

Heritage Research Report



387 Allan Street

November 2012

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address: 387 Allan Street

Roll Number: 2401040070003000000

Short Legal Description: LT 63, PL 113, OAKVILLE

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Zoning: R10

Land Use: Residential

Research Report Completion Date: November 2012

Heritage Committee Meeting Date: December 11, 2012

Designation Brief Completed by: Carolyn Van Sligtenhorst
Heritage Planner

Sources Consulted: Land Registry Records
Oakville: A Small Town
Oakville and the Sixteen
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 a representative example of a vernacular 1920s Pattern book style house.
 - 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 subject property is associated, in a general way, with the development of Brantwood, an early 20th century suburb of Oakville.
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
The house contributes, in a general way, to the understanding of the development of Brantwood 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 helps to define and support the historic residential character of the Brantwood 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 387 Allan Street was likely constructed in 1921. The house is a 1-storey frame cottage with walls clad in wood siding, which was later covered in asbestos shingles. The double side gable roof with asphalt shingles is broken by intersecting gable roofs at the front and rear of the house. The house has a rusticated concrete block foundation with a full basement.



Front (west) elevation



North elevation



Rear (east) elevation



South elevation

The house is considered to be built in a vernacular style, typical of many catalogue-order Pattern book houses built in the 1920s. Architectural details include wood siding (underneath asbestos shingles), wood shingles in the gables, multipaned wood windows, wood soffits and fascia, wood trim and a brick chimney. The front porch, though not all original, has simple round columns and simple square railings. These details are typical of 1920s Pattern book houses and contribute to the character of the house.

The 1949 Fire Insurance Map is the earliest map of its kind that shows the subject property. The map shows a 1-storey frame house in the same location as the existing house. However, the house shown in 1949 does not include a rear addition that must have been constructed after 1949. This rear addition starts directly east of the side porch and entrance. The map also does not show the existing garage, which was likely constructed in the 1950s or 1960s.



1949 Fire Insurance Map

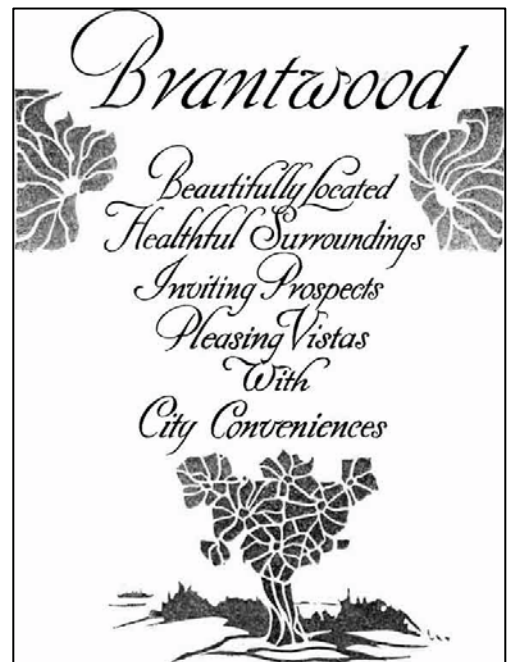


Current aerial image

Historical and Associative Value

The property at 387 Allan Street was built as part of the Brantwood subdivision, which developed in the first few decades of the twentieth century.

The area that became the Brantwood subdivision was originally part of the farm estate of Cyrus Anderson, which was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north and Allan Street to the west. The Anderson Estate house, known as “The Anchorage” faced Lakeshore Road; the farm manager’s house was located at what is now 213 Allan Street. Anderson was the owner of a private bank located in Oakville’s downtown beginning in 1887 and ending in 1902 when it was discovered that the bank had a shortage due to misappropriation of funds by one of Anderson’s sons to cover gambling debts.¹ The bank failed and the Bank of Hamilton acquired title to the Anderson farm by foreclosure of the mortgage.²



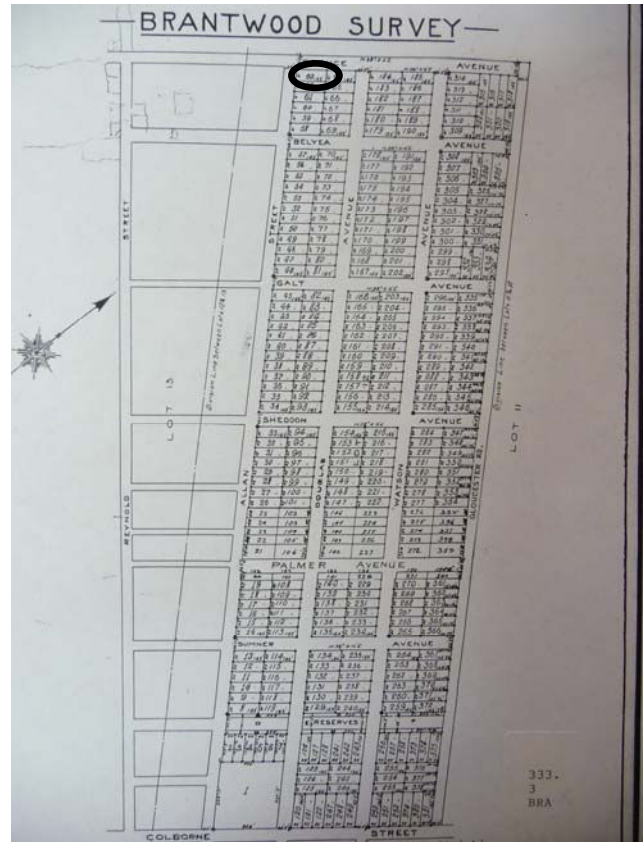
¹ “Origins of Brantwood” pamphlet, Oakville Historical Society

² “Origins of Brantwood” pamphlet, Oakville Historical Society

In 1907, Cameron Bartlett of the Bank of Hamilton sold the farm to the Cumberland Land Company Limited, which was a syndicate developed to divide and sell off the 200 acres of farmland. Three hundred and eighty one 50 foot lots were created, and W. S. Davis, a well-known local real estate agent, was appointed sales manager in 1910.³ A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton businessmen and their families to relocate to this new subdivision of Oakville.⁴ While the area infrastructure developed with all the modern conveniences of the era (sewage, water, paved roads), sales of the development lots in the subdivision slowed through the First World War and did not pick up again until the mid 1920s and 30s.⁵



Douglas Avenue, looking north



Brantwood Survey, 1907. Subject lot is circled.

According to land registry records, in the fall of 1920, Herbert Spurgeon purchased the property from the Cumberland Land Company. Spurgeon was a carpenter and sold the property the following summer. It is therefore likely that he constructed the house in the first half of 1921. MPAC data also contains a construction date of 1921.

Spurgeon sold the property to Lilian Fraser Worrell, who owned the property until 1951. By this time, Lilian was listed as a widow and the property was granted to her son, John Worrell. John was a surgeon in Oakville and owned the property, along with his wife Mary, until the current owner purchased the property in 1992.

³ “Origins of Brantwood” pamphlet, Oakville Historical Society

⁴ “Brantwood” pamphlet, W.S. Davis. Cumberland Construction Company, Ltd. 1913.

⁵ “Origins of Brantwood” pamphlet, Oakville Historical Society

Below is a summary of the owners of the property from 1907 to the present:

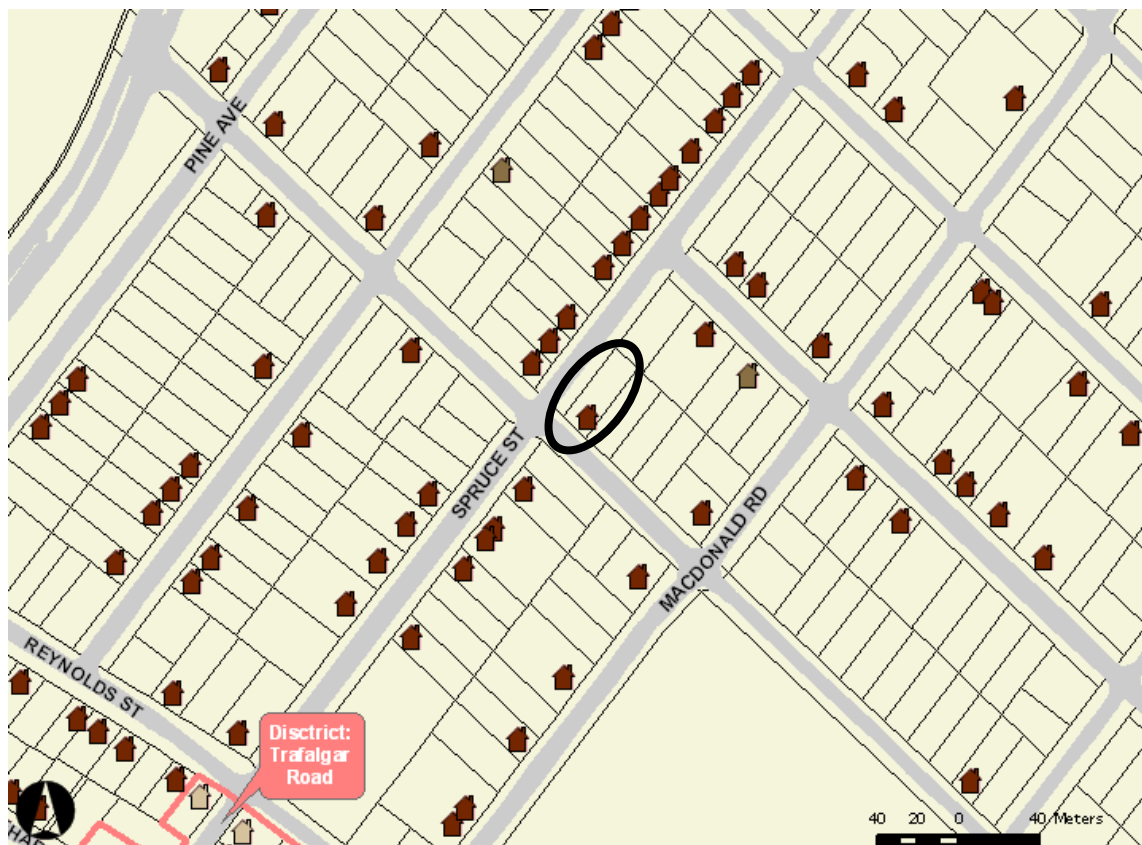
Name of Owner(s)	Years of Ownership
Cameron Bartlett	1907-1911
Cumberland Land Company, Ltd.	1911-1920
Herbert Vorley Spurgeon	1920-1921
Lilian Fraser Worrell	1921-1951
John and Mary Francis Worrell	1951-1992
Current owner	1992-present

Contextual Value

The houses in this area range in age and architectural style, dating from the early to mid 20th century. Many of the houses on Allan Street are Craftsman-inspired or Period Revivals (such as Tudor Revival) built between 1910 and 1940.

There are several nearby properties listed on the Oakville Heritage Register on Allan Street and other streets from the Brantwood and Tuxedo Park surveys. Several new homes have been constructed in the area and most of these developments have been sympathetic to the neighbourhood with setbacks, designs and materials in keeping with the existing properties.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. This area has been identified as a potential candidate for Part V Heritage Conservation District designation in the future.



Map of area with the subject house circled. The houses represent listed heritage properties.



View of 387 Allan Street from Spruce Street, from the northeast.



View of properties along Spruce Street, to the north of 387 Allan Street.



View of property along Spruce Street, to the east of 387 Allan Street.



View of properties along Allan Street, to the south of 387 Allan Street.



View of properties along Allan Street, to the west of 387 Allan Street.



View of properties along Spruce Street, to the northwest of 387 Allan Street.