

## **Heritage Research Report**



**320 Maple Avenue**

**June 2018**

## HERITAGE RESEARCH REPORT STATUS SHEET

Street Address: 320 Maple Avenue

Short Legal Description: PLAN 127, LOT 20, OAKVILLE

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Zoning: RL3-0 sp:10

Land Use: Residential

Research Report Completion Date: June 2018

Heritage Committee Meeting Date: June 26, 2018

Designation Brief Completed by: Carolyn Van Sligtenhorst  
Heritage Planner

Sources Consulted: Land Registry Records  
Ancestry.ca  
*Oakville: A Small Town*  
*Oakville and the Sixteen*  
Town of Oakville files  
Oakville Historical Society files  
Oakville Public Library Archives  
*Houses by Mail: A Guide to Houses from  
Sears, Roebuck and Company*  
*Small Houses of the Twenties: The Sears,  
Roebuck 1926 House Catalog*  
*Reflections of a Proud Heritage: Oakville  
Fire Department, 1909-2009*

## 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 altered example of a 1920s vernacular house with influences from the Arts and Crafts era.**
  - 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 Tuxedo Park, an early 20<sup>th</sup> century subdivision of Oakville.**
  - 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, specifically the development of the Tuxedo Park subdivision.**
  - 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 generally supports the residential 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 320 Maple Avenue was likely constructed between 1923 and 1925. The house is a two-storey stucco-clad frame house with a full-width front verandah. The upper half of the walls is clad in a fine stucco with wood half timbering. The lower half of the walls has a thick rusticated stucco; vinyl siding has been added over top of this treatment on both the east and west walls. The house has a simple front gable roof with asphalt shingles and exposed wood eaves. The concrete foundation is covered in stucco and painted on the above-grade exterior. A brick chimney was added to the exterior of the house after its construction.

On the front elevation, the simple wood porch has three round wood columns and wood railings with square pickets. New wood stairs are flanked by modern metal railings. On the rear elevation is a one-storey enclosed porch made of reclaimed materials with a door and stairs leading to the driveway and a second door leading to an open wood porch.



North (front) elevation of house.



South (rear) elevation of house.



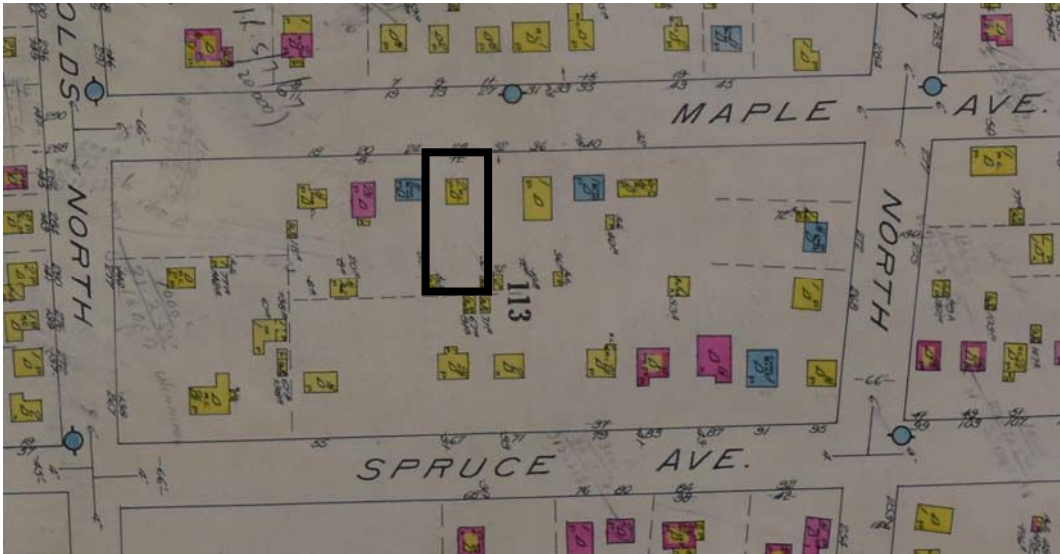
East elevation of house.



West elevation of house.



The house contains mostly vinyl and aluminum windows, though historic 1/1 wood windows remain on the first storey on the front and east elevations. These wood windows are most likely original to the house, but their wood storms have horizontal divisions that are more consistent with window styles from the 1940s or 1950s. The front door is wood with glazing on the top third of the door and three vertical panels on the lower third. The door is quite simple with no ornamentation and was likely original to the house.



1949 Fire Insurance Plan – 320 Maple Avenue is shown in a black rectangle. The yellow colour and “RC” markings indicate a frame construction with rough-clad (stucco) cladding.

There are numerous examples of poor workmanship in the construction of the building. More details of this are available in the Building Assessment Report completed by Tom Murison. These examples point to the likelihood of the building being constructed by someone with limited construction experience, or by an individual or company looking to produce a building quickly to then sell for profit. This was a common story in this area of Oakville where development was for the most part on hold during World War I. The early 1920s saw a large increase in the construction of new homes and many builders and investors were eager to build homes for soldiers looking to settle down with their families after the war. The area of Tuxedo Park was cheaper since it was closer to the railway, factories and mills and therefore more modest homes were constructed in this area. The larger, more elaborate homes were constructed closer to the lake.

To accommodate this population growth, mail-order houses from companies like Sears, Roebuck and Company were very popular from the 1910s to the 1940s. Property owners could purchase plans with or without the ready-cut materials to build the house they selected from the company catalogue. The style of the house at 320 Maple Avenue is consistent with those sold through this company. The simple home has small amounts of influence from the Arts and Crafts movement, visible in the stucco with half timbering walls and wood brackets. It is therefore possible that the building’s origins were through a mail-order catalogue.

The property also contains a one-storey single garage. The main portion, which matches the location and outline of a frame garage in the 1949 Fire Insurance Plan, may have been constructed at the same

time as the house. The frame building is clad in a thick rusticated stucco like the house. A lean-to addition was built later using reclaimed materials, including an interior wood door and wood windows.



North and east elevations of garage.



East elevation of garage.

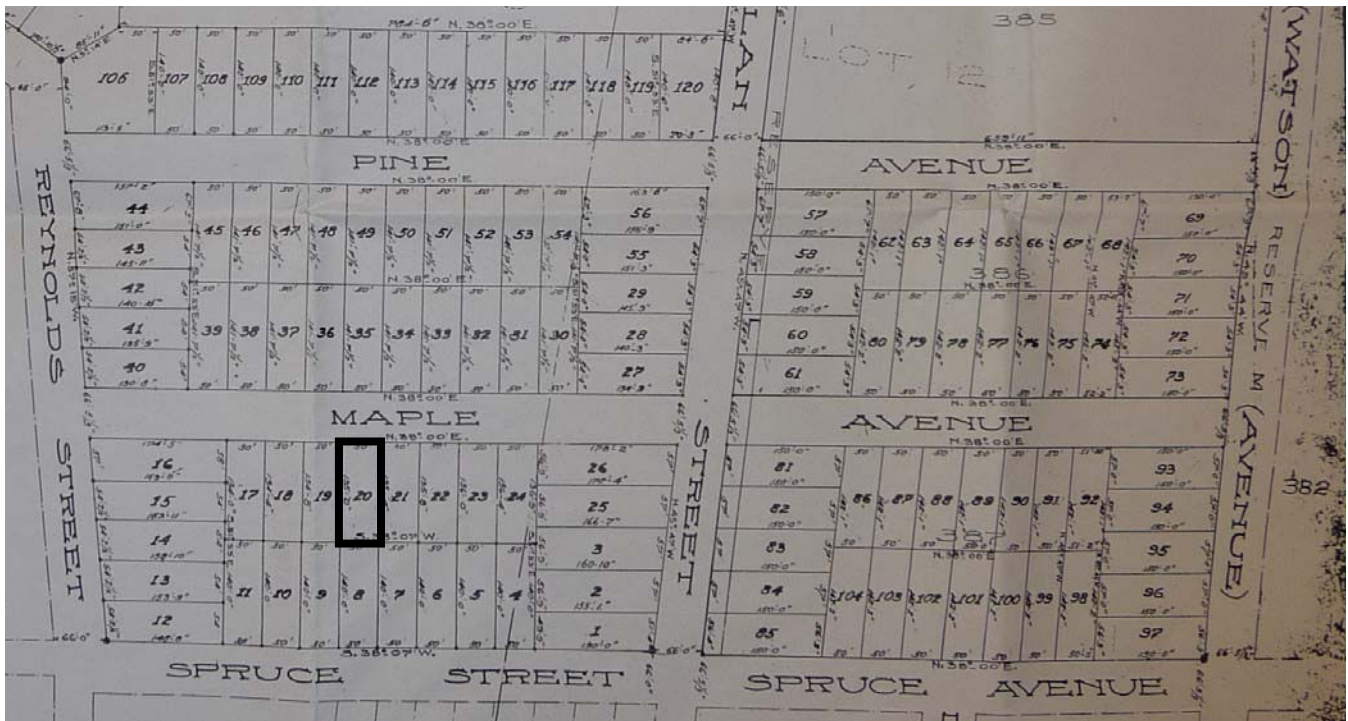
From an architectural standpoint, the house and garage are not considered to be of strong historical significance. The house is an altered example of a vernacular home that formed part of the Tuxedo Park subdivision but is not considered to be a significant example of any style of architecture. It also does not display a high degree of craftsmanship or technical achievement.

### **Historical and Associative Value**

The property at 320 Maple Avenue is historically associated with Tuxedo Park, a suburb developed around 1910 in the area generally bounded by Reynolds Street to the west, Pine Avenue to the north, Watson Avenue to the east and Spruce Avenue to the south.

The land was formerly part of John A. Chisholm's farm and in 1910 it was purchased by Louis Philip Snyder, an Inspector for the Royal Bank of Canada. Snyder developed the area as a new residential suburb known as Tuxedo Park. An advertorial for the new suburb was published in *The Toronto World* in 1910, describing Tuxedo Park as "without question the most delightful suburb ever opened up and offered for home sites to the citizens of Toronto at such reasonable prices and on such easy terms." The suburb was located on the site of farmland and orchards. Many of these trees were maintained to create a pastoral setting for the new residential area.

The location of the subject property is shown in the Tuxedo Park survey below. The property is described as part of Plan 127, Lot 20.



Plan 127 – 320 Maple Avenue is shown in a black rectangle.

In 1910, Snyder sold Lot 20 to Herbert Milton Deeth, Esquire. Deeth likely held onto the property as an investment during the war years when very minimal development was happening in Oakville. In 1923, he sold it to Thomas Cawkill Haddlesay, a mechanic, for \$500. The next recorded transaction is three years later, in January 1926. By this time, the property was owned by Robert Freestone, a basket maker. Freestone sold the property for \$3,792 and the land transfer documents refer to the “premises” on the property, indicating that there was a dwelling on the property at that time. The large price jump also indicates the addition of a building on the property between 1923 and 1926.

Freestone sold the property to William Sinclair Davis and Charles Frederick Doty. Davis was a prominent Oakville businessman who managed the Bank of Hamilton in downtown Oakville and owned a lucrative real estate business. Also a well-known businessman, Doty’s background was in lumber and construction. The two men went into partnership together and owned Davis and Doty Company which sold building materials to contractors and home builders. The company eventually became what is now known as Beaver Lumber. Doty was also an Oakville Town Councillor.

We know that Davis and Doty lived in much larger and more prominent homes in Oakville, and considering they owned 320 Maple Avenue for almost three decades, it is very likely that they kept the property for investment, renting it out. In 1951, the executors of Davis’ estate sold the property to W. Hugh Spence who owned it for four years.

The next long term owners were Walter and Margaret Boocock who owned the property for almost fifty years, from 1955 to 2004. Walter worked as a factory worker, eventually moving up in the workforce to become a maintenance superintendent. He also served as a volunteer firefighter, a legacy which was continued by the next two generations. Margaret was listed in voter lists as a housewife, factory worker and a secretary. Walter passed away in 2003 and Margaret followed in 2004, leading to the sale of the property after five decades in the Boocock family.

Below is a summary of the owners of the property from 1910 to the present:

<b>Name of Owner(s)</b>	<b>Years of Ownership</b>
Louis Philip Snyder	1910-1920
Herbert Milton Deeth	1920-1923
Thomas Cawkill Haddlesay	1923-?
Robert Freestone	?-1926
William Sinclair Davis and Charles Frederick Doty	1926-1946
Agnes Galt Davis and William Edwin Davis	1946-1951
W. Hugh Spence	1951-1955
Barbara Cooper	1955
Walter Firth Boocock and Margaret Ellen Boocock	1955-2004
Andrea Nairn	2004-2018
Current owner	Current owners

Among the owners and residents of the property, there are no individuals who are considered to have strong historical significance other than Louis P. Snyder, W.S. Davis and Charles F. Doty, all of whom owned the properties for investment purposes, as they did with many other lots throughout Oakville. The property appears to have been owned by average middle-class citizens who certainly contributed to Oakville but not in way significant enough to warrant heritage designation.

The property is generally associated with the development of Tuxedo Park, but is not considered to play a significant role in this theme. As an example of post-war construction in the 1920s, the house demonstrates a lack of craftsmanship and is not associated with any significant architect or builder. It is rather an average home that was constructed to provide housing for families after the war.

### **Contextual Value**

The property is located on the south side of Maple Avenue between Reynolds Street and Allan Street, in the southwest block of the Tuxedo Park subdivision. The houses in this area range in age and architectural style, dating from the 1920s 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 with a variety of one and two-storey homes.

The property does support the residential character of the Tuxedo Park subdivision, but does not define the area in any significant area. The house is functionally and historically linked to the neighbourhood, but is not considered to be a significant landmark.

Below are images of the house and surrounding streetscape.

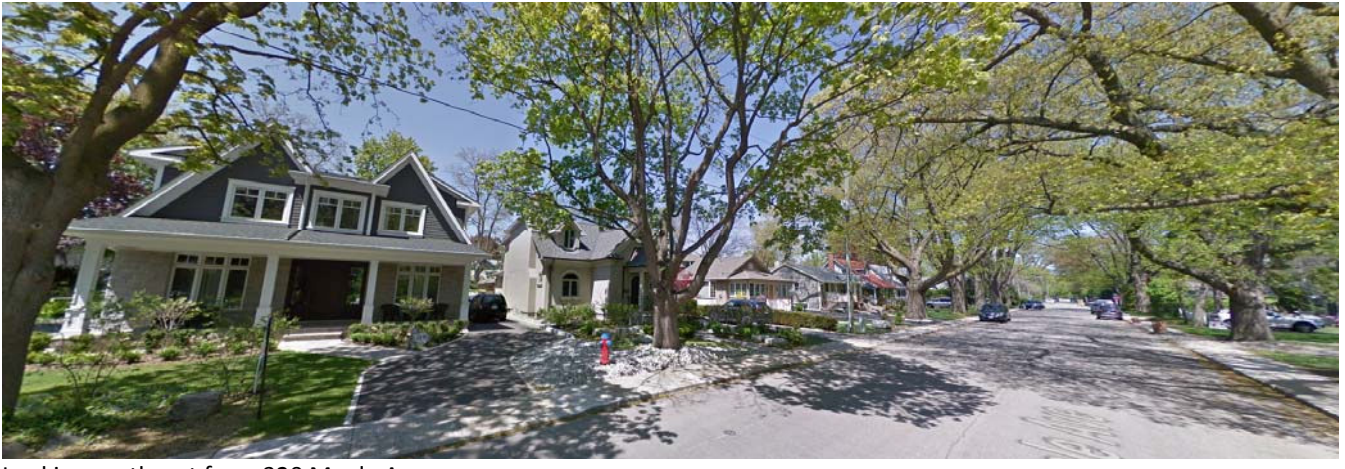




View of 320 Maple Avenue looking southwest.



View of 320 Maple Avenue looking southeast.



Looking northeast from 320 Maple Avenue.





Looking northwest from 320 Maple Avenue.