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May 29, 2024

VIA EMAIL

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

**RECEIVED**  
2024/05/29  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Subject: Notice of Intention to Designate  
Heeks Family Farmhouse  
115 Third Line, Oakville, Ontario**

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Enclosed please find a copy of the Notice of Intention to Designate served upon you in accordance with Section 29(3)(a) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza  
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk  
D. Perlin, Assistant Town Solicitor  
K. Biggar, Manager - Policy Planning and Heritage  
C. Van Sligtenhorst, Supervisor - Heritage Conservation

# INTENTION TO DESIGNATE

On May 21, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Heeks Family Farmhouse  
115 Third Line  
PT LT 2, PL 1252, PART 2, 20R8962; S/T 161923 OAKVILLE

## Description of Property

The property at 115 Third Line is located on the east side of Third Line, between Venetia Drive and Lakeshore Road West. The property contains a circa 1909 two-and-a-half-storey brick house.

## Statement of Cultural Heritage Value or Interest

### *Design and Physical Value*

The Heeks Farmhouse has design and physical value as a representative example of a vernacular home with Edwardian style influences. The home was built in 1909 and likely designed by the farmer who had it built, creating its vernacular style that does not strongly represent one architectural style. Constructed during the Edwardian era, it has characteristics influenced by the Edwardian style, such as its: simple but formal composition and balanced facade; large, square and tall form; red brick cladding with minimal decoration; front porch that runs the width of the house, including brick plinths and the presence of wood columns and railings; simple first-storey square bays; unadorned deep wooden roof eaves; and Classical elements like voussoirs and concrete sills. The house is unique because it was made specifically to suit the family for whom it was built, and there is no other house like it in Oakville.

### *Historical and Associative Value*

The Heeks Farmhouse has cultural heritage value for its direct associations with the Heeks family, specifically with Alfred Heeks, a local farmer who built and lived in the house with his family. Heeks immigrated to Canada in 1885 and worked on John Wilson’s neighbouring farm, Gilbrae, for 16 years. He purchased land from Wilson and built the subject house there in 1909. At the same time, he started a fruit farming business, which was taken over by his sons, William and Walter. Walter maintained the orchard and farm until 1960 and continued to live in the subject house until 1988. The house remains as a physical reminder of the Heeks family and this farming heritage.

### *Contextual Value*

The Heeks Farmhouse has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

## Description of Heritage Attributes

Key attributes of the property at 115 Third Line that exemplify its cultural heritage value as a vernacular house with Edwardian style influences, as they relate to the original two-and-a-half-storey house, include:

- The massing and form of the two-and-a-half-storey side gable-roofed building;
- Deep wooden eaves with wooden cornice returns;
- Third storey dormers;
- The red brick cladding in running bond pattern, including brick plinth along the foundation and brick voussoirs over windows and doors;

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- Central red brick chimney;
- Fenestration of the windows and doors, particularly the symmetrical front façade;
- Front porch that runs the width of the house with the upper balcony above it, including the brick piers and the presence of wood columns, railings and skirting;
- The presence of one-over-one windows in the Edwardian style; and
- Concrete window and door sills.

Any objection to this designation must be filed no later than June 28, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at [carolyn.van@oakville.ca](mailto:carolyn.van@oakville.ca).

Issued at the Town of Oakville on May 29, 2024.