

APPENDIX B

Cultural Heritage Evaluation Report
Kenney House (North)
132 Reynolds Street, Oakville, Ontario



132 Reynolds Street, 2024. Source: *Town of Oakville Planning Services Staff*

1. Executive Summary

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

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

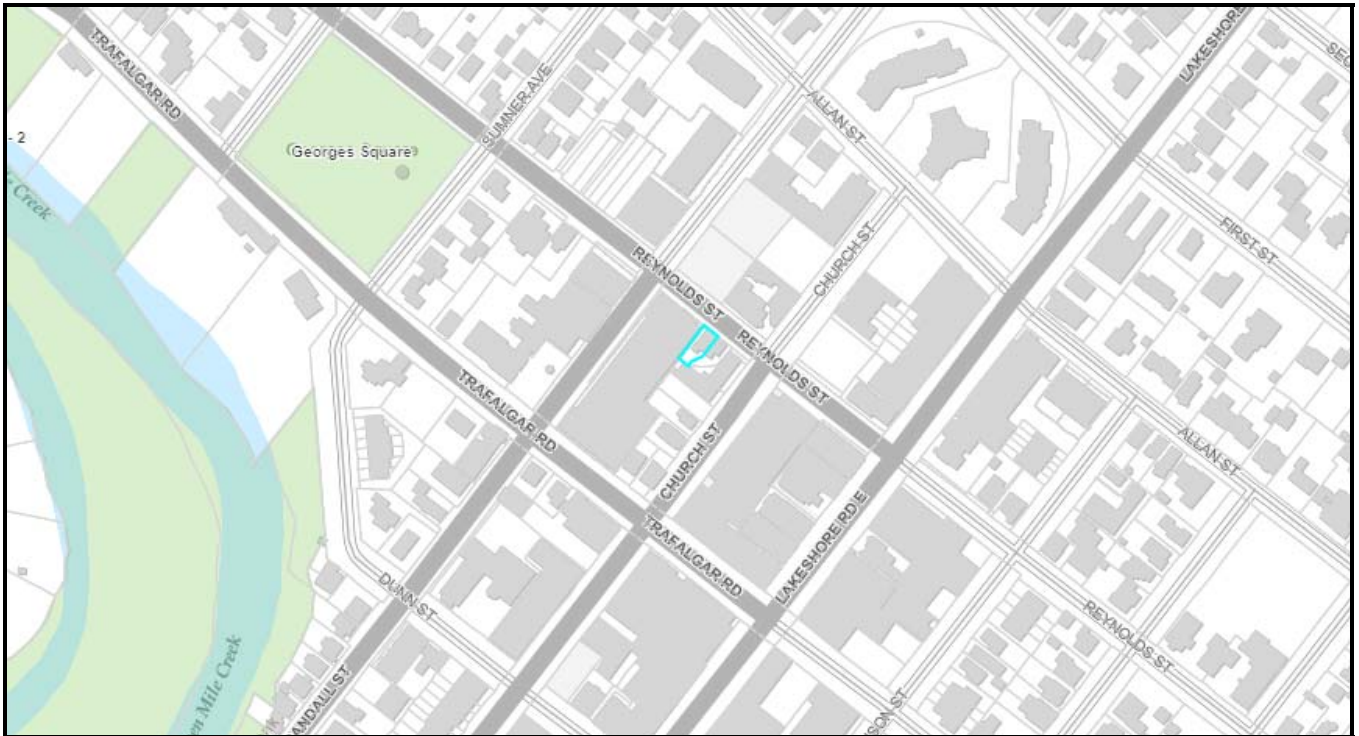
The home at 132 Reynolds Street is located on the west side of Reynolds Street between Randall Street and Church Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its 19th century brick Italianate style house." It was originally owned by David R. Kenney.

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

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

2. Subject Property

The property at 132 Reynolds Street is located on the west side of Reynolds Street between Randall Street and Church Street in downtown Oakville. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. It was historically a part of Block 25, Lot F. The property contains a detached two-storey house, built circa 1890.¹



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

Legal description: PLAN 1 BLK 25 PT LOT F; OAKVILLE

¹ Oakville Public Library, *Tax Assessment Rolls, 1890-1891*

3. Background Research

Design and Physical Value

The subject building at 132 Reynolds Street is a two-storey frame house with brick façade. The house has design and physical value as a representative example of an 1890s vernacular Gothic Revival house.



East (front) elevation of the subject property (right), 2024. Source: Town of Oakville Planning Services Staff

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.

Gothic Revival Architecture (1830-1900)

In Ontario, Gothic Revival style reflects a renewed interest in the building forms and styles of various English Gothic medieval periods, as well as the years preceding the English Renaissance, so a variety of features, forms, and elements from differing Gothic periods are often used simultaneously on one building. Common elements are: decorative vergeboard and a roof trim decorated with curvilinear patterns; bay windows; verandahs; and tall chimneys. Gothic Revival houses could also be plainer houses with decorative Gothic elements. Gothic cottages, which could be two storeys, were promoted as a cheap country dwelling house in the *Canada Farmer* in 1865, and variations on this, such as the centre-gable and L-shaped design, are common in Ontario.²

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, Toronto: James Lorimer & Co., pg. 61

Subject Property Description

The property at 132 Reynolds Street retains several architectural elements of the Gothic Revival style that make the subject property an important element of the history and character of the neighbourhood. Many Gothic Revival houses in the late 19th century were L-shaped, with a front gable-roofed wing on one side with lower bay window, and a side gable-roofed wing next to it, set back with a wide front porch. There are numerous examples of these throughout Oakville today. The subject house, however, was designed for a downtown setting on a smaller lot with only the front gable portion with lower bay window accompanied by a front entrance. This was a clever way of designing with the key elements of the Gothic Revival style while ensuring the building is suitable for the local setting and use.



Left: 2024 photo of the subject house. *Source: Town of Oakville planning*



Right: Example of Gothic Revival style house. *Source: Ontario Architecture by John Blumenson*

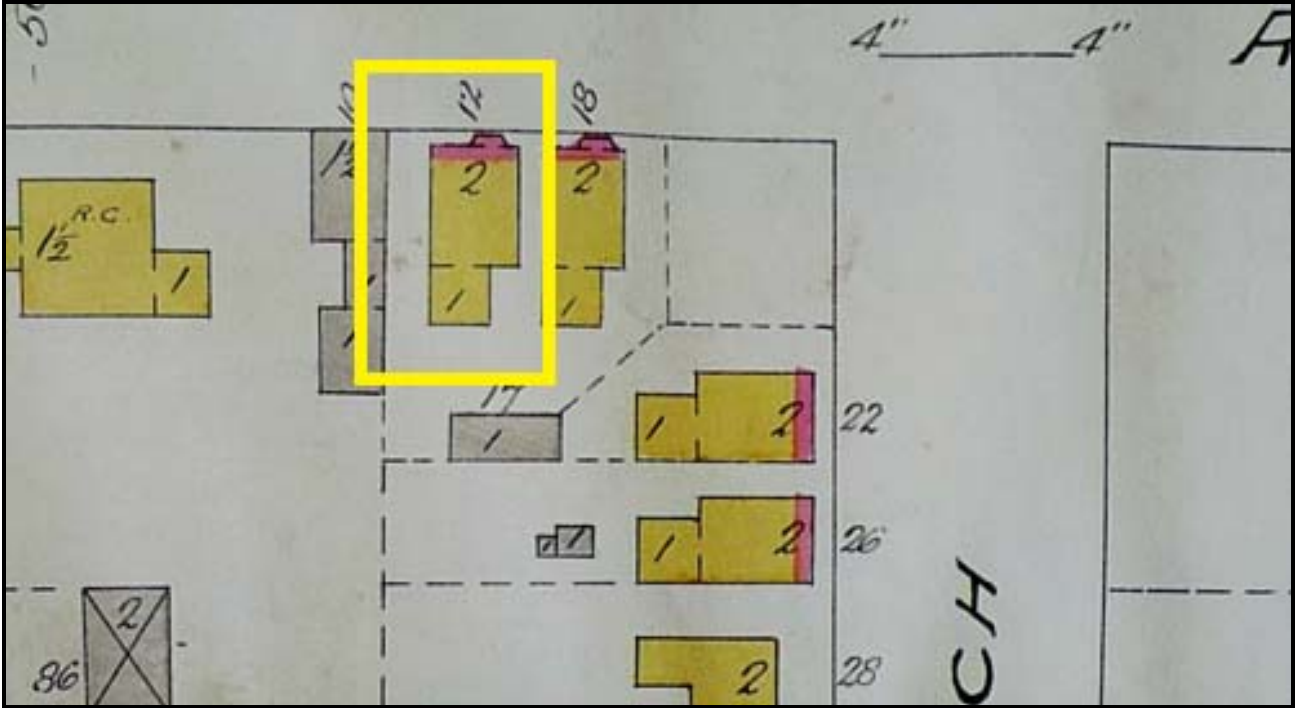
The subject building is a single detached gable-roofed house with a rectangular shape. The roof is a medium-pitched and may have originally had bargeboard (or gingerbread) detailing. The house has horizontal vinyl siding on the south and north elevations (with wooden siding possibly underneath) with a brick façade on the east (front) elevation. The brick was at one time stuccoed over. It was likely red brick which would have been typical of the era.



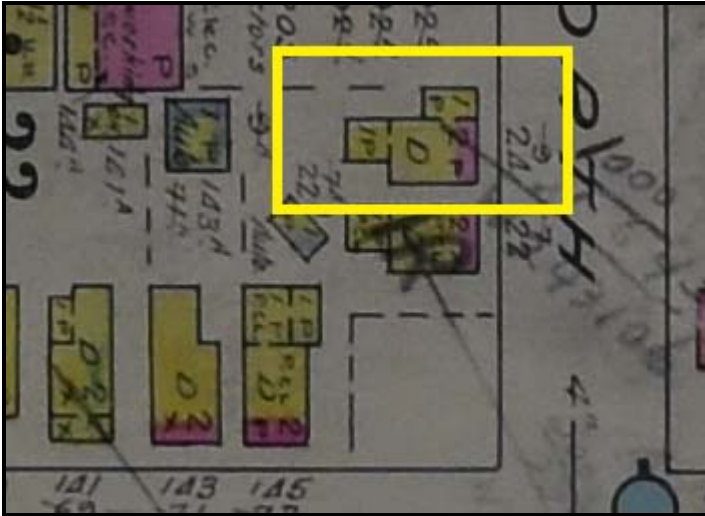
2024 view of east and north elevations of the house. *Source: Town of Oakville planning*



Photo of the subject property, circa 1980s. A small addition on the north side, pictured above, is now gone. Source: *Town of Oakville planning files*

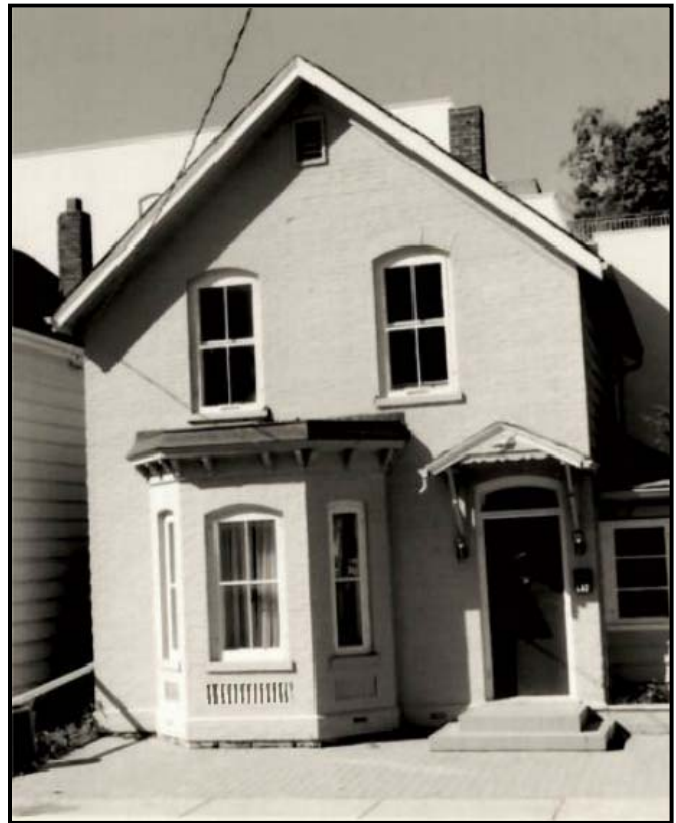


1910 fire insurance map showing the subject property highlighted in yellow without the side addition. The matching house to the south (128 Reynolds) is present, as well as two other matching houses on Church Street that were demolished in the 1980s. Source: *Underwriters' Survey Bureau. Insurance Plans of the Town of Oakville, 1949*



A 1949 fire insurance map shows the addition; it does not appear in the 1924 edition, indicating it was built between 1924 and 1949 and then demolished post-1980s. *Source: Underwriters' Survey Bureau. Insurance Plans of the Town of Oakville, 1949*

The house has a wooden panelled front door with a segmental arch transom window above. The front entrance has a small gable roof held up by wooden brackets that extend from wooden pilasters that frame the front door. However, this is a more recent replacement as there was previously a simpler wooden porch cover with large wooden brackets that were not likely original. The current roof and door surround were likely done to restore the house more closely back to its original appearance and that of the house next door at 128 Reynolds Street. A contemporary flagstone stoop completes the front entrance.



Left: The front entry, 2024. *Source: Town of Oakville Planning Staff*

Right: Undated photo of the old stoop and door cover. The stoop has changed styled several times since. *Source: Town of Oakville planning files*



On the façade, the house has 1/1 segmental arch windows with stone sills with radiating brick voussoirs likely under the stucco to match 128 Reynolds Street. Historically they were likely a different colour than the rest of the cladding and were painted differently in years past. As seen below, the windows were 2/2 and 1/1 on the bay window. Three windows on the façade have wooden louvered shutters.

On the façade, the house has one-over-one segmental arch windows with stone sills below (now covered in aluminum). The windows are contemporary but maintain the historic one-over-one sash window design. Historically, there were also one-over-one and two-over-two storm windows. The house also contains contemporary louvered sash windows.

Showing the windows on the front façade, 2024. *Source: Town of Oakville Planning Staff*



A photo showing the shape of the windows and doors with no shutters, date unknown. *Source: Town of Oakville planning staff*

A standout feature of the subject property is the projecting bay window on the east elevation. It has a wooden frieze along the roofline with decorative wooden brackets and dentil-style diamond detailing.



Close-up of the projecting bay window wooden detailing, 2024. *Source: Town of Oakville Planning Staff*



1980s photo showing the front façade with projecting bay window. The windows had shutters the same shape as today. *Source: Town of Oakville planning files*



The two Reynolds Street houses: 2024 on the left, 1980s on the right. *Source: Google, Town of Oakville planning files*

In summary, the house has design value as a representative example of vernacular Gothic Revival architecture. It retains heritage features such as: its two-storey form with gabled roof; brick chimney; presence of horizontal cladding on the north and south elevations; fenestration on the east elevation, including segmental arch shapes of windows; projecting bay window with wooden frieze and brackets; and wooden front door with segmental arch transom window.

In summary, the house has design value as a representative example of vernacular Gothic Revival architecture. It retains heritage features such as: its two-storey form with gable roof; horizontal cladding; fenestration on the east elevation; one-over-one segmental arch shape of windows and the presence of louvered shutters; projecting bay window with wooden frieze, brackets and dentilled details; and front entrance with panelled door, transom window and decorative wooden door surround.

Historical and Associative Value

The property at 132 Reynolds 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 Trafalgar Township Survey, 1806, with Lot 13, 3rd Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

The subject area was known as the Third Concession South of Dundas Street, Lot 13. It was granted to William Chisholm in 1831. In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.⁶ William Chisholm then had the land he purchased subdivided into different Blocks and lots, which make

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

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

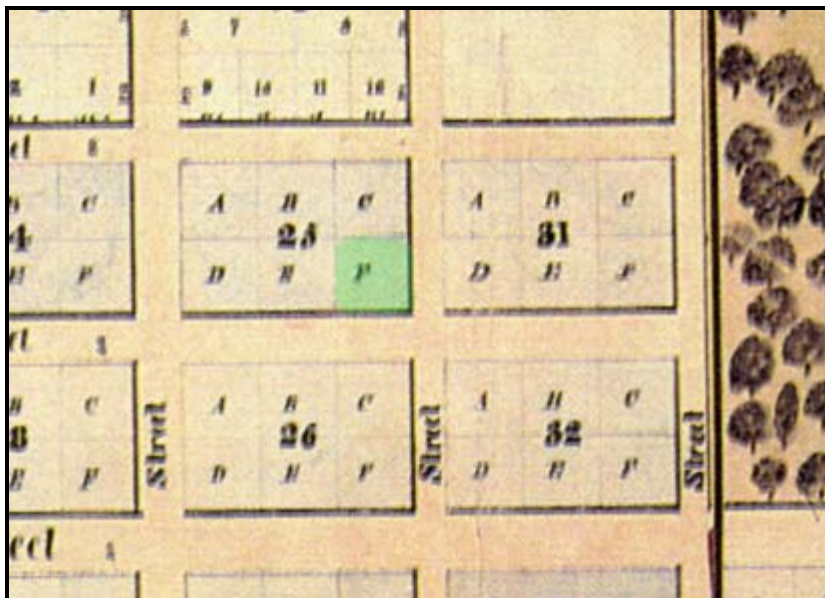
⁵ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

⁶ 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

up the historical Town of Oakville as seen in the map below. Chisholm is widely recognized as the founder of the Village of Oakville. The subject property was built on Lot 25, Block F of this plan (Plan 1) of Oakville.



Edward B. Palmer's, Plan of Oakville, Township of Trafalgar Upper Canada 1835. Source: Oakville Historical Society



Close-up of the historical lot from the same map.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to

have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	Plan 1, Block 25, Lot F	1831-1836
William Cronkrite	Ibid.	1836-1876
Belinda Biggar and Hiram Cronkrite	Ibid.	1876-1885
David R. Kenney	Ibid.	1885-1893
George Ewan McCraney	Northeast ½ of Lot F, Block 25, Plan 1	1893-1902
Christopher Bellwood	Northeast ½ of Lot F and Southwest ½ of Lot F, Block 25, Plan 1	1902-1912
Thomas Slean	Plan 1, Block 25, Lot F	1912-1919
Caroline Murphy	Block 25, Part Lot F	1919-1936
Donald Leadley Smith	Ibid.	1936-1946
Donald Leadley Smith and Elizabeth Bernice Smith	Ibid.	1946-1988
Charles Del Harwood and Tone Tveit-Harwood	Ibid.	1988-1989
Harwood and Associates Ltd.	Ibid.	1989-1991
910896 Ontario Limited	Ibid.	1991-1999
Russell Buckland Holdings Ltd.	Ibid.	1999-2012
Current owners	Ibid.	2012-present

In 1836, William Chisholm sold Block 25 Lot F to William Cronkrite. By 1841, according to the tax assessment rolls, Cronkrite is residing in a frame house under two storeys within Lot F. He is listed in the 1851 census as a carpenter and joiner, so he likely built this structure, which no longer exists.⁷ He lived there with his wife Mary and daughter Melinda. William died in 1857 and his estate went to his wife Mary Cronkrite.⁸ In 1868, Mary was married again to James Manning.⁹ In 1876, Mary Manning, once again a widow, sold the northeast and east half of Lot F to her daughter Belinda Biggar, wife of Michael L. Biggar.¹⁰ Mary also sold the west half of Lot F to her son Hiram Cronkrite. In 1883, Hiram Cronkrite sold his portion of Lot F to his sister Belinda Biggar, so she then owned all of Lot F. Two years later, in January 1885, Belinda sold the whole of Lot F to David R. Kenney.¹¹

David Kenney (1834-1913) was born in Trafalgar Township and his family farm was just outside Milton on Lot 6, Concession 6. The farmhouse is on Sixth Line and is a listed heritage property in Milton. Kenney continued to live on the farm while he owned Block 25, Lot F in Oakville.

⁷ Library and Archives Canada, "1851 Census of Canada", Place: Halton, Canada West (Ontario); Schedule: A; Roll: C-11726; Page: 21; Line: 6.

⁸ Find-A-Grave, "William Cronkrite", <https://www.findagrave.com/memorial/202359117/william-cronkrite>

⁹ Ancestry.ca, *Ontario, Canada, County Marriage Registers, 1858-1869*, https://www.ancestry.ca/discoveryui-content/view/85683:8510?tid=&pid=&queryId=b8dc794f-179f-40ca-b7faaa782b7723b6&_phsrc=nIW3301&_phstart=successSource

¹⁰ Find-A-Grave, Belinda Bigger, <https://www.findagrave.com/memorial/107722879/belinda-bigger> Note that her tombstone reads "Bigger" but the family is otherwise connected to other "Biggars"

¹¹ LRO Instrument 1790, being a Bill and Sale, dated January 29, 1885, between Belinda Biggar and David R. Kenney



Kenney's land (yellow) compared to the location of Milton, upper left, in 1877. Source: 1877 Township of Trafalgar map

The tax rolls indicate that, after Cronkite's early frame house was demolished, there was likely nothing on Lot F until 1885, as its value was only \$100. When David Kenney purchased the lot, he erected a roller-skating rink soon after. The January 29, 1886, issue of the *Oakville Star* features an advertisement for it, stating "This rink has every accommodation for the winter, being well heated with two stoves. The manager studies the comfort of all ladies and gentlemen attending this rink." It goes on further to say that "ladies and gentlemen should attend at least three nights each week."



A newspaper ad for the roller rink built on Lot F in 1885. Source: *Oakville Star*

Hazel Mathews states in her book *Oakville and the Sixteen* that it was the rink of “Kenney and Howes”, however, Howes did not own the land, nor is he mentioned in the *Oakville Star* ad. He may have been a silent partner. There was a Robert Howse living on Concession 7, Lot 7 and 8, near the family farm. However, this may also be a confusion with the shoe business of David’s father, Samuel, who was a partner with a Howes.

Mathews mentions that the rink admission was five and ten cents, skates were supplied free to the ladies, and the Oakville Band circled the floor.¹² Unfortunately, the rink was ill-fated, as the 1890 tax roll indicates that Kenney has taken on a tenant on Reynolds Street, with the value of that part of the property being \$500, likely indicating one smaller building. Kenney is listed as being on Church Street, with the value of the rest of Lot F being \$1,500.¹³ It is possible this value is still the rink, or potentially three empty structures – it is not clear.

By the following year in 1891, the roller rink building was remodeled on the same site into four dwellings with brick fronts. The 1891 tax assessment roll indicates tenants living on the lot in four separate residences valued at \$500 each.¹⁴ Two were on Church Street, which have since been demolished, however, the other two on Reynolds remain as numbers 128 and 132. As records of the structures were made in April of 1891, it is likely the houses were built in 1890. It is rumoured that the flooring in the upper storeys of the houses came from the roller rink.¹⁵ It’s possible that the houses were built with brick on only the front elevations because they were constructed of building materials salvaged from the roller rink building, and perhaps there was not enough brick to clad the entirety of the new structures.

It is not known why the rink was not successful but could have influenced by competing ads for Oakville’s Ice Rink, which appeared on the same page of the January 29, 1886, issue. It states that it has every convenience, with “No emery dust or pumice stone to rise from the floor and choke you, as in roller rinks.” Kenney had tried to keep the rink afloat by securing two mortgages on the property. One was in May 1890 for \$1,200 from James McCraney, and the other in October 1892 for \$1,200 from the Union Loan Savings Corp.



An ad for the competing ice rink across the road from Kenney’s roller rink. Source: *Oakville Star*

¹² Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Incorporated, 1953, pg. 405

¹³ Oakville Public Library, *Oakville Tax Assessment Rolls, 1889, 1890*

¹⁴ Oakville Public Library, *Oakville Tax Assessment Rolls, 1891*

¹⁵ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Incorporated, 1953, pg. 405



The two matching houses on Church Street, built at the same time as the two Reynolds Street properties, pictured in 1950. The similarities are obvious. *Source: Oakville Historical Society*

There is no record of Kenney's death, however, in May of 1893, Duncan Cameron, assignee of the estate of David Kenney, sold the northeast lying half of Lot F to George Ewan McCraney, who in 1902, sold it to Christopher Bellwood who had been sold the southwest lying half the same year. In 1912, Bellwood sold the whole of Lot F to Thomas Slean. At this point, the properties are split up, and Slean begins selling each property with a house on it. In the case of 132 Reynolds, Slean sold it in 1919 to Carolyn (Pell) Murphy, a nurse.¹⁶ That same year, Slean sold the neighbouring 128 Reynolds to Thomas Pell, likely Caroline's father.¹⁷ In the 1921 census, Caroline and her husband George have their daughter, son-in-law, son, daughter-in-law, granddaughter, grandson, and Caroline's father, Thomas, living with them. Caroline Murphy died in 1930.¹⁸ In 1931, George is still listed as living there at the age of 78 with his son, daughter-in-law, and his four grandchildren.¹⁹ He then died in 1935.²⁰ The house was sold in 1936 to Donald Leadley Smith.²¹

Smith was born in Yorkshire in 1902 and he emigrated in 1923 to Canada.²² He was a carpenter by trade and likely worked for James Blakelock, as that was his contact in Oakville according to the passenger list.²³ James Blakelock co-owned Blakelock Brothers with his brother Thomas, a lumber business that had a planing mill as

¹⁶ LRO Instrument 6970, being a Grant, dated June 16, 1919, between Thomas Slean and wife and Caroline Murphy, wife of George Murphy; Library and Archives Canada, *Census of Canada, 1921*

¹⁷ LRO Instrument 6969, being a Grant, dated June 16, 1919, between Thomas Slean and wife to Thomas Pell. This was the name of Caroline's father and brother, however, the instrument lists Thomas Pell as a retired farmer, which her father would have been at the time (her brother was still an active farmer in Trafalgar Township).

¹⁸ Ancestry.ca, *Caroline Pell Murphy*, Death certificate

¹⁹ Library and Archives Canada, *Census of Canada, 1931*

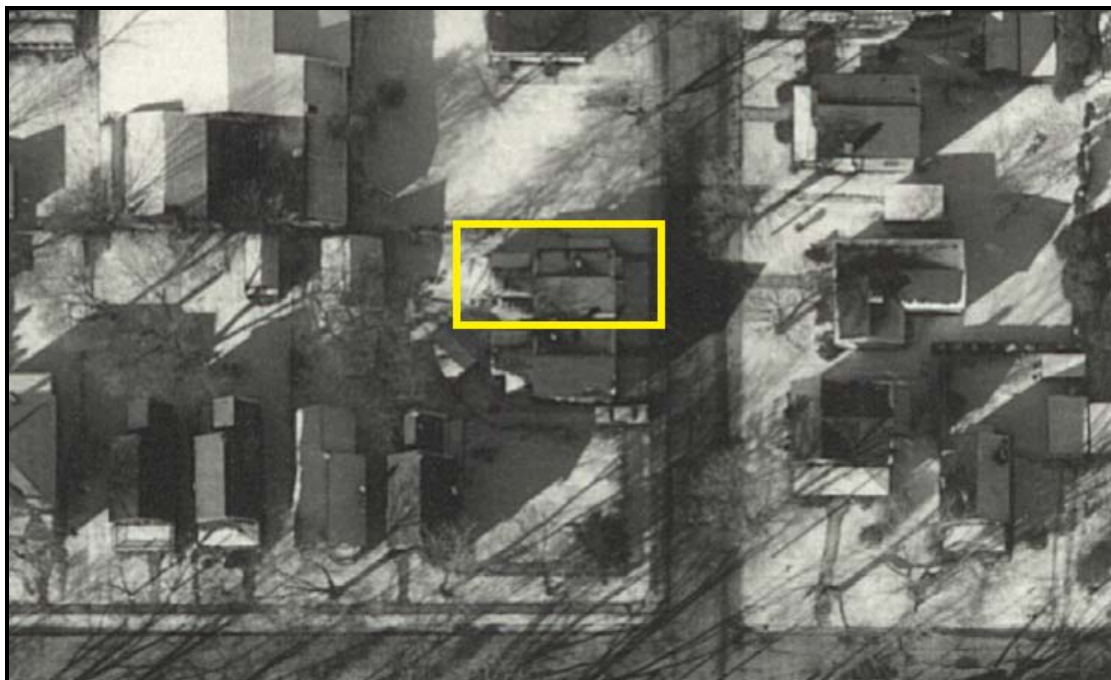
²⁰ Ancestry.ca, *George Washington Murphy*, Death certificate

²¹ LRO Instrument 11819, being a Grant, dated June 27, 19376, between John Edgar Murphy, admin of Caroline Murphy, and Donald Leadley Smith.

²² Ancestry.ca, *Library and Archives Canada; Form 30A Ocean Arrivals (Individual Manifests), 1919-1924; Rolls: T-14939 - T-15248, "Donald Leadley Smith", 1923 arrivals card*

²³ *Ibid.*

well as sold other wood and home contracting supplies based in Oakville.²⁴ In 1925, Smith married Elizabeth Dorland in Palermo and both are listed as living in Oakville.²⁵ Donald and Elizabeth owned the house for over 50 years. Donald Smith died in 1986 and the property was sold to Charles Del Harwood and Tone Tveit-Harwood in 1988. It has since gone through various owners and is now the office of Camp Tanamakoon in Algonquin Provincial Park.²⁶



A 1962 aerial map showing the subject property in yellow, with the addition on the north side. The Church Street properties are still standing. *Source: McMaster University Archives*

In summary, the house has historical significance as being built by David Kenney around 1890 from the remnants of the Oakville Roller Skating Rink that he built on the same lot circa 1885. Of four similar houses built on the lot, 128 and 132 Reynolds are the only remaining houses. The house has historical significance for the role it played in both the commercial and residential development of downtown Oakville in the late 19th and early 20th century. This was a significant period of time for the town, as it transitioned from a small harbour village that had undergone an economic depression in the 1860s to a bustling lakeside town by the 1900s.²⁷ In the 1890s, while some businesses still struggled, much work was being done in the Town to make it an appealing locale for upper class Toronto and Hamilton families to build summer homes and estates, and their presence helped to revitalize Oakville's businesses and downtown.²⁸

²⁴ Oakville Historical Society, "Receipt from Blakelock Bros. for C.D. Chisholm", 2010.4.37; Wikipedia, "Thomas Aston Blakelock", https://en.wikipedia.org/wiki/Thomas_Aston_Blakelock

²⁵ Ancestry.ca, *Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928*; Reel: 716, "Donald Leadley Smith", marriage certificate to Elizabeth Dorland

²⁶ Ministry of Public and Business Service Delivery; land registry documents

²⁷ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Incorporated, 1953, pg. 376

²⁸ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 22

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is in downtown Oakville, surrounded by Oakville's four Heritage Conservation Districts, as seen in the map below. The house is one of four originally built from the Oakville Roller Skating Rink that previously stood on the same lot. The subject property is built in a local 1890s architectural style and adds to the streetscape of the area. The subject property is one of several historical buildings of note still standing which reference the early built history of the neighbourhood.



The subject property, highlighted in the centre of the map, is shown surrounded by Oakville's four Heritage Conservation Districts, outlined in orange. *Source: Town of Oakville GIS*

The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The building's small scale and historic architectural style highlights the history of downtown Oakville. There are several other listed properties across the road and in the blocks surrounding the subject property.



2024 view of Reynolds Street looking north, with subject property on the left. *Source: Google*



2024 view of Reynolds Street looking south, with subject property on the right. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of vernacular Gothic Revival architecture.	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 directly associated with the 19th century commercial and residential development of downtown Oakville.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of the neighbourhood.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community.	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 132 Reynolds Street is located on the west side of Reynolds Street, between Randall Street and Church Street in downtown Oakville. The property contains a circa 1890 two-storey frame house.

Design Value or Physical Value:

The Kenney House (North) has design value as a representative example of vernacular Gothic Revival architecture. It retains heritage features such as: its two-storey form with gable roof; brick façade with dogtooth brick design and low brick plinth along the base of the building; horizontal cladding; fenestration on the east elevation; one-over-one segmental arch wooden windows with brick voussoirs, stone sills and wooden louvered shutters; projecting bay window with wooden frieze and brackets; and front entrance with wooden front door and wooden door surround, including entablature with brackets, decorative frieze and pilasters.

Historical Value or Associative Value:

The Kenney House (North) has historical significance as being built by David Kenney around 1890 from the remnants of the Oakville Roller Skating Rink that he built on the same lot circa 1885. Of four similar houses built on the lot, 128 and 132 Reynolds are the only remaining houses. The house has historical significance for the role it played in both the commercial and residential development of downtown Oakville in the late 19th and early 20th century. This was a significant period of time for the town, as it transitioned from a small harbour village that had undergone an economic depression in the 1860s to a bustling lakeside town by the 1900s. In the 1890s, while some businesses still struggled, much work was being done in the Town to make it an appealing locale for upper class Toronto and Hamilton families to build summer homes and estates, and their presence helped to revitalize Oakville's businesses and downtown.

Contextual Value:

The Kenney House (North) has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings in downtown Oakville. The house is one of four originally built from the Oakville Roller Skating Rink that previously stood on the same lot. The subject property is one of several historical buildings of note still standing that reference the early built history of the neighbourhood. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The building's small scale and historic architectural style highlights the history of downtown Oakville.

Description of Heritage Attributes

Key attributes of the property at 132 Reynolds Street that exemplify its cultural heritage value as a vernacular Gothic Revival structure, as they relate to the north, east and south elevations of the original two-storey house, include:

- The massing and form of the two-storey gable roofed building;
- Remaining brick cladding on east elevation;
- The presence of horizontal cladding on the north and south elevations;
- Fenestration of the door and windows on the east elevation;

- The presence of one-over-one segmental arch sash windows and louvered shutters;
- Projecting bay window on east elevation with wooden frieze and brackets; and
- Front entrance with panelled front door, transom window, wooden door surround and small gabled roof.

6. Conclusion

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

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