



HERITAGE IMPACT ASSESSMENT

**364 LAKESHORE ROAD EAST**

OAKVILLE, ONTARIO

---



---

## **0.0 CONTENTS**

### **1 LOCATION**

#### **1.1 Location**

- 1.1.1 Location Plan
- 1.1.2 Current Site Plan

#### **1.2 Property Description**

- 1.2.1 Written Description of the Property
- 1.2.2 Location
- 1.2.3 Surroundings
- 1.2.4 Status of Development Site
- 1.2.5 Status of Adjacent Properties

### **2 HERITAGE**

#### **2.1 Heritage Attributes**

- 2.1.1 Written Description of Heritage Attributes
  - significant features
  - buildings
  - landscapes
  - vistas

#### Research and Analysis

#### **2.2 Property History**

- 2.2.1 Development History
  - structures
  - additions
  - removals
  - conversions
- 2.2.2 Cultural Heritage Significance
  - history
  - architecture
  - local context
- 2.2.3 Records
  - maps
  - photographs
  - land title records

### **3.0 CULTURAL HERITAGE VALUE**

#### **3.1 Statement of Cultural Heritage Value**

- 3.1.1 Regulation 9/06

---

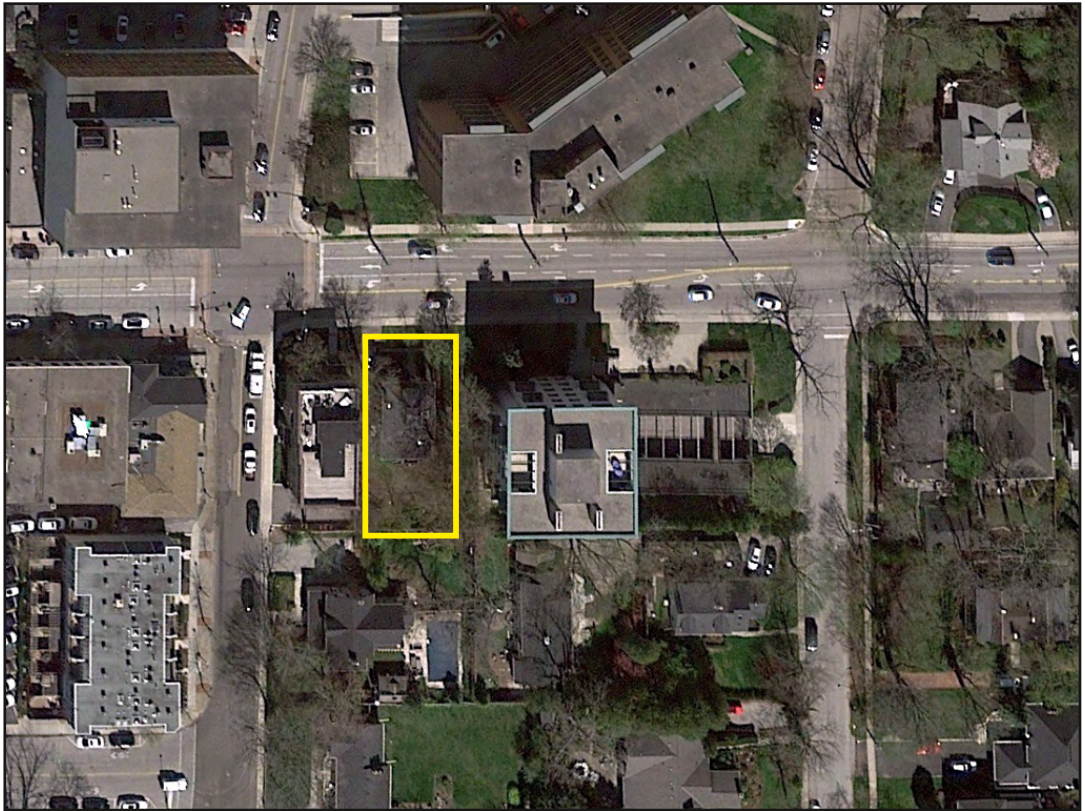
<b>3.2</b>	<b>Assessment of Existing Conditions</b>
3.2.1	Physical Condition of Structures <ul style="list-style-type: none"><li>- exterior</li><li>- interior</li></ul>
3.2.2	Current Photographs <ul style="list-style-type: none"><li>-adjacentproperties</li><li>-exterior views of each elevation</li><li>- views of property</li><li>-interior views of each room</li><li>- close-up views of significant interior heritage features</li></ul>
<b>4.0</b>	<b>PROPOSED DEVELOPMENT</b>
<b>4.1</b>	<b>Description of Proposed Development</b>
4.1.1	Description of Development Proposal
4.1.2	Site Plan
4.1.3	Drawings of All Building Elevations
4.1.4	Drawings of Plans
4.1.5	Description of Heritage Attributes to be Retained or Altered
4.1.6	Potential Negative Impact on Cultural Heritage <ul style="list-style-type: none"><li>- destruction of all, or part of any significant heritage attribute</li><li>- alteration that is not sympathetic to the heritage attribute</li><li>- impact of shadows of proposed development</li><li>- isolation of a heritage attribute</li><li>- direct or indirect obstruction of significant views or vistas</li><li>-change in land use which negates cultural heritage value</li><li>- land disturbances that alters soils and drainage patterns</li><li>- changes that adversely affect a cultural heritage resource</li></ul>
<b>5.0</b>	<b>MITIGATION and CONSERVATION</b>
<b>5.1</b>	<b>Considered Mitigation and Conservation Strategies</b>
5.1.1	Assessment of Alternative Options to Limit Negative Impact
5.1.2	Assessment of Mitigation Measures to Limit Negative Impact
5.1.3	Assessment of Conservation Methods to Limit Negative Impact
<b>5.2</b>	<b>Impact of Alternatives</b>
5.2.1	Provincial Policy Statement
5.2.2	Official Plan
5.2.3	Heritage Conservation DistrictPlan
5.2.4	Designation By-law
<b>5.3</b>	<b>Recommendations for additional studies</b>
5.3.1	Recommendations
<b>6.0</b>	<b>APPENDICES</b>
6.1.1	Primary and Secondary Sources
<b>6.2</b>	<b>AUTHOR</b>
6.2.1	Summary of Author’s Qualifications

---

---

# 1.0 LOCATION

## 1.1 Location



## 1.2 Property Description

### 1.2.1 Written Description of the Property

The main residence is the only structure on this property with a foundation. It is located to the north end of the property, with the front facade of the main structure being approximately 7.5 metres south of the north lot line of the property.

The lot is approximately ~640 square metres. The main residence footprint is approximately ~80 square metres.

The main residence is a full two stories with a medium-pitch hip roof. The half-storey roof has two small dormers; one facing north (towards Lakeshore Road East) and the other projecting south (rear). (See image 3.2.1n)

A one-storey annex extends from the rear of the house. A first-floor bay window extends from the rear part of the west elevation wall. (See image 3.2.1k)

### 1.2.2 Location

The subject property is located on the south side of Lakeshore Road East. The north-south centre line of the lot is situated ~25 metres east of Allan Street and ~75 metres west of First Street.

---

### **1.2.3 Surroundings**

#### **Neighboring Properties**

The subject property shares a common lot line with three other properties.

#### **87 Allan Street (image 3.2.2a)**

This property is located to the south of the subject property. This property is one of 65 that comprise the *First and Second Street Heritage Conservation District*. It is identified by the Town of Oakville as a “contributing” property within the conservation district.

There are 26 other properties with contributing status in *First and Second Street Heritage Conservation District*. Contributing properties are ones within a heritage conservation district that “contribute” to the cultural heritage character of the neighbourhood architecturally, historically and/or contextually.

Its main residence is a one-and-a-half story single family dwelling with a one-storey southward annex. This residence has a lengthwise gable roof intersected by a shorter crosswise gable, midway along the roof.

#### **360 Lakeshore Road East / 97 Allan Street (image 3.2.2b)**

The property located to the west of the subject property is a two-unit residential complex. It is a full three-stories, with one small rooftop canopy.

#### **370 Lakeshore Road East (image 3.2.2c)**

This property is located to the east of the subject property. It is a six-storey apartment building with 20 units.

#### **Property to the North**

#### **105 Allan Street (image 3.2.2d)**

This property does not share a common boundary with the subject property but is located directly across Lakeshore Road East, to the north. It is an 83-unit apartment complex with seven stories

### **1.2.4 Status of Development Site**

The subject property is zoned *Residential Low (RL) 9*, which permits a maximum two full-floors, with a permissible third full-floor where the upper floor is 35 percent or less than the second-floor area.

### **1.2.5 Status of Adjacent Properties**

See item 1.2.3 for information on the adjacent properties.

As of September 30, 2024 there are no development or site plan applications for any of the four properties adjacent to 364 Lakeshore Road East.

---

## 2.0 HERITAGE

### 2.1 Heritage Attributes

#### 2.1.1 Written Description of Heritage Attributes

The main residence at 364 Lakeshore Road East was built sometime between 1911 and 1913, based on land registry records.

##### - significant features

The only feature of potential heritage significance on the property is the main residence, which is about 105 years old at the time of writing of this heritage impact assessment.

##### - buildings

The main residence at the subject property is typical of suburban homes built in the decade following World War I period; sometimes called the Four Square style of architecture. Oakville grew rapidly after the war (as did Canada as a whole), so there are many surviving examples of homes in Oakville built during this period of local growth and prosperity.

There are three examples of the “four square” architectural style just on adjacent Allan Street alone. Another dozen examples are included in the Town of Oakville’s heritage register that are also in the Four Square style.

##### - landscapes

The property is generally flat. There are no notable natural or man-made landscapes features on the property.

##### - vistas

Surrounded on three of four sides by larger multi-unit complexes, all at close proximity, the c.1911-1913 home has since lost its former context as a suburban residence that once stood out at the periphery of the 19th century village of Oakville, to the west.

From the public realm, the main residence at the subject property does have a prominent location; being situated on the busy Lakeshore Road.

---

## Research and Analysis

### 2.2 Property History

#### 2.2.1 Development History

##### **British Crown: September 6, 1806**

In August of 1805, the British crown expressed interest in purchasing the land between Etobicoke Creek and the “head of the lake” adjacent to Joseph Brant’s 1784 land grant in what is now Burlington. Seven representatives of the Mississauga nation gave British surveyors one year (as requested by the Crown) to survey the land to determine the precise amount of land to be purchased. Representatives of the Crown met again in September 1806 to formalize the sale of the “Mississauga Tract”, through the terms of Treaty 14. At this time, all of present-day Oakville became British territory.

The tract was surveyed by Samuel Wilmot into concessions and lots so that parcels of these could be granted or sold to new immigrants. Three townships were formed in the tract with the middle one being named *Trafalgar*. At this time, the subject property became part of Lot 12 of the 4th Concession (Broken Front) South of Dundas Street (C. 4 SDS, L. 12).

##### **William Chisholm, ~1825**

Although his term as owner of the subject property (and adjacent lands) predates the earliest surviving land records, there are existing deeds that confirm that town founder William Chisholm (1788 to 1842) owned Oakville’s waterfront for ~1.6 km (one mile, at the time) on both sides of the mouth of the 16 Mile Creek. Being one of the earliest settlers in Trafalgar Township, Chisholm purchased the land at 16 Mile Creek to establish a harbour. He purchased the adjacent waterfront properties to prevent competitors from developing a competing harbour, so old “White Oak” had little intention of developing the subject lot.

When William died, his properties were bequeathed to his son George King Chisholm.

##### **Property History Following the Registration of Plan 19**

##### **William Francis Romain: ~1847 (registered, January 22, 1858)**

William Francis Romain (1818 to 1911) married “King” Chisholm’s sister, Esther Ann Chisholm, in 1847 and probably soon after purchased part of the Chisholm’s waterfront property (which includes the subject property). (See image 2.2.3a) Romain built a home near the waterfront which still stands, about 250 metres south of the subject property. (See image 2.2.3b) The subject property – 364 Lakeshore Road East – is located on what was the northern part of Romain’s orchard.

William Romain was raised in Quebec City. His father purchased grain from farmers in Quebec and Ontario for sale to his buyers in France. With the experience he gained working for his father, William moved to Trafalgar Township around 1845 to open the grain market in the growing area west of Toronto. To help Oakville grow as a business community, he joined a team of local entrepreneurs in 1857 who petitioned the federal government to grant the village status as a town, so that it could collect



---

taxes to help fund municipal amenities (paved roads, a fire truck, a police constable, etc.) to encourage more settlement and improve business prospects. Romain was the second mayor of Oakville, from 1863 to 1865.

A year after incorporation as a town, Romain felt that the time was right to survey his land holdings into suburban lots. The township registered his survey officially as Plan 19, although it was often referred to as “Romain’s Survey”.

At this time, Conc. 4 SDS, Lot 12 was subdivided, with the subject property becoming part of Lot 1 of Plan 19. Romain hoped to sell individual lots within Plan 19 to new arrivals to Oakville.

**Charles and Martha Hardy: July 22, 1871**

The first buyer for Lot 1 was Martha Hardy, wife of Charles Hardy. Little information has been found regarding Charles (1820 to ?) and Martha (née Shovill, 1819 to ?). However, the low value of land at the start and end of their tenure suggests that they did not live on the property and likely purchased it from Romain in hope that the value of the vacant property would rise as more newcomers moved to Oakville.

**Edmund H. Gulledge: September 5, 1891**

As with the previous property owners, the value of Plan 19, Lot 1 did not change during the period that Edmund Gulledge (1851-1947) owned the lot, so he did not improve it. During his tenure of ownership of the subject property, Gulledge’s address was cited in the 1897 *Directory of Halton County* as 194 Lakeshore Road East.

Gulledge appears to have been a tanner and/or leather worker in Oakville, based on an advertisement in the 1897 directory which states that he “offers patrons a wide variety of wares including Boots and Shoes, Harness[es], Collars, Trunks, and Whips”.

**Charles David Carson: April 17, 1906**

Although Charles Carson (1864 to 1944) was an important property developer in Oakville in the first two decades of the 20th century, he did not improve the subject property for resale when he bought Lot 1 from Gulledge. Carson is however the man who subdivided Lot 1 into two half-sized lots – 14.3 metres (47-foot) frontage – to facilitate suburban development; probably feeling that smaller lots suitable for a single home would sell faster than a single, larger lot which was too big for a family home, but otherwise too small for a farm. In 1907, Carson sold the western half of lot one (the current 360 Lakeshore Road / 97 Allan Street). The easterly half of Lot 1 – the subject property – remained vacant at this time.

“C.D.” lived his entire 80 years in Oakville. He was the youngest son of William Thomas Carson of St. Andrews, New Brunswick. Charles had two older brothers, William Herbert and George Robert, who also learned the homebuilding trade from their father.

Carson built the Oakville Trafalgar High School in 1909. A year later he served as a town councilor. Because of his nearly 40 years of experience as a homebuilder in the area, the Town of Oakville contracted Carson in 1923 to assess land taxes in the town – a job which he appears to have completed competently, except for some minor

---

accusations that he assessed the waterfront properties of his business partner (Samuel Bacon) at suspiciously favourable rates.

C.D. was a superintendent at St. John's Methodist Church (St. John's United Church, after 1925) and a temperance leader in Oakville during the Depression.

Carson Lane – a street in one of Carson's later subdivisions – is named in his honour. A map of Oakville in a 1936 edition of the *Toronto Star* identifies today's Carson Lane as Dewart Street; no doubt after Charles' fourth son, Dewart A. Carson. Howard Avenue, in the same development, is named after C.D.'s third son, Howard K. Carson.

#### **Property History Following Development of Lot 1 of Plan 19**

In 1907, Carson sold the vacant east half of Lot 1 of Plan 19 to a succession of short term owners who speculated on the property's value, awaiting a purchaser who actually wanted to buy the lot as a permanent home. In later years, Carson (and his business partner, Samuel Bacon) would likely have improved the lot themselves to facilitate resale, as they did later with lots on First and Second Street and Park and Howard Avenue, but the partnership between the contractor (Carson) and his experienced property speculator (Bacon) was not formed until 1908, after Carson had already sold the subject property in 1907.

#### **Captain Edward Albert Anderson Morden: February 14, 1913**

It is likely Captain Morden (1869 to 1941) who built the present main residence at 364 Lakeshore Road East sometime between 1911 and 1913, when the now-improved lot was sold to Hugh Richardson. (See image 2.2.3c)

Morden was captain of a commercial marine vessel engaged in freight shipping on Lake Ontario.

#### **Hugh Edwin Wesley Richardson: October 25, 1919**

Dr. Hugh Richardson (1879 to 1956) and wife Nellie (née, Palmer, 1988 to 1964) lived on the property from 1919 to 1948. They had two daughters. The younger of the two, Eleanor was born in 1921 at 364 Lakeshore Road East.

#### **Alma Isabelle Whittier Johnson: March 30, 1948**

After 30 years in the home, Dr. Richardson retired as an Oakville dentist in 1948 and moved to Beeton, Ontario. The property was sold to Alma Johnson (1923 to 2011) who lived at the subject property briefly. She was a teacher at *Thomas A. Blakelock High School* in Oakville.

#### **Marion Louise Cuttell: August 20, 1951**

The subject property was briefly owned by Marion Cuttell (1876 to 1960) who moved here after her husband Samuel James Cuttell died in 1950.

---

### **Later Property Owners**

Purchased by Louise Lillian Thompson; February 14, 1962

Granted to John and Valeria Ann Grimshaw; September 4, 1973

Granted to Charles Richard Williamson; May 5, 1975

Granted to John Gilford Moore; June 13, 1986

Purchased by Terry Stuart Mannell and Judith Ann Mannell; September 15, 1993

#### **- structures**

The main residence at 364 Lakeshore Road East was built at some time between 1911 and 1913.

#### **- additions**

An addition to the rear was built at an undetermined date.

At the front of the house, the second-floor exterior door and the small balcony that it leads out to are inconsistent with early 20th-century homes in the Four Square style, so are likely a later addition to the home. (See image 3.2.1m)

#### **- removals**

There does not appear to be any portion of the c.1911-1913 building that has been removed.

#### **- conversions**

No part of the existing main residence at 364 Lakeshore Road East has been converted. The property has always been a single family building.

### **2.2.2 Cultural Heritage Significant**

The main residence at the subject property was built about a century ago and is typical of the suburban homes being built in Oakville at a time when the town was growing rapidly as a commuter suburb and resort area.

#### **- history**

During the same period that the home at 364 Lakeshore Road East was built today's Lakeshore Road was being rebuilt with a concrete base, converting the old gravel concession road into Canada's first paved highway. This new highway made Oakville easily accessible to affluent businessmen in Toronto and Hamilton, looking for a summer home that was within easy reach of the primitive automobiles of the time.

The residential neighbourhood to the immediate south of the subject property is a heritage conservation district with many fine summer cottages from the post-WWI period, now converted to full-time homes.

---

### - architecture

The name of the architectural style – Four Square – is a suitable description of the style’s most significant defining feature. The front and rear walls are generally square; being as tall as they are wide. The side walls are typically also of the same or nearly same dimensions as the front/rear walls. The resulting floor plan is also square or nearly square in proportion.

This uniformity of proportion gives “Four Squares” a simple elegance that was favoured by conservative homebuyers; particularly new urban professionals who rejected the earlier elaboration of Victorian-era homes that were popular with Oakville’s earlier gentry class.

However the look of Four Squares was not as important as their functionality. The first two decades of the 20th century was a period of transition in homebuilding. Today almost all of us live in buildings built by professional contractors. By contrast, in the 19th century almost all homeowners – especially farmers – built their own simple frame homes. But in the early 1900s, many new homeowners had the skill to build a frame home, but not the experience to install new features like electricity and plumbing. Into this transition market came the “kit home”. Companies like Aladdin Homes of Canada began designing homes in 1909 that could be built using pre-measured and pre-cut sections of lumber, brick and tile. These could then be assembled on site like puzzle pieces.

By designing Four Square homes with all four walls having the same proportions, the pre-measured sections of lumber could be conveniently used for either the front, rear or side walls. Just grab a piece of lumber, as shipped, from the pile and install it on whatever wall you happen to be working on at the time.

Uniformity sped-up construction, which was desirable for developers building large swaths of homes in their subdivision, but kit homes also benefited the buyer. A promising homeowner could be enticed to buy a vacant lot at a desirable location, choose the home of his preference and needs, and then hire labour (often unskilled, at cheaper rates) to build the home; helping out, if he had the necessary experience.

It is not certain that 364 Lakeshore Road is a kit home, but the appearance and date of the main residence on the subject property are consistent with the peak of popularity of kit homes. (See images 2.2.3e to 2.2.3g)

It’s important to note that kit homes were not necessarily discount homes. Companies like Aladdin hired professional architects and used quality lumber to compete with other kit home contenders, like the national department store chains. (By 1913, you could order a kit home through the Eaton’s catalogue.)

Because Four Squares are taller than they are wide (essentially being two cubes stacked one atop the other) they are well-suited to narrow and shallow lots like 364 Lakeshore Road East; which has smaller proportions than the larger lots to the south, in the *First and Second Street Heritage Conservation District*.

---

Like a blank, white surface which gives a portrait or landscape painter an unlimited “canvass” from which to work, the stark simplicity of the basic Four Square design gives homeowners a wide variety of options for embellishing their home; often incorporating flat surface and/or volumes, as the home expands with the growing family. The Drummond House (see image 2.2.3h) is an example of the decorative freedom possible with a Four Square. This home has been jazzed-up with a wrap-around verandah, sidelight windows in a horizontal pattern, a Palladian-style dormer replacing a conventional gable dormer, painted window casings and aprons, and textured exterior siding. Yet despite the number of variations possible, the many Four Square homes in Oakville (see images, Section 2.2.3) are all relatively unadorned; retaining the basic cubic form of the Four Square style without embellishment, except for the occasional front-facing bay window or a full-width porch.

One final common feature of the Four Square is the low-pitch or medium-pitch roof, almost always in a hip roof configuration, like 364 Lakeshore Road East. This roof style was nearly universal for Four Square homes because this style could take advantage of the equidistant wall lengths on all four sides to form a neat, central peak at the top of the four pitches.

Not all Four Square homes have a roof dormers, but the roof pitches at 364 Lakeshore Road are steep enough to provide an ample attic. Occasionally attics were used as bedrooms, when the family grew large enough to need the extra rooms, but otherwise the dormers were included to allow light to enter the attic. This was an especially important consideration for Four Square homes built in the early 1910s, before most homes had electricity. (The Village of Oakville signed its first contract for power from the Hydro-Electric Power Commission of Ontario in 1908, so homes built before then took advantage of dormers to allow sunlight to enter attics and lofts.)

**- local context**

Four Squares were favoured by Canada’s earliest commercial property developers, who purchased large tracts of land in the fringes of Hamilton, Ottawa and Toronto along the paths of private street railway companies that were extending their city lines to their new suburbs. Narrow lots maximized the number of lots in close proximity to the streetcars.

The main residence at 364 Lakeshore Road East is a one-off example of a home that would normally be built as one of many in a larger “streetcar subdivision”. Constructed sometime between 1915 and 1919, this home was built not only at the same time that Lakeshore Road was being paved as a highway, but also at a time when a proposal was put forward by Oakville developers like C.D. Carson and William Sinclair Davis to build an electric railway line between Oakville and Port Credit to fill the missing gap between two commuter “radials” that extended outward from Hamilton and Toronto.

In a letter to the 1920 Sutherland Commission – the committee formed to investigate the potential of electric railways in Ontario – landowner R.J. Joyce of

---

Bronte assured justice Sutherland that, “some connection between Port Credit and Oakville is needed and needed very badly”. The promoters failed to convince the provincial government of the potential value of completing an electric railway through east-end Oakville so, as a result, 364 Lakeshore Road East is a stand-alone example of the type of houses that would have been built en masse if the radial railway had been completed.

In the absence of a high-speed railway, Blue Bird Motor Bus Company ran seven Studebaker “touring cars” daily each way from Sunnyside Beach in Toronto to the Royal Connaught hotel in Hamilton, along Lakeshore Road. Unfortunately for Carson (and Bacon) these buses ran only a limited-stop express service to town centres, so buses didn’t stop at local points just outside the town, leaving the area around 364 Lakeshore Road East without service.

Extending northward from the Toronto-Hamilton Highway, homes in the Four Square style were especially common on the long, narrow lots of W.S. Davis’ *Brantwood Survey* subdivision. Four still stand on Douglas Avenue with five more on Spruce Street.

---

2.2.3  
Records

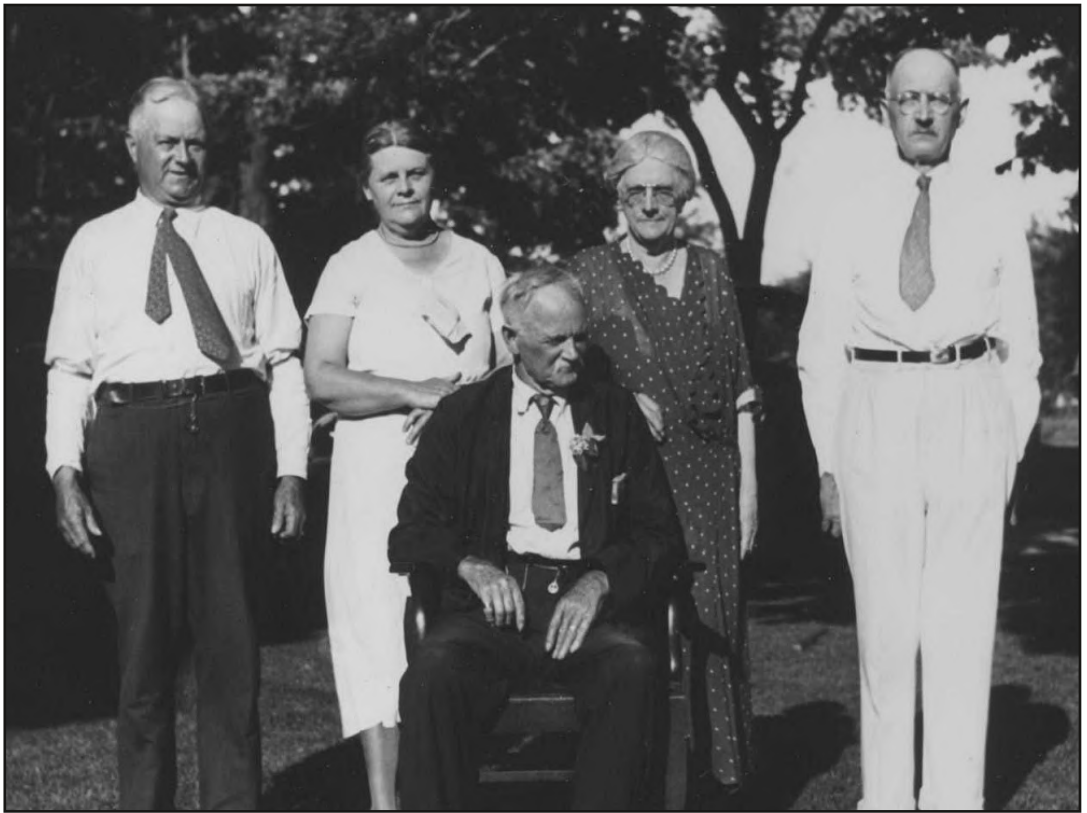
Photographs



2.2.3a: *William and wife Esther (nee, Chisholm) Romain, circa 1850*



2.2.3b: *William Romain residence; now 40 First Street, Oakville*



*2.2.3c: Cpt. E.A. Morden at his 70th birthday celebration; 1939*



*2.2.3d: Interior of living room at 364 Lakeshore Raod West; 1944*



2.2.3  
Records

For Square  
Catalogue Homes

## ALADDIN SERVICE

A COMPLETE HOME OR A COMPLETE CITY



Aladdin Service is equal to any demand made of it. No matter what your requirements are—a single home or a complete city—the Aladdin organization is capable of handling it with the greatest despatch. The Aladdin Company has successfully solved the housing problems of many of the greatest corporations of the world, including the United States Government and the British Government. Aladdin literature contains descriptions and prices for complete cities of 300, 500, 1000, 2000 and 3000 population.

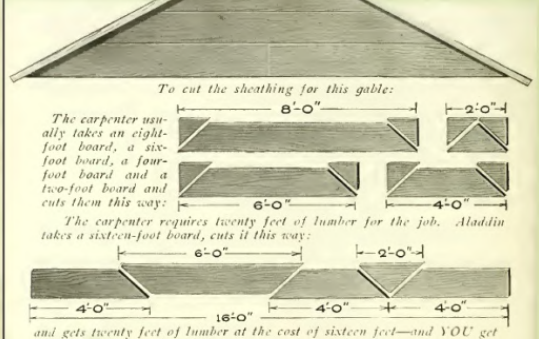
**Aladdin Cities—population of 300 to 3,000**

Aladdin Cities are the result of a careful research work into the necessities of modern civic life. Every necessity which makes for health, comfort, hygiene and expansion is included in these plans. Each city is complete and specifications include complete materials for homes of different sizes, churches, schools, public service buildings, such as stores, offices, hotels, banks, etc., all materials for water and sewage distributing systems, electric service and generating plant, all materials for landscape work, gutters, curbing, sidewalks, etc.—in short, complete materials for each city.

**Send for Book "Industrial Housing"**

The Aladdin System means handling the erection of houses with despatch. Each price includes complete material ready-cut—a feature which eliminates the necessity for skilled help in erection. Aladdin literature contains over 100 designs of homes from cottages of two rooms to dwellings of 18 rooms, stores, hotels, churches, school and other types of public buildings; industrial units showing attractive arrangements of different numbers of workers' homes; complete cities intended for populations of from 300 to 3,000. Copies of these books will be mailed to those interested.

## Twenty feet of lumber from a sixteen foot board— How it's done



To cut the sheathing for this gable:

The carpenter usually takes an eight-foot board, a six-foot board, a four-foot board and a two-foot board and cuts them this way:

The carpenter requires twenty feet of lumber for the job. Aladdin takes a sixteen-foot board, cuts it this way:

and gets twenty feet of lumber at the cost of sixteen feet—and YOU get the saving.

**T**HE wonderful money-saving results of the Aladdin Ready-Cut System will be understood after reading this page. Nowhere in the history of manufacturing or building since history began can be found an example equal to that which is a part of every day's work in the Aladdin designing rooms and in the Aladdin mills.


Think of taking a six-inch board sixteen feet long and getting twenty feet of six-inch board out of it!

Think of applying this system of saving throughout all the lumber used in building your home!

Think of your own good money it saves!

To eliminate waste by scientific planning, designing, and cutting of lumber is to save your money from the waste pile.

W. J. Sovereign, president of The Aladdin Company, conceived this tremendous thought, originated, perfected, and established the system.



Machinery of the Most Modern types are used to manufacture Aladdin Homes. This machine houses and file a surface in less than five minutes.

2.2.3e: Aladdin Homes of Canada; 1919 catalogue, pages 4 and 5



## The Rochester

See prices on inside of front cover.

**T**HERE is much to interest the home builder in the Rochester home—a very popular Aladdin design. Covering a period of five years' time since it was first included in the Aladdin Book, its popularity has been widespread. It was first erected in northern Minnesota in the spring of 1911. The owner of this Rochester is very high in his praise of the warmth of Aladdin construction and the handsome appearance of this design. Since that time, the Rochester has been erected many times in, nearly every state in the Union. One state now has nineteen Rochester homes within its borders.

In design the Rochester is truly American—simple, strong and substantial. Conservative lines bespeak dignity and personality of which this design is a shining example. Its features are not composed of novelties that come and go, but are made up of the careful touches that have stood the test with home builders for many years. The Rochester has the added advantage in point of design of being square in shape, which always expresses massiveness and strength. While the exterior is simple in design, yet it is not commonplace or uninviting. The scrolled rafter ends



**First Floor Plan—The Rochester**

**Second Floor Plan—The Rochester**



studding the eaves of house, dormer and porch roofs, add an artistic touch without giving it an overburdening of trimmings. Still another distinction noted in the Rochester is the window arrangement. Grouped in pairs in most cases they add strength to the design of the exterior and provide an abundance of light to all rooms on the interior.

In planning a home, the housewife, besides giving deep thought to the exterior appearance, takes a greater interest still in the interior arrangement. Housewives in general have placed their stamp of approval on the interior of the Rochester. The arrangement is ideal—convenient and comfortable, minimizing housework. Note the vestibule, large living room with cozy bedroom having projecting bay window, group window in dining room, large pantry attached to kitchen, and rear exit grade cellar entrance.

On a one-thousand dollar lot the Rochester would normally sell for at least \$5,500. You can easily comprehend the profit available to the owner should conditions arise that he would want to sell it. Owners of Aladdin houses find that the high quality of finish, material, both inside and outside, helps make quick sales when a sale is desired.

For Prices of the Rochester, refer to inside front cover. See Terms on page 2 and General Specifications on pages 12 and 13.

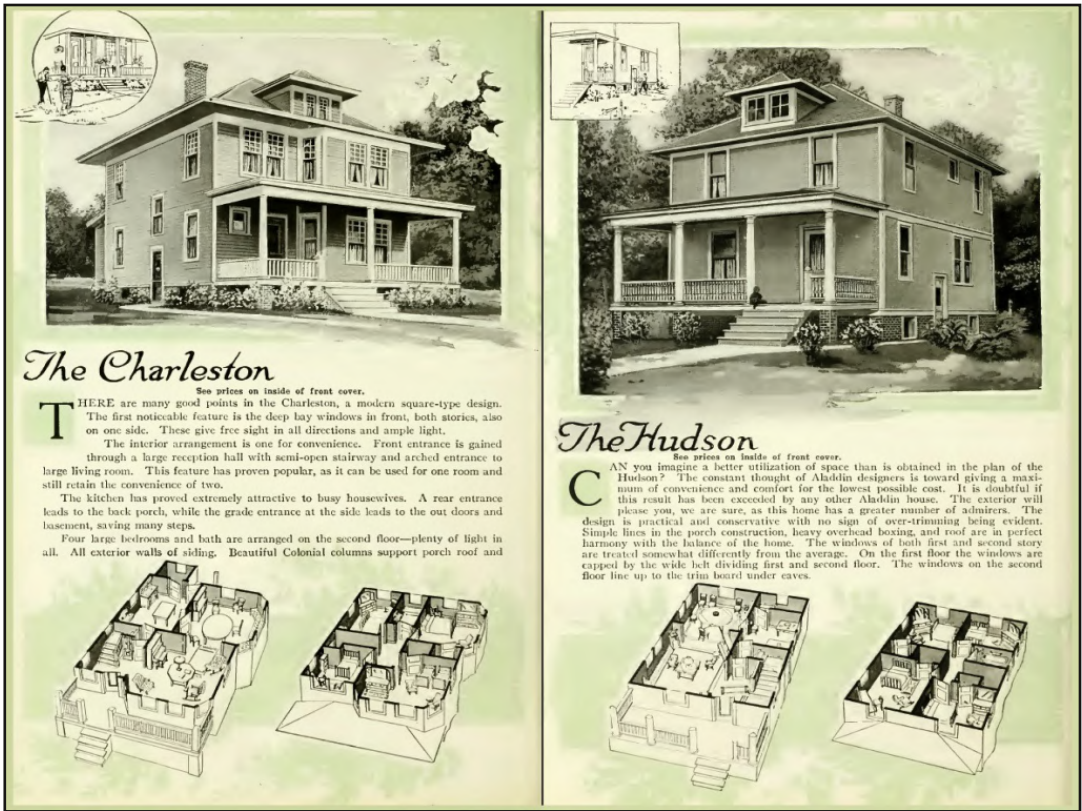


Living Room and Dining Room—The Rochester

2.2.3f: Aladdin Homes of Canada; 1919 catalogue, pages 86 and 87

2.2.3  
Records

For Square  
Catalogue Homes



2.2.3g: Aladdin Homes of Canada; 1919 catalogue, pages 62 and 63



2.2.3h: Drummond House, Washington D.C.

2.2.3  
Records  
  
Land Title  
Records

TOWN OF OAKVILLE		LOT 1		BLOCK		ROMAIN'S SURVEY PLAN 19		PAGE 1	
NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF ADJUDIC.	ORIGINA	GRAVEE	QUANTITY OF LAND	CONSIDERATION	REMARKS	
535 C	Warranty	23 Sept 1867	23 Jan'y 1868	William Brade	William S. Romain	Lot 1	2000-00		
538 A	Acct of Rent	27 Jan'y 1868	6 Feb'y 1868	William F. Romain	Jarvis S. Wirt	"			
408 B	B's Sale	7 Feb'y 1870	1 Apr 1870	John Fair in the capacity of assignee of the estate of William F. Romain	John Rankin	all the right & interest of the instrument in Lot 1			
637 B	B's Sale	22 Sept 1867	22 July 1871	William Francis Romain	William McKee & Martha Hardy wife	Lots 1 & 5 in Romain's Survey - 2564 Ac.			
628 A	"	20 July 1871	22 July 1871	John Rankin	J & Charles Hardy	Lot 1 in Romain's Survey			
592 A	"	1 Nov 1868	21 Oct 1871	William Rankin and James Rankin	William Francis Romain	Lot 1 in Romain's Survey of 2000-00			
599 A	Part of Bill of Sale	13 Jan'y 1872	24 Jan'y 1872	Martha Hardy wife of Charles Hardy	M. F. McCreary	Lot 1 in Romain's Survey of 2000-00			
1340 A	Bill of Sale	30 Dec 1879	3 Aug 1879	Charles Hardy	Edward M. G. Colledge	Lot 1			
2054 A	Part of Bill of Sale	2 Aug 1879	5 Sept 1879	Charles Hardy	Edward M. G. Colledge	Lot 1			
3658 B	Part of Bill of Sale	11 Feb'y 1876	12 Feb'y 1876	Edward M. G. Colledge	Jacob Charles Hardy and Susan Hammond	Lot 1			
3779 A	B's Sale	20 Feb'y 1876	17 Apr 1876	Jacob Charles Hardy and Susan Hammond	Charles Rankin	Lot 1			
3876 A	B's Sale	30 July 1877	31 July 1877	Charles Rankin	Mary Elizabeth Anshing	Lot 1			
3922 A	Warranty	23 July 1877	23 July 1877	Charles Rankin	Mary Elizabeth Anshing	Lot 1			
4245 B	B's Sale	27 Sept 1879	30 Sept 1879	Charles Rankin	Thomas Edward Pollard	Lot 1			
5282 A	B's Sale	10 Feb'y 1911	19 Feb'y 1911	Thomas Edward Pollard	Agnes E. A. Parker	Lot 1			
5282 B	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 C	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 D	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 E	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 F	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 G	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 H	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 I	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 J	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 K	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 L	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 M	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 N	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 O	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 P	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 Q	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 R	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 S	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 T	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 U	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 V	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 W	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 X	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 Y	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			
5282 Z	B's Sale	6 Feb'y 1911	20 Feb'y 1911	Thomas Edward Pollard	Mary Elizabeth Anshing	Lot 1			

2.2.3i: Plan 19, Lot 1, page 1

TOWN OF OAKVILLE		LOT 1		BLOCK		PLAN 19		PAGE 1	
NO.	INSTRUMENT	DATED	REGISTERED	FROM	TO	ACRES	DESCRIPTION &c	CONSIDERATION	REMARKS
11950	Part of Bill of Sale	11 Aug 1928	21 Aug 1928	Charles E. Leonard	William Mary Mademan	Lot 1			
12166	Execut. Cont.	6 July 1928	25 July 1928	David Emily Musson & Charles Potkin Musson	Charles Emily Musson & Charles Potkin Musson	Lot 1			
12375	Part of Bill of Sale	31 March 1928	30 March 1928	Edward J. Mademan	High Henry Mademan	Lot 1			
12646	Part of Bill of Sale	4 June 1928	4 Aug 1928	Charles Emily Musson	Charles Emily Musson	Lot 1			
12687	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
12722	Part of Bill of Sale	15 Aug 1928	15 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
12834	Part of Bill of Sale	30 May 1928	25 June 1928	High Henry Mademan	High Henry Mademan	Lot 1			
12835	Part of Bill of Sale	27 May 1928	25 June 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
12836	Part of Bill of Sale	27 May 1928	25 June 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13385	Part of Bill of Sale	4 July 1928	18 July 1928	Henry Louis Mademan	Henry Louis Mademan	Lot 1			
13445	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13446	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13447	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13448	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13449	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13450	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13451	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13452	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13453	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13454	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13455	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13456	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13457	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13458	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13459	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13460	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13461	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13462	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13463	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13464	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13465	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13466	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13467	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13468	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13469	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13470	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13471	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13472	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13473	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13474	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13475	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13476	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13477	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13478	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13479	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13480	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13481	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13482	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13483	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13484	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13485	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13486	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13487	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13488	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13489	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13490	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13491	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13492	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13493	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13494	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13495	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13496	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13497	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13498	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13499	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			
13500	Part of Bill of Sale	20 Aug 1928	20 Aug 1928	Alma Johnston	Marion Louise Cottell	Lot 1			

2.2.3j: Plan 19, Lot 1, page 2

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REMARKS	CONSIDERATION
267770	Mortgage	12 Nov 1907	13 Apr 1908	Thomas Keith & Elizabeth Keith, his wife	Lawrence Frank Mumme & William Grayson Mumme	w/ly 47' Dist D 423072	51,000.
267771	Grant	11 Nov 1907	13 Apr 1908	Lawrence Frank Mumme & William Grayson Mumme	Thomas Keith & Elizabeth Keith, as joint tenants	w/ly 47' July 2, 1908	5000.00
271733	Mortgage	30 Apr 1911	20 Oct 1911	Thomas Herald Keith and Elizabeth Keith, his wife	Spencer East Over and Under Trust	July 27' dist 1. Dist D 423135	27,000.
294491	Assign for Sec Bank of Canada	17 Feb 1910	16 Apr 1910	Thomas Herald Keith	Jeff Friedman Trust	July 27' contg. Also 41' 11" w/ly. Also 10' 11" N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	20,000.
267772	Quit Claim	1912	2 Dec 1912	Jeff Friedman Trust	Thomas Herald Keith and Elizabeth Keith, his wife, joint tenants	July 27' 47' w/ly. 200.	
372109	Deed	29 Aug 1913	18 Sept 1913	Louis Lillien, Thompson, Susanah May Carson, surviving executrices of Marie Louise Cattel, widow, deceased.	Brian Davis To Use	Pt lot 1 Contg. 42' from E. by corner of Block of Property, Columbia St. N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	27,000.
372110	Mort	29 Aug 1913	18 Sept 1913	Brian Davis, To Use	Louis Lillien, Thompson, + Susanah May Carson, executrices of estate of Marie Louise Cattel, widow, deceased.	Pt lot 1 as in 372109 Dist D 423140	
372111	Grant	29 Aug 1913	18 Sept 1913	Brian Davis, To Use	John Brimshaw + Valeria Anne Brimshaw, as joint tenants.	Pt lot 1 as in 372109 (corrected by 39495) using copy	200.
372112	Quit Claim	15 Oct 1913	14 Nov 1913	Louis Lillien, Thompson and Susanah May Carson	John Brimshaw + Valeria Anne Brimshaw, as joint tenants.		

2.2.3k: Plan 19, Lot 1, page 3

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REMARKS	CONSIDERATION
54001	Deed	18 Feb 1912	17 Apr 1912	Thomas Herald Keith, Susanah May Carson, executrices of Estate of Marie Louise Cattel, widow, deceased.	Spencer East Over and Under Trust	Dist 1 as in 54002	27,000.
57237	Grant of Government Land	29 Apr 1914	7 Apr 1914	Robert W. Widdowhly Limited	Robert W. Widdowhly Limited	w/ly 47' 65' 1" by R. Keith, June 2, 1914	200.
57295	Grant	27 Apr 1914	30 May 1914	John Brimshaw & Valeria Anne Brimshaw, as joint tenants	Deymin Holdings Limited	E by part. Lot 1 Contg. 42' from E by corner of Block of Property, Columbia St. N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	200.
39496	Mort	13 May 1914	30 May 1914	Deymin Holdings Limited	John Brimshaw	Dist D 423145	20,000.
39498	Mort	25 Sep 1914	21 Oct 1914	Thomas Herald Keith & Elizabeth Keith, his wife	Maurice George Cottle & Rockwell	Pt lot 1, Contg. 42' from E by corner of Block of Property, Columbia St. N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	2,000.
40294	Mort	22 Oct 1914	12 Nov 1914	Thomas Herald Keith & Elizabeth Keith, his wife	Robert W. Widdowhly Limited	Pt lot 1, w/ly 47' from E by corner of Block of Property, Columbia St. N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	20,000.
41097	Grant	23 April 1915	5 May 1915	Deymin Holdings Limited	Charles Richard Williamson	Pt lot 1, Contg. 42' from E by corner of Block of Property, Columbia St. N. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S. 10' 11" W. 10' 11" E. 10' 11" S.	200.
40295	Mort	23 Aug 1915	25 Sept 1915	Thomas Herald Keith	Waco Investments Limited	Pt lot 1, Dist D 423147	13,000.
41804	Mortgage	17 July 1915	30 Aug 1915	Charles Richard Williamson	By Royal Bank of Canada	Pt lot 1 as in 41097	
42095	Grant	14 Dec 1915	31 Oct 1915	Thomas Herald Keith & Elizabeth Keith, his wife	John Patrowicki, as joint tenants	July 27' lot 1 as in 29441	200.
42094	Mort	10 Oct 1915	31 Oct 1915	John Patrowicki, as joint tenants	The Royal Trust Company	July 27' lot 1 as in 29441	200.
42096	Quit Claim	31 Oct 1915	31 Oct 1915	John Patrowicki, as joint tenants	Thomas Herald Keith & Elizabeth Keith		
42097	Deed	23 Oct 1915	31 Oct 1915	Maurice George Cottle & Rockwell	Thomas Herald Keith & Elizabeth Keith, as joint tenants		
42098	Deed	31 Oct 1915	31 Oct 1915	Bert Egon Albrecht	Thomas Herald Keith & Elizabeth Keith, as joint tenants		

2.2.3j: Plan 19, Lot 1, page 4

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
423090	Deed	27 Oct 1925	4 Nov 1925	Jawrence Stewart Margaret Kathleen	Thomas Ruth Elizabeth Ruth		Mont 26220 (m)
423138	Deed	30 Oct 1925	1 Nov 1925	Madison Earl Mildred Clara	Thomas Harold Ruth Elizabeth Ruth		Mont 28183 (m)
423214	G.R.D.	23 SEPT 1925	18 Nov 1925	Edith Willyughby Knill	Thomas Harold Ruth and Elizabeth Ruth, agent trust	\$2.00	W 1/4 47' 211' as in 426423
423277	Deed	18 Nov 1925	11 Dec 1925	Amity Insurance Company of Canada	Edith Ruth, agent trust Lawrence Stuart and William Stewart		Trust 15000 (m)
440448	Deed	29 Jan 1926	24 Sept 1926	John R. Williamson	James Harold Stuart		Trust 39101 (m)
440949	Grant	13 Sept 1926	24 Sept 1926	Charles Richard Williamson	Charles Richard Williamson and Ruth Williamson as joint tenants	\$2.00	E 1/4 471 (as in 423090 & 423138) incomplete
440950	Grant	13 Sept 1926	24 Sept 1926	Charles Richard Williamson and Ruth Williamson, as joint tenants	James Harold Stuart	\$2,000	E 1/4 471 with previous & covenants
441041	Continued Deed	14 Sept 1926	28 Sept 1926	The Royal Bank of Canada	Charles Richard Williamson	\$2.00	E 1/4 471 (as in 440949 & 440950) with previous & covenants
441042	Deed	14 Sept 1926	28 Sept 1926	Charles Richard Williamson and Ruth Williamson, as joint tenants	The Royal Bank of Canada	\$1.00	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455212	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455213	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455214	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455215	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455216	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455217	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455218	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants
455219	Deed	2 May 1927	12 May 1927	Charles Richard Williamson and Ruth Williamson, as joint tenants	Hamilton Trust and Savings Corporation	\$6,000	E 1/4 471 (as in 440949 & 440950) with previous & covenants

2.2.3m: Plan 19, Lot 1, page 5

Remains Murray

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
455120	Deed	15th May 1927	15th June 1927	George Frederick Williamson	Charles Richard Williamson and Charles Williamson		Mont 10295 (m)
458189	Deed	6th June 1927	27th June 1927	Magasa Healy Spencer	Charles Daines		Mont 1 3157 (m)
458494	Mtge	29 June 1927	30 June 1927	Charles R. & Charles Williamson, by M. Williamson, spouse and guarantor	Compton Investments Limited	\$1,000	Dist # 44275 (m)
457570	Deed	7 Sept 1928	8 Sept 1928	Lumellan Investments Limited	Charles R. & Charles Williamson, jt.		# 4824 (m)
457571	Mtge	6 Sept 1928	8 Sept 1928	Charles R. Williamson & Charles William Williamson, spouse & guarantor	W & A Knowlton Investments Ltd.	\$2,000	E 1/4 part lot 1 contg the corner thereof &c 104' 4" W 53' 4" N 104' 4" W 53' 4" N with previous & covenants
490772	Deed	10 Sept 1928	27 Oct 1928	John & Cecelia Polowski	William Honchar	\$2.00	W 1/4 47' lot as in 291441
492280	Deed	1 Oct 1928	27 Oct 1928	William Honchar	Charles & Phyllis Williamson	\$2,000	W 1/4 47' lot as in 291441 with previous & covenants
492280	Deed	3 Oct 1928	27 Oct 1928	John & Cecelia Polowski	Charles R. & Charles Williamson		Mont 4410 (m)
492280	Deed	3 Oct 1928	27 Oct 1928	John & Cecelia Polowski	Charles R. & Charles Williamson		Mont 4410 (m)
492280	Deed	3 Oct 1928	27 Oct 1928	John & Cecelia Polowski	Charles R. & Charles Williamson		Mont 4410 (m)
527912	Mtge	5 Sept 1929	21 Sept 1929	Charles R. Williamson & Charles William Williamson, spouse & guarantor	George & Phyllis Munn, on jt acct.	\$1,000	E 1/4 47' lot as in 457571 with previous & covenants
528461	Deed	12 Sept 1929	29 Sept 1929	W & A Knowlton Investments Ltd.	Charles R. & Charles Williamson		# 4875 (m)
535116	Deed	30 Oct. 1980	30 Jan., 1981	William Honchar	Allen, and Patrice F. Clarke as jt.	\$2.00 & c	W 1/4 47' lot as in #291441 continued

2.2.3n: Plan 19, Lot 1, page 6

LOT 1 PLAN 19, Romain's Survey PAGE NO. \_\_\_\_\_

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
535116							
535117	Mortg	5 Jan., 1981	30 Jan., 1981	Allen, and Patrice F. Clarke	William Honchar, Discharged by # 576531	\$25,500.00	W/ly 47' lot 00 in #291441 Dep. Land Reg. 87
538238	Deed		14 Apr. 1981	Charles R. Williamson and Charles Williamson and spouse	Charles and Ruth M. Williamson, as joint tenants	N.L.A. \$82.00	E'ly part lot, as in #487571
540670	LM		29 May 1981	George & Phyllis Miner	Charles R. & Charles Williamson		\$27812
540671	Deed		29 May 1981	Charles & Ruth M. Williamson	457104 Ontario Inc. The Royal Bank of Canada	\$2 & 00 pres	Part as in 487571 pt lot as in 487571
572154	Deed		28 02 83	CLARKE, Allen CLARKE, Patrice F.	BAHADOORSINGH, Robbie D. BAHADOORSINGH, Soamatee as JT	\$2. & C	E'ly 47' of lot Com: Allen St. to S'ly ang of lot Then: NE 47' W' 10' 4" S' 17' SE 104' 14" to ROC
602155	M		28 02 83	BAHADOORSINGH, Robbie D. BAHADOORSINGH, Soamatee	CTFC Mortgage Corporation DISCHARGED BY # 618563 ASST. DEP. LAND REG. 87	\$80,000	as in 572154
602156	M		11 01 83	MOORE, Bruce A. ROBE, James Hry, guardian	Canada Trustco Mortgage Co	\$88,000	De. Dep. as pt. 1 on 208-1000
602043	M		02 08 83	457104 Ontario Inc.	Guaranty Trust Company of Canada DISCHARGED BY # 639657 ASST. DEP. LAND REG. 87	\$92,000	De. Com. NE corner, Thence SE 104' 14" SW 53' 4" NW 104' 4" NE 53' 4" to ROC
617294	Grant		18 04 85	BAHADOORSINGH, Robbie D.	Wife of Gordon S. Patterson	\$144,600.	As in #572154
642625	Grant		13 06 86	457104 Ontario Inc.	MOORE, John G.	\$135,000.	E'ly pt of lot Com: NW corner Then: SE 104' 14" SW 53' 4" NW 104' 4" NE 53' 4" to ROC (540671)
657027	Mort		23 12 86	MOORE, John G.	Resurrection Parish (Toronto) Credit Union Limited Discharged by # 687168 ASST. DEP. Land Reg. 87	\$100,000.	E'ly pt of lot (642625)
665554	Mort		06 01 87	MOORE, John Gilford	RESURRECTION PARISH (TORONTO) CREDIT UNION LIMITED DISCHARGED BY # 732248 ASST. DEP. LAND REG. 87	\$150,000.00	E'ly Pt. (642625)
690036	Mort		20 07 88	MOORE, John Gilford	THE TORONTO DOMINION BANK	\$108,617	E'ly Pt. (642625)
810878	Transfer		93 09 15	MOORE, John Gilford	MANNELL, Terry Stuart	\$228,000.	NOTICE The land in this abstract index is designated E'ly Part (642625) FEB 26 1996
810879	Charge		93 09 15	MANNELL, Terry Stuart MANNELL, Judith Ann	ROYAL BANK OF CANADA	\$171,000.	E'ly Part (642625) ASST. DEP. LAND REG. 87

2.2.30: Plan 19, Lot 1, page 7

---

## 3.0 CULTURAL HERITAGE VALUE

### 3.1 Statement of Cultural Heritage Value

#### 3.1.1 Regulation 9/06

##### Regulation 9/06 (2022)

The regulations for determining the cultural heritage significance of a property in Ontario reads as follows:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

##### **Assessment of 346 Lakeshore Road East Based on Regulation 9/06 (2022)**

**Compliant items, following, are in blue.**

1. The main residence on the subject property is representative of the Four Square style of suburban homes popular in the first two decades of the 20th century, but it is not a rare, unique or early example of the style.
2. The property is a well-built late 1910s home, but does not display a high degree of craftsmanship or artistic merit.
3. The property does not demonstrate a high degree of technical or scientific achievement.
4. People important to the early development of Oakville owned the subject property prior to construction of the current main residence, but none of the property owners since 1919 is significant to the community.

---

5. Being built on the fringe of Oakville's growing central district, and adjacent to a development of surviving summer homes, the main residence at the subject property has historical and associative value because it does yield information that contributes to an understanding of Oakville as a growing suburban community in the early post-WWI period.

6. The architect of the building has not been verified. The main residence may be a kit home, or is representative of kit homes that were common at the time of this home's construction.

7. The property is not especially important in defining the resort character of east-end Oakville.

8. Surrounded now by larger multi-unit residential complexes, the subject property has little remaining contextual value.

9. The property is not considered locally to be a landmark.

### **Conclusion**

The property at 364 Lakeshore Road East in Oakville complies with one of the nine criteria for consideration as a property of cultural heritage significance. A property is considered to be worthy of protection under the terms of Part IV of the Ontario Heritage Act only if it complies with two or more criteria of Regulation 9/06.

## **3.2 Assessment of Existing Conditions**

### **3.2.1 Physical Condition of Structures**

#### **materials**

The walls of the main residence are red brick, raised on a concrete foundation. Doors and windows are trimmed with wood moulding. There are concrete lintels above the windows, and concrete sills below. Typical of the four-square style, there are no notable architectural embellishments.

Roof shingles are asphalt.

#### **condition**

Overall the current main residence on the subject property is in good condition.

#### **- exterior**

There are some cracks in the concrete foundation and to some of the exterior bricks, but the main structure on the subject property is in good condition.

#### **- interior**

A visual assessment of the basement of the main residence indicates that the foundation of the home is sagging. An engineering report would be required to determine the structural condition of the home and the extent of possible current and future compromised integrity.



---

3.2.2  
Exterior Images



3.2.2a: north elevation



3.2.2b: south elevation



**3.2.2c: east elevation**



**3.2.2d: west elevation**



**3.2.2e: back yard - looking south east**



**3.2.2f: back yard - looking south west**



**3.2.2g: ground floor window, east elevation**



**3.2.2h: basement window, east elevation**



**3.2.2i: chimney, east elevation**



**3.2.2j: fence and bin, east elevation**



**3.2.2k: bay window, west elevation**



**3.2.2l: window with large lintel and apron, west elevation**



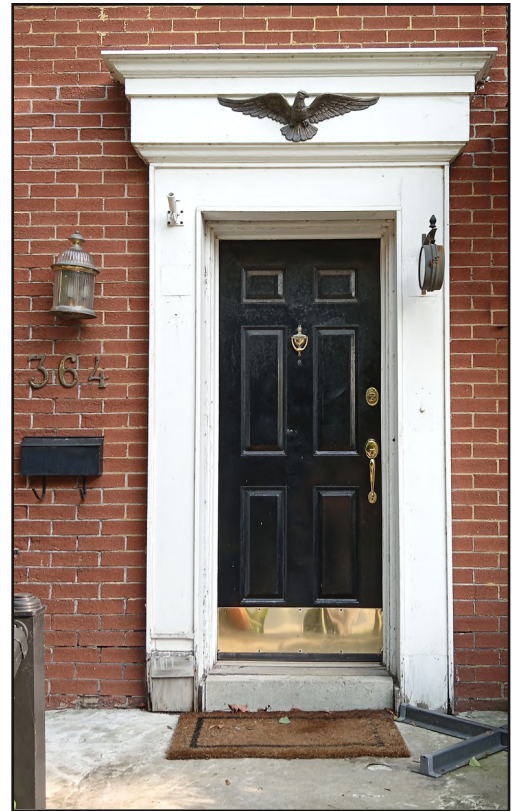
**3.2.2m: second-floor balcony, north elevation**



**3.2.2n: attic dormer, south elevation**



3.2.20: front door and stairs



3.2.2p: front door



3.2.2q: bay window



3.2.2r: rear porch decor

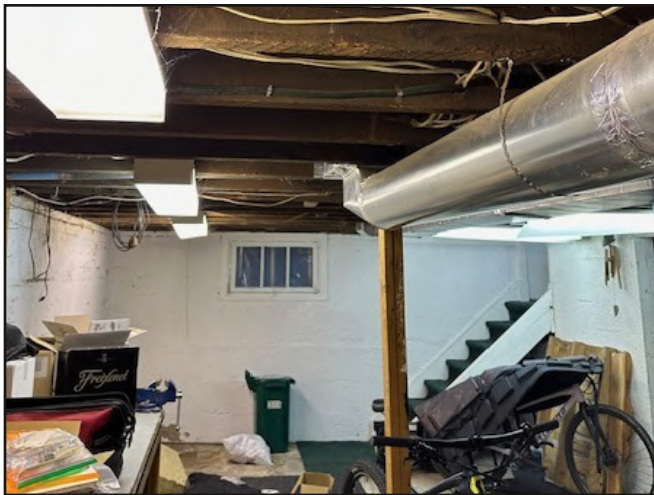


---

**3.2.3**  
**Interior Images**



**3.2.3a: basement**



**3.2.3b: basement**



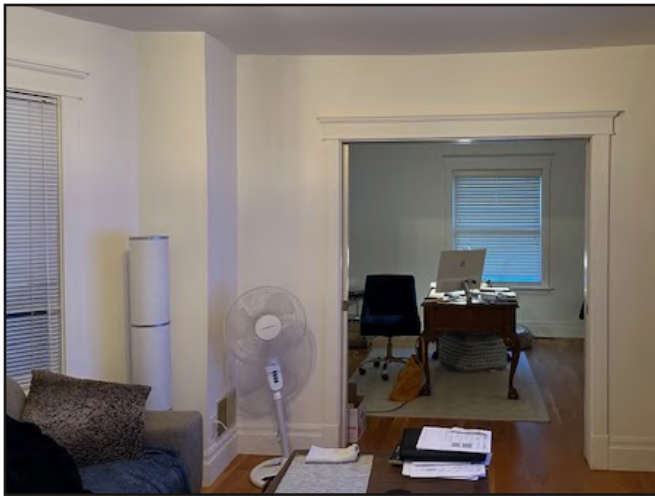
**3.2.3c: basement**



**3.2.3d: basement ceiling**



**3.2.3e: basement ceiling**



**3.2.3f: living area interior**



**3.2.3g: living area interior**



**3.2.3h: living area interior**



**3.2.3i: living area interior**



**3.2.3j: living area interior**



**3.2.3k: living area interior**

**3.2.4  
Adjacent  
Properties**



**3.2.4a: 87 Allan Street**



**3.2.4b: 360 Lakeshore Road East / 97 Allan Street**



**3.2.4c: 370 Lakeshore Road East**



**3.2.4d: 105 Allan Street**

---

## **4.0 PROPOSED DEVELOPMENT**

### **4.1 Description of Proposed Development**

#### **4.1.1 Description of Development Proposal**

No development proposal is considered with this Heritage Impact Assessment. Currently the property owner is in consultation with Town of Oakville heritage staff regarding a proposal to follow for 364 Lakeshore Road East.

It is the recommendation of this report that any new development at 364 Lakeshore Road East consider a design that will have minimal impact on the historic streetscape of Lakeshore Road in Oakville, and of the adjacent *First and Second Street Heritage Conservation District*.

Included with Section 5 of this Heritage Impact Assessment – regarding mitigation strategies – is a review of the heritage attributes of the adjacent HCD and of other nearby properties on Lakeshore Road, to serve as a guideline for a conceptual plan for a new development at 364 Lakeshore Road East.

It is also recommended that any development plan for the subject property not copy or mimic the style of other heritage properties in proximity to the subject property, but instead to contribute to the heritage character unambiguously as a new development.

Items 4.1.2 to 4.1.5 to follow.

#### **4.1.6 Potential Negative Impact on Cultural Heritage**

As noted in item 4.1.1, it is recommended that a new development at the subject property respect the character of the adjacent heritage conservation district, with the goal of minimizing any negative impact that the proposed development at 364 Lakeshore Road East might have on the heritage neighborhood.

---

## 5.0 MITIGATION

### 5.1 Considered Mitigation and Conservation Strategies

#### 5.1.1 Assessment of Alternative Options to Limit Negative Impact

In order to provide guidelines to the property owner for any proposed development at 364 Lakeshore Road East, a brief analysis of the history, architecture and context of this area of Oakville, following, can assist in defining a suitable proposal for the subject property when a development application is submitted to the Town of Oakville.

##### **First and Second Street Heritage Conservation District**

The subject property is adjacent to a neighbourhood that the Town of Oakville designated as a heritage conservation district in 1988. The *First and Second Street Heritage Conservation District* was identified because the district, “comprises a distinctive assemblage of heritage buildings and streetscapes that have resulted from over a century and a half of many natural, social, economic and physical changes”.

In 1991, the Town of Oakville adopted guidelines for the HCD to assist property owners in determining the style and extent of suitable potential alterations to built and/or natural items on their property. These guidelines were updated in 2015.

The subject property is not included in the heritage conservation district, but because it is adjacent to the HCD, and because the subject property is located on Lakeshore Road East (which item 5.3.11 of the Town of Oakville’s official plan notes “should be conserved”), the HCD’s guidelines can be used a guideline, so to speak, for a future development application for 364 Lakeshore Road East.

As noted in the Town of Oakville’s report outlining the strategies for the adjacent HCD, “change in the future is expected within the *First and Second Street Heritage Conservation District*, yet it must be carefully managed in a manner that does not adversely affect the distinctive heritage character of the District.”

##### **Early Settlement of Oakville**

The Village of Oakville centered on the mouth of Sixteen Mile Creek, with the focus of growth and development naturally being the harbour and the economic potential it offered. The village’s early stability was based on marine transport. The Chisholm family is of special importance in the founding of the first harbour, shipbuilding and grain and lumber exporting businesses in Oakville.

However, many of the first generation of homesteaders that arrived in Trafalgar Township in the 1830s found life in Upper Canada difficult and soon left for the United States. Letters home to relatives in the United Kingdom discouraged further immigration. Oakville’s population rose steadily from 1821 to 1871, but the population of Oakville and of Trafalgar Township declined over the next 30 years. The decline was slow but it remained steady until by 1901 Oakville had about 20 percent fewer residents (300 people) than it had in 1871.

---

Oakville's decline was compounded by an economic slump in the harbour trade which was an unfortunate result of the decline in grain and lumber traffic as the farm population of the township fell. Stonehooking provided temporary relief for established mariners, but the shale resources were quickly exhausted. Bronte and Port Credit suffered similar slumps as Oakville but, in all three cases good times returned in the first decade of the 20th century when two events altered their destiny – an electric railway and a concrete highway.

#### **Getting to Oakville**

The subject property is located on the eastern edge of the village's first town plan in 1827, but because this area was well east of the harbour development, growth towards this area of Oakville was delayed for several generations.

The main residence on the subject property, as with most of the homes in the adjacent HCD, was built many decades later when the Hamilton Radial Electric Railway arrived in Oakville in 1906 and Lakeshore Road was paved as Canada's first highway, in 1917. These two transportation routes made it practical for affluent businessmen from Hamilton and Toronto to build homes or summer cottages in Oakville.

At this time, the subject property was owned by Charles D. Carson, who is one of Oakville's most prominent land developers. He and his business partner Samuel Bacon built some of the homes in what is now the *First and Second Street Heritage Conservation District*, and also developed the neighbouring Orchard Beach community (Howard Avenue, Park Avenue, Esplanade and Carson Lane).

#### **The "Cottage Industry"**

In 1908, the people of Oakville elected William Sinclair Davis as mayor. Unlike earlier town leaders, Davis didn't own a factory or a business. But he did own lots of land, most of which he had purchased on the cheap in the downtown area and along the lake shore, over the previous 20 years while Oakville's economy was in decline. As the new civic leader, Davis intended to promote Oakville as a perfect cottage community.

Affluent cottagers from Toronto and Hamilton weren't likely to build in Oakville without plumbing and electricity, so one of mayor Davis' early initiatives was to incorporate the Oakville Water and Light Commission, which built a hydro-electric transmission line, and laid sewers and water mains along Lakeshore Road at about the time 364 Lakeshore Road East was built.

#### **Early Misfortune in East Oakville**

In her book *Oakville and the Sixteen*, author Hazel C. Mathews observed of these early suburbs that, "all these surveys were prematurely developed". Automobiles – or, more to the point, the lack of them – was the problem. The first conventional gasoline cars only appeared in Toronto in 1909 and were marketed as recreational machines rather than as a practical form of transportation. Before WWI, one was more likely to see a "jalopy" on a beach than on any of the dirt roads where horse-and-wagon still prevailed.

---

Some in Oakville were pleased with the slow growth in East Oakville. Rector of St. Jude's, reverend Lewis Wilmot Bovell Broughall feared that electric railways and highways would bring a bad element to quiet Oakville. "With the advent of the trolley car", Broughall warned, "will come the danger of Sunday desecration, for Oakville will likely become the dumping ground of the Sunday excursionists from both Toronto and Hamilton at either end of the rail line . . . generally the worst element. I cannot look with any feeling of pleasure at the prospect of having our quiet days disturbed by crowds of noisy, irreverent and perhaps drunken excursionists."

### **The Middle Rich**

Unfortunately for the good reverend, cars did improve over the next decade. By the time the current residence at 364 Lakeshore Road was built, almost one-in-four adult Canadians owned a car, and places like Oakville – which were once considered remote frontier villages – were now easily accessible from Hamilton and Toronto. Three bus companies took advantage of better engines and tires, and the increased number of service stations along the Toronto-Hamilton Highway, to start daily service from Oakville to Toronto and Hamilton.

Of course, the very rich – like department store owners Robert Simpson and Timothy Eaton – didn't take the bus. Their chauffeurs drove them to their mansions on the remote fringes of Oakville. But the area closer to the centre of the village (where the subject property is located) became a community of middle-class commuters. The families who purchased homes in what is now the *First and Second Street Heritage Conservation District* and Orchard Beach were the middle-rich. They weren't department store owners but among them were department store managers. East Oakville was a noticeable step down from the gilded mansions farther east – like *Ballymena* (1208 Lakeshore Road East) and *Gairloch* (1306 Lakeshore Road East) – but was a dignified cut above Oakville's residential urban centre. This is one reason why the area adjacent to the subject property has been protected as a heritage conservation district.

## **5.2 Impact of Alternatives**

### **5.2.1 Provincial Policy Statement**

It is acknowledged, in this report that the Town of Oakville – as with all municipalities in Ontario – is required, through the Provincial Policy Statement – 2024, to identify and conserve cultural heritage resources. This policy statement defines "cultural heritage" as any site in Ontario which "provides people with a sense of place."

### **5.2.2 Official Plan**

In regard to the local area, the Town of Oakville's official plan is to preserve the heritage character and to manage growth so that cultural heritage is preserved where possible, through the Town of Oakville's *Livable Oakville Plan*, as follows.



---

## **2.2: Guiding Principles**

2.2.1: Preserving and creating a livable community in order to:

a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods.

### **3.9: Residential Areas**

Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld.

### **3.10: Cultural Heritage Resources**

The Town has a long tradition of identifying and conserving cultural heritage resources, and is required to do so under Provincial Policy.

### **5.0: Cultural Heritage**

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.

#### **5.3.1: Heritage Conservation**

The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals.

##### **5.3.11: Lakeshore Road**

The scenic character of Lakeshore Road should be conserved.

##### **5.3.12: Documentation of Lost Heritage**

Lost historical sites may be documented and are encouraged to be commemorated.

### **5.2.3 Heritage Conservation District Plan**

The subject property is adjacent to the *First and Second Street Heritage Conservation District* but is not itself part of the heritage conservation district.

### **5.2.4 Designation By-law**

The subject property is not currently designated under the terms of Part IV or Part V on the Ontario Heritage Act.

---

### **5.2.5 Heritage Properties in East Oakville**

The Town of Oakville's official plan acknowledges the "distinctive assemblage of heritage buildings" in the *First and Second Street Heritage Conservation District*. There is no one style that prevails. Variety of architectural styles is a defining characteristic of this HCD and of adjacent blocks on the eastern fringe of the old village.

Homes in this area range from grand mansions (55 Howard Avenue and 72 First Street) to modest middle-class bungalows (70 Allan Street, with a large rear addition).

Some buildings in the Carson & Bacon development are, or were full time homes (497 and 507 Esplanade) while other nearby buildings were built as summer rental cottages (530 Carson Lane).

In just one short stroll, one can walk from a recently-built home to a home built almost 175 years earlier (40 First Street).

Bungalows (35 Second Street) and Edwardian manors (50 Second Street) were both popular styles when Carson began developing this part of Oakville. The Bungalows have a relaxed style, with wide porches and large windows that were favoured by summer residents while, in contrast the Edwardian style was suited to the conservative demeanor of doctors, lawyers and other urban professionals.

Of a more whimsical motif is the English country home style of 71 First Street.

There's even one Four Square in the HCD (74 Second Street), uncharacteristically embellished with numerous bay windows.

### **5.2.6 Respecting the Character of the Original Structure**

The 2013 redevelopment of 88 Howard Avenue in Oakville offers a good example of a second generation residence (image 5.2.6b) that respects the character of the original home (image 5.2.6a) that it replaced.

The home was in a style reminiscent of a Craftsman Bungalow, with that style's characteristic steeply-pitched gable roofs, wide dormers and recessed entrance. The current residence features a similar roof pitch with an interesting interplay of dormer sizes and height to create a balance of forms similar to the original structure, but without mimicking the original. The current home also uses similar building materials as the original home; a rough stone ground floor exterior with shake siding on the upper floor.

The result is a modern home with ceiling heights and floor dimensions consistent with the needs of today's homebuyers, but achieving these modern amenities with a design that has a minimal effect on the heritage of the historic neighbourhood.

### **5.2.7 Modern Four Squares**

Similar to the redevelopment at 88 Howard Avenue, where the modern, replacement home retains the character of the original residence, a redevelopment at 364 Lakeshore Road East could be designed in a style that is reminiscent of the current Four Square home.

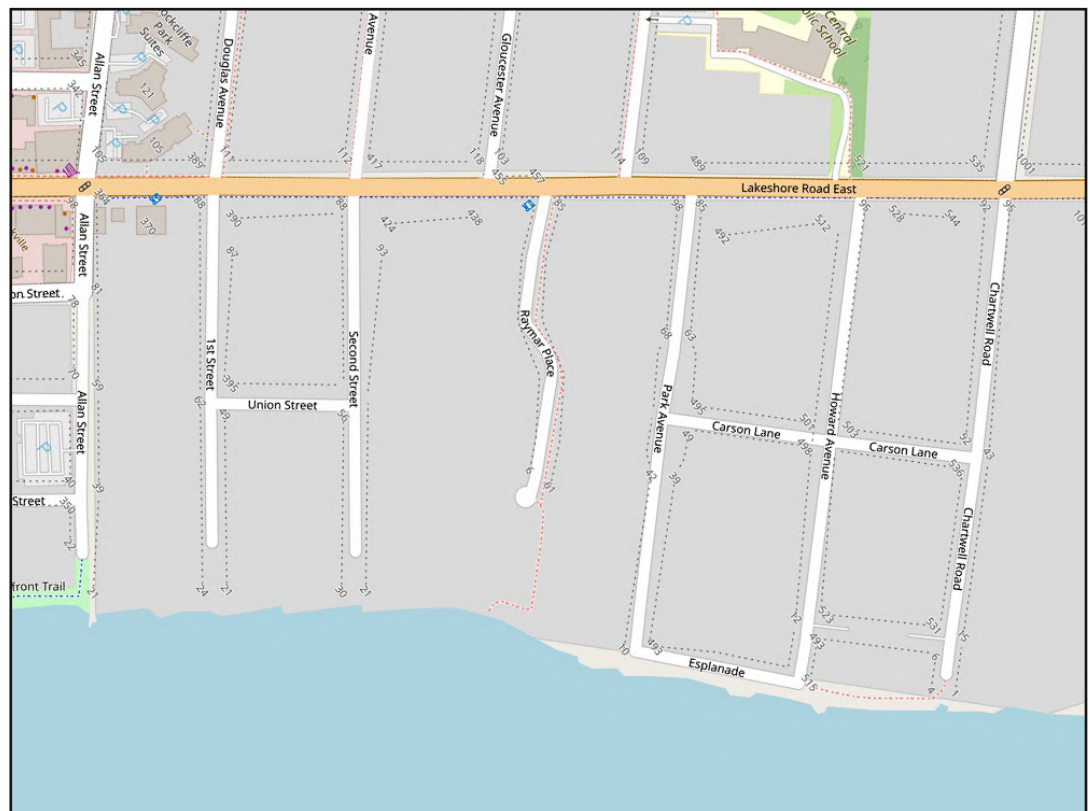
---

Neighbourhoods of Four Square homes were built to suit commuter travel demands in “streetcar suburbs” throughout North America in the early decades of the 20th century. Now that no city in North America has streetcars anymore (with the sole exception of Toronto), one might expect that the Four Square style is “out of style”, but because of its plain form and simple, balanced proportions, the Four Square style can be adapted to many forms of building uses and housing demands.

Examples of two 21st century homes in the Four Square style are shown in images 5.2.7a and 5.2.7b.

The upper photo is of the Bethesda Passive House in suburban Washington D.C. Even under construction, the simple elegance of the Four Style can be seen. The larger windows that the plain Four Square ‘planes’ can accommodate maximize the amount of light and heat reaching deep into the interior of this home. (Original Four Square homes, like 364 Lakeshore Road East do not incorporate large windows, despite the wide, tall walls because window glazing techniques in the 1910s did not permit pane dimensions as large as can be manufactured today.)

The lower image is of a similar, modern Four Square home in Sandy, Oregon.



**East Oakville: First and Second Street HCD and Orchard Beach**

---

**5.2.6**  
**Minimal-Impact**  
**2nd-Generation**  
**Residence**



**5.2.6a: (1st) 88 Howard Avenue, built 1915**



**5.2.6b: (2nd) 88 Howard Avenue, built 2013**

**5.2.7**  
**2nd-Generation**  
**Four Square**  
**Residences**



*5.2.7a: Bethesda Passive House, under construction (2011)*



*5.2.7b: New residence (2020) in the Four Square style; Sandy, Oregon*

---

## 6.0 APPENDICES

### 6.1 Resources

#### 6.1.1 Primary and Secondary Sources

##### Books

Ahern, Frances Robin, *Oakville - A Small Town – 1900-1930*.

Erin, ON: Boston Mills Press, 1981

Mathews, Hazel Chisholm. *Oakville and the Sixteen*.

Toronto, ON; University of Toronto Press, 1953

McAlester, Virginia Savage. *A Field Guide to American Houses (Revised)*.

New York, NY; Alfred A. Knopf, 2023

Pope, J.H. (editor). *Illustrated Historical Atlas of the County of Halton, 1877*.

Toronto ON: Walker & Miles, 1877

##### Land Registry records

Halton County land registry records

##### Newspapers

The Globe/Globe & Mail. Toronto, ON, various issues from 1887 to 2014

Toronto Daily Star/Toronto Star. Toronto, ON, various issues from 1900 to 2014

##### Websites

Canadian County Atlas Digital Project;

[www.digital.library.mcgill.ca/countyatlas/searchmapframes.php](http://www.digital.library.mcgill.ca/countyatlas/searchmapframes.php)