

**APPENDIX B**

**Cultural Heritage Evaluation Report**  
**Glendon House Stone Wall**  
225, 231, and 235 Bronte Road, Oakville, Ontario



231 Bronte Road, 2024. Source: Town of Oakville, Planning Services staff photo

Town of Oakville  
Heritage Planning  
Authors: Elaine Eigl, Carolyn Van Sligtenhorst  
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# 1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject properties merit designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of a subject 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 subject properties at 225, 231, and 235 Bronte Road are located on the east side of Bronte Road, north of Hixon Street (formerly Hickson Street), and south of Rebecca Street. The subject properties are located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown.

225 Bronte Road 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 stone wall formerly associated with 231 Bronte Road (stone wall only – other structures not included)". 231 Bronte Road was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its circa 1920 house. And, 235 Bronte Road 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 stone wall formerly associated with 231 Bronte Road (stone wall only – other structures not included)".

This CHER has evaluated the subject properties in accordance with the requirements of the OHA and finds that they meet three of the criteria of Regulation 9/06 for the stone wall on each of the properties. It is therefore recommended that the subject properties 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 subject properties at 225, 231, and 235 Bronte Road are located on the east side of Bronte Road, north of Hixon Street (formerly Hickson Street), and south of Rebecca Street, within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. Historically, the properties made up part of the land identified in William Hawkins' 1834 *Plan of the village of Bronte on Twelve Mile Creek* as part of Lots 22 and 28 in the 6<sup>th</sup> Range, on the east side of Bronte Road. 231 Bronte Road contains a circa 1910, two-storey vernacular frame house, not currently recommended for designation, and all three properties contain a historic stone wall, which is recommended for designation as part of this report.



Location map: Subject properties are outlined in blue. June 2024. Source: Town of Oakville GIS

**Legal description of 225 Bronte Road:** PCL 87-1, SEC M6; PT LT 87, PL M6, PART 3, 20R11791; OAKVILLE

**Legal description of 231 Bronte Road:** PCL 87-2, SEC M6; PT LT 87, PL M6, PART 2, 20R11791; OAKVILLE

**Legal description of 235 Bronte Road:** PCL 87-1, SEC M6; PT LT 87, PL M6, PART 1, 20R11791; OAKVILLE

### 3. Background Research

#### Design and Physical Value

Along Bronte Road, the three properties at 225, 231, and 235 Bronte Road are demarcated by a low stone wall. The wall is made of local fieldstone and is broken into different sections with curved slopes that rise up to square stone columns and sugar maple trees, which demarcate these sections. The wall is topped by single stones, creating a decorative look that resembles a string of beads. Its design and materials are in keeping with the Arts and Crafts era, using natural and local materials that would have helped ground the new house in its natural setting when it was constructed.

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>1</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>2</sup> Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.<sup>3</sup> Natural materials such as brick, stone, stucco and wood were used in new dwellings and associated landscape elements.

The subject stone wall is reflective of this design era with its natural field stone material, likely found on the property, which was originally a larger, more rural site. The stone wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, rustic aesthetic that was typical of the Arts and Crafts era. Given that the property was originally used as a cottage, this pastoral appearance would have been a deliberate choice for the owners.

The entirety of the wall originally belonged to the Glendon House property, which historically included all three lots before it was severed in 1995. It was likely built during Michael Glendon's ownership between 1908 and 1924. Today, the Glendon House property at 231 Bronte Road includes matching stone pillars flanking a metal pedestrian gate. The pillars are topped by vertical stones, matching those on the rest of the wall. An opening between two trees provides access for a driveway; this was originally a continuous stone fence until it was opened up to accommodate the existing driveway after the severance in 1995.



231 Bronte Road, March 2024. Source: Town of Oakville, Planning Services staff photos

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

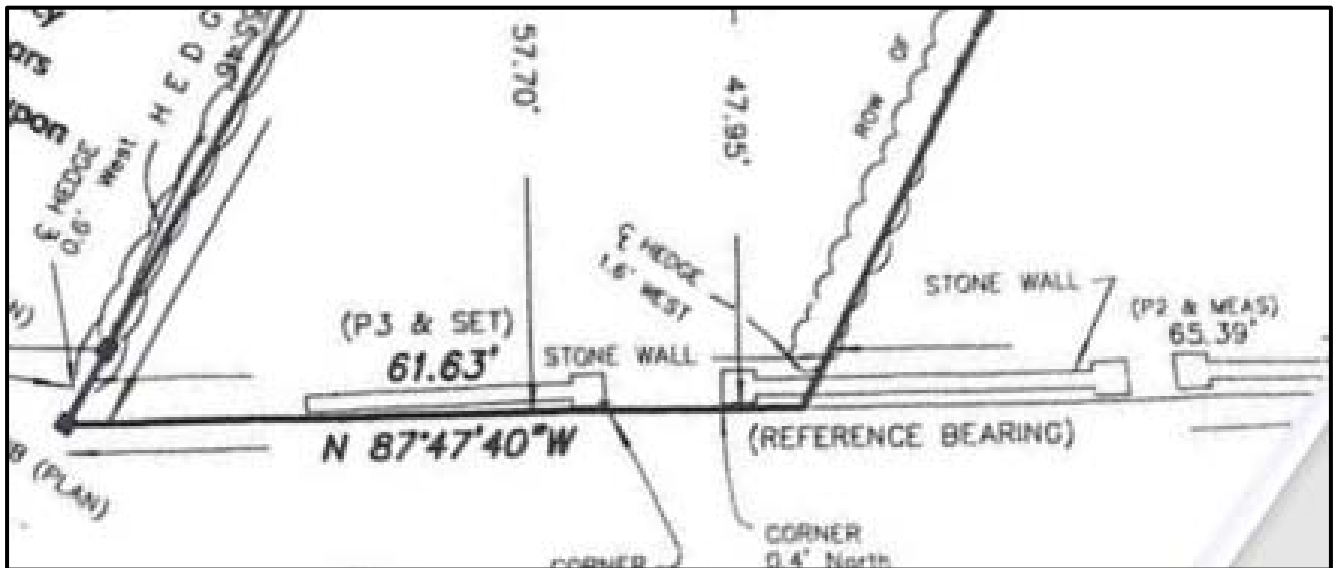
<sup>2</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

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

The property at 235 Bronte Road has two sets of stone pillars for two driveway entrances; the south set was original to the Glendon House property, and likely the original primary vehicular entrance for the house. The north set of columns was constructed after the 1995 severance, likely using stone salvaged from the portion of wall removed at 231 Bronte Road; the materials and style of the columns match the remainder of the stone wall. All four columns are topped by contemporary gargoyle figures.



235 Bronte Road, March 2024. Source: Town of Oakville, Planning Services staff photos



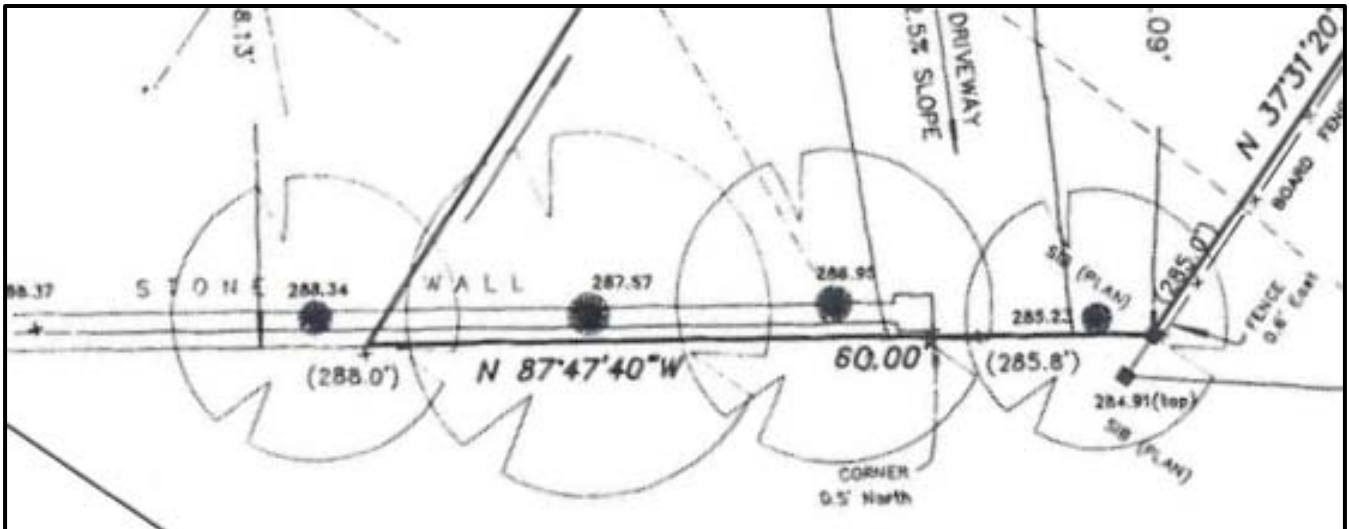
1997 survey of 235 Bronte Road showing the wall and columns as they existed at that time on both 235 and 231 Bronte Road. Source: Town of Oakville Building Services files.



At 225 Bronte Road, the original stone fence and one column remain. The new driveway was installed in the original opening on the south side of the property. A small section of fence appears to have been constructed next to the tree south of the driveway.



225 Bronte Road, March 2024. Source: Town of Oakville, Planning Services staff photos



1997 survey of 225 Bronte Road showing the wall and columns as they existed at that time on both 231 and 225 Bronte Road. Source: Town of Oakville Building Services files.



The aerial view below is marked up to show the original configuration of the stone wall and columns:



Aerial view of 225-231-235 Bronte Road. Source: Town of Oakville GIS



A panoramic view of 225, 231, and 235 Bronte Road showing the extent of the stone wall and pillars. March 2024.  
Source: Town of Oakville, Planning Services staff photos

While there is a number of lakestone walls in the area, the Glendon House Stone Wall remains one of the only, if not the only, field stone wall in Oakville. Field stone as a building material is more typically found on rural properties away from Lake Ontario, where lakestone could be found. The subject stone wall is unique as a decorative residential landscape wall built of fieldstone.



## Historical and Associative Value

The subject properties at 225, 231, and 235 Bronte Road are located within the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply “the Mississaugas”). In 1805, the Mississaugas and the Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve Mile Creek (Bronte Creek) and Sixteen Mile Creek along with the possession of each creek’s flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile (1.61 kilometre) strip of land on each of its banks.<sup>4</sup>



Samuel Wilmot’s Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.<sup>5</sup> This put the Mississaugas into “a more

<sup>4</sup> Mississaugas of the Credit First Nation, “Head of the Lake Treaty, No. 14 (1806).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/> (accessed November 4, 2020).

<sup>5</sup> Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

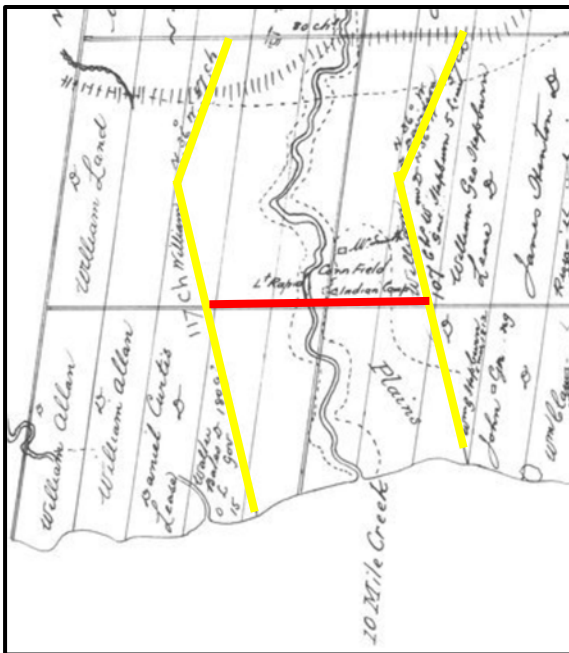


compromised position” from which to negotiate.<sup>6</sup> The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.<sup>7</sup>

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

In February 1820, fourteen years after signing Treaty No. 14, the Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, which stipulated that in exchange for ceding “about 20,000” acres of their land to the Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be “used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.”<sup>8</sup>



On the 1806 plan (left), the lands covered by Treaty No. 22 lay between the two yellow lines. The future village of Bronte, including the location of the subject property, was subsequently established upon the area lying roughly within Lots 29 to 32, in the 4<sup>th</sup> (or Broken Front) Concession South of Dundas Street (SDS), within the land that lies under the red line.

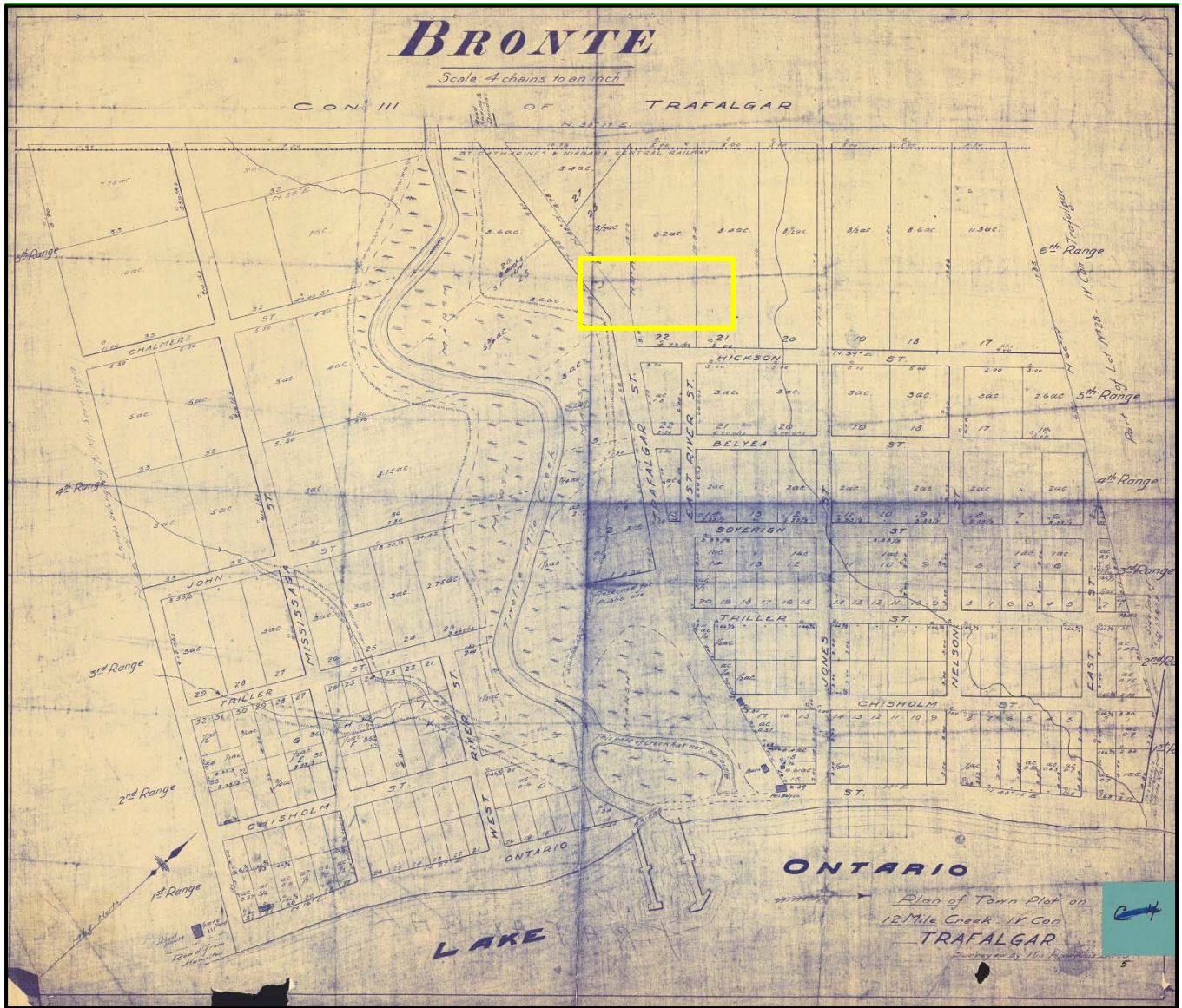
In 1834, fourteen years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result was his *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*. With this new survey, the lands upon which the subject property lies became part of Lots 22 and 28, in the 6<sup>th</sup> Range east of Twelve Mile Creek, on the east side of Trafalgar Street which was later renamed Bronte Road.

Detail of survey showing the tract of land set aside for the Mississaugas along Twelve Mile Creek, later Bronte Creek. (Wilmot, 1806).  
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

<sup>6</sup> Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, 7.

<sup>7</sup> *Ibid*, 10.

<sup>8</sup> “12 Mile Creek, 16 Mile Creek and Credit River Reserves, Treaty Nos. 22 and 23 (1820).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/> (Accessed March 21, 2024).



William Hawkins' 1834, *Plan of Town Plont on 12 Mile Creek, IV Con, Trafalgar*.<sup>9</sup> 225, 231, and 235 Bronte Road lay within part of Park Lots 22 and 28 on the east side of Trafalgar Street (now Bronte Road), roughly in the area highlighted in yellow.  
 Source: Library and Archives Canada

In 1849, Smith's Canadian Gazetteer described Bronte as a "small Village in the township of Trafalgar, on the Lake Shore Road, seven miles from Wellington Square, situated on the Twelve-mile Creek. It contains about 100 inhabitants, grist and saw mills, one store, two taverns, one waggon maker, one blacksmith, one cabinet maker."<sup>10</sup> By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson's Hotel, a

<sup>9</sup> *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township.* / Wm. Hawkins, D.P.S. © Government of Canada. Reproduced with the permission of Library and Archives Canada (2023). *Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647*

<sup>10</sup> Smith, William Henry, *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting All Parts of the Upper Province, Or Canada West ... With a Map of the Upper Province*, Toronto, Published for the author by H. Rowsell, p. 21, [https://books.google.ca/books?id=GkszAQAAIAAJ&printsec=frontcover&source=gbs\\_ge\\_summary\\_r&cad=0#v=onepage&q=Bronte&f=false](https://books.google.ca/books?id=GkszAQAAIAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q=Bronte&f=false) (accessed 16 August 2021)



blacksmith shop and the basket factory.<sup>11, 12</sup> Bronte Post Office was built in 1851. By 1856, the harbour was completed and two years later, “one of the largest grist mills in the province”, Bronte Steam Mill, opened.<sup>13, 14</sup>



Undated postcard showing Twelve Mile Creek and its flats. Source: Bronte Historical Society

Early Bronte settlers included the Thompson family, who were described as “one of the oldest and most respected” in Halton County, and the Triller family who built the first mill on Sixteen Mile Creek, and for whom Triller Street, later Lakeshore Road West, and Triller Place were named.<sup>15, 16, 17</sup>

Bronte has a rich and distinct history. In many ways, it is very different from old Oakville. Canadian author, Mazo de la Roche captured the difference in her book, *Possession*, describing Oakville as “sedate, respectable, and very different from the rowdy, good-humoured poverty of Bronte.”<sup>18</sup> Compared to the wealth found in neighbouring Oakville, Bronte was a relatively modest working-class community. Many residents were day labourers who learned to wear many hats, doing anything they could to make ends meet. Although some felt shame in their poverty, Bronte developed as a proud, tight-knit, hard working community.

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<sup>11</sup> The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca) (accessed 17 August 2021)

<sup>12</sup> Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

<sup>13</sup> The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca) (accessed 17 August 2021)

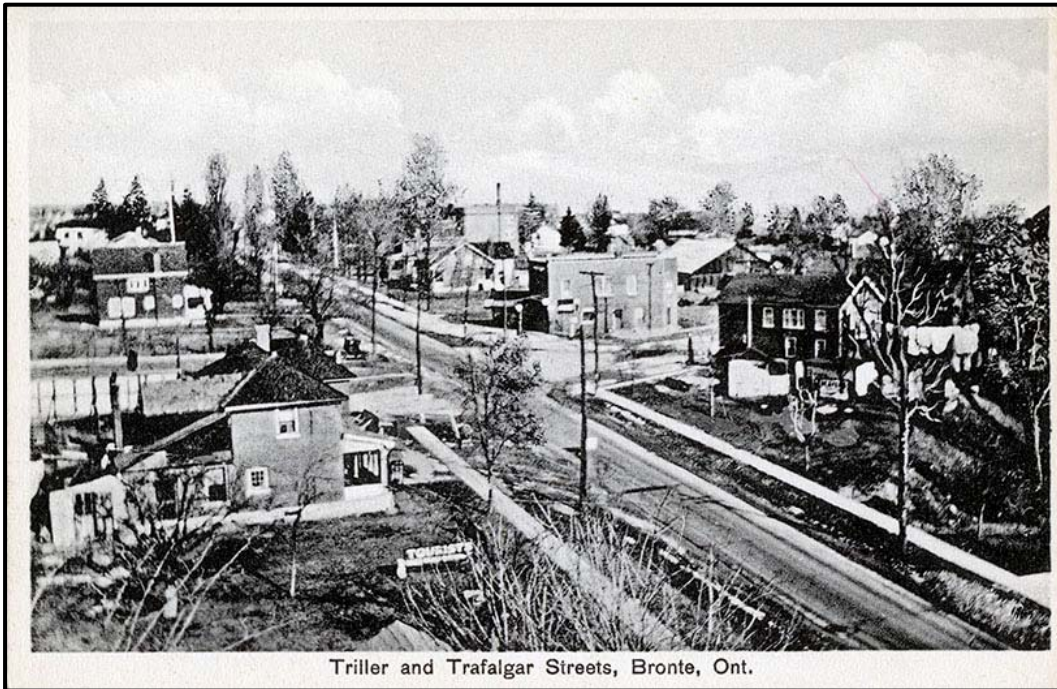
<sup>14</sup> Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

<sup>15</sup> Oakville Historical Society, “Family Reunion,” an undated and unattributed newspaper clipping dating to circa 1909. OHS item #1996.26.126K.

<sup>16</sup> Mathews, Hazel. “Chapter 6: The Rising Tide.” *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 180.

<sup>17</sup> Town of Oakville, Planning Services file, *Oakville Street Name Origins*

<sup>18</sup> Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*, [Bronte Boys \(1920s - 1950s\): Oakville Memories: Old & New: Oakville Images \(halinet.on.ca\)](https://www.halinet.on.ca) (accessed 16 January 2022)



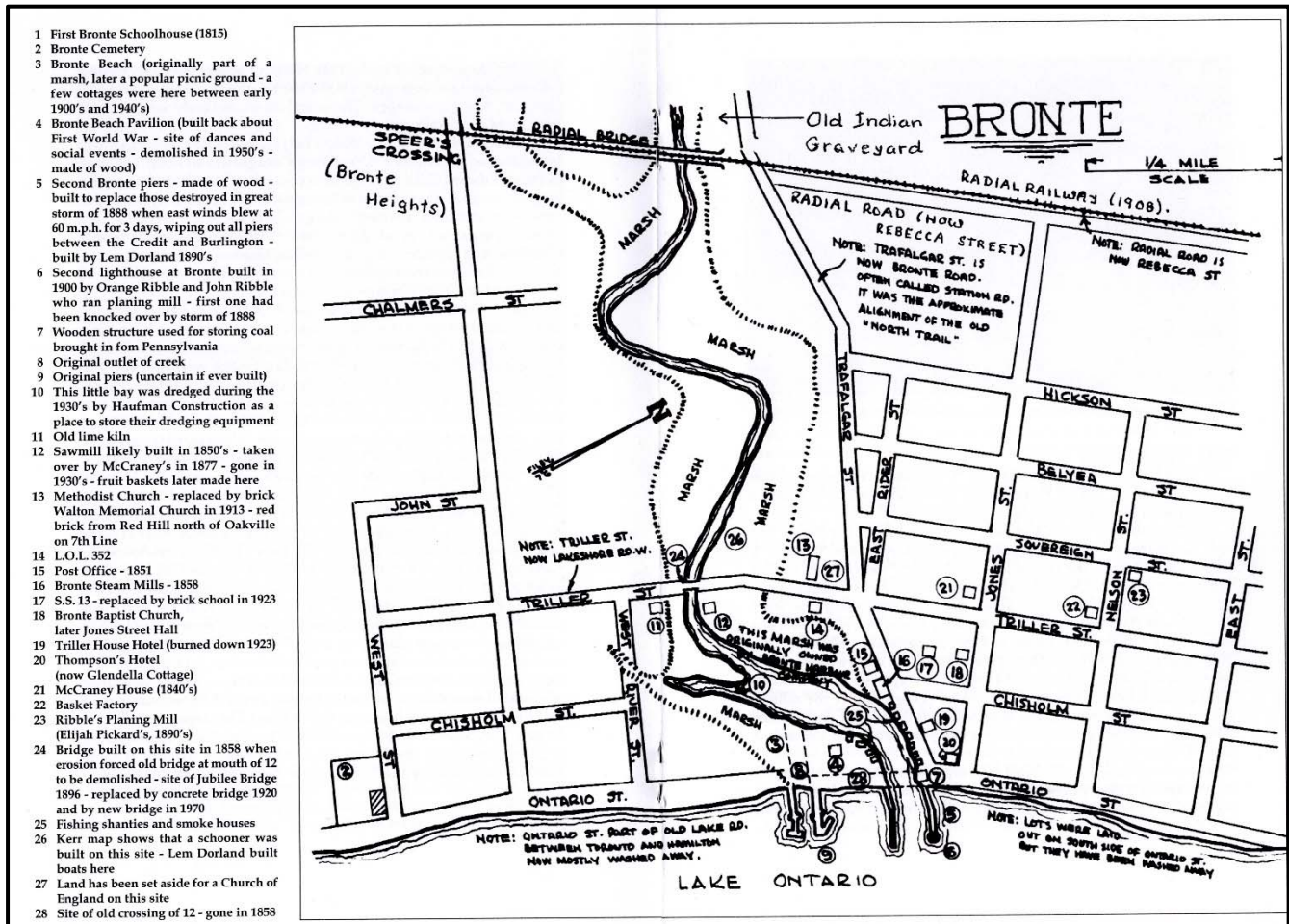
Triller and Trafalgar Streets, Bronte, Ont.

Triller and Trafalgar Streets, later renamed Lakeshore and Bronte Roads respectively, undated. *Source: Town of Oakville Heritage Planning files.*



Hand tinted photograph showing a fishing schooner beside fishing sheds, the 3 storey Bronte Steam Mills on the left, and the Triller House Hotel, identifiable by its cupola, on the right. Circa 1910. *Source: Town of Oakville Heritage Planning files.*





Bronte Village map from *The History of Bronte Village*, 1976. The village east of the creek was dominated by industrial and commercial concerns while the west side of the village, west of the creek, was predominantly the location of residences and cottages.

Source: Philip Brimacombe

Lifelong resident, Bill Cudmore recalled the poverty many in Bronte experience during the early 20<sup>th</sup> century, explaining that residents' dark humour helped them get through the hardship and rugged times. Cudmore recalled that life on the family farm included chores "like cutting asparagus before school and milking the cows after school."<sup>19</sup> As a teenager, he signed on to Jack Osborne's fishing boat, describing fishing as "a dirty, cold, hard, miserable, mean way to make a living," adding that there was "nothing nice about it."<sup>20</sup> "Bronte, as I remember it, was a working class village, where the object of most people was to have a job tomorrow - clean some nets, paint a house, or maybe get a job at the basket factory for a week. It was looked on by Oakville as a low class area," Bill recalled.<sup>21</sup>

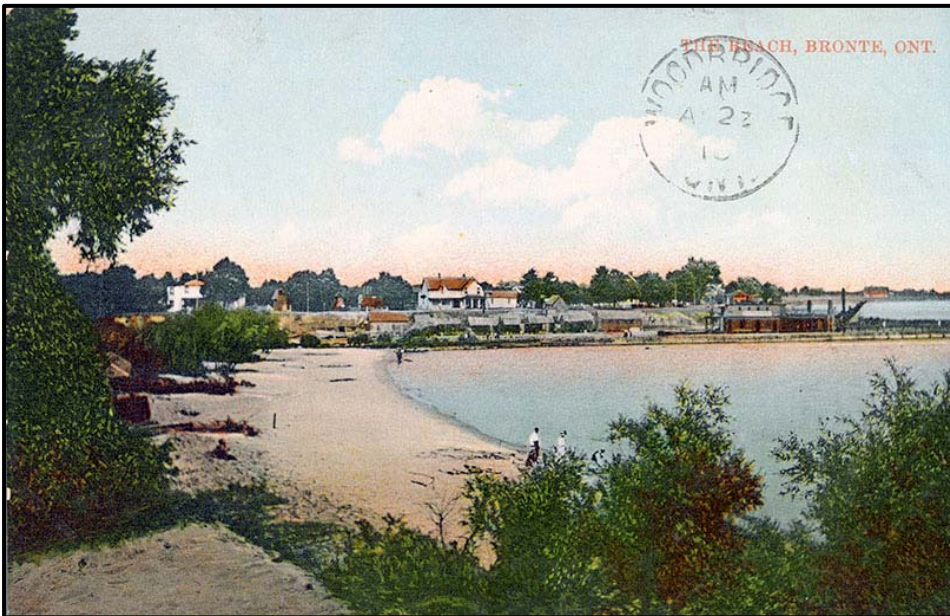
Another lifelong Bronte resident, Ken Pollock knows firsthand how cruel the lake can be. He remembers his father and uncles, "fishermen and mariners to the bone," would be "up before dawn and out on the lake, winter and summer, just to make ends meet."<sup>22</sup>

<sup>19</sup> Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*  
<sup>20</sup> Ibid.  
<sup>21</sup> Ibid.  
<sup>22</sup> Ibid.



Bronte Harbour, 1910. Source: *Town of Oakville Heritage Planning files.*

By the mid-20<sup>th</sup> century, many people remembered Bronte as being a wonderful place in which to live and grow up. A former resident described their experience of the village as a “very small town where everyone knew each other.”<sup>23</sup> There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.<sup>24</sup> People lived in small homes and made do.



Undated image of a postcard of “The Beach” at Bronte, Ontario. Source: *Town of Oakville Heritage Planning files.*

<sup>23</sup> Interview, Bronte Historical Society volunteer, 20 October 2021

<sup>24</sup> *Ibid.*



Beginning in the early days of the 20<sup>th</sup> century and continuing into the period between the two World Wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some local homeowners even left the area for the summer months, renting their homes to vacationing Torontonians to earn extra income.<sup>25</sup> Soon, summer cottagers, some from as far away as Texas, were enjoying the area's fresh air, cool lake breezes, and Bronte Beach. While the area west of the harbour was developed with these cottages, the residential area on the east side of the harbour remained home to local working-class families.

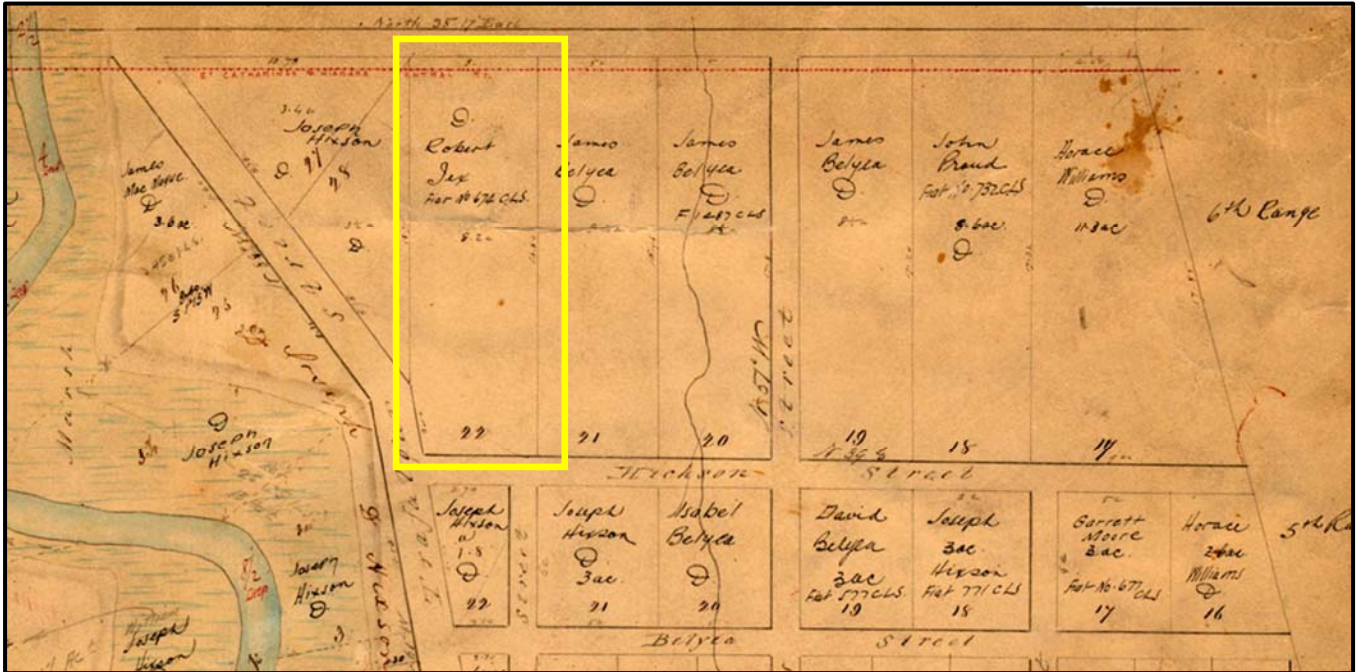
Below is a summary of the owners of the properties from the Crown patent until 1994, when Scott Ben Michaud purchased the property upon which the three subject properties are located. In 1995, Michaud subdivided Lot 87, Plan M-6, into three separate parcels, the configuration which exists today. Individual ownership summary charts showing all transactions after Michaud subdivided the lot, up to and including the current owners, follow later in the report.

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 of time.

<b>Name of Owner(s)</b>	<b>Acreage or Lot</b>	<b>Years of Ownership</b>
Crown	Lot 22	1820-1837
Robert Jex	Park Lot 22	1837-1837
Edward B. Palmer	Park Lot 22	1837-1844
James Thompson	Park Lot 22	1844-1868
Catharine Thompson, widow of James Thompson	Park Lot 22	1868-1868
Jane Adora McWayne	Park Lot 22	1868-1875
Wallis Walton	Park Lot 22	1875-1894
Emmanuel Walton	Lot 22 & other land	1894-1904
Charles Henry Gilbert	Lot 22 & other land	1904-1908
Michael William Glendon	Part of Park Lots 22 & 28	1908-1924
Emma Pearl Yapp	Part of Park Lots 22 & 28	1924-1933
Frederick Henry Yapp	Part of Park Lots 22 & 28	1933-1940
Charles Rosendale & Douglas Woodhall Brown	Part of Park Lots 22 & 28	1940-1946
Olive Alma Hyslop	Part of Park Lots 22 & 28	1946-1947
Kathleen Julia Wotherspoon	Part of Park Lots 22 & 28	1947-1951
Peter and Concetta Conforzi	Part of Park Lots 22 & 28 (4.92 acres)	1951-1963
Concetta Conforzi	Part Lot 28 & another lot	1963-1963
John Peter Conforzi, Alfred, and Edward Conforzi	Part Lot 28 & another lot	1963-1963
Hendrik and Cornelius Van Alphen	Part Lot 28 & another lot	1963-1968
Charles William Ronald & Alice Audrey Scott	Parcel 87-1, Section M-6, being Lot 87, Plan M-6	1968-1994
Scott Ben Michaud	Plan M6 Part Lot 87; Plan 20R11791, Lot 87, Part 2#	1994-1995, 1997, and 1998

<sup>25</sup> Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

In August 1837, the Crown granted Lot 22 north of Hixon Street to Robert Jex, who two weeks later sold the property to Edward B. Palmer.<sup>26,27</sup> Edward Palmer (ca.1800-1847), was one of the founders of the Bronte Harbour Company, and likely the same person who William Chisholm, the founder of Oakville, commissioned to draw the 1835, *Plan of Oakville, Township of Trafalgar, Upper Canada*.<sup>28,29</sup> Palmer Avenue in Oakville is likely named after him.<sup>30</sup> In 1844, Edward Palmer sold the 8-acre Park Lot 22 to James Thompson.<sup>31</sup>



Detail of the 1848 plan of Bronte. Lot 22 on the north side of Hickson Street (later Hixon Street) is highlighted in yellow. Robert Jex was the Crown Patentee. Source: *Town of Oakville Heritage Planning files*.

James Lockwood Thompson (1797-1845), his wife Catherine (nee Triller) Thompson (1788-1868), and their daughter Jane Adora (nee Thompson) McWayne (ca.1825-1921), were long-term owners of the land within which the subject property lies. Between the three of them, they owned the land for 31 years, between 1844 and 1875.

James Thompson was born in Roscommon, Ireland and was a travelling salesman.<sup>32,33</sup> Catharine Thompson was a member of the Triller family.<sup>34</sup> The Thompson and Triller families were some of the earliest to settle in

<sup>26</sup> LRO Patent, dated 29 August 1837, between the Crown and Robert Jex.

<sup>27</sup> LRO Instrument #814 being a Bargain and Sale dated 13 September 1837, between Robert Jex and Edward B. Palmer.

<sup>28</sup> Dorothy Turcotte, *Places and People of Bronte Village* (Grimsby, Ontario, 1993), 85.

<sup>29</sup> "Find a Grave Index," database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:6K1Y-94B6> : 14 September 2023), Edward Barrow Palmer, ; Burial, Toronto, Toronto Municipality, Ontario, Canada, Mount Pleasant Cemetery; citing record ID 251642164, Find a Grave, <http://www.findagrave.com>.

<sup>30</sup> David Ashe and Joyce Burnell, *Oakville Street Names & Landmarks* (London, ON: Burnell Creighton Publishing, 2007), 77.

<sup>31</sup> LRO Instrument #232, being a Bargain and Sale dated 28 November 1844, between Edward B. Palmer and James Thompson.

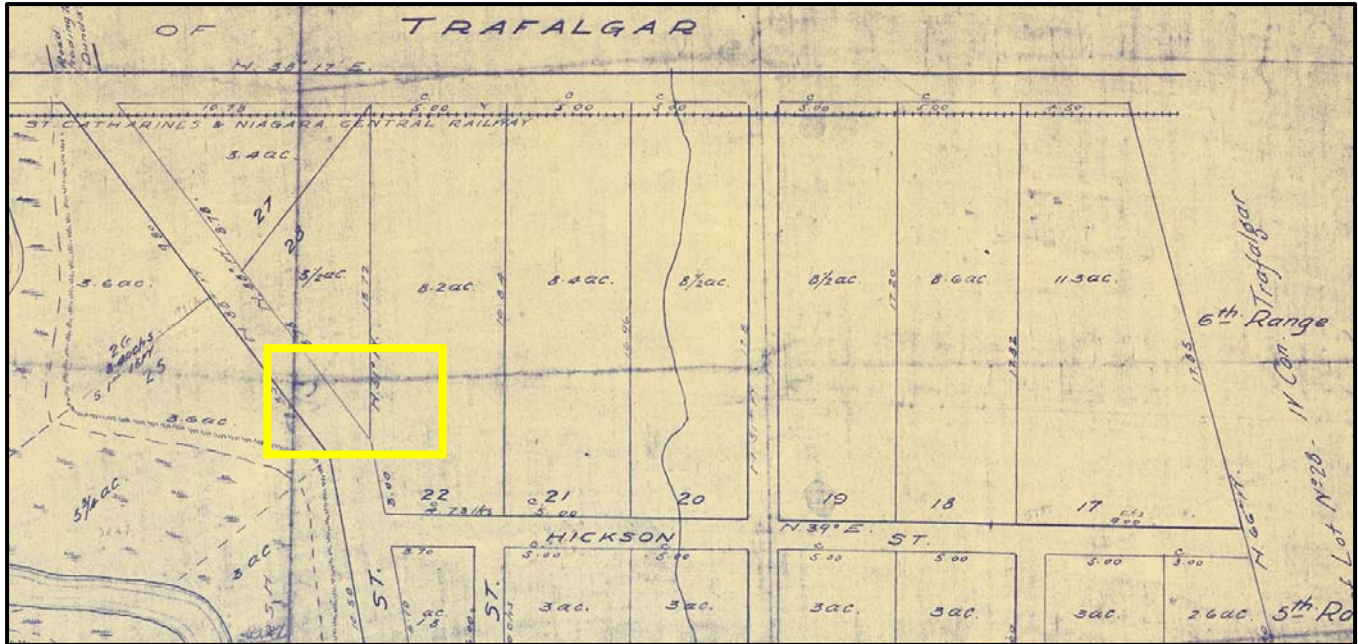
<sup>32</sup> "Find a Grave Index," database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:6NDP-LM4H> : 20 October 2022), James Lockwood Thompson, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 240552122, Find a Grave, <http://www.findagrave.com>.

<sup>33</sup> Oakville Historical Society, Philip Triller and Mary Catherine Young "Individual" file, which contains information about their daughter Catherine (nee Triller) Steven Thompson (1788-1868).



Trafalgar Township. The Smith-Triller viaduct in Oakville commemorates Catherine Tiller’s family who, along with the Smith family, were two of the area’s earliest millers.<sup>35</sup> By the 1850s, both the Thompson and Triller families ran hotels in the Bronte area.<sup>36</sup>

Although records indicate that in 1845 the Thompsons were living in Bronte upon 58 acres of land, it appears that they weren’t living on the subject land.<sup>37</sup> Instead, it appears that they were living in a home somewhere within their 50-acre parcel on Lot 29, 3<sup>rd</sup> Concession SDS, to the northeast of Bronte Village.<sup>38</sup>



The approximate location of 225, 231 and 235 Bronte Road falls within Lot 22 on the north side of Hickson Street (later Hixon Street) and Lot 28 on the east side of Trafalgar Street (later Bronte Road), highlighted in yellow. Source: Library and Archives Canada

After the Thompson family, the larger parcel of land was owned by the Walton family from 1875 until 1904. It is unlikely that the Waltons built the subject house, but owned the lands as an investment. Wallis Walton owned the land until 1894, when his Last Will and Testament and Codicil was probated, following his death in 1893.<sup>39,40</sup> Walton was a fruit farmer who, at the time of his death, owned multiple parcels of land in Bronte Village.<sup>41,42</sup> In his will, Wallis left his son Emmanuel a substantial amount of land, including all his “homestead property being

<sup>34</sup> "Find a Grave Index," database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:6NDP-JKT5> : 20 October 2022), Catherine Triller Thompson; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 240551974, Find a Grave, <http://www.findagrave.com>.

<sup>35</sup> Sal Bommarito, “Bridge opening a significant event for Oakville,” Oakville Beaver, 18 Aug 1993, <http://news.ourontario.ca/109421/page/30?n=> (accessed 11 July 2024).

<sup>36</sup> The Village of Bronte: Preserving the Past, Timeline, <https://vitacollections.ca/multiculturalontario/262/exhibit/2> (accessed 31 July 2024)

<sup>37</sup> 1845 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

<sup>38</sup> 1846 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

<sup>39</sup> LTO Instrument #1657, being a Bargain and Sale dated 3 February 1875, between Josiah J. and Jane Adora McWayne, and Wallis Walton.

<sup>40</sup> LRO Instrument #1582, being the probated Last Will and Testament and Codicil of Wallis Walton, dated 27 January 1894.

<sup>41</sup> "Canada Census, 1891," FamilySearch (<https://familysearch.org/ark:/61903/1:1:MWL9-RWN> : 3 August 2016), Wallace Walton, Trafalgar, Halton, Ontario, Canada; Public Archives, Ottawa, Ontario; Library and Archives Canada film number 30953\_148143.

<sup>42</sup> LRO Instrument #1582, being the probated Last Will and Testament and Codicil of Wallis Walton, dated 27 January 1894.

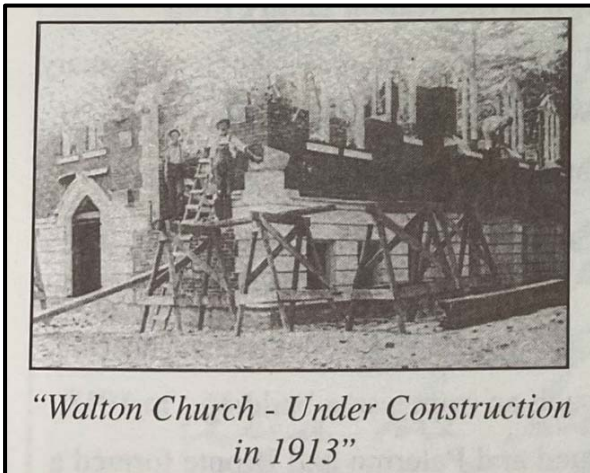
north of Hixon Street being lots 18, 19, 20, 21, 22, 27 with all the orchards and buildings thereon and all the farm stock...," which Emmanuel was prohibited from selling before the tenth anniversary of his father's death.<sup>43</sup> The subject property lies within the aforementioned Lot 22. In 1898, Walton was assessed for 40 acres and a building which was located somewhere within Lots 18 to 22 on the north side of Hixon Street.<sup>44</sup>

The Walton family name lives on in Bronte in Walton Memorial United Church, which was built by the Walton family. In 1911, Emmanuel's wife Jane Elizabeth (nee Bray) Walton (1858-1937), suggested that Emmanuel and his brothers build a church the memory of their father, Wallis, who had served as a church Trustee, and for many years was superintendent of the Sunday School.<sup>45, 46, 47</sup>

The Walton family absorbed the costs of construction, with manual labour being given freely by the men of the congregation.<sup>48</sup> Unfortunately, Emmanuel Walton died suddenly a few days before the laying of the corner stone.<sup>49</sup> In January 1914, at the opening ceremony, Emmanuel's widow Jane Walton presented a brass key to Pastor Reverend Thomas Boyd.<sup>50</sup>



Jane Elizabeth (nee Bray) Walton (1858-1937).  
Source: *Walton Memorial United Church: 150 Years*



Walton Memorial United Church during construction in 1913, and in a postcard sent in August 1940. Sources: *Walton Memorial United Church: 150 Years* and *OurOntario Images*

Emmanuel Walton owned the lands that included 225, 231, and 235 Bronte Road between 1894 and 1904. In June 1904, Emmanuel and Jane Walton sold 82.75 acres of land to Charles Henry Gilbert (1846-1931), a farmer.<sup>51, 52</sup> Within the land Gilbert purchased was the parcel upon which the subject properties sit.

<sup>43</sup> LRO Instrument #1582, being the probated Last Will and Testament and Codicil of Wallis Walton, dated 27 January 1894.

<sup>44</sup> 1898 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

<sup>45</sup> Walton Memorial United Church (Oakville, Ontario), *Walton Memorial United Church: 150 Years* (Oakville, Ont., 2000), 29.

<sup>46</sup> Ken Pollock, *Bronte on Twelve Mile Creek* (Oakville, Ontario, 2017), 70.

<sup>47</sup> "Hard Work Built Town's Early Churches," *Daily Journal-Record*, (Oakville) September 1, 1967, [OI003304045pf\\_0020p.pdf](https://www.ourontario.ca) ([ourontario.ca](https://www.ourontario.ca)) (accessed 16 July 2024).

<sup>48</sup> Ken Pollock, *Bronte on Twelve Mile Creek* (Oakville, Ontario, 2017), 71.

<sup>49</sup> Dorothy Turcotte, *Places and People of Bronte Village* (Grimsby, Ontario, 1993), 103.

<sup>50</sup> Ken Pollock, *Bronte on Twelve Mile Creek* (Oakville, Ontario, 2017), 71.



Little is known about Charles H. Gilbert except that he was a farmer who emigrated from England either in 1885 or in 1904, and that he was married to Charlotte (nee Smith) Gilbert (1850-1913).<sup>53, 54, 55</sup> Unfortunately, the Assessment Rolls that cover the four years of Gilbert's ownership haven't survived. As such, it was not possible to determine, from this source, if he built the subject house and stone wall at 225, 231, and 235 Bronte Road. However, it seems unlikely that the Gilbert family had built them as the family is shown living on 35 acres on the north side of Hixon Street, somewhere within Lots 18 to 21.<sup>56, 57</sup>

In March 1908, Charles and Charlotte Gilbert sold 4.92 acres of land to Michael William Glendon, including the land upon which the Glendon House and the stone wall are located.<sup>58</sup> A definitive construction date for the Glendon House was not determined. However, based on its architectural style, and the real estate transactions of the time, it is very likely that the Glendon family had the house constructed for them around 1910. The stone wall was likely constructed at the same time, or soon after.

Michael William Glendon (1863-1930) was born in Hagersville, Ontario, to Richard Glendon and Hannah, or Anna, (nee Dougherty) Glendon.<sup>59, 60</sup> In 1908, when Michael Glendon purchased these lands, he was living on Jameson Avenue in Toronto, and working on Yonge Street in "pianos, gramophones and music."<sup>61, 62</sup>

Michael Glendon is said to have come to Bronte to buy a summer home.<sup>63</sup> The story goes that Glendon approached Mary Speers and her son William Henry Speers asking if they would be willing to sell the former Charles Sovereign farm, located on Mississauga Street on the north side of Lakeshore Road West; a request that was denied as William didn't want "a good farm to be wasted as a summer home."<sup>64</sup> Instead, it appears that in purchasing 4.92 acres of land from the Gilberts, Glendon had realized his dream. Between 1906 and 1912,

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<sup>51</sup> LRO Instrument #8376, being a Bargain & Sale dated 30 June 1904, between Emmanuel M. and Jane E. Walton.

<sup>52</sup> "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QK18-4M3W> : 25 February 2022), Charles Henry Gilbert, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, Palermo Cemetery; citing record ID 139185328, *Find a Grave*, <http://www.findagrave.com>.

<sup>53</sup> Library and Archives Canada, *Census of 1921*, <https://central.bac-lac.gc.ca/.item/?app=Census1921&op=pdf&id=e002930066> (accessed 22 July 2024)

<sup>54</sup> "Recensement du Canada de 1911," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QV9T-ZRL1> : Fri Mar 08 06:32:09 UTC 2024), Entry for C H Gilbert and Sharlotte Gilbert, 1911.

<sup>55</sup> "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QK18-4M3Z> : 25 February 2022), Charlotte Smith Gilbert, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, Palermo Cemetery; citing record ID 139185445, *Find a Grave*, <http://www.findagrave.com>.

<sup>56</sup> LRO Instrument #9672, being a Bargain and Sale dated 12 March 1908, between Charles Henry and Charlotte Gilbert; and Michael William Glendon.

<sup>57</sup> 1910 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

<sup>58</sup> LRO Instrument #9672, being a Bargain and Sale dated 12 March 1908, between Charles Henry and Charlotte Gilbert; and Michael William Glendon.

<sup>59</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:JK45-M6R> : Sun Mar 10 14:52:15 UTC 2024), Entry for Michael William Glendon and Richard Glendon, 1930.

<sup>60</sup> "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KZ19-96R> : Sat Mar 09 15:41:26 UTC 2024), Entry for Michael M Glendon and Richard Glendon, 18 Nov 1905.

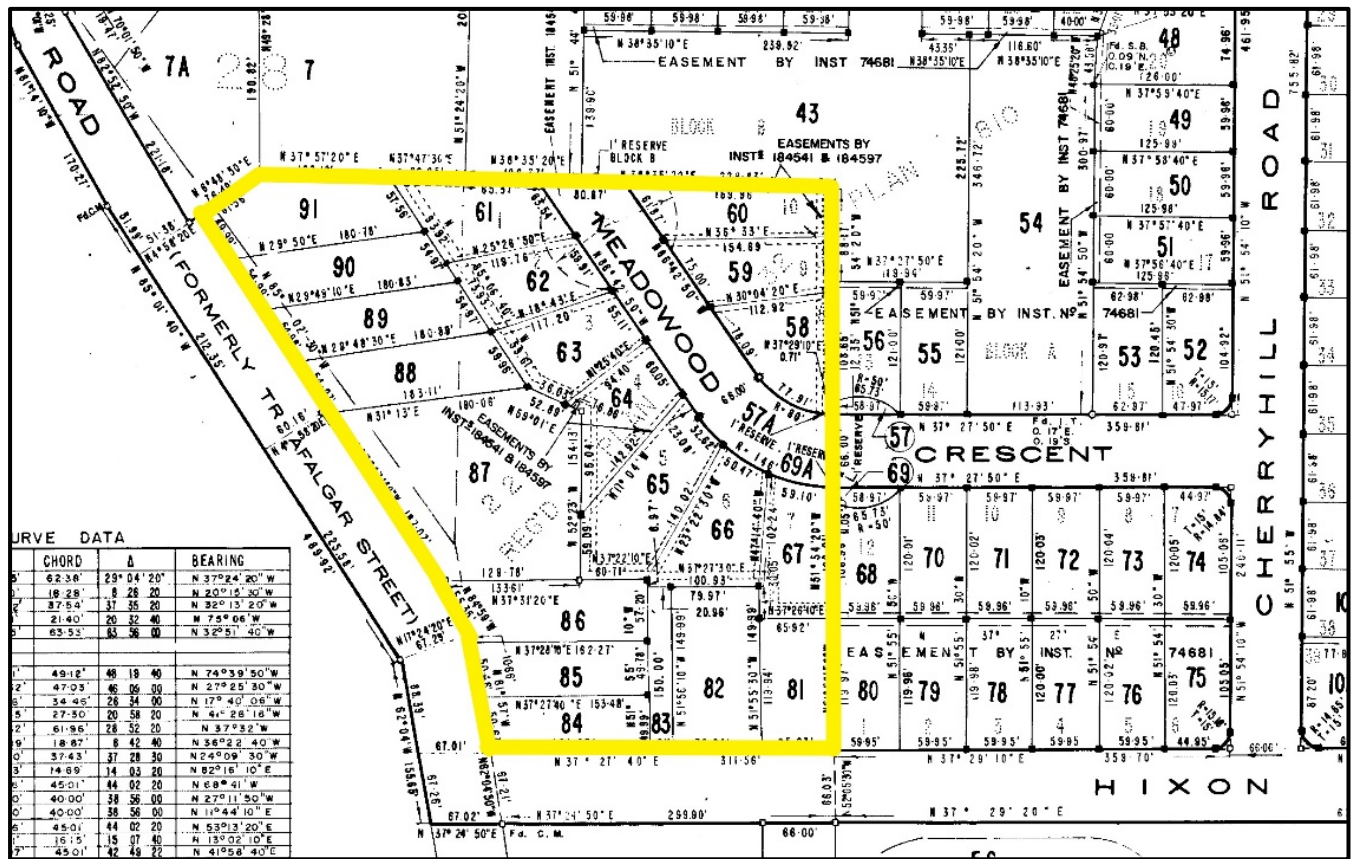
<sup>61</sup> LRO Instrument #9672, being a Bargain and Sale dated 12 March 1908, between Charles Henry and Charlotte Gilbert; and Michael William Glendon.

<sup>62</sup> Toronto Public Library, *The Toronto City Directory 1909*, Might Directories Ltd., <https://archive.org/details/torontodirec190900midiuoft/page/612/mode/2up>, 612 (613). (accessed 23 July 2024)

<sup>63</sup> Town of Oakville, Planning Services property file re 231 Bronte Road, a letter dated 3 May 1995, from Colleen Murray, Bronte Historical Society's Acting Secretary, re the Glendon House.

<sup>64</sup> Town of Oakville, Planning Services property file re 231 Bronte Road, a letter dated 3 May 1995, from Colleen Murray, Bronte Historical Society's Acting Secretary, re the Glendon House.

Glendon was recorded as sometimes living and working in Toronto, and other times he was living in Bronte while working in Toronto.<sup>65, 66</sup> This seems to be an indication that the subject building was built as the Glendon family's summer home.



The approximate extent of the 4.92 acre parcel of land sold by Charles H. Gilbert to Michael W. Glendon in 1908. Source: Town of Oakville, map file, Registered Plan of Subdivision 20M-0006, 1968.

In 1909, a year after purchasing land in Bronte, the Glendon family had moved to Bronte, but Micheal Glendon was still working in Toronto as the General Manager of Foster-Armstrong Co., Ltd., a piano manufacturer.<sup>67</sup> By 1910, there was a building worth \$1,500 on the Glendon's Bronte property.<sup>68</sup> In 1911, while living in Bronte, Glendon listed his primary occupation as that of a piano dealer and he indicated that his other job, "other than his chief occupation or trade," was in "fruit", although it isn't clear if he was growing it or shipping it.<sup>69</sup> It seems that Glendon had decided to take advantage of the area's fertile soil, where apples, plums, strawberries, raspberries, and cherry and pear trees were grown in orchards and in residents' back gardens.<sup>70</sup> The area and its

<sup>65</sup> Toronto Public Library, *The Toronto City Directory 1906*, Might Directories Ltd., <https://archive.org/details/torontodirec190600midiuoft/page/n541/mode/2up>, p. 542. (accessed 23 July 2024)

<sup>66</sup> Toronto Public Library, *The Toronto City Directory 1913*, Might Directories Ltd., <https://archive.org/details/torontodirec191300midiuoft/torontodirec191300midiuoft/page/n769/mode/2up>, p. 770. (accessed 23 July 2024)

<sup>67</sup> Toronto Public Library, *The Toronto City Directory 1910*, Might Directories Ltd., <https://archive.org/details/torontocitydirectory1910/page/646/mode/2up>, p. 646. (accessed 23 July 2024)

<sup>68</sup> 1910 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

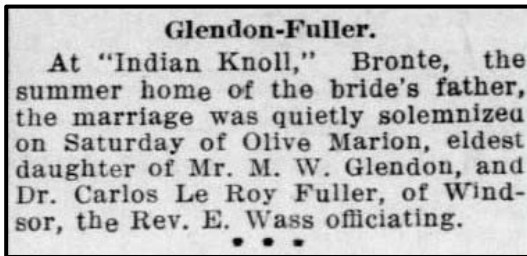
<sup>69</sup> "Recensement du Canada de 1911," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QV9T-ZRLM> : Sun Mar 10 19:40:35 UTC 2024), Entry for M W Glendon and Marie Glendon, 1911.

<sup>70</sup> Alida Iacobellis, "History of Oakville: Our Beautiful Town by the Lake," Vita Collections, 2011, <https://vitacollections.ca/multiculturalontario/essay.asp?id=202&PID=12> (accessed 22 July 2024).



residents produced so much fruit that the Oakville Basket Company was established in order to accommodate the volume of fruit that was shipped daily to places such as Toronto and Hamilton.

In 1915, when Michael and Lily's daughter Olive Marion Glendon's wedding was announced, the house in Bronte was identified as their summer home and was called "Indian Knoll," a name it retained during the next owner's tenure.<sup>71, 72</sup>



Left: Wedding announcement of Michael and Lily Glendon's daughter, Olive Marion, identifying the subject property as "Indian Knoll". Source: *The Evening Record, Windsor, Ontario. September 1915.*

Whether Glendon was a permanent resident of Bronte or not, he was active in the local community. In 1923, M.W. Glendon is listed as one of the school board trustees, along with Leroy Sargent and W.H. Johnston, who awarded a contract to Thomas Shields to build a new four-room school house.<sup>73</sup> Tragically, in August 1930, six years after the Glendons had sold the subject property, Michael W. Glendon and his second wife Marie were struck by a train in Hagersville, Ontario.<sup>74, 75, 76</sup> Michael died from head injuries sustained during the accident, but Marie survived.<sup>77</sup>

The Glendons sold the property to Emma Pearl Yapp in 1924. During the Yapp family's ownership, 1924-1940, the property, which was still called Indian Knoll, included a large cherry orchard.<sup>78, 79</sup>

Right: Advertisement for Glendon's Piano Dealer, located at 346 Queen Street West, Toronto, Ontario, April 1906. Source: *Toronto Daily Star*, 7 April 1906

**THE NEW  
GLENDON  
PIANO**

Offers the best qualities of tone, touch, and durability found in the leading Canadian pianos, and at about half the regular price.

This because the customer buys direct from the factory. No costly agents, expensive warehouses, etc., to pay for.

I will ship a Glendon Piano to any responsible party in Ontario, or deliver to any resident of Toronto on one week's trial. If not satisfactory no expense and no sale.

**Conditions of Payment**  
\$200, cash within 30  
\$215, payable within 1  
year, without interest.  
\$230, payable within 2  
years, without interest.

Also agent for Steinway, Nordheimer, and Haines Pianos.  
Telephone Main 4503 or apply to :

*Glendon's*  
346 Queen West  
TORONTO  
References - BANK OF TORONTO

<sup>71</sup> "Glendon-Fuller.," *The Windsor Star*, 20 September 1915,

<https://windsorstar.newspapers.com/image/500238451/?match=1&terms=Glendon-Fuller> (accessed 10 July 2024).

<sup>72</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKXQ-Z7J>) : 2 March 2021), Emma Pearl Walsh Yapp, 07 May 1933; citing Bronte, Ontario, 017266, Registrar General. Archives of Ontario, Toronto; FHL microfilm 2,358,600.

<sup>73</sup> Ken Pollock, *Bronte on Twelve Mile Creek* (Oakville, Ontario, 2017), 91.

<sup>74</sup> LRO Instrument #14980, being a Deed of Land dated 15 May 1924, between Michael William Glendon et ux, and Emma Pearl Yapp.

<sup>75</sup> "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KZ19-96R>) : Sat Mar 09 15:41:26 UTC 2024), Entry for Michael M Glendon and Richard Glendon, 18 Nov 1905.

<sup>76</sup> "Michael W. Glendon," *The Jarvis Record*, 25 September 1930, [1930\\_09\\_25\\_p01.pdf \(haldimandcounty.on.ca\)](https://www.familysearch.org/ark:/61903/1:1:KZ19-96R) (accessed 9 July 2024)

<sup>77</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:JK45-M6R>) : Sun Mar 10 14:52:15 UTC 2024), Entry for Michael William Glendon and Richard Glendon, 1930.

<sup>78</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKXQ-Z7J>) : 2 March 2021), Emma Pearl Walsh Yapp, 07 May 1933; citing Bronte, Ontario, 017266, Registrar General. Archives of Ontario, Toronto; FHL microfilm 2,358,600.

<sup>79</sup> Town of Oakville, Planning Services property file re 231 Bronte Road, *Bronte Village – Heritage Inventory*, re 225 Bronte Road, p. 168.

The property changed hands four times in the 1940s and was then owned by the Conforzi family from 1951 to 1963.<sup>80,81</sup> Peter (Pietro) Conforzi (1890-1959) and Concetta (nee D'Andrea) Conforzi (1898-1984) were both born in Italy.<sup>82</sup> Peter and Concetta had seven children and lived in Toronto where Peter had a construction business.<sup>83</sup> After her death in 1984, their son John Peter Conforzi (1928-2024), commemorated his mother when he donated land in Concetta's name to the Toronto Commandery Hospice for the construction of a hospice.<sup>84</sup> Given their deep ties to Toronto, it likely that the Conforzi family used the property as a summer getaway as other earlier owners had done.



Concetta Conforzi. Source: Toronto Commandery Hospice

In 1960, the area around the Glendon House was still surrounded by large tracts of undeveloped land, including many orchards.



On the left: The Village of Bronte in 1960. And, on the right: 225, 231, and 235 Bronte Road lay on the east side of Bronte Road, north of Hixon Street and south of Rivers Bend Lane, roughly within the area highlighted in yellow, 1960. Source: McMaster University aerial photo collection<sup>85</sup>

<sup>80</sup> Toronto Commandery Hospice, "The dedication of Conforzi Place," Toronto Commandery Hospital, <https://www.ttch.org/post/conforziplace> (accessed 1 August 2024).

<sup>81</sup> LRO Instrument #25086, being a Grant dated 25 January 1951, between Kathleen Julia Wotherspoon and Peter and Concetta Conforzi.

<sup>82</sup> "Canada, Ontario Marriages, 1869-1927", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:2785-73S> : Sat Mar 09 01:26:14 UTC 2024), Entry for Peter Conforzi and Urbano Conforzi, 20 May 1918.

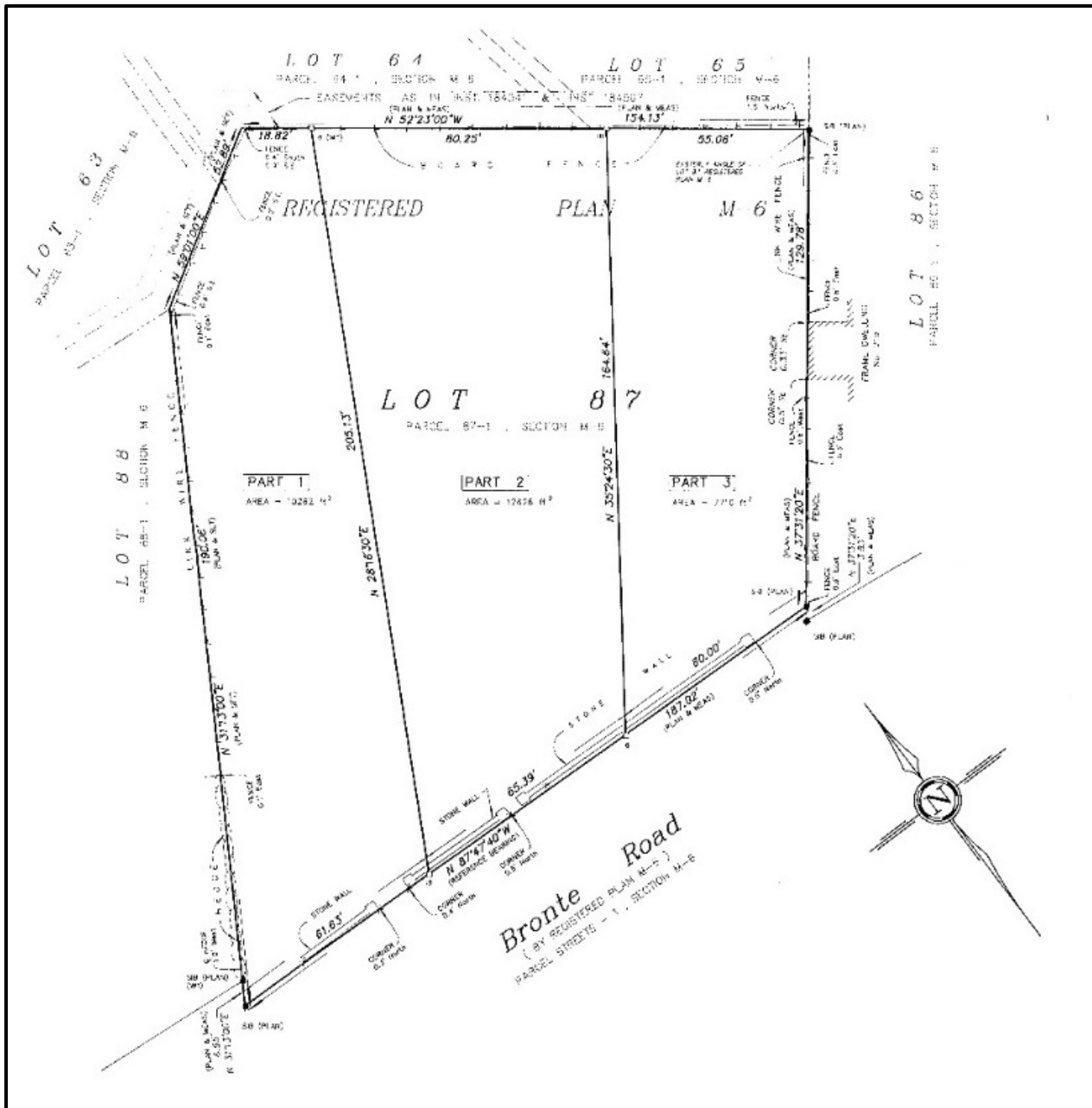
<sup>83</sup> Toronto Commandery Hospice, "The dedication of Conforzi Place," Toronto Commandery Hospice, <https://www.ttch.org/post/conforziplace> (accessed 1 August 2024).

<sup>84</sup> Humphrey Funeral Home, *John Peter Conforzi, July 14, 1923 – March 25, 2024*, <https://www.humphreymiles.com/obituaries/John-Peter-Conforzi?obId=31066160> (accessed 1 August 2024)

<sup>85</sup> "[Golden Horseshoe Area, 1960-09-02] : [Flightline A17177-Photo 6]", McMaster University Digital Archive, [\[Golden Horseshoe Area, 1960-09-02\] : \[Flightline A17177-Photo 6\] | Digital Archive @ McMaster University Library](#), (accessed 22 July 2024)



In 1995, then property owner Ben Michaud subdivided Lot 87, Plan M6 into three lots.<sup>86</sup> Michaud seems to have been a land developer, as in 1998, he also subdivided land he owned in Burlington and years later, in 2017, he purchased the historic Parry Sound Railway Station.<sup>87, 88</sup>



Plan 20R-11791, registered in July 1995, wherein Lot 87 of Plan M-6 was subdivided into three parcels, being, from left to right: 235 (Part 1), 231 (Part 2), and 225 Bronte Road (Part 3). Source: Town of Oakville, GIS.

<sup>86</sup> Plan 20R-11791, being a Plan of Survey of Lot 87, Registered Plan M-6, (Boundaries Act Plan 146), Town of Oakville, Regional Municipality of Halton, registered on 11 July 1995.

<sup>87</sup> The Corporation of the City of Burlington, By-law number 16-1998, being a by-law to exempt Part of Lots 1 and 3, Plan 125 as in 846902 from Part Lot Control – Scott Ben Michaud, File No. 510-04-21/97.

<sup>88</sup> The Corporation of the Town of Parry Sound, Council Meeting Minutes October 3, 2017, item 9.3.1 Sale of CN Station – 1 Station Road, Resolution 2017-169.

After Lot 87 was subdivided, Michaud sold off the three resulting parcels. The ownership of the three subject properties are as follows:

225 Bronte Road:

Scott Ben Michaud	Parcel 87-1, Section M6, Part Lot 87, Plan M6, Part 3	1994-1998
Ina Margaret & Kenneth Willard Hodgin	Parcel 87-1, Section M6, Part Lot 87, Plan M6, Part 3	1998-2014
Recent owners	Parcel 87-1, Section M6, Part Lot 87, Plan M6, Part 3	2014-2024
Current owners	Parcel 87-1, Section M6, Part Lot 87, Plan M6, Part 3	2024-present

The Glendon House property at 231 Bronte Road:

Scott Ben Michaud	Plan M6 Part Lot 87; Plan 20R11791, Lot 87, Part 2#	1994-1995
George and Sally Bettencourt	Parcel 87-2, Section M6	1995-2003
Current owners		2003-present

235 Bronte Road:

Scott Ben Michaud	Parcel 87-1, Section M6, Part of Lot 87, Plan M6, Part 1	1994-1997
Jaqueline & Daniel Reed Chelin	Parcel 87-1, Section M6, Part of Lot 87, Plan M6, Part 1	1997-2000
John Frederick Grainger	Parcel 87-1, Section M6, Part of Lot 87, Plan M6, Part 1	2000-2011
Karen Lea Dyne & Gerhard Schuetz	Parcel 87-1, Section M6, Part of Lot 87, Plan M6, Part 1	2011-2016
Current owners	Parcel 87-1, Section M6, Part of Lot 87, Plan M6, Part 1	2016-present

In conclusion, the subject properties have cultural heritage value for the stone wall located on 225, 231 and 235 Bronte Road.



## Contextual Value

The properties at 225, 231, and 235 Bronte Road have contextual value because they are physically, functionally, visually and historically linked to their surroundings, a low-density residential neighbourhood. Historically, the Bronte Road streetscape was defined by small to mid-sized homes on large lots, with moderate front yard setbacks. In the early years, many were the homes of fruit farmers who took advantage of the area's rich soil to establish small to mid-sized orchards which supplied soft fruit to the big city markets of Hamilton and Toronto. In recent decades, many of these large orchard properties have been subdivided, and larger contemporary homes have replaced land once ripe with apple and pear trees. The infill has changed the historic rhythm and character of the street. However, a few of these historic homes remain, including 231 Bronte Road, which along with the stone wall at 225, 231, and 235 Bronte Road, serve as important reminders of Bronte's late 19<sup>th</sup> and early 20<sup>th</sup> century residential development.

The conservation of the stone wall will ensure that this important streetscape will be retained and will continue to inform passersby of the area's history.



Aerial view of 225, 231, and 235 Bronte Road. Source: Town of Oakville, GIS



From left to right: 235, 231, and 225 Bronte Road. March 2024. Source: Town of Oakville, Planning Services staff photos



Looking east towards 231 Bronte Road, the Glendon House. 235 Bronte Road is to its left and 225 Bronte Road is to its right. March 2024. Source: Town of Oakville, Planning Services staff photo





Looking southeast towards, from left to right, 235, 231, and 225 Bronte Road, and their historic stone wall. June 2024.

*Source: Google Street View*



Looking northeast toward 231 Bronte Road, the grey house with the brick chimney. June 2024. *Source: Google Street View*

## 4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject properties are 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 stone wall is a rare example of an early 20 <sup>th</sup> century fieldstone wall in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The properties do not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The properties do 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 has direct associations with the Bronte's late 19 <sup>th</sup> and early 20 <sup>th</sup> century residential and summer home development history, and with the area's early 20 <sup>th</sup> century agricultural practices.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The properties do not yield any significant 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 properties do not demonstrate or reflect the work or ideas of any significant person.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The historic character of the area has been altered in recent decades.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually and historically linked to its surroundings, an early 20 <sup>th</sup> century middle class neighbourhood characterized by small to mid-sized homes built for Bronte Village's middle class. The Glendon House and stone wall give context to the surroundings as a summer home built for a middle-class Toronto merchant family.	Y
iii. is a landmark.	The properties are not landmarks.	N



## 5. Statement of Cultural Heritage Value or Interest

The subject properties at 225, 231, and 235 Bronte Road have been researched and evaluated to determine their cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the properties' cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

### Description of Property

The subject properties at 225, 231, and 235 Bronte Road are located on the east side of Bronte Road, north of Hixon Street, and south of Rebecca Street. The Glendon House property, located at 231 Bronte Road, contains a two-storey, circa 1910 vernacular frame house and a historic stone wall that spans the three subject properties at 225, 231, and 235 Bronte Road.

### Design Value or Physical Value:

The Glendon House Stone Wall at 225, 231 and 235 Bronte Road has design and physical value as a representative example of an Arts and Crafts era field stone wall. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. Natural materials such as brick, stone, stucco and wood were used in new dwellings and associated landscape elements. The subject stone wall is reflective of this design era with its natural field stone material, likely found on the property. The stone wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, rustic aesthetic that was typical of the Arts and Crafts era. While there is a number of lakestone walls in the area, the Glendon Stone Wall remains one of the only, if not the only, field stone wall in Oakville.

### Historical Value or Associative Value:

The Glendon House Stone Wall at 225, 231, and 235 Bronte Road has cultural heritage value because of its direct associations with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century residential and cottage development in Bronte. The wall is a physical reminder of the influx of middle and upper-middle class residents to the area, many of whom came to escape overcrowded big-city living conditions, either permanently or as temporary summer residents. Once part of a larger five-acre property, the properties also have cultural heritage value because of their direct associations with small-scale farming activities, specifically fruit farming. Property owners took advantage of the area's rich soil to establish small to mid-sized orchards which supplied soft fruit to the big city markets of Hamilton and Toronto.

### Contextual Value:

The Glendon House Stone Wall at 225, 231, and 235 Bronte Road has contextual value because it is physically, functionally, visually and historically linked to its surroundings along Bronte Road. Historically, the Bronte Road streetscape was defined by small to mid-sized homes on large lots, with moderate front yard setbacks. In the early years, many were the homes of fruit farmers with small to mid-sized orchards. While infill has changed the historic rhythm of the street, a few of these historic homes remain, including 231 Bronte Road, which along with the stone wall at 225, 231, and 235 Bronte Road, serve as important reminders of Bronte's late 19<sup>th</sup> and early 20<sup>th</sup> century residential development.

### Description of Heritage Attributes

Key attributes of the subject properties at 225, 231, and 235 Bronte Road, which exemplify their value for their early 20<sup>th</sup> century fieldstone wall, include the following:

- The low fieldstone wall and pillars that remain in their original pre-1995 location; and

- The design of the wall with curving slopes and square pillars, both topped by singular stones.



## **6. Conclusion**

The subject properties located at 225, 231, and 235 Bronte Road meet 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 properties be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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