southwest of the foyer. The living room has a dark brown wooden floor, white baseboards with rounded coping, smooth wallboard clad walls, wallboard walls with stipple brush texture, and rounded crown moulding with stipple brush texture (Photo 28).



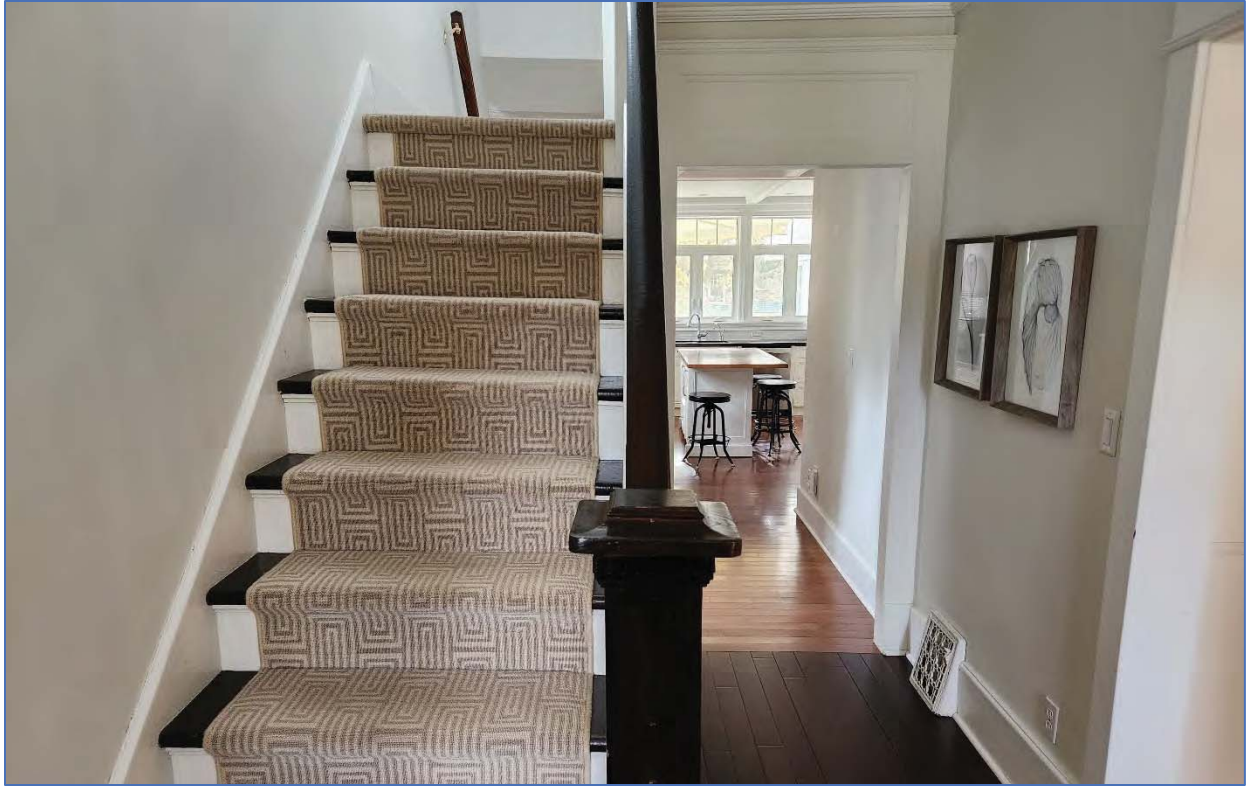


Photo 22: View southeast showing the main hall



Photo 23: View northwest showing the kitchen



Photo 24: View northwest showing the first storey bathroom



Photo 25: View southwest from the kitchen showing the west section of the sunroom





Photo 26: View southeast showing the east section of the sunroom

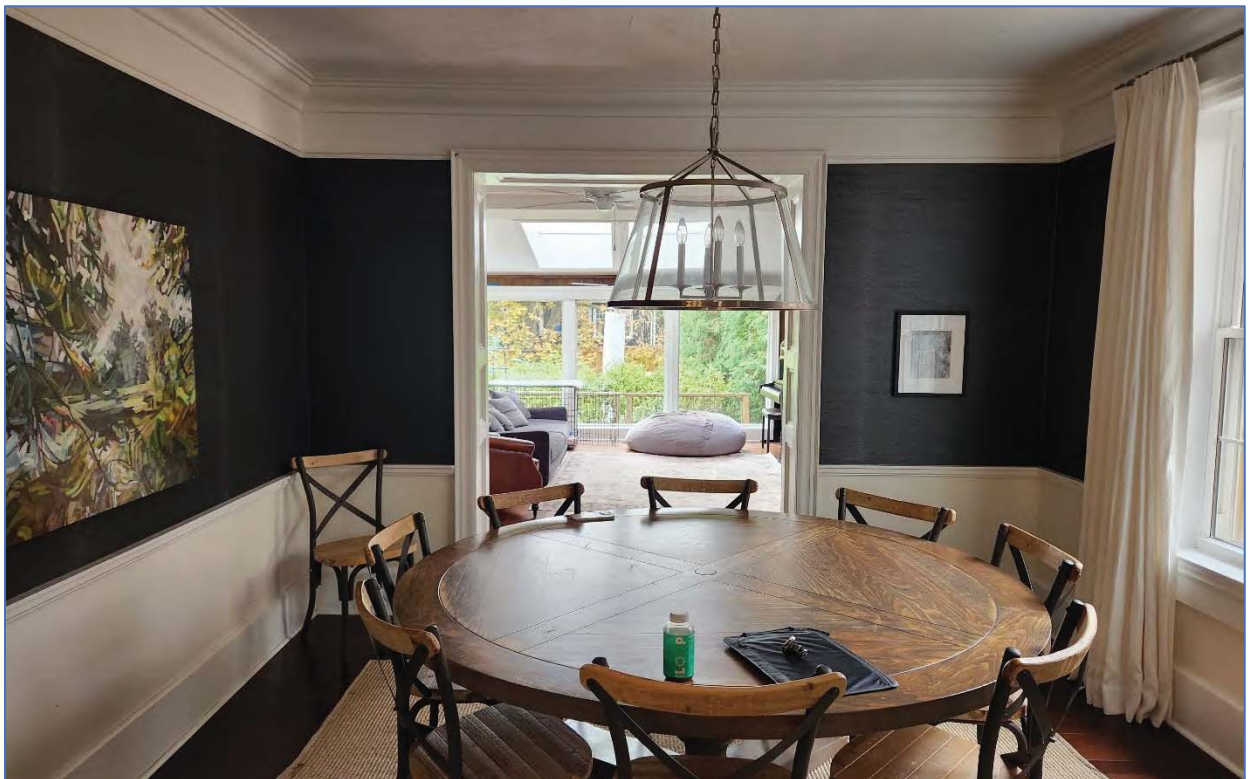


Photo 27: View southeast from the living room showing the dining room





Photo 28: View northeast showing the living room

## Second Storey

The second storey is accessible by a stairway attached to the foyer or kitchen of the first storey. The stairway attached to the main hall has an “L” shape and the stairway attached to the kitchen has a “U” shape. Both stairways meet at a centrally located landing on the building’s northeast wall before continuing upwards and terminating at the main hall of the second storey. The stairway attached to the foyer has wooden treads that are partially carpeted, a wooden handrail and newel posts, and turned baluster. The stairway attached to the kitchen has carpeted treads, a wooden handrail, and turned baluster (Photo 29 and Photo 30).

The second storey hall has a light wood floor, white baseboards with rounded coping, smooth wallboard clad walls and ceiling, and crown moulding. It has four rooms, two on either side of the hall (Photo 31). The northeast, southeast, and northwest rooms are each bedrooms and generally share like materials. They each have a light wood floor, white baseboards with rounded coping, smooth wallboard clad walls and ceiling, and crown moulding (Photo 32 through Photo 34). The northwest bedroom and northeast bedrooms also have fireplaces. The fireplace in the northeast bedroom has a wooden mantle and the fireplace in the northwest bedroom has a cast iron firebox, wooden mantle, and tiled hearth (Photo 35 through Photo 37). The northwest bedroom has a four-piece ensuite bathroom accessed through its southeast wall. The ensuite bathroom has a light wood and tiled floor, white baseboards with rounded coping, smooth wallboard clad walls and ceiling, and crown moulding (Photo 38).

The second floor also has a three-piece bathroom on its northeast side. The bathroom has a tiled floor, white baseboards with rounded coping, smooth wallboard clad walls and ceiling, and crown moulding (Photo 39).

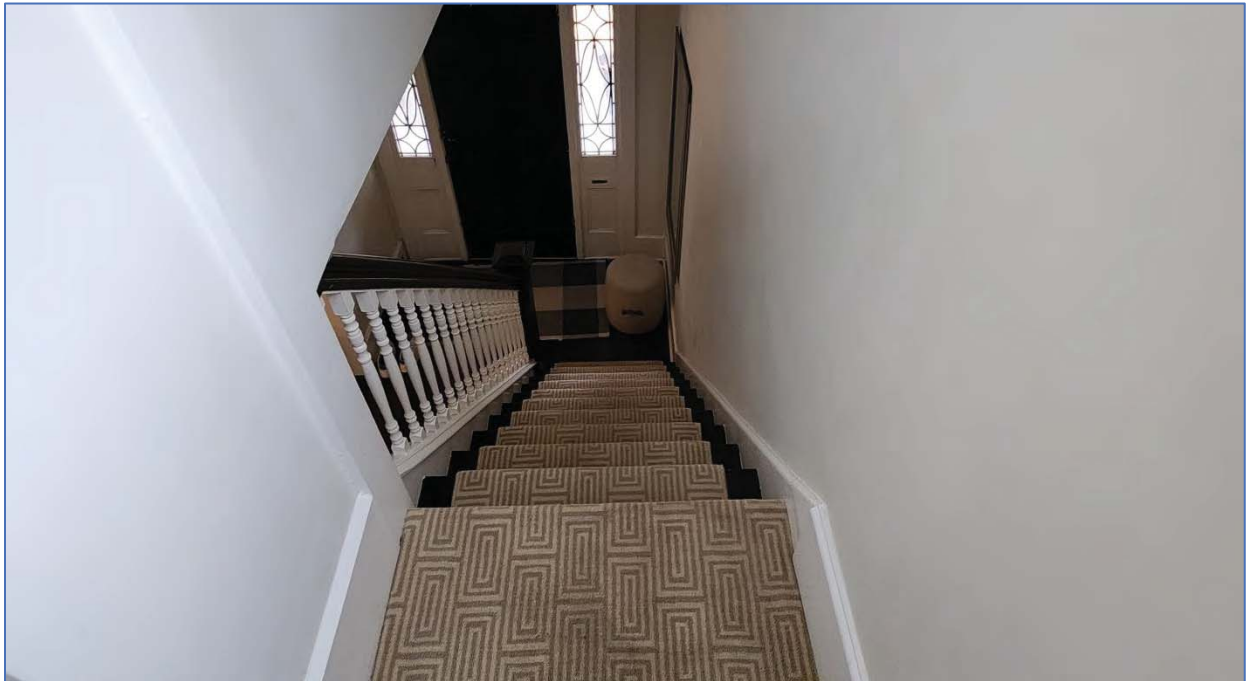


Photo 29: View northwest showing the stairway attached to the main hall

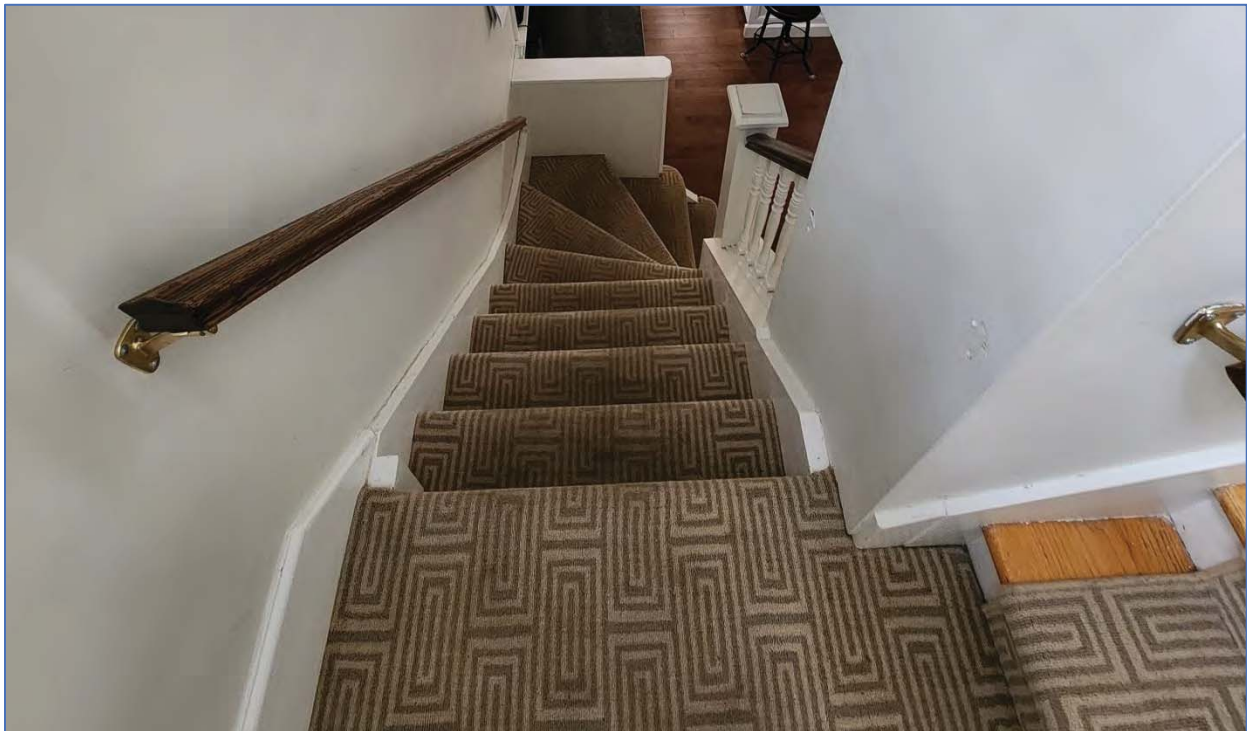


Photo 30: View southeast showing the stairway attached to the kitchen



Photo 31: View southwest showing the second storey hall



Photo 32: View northwest showing the northeast bedroom





Photo 33: View southeast showing the southeast bedroom



Photo 34: View northwest showing the northwest bedroom



Photo 35: View southwest showing the fireplace in the northwest bedroom



Photo 36: View southwest showing the fireplace in the northwest bedroom





Photo 37: View north showing the fireplace in the northeast bedroom



Photo 38: View southeast from the northwest bedroom showing the ensuite bathroom





Photo 39: View southeast showing the second storey bathroom

### Upper Half Storey

The house's upper half storey is accessed by a "U" shaped winder stairway accessible from the north side of the second storey's hall. The stairway is composed of wooden treads that are partially carpeted and a wooden handrail (Photo 40). The upper half storey has a bedroom, library, and washroom. The bedroom is located in the upper half storey's north section and the library is located in the upper half storey's south section. Both rooms use the same materials including a wooden floor, white baseboards with rounded coping, smooth wallboard clad walls and ceiling, and crown moulding (Photo 41). A three-piece bathroom is located between the bedroom and library on the northwest side of the upper half storey. The bathroom was not accessed in full during the site visit.

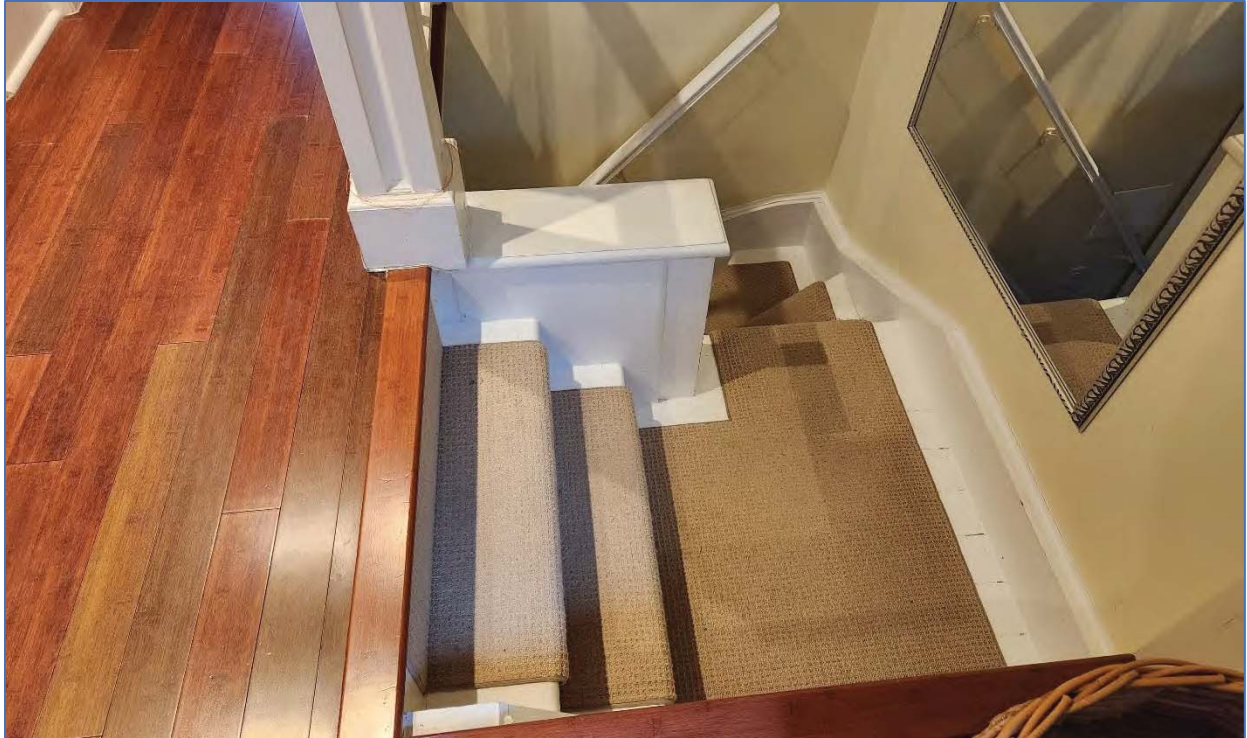


Photo 40: View northeast showing the “U” shaped stairway leading to the upper half storey

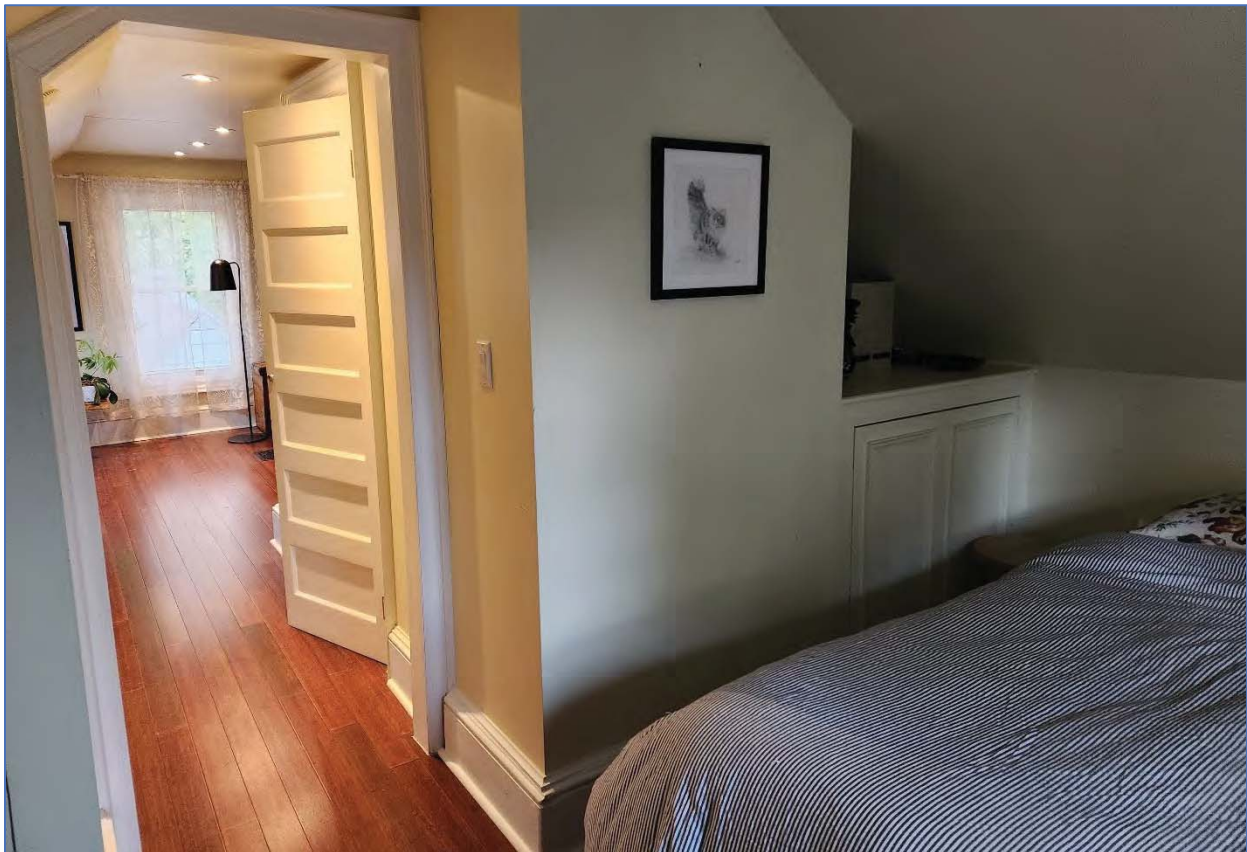


Photo 41: View southwest showing the bedroom and library in the upper half storey



## Basement

The house's basement is accessed by an "L" shaped stairway accessible from the first storey's southeast quadrant near the kitchen (Photo 42). The stairway has carpeted treads and a wooden handrail. The basement is divided into three rooms including a multi-purpose room and two storage rooms. The multi-purpose room is the largest room in the basement and is divided into a laundry section and theatre section. Both sections have a tiled floor, painted wood panelled walls, and smooth wallboard clad ceiling (Photo 43 and Photo 44).

The larger, eastmost storage room is accessed through a door near the bottom of the basement stairway. The storage room has a painted concrete floor; walls clad in a range of materials, including wood, cork, and wallboard; and an exposed ceiling (Photo 45). The smaller, westmost storage room is accessed through a door on the northwest basement wall near the laundry area. The smaller storage room has a painted concrete floor; walls clad in a range of materials, including wood, cork, and wallboard; and an exposed ceiling (Photo 46).

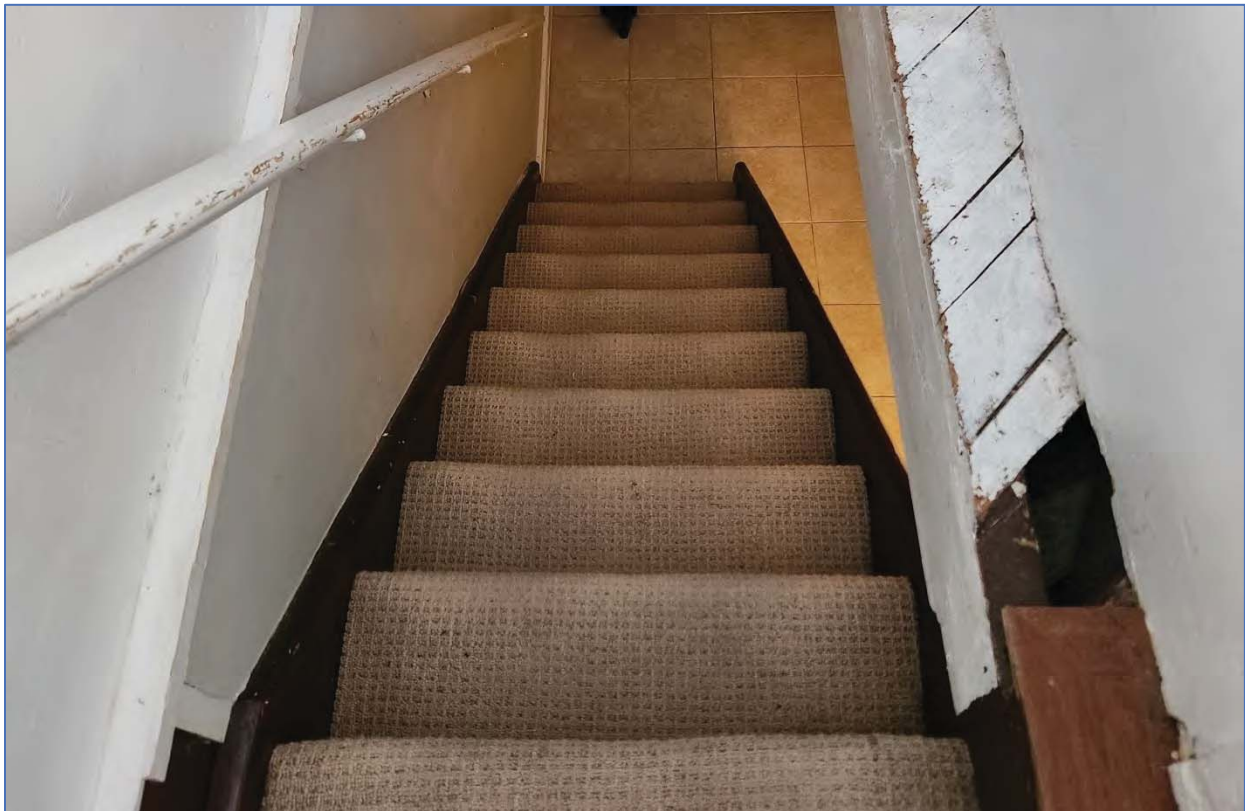


Photo 42: View southwest showing the basement stairway





Photo 43: View southeast showing the laundry section of the basement



Photo 44: View southwest showing the theatre section of the basement





Photo 45: View southwest showing the eastmost storage room in the basement

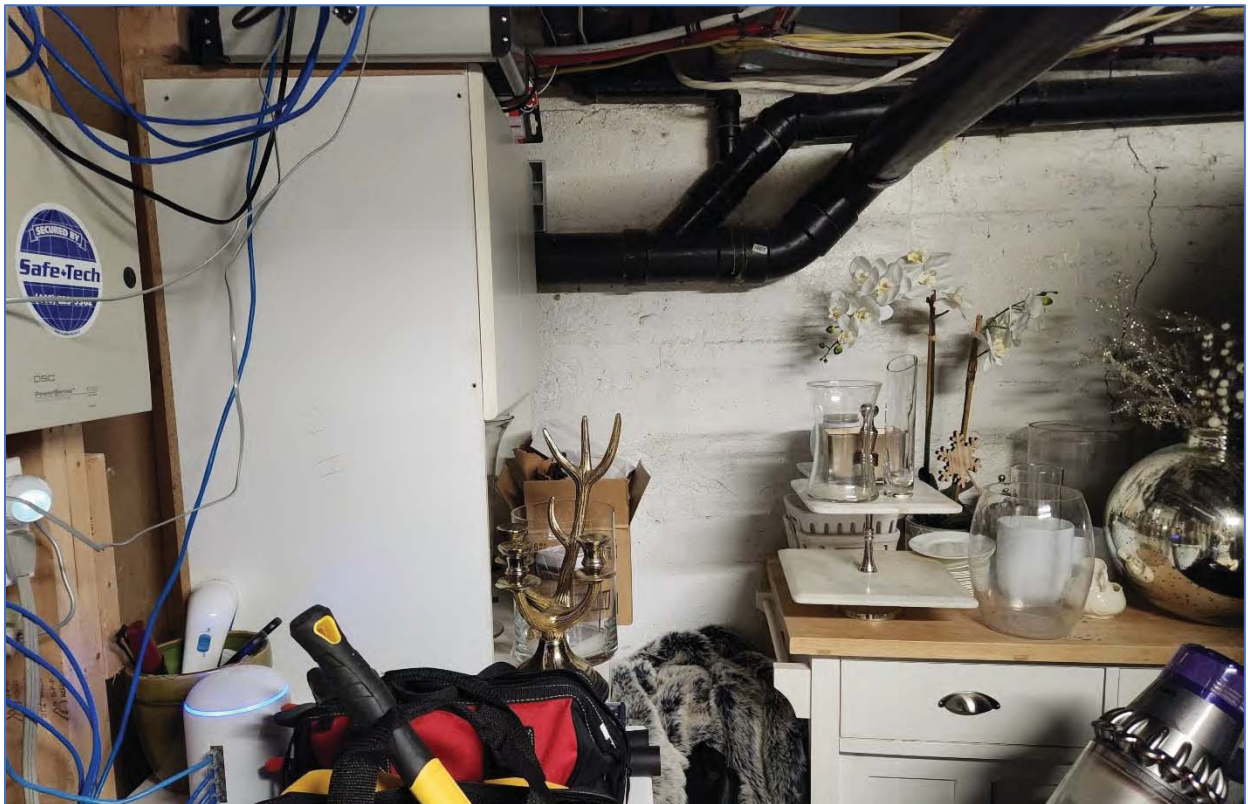


Photo 46: View southwest showing the westmost storage room in the basement

## 5.4 Analysis

### 5.4.1 Architectural Analysis

The house on the Property displays influences from the Craftsman Bungalow architectural style. The Bungalow style first appeared in India in the 19<sup>th</sup> century, where it referred to a temporary, one storey seasonal dwelling surrounded by a verandah. In North America, the style was popularized in California at the turn of the 20<sup>th</sup> century before becoming common in Canada around 1910. Supporting the popularity of Bungalow development was Henry Saylor's book entitled 'Bungalows' which was published in 1913. In this book, Saylor describes different Bungalow variations ranging from seasonal dwellings to two-storey houses.<sup>90</sup> Although the term 'Bungalow' originally referred to one-storey seasonal or temporary dwellings, it eventually evolved – broadened – to refer to any dwelling that gave the appearance of being one storey. By definition, 'Bungalow' describes the general form and massing of a building as opposed to a distinct architectural style (i.e., not all Bungalows are Craftsman Bungalows) (see Figure 12).<sup>91</sup> Characteristics of a Bungalow include a simple floor plan; low massing profile giving the appearance of the building being one storey as viewed from the street; and a broad, gently pitched roof that covers the front porch/verandah, sunroom, or sleeping porch.

Where 'Bungalow' refers to a building's general form and massing, 'Craftsman' refers to a specific architectural style: Arts and Crafts. The Arts and Crafts style began in England in the mid 19<sup>th</sup> century as a response to the country's ongoing industrialization. Philosophically, the Arts and Crafts movement rejected the replacement of craftsmen with machines. In the domain of architecture, Arts and Crafts buildings were developed as a component of natural environment. Emphasis was placed on a building's orientation with gardens and other natural features present on site and built elements, such as windows, were oriented to maximize daylight. The buildings themselves also had distinct characteristics, including the use of a range of external materials, with common combinations being stone/brick and siding or shingles; exposed structural framing members at gable ends, eaves, and roof supporting structures including purlins, rafters, plates, braces, and posts; at least one brick or stone chimney; and windows that are typically grouped (mullied) in twos or threes. Eclectic additions are also common including Tudor arches, Palladian windows, and pantile clad roof.<sup>92</sup>

The house exhibits Bungalow influences through its simple floor plan, one-and-a-half storey appearance from Spruce Street, shed dormers forming the second storey, and broad side gable roof that extends over the verandah. The house also exhibits Arts and Crafts (Craftsman) influences through its connection with the front yard gardens; use of a variety of external cladding materials including brick, cedar shakes, and clapboard siding; brick chimney; and windows grouped in twos and threes.

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<sup>90</sup> Blumenson, J. "Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present." Toronto: Fitzhenry & Whiteside, 1990.

<sup>91</sup> Lancaster, C. 1985. "The American Bungalow, 1880-1930." New York: Abbeville Press.

<sup>92</sup> Blumenson, J. "Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present."



It should be noted that much of the interior of the house has been renovated and modernized. Older intact features include window and door trim, baseboards, cold air return vents, and fireplaces.

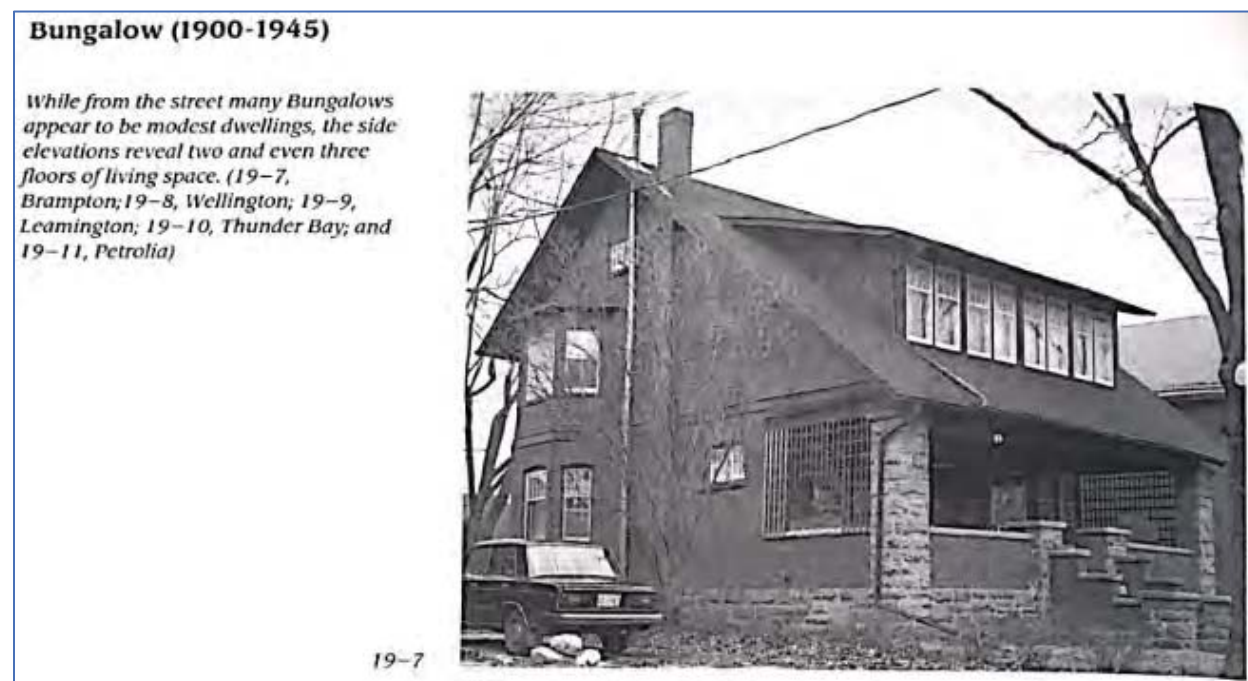


Figure 12: Example of a Bungalow.<sup>93</sup>

#### 5.4.2 Architectural Comparative Analysis

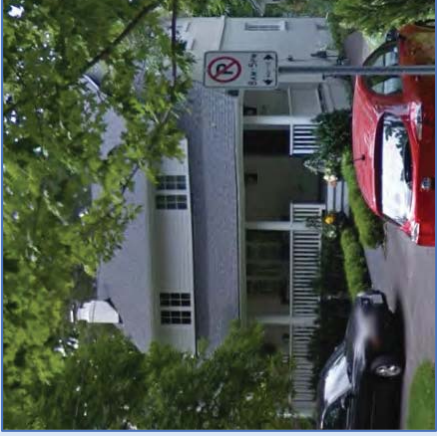
The Town of Oakville has previously listed properties under Section 27 Part IV of the *OHA*, designated properties under Section 29 Part IV of the *OHA*, and designated properties under Section 41 Part V of the *OHA* that exhibit similar Craftsman Bungalow architectural influences to the house on the Property. Table 5 identifies several comparable properties.

The house on the Property shares several architectural details commonly found on the properties described in Table 5, including its height as perceived from the road, use of several external cladding materials, broad gable roof extending over the verandah, shed dormer, brick chimney, and window arrangements. Although the house on the property exhibits some common characteristics of the Craftsman Bungalow architectural style, there are examples that more closely align with the style's description, as identified in Section 5.4.1. Accordingly, although it is an example of a building influenced by the Craftsman Bungalow style, it is not a particularly representative version.

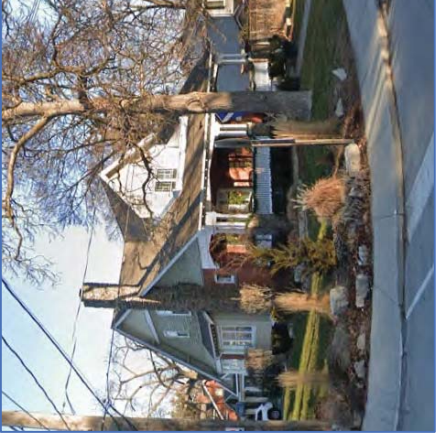

The Designation By-laws and research reports for the properties identified in Table 5, as available, are appended in Appendix E.

<sup>93</sup> Blumenson, J. "Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present." 180.

Table 5: Listed and Designated Bungalows on the Town's Municipal Heritage Register

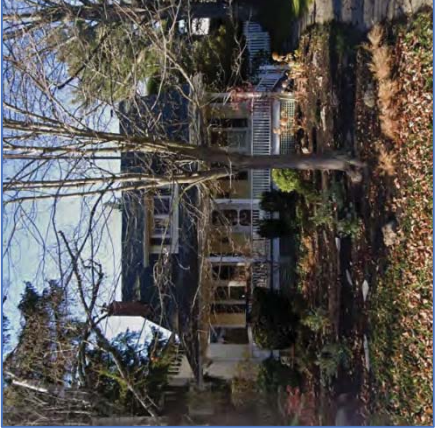

Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>376 Douglas Avenue</b></p>	<p>Designated, Section 29 Part IV OHA By-law 2011-097</p>	<ul style="list-style-type: none"> <li>• Form of the original 1- 1/2 storey house;</li> <li>• Poured concrete foundation;</li> <li>• Steeply pitched gable roof;</li> <li>• The placement of the shed dormer window on the roof;</li> <li>• Wide wood eaves, exposed rafter tails, soffits and fascia;</li> <li>• Brick chimneys;</li> <li>• All historic wood windows;</li> <li>• Rough faced stone sills and lintels on the first storey;</li> <li>• Wood trim, surrounds and sills on the second storey;</li> <li>• Brick voussoirs;</li> <li>• Exterior entrance doors, including entrance door within enclosed porch;</li> <li>• Brick and stucco clad exterior walls (not including rear addition);</li> <li>• Enclosed front porch, including wood walls, windows and columns.<sup>94</sup></li> </ul>	 <p>(Google Streetview, 2023)</p>



<sup>94</sup> Town of Oakville. "By-law 2011-097." Enacted 26 September 2011. Accessed 26 October 2023. <https://www.heritagetrust.on.ca/oha/details/file?id=7253>.


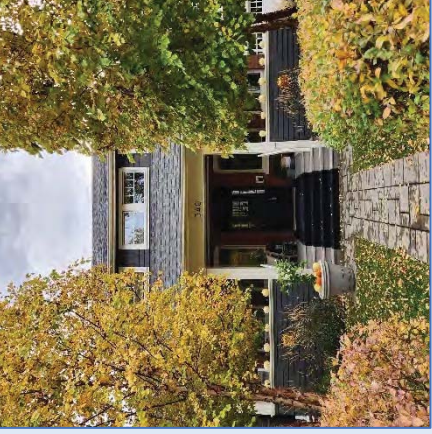
Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>361 MacDonald Road</b></p>	<p>Listed, Section 27 Part IV OHA</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey height;</li> <li>• Brick, concrete block, coursed rubblestone, and cedar shake cladding;</li> <li>• Exposed rafters on the roof of the southeast elevation;</li> <li>• Broad, cross gable roof that covers the verandah on the southeast elevation;</li> <li>• Large, gable dormer centrally located on the southeast elevation;</li> <li>• Coursed rubblestone piers supporting the verandah’s structural members;</li> <li>• Coursed rubblestone chimney;</li> <li>• Window groupings of two and three.</li> </ul>	 <p>(Google Streetview, 2023)</p>
<p><b>374 Maple Avenue</b></p>	<p>Designated, Section 29 Part IV OHA By-law 2011-061</p>	<ul style="list-style-type: none"> <li>• Form of the 1 storey cottage</li> <li>• Concrete block foundation;</li> <li>• Low pitch hipped roof with wide eaves and exposed rafter tails;</li> <li>• Wooden vented lantern;</li> <li>• Double stack brick chimney;</li> <li>• Fixed windows with leaded transoms;</li> <li>• Windows with wood transoms;</li> <li>• All exterior doors (excluding screen doors);</li> <li>• Wood window, door and roof trim;</li> <li>• Wood soffits and fascia;</li> <li>• Horizontal wood clad exterior walls;</li> <li>• Front porch, including exposed roof rafters and tails, columns, stairs and railings.<sup>95</sup></li> </ul>	 <p>(Google Streetview, 2023)</p>

<sup>95</sup> Town of Oakville. “By-law 2011-061.” Enacted 13 June 2011. Accessed 26 October 2023. <https://www.heritagetrust.on.ca/oha/details/file?id=7227>.

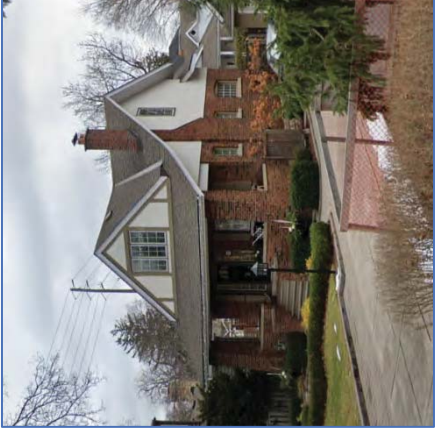



Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>339 Palmer Avenue</b></p>	<p>Designated, Section 41 Part V OHA By-law 1994-134</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey height;</li> <li>• Stucco, clapboard, and cedar shake cladding;</li> <li>• Broad, side gable roof that covers the verandah on the southeast elevation;</li> <li>• Shed dormer centrally located on the southeast elevation;</li> <li>• Two red brick, single flue chimneys;</li> <li>• Window groupings of two on the southeast elevation.</li> </ul>	 <p>(Google Streetview, 2023)</p>
<p><b>348 Palmer Avenue</b></p>	<p>Designated, Section 41 Part V OHA By-law 1994-134</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey height;</li> <li>• Concrete block foundation wall;</li> <li>• Clapboard cladding;</li> <li>• Broad, side gable roof that covers the verandah on the northwest elevation;</li> <li>• Shed dormer centrally located on the southeast elevation;</li> <li>• Red brick, single flue chimney;</li> <li>• Window groupings of two on the dormer.</li> </ul>	 <p>(Google Streetview, 2023)</p>

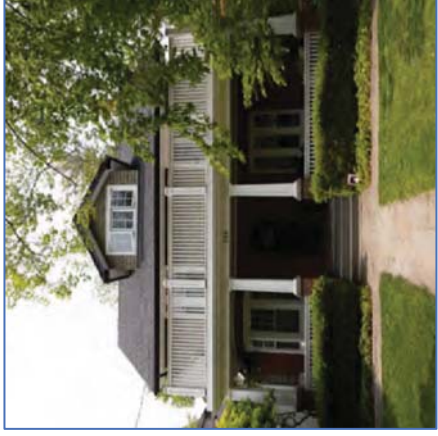
Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>226 Reynolds Street</b></p>	<p>Designated, Section 41 Part V OHA By-law 1994-134</p>	<ul style="list-style-type: none"> <li>• One storey height;</li> <li>• Concrete block foundation wall;</li> <li>• Clapboard siding;</li> <li>• Exposed brackets on the roof of the northeast elevation;</li> <li>• Broad, low-pitched cross gable roof that covers the verandah on the northeast elevation;</li> <li>• Red brick chimney set in stretcher bond;</li> <li>• Window groupings of two on the northeast elevation.</li> </ul>	 <p>(Google Streetview, 2023)</p>
<p><b>230 Reynolds Street</b></p>	<p>Designated, Section 41 Part V OHA By-law 1994-134</p>	<ul style="list-style-type: none"> <li>• One storey height;</li> <li>• Concrete foundation wall;</li> <li>• Dark red/brown brick cladding set in stretcher bond;</li> <li>• Exposed brackets on the roof of the northeast elevation;</li> <li>• Broad, low-pitched hipped roof with dormers on the northeast, southeast, and northwest elevations;</li> <li>• Dark red/brown brick chimney set in stretcher bond;</li> <li>• Window groupings of two and three on the northeast elevation.</li> </ul>	 <p>(Google Streetview, 2023)</p>

Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>409 Reynolds Street</b></p>	<p>Listed, Section 27 Part IV OHA</p>	<ul style="list-style-type: none"> <li>• Two storey height;</li> <li>• Clapboard and cedar shake cladding;</li> <li>• Broad, side gable roof that covers the verandah on the southwest elevation;</li> <li>• Large, shed dormer centrally located on the southwest elevation;</li> <li>• Red brick, double flue chimney;</li> <li>• Window groupings of two and three on the southwest elevation.</li> </ul>	 <p>(Google Streetview, 2023)</p>
<p><b>338-340 Spruce Street</b></p>	<p>Designated, Section 29 Part IV OHA By-law 2018-014</p>	<ul style="list-style-type: none"> <li>• 2 ½ storey form of the building and gable roof with front shed dormer;</li> <li>• Brick cladding on the first storey;</li> <li>• The use of wood shingle cladding on the front shed dormer, the walls of the front porch, the first and second storey bay window on the west elevation, the west and east gables and the first storey of the east elevation;</li> <li>• Wood porch columns;</li> <li>• The use of wood floors and wood ceiling on the front porch;</li> <li>• The fenestration on the first storey of the north elevation;</li> <li>• The four sets of leaded glass windows on the north elevation, including all wood trim and wood storm windows; and</li> </ul>	 <p>(Google Streetview, 2023)</p>



Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>348 Spruce Street</b></p>	<p>Listed, Section 27 Part IV OHA</p>	<ul style="list-style-type: none"> <li>• The sidelights and transom windows, including all wood trim, on the north elevation front entrance.<sup>96</sup></li> <li>• One-and-a-half storey height;</li> <li>• Brick and stucco cladding with half timbering;</li> <li>• Broad, side gable roof that covers the verandah on the northwest elevation;</li> <li>• Gable dormer centrally located on the northwest elevation;</li> <li>• Red brick, single flue chimney;</li> <li>• Window groupings of two on the northwest elevation.</li> </ul>	 <p>(Google Streetview, 2023)</p>
<p><b>411 Trafalgar Road</b></p>	<p>Designated, Section 41 Part V OHA By-law 1994-134</p>	<ul style="list-style-type: none"> <li>• One storey height;</li> <li>• Clapboard cladding;</li> <li>• Side gable roof that covers the verandah on the southwest elevation;</li> <li>• Shed dormers evenly spaced on the southwest elevation;</li> <li>• Red brick, single flue chimney;</li> <li>• Window groupings of two on the southwest elevation.</li> </ul>	

<sup>96</sup> Town of Oakville. "By-law 2018-014." Amended 5 July 2021. Accessed 26 October 2023. <https://pub-oakville.escribemeetings.com/filestream.ashx?DocumentId=1536>.

Address	Heritage Recognition	By-law Heritage Attributes; Present Attributes Common of Bungalows	Image
<p><b>356 Watson Avenue</b></p>	<p>Designated, Section 29 Part IV OHA (Notice of Intention to Designate issued)</p>	<ul style="list-style-type: none"> <li>• The massing and form of the two-and-a-half storey building with side gable roof and centred front and rear dormers;</li> <li>• Red brick cladding;</li> <li>• Cedar shingle cladding;</li> <li>• Red brick chimney;</li> <li>• Concrete window sills;</li> <li>• Large front verandah with tapered wooden pillars, brick plinths and wooden railings on the first floor;</li> <li>• Fenestration on the south, east, and north elevations;</li> <li>• Multi-paned windows that reflect the style and pane division of the original windows;</li> <li>• Remaining wood trim, soffits, and fascia; and</li> <li>• Lakestone foundation above grade.<sup>97</sup></li> </ul>	<p>(Google Streetview, 2023)</p>  <p><sup>98</sup></p>

<sup>97</sup> Town of Oakville. "Notice of intention to designate - 356 Watson Avenue." Last updated 16 August 2023. Accessed 26 October 2023. <https://www.oakville.ca/town-hall/news-notices/2023-planning-public-notices-archival/notice-of-intention-to-designate-356-watson-avenue/>.

<sup>98</sup> McLaughlin, K. and Van Sligtenhorst, C. "Cultural Heritage Evaluation Report: Turner House 356 Watson Avenue, Oakville, Ontario." June 2023. <https://docplayer.net/235470651-Cultural-heritage-evaluation-report-turner-house-356-watson-avenue-oakville-ontario.html>.

### 5.4.3 Analysis of Heritage Integrity

#### Streetscape and Context

Incremental change in the Property's immediate context has been ongoing since the creation and initial development of the 'Brantwood Annex'. A significant wave of change occurred on Spruce Street between around 1950 and 1970. During this time, new buildings were constructed on 318 Spruce Street, 328 Spruce Street, 319 MacDonald Road, 333 MacDonald Road, and 395 Reynolds Street. A new building had also been built on Spruce Street near its intersection with Reynolds Street. Notably, this building was oriented directly towards Spruce Street and did not have a slight northward orientation. By 2002, a new building had been constructed at 327 MacDonald Road and additions had been built on the houses at 325 Spruce Street and 347 Spruce Street. In general, these developments respected the form, scale, massing, material use, and setback distances established during the first half of the 20<sup>th</sup> century.

Since 2015, four new houses have been built on Spruce Street, including those at 315 Spruce Street, 343 Spruce Street, 344 Spruce Street, and 351 Spruce Street. Although these buildings share a similar scale and setback with preceding buildings, they generally use massing patterns, materials, and colour schemes that are inconsistent. These newer buildings are clear products of the 21<sup>st</sup> century and detract from the early-20<sup>th</sup> century character of the area.

#### Building on the Property

The building's two additions have altered its general massing and configuration and are distinguishable from the main building from their cladding type and window configurations. The variation between the design and material use of the main building and the additions interrupts its legibility as a Craftsman Bungalow. Nevertheless, these divergences from the main building are located towards the rear of the building and are not readily apparent when observed from the public right-of-way.

As described in Section 2.6, heritage integrity is not necessarily related to physical condition or structural stability; however, it is a consideration for the building on the Property. The Owner retained Carmazan Engineering Inc. to prepare a Structural and Building Engineering Assessment of the house. The report concluded that:

The original part of the home needs major structural adjustments that will trigger design, building permits and extensive work. The home cannot be occupied while construction will take place.

Additions 1 and 2 will also need major structural adjustments. Lowering the foundation wall to a min 48" below grade and add footings. This task will also require engineering and permitting and will be a very extensive and time consuming task, considering the limited space to the property lines.

Overall exterior cladding brick and siding will need repairs and replacement.



Based on the findings above and their structural deficiencies we consider the structure of the original and additions structurally unstable. The structure is not in an immediate danger to collapse, and repairs should be made in a very timely manner before another cold season and loading on main and second floor shall be limited.

Although the building's visual appearance, as observed from Spruce Street, has remained largely unchanged, structural repairs and repair or replacement of brick and siding is required. In the context of this project and regarding the Property's heritage integrity, there is overall little difference between the replacement of individual materials and the replacement of the entire building with sympathetic new construction. Because of the breadth of adjustments that the existing building requires, its integrity is likely to be affected to the same degree as if it were to be replaced with a new building.

## 6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Property at 324 Spruce Street was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4.0 and Section 5.0 of this HIA. The findings are presented in Table 6 below.

Table 6: Ontario Regulation 9/06 Evaluation for 324 Spruce Street

Criteria	Criteria Met	Justification
<b>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</b>	N	<p>This criterion is not met. The Property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The 1912-1924 house on the Property is not a representative example of the Craftsman Bungalow architectural style. Representative, as described by the MCM, means that a building is a ‘portrayal’ or ‘symbol’ of a specific style.<sup>99</sup> The house exhibits Bungalow influences through its simple floor plan, one-and-a-half storey appearance from Spruce Street, broad side gable roof that extends over the verandah, and shed dormers forming the second storey. The house also exhibits Craftsman influences through its use of a variety of external cladding materials including brick, cedar shakes, and clapboard siding; brick chimney; and mulled windows grouped in twos and threes. Despite these notable influences, they are not at an intensity that makes the building a portrayal or symbol of either style (see Section 5.3 and Section 5.4).</p> <p>The house on the Property is not a rare, unique, or early example of a Craftsman Bungalow. Craftsman Bungalows, some of which predate that on the Property, are common within the surrounding area, including in the Brantwood Annex, Brantwood Plan, Tuxedo Park, and Trafalgar Road Heritage Conservation District (see Section 5.5).</p>

<sup>99</sup> Ministry of Citizenship and Multiculturalism. “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process.” Last updated 28 April 2010. Accessed 26 October 2023. <https://files.ontario.ca/mhstci-standards-guidelines-heritage-properties-en-2022-04-29.pdf>.

Criteria	Criteria Met	Justification
<p><b>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit. There is no evidence to suggest that the Property meets this criterion (see Section 4.5 and Section 5.3).</p>
<p><b>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement. There is no evidence to suggest that the Property meets this criterion (see Section 4.5 and Section 5.3).</p>
<p><b>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>As part of the ‘Brantwood Annex’, the Property is associated with Oakville’s early 20<sup>th</sup> century residential development and transformation from a seasonal resort town to a bedroom community for the City of Toronto and the City of Hamilton. However, the ‘Brantwood Annex’ was a small addition to the preceding ‘Brantwood Plan’, created in 1907. The ‘Brantwood Annex’ is therefore best understood as a continuation of Oakville’s development and transformation.</p> <p>Likewise, the Property itself lacks direct association with any notable themes. The Property was severed, sold, and developed as a residential property like fifteen of the other sixteen properties included within the ‘Brantwood Annex’ (see Section 4.5).</p> <p>The Property is directly associated with Mary Oliphant, Kenneth W. and Serena MacTaggart, Nancy C. Wolfrain,</p>



Criteria	Criteria Met	Justification
		<p>Peter and Gwynneth Cowen, Terrance P. and Carol A. O'Connor, and Gordon R. and Claudette L. Herington. Research into each of these parties did not reveal any direct historical associations that are significant to a specific community (see Section 4.5).</p>
<p><b>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. There is no evidence to suggest that the Property meets this criterion (see Section 4.5).</p>
<p><b>6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. An architect, artist, builder, designer or theorist was not identified for the building on the Property (see Section 4.5.2).</p>

Criteria	Criteria Met	Justification
<p><b>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</b></p>	<p>Y</p>	<p>This criterion is met. The Property is important in maintaining the character of an area. The area is dominated by single-detached, one to two-and-a-half storey houses composed of a range of materials including brick, board and batten siding, stucco, and cedar shakes. Several buildings in the area are designed in, or influenced by, the Bungalow or Craftsman Bungalow architecture style.</p> <p>Buildings in the vicinity are generally moderately setback from the street and situated on narrow, parallelogram or rectangular lots. In particular, the Property helps maintain the character of Plan 121 (the ‘Brantwood Annex’ / ‘Tuxedo Manor’) because the building is slightly angled to the north, a characteristic exclusive to buildings in the Plan’s area.</p> <p>Properties in the area also typically have mature deciduous and/or coniferous trees in their front and rear yards as well as hedges, shrubs, juvenile coniferous and/or deciduous, and gardens with perennial flowers in their front yards. The physical configuration of the Property and the form, massing, and siting of the building on the Property are consistent with the surrounding area.</p> <p>Additionally, although contemporary development and alterations made to other early- to mid-20<sup>th</sup> century houses in the vicinity have largely been sympathetic, they have nonetheless altered its character. In contrast, the Property has undergone minimal change since its development, reinforcing its value in maintaining the character of the area (see Section 5.1).</p>

Criteria	Criteria Met	Justification
<p><b>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</b></p>	<p>N</p>	<p>This criterion is not met. The Property does not have contextual value because it is physically, functionally, visually, or historically linked to its surroundings.</p> <p>The MCM defines ‘link’ as “a connection or relationship” and further as “[s]urroundings: all objects, conditions, etc., that are around, that may affect a property”.<sup>100</sup></p> <p>The Property has no physical links because there are no material connections that exist between the Property and its surroundings. The Property has no functional links because it is not necessary to fulfill a particular purpose. The property has continuously been used as a house and there is no evidence to suggest that it served any purpose beyond this or was in any way associated with its broader context.</p> <p>The Property has no visual links because there are no conditions in its context that affect it. The Property has no clear visual ties to any objects or conditions in its immediate vicinity.</p> <p>The Property has no historical links because, although it was created and developed as part of Plan 121, there exists no tangible connections between the house and the plan itself. As outlined in Table 2, although Plan 121 forms the basis for the cohesive nature of the surrounding streetscape, it has evolved over time and no historical links were identified between the Property and surrounding properties (see Section 4.5, Section 5.1, and Section 5.4.2).</p>

<sup>100</sup> Ministry of Citizenship and Multiculturalism. “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process. 17.



Criteria	Criteria Met	Justification
<p><b>9. The property has contextual value because it is a landmark.</b></p>	<p>N</p>	<p>This criterion is not met. The building on the Property is not a landmark, which is defined by the MCM as being:</p> <p style="padding-left: 40px;">“...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.”<sup>101</sup></p> <p>There is no evidence to suggest that this criterion is met (see Section 4.5).</p>

## 6.1 Summary of Evaluation

In LHC’s professional opinion, the Property at 324 Spruce Street **meets** criterion 7 of *O. Reg. 9/06* for its contextual value. Because the Property meets one criterion, it is **not eligible** for individual designation under Section 29 Part IV of the *OHA*. As the Property exhibits cultural heritage value or interest, a proposed statement of cultural heritage value or interest has been prepared and an assessment of potential impacts of the proposed demolition has been undertaken.

## 6.2 Proposed Statement of Cultural Heritage Value or Interest

### 6.2.1 Description of the Property

The Property at 324 Spruce Street, LT 9 PL 121; OAKVILLE, is located on the southeast side of Spruce Street in the Town of Oakville, in the Regional Municipality of Halton. The Property is a parallelogram shaped lot with a two-and-a-half storey brick, cedar shake, and clapboard siding clad Craftsman Bungalow house.

### 6.2.2 Statement of Cultural Heritage Value or Interest

The Property has contextual value because it is important in maintaining the character of an area. The area is dominated by single-detached, one to two-and-a-half storey houses composed of a range of materials including brick, board and batten siding, stucco, and cedar shakes. Several buildings in the area are designed in, or influenced by, the Bungalow or Craftsman Bungalow architecture style. Buildings in the vicinity are generally moderately setback from the street and situated on narrow, parallelogram or rectangular lots. In particular, the Property helps maintain the character of Plan 121 (the ‘Brantwood Annex’ / ‘Tuxedo Manor’) because the building is slightly angled to the north, a characteristic exclusive to buildings in the Plan’s area. Properties in the area also typically have mature deciduous and/or coniferous trees in

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<sup>101</sup> Ministry of Citizenship and Multiculturalism. “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process.” 17.

their front and rear yards as well as hedges, shrubs, juvenile coniferous and/or deciduous, and gardens with perennial flowers in their front yards. The physical configuration of the Property and the form, massing, and siting of the building on the Property are consistent with the surrounding area. Additionally, although contemporary development and alterations made to other early- to mid-20th century houses in the vicinity have largely been sympathetic, they have nonetheless altered its character. In contrast, the Property has undergone minimal change since its development, reinforcing its value in maintaining the character of the area.

### **6.2.3 Heritage Attributes**

Heritage attributes that illustrate the cultural heritage value or interest of the Property at 324 Spruce Street include the building's:

- Moderate setback from Spruce Street (criterion 7 of *O. Reg. 9/06*);
- Primary (northwest) façade that is slightly angled to the north as opposed to being parallel with Spruce Street (criterion 7 of *O. Reg. 9/06*);
- Rectangular floor plan (criterion 7 of *O. Reg. 9/06*);
- One-and-a-half-storey appearance from Spruce Street (criterion 7 of *O. Reg. 9/06*);
- Stretcher bond brick first storey, cedar shake gable ends, and clapboard dormers (criterion 7 of *O. Reg. 9/06*);
- Broad side gable roof that extends over the verandah (criterion 7 of *O. Reg. 9/06*); and,
- Shed dormers forming the second storey (criterion 7 of *O. Reg. 9/06*).

## 7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Owner is proposing to demolish the existing two-and-a-half storey house on the Property and replace it with a new rectangular, two-storey house that appears as a one-and-a-half storeys from the Spruce Street right-of-way. The proposed house has a four-bay façade that faces northwest and is slightly angled to the north. It has a full below grade basement with concrete foundation walls. The first and second storeys are typically clad in engineered wood clapboard with cedar shake siding also present in select locations on the northeast, southeast, and southwest elevations. Wall details include cornerboards, modillions near the apex of gable ends, and brackets supporting dormer roofs. The house has a moderately pitched, truncated side gable roof. A central shed dormer is located on the building's northwest elevation. A shed dormer offset towards southwest, and a front gable offset towards the northeast are located on the building's southeast elevation. All roofs are clad in cedar shake shingles.

Window openings on the first and second storey typically have a flatheaded opening, moulded engineered wood lintel, moulded engineered wood lug sill, and plain engineered wood side trim. Single unit, two mullied unit, three mullied unit, and three mullied unit with transom window configurations are present. In general, the glazing follows a 2/2 pattern/appearance. A casement opening mechanism is typical.

The main entrance is centrally located on the house's northwest elevation. It has a flatheaded opening, transom, and simple engineered wood trim. It has a two-leaf, shaped panel door with central glazing. A secondary entrance is offset towards the northeast of the northwest elevation. The secondary entrance has a flatheaded opening, transom, and simple engineered wood trim. It has a one-leaf, shaped panel door with central glazing. Both the main and secondary entrances are accessed from the house's verandah. The verandah is covered by the house's projecting main roof, which has a deep overhang over the northwest elevation of the building. The roof is supported by four sets of double square tapered posts that are evenly distributed across the northwest elevation. The verandah deck is accessed from a two-riser stairway. A tertiary entrance is offset towards the southwest of the southeast elevation. It has a flatheaded opening and simple engineered wood trim. It has a three-leaf glazed sliding door accessed from a three-riser stairway.

The new house will retain the same setback distance from Spruce Street, orientation, and foliage.

See Figure 13 through Figure 16 for images of the proposed new building in context. Elevations are provided in Appendix F.



Figure 13: Colour rendering of proposed new residence







Figure 14: Façade of proposed new residence



Figure 15: Proposed new residence, looking east





Figure 16: Streetscape with existing structure (top) and proposed (bottom)

## 8.0 IMPACT ASSESSMENT

The Property at 324 Spruce Street was evaluated against *O. Reg. 9/06* and was determined to meet criterion 7 for its contextual value. Although not eligible for individual designation under Section 29 Part IV of the *OHA*, a statement of cultural heritage value or interest and list of heritage attributes was prepared (see Section 6.2). The proposed demolition of the house will result in the complete loss of the Property's heritage attributes; however, this impact is mitigated through the thoughtful design of the proposed new residence within the streetscape.

In the context of this project, demolition of the existing building and construction of the proposed building is preferred. First, the proposed new house is in keeping with the general character of Spruce Street as described in Section 5.1. Moreover, albeit similar in form, scale, massing, and materiality to the existing house, it is a clear and distinct product of its time. The appropriateness of redevelopment is further supported by the condition of the existing house. As described in Section 5.4.3, there is overall little difference between the replacement of individual materials on the existing building and the replacement of the entire building with sympathetic new construction. Because of the breadth of adjustments that the existing building requires, its integrity is likely to be affected to the same degree as if it were to be replaced with a new building.

## 9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 16 October 2023 by Carrothers and Associates, on behalf of the Owner, to complete a HIA for the Property located at 324 Spruce Street in the Town of Oakville, Ontario. This HIA is being completed as part of a complete Notice of Intention to Demolish application.

The Owner is proposing to demolish the existing two-and-a-half storey house on the Property – built between 1912-1924—and replace it with a new two-storey residential building. The Property is listed on the Town of Oakville’s *Register of Properties of Cultural Heritage Value or Interest* under Section 27 Part IV of the *OHA*.

In LHC’s professional opinion, the Property at 324 Spruce Street **meets** criterion 7 of *O. Reg. 9/06* for its contextual value. Because the Property meets one criterion, the Property exhibits cultural heritage value or interest, but is **not eligible** for individual designation under Section 29 Part IV of the *OHA*.

The proposed demolition of the house will result in the complete destruction of the Property’s cultural heritage value or interest. It was determined that, in the context of this project, demolition of the existing building and construction of the proposed new house is preferred. This is because the proposed new house is in keeping with the general character of Spruce Street and is a clear product of its time. The appropriateness of this action is further supported by the condition of the existing house. An engineering report prepared by Carmazan Engineering Inc. identified that major structural adjustments and the repair and replacement of exterior cladding brick and siding is necessary for the existing house. In the context of this project, there is little difference between the replacement of individual materials on the existing building and the replacement of the entire building with sympathetic new construction. Because of the breadth of adjustments that the existing building requires, its integrity is likely to be affected to the same degree as if it were to be replaced with a new building.



## SIGNATURES



Ben Daub, MA (Plan)  
Heritage Planner



Christienne Uchiyama, MA, CAHP  
Principal, Manager Heritage Consulting  
Services

## APPENDIX A: PROJECT PERSONNEL

### **Ben Daub, MA (Plan) – Heritage Planner**

Ben Daub is a heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning processes. Over the course of his time with LHC, Ben has worked on a wide range of technical cultural heritage projects including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Official Plan Amendments. In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research to ICOMOS Canada. Ben is an intern member of the Canadian Association of Heritage Professionals and a candidate member with the Ontario Professional Planners Institute.

### **Christienne Uchiyama, MA CAHP - Principal**

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner**

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in

Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

#### **Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a specialized interest in identifying socioeconomic factors of 19<sup>th</sup> century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over fifty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide



range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

### **Jordan Greene, B.A. (Hons) – Mapping Technician**

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.