

Heritage Research Report



1196 Linbrook Road

March 2018

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address: 1196 Linbrook Road

Short Legal Description: PT LT 9, CON 3 TRAFALGAR, SOUTH OF DUNDAS STREET AS IN 641127. TOWN OF OAKVILLE

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Zoning: RL1-0

Land Use: Residential

Research Report Completion Date: March 2018

Heritage Committee Meeting Date: March 27, 2018

Designation Brief Completed by: Carolyn Van Sligtenhorst
Heritage Planner

Sources Consulted: Land Registry Records
Ancestry.ca
Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present
Town of Oakville files
Historical maps, Oakville Historical Society
and Oakville Public Library Archives

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 an example of a c.1940 house constructed in the Colonial Revival style.
 - 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 associated with the development of southeast Oakville in a general way.
 - 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 area.
 - 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 property does not define the residential character of the neighbourhood but does support the character of the area in a general way.
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
The 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 1196 Linbrook Road was likely constructed around c.1940. The house is a two-storey frame building on a rusticated concrete block foundation with a two-storey rear addition and a one-storey side addition. The original structure has a simple side gable roof with a painted brick chimney located at each end of the house. The symmetrical front façade has a central entrance flanked by two 8/12 windows on the first storey and has three 8/8 windows on the second storey. The house is clad in wood shingles and the aluminum-clad windows are accompanied by inoperable shutters. The front entrance includes a multi-paned wood door, sidelights and a wood fanlight above the door. A wood overhang with brackets and trim details provides protection above the front stoop. The front door entranceway details appear to be original to the house while the windows have been replaced in recent years.



North (front) elevation of house.



North elevation of the side addition and east elevation of the detached garage.

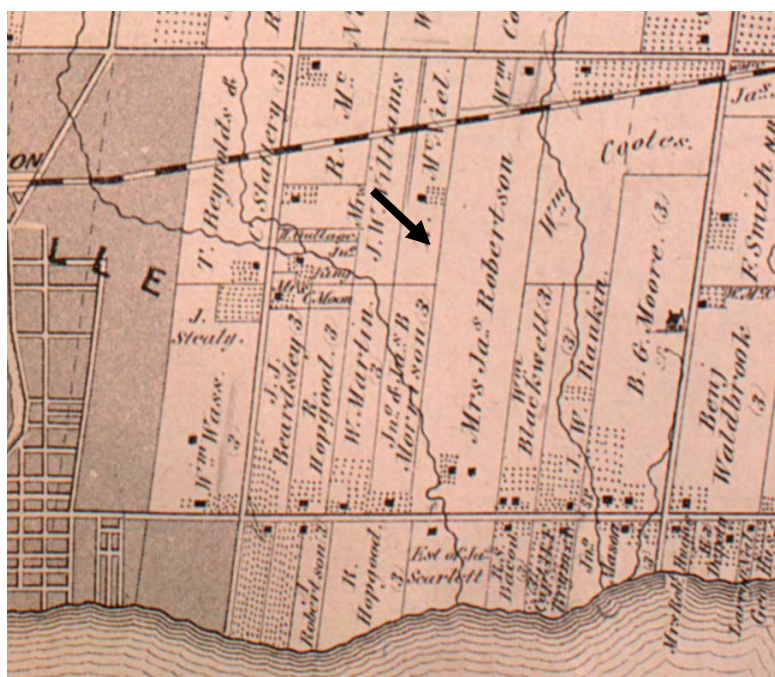


South and west elevations of the house with rear two-storey addition and side one-storey addition.



Front entrance.

The house was designed in the Colonial Revival style which became popular around 1900 and still remains prevalent today. This style is emphasized by a symmetrical design based on early Georgian



1877 Map of Trafalgar Township – 1196 Linbrook Road is marked with an arrow.

Land registry records show that a larger property, which included the subject lands, was purchased from the Crown in 1854 by Owen Murphy. Murphy’s name is visible on the land in the 1858 Tremaine Map. This land was then sold in 1875 to Emma McNeil, likely the spouse of R. McNeil shown on the 1877 Trafalgar Township map in the Halton County Atlas. The McNeils are identified as farmers and likely had a farmhouse on the site, as depicted in the 1877 Township map, but in a different location than the subject house at 1196 Linbrook Road.

In 1911, the 37-acre property was sold by the McNeil family to estate brokers for \$7,314. The brokers sold approximately 11 acres of this land, which included the subject lands of 1196 Linbrook Road, to John Hardy in 1913. Hardy is identified as a farmer who owned the property from 1913 to 1939. At this time, 2.5 acres of the land were sold for \$1,500 to Mabel Saunders and William Saunders, a highschool principal, who owned the property for only two years. The new owners took out two mortgages for a total of \$7,000 which was likely done in order to construct the current house. Other records indicate that a house was being built with a government loan during this period.

Below is a summary of the owners of the property from 1850 to the present. The lines in grey indicate ownership after the estimated construction of the current house.

Name of Owner(s)	Years of Ownership
Owen Murphy	1854-1875
Emma McNeil	1875-1907
Hugh George McNeil	1907-1911
William Henry Robinson and Frank Herbert Grisholm	1911-1913
John Alton Hardy	1913-1939
Mabel G. Saunders and William Robert Saunders	1939-1941
Sophie C. Bowen	1941-1974
Avis Mary Black	1974-1978

Robert Arthur Byers and Lea Byers	1978-1986
Barbara Van Wely	1986-2010
Shawn Douglas Sparling and Vicki Louise Lowes	2010-2013
Current owner	1911-1913

Among the owners and residents of the property, there are no individuals considered to be of historical significance. The property appears to have been owned mostly by farmers and average middle-class citizens who certainly contributed to Oakville but not in way significant enough to warrant heritage designation.

Contextual Value

The property is located on the south side of Linbrook Road just west of Morrison Road. Originally defined by large farm properties, the land was subdivided throughout the 19th and 20th centuries, transitioning from farmland to the residential neighbourhood that it is today. The area contains a variety of homes, most built within the last half of the 20th century, including many new larger homes that are replacing the 20th century building stock. There are no other heritage properties within the nearby vicinity of the subject property.

The house at 1196 Linbrook Road supports the residential character of the neighbourhood in a general way but is not considered to significantly define the character of the area. It is not a landmark and is not considered to be historically significant for its contextual value.

Below are images of the house and surrounding streetscape.



View of 1196 Linbrook Road from the street.



Looking southwest towards 1196 Linbrook Road.



Looking southeast towards 1196 Linbrook Road.



Looking northwest from 1196 Linbrook Road.



Looking northeast from 1196 Linbrook Road.