

Cultural Heritage Evaluation Report
Miller House
361 Macdonald Road, Oakville, Ontario



Miller House, August 2023. *Source Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Elaine Eigl, Carolyn Van Sligtenhorst
September 2023

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or interest and identification of heritage attributes.

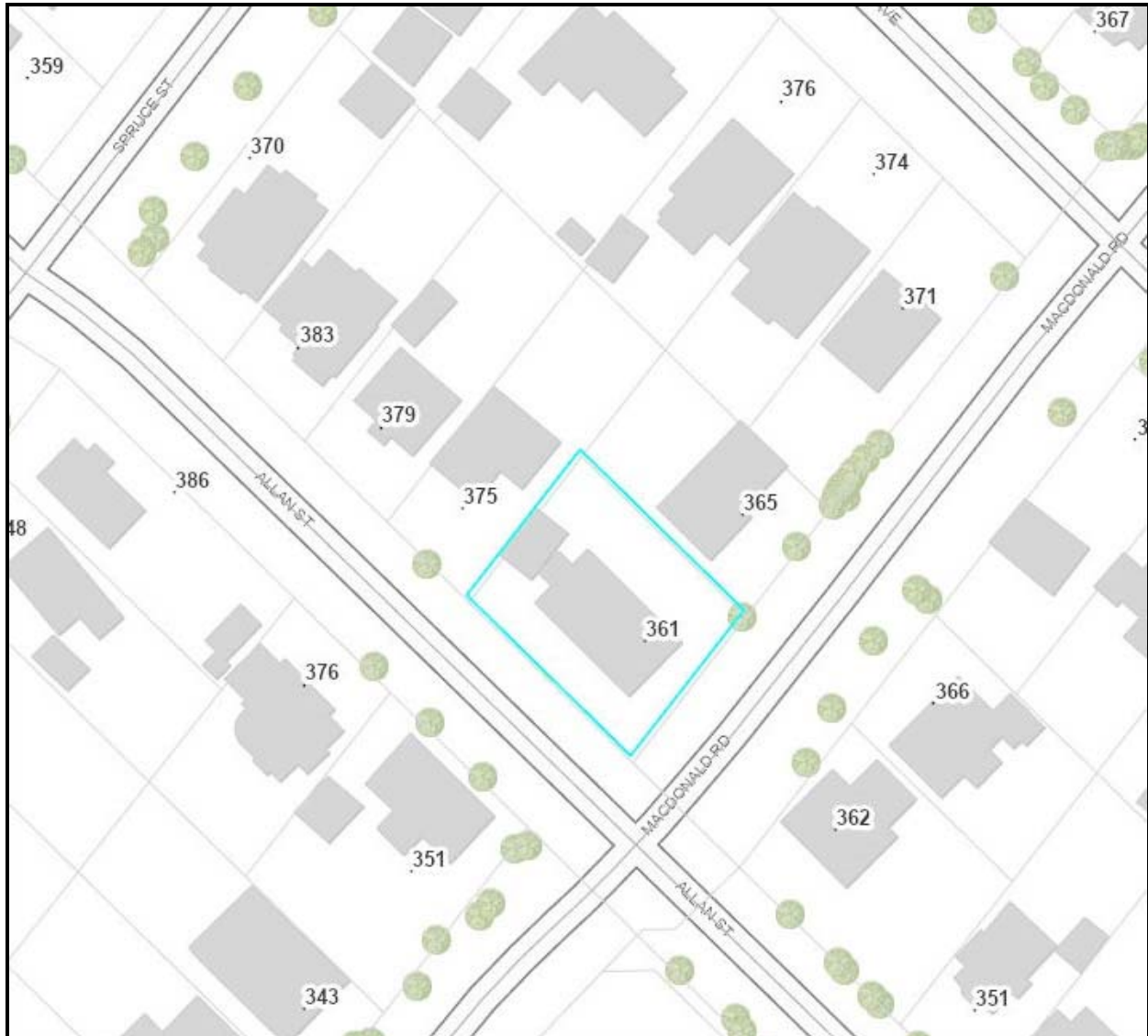
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The property at 361 Macdonald Road is a corner lot located on the northeast corner of Macdonald Road and Allan Street in the Brantwood neighbourhood. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its potential cultural heritage value as an example of Craftsman architecture.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 361 Macdonald Road is a corner lot located on the northeast corner of Macdonald Road and Allan Street in the Brantwood neighbourhood. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Lot 12, 3rd Concession South of Dundas Street (SDS). After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907.¹ The property contains a detached one-and-a-half storey house which was constructed in 1913.



Location map: Subject property is outlined blue. September 2023. Source: Town of Oakville GIS

Legal description: Part Lots 58 & 59, Plan 113; As In 347520; OAKVILLE

¹ LRO Instrument #433, being a Bargain and Sale, dated 28 April 1810, between Samuel Fraser and Charles Anderson.

3. Background Research

Design and Physical Value

The Miller House at 361 Macdonald Road is a single detached, one-and-a-half storey house that was constructed in 1913. The house has design and physical value as a representative and early example of a Bungalow style home built during the Arts and Crafts movement of the early 1900s.



Front elevation of the Miller House, 361 Macdonald Road, circa 1980s

Source: Town of Oakville, Heritage Planning staff photo

Bungalow style architecture was inspired by the Arts and Crafts movement; a movement that began in Britain as a reaction to industrialization. The sudden restructuring of the population, undertaken to provide a ready source of cheap labour to large factories, had a dehumanizing effect on the general population. To counter balance this discord the Arts and Crafts movement endeavoured to make the home a place of serenity, with a focus on the home being an extension of nature.²

In his book, *Ontario Architecture*, John Blumenson states that the term “bungalow” refers to any one-storey dwelling that was built for seasonal or temporary use.³ The origins of this style of architecture is based on a *banglas*, or a home built in the Bengali style. The British, imitating the style of home they had occupied while living and working in the Indian Ocean region, created their own vernacular style of a

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

³ Blumenson, John. “Bungalow (1900-1945).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 176.

banglas and called their version a bungalow. The North American version is different yet again from the British style.⁴

By 1911, bungalow living had become so popular in the United States that Henry Saylor authored his landmark book *Bungalows*. By 1913, a second edition was published in Toronto and plans for bungalows appeared in many home magazines throughout the 1920s and 1930s, “assuring their popularity until the advent of the Second World War.”⁵ These early 20th century bungalows had become more than a cottage or cabin. They were becoming permanent homes which in many instances only maintained the appearance of a one-storey house. One-and-a-half storey iterations squeezed sleeping quarters into the partial upper floor; and in “more fully developed or elaborate examples a full second storey [was] concealed beneath the roof overhang.”⁶ Larger version sometimes even had three floors of living space.⁷

Unlike earlier architectural styles, the aesthetic appeal of bungalows did not rely on applied decoration, rather it lay in their informal composition, strong horizontal rooflines, the “openness” of their plan, and the use of rustic and natural-appearing materials.⁸ Overall characteristics of the Arts and Crafts inspired Bungalow style of architecture are: informality; asymmetry; low, one-storey, ground-hugging expansive profiles; and broad, gently pitched gable roofs with exposed structural roof members. These houses feature: expansive porches or verandas; the use of a variety of natural building materials, including brick, stone, stucco, shingles, and horizontal wood cladding; small-paned casement windows; recessed entrances typically within the expansive porch; and exposed rafter tails or brackets.

The Miller House is an excellent example of a formal multi-storey bungalow. The single detached, one-and-a-half storey, rectangular plan home is clad in red-brick, wood shingles, and rough-cast stucco and half-timbering. The low-sloped roof includes large gable dormers at both the front and the rear, typical of the Bungalow style. Exposed rafter tails embellish some of the rooflines and the west façade’s square hanging bay window. The structure sits on a rusticated stone foundation and a lakestone chimney is a distinguishing feature on the west elevation.

⁴ Kyles, Shannon. “Building Styles: Bungalow (1900 - 1945).” *Ontario Architecture*, ontarioarchitecture.com/bungalow.html. Accessed 12 Sept. 2023.

⁵ Blumenson, *Ontario Architecture*, 176.

⁶ *Ibid.*

⁷ Blumenson, *Ontario Architecture*, 180.

⁸ Blumenson, *Ontario Architecture*, 177.



Aerial view of 361 Macdonald Road. 2021

Source: Town of Oakville, GIS

The front façade includes two symmetrical openings, one of which houses the formal front entryway, and the other a bank of three small-paned casement windows. Both openings are decorated with red brick arch radiating voussoirs, and the casement windows sit on a dressed stone sill. The front doorway sits off-centre within the front façade and is composed of a single panel, wood and multi-paned glass door, flanked by multi-paned sidelights. The door and sidelights are contemporary replacements of the originals, but have been designed to mimic the originals, maintaining the Arts and Crafts style aesthetic of the house.



Front and partial east elevations of the Miller House, 361 Macdonald Road. August 2023

Source: Town of Oakville, Heritage Planning staff photo

Access to the front door is via a flight of wood stairs, leading up to an expansive wood porch, which is in keeping with the Bungalow style of architecture. Three lakestone pillars, topped by pairs and groupings of square wood columns, support the deep overhang of the front porch. Instead of being straight, the porch's fascia is slightly peaked, which helps to frame and subtly highlight the two symmetrical front façade openings. This subtle peak design is typical of the Craftsman Bungalow style and mimics the low-sloped roof style of these buildings.

Above the porch is an inset gable dormer that is clad in wood shingles with stucco and half-timbering in the peak of the roof. A small balcony is located in front of the dormer, tucked into the roof. A contemporary low railing has been installed in recent years.



Front elevation of the house. August 2023.

Source: Town of Oakville, Heritage Planning staff photo

The house includes a variety of window styles, including the aforementioned casement windows on the first floor of the front façade. The side and rear elevations include: one-over-one windows – those located on the first brick-clad storey sit on stone sills capped by red brick radiating voussoirs and those located in the shingle-clad second-storey have wood sills and trim. There are one-pane casement windows flanking the chimney on the west elevation, and a bank of multipaned wood windows composed of nine-panes topped by three-pane transoms in the sunroom on the northwest corner of the house. On the west façade, there is an original projecting bay window with three one-over-one windows. On the east façade, there is a projecting bay window with contemporary windows; this bay window does not appear to be original.



361 Macdonald Road, showing some of the variety of windows included in the house, and examples of all three cladding material types used on the house. August 2023. *Source: Town of Oakville, Heritage Planning staff photo*

The Miller House includes two chimneys, one an inset red brick chimney, sitting towards the back of the home, and the other, on the west elevation, a large rustic stone chimney which is in keeping with the Bungalow style of architecture. This chimney is a distinguishing feature on the house as it exemplifies the Arts and Crafts era by using local, natural materials, and it speaks to Oakville's built history and the historical use of local lake stone.



View of the west elevation of the Miller house showing the building's two chimneys. 2022. Source: Realtor.ca

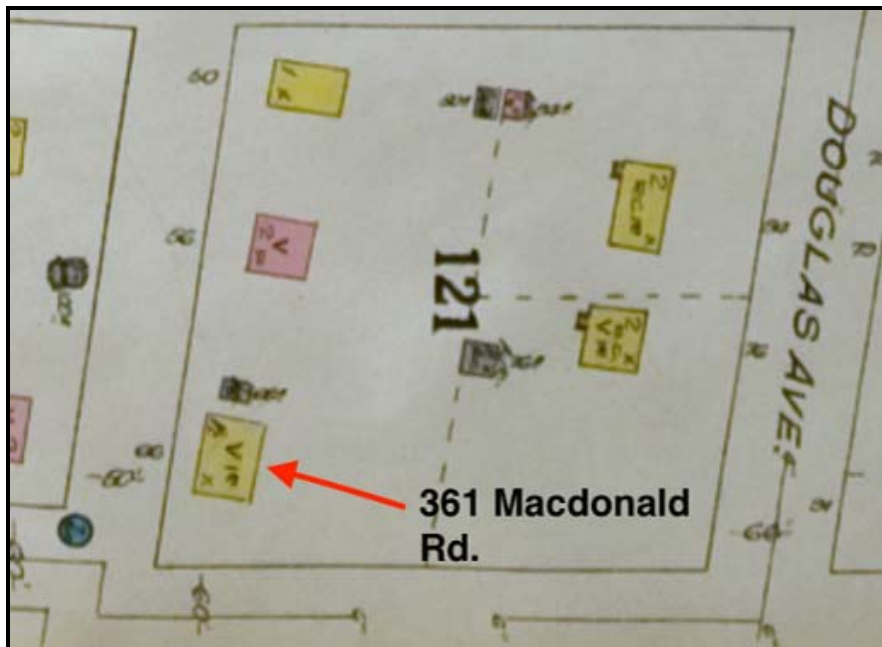


View from the backyard of the east and north elevations of the Miller House. 2022. Source: Realtor.ca

The house includes a small one-storey, lean-to entryway addition on the back elevation that was added circa 2014. Beyond this new door lies a new, circa 2007, single car garage. However, the 1924 Fire Insurance Plan shows that an accessory building has been located here since at least 1924.

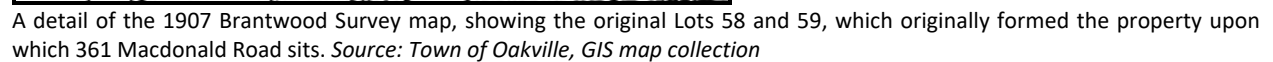


The non-historic lean-to addition and detached garage on the back elevation of 361 Macdonald Road. August 2023.



1924 fire insurance plan, showing 361 Macdonald Road, which at the time was called Belyea Avenue, and an accessory building to the north. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1924.

The Miller House property was originally made up of two lots; Lots 58 and 59.

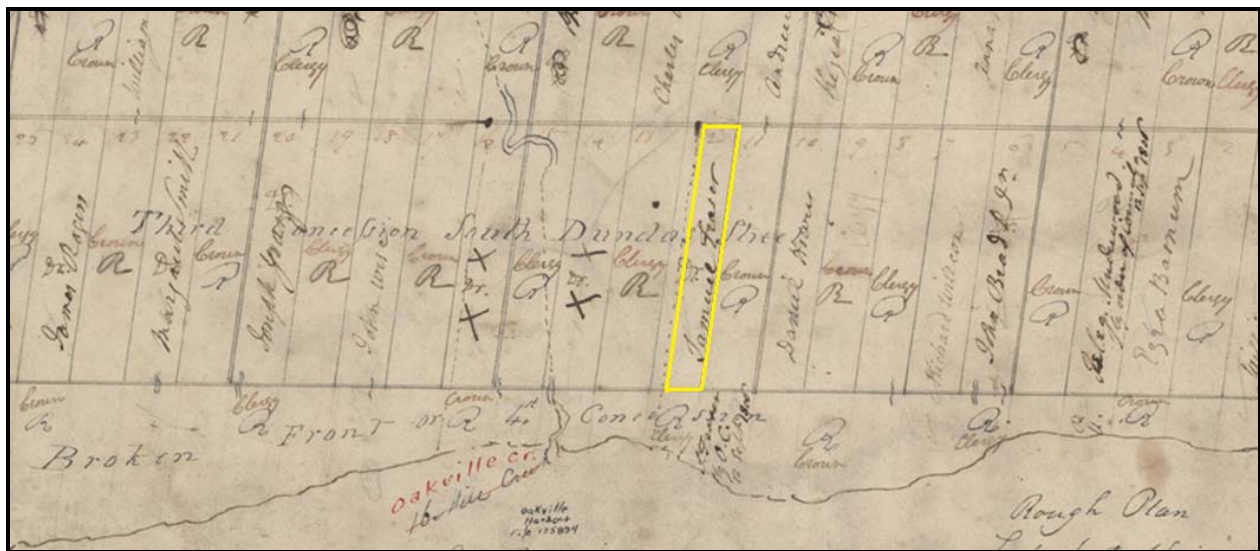


Map showing the existing configuration of the Miller House property, on the north side of Macdonald Road. *Source: ONLAND Property Search*

Historical and Associative Value

The home at 361 Macdonald Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12, and would later become the neighbourhood of Brantwood in the early 1900s.¹⁰ Lot 12 is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



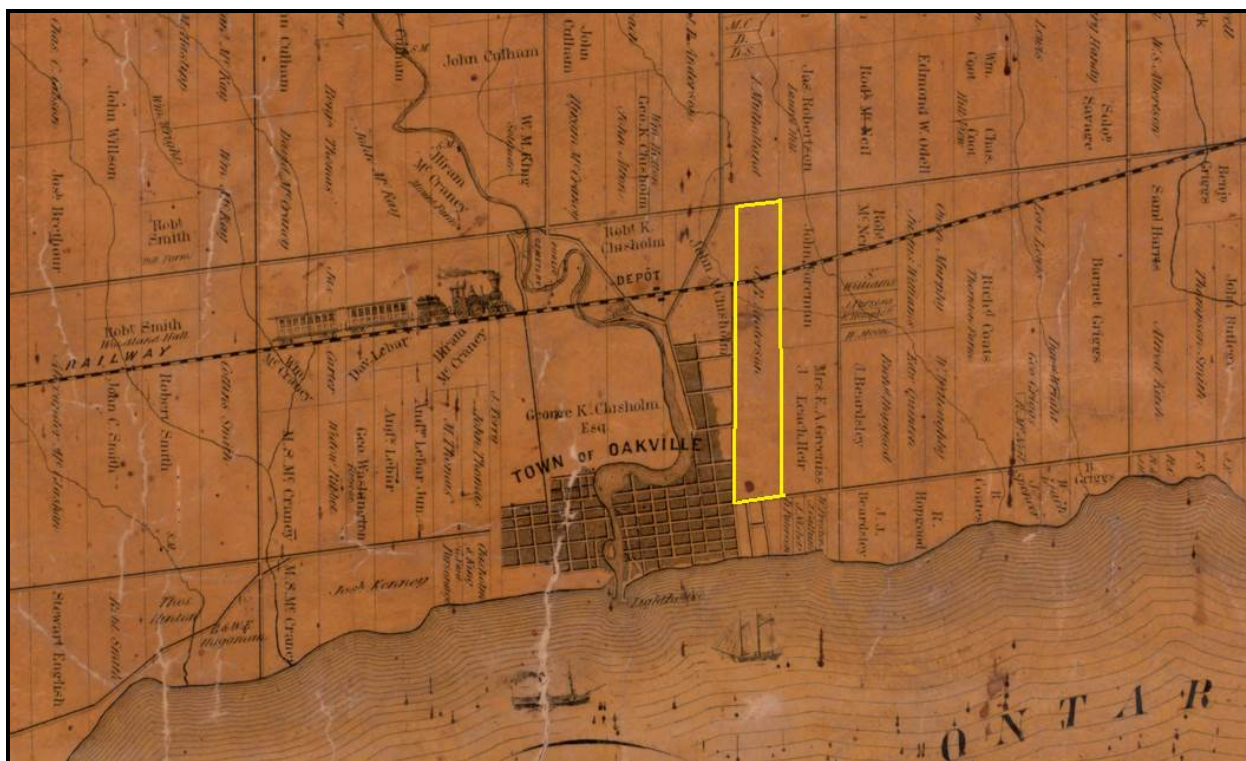
Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹¹

⁹ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁰ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹¹ Debwewin: The Oakville Truth Project, 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga's lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, Joseph Brant Anderson owned Lot 12. Source: 1858 Tremaine's Map of Halton County, Canada West, George C. Tremaine

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹² In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹³. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁴ Because of this, he was viewed as a traitor after the war and his lands were forfeited to the Crown. In 1821, Charles Anderson purchased this portion of Fraser's land.¹⁵ The estate 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 lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹⁶ When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger home in 1836.¹⁷ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁸

¹² LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹³ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association:
<https://www.oakvillehistory.org/lot-12.html>

¹⁴ Ibid.

¹⁵ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

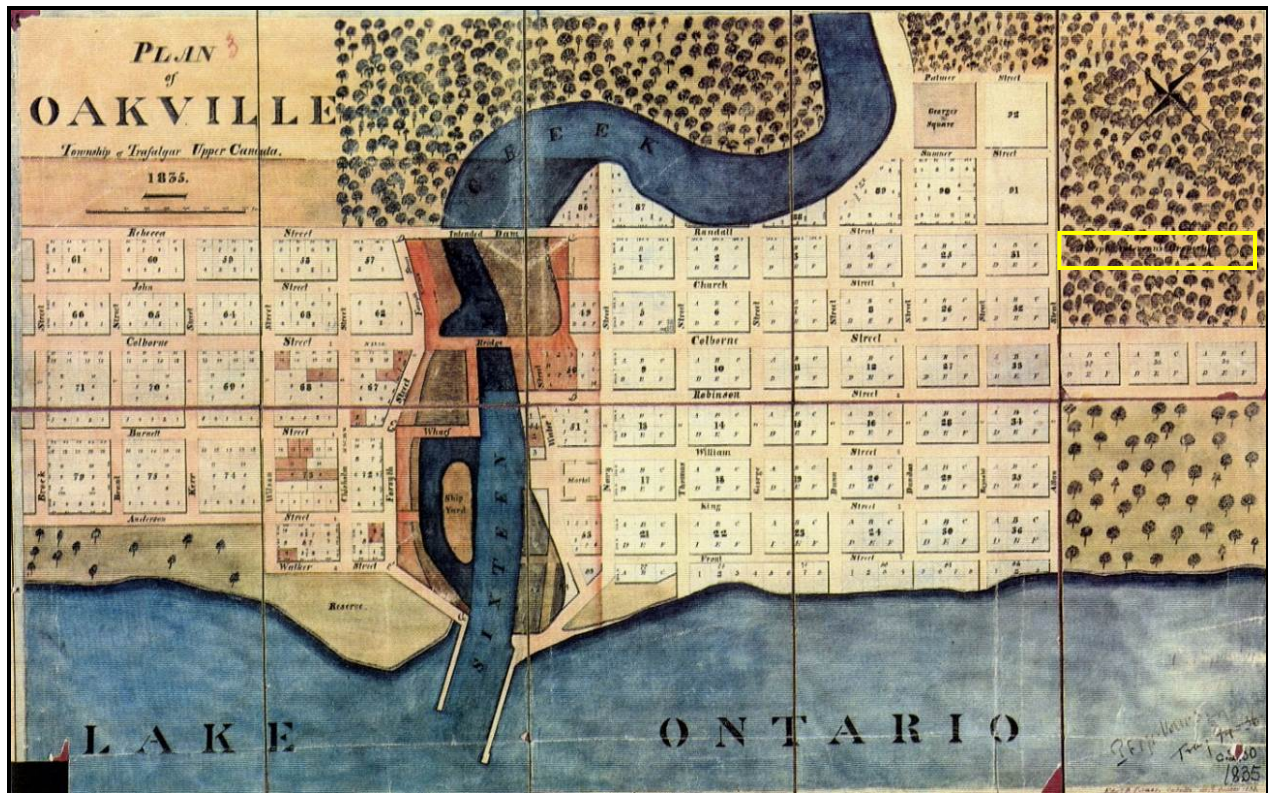
¹⁶ Oakville Historical Society, "Lot 12"

¹⁷ Ibid.

¹⁸ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.¹⁹ Chisholm is widely recognized as the founder of the Village of Oakville.

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land, in which the subject property sits, was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property." In his 1879 Will, Joseph B. Anderson left the property to his son Cyrus Anderson.²⁰



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835". The yellow box indicates the mostly illegible "Joseph Brant Anderson" text. Source: Oakville Historical Society

Between 1897 and 1902, Cyrus Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.²¹ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm, ending the Anderson family's 92 year ownership of Lot 12, 3rd Concession SDS.²²

¹⁹ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

²⁰ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

²¹ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²² *The Globe*, "A document found", January 10, 1903, pg. 28



1913 photo of Watson Avenue looking north, with sidewalks completed before roads. Source: 1913 *Brantwood promotional booklet*, Cumberland Land Company Ltd. and W.S. Davis

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²³ oversaw the project and its infrastructure—planning streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁴ The new subdivision was known as Brantwood.²⁵

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton upper middle-class workers and their families to relocate to this new subdivision in Oakville, promising “permanent freedom from the city's ceaseless turmoil”.²⁶ The neighbourhood was advertised as a means to escape the city and live surrounded by bountiful nature, with large lots and picturesque homes.²⁷ The brochure proclaimed, “Groves of majestic pines give an air of grandeur and dignity to the landscape which is charming and beyond description.”²⁸ Brantwood was described as country living but with modern conveniences in the “exclusive suburb” of Oakville.

Builders began buying lots and constructing houses in the early 1900s and 1910s, most designed in the styles of the Arts and Crafts era. This was fitting for Brantwood as the Arts and Crafts movement focused on picturesque homes built within nature using nature's materials. Buyers would often buy multiple lots and then build on one or two, utilizing the rest as a large natural area or gardens. Despite the neighbourhood initially being divided into hundreds of equal sized lots, the marketing for large properties with medium to large-sized homes worked, and many were bought up to form larger parcels.

While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s.²⁹ Development slowed again during the Great Depression and did not

²³ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

²⁴ Cumberland Land Company Ltd., and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²⁵ Oakville Historical Society, Brantwood Survey, 1907

²⁶ Cumberland Land Company Ltd., and W.S. Davis, “Brantwood” pamphlet, 1913

²⁷ Ibid.

²⁸ Ibid.

²⁹ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

increase until after the Second World War, when many owners of multiple lots began selling them off in the 1960s and 1970s. For these reasons, the Brantwood that we know today includes a diverse selection of homes from many eras and styles. Homes like this one remain anchor points in the neighbourhood and help to define and reflect the Arts and Crafts era origins of this pastoral subdivision.

Brantwood

Oakville's New Residential Survey

The Garden Spot That Care Forgot

THERE'S something in the very atmosphere of "Brantwood" that chases worry from the mind and smoothes out the wrinkles of care in a twinkling.

To live in this veritable garden spot of freedom is to realize the full meaning of "the joy of living." To the city-dweller, whose business activities consume the greater part of his day—whose home life consists in reading indoors, or puttering in his tiny strip of garden, in full view of his next-door neighbors—whose unfulfilled ambition is to own a little place in the country where he can keep a cow, raise a few chickens, grow his own vegetables, and jog around in a dog-cart behind a spirited little country-bred mare—Brantwood offers the needed opportunity to realize his dream of comfort and contentment.

For from \$10.00 a foot upwards, he can buy a nicely wooded lot, 50 x 150 feet, or two or more adjoining lots, with rich sandy loam in which he can grow such flowers, fruits and vegetables as will arouse the envy of his city friends. Moreover, with all the advantages of the country, he may enjoy the modern conveniences of the city. For Brantwood lots are provided with the purest water in Ontario. Pipes are already laid and water is taken from a point three-quarters of a mile out in the lake, and 20 miles from any contaminating influence. Cement sidewalks have been laid and paid for—5 miles of them—and purchasers will have no taxes to pay on this improvement. Streets are lighted by electricity, sewers are now being constructed, educational facilities are unsurpassed, groceries and meats may be purchased in the town of Oakville close by, and a telephone may be installed at a cost of \$20.00 a year, while the long distance telephone rate to Toronto is but 20c.

Brantwood is just 8 minutes' walk from the Grand Trunk Ry. station, and the fare to Toronto is only 13c. for the 36-minute run.

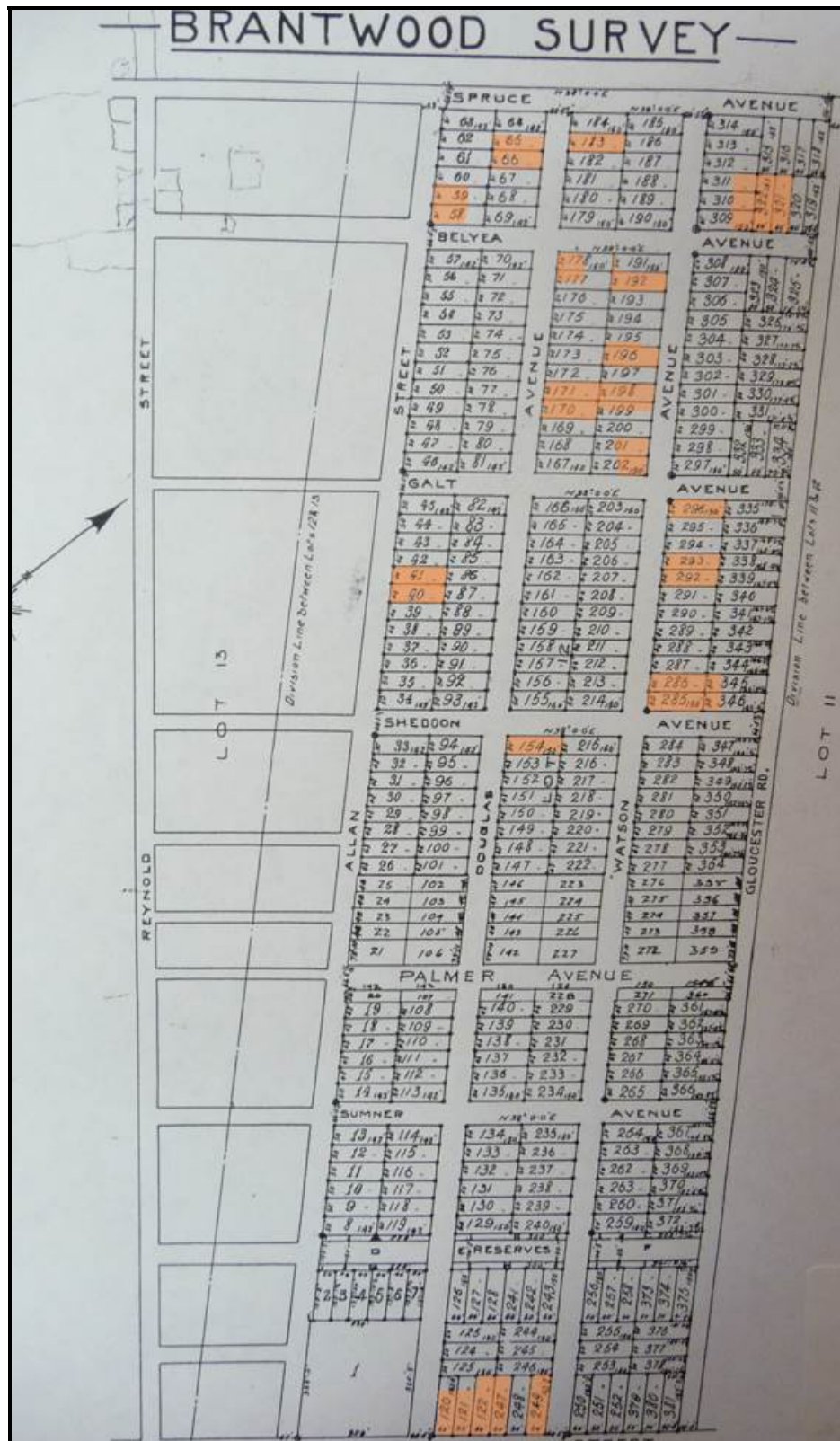
Already many of Toronto's most prominent business men are living in Oakville, and Brantwood is rapidly becoming a colony of cultured and neighborly country-home dwellers.

The accompanying illustrations of typical Oakville homes will give you some idea of this wonderland of beauty. Fill in and mail this coupon for full particulars and literature. Address

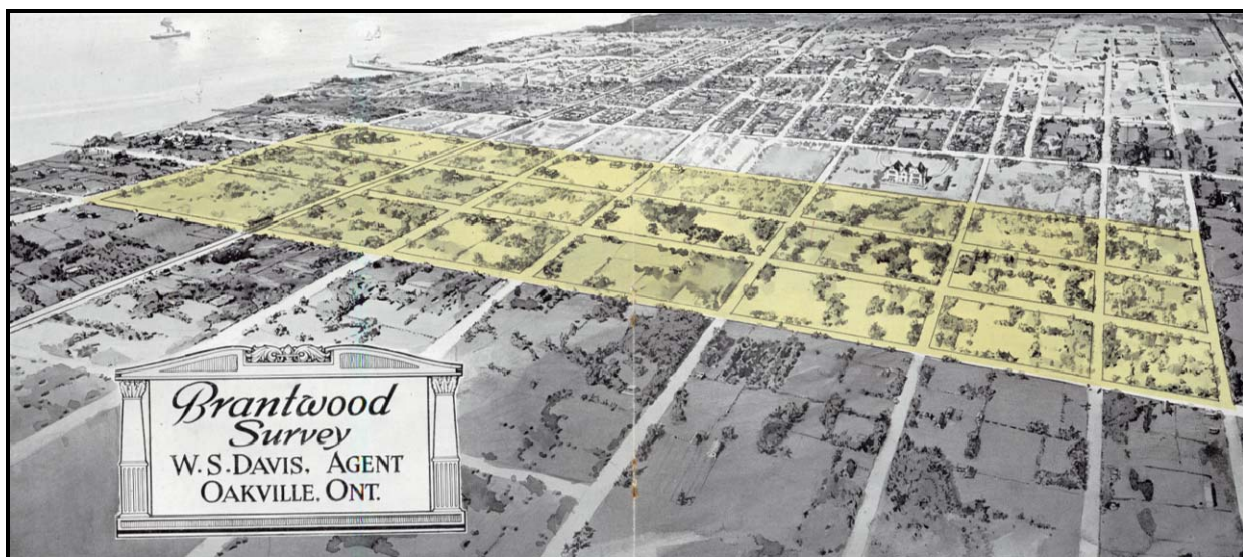
W. S. DAVIS, Agent
Brantwood Survey
Oakville, Ontario

COUPON
W. S. DAVIS, Agent
Oakville, Ont.
Please send me full particulars and literature descriptive of "Brantwood."
Name _____
Address _____

An advertisement for Brantwood, targeted to city dwellers in nearby Toronto and Hamilton, advertising affordable, large properties surrounded by nature. *Source: Oakville Historical Society*



A map of the Brantwood lots as originally laid out in 1907. The listed properties being considered for designation are highlighted in orange. Many buyers purchased multiple lots for large properties, and some remained unsold until after the Second World War. Source: Oakville Historical Society



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage/Lots (all in Plan 113)	Years of Ownership
Crown		1806-1808
Samuel Fraser	Northeast part	1808-1810
Charles Anderson	140 acres	1810-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus William Anderson	140 acres	1879-1902
Edward R. Clarkson Re: the estate of Cyrus Anderson	165-3/5 acres	1902-1903
The Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Lots 58 & 59	1907-1910
Allan Pearman (or Fearman) Miller	Lots 58 & 59	1910-1919
Mary Robertson Blackham	Lots 58 & 59	1919-1950
Mary Alice and John Arthur Ross	Lots 58 & 59	1950-1952
James Carson Lea	Lots 58 & 59	1952-1954
Myrtle Levila Lea	Lots 58 & 59	1954-1963
Myrtle Levila Lea	Part Lots 58 & 59	1963-1970
Herbert Russell and Kathleen Olivia Gardner	Part Lots 58 & 59	1970-1972
James Gordon and Sandra Jane Tonner	Part Lots 58 & 59	1972-2001
Previous owners	Part Lots 58 & 59	2001-2023
Current owners	Part Lots 58 & 59	2023-present

With the creation of the Brantwood survey, the subject properties became part of Belyea Avenue, which later became Macdonald Road. Macdonald Road was named for the Macdonald family whose farmhouse still stands at the northwest corner of Macdonald and Chartwell Roads. Historically Macdonald Road was called both Belyea Avenue and Division Street. Originally it was called Division Street between Sixteen Mile Creek and Allan Street North (now Allan Street); and Belyea Avenue from east of Allan Street to Gloucester Avenue.³⁰ Today, Macdonald Road runs roughly east/west between Trafalgar and Chartwell Roads.

In June 1910, after being subdivided, Allan Pearman (or Fearman) Miller purchased Lots 58 and 59 from Cameron Bartlett.³¹ Tax Assessment records indicated that Allan and his wife Ida May (b.1882) constructed a house on the property in 1913.³² The following year's assessment indicates that the Millers had undertaken further improvements to the property as its value has increased by \$800, a sum which represents a 30 percent increase in their property's value. This may have been further completion of the house.

Allan Pearman Miller, a travelling salesman from Toronto, was born in Albrighton, England in 1875.^{33, 34} He arrived in Canada in 1884 with his family, settling first in Toronto.³⁵ In 1904, Miller married Ida May (nee Anderson) in Wyoming, Lambton County, Ontario.^{36, 37}

The Millers sold Lots 58 and 59 to Mary Blackham the wife of Charles Blackham on 2 June 1919.³⁸ Eleven days later Allan and Ida's son, John A. Miller was born in Waban, Massachusetts, indicating that the Millers had relocated shortly after the sale of their Brantwood property.³⁹

Mary Blackham was born Mary Robertson Charlotte Massy in Montreal, Quebec in 1881 to George Hugh Massy and Lydia Georgina Robertson Fenwick.⁴⁰ Charles William F. Blackham was born in Ireland in 1886

³⁰ Town of Oakville, Heritage Planning file, *Oakville Street Name Origins*

³¹ LRO Instrument #4404, being a Bargain and Sale, dated 30 June 1910, between Cameron Bartlett and Allan Pearman Miller.

³² Oakville Public Library, *"Microfilm Collection Index – Financial Records, Assessments & Collector's Rolls for Trafalgar Township, 1823-1899, p. 2"*, Town of Oakville Assessment Rolls, 1900-1934, TG1, Series A TO.008-.014

³³ "U.S., World War I Draft Registration Cards, 1917-1918 for Allan Pearman Miller." *Ancestry*®, Ancestry.com Operations Inc, 2005, www.ancestry.ca/imageviewer/collections/6482/images/005217770_03543?pld=18106658.

³⁴ "Massachusetts, U.S., State and Federal Naturalization Records, 1798-1950 for Allan Pearman Miller." *Ancestry*®, Ancestry.com Operations, Inc., 2011, www.ancestry.ca/imageviewer/collections/2361/images/007774814_01647?pld=1830579.

³⁵ Year: 1901; Census Place: Toronto (West/Ouest) (City/Cité) Ward/Quartier No 6, Toronto (West/Ouest) (City/Cité), Ontario; Page: 1; Family No: 1

³⁶ "Canada, Ontario Births, 1869-1912," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:9Q97-Y3S4-1C2?cc=1784212&wc=QZ3B-GWH%3A1584203503%2C1584212701%2C1584213902> : 15 January 2016), Births > 1882 > no 11227-18883 > image 495 of 808; citing Archives of Ontario, Toronto.

³⁷ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928*; Reel: 114

³⁸ LRO Instrument #6958, being a Grant, dated 2 June 1919, between Allan Pearman Miller and wife, and Mary Robertson Blackham, wife of Charles William Frances Blackham.

³⁹ "Massachusetts, U.S., State and Federal Naturalization Records, 1798-1950 for John A." *Ancestry*®, Ancestry.com Operations, Inc., 2011, www.ancestry.ca/imageviewer/collections/2361/images/007774814_01647?pld=902904231.

to Charles P. Blackham and emigrated to Canada in 1906.^{41, 42} Mary and Charles married in May 1913 in Montreal, and they had two children, Margaret (b. 1917) and John Patrick Blackham (b. 1918).^{43, 44}

In the 1921 Census of Canada, the family is recorded as living on the subject property, which at the time was called Belyea Avenue and had not yet been changed to Macdonald Road.⁴⁵ Charles Blackham's employment was as an inspector with the Commercial Union Assurance Co. in Toronto.⁴⁶ Mary Blackham "took an active interest in community affairs and was for many years a member of the Oakville Club and the Oakville Golf Club. During the late war she was active in the Red Cross work here. She was a member of St. Jude's Church and belonged to several organizations of the church."⁴⁷

When the Second World War broke out, Charles & Mary's son Pat, who had been with the High School Cadets for four seasons and for one year with the Lorne Scots (1938-1939), enlisted in September 1939 with the Canadian Active Service Force (C.A.S.F.).⁴⁸ Blackham's military records indicate that he was an avid sportsman who enjoyed activities such as rugby, hockey, swimming, and golf, amongst others. So much so that just prior to the Second World War, he took a 1,500 mile (2,414 km) trip through northern Ontario.

In high school Pat Blackham was a member of the Literary Society, and he was in the choir at St. Jude's Anglican Church. After high school, Blackham worked as a Bank Clerk, and "on Col. McKendrick's farm plant" for six months "to improve his health and eyesight."⁴⁹ Blackham was turned down for service in the RCAF because of his poor eyesight, so he joined the army instead. Blackham, who had originally been undertaking administrative work for the military, wrote a letter requesting "fast action" preferably "as a Parachute Trooper, or with a Raiding Party."⁵⁰ Unfortunately, Pat Blackham was killed in action on 29 June 1944, while on loan to the British Army, (8th Battalion, Royal Scots). He is buried at the Fontenay-Le-Pesnel War Cemetery, Tessel, Calvados, France.⁵¹

⁴⁰ "Quebec, Canada, Vital and Church Records (Drouin Collection), 1621-1968 for Mary Robertson Charlotte Massy." *Ancestry*®, Ancestry.com Operations, Inc., 2008, www.ancestry.ca/imageviewer/collections/1091/images/d13p_1112c0982?pid=9759771.

⁴¹ A quiet wedding took place. (1913, May 13). *The Gazette*, Social and Personal, p 2.

⁴² Canada, Library and Archives. "Search: Census of Canada, 1921." *Library and Archives Canada*, Library and Archives Canada, 8 Apr. 2020, www.bac-lac.gc.ca/eng/census/1921/Pages/search.aspx.

⁴³ A quiet wedding took place. (1913, May 13). *The Gazette*, Social and Personal, p 2.

⁴⁴ Oakville Historical Society, "361 Macdonald write up in Word", June 2023

⁴⁵ Canada, Library and Archives. "Search: Census of Canada, 1921." *Library and Archives Canada*, Library and Archives Canada, 8 Apr. 2020, www.bac-lac.gc.ca/eng/census/1921/Pages/search.aspx.

⁴⁶ "The Toronto City Directory 1921 : Might Directories Ltd : Free Download, Borrow, and Streaming." *Internet Archive*, Toronto : Might Directories Ltd., 1 Jan. 1970, archive.org/details/torontodirec192100miduoft/page/578/mode/2up.

⁴⁷ "Obituary: Mrs. Charles W. Blackham." *The Oakville-Trafalgar Journal*, 9 Mar. 1950, <https://news.ourontario.ca/3757416/page/10?q=blackham&docid=OOI.3757416>, p. 9.

⁴⁸ Canada, Library and Archives. "Government of Canada / Gouvernement Du Canada." *Library and Archives Canada: Blackham, John Patrick*, Government of Canada / Gouvernement du Canada, 20 July 2023, <https://recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=kia&IdNumber=41260>.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ Library and Archives Canada; Ottawa, Canada; Service Files of the Second World War - War Dead, 1939-1947; Series: RG 24; Volume: 30798



John Patrick Blackham (1918-1944) was commemorated on the Oakville High School Honour Roll (1939-1945) and the Veteran's Memorial at George's Square. Source: *Halton Images and Oakville Museum*

Six years after her son's death, Pat's mother, Mary Blackham, died in March 1950 at the Oakville Temporary Hospital. Her death followed a two-month long illness, which itself had been preceded by a long period of failing health.⁵² In May 1950, Charles Blackham sold the property to Mary Alice and John Arthur Ross, ending the Blackham family's 31 years of ownership.⁵³

Mary and John Ross briefly owned the property, selling it after owning it for a little more than two-years, to James Carson Lea in September 1952.⁵⁴

James Lea also owned the property for a very short time, selling it to his wife Myrtle Levila Lea, in October 1954.⁵⁵ In 1958, James Lea, plaintiff, filed a Lis Pendens against Myrtle Lea, defendant.⁵⁶ It seems that James was attempting to reassert a claim against the property. However, it appears that he

⁵² "Obituary: Mrs. Charles W. Blackham." *The Oakville-Trafalgar Journal*, 9 Mar. 1950, <https://news.ourontario.ca/3757416/page/10?q=blackham&docid=OOI.3757416>, p. 9.

⁵³ LRO Instrument #17161T, being a Grant, dated 1 May 1950, between Charles William F. Blackham, as Mary Robertson Charlotte Blackham's Executor, and Mary Alice and John Arthur Ross.

⁵⁴ LRO Instrument #19036U, being a Grant, dated 12 September 1952, between Mary Alice and John Arthur Ross, and James Carson Lea.

⁵⁵ LRO Instrument #21502V, being a Grant, dated 12 October 1954, between James Carson Lea, and Myrtle Levila Lea, his wife.

⁵⁶ LRO Instrument #73523, being a Lis Pendens, dated 10 June 1958, between James Carson Lea, plaintiff, and Myrtle Levila Lea, defendant.

was unsuccessful, as in 1963, Myrtle Lea severed the property selling part of Lots 58 and 59, which were vacant, to Stanley & Lola Boyle.⁵⁷ Myrtle Lea retained the west part of the lots where the house stands.



361 Macdonald Road, November 2008. *Source: Town of Oakville Planning Services Staff*

In 1970, Lea sold the subject property to Herbert Russell and Kathleen Olivia Gardner, who owned the property for just two years before selling it in 1972 to James Gordon and Sandra Jane Tonner.⁵⁸, ⁵⁹ Although the Tonners owned the property for 29 years, no information outside of what was contained within the real estate transaction documents was found on them. This is also the case with the subsequent owners, who although they owned the property for 22 years, seem to have left little to no trace of their time in Oakville, or on the property. The current owners purchased the property earlier this year.

⁵⁷ LRO Instrument #153603, being a Grant, dated 17 June 1963, between Myrtle Lavila Lea and Stanley C. and Lola Boyle.

⁵⁸ LRO Instrument #290735, being a Grant, dated 23 March 1970, between Myrtle Lavila Lea and Herbert Russell and Kathleen Olivia Gardner.

⁵⁹ LRO Instrument #347520, being a Grant, dated 26 September 1972, between Herbert Russell and Kathleen Olivia Gardner, and James Gordon and Sandra Jane Tonner.

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. At the time it was built, it was prominent on the streetscape and remains that way even today, particularly given its corner location. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Lakeshore Road East on the same block. The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. There are also houses that were not constructed until after the 1950s, as many of the early homeowners owned multiple lots that were not severed or sold off until after the Second World War, when the post-war building boom got underway. These early homes in the neighbourhood, like the subject property, are key anchor points to Brantwood as they define and reflect the Arts and Crafts origins of this important subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



Looking north towards the Miller House at 361 Macdonald Road. The building sits on the northeast corner of Allan Street and Macdonald Road and is the middle building in this image. January 2021. *Source: Google Street View*



At the intersection of Macdonald Road and Allan Street, looking east. The Miller House sits in the middle of the image. January 2021. *Source: Google Street View*



Looking west towards 361 Macdonald Road, the red brick and green shingled building at the centre of the image. January 2021. *Source: Google Street View*



Looking south on Allan Street. The Miller House is on the right side of the image. June 2018. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
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 property is a representative and early example of a Bungalow style home in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
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 theme of development of 'Brantwood', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant development.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property does not demonstrate or reflect the work or ideas of an architect or theorist who was significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting, and maintaining the character of Brantwood, a significant Oakville subdivision that began in the early 1900s and continued to develop over the 20 th century.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood, a significant early 20th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 361 Macdonald Road is a corner lot located on the northeast corner of Macdonald Road and Allan Street in the Brantwood neighbourhood. The property contains a one-and-a-half storey brick and frame house constructed in 1913, known as the Miller House.

Design Value or Physical Value:

The Miller House has design and physical value as a representative and early example of a Bungalow style home in Oakville built during the Arts and Crafts movement of the early 1900s. The house, which was built in 1913, features many architectural elements typical of the style including its one-and-a-half storey ground-hugging massing that is typical of the Bungalow style. With its broad, gently pitched gable roof covering its expansive porch, and its red-brick, wood shingles, and rough-cast stucco and half-timbering cladding materials, the Miller House reflects the Arts and Crafts movement's commitment to informality and the use of rustic and natural building materials. The house contains many original architectural elements that are reflective of the Bungalow style of architecture, including: a variety of window styles, including the typical Bungalow style small-paned casement windows; exposed rafter tails; a rusticated stone foundation; stone pillars topped by wood columns; and a large rustic stone chimney.

Historical Value or Associative Value:

The Miller House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Arts and Crafts era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families.

Contextual Value:

The subject property has contextual value because it defines, maintains and supports the character of the Brantwood neighbourhood. As one of the earliest properties to be developed, and as a representative and early example of the Bungalow style of architecture in Brantwood, the Miller House property's presence as well as its design elements are important in supporting and maintaining the historic character of Brantwood. The property is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood. As an anchor point in the Brantwood neighbourhood, this house helps to define the original aesthetic of Arts and Crafts aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key attributes of the one-and-a-half storey Miller House that exemplify its value as a representative example of a Bungalow style house include the following, as they relate to the original one-and-a-half storey portion of the building:

- The footprint and form of the original one-and-a-half storey building with gently pitched intersecting gable roof, including front gable dormer with balcony, and first storey bay window on west elevation;
- Red brick cladding on the first storey in a running bond pattern, including brick voussoirs over windows and doors;
- Wooden shingle cladding on the upper storey with stucco and half timbering cladding in the gables;
- Wooden soffits, fascia, trim and exposed eaves;
- Front porch with stone plinths, square wooden columns, wooden fascia with gently sloping arches, and low wooden railings with square pickets;
- The fenestration on all four elevations, excluding the bay window on the east elevation;
- The presence of multipaned wooden windows on the front elevation and on the rear sunroom on the northwest corner;
- Front entryway with central door flanked by multipaned sidelights;
- Dressed stone sills and wood sills;
- Lakestone chimney on west elevation; and
- Rusticated concrete exposed foundation.

The small one-storey, lean-to entryway section on the back elevation and the circa 2007 single car garage are not considered to be of significant cultural heritage value.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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