

APPENDIX B

Heritage Research Report



340 Robinson Street

November 2016

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address: 340 Robinson Street

Roll Number: 2401040010082000000

Short Legal Description: PT LT B,C, BLK 34, PL 1 , PART 2 , 20R989 ,
T/W 468787 ; OAKVILLE

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Zoning: RL6 sp 84

Land Use: Residential

Research Report Completion Date: November 2016

Heritage Committee Meeting Date: November 22, 2016

Designation Brief Completed by: Carolyn Van Sligtenhorst
Heritage Planner

Sources Consulted: Land Registry Records
Ancestry.ca
Oakville: A Small Town
Oakville and the Sixteen
*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 early 20th century vernacular home with Edwardian style influences.
 - 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 development of the downtown Oakville commercial area and the Old Oakville residential neighbourhood.
 - 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 subject house does not define the mixed residential and commercial 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 and commercial neighbourhoods.
 - iii. is a landmark.
The property is not a landmark.

Design and Physical Value

Records indicate that the house at 340 Robinson Street was likely constructed around 1911-1913. The house is a 2 ½ storey frame building on a concrete block foundation with a one-storey lean-to rear addition. The structure has a simple gable roof with a shed dormer on the west side and a shed roof on the rear addition, all of which are covered in asphalt shingles. The house was most likely historically clad in wood siding which has since been covered in aluminum siding. The house also contains some wood shingles on the bay windows, in the gables, on the dormer and on the rear addition. The shingles themselves do not appear to be historic but wood shingles may have been used historically in these areas.



North (front) elevation of house.



South (rear) elevation of house.



East elevation of house.



West elevation of house.

The house was designed with influences from the Edwardian style which was popular between 1900 and 1930. In larger cities like Toronto and Hamilton, new suburban streets were filled with brick Edwardian style homes, all with varying details. Many were influenced by the Queen Anne style and included more decorative features such as round windows, decorative trimwork and turrets.

The Edwardian style home was designed to provide a forward-looking alternative to the more ornamental and flowery designs of the Victorian era. The style was dominated by generous fenestration, balanced facades and Classically inspired elements such as keystones, voussoirs, stone trim and accentuated window and door surrounds. Examples of typical Edwardian style homes in Ontario are provided below.



Edwardian style homes in Ontario – googlemaps



Edwardian style homes in Ontario – googlemaps

The subject house is similar to the houses above in its overall form and design. They are all 2 ½ stories with a gable roof and two bays in the front defined by a one-storey or two-storey bay window on one side and a door with a window above it on the other side. Most have, or originally had, a front porch that either covered the entrance or extended the whole front of the house. Many gables included decorative Palladian windows.

The house at 340 Robinson Street is a simpler, and what would have been cheaper, version of the typical Edwardian style house of the era. Built as a frame house with wood siding, the owners likely did not have the funds to build a more expensive brick house. It is therefore considered to be a vernacular home with Edwardian style influences.

Several changes have been made to the house at 340 Robinson Street since it was constructed. The primary entrance to the house is on the west elevation next to the parking spot. This would have been very unusual for a house of this style and age and was likely moved to this location, at least by 1969 since the entrance does seem to appear in a 1969 photograph. The likely original location of the front entrance would have been directly to the west of the front bay window, which is currently a window. This would be in keeping with other Edwardian style homes of the era, as seen in the photos above.



West side entrance



Historic door in bay on front elevation

There is currently a historic door placed in the westerly portion of the first storey bay window. However, this placement does seem quite odd as there is barely enough room for the door in the bay and it is certainly not typical of a front entrance to this style of building. The likely story is that a new side entrance was created at one point and, to accommodate interior layout changes, the front door was moved from the westerly side of the front elevation to its current position in the bay window. The front of the house, which originally had a typical front porch according to the fire insurance maps, was then altered to become more of a side patio than a front entrance porch.

Other than the historic front door mentioned above, the house does not contain any historic windows or doors. All windows are vinyl, many with plastic muntin bars, and the doors are contemporary steel doors. The original wood cladding is likely underneath the aluminum cladding, possibly along with some original wood trim. New metal shutters were added over the aluminum cladding and the brick chimney was painted after 1969. The rear gable contains sliding doors which lead out to a small wood balcony, both of which are new additions to the house.

From an architectural standpoint, the house is not considered to be of strong historical significance. It is an altered example of a simple vernacular home with some influences from the Edwardian style. It is therefore not a good representative example of the style and does not exhibit any strong degree of craftsmanship or artistic merit.

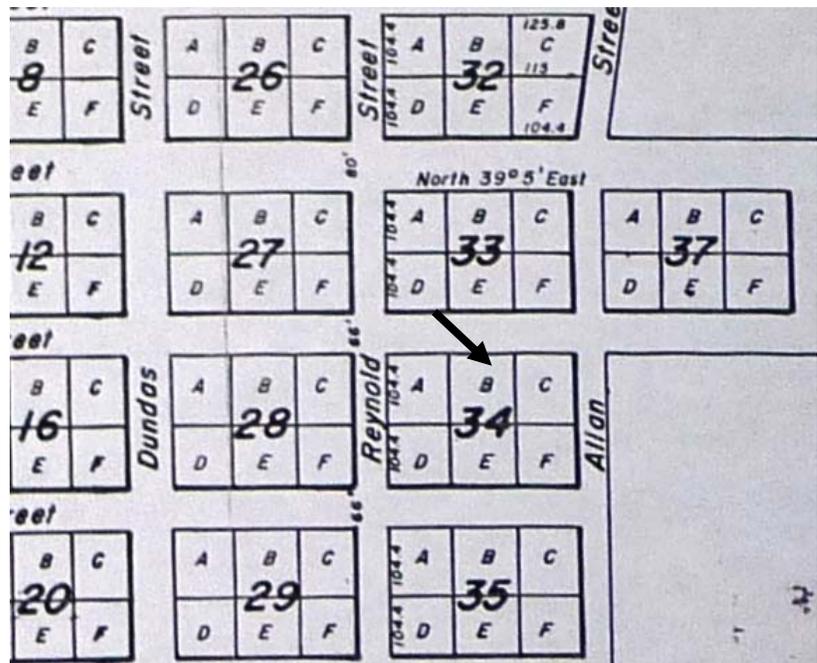
Historical and Associative Value

The property at 340 Robinson Street is historically associated with the downtown Oakville area and the Old Oakville residential neighbourhood. The property is located on Block 34, one of the blocks laid out in the original Plan of Oakville. These lots were developed in the early 1800s and homes were built sporadically throughout the area over the next two centuries. This can be seen in the wide variety of styles and eras of homes and commercial buildings throughout the downtown and the residential area along the lake.



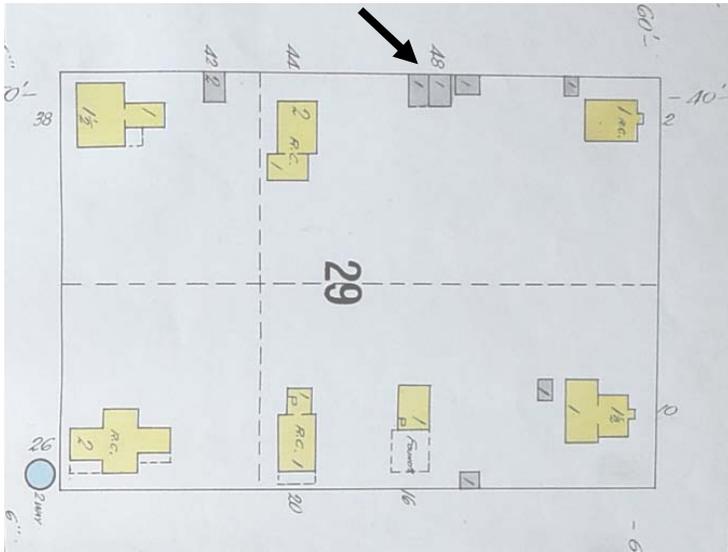
1835 Plan of Oakville – 340 Robinson Street is marked with an arrow.

The earliest records of property ownership are from 1850 when George K. Chisholm sold the ¼ acre Lot B to Sidney English. George was the son of William Chisholm, the founder of Oakville, and served as Oakville's first mayor, among other political and military roles. George purchased and inherited much of the land in Old Oakville from his father who had purchased it from the Crown in 1827. In 1859, Sidney English sold the land to William M. King and the property continued to change hands numerous times until the 20th century.

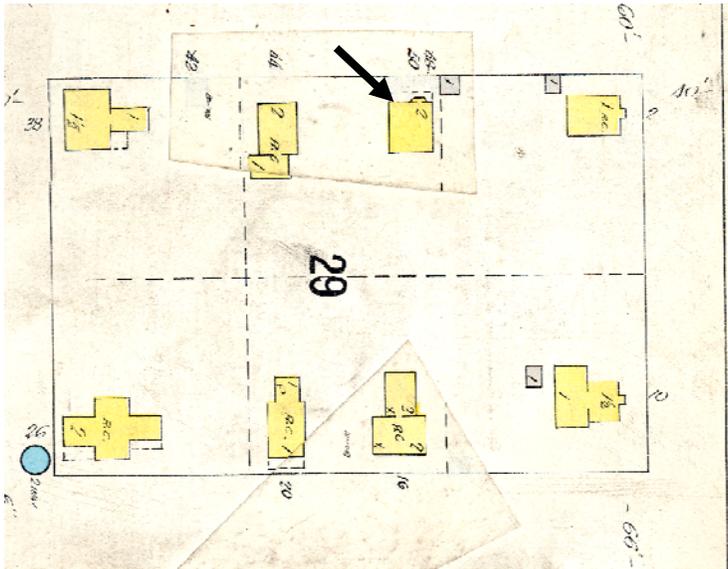


1850 Town of Oakville Map – 340 Robinson Street is marked with an arrow.

From the fire insurance maps, we know that the subject house was constructed between 1910 and 1913 since the house does not appear in the 1910 map but is shown in the 1913 map. According to land registry records, the property was sold from Elizabeth Powless, a widow, to William K. Loft, a carpenter in 1910 for \$1.00. The following year, Loft sold the property to George Mason, listed as a farmer and labourer, for \$1375.00. In 1913, Mason then sold the property to Edward Anderson Morden, a farmer, for \$260.00. Morden was a well-known member of the community whose family founded the Morden Line of steam ships that transported lumber from the Great Lakes. Morden was greatly involved in the Knox Presbyterian Church and owned a number of properties in Oakville.



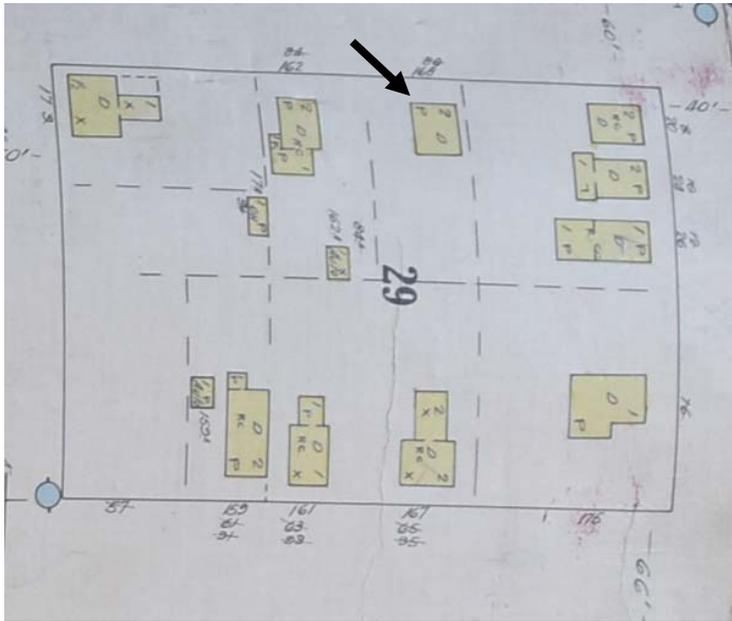
1910 Fire Insurance Plan – 340 Robinson Street is marked with an arrow. Note the two small 1-storey accessory buildings.



1913 Fire Insurance Plan – 340 Robinson Street is marked with an arrow. Note the 2-storey frame house with front porch.

Upon initial review, it would appear that William Loft constructed the house in 1911 since he sold it for \$1375.00 after one year of ownership, and he was listed as a carpenter. However, the house was sold in 1908 for \$1200.00, suggesting that there was not enough of a price increase to suggest a new house on the property by 1911. George Mason is listed as a labourer and he owned the house for two years, selling it in 1913. The sale price of \$260.00 in 1913 does not give us enough information to suggest a price increase, however this date is still more likely when you examine the prices. Therefore, the house was most likely constructed by George Mason between 1911 and 1913.

In 1919, Edward Morden sold the property to the Farmers who remained on the property until 1948. The property was then sold to John and Phyllis Carter and it remained in the Carter family until 1968 when it was sold to a company. The property continued to change hands until the current owners purchased it in 2004.



1949 Fire Insurance Plan – 340 Robinson Street is marked with an arrow. Note the 2-storey frame house.



340 Robinson St (left) and 332-336 Robinson St (right – now demolished) in 1969

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
George Chisholm	1850
Sidney English	1850-1859
Robert K. Chisholm	1859-1871
George Parsons Secker	1871-1876
Hugh Coyne	1876-1877
Bridget Secker	1877-1885
John Urquhart	1885-1890
Thomas Condon	1890-1904
Henry C. Butterworth	1904-1908
Elizabeth Powless	1908-1910
William K. Loft	1910-1911

George Mason	1911-1913
Edward Anderson Morden	1913-1919
Rebecca Farmer, Oswald Farmer, Harold Farmer	1919-1948
John and Phyllis Carter	1948-1968
Oakbase Enterprises Ltd.	1968-1973
Robert and Julia Hamilton	1973-1977
John Krawczyk	1977-2004
Current owner	2004-present

Among the owners and residents of the property, there are no individuals considered to be of historical significance other than George Chisholm who owned much of the land in old Oakville at one time. Edward Morden is also considered to be a significant individual, and while he may have been the first person to live in the home, this is unlikely as he owned numerous properties in the area and likely rented it out. The property appears to have been owned mostly by 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 Robinson Street between Reynolds Street and Allan Street, on one of the blocks laid out in the original Oakville town plot. Robinson Street has long been the transitional divide between the commercial downtown and the Old Oakville residential neighbourhood. The houses in this area range in age and architectural style, dating from the 1800s to today. While the Old Oakville residential area to the south has remained more stable, Robinson Street has seen a great many changes in the past century, particularly in the past few decades with the construction of new townhouses.

Numerous properties surrounding the subject property are listed or designated as heritage. The properties on the south half of the block are designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District. On the east side of nearby Allan Street, the properties are designated under Part V of the *Act* as part of the First and Second Street Heritage Conservation District. On the northeast portion of the subject block, the houses at 70, 74 and 78 Allan Street are designated under Part IV of the *Act* as individually significant properties. On the northwest corner of the block, 75 Reynolds Street is designated under Part IV of the *Act*.

While there are numerous heritage resources in the area, the current house is not considered to have the same historical significance. The building is historic and does have some contextual heritage value for its role as part of the streetscape for the past century. However, the house is not a landmark and is not considered to define the heritage character of the area.



Aerial view of the area.

The arrow marks the subject property at 340 Robinson Street.

The long dashed line indicates the boundaries of Old Oakville Heritage Conservation District while the short dashed line indicates the boundaries of the First and Second Street Heritage Conservation District.

The stars indicate properties which are individually designated.

Below are images of the house and surrounding streetscape.



View of 340 Robinson Street from the street.



Looking southeast towards 340 Robinson Street.



Looking southwest towards 340 Robinson Street.



Looking northeast along Robinson Street from Reynolds Street.



Looking northwest along Robinson Street from Allan Street.