

Heritage Research Report



416-418 Reynolds Street

March 2017

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address:	416-418 Reynolds Street
Roll Number:	2401040060111000000
Short Legal Description:	PT LT 53, PL 126, as in 842050; Oakville
Heritage Type:	Built Structure
Heritage Status:	Listed Heritage Property
Zoning:	RL 5-0
Land Use:	Residential
Research Report Completion Date:	March 2017
Heritage Committee Meeting Date:	April 25, 2016
Designation Brief Completed by:	Kristen Flood Heritage Planner
Sources Consulted:	Land Registry Records Ancestry.ca <i>Oakville: A Small Town</i> <i>Oakville and the Sixteen</i> OntarioArchitecture.ca Town of Oakville files

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated in order to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. In order for a property to be designated under section 29 of the *Ontario Heritage Act* it must meet one or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

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 subject house is a representative example of a mid-1910s two-storey brick Edwardian.
 - ii. displays a high degree of craftsmanship or artistic merit
The property does not display a high degree of craftsmanship or artistic merit.
 - iii. demonstrates a high degree of technical or scientific achievement
There are no technical or scientific achievements associated with this property.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
The property is generally associated with the theme of the development of the Inglehart Survey.
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
The property yields some general information that contributes to the understanding of the development of the local community.
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
The property is not associated with any significant architect or builder.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
The subject house does not define the residential character of the neighbourhood but does generally support the character of the area.
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
The subject property is functionally and historically linked to the surrounding residential neighbourhood.
 - iii. is a landmark.
The property is not a landmark.

Design and Physical Value

Records indicate that the house at 416-418 Reynolds Street was likely constructed in 1915. The house is a two-storey brick Edwardian with wood detailing in the front and rear gables and a simple gable roof with asphalt shingles. A portion of the roof is raised above the window on the westerly elevation. The foundation is made of concrete that has been scored to create the appearance of blocks. 'Faux block' was very common historically as a decorative element. A prominent verandah is located on the front elevation of the house.



North (front) elevation of house.



South (rear) elevation of house.



West elevation of house.



Second house on rear portion of lot.

The house's "unassuming and humble" exterior is typical of Edwardian architecture (OntarioArchitecture.ca); however, it has been altered over time. The present owners altered the verandah by adding vergeboard and a second-storey handrail, shortly after they purchased the property in 1995. At the same time, they added the vergeboard, or decorative wooden edging, to the front gable of the roof.



Appearance of the façade before and after the addition of vergeboard and other decorative architectural details.

Ghost lines and brick repairs on the rear elevation of the building indicate that an addition was removed. It is likely that the addition was for a summer kitchen that was removed to accommodate the construction of the secondary house. It is believed that the addition was original, as the second-storey windows are of two different sizes to allow its slanting roof; whereas, symmetrical windows were more common at the time of construction.



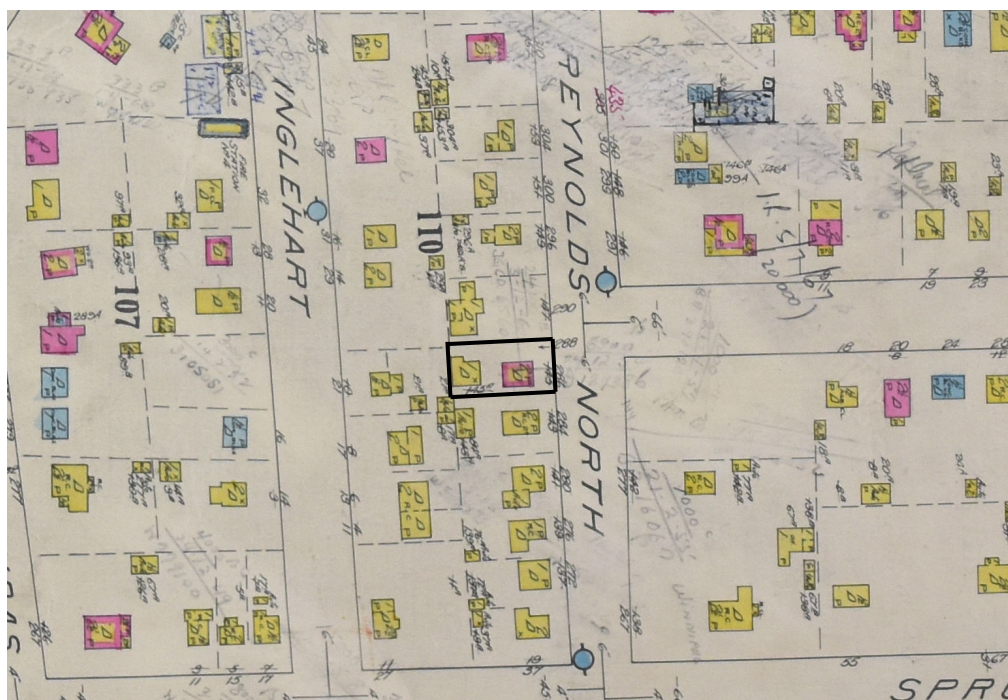
Rear elevation with ghost lines and brick repairs.

The windows are predominately original wood sash with aluminum storms; two of the openings on the front elevation were replaced with modern aluminum frame windows. The second floor window of the left side of the front elevation was originally a door. The windows have simple stone sills that are common to Edwardian architecture. The front screen door and rear French doors were also added at a later date and are not considered to be of heritage value.

The house is a typical example of Edwardian suburban residential architecture. These houses are described as having “a gable front, three or four bedrooms upstairs, and a generous front porch. These buildings generally have a smooth brick façade and many windows. The windows would have stone sills, the porch would be white painted wood with clustered columns.” Edwardian architecture is defined by “guarded understatement” and the absence of ornamentation (OntarioArchitecture.ca). The addition of decorative details to the house is not sympathetic to its Edwardian architecture and has reduced its design value.

From an architectural standpoint, the house is not considered to be of strong significance. It is an altered example of an Edwardian home that was part of Oakville’s suburban expansion in the 1910s. While the house is representative of Edwardian residential architecture, the addition of decorative detailing detracts from its architectural merit. While the ornamentation could be removed from the house, the underlying architecture is not rare or unique and the house does not display a high degree of craftsmanship or artistic merit.

To the rear of the main house is a small secondary house located on the same lot. It is believed that the secondary house was constructed as a garden suite for relatives to live within close proximity. It is unknown when the secondary house was constructed; however, it was likely later than the construction of the main house. Fire insurance plans confirm that the secondary house existed on the lot in 1949.



1949 Fire Insurance Plan – 416-418 Reynolds Avenue is outlined in black.

The secondary house is a simple one-and-a-half-storey wooden structure with a gable roof and horizontal wooden cladding. The westerly elevation includes a small wing that was likely added at a later date. The wing has a hipped roof and the entrance door. The door and windows are not original; the windows are vinyl with aluminum storms. The foundation of the structure is concrete and only a small portion of it is visible above grade. The exterior trim of the house includes window casings, corner boards, fascia, soffits, and bargeboard.

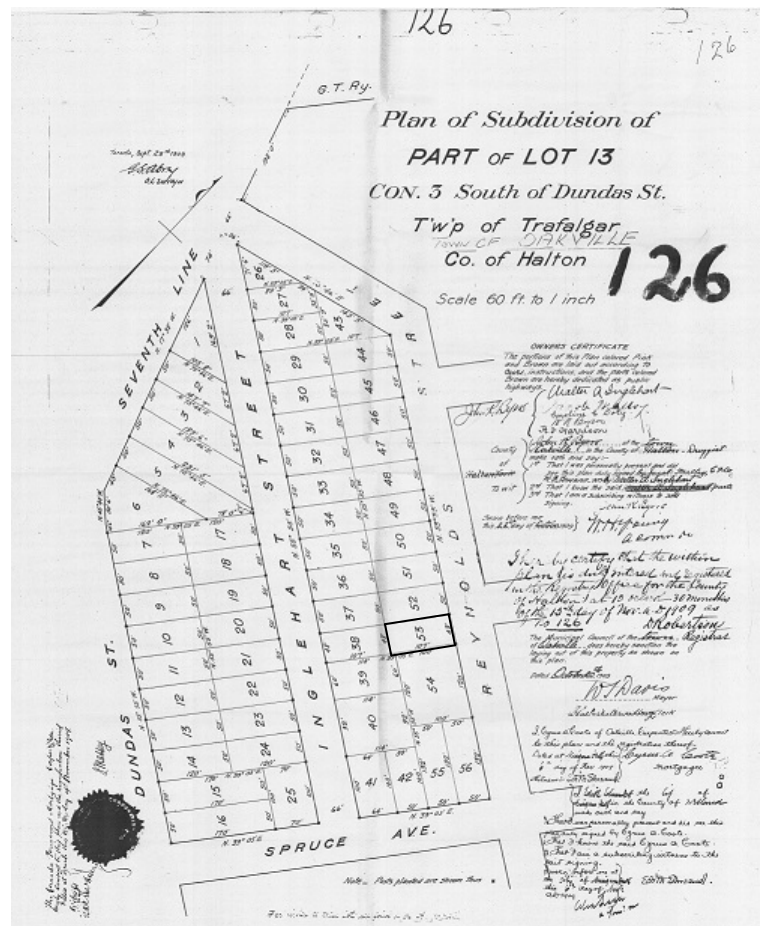


Exterior trim of secondary house.

Historical and Associative Value

The property at 416-418 Reynolds Street is historically associated with the residential development of the Inglehart Survey. The land was formerly part of John A. Chisholm's farm, and in 1909 William A. Inglehart purchased 37 acres of the farmland for development. In 1909, the Inglehart Survey created building lots between Dundas Street and Reynolds Street and created Inglehart Avenue, which is located between those two streets.

The Inglehart Survey area is located in close proximity to two other land surveys conducted in the area around the same time. The Brantwood Annex Plan, completed in 1909, involved the land to the southeast of the Inglehart Survey area and the Tuxedo Park Survey, completed in 1910, involved the land to the northeast. These surveys all enabled the residential development of John A. Chisholm's former farmland in the 1910s.



Plan 126 - 416-418 Reynolds Street is outlined in black.

In 1914, William Andrew Cook, a student, purchased the subject property, which was identified as a portion of Lot 53 in the Inglehart Survey, from William A. Inglehart for \$300. According to MPAC data, the houses on the property were constructed in 1915, while the property was owned by Cook. In 1918, the property was purchased by Emma Oliphant, a widow, for \$1000. Marriage records indicate that in 1924, Oliphant married George Sitter, an engineer and widower, and the Sitters assumed joint ownership of the property in 1926.

The property was purchased in 1951 from the Estate of Emma Sitter by Cecil and Hattie Fish, who lived in the home until 1967. In 1967, Orfeo Colbachini and Tarcisio Dorasin purchased the property and sold it a month later to Egan Hansen. Hansen sold the property to Kenneth Worlidge in 1972 who sold it several months later to Anthony and Eileen Noel-Smith. A year later, the Noel-Smiths sold the property to Rupert Hausen who transferred ownership of the property to his wife Karin Hausen and relatives Doris and Kurt Hausen in 1995. After two years, the Hausens sold the property to Grace Pearl Schroeder who currently owns the property with her husband Herman Eric Schroeder.

Below is a summary of the owners of the property from 1909 to the present:

Name of Owner(s)	Years of Ownership
Walter A. Inglehart	1909-1914
William Andrew Cook	1914-1919
Emma Oliphant	1919-1926
Emma Sitter (formerly Oliphant) and George Sitter	1926-1951
Cecil and Hattie Fish	1951-1967
Orfeo Colbalchini and Tarcisio Dorasin	1967
Egan Hansen	1967-1972
Kenneth Worlidge	1972
Anthony and Eileen Noel-Smith	1972-1973
Rupert Hausen	1973-1995
Karin, Doris, and Kurt Hausen	1995-1997
Grace Pearl Schroeder	1997-2007
Grace Pearl and Herman Eric Schroeder	2007-present

Among the owners and residents of the property, there are no individuals considered to be of historical significance other than William A. Inglehart who owned all the land included in the Inglehart Survey. The property appears to have been owned by average middle-class citizens who certainly contributed to Oakville but not in a way significant enough to warrant heritage designation.

Contextual Value

The property is located on the south side of Reynolds Street near where it intersects with Maple Avenue. The houses in this area range in age and architectural style, dating from the 1910s to today. This area has seen a great deal of change over the past two decades, with many of the earlier homes being replaced with newer and larger houses. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.

The streetscape immediately surrounding 416-418 Reynolds Street is a residential neighbourhood with one- and two-storey homes. The Trafalgar Road Heritage Conservation District is located to the

southeast of the subject site and contains many significant heritage properties. The portion of Reynolds Street where the house is located is not included within the District and contains two other listed properties. This area contains a mix of different housing ages and styles and does not have a consistent architectural character. The house generally supports the character of the area; however, the house is not a landmark and is not considered to define the heritage character of neighbourhood in any significant way.

Below are images of the house and surrounding streetscape.



View of 416-418 Reynolds Street from the street.



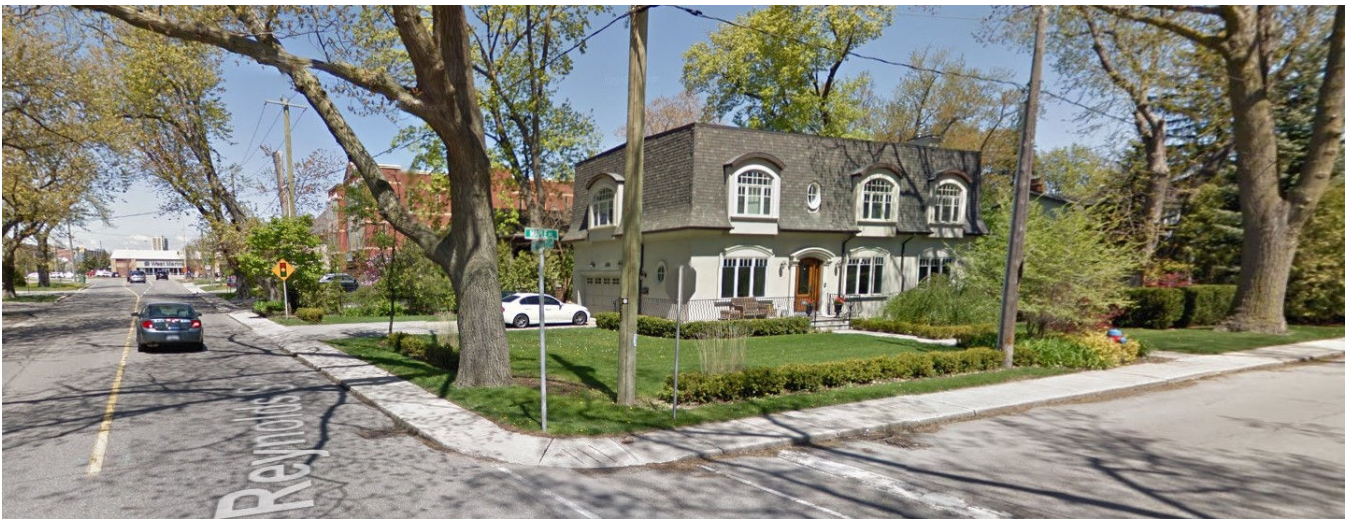
Looking southwest from 416-418 Reynolds Street.



Looking southeast from 416-418 Reynolds Street.



Looking northwest from 416-418 Reynolds Street.



Looking northeast from 416-418 Reynolds Street.