

APPENDIX B

Cultural Heritage Evaluation Report
Lewis House
131 Chisholm Street, Oakville, Ontario



131 Chisholm Street, circa 1981. Source: *Town of Oakville Planning Services*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
April 2024

1. Executive Summary

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

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

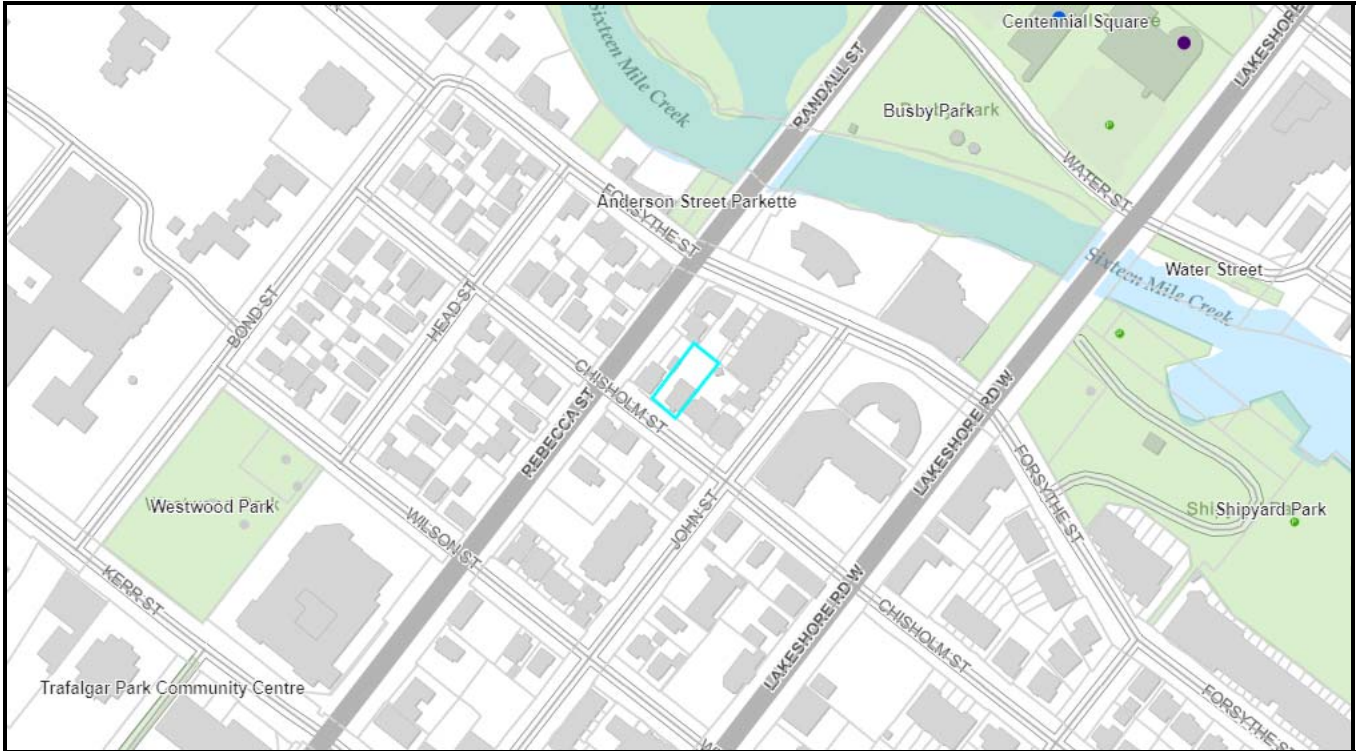
The property at 131 Chisholm Street located on the east side of Chisholm Street between John Street and Rebecca Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1900 Tudor Revival style house."

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

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 131 Chisholm Street is located on the east side of Chisholm Street between Rebecca Street and John Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. After being purchased by William Chisholm in 1831, the subject property became part of Lots 5 and 6, Block 57, in Edward Palmer's 1835 "Plan of Oakville" (registered in 1850). The property contains a detached one-and-a-half storey frame house built in 1907.



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

Legal description: PLAN 1 BLK 57 PT LOTS 5,6; OAKVILLE

3. Background Research

Design and Physical Value

The building at 131 Chisholm Street is a one-and-a-half storey vernacular frame house built in 1907. The house has design and physical value as a representative example of an early Oakville vernacular frame house with Queen Anne style influences.



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

Vernacular Homes in Oakville

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

Queen Anne Style (1880-1910)

The Queen Anne style was developed by English architect Richard Shaw, mixing Medieval asymmetrical form with the labyrinthine Elizabethan country house, along with Classical elements of the English Renaissance era. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.¹ These elements included turrets, projecting bays, decorated chimneys, oriel windows and a variety of roof styles and dormers. A mix of cladding on one building was common, including brick, wooden siding and wooden shingles. Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.²

¹ Blumenson, *Ontario Architecture*, 102.

² *Ibid.*

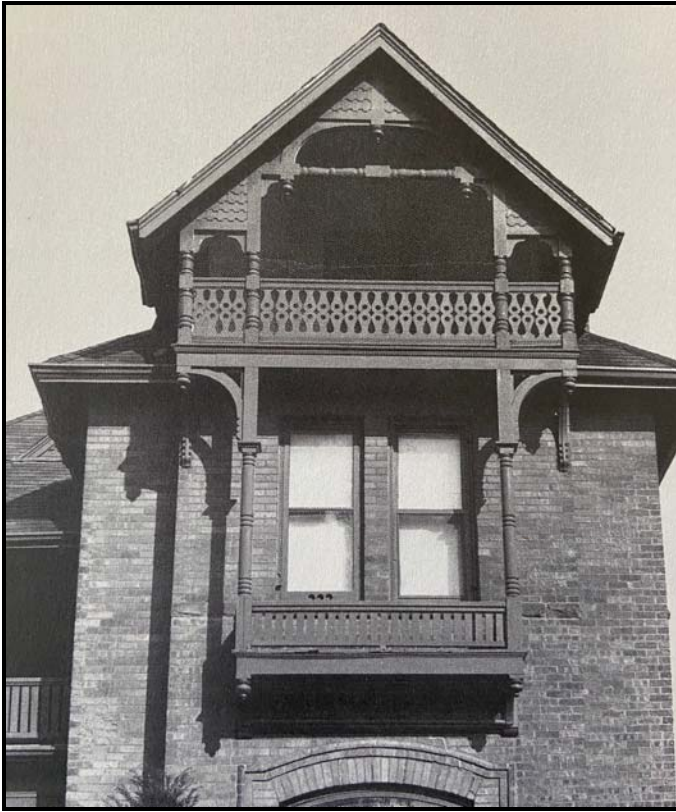
Subject Property Description

The historic circa 1907 house is a vernacular one-and-a-half storey frame structure that is clearly influenced by the Queen Anne style and has its own unique whimsical appearance. The house has an asymmetrical façade with a mix of roof styles, typical of the Queen Anne style. The house has a hipped roof on the north side of the house, but the south side is a side gable roof with a steep east and west slope.



West and south elevations, 2024. Source: *Town of Oakville Planning Services Staff*

On the front elevation is a unique element that speaks to the eclectic look of the Queen Anne style. On the north side of the façade, a gable roof protrudes from the hip roof to cover an upper storey Juliette balcony. The hard lines of the triangular gable roof are juxtaposed with a circular arch within the gable roof; half-circles are commonly found in many different forms in the style. The rectangular form of the balcony is also contrasted with the curves of the round wooden columns above it and the curved brackets below it. This unique balcony element is a character-defining feature of the house and speaks to its architectural design origins.



An example of a similar, yet more elaborate, second storey balcony with gable roof on a Queen Anne style house. *Source: Ontario Architecture by John Blumenson.*



West elevation (front), from Chisholm Street, 2024. *Source: Town of Oakville Planning Services Staff*

The whole of the structure is clad in stucco, although it is quite likely that it was originally clad in shingles on the upper half and stucco or wood siding on the first storey, a mix of materials that would have been typical of a Queen Anne style house. The second storey of the house is flared with a bell-cast curve, as can be seen on the neighbouring house at 135-137 Chisholm Street. The front balcony also has a flared design. On timber-clad Queen Anne style houses, this was a common feature where often at least a portion of the wall was clad in wood shingles, which were a small enough material to be able to accommodate the slope of the flare.



North and west elevations, 2024. Source: Town of Oakville Planning Services Staff



Close-up of the ledge. Source: Town of Oakville Planning Services Staff



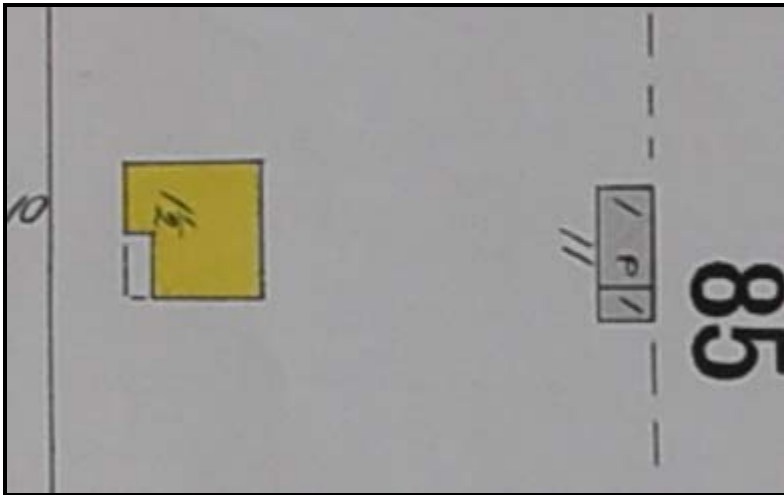
Bell-cast overhang of adjacent house at 131-135 Chisholm Street, 2024. *Source: Town of Oakville Planning Services Staff*

The house has wooden soffits and fascia throughout. On the south elevation, the gable roof has large cornice returns that ‘hug’ this side of the house.



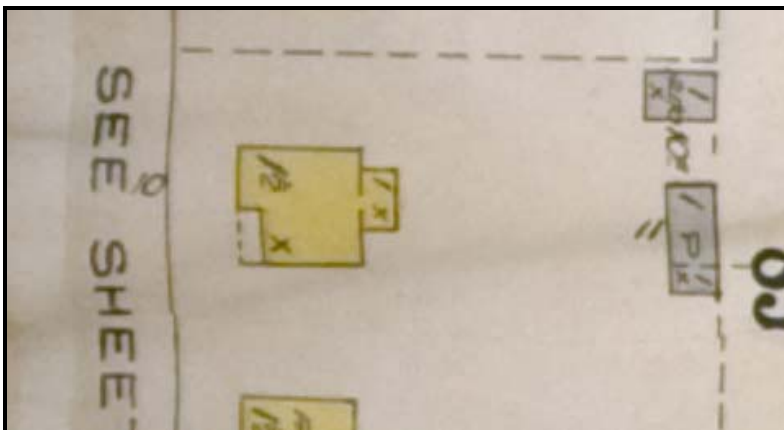
Side gable roof on the south elevation with roof-style returns, 2024. *Source: Town of Oakville Planning Services Staff*

There have been numerous changes to the house over the years. According to the 1910 fire insurance map, the original house was a square shape with a recessed covered porch on the front.



1910 fire insurance map shows the house not long after construction. *Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1910.*

By 1924, a small wing was added onto the back by the owners at the time, Thomas and Sarah Ann Bain. This was later removed and replaced with the existing rear wing that was constructed sometime between 1981 and 1986.



1924 fire insurance map shows the house with a new one-storey rear wing. *Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924.*



East elevation, showing the rear of the house and a later addition, 2024. *Source: Town of Oakville Planning Services Staff*



The house circa 1981. Notice the lack of vestibule at the front, and we see the original enclosed porch. The 1980s rear wing is also not present and the property contains a detached garage. *Source: Town of Oakville planning files*

In 1998, the existing vestibule was added onto the front of the enclosed front porch. When building the vestibule, the owners at the time salvaged the windows and front door with transom window from the front porch and re-used them in the new vestibule, installing new windows on the older porch.



c.1980s photo of the house. *Source: Town of Oakville planning files*



c.1980s photo of the house. *Source: Town of Oakville planning files*



Front vestibule addition with salvaged historic windows, door and transom window. *Source: Town of Oakville Planning Services Staff*

The windows on the historic house are mostly 1/1 wooden windows, some with 2/2 wood storm windows. There is also a unique diamond-pattern set of windows on the upper storey porch, made to replicate historic leaded glass windows.



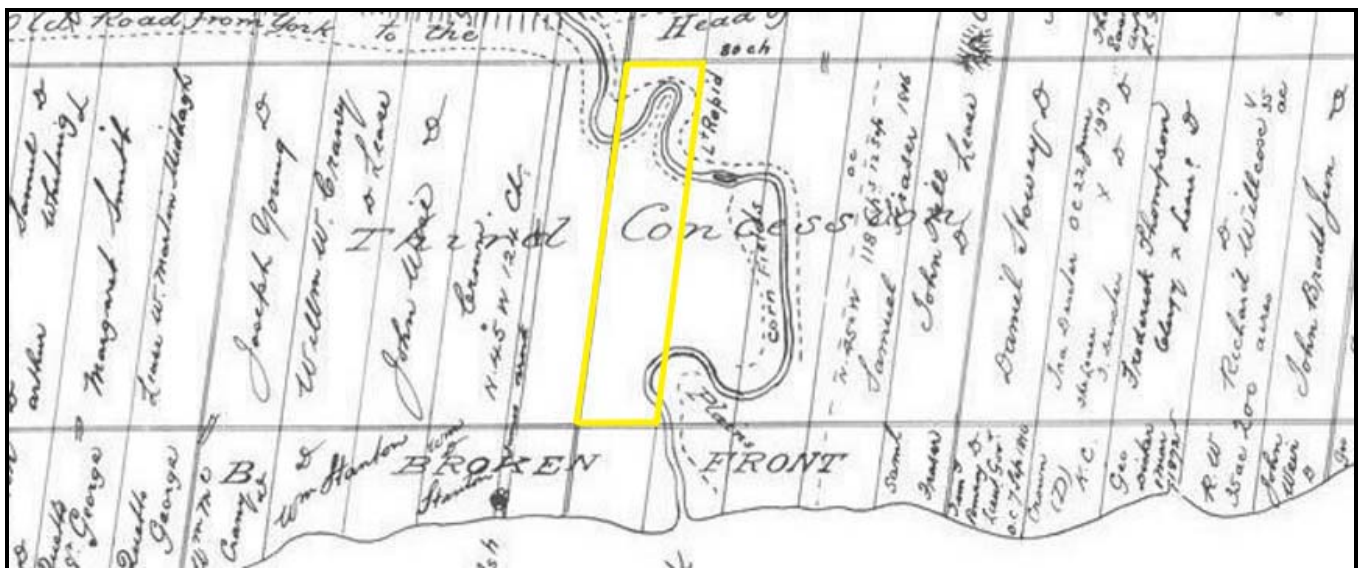
Upper-storey diamond-pattern windows. One is missing a storm window. *Source: Town of Oakville Planning Services Staff*

In conclusion, the house has design and physical value as a representative example of an Oakville vernacular frame house with Queen Anne style influences. Examples of the Queen Anne style include: the asymmetrical façade, mix of roof styles, mix of cladding materials, front balcony with half-circle design in gable, flared second storey, and decorative details such as wood columns, brackets and multipaned wooden windows. The result is a charming and somewhat quirky style of house that is unique within Oakville.

Historical and Associative Value

The property at 131 Chisholm Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.³

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁴ The subject property is in the territory of Treaty No. 22.⁵



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

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The subject area was known as the Third Concession South of Dundas Street, Lot 15. It was granted to William Chisholm in 1831. He purchased 1,000 acres of land at the mouth of the Sixteen Mile Creek from the Crown.⁷ He

³ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁴ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

⁵ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

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

⁷ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

is widely regarded as the founder of the Village of Oakville. Chisholm realized the value of Sixteen Mile Creek and the surrounding areas for industrialization.⁸ He partnered with the firm Forsyth, Richardson, and co. to build a large dam on the Sixteen Mile Creek to promote mills in the area.⁹ While many lots around the creek were sold in the 1840s for industry, a number of lots west of Sixteen Mile Creek were resurveyed into more modest sized lots in the 1850s.¹⁰



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

These lots were surveyed because of the expectation for housing needs for the workers required to meet the demands of expanding industry in Oakville.¹¹ However, the second half of the 1800s saw an economic downturn, particularly in the shipping industry, which was a large part of Oakville’s economy.¹² Tourism and fruit growing began to fill this gap, and Oakville underwent a transition in the late 1800s and early 1900s. Changes occurred around the harbour area to address some of these shifts, with more residential houses being constructed. Some businesses continued, however, and this area was known for its local industries such as the tannery, the shipyard, and other businesses.¹³

⁸ Oakville Historical Society, <https://www.oakvillehistory.org/our-town.html>

⁹ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 87

¹⁰ Kerr, Robert, “1850 map of Town of Oakville”, Town of Oakville Planning files

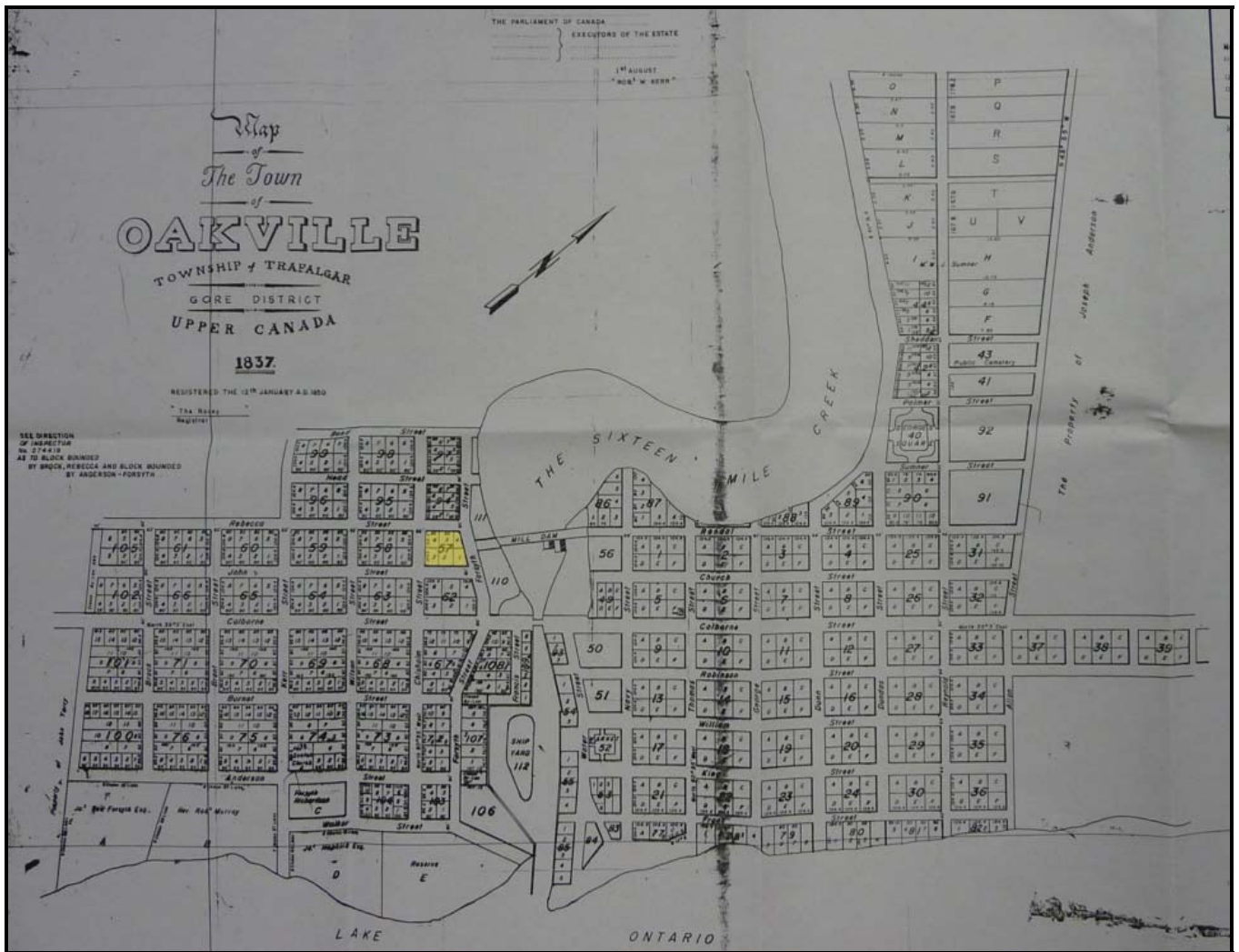
¹¹ KSA Architectural Solutions Inc., “Heritage Impact Assessment: 152 Chisholm Street”, April 2023

¹² Oakville Historical Society, <https://www.oakvillehistory.org/our-town.html>

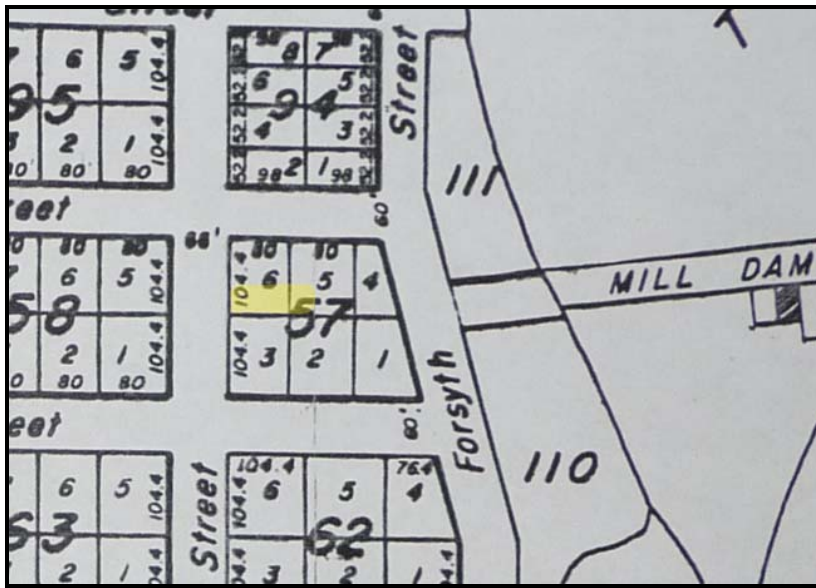
¹³ Ibid.

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

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



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



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

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

The property was part of a long legal battle between banks, mortgagers, and the Chisholm sons after William Chisholm's death in 1842.¹⁴ Below, the multiple transactions after William Chisholm's death for Lot 15, Concession 3 SDS are summarized in the table below.

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

¹⁴ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 174

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

Below is a summary of owners of the specific lots associated with this property on Block 57.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Robert K. Chisholm	Block 57, Lot 6	1859-1875
John Costello	Block 57, Lot 6 Lot 3 in 1871; Lot 5 in 1878	1875-1894
John Costello	Block 57, Lot 6, Lot 3, and Lot 5	1883-1894
Annie Lewis, previously Costello	Block 57, Lot 3, 5, 6	1894-1906
George Charles Lewis	Ibid.	1906-1913
Thomas and Sarah Ann Bain	Ibid.	1913-1949
Thomas and Agnes Bentley	Ibid.	1949-1983
Richard Bramall	Ibid.	1983-1986
Milan and Nancy Jakub	Ibid.	1986-1997
Sigitas and Angele Kazlauskas	Ibid.	1997-2021
Isabella and Oliver Inc.	Ibid.	2021
Previous owners	Ibid.	2021-2024
Current owners	Ibid.	2024-present

Chisholm began selling lots from Block 57 after 1859. He sold Lot 3 to John Costello in 1871, which is the lot south of the subject property, and had built a house there around the late 1860s¹⁵ Costello likely lived in that house on Lot 3. Costello also owned Lots 5 and 6 by 1875 but did not build a house on those lots.¹⁶



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

¹⁵ Oakville Public Library, Town of Oakville collector’s rolls

¹⁶ Land Registry documents and Oakville Public Library, Town of Oakville collector’s rolls. Costello is listed as the owner in the assessment rolls before he officially purchased lots from Chisholm. This was not uncommon for the time. Combined values in collector’s rolls indicate the only building is still the first one on Lot 3.

According to the 1873 tax collector's roll, Costello was listed as a fireman. However, in all censuses and land purchase documents, he was listed as a labourer. It is possible he was a volunteer firefighter. He was born in Ireland around 1827 and emigrated to Canada sometime before the 1860s.¹⁷ He was married to Catherine and they had a daughter Annie, born in 1863.¹⁸

Thomas Pepper	Carpenter	F	"	"	"	3,4,8,6	400	5.20
John Costello	Fireman	F	"	57	"	3 & 6	400	3.00
"	"	H	"	"	"	5	100	1.30

(owner R. K. Chisholm)

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

The three lots stayed in the Costello family for over 30 years. After John Costello died in 1894 from heart failure,¹⁹ Annie inherited the three lots.²⁰ In the 1901 census, she is listed as living alone and her job was a "tailoress".²¹ Annie married George Charles Lewis in 1904 when she was 33 and George was 49.²²

George Charles Lewis was born in Hamilton in 1854.²³ At some point he went to the UK to live with his mother and sister. When he was 23, he married Eliza White in York, England. They had six children together and George's job was a joiner.²⁴ George left England for Canada in 1886 and arrived in Montreal; his destination was Peterborough.²⁵ What happened between 1886 and 1904 is unclear, as is the reason for his departure. His children appear to have remained in the UK and Eliza kept the surname Lewis.²⁶ It is also not clear how Lewis ended up in Oakville, but there he settled into being first a carpenter and then a contractor around town.²⁷ He was apparently living in Oakville since around 1899.²⁸

Annie and George had a daughter, Mary, in 1906.²⁹ That same year, Annie transferred only one lot, Lot 6, to her husband's name. At this time, all three lots were listed under his name with the building value at \$500.

171 Wm. C. Lewis	"	5100	Carpenter	"	57	3, 4, 6	B	400 550 950
177 Wm. M. Robble	"	5100	Mason	"	"	1, 2, 4	F	

1906 tax assessment roll showing Lewis as the owner of the lots (according to land registry Annie only sold him Lot 6) with building value at \$550.

A 1907 tax assessment shows the lots separated with different building values. Lot 5 and 3 are listed together, with a value of \$550 for the buildings, indicating no change in buildings. Lot 6, which has the subject property, however, is separated out and now has a building value of \$1000. This indicates the subject house was built between 1906 and 1907 by George Lewis, who was a contractor and carpenter.

¹⁷ Ancestry.ca, *Deaths – Schedule C*, John Costello; Costello appears in the 1861 census with his wife, Catherine, and their oldest daughter, Mary (aged two).

¹⁸ 1871 Census of Canada

¹⁹ Ancestry.ca, *Deaths – Schedule C*, John Costello.

²⁰ Oakville Public Library, Town of Oakville assessment rolls

²¹ 1901 Census of Canada. It is the same house as the owners are the same as the 1870s/80/90s when John Costello owned the house.

²² Ancestry.ca, *County of Halton Schedule B – Marriages*.

²³ Ancestry.ca, *1871 Census of England*

²⁴ Oakville Historical Society, "The real George Charles Lewis", research document; Ancestry.ca, George Lewis and Eliza White marriage certificate, 1877, lists his job as joiner.

²⁵ Ibid.

²⁶ Ancestry.ca, 1911 Census of England for Eliza Alma Lewis

²⁷ 1911 census

²⁸ Spec article

²⁹ Ancestry.ca, *Births, County of Halton, Division of Oakville*.

192	Geo. C. Lewis	"	52	Carpenter	"	54	3.5			300	550	850
193	"	"	"	"	"	"	6			100	1000	1100

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

By the following year, the Lewis' had moved into the house and were renting out the house Costello had built on Lot 3 in the 1860s.

196	George C. Lewis	"	53	Carpenter	"	54	5.6			200	1000	200
199	"	"	"	"	"	"	"			200	500	700
200	John Gillau	"	28	Painter	"	"	3.2			200	500	700

1908 tax assessment roll showing John Gillau (sp) renting the house on Lot 3 (listed "T" for tenant) valued at \$500.

Annie died in 1912 from a heart condition.³⁰ Her husband, George, according to friends, suffered from alcoholism and depression after his wife's death.³¹ His daughter Mary was living with friends from Erindale following Annie's death. George sold the portion of the Costello land with the subject house in 1913 to Thomas Bain.³² George Lewis apparently was staying at a rooming house after that.³³ That same year, George died by suicide by drinking carbolic acid.³⁴ He had gotten his affairs in order beforehand, and had his friends, Patrick and Elizabeth Lamphier, prepared to sell the Costello land to support his and Annie's daughter, Mary.³⁵ He also left his daughter in the care of the Lamphiers, stating in his will:

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

Patrick Lamphier did both, and the following year sold off sections of the Costello land. He and his wife then raised Mary Lewis.



George Lewis, circa 1870s. Source: Ancestry

In a *Hamilton Spectator* article, it reads:

*"George Lewis, builder and contractor, was found dead yesterday morning at 6 o'clock by Mr. Wood, with a small empty bottle beside him which had contained carbolic acid. Letters were also left, to the effect that he was tired of life. Dr. Stead was called, and the coroner, Dr. Speers, of Burlington. As it was a plain case of suicide no inquest will be held. Deceased had lived in Oakville about 15 years. His wife had died about a year ago. One daughter survives ..."*³⁶

Another reads:

³⁰ Ancestry.ca, *Deaths*, Annie Lewis

³¹ Oakville Historical Society, "The real George Charles Lewis", research document

³² LRO Instrument 8322, being a Bill and Sale, dated April 15, 1913, between George Charles Lewis, widower, and Thomas Bain, for part of lot 6 and other land.

³³ Oakville Historical Society, "The real George Charles Lewis", research document

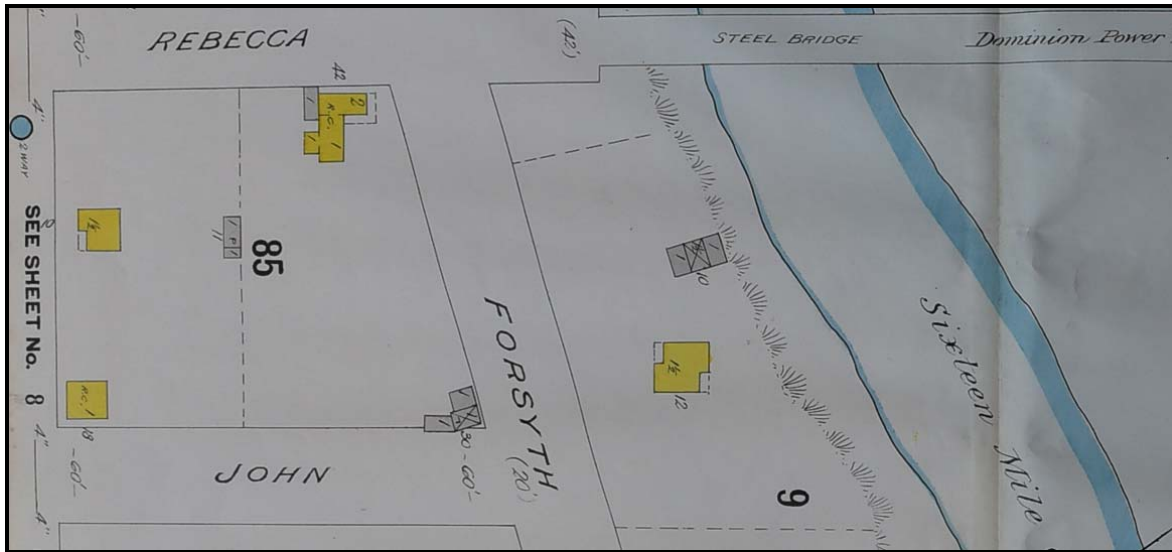
³⁴ *Ibid.*

³⁵ *Ibid.*

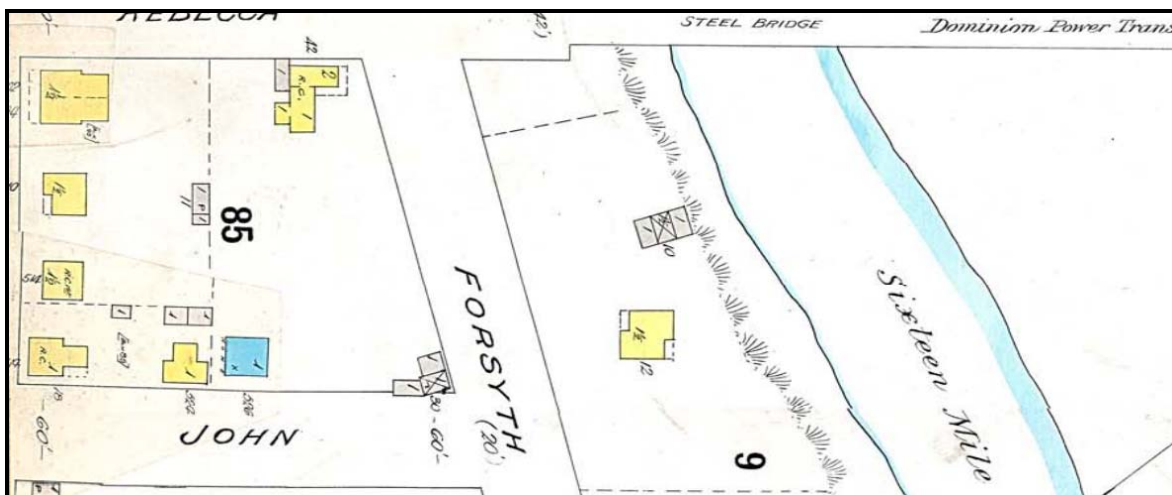
³⁶ *Hamilton Spectator*, March 18, 1913 via Oakville Historical Society, "The real George Charles Lewis", research document

*"CARBOLIC G. H. [C] Lewis, Oakville Contractor, was sick of life – "I am sick of life." Wrote George H Lewis, a well known contractor and builder of Oakville, before ending his life with a dose of carbolic acid. The deceased, who had occupied rooms at the house of Harry Wood, had been addicted to drink since the death of his wife of his wife some eighteen months ago. A short time before his untimely death he made arrangements for the disposition of his property. Coroner Speers, of Burlington, was notified, but considered an inquest unnecessary. One daughter . . . survives.*³⁷

In an obituary from the *Oakville Star*, Lewis is called a "westside carpenter and builder", referring to his residence and work on the west side of Oakville Harbour.³⁸



1910 fire insurance map shows Block 57 split roughly in half. Costello owned the west lots and Lot 5, which was in the middle on the north side of the block. The dotted line is unclear given what Costello owned. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1910.



1913 fire insurance map shows the southern portion of Lot 3 split off, and some new structures built on the rest of Lot 3. These could have been rented out by the Lewis', since Lamphier didn't sell these portions of the land until 1914. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1913.

³⁷ *Hamilton Herald*, March 18, 1914, via Oakville Historical Society, "The real George Charles Lewis", research document

³⁸ *Oakville Star via Acton Free Press*, "Tired of this life", March 26, 1914



1924 fire insurance map shows the subdivisions after George Lewis sold off portions of the Costello property. Source: Underwriters' Survey Bureau. *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' survey Bureau, 1924.

Thomas and Sarah Ann Bain purchased the property from George Lewis in 1913. The 1921 Census lists Thomas Bain as a truck driver for an unnamed factory.³⁹ It also states the house is made of wood and has six rooms. Sarah sold the land in 1949, indicating Thomas Bain had died by that time. The property was sold to Thomas and Agnes Bentley. Not much is known about them, except that Thomas was an engineer and they lived in the house until 1983.⁴⁰ Both couples lived in the house for over 30 years.

In 1983, Richard and Suzanne Bramall lived in the house. Richard Bramall's father was David "Gurth" Bramall, who was Harbour Master for Oakville in the 1970s, 80, and 90s.⁴¹ They were there for three years until they sold the house to Milan and Nany Jakub. In 1997, they sold the house to Sigitas and Angele Kazlauskas, who turned the house into a dentist's office. During this time, the front vestibule was added. Interestingly, the interior residential house elements remain. The property was sold to the current owner in 2024.

³⁹ 1921 Census of Canada

⁴⁰ Ancestry.ca, 1953 County of Halton voter's list

⁴¹ Oakville Historical Society, "1974 Diary of Gurth Bramall", <https://oakvillehistory.pastperfectonline.com/photo/D44C6528-4D79-41D8-8A03-568612385500>

Contextual Value

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

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

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



Aerial of the neighbourhood from 2021. Note the proximity of the creek. *Source: Google*



2021 view north on Chisholm Street, with the subject property on the right. Source: Google Street View



2021 view south on Chisholm Street, with the subject property on the left. Source: Google Street View



2021 view south on Chisholm Street, with the subject property in the middle. Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an early 20 th century vernacular frame house with Queen Anne influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the theme of industrial and residential development of 'West Harbour', the area west of Sixteen Mile Creek.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is associated with George Lewis, an Oakville builder who constructed the house.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of the area, a historic working-class neighbourhood. It is one of the older houses in the neighbourhood and its presence adds to its character.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 131 Chisholm Street is located on the east side of Chisholm Street between Rebecca Street and John Street. The property contains a circa 1907 one-and-a-half storey frame house.

Design Value or Physical Value:

The Lewis House has design and physical value as a representative example of a vernacular Oakville frame house with Queen Anne influences. The Queen Anne style was developed by English architect Richard Shaw, mixing Medieval asymmetrical form with the Elizabethan country house, along with Classical elements of the English Renaissance era. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features. The historic c.1907 house is a one-and-a-half storey frame structure that has its own unique whimsical appearance. Queen Anne style elements include its: asymmetrical façade; mix of roof styles; upper storey balcony with circular arch in the gable roof; decorative brackets holding up the balcony; 1/1 wood windows with wood trim; flared second storey indicating an original mix of cladding materials; and original front porch.

Historical Value or Associative Value:

The Lewis House is associated with the theme of development of this area west of Sixteen Mile Creek, historically referred to as 'West Harbour'. First developed in the mid- to late-1800s, the local houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex and the shipbuilding industry. While the earlier houses were modest in size and design, the subject house represents a shift in the neighbourhood in the early 20th century when local residents had access to more income. Instead of the simple gable-roofed structures built up until that time, houses like the subject one, influenced by the whimsical and eclectic Queen Anne style, were constructed. The building's presence on the street helps to support this important historical theme.

Contextual Value:

The Lewis House is important in defining, supporting, and maintaining the character of the local area, a historic residential neighbourhood that developed in the mid- to late-1800s to support the local industries along the harbour and lakefront. The house is one of the older houses in the neighbourhood and is physically, functionally, visually, and historically linked to its surroundings. The house remains in its original location and its presence is a reminder of the residential and working-class history of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 131 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house with Queen Anne influences, as they relate to the original one-and-a-half storey portion, include:

- The massing and asymmetrical design of the original one-and-a-half storey structure with sloped gable roof on the south portion and hip roof on the north portion;
- Flared second storey;
- Second storey balcony with gable roof with half-circular arch, round wooden columns, wooden trim and large supporting brackets;

- Fenestration of the windows on the north, west and south elevations (excluding the vestibule and enclosed porch);
- The presence of diamond-patterned windows on the second storey of the front elevation;
- The presence of 1/1 wooden windows throughout the house; and
- The presence of a front porch where the original front porch is located.

For the purpose of clarity, the cultural heritage value and heritage attributes of the property do not include:

- The one-storey rear wing of the house constructed in the 1980s; and
- The one-storey front vestibule constructed in 1998.

6. Conclusion

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

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