

APPENDIX B

Cultural Heritage Evaluation Report
Snyder House
311-313 Macdonald Road, Oakville, Ontario



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

Town of Oakville
Heritage Planning
Authors: Elaine Eigl, Carolyn Van Sligtenhorst
November 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 its 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 Snyder House property is located at 311-313 Macdonald Road on the north side of Macdonald Road between Reynolds and Allan Streets. 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 Arts and Crafts 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 Snyder House property at 311-313 Macdonald Road is located on the north side of Macdonald Road between Reynolds and Allan Streets. 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 Lot 13, 3rd Concession South of Dundas Street (SDS). After being purchased by William Chisholm in 1831, the subject property remained in the Chisholm family until sometime after 1861, when John A. Chisholm subdivided his farm creating subdivision Plan #35. Chisholm's survey was subsequently resubdivided in July 1909 by Louis Philip Snyder, who created Plan #121, the Brantwood Annex subdivision. The property contains a detached two-and-a-half storey house constructed in 1911.



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

Legal description: Part Block A, Plan 121, as in 399529; T/W 399529; Oakville

3. Background Research

Design and Physical Value

The Snyder House at 311-313 Macdonald Road is a single detached, two-and-a-half storey house that was constructed in 1911. The house has design and physical value as a representative and unique example of a Bungalow style home that was designed with influences from the Edwardian, Queen Anne and Period Revival styles during the Arts and Crafts movement of the early 1900s.



North-east corner of the Snyder House, August 2023

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 counterbalance 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.¹

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.² 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 *banglas* and called their version a bungalow. The North American version is different yet again from the British style.³

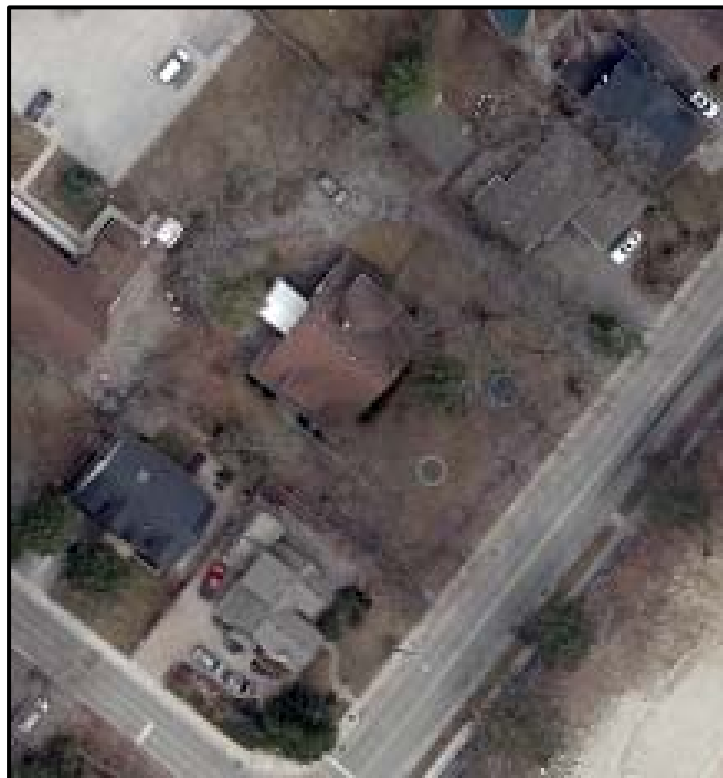
¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18th and 19th century homes*, pg. 105

² Blumenson, John. “Bungalow (1900-1945).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 176.

³ Kyles, Shannon. “Building Styles: Bungalow (1900 - 1945).” *Ontario Architecture*, ontarioarchitecture.com/bungalow.html. Accessed 12 Sept. 2023.

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.”⁴ 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.”⁵ Larger versions, like the Snyder House, sometimes even had three floors of living space.⁶

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.⁷ 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.



Aerial view of 311-313 Macdonald Road, the house with the red roof in the centre of the image. 2021
Source: Town of Oakville, GIS

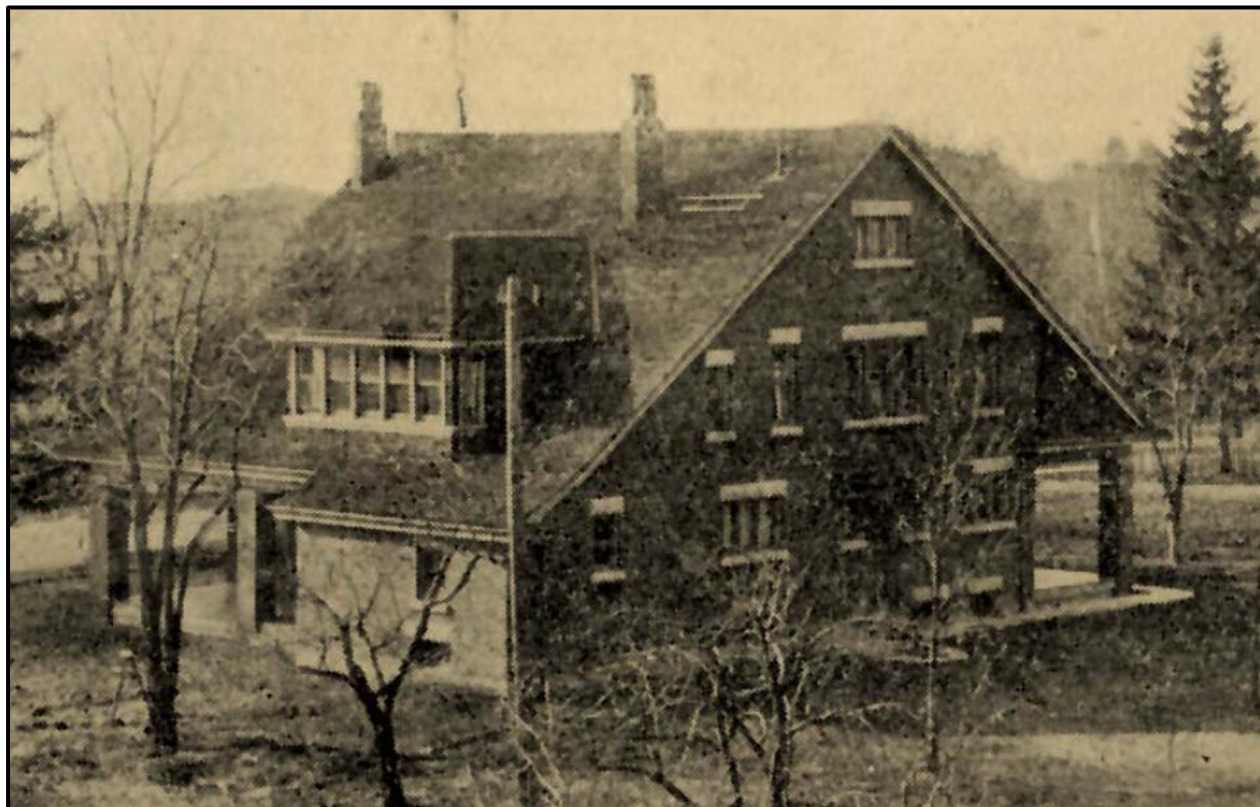
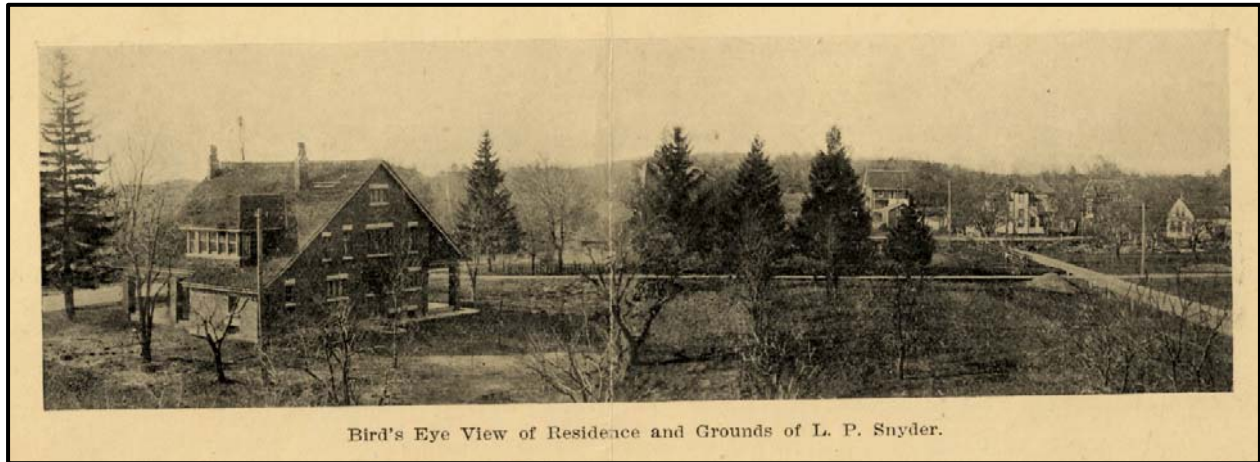
⁴ Blumenson, *Ontario Architecture*, 176.

⁵ *Ibid.*

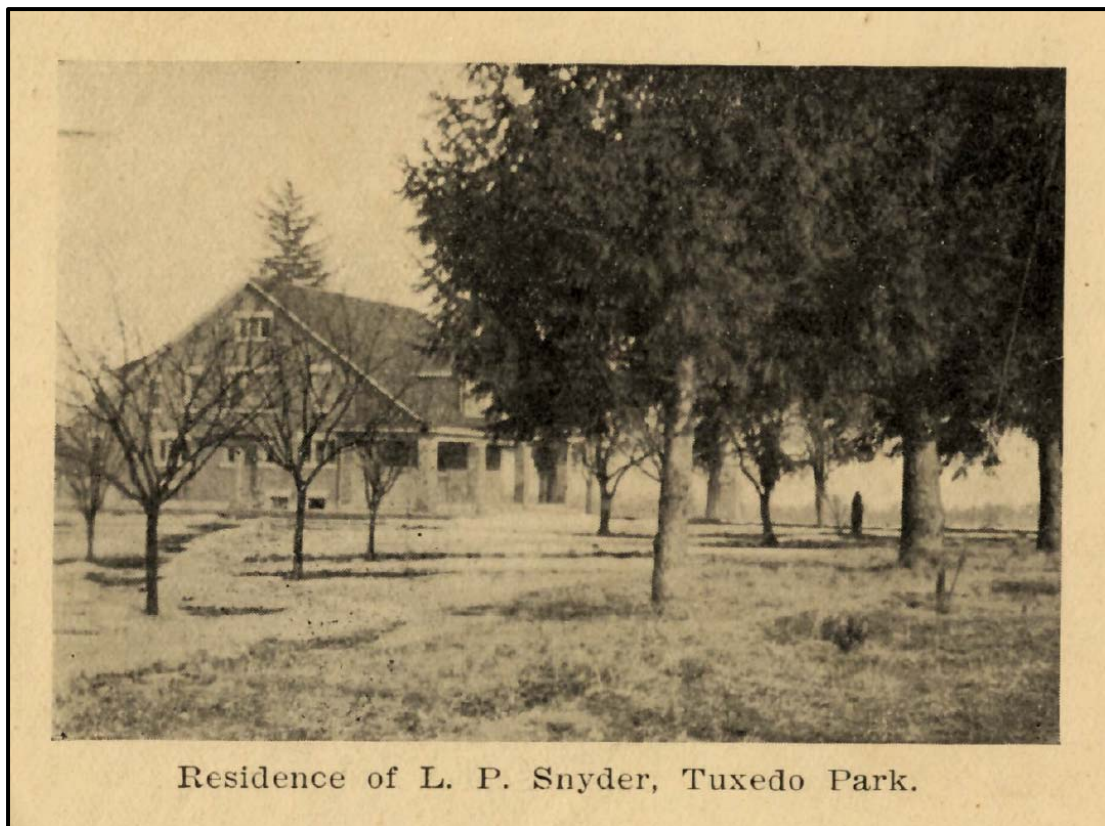
⁶ *Ibid.*, 180.

⁷ *Ibid.*, 177.

The Snyder House is an excellent example of an expansive, single detached, two-and-a-half storey, rectangular plan bungalow. The home's front façade is oriented towards Reynolds Street, an orientation which seems odd in its present context. However, when the Snyder House was built in 1911, it sat on a two-acre parcel of land that encompassed the entire stretch of Reynolds Street between Spruce and Division Streets, and the front façade looked out over Reynolds Street. For many decades, the property had a Reynolds Street address.



"Bird's Eye View of Residence and Grounds of L. P. Snyder". From "Tuxedo Park" a circa 1911 sales brochure, this view shows the east and north elevations of the house. *Source: Oakville Historical Society*



"Residence of L. P. Snyder, Tuxedo Park". From "Tuxedo Park" a circa 1911 sales brochure, this view shows the north and west elevations. Source: *Oakville Historical Society*



The original front façade of the Snyder House faces west toward Reynolds Street. Source: *Town of Oakville, Heritage Planning staff photo*

Clad in smooth red brick, the Snyder House is capped by a broad, gently-pitched, long sweeping side gable roof which, typical of the Bungalow style, includes large shingle-clad hip roofed dormers at both the front and the rear. The structure sits on a stone foundation. The original front entrance is accessed by a wide and deep verandah with large brick columns, supporting an asymmetrical front façade.

The Snyder House is unique as a Bungalow style home that also incorporated elements of the Queen Anne style (1880-1910), Edwardian style (1900-1930) and Period Revival styles (1900-present).

The Queen Anne style incorporated a multitude of decorative elements and when many features were included, homes often appeared whimsical. These elements included round towers, projecting bays, decorated chimneys, oriel windows and a variety of roof styles and dormers.⁸ The Queen Anne style can be seen in the Snyder House through its asymmetry and the shingle-clad oriel window on the second storey of the south elevation, a common element of that style. With only a couple of nods to the Queen Anne style, the Snyder House is not a representative example of this style but was clearly influenced by it.

The Edwardian style house, on the other hand, had a formal composition with minimal decoration such as plain stone lintels and heavy, oversized Classically inspired elements.⁹ Edwardian influence on the Snyder House can be seen in the use of brick on all storeys of the house and the large, heavy brick pillars on the front porch. This heavy, strong masonry look of the style is continued in large stone sills and lintels throughout. Because of this Edwardian influence, the Snyder House has a more restrained and formal look than other Bungalow style homes built during this era, many of which included more quaint wood 'Craftsman' details, such as wood porch columns and railings, wood brackets and multipaned windows.

On the north elevation of the house is an ornate stone porte-cochère, a covered porch-like structure for vehicles to pass through. This is a very grand architectural feature typically found on larger estate homes, underscoring the wealth of the building's owner at the time, and the prominence of the home. While the porte-cochère does not appear in the 1911 images taken right after the house was constructed, it was likely added in the 1910s or 1920s as its construction and style are typical of the Arts and Crafts era.

The gable-roofed structure has large wooden beams that are slightly arched, as can be seen on other Bungalow style homes in the surrounding Arts and Crafts era neighbourhoods. The roof is supported by a large stone arch with buttressed stone pillars, more commonly found on church structures. The top of the stone structure is designed like a battlement-style parapet, a style that references medieval defensive structures, revived again through Period Revival architecture during the Arts and Crafts era.

Most Period Revival homes were based loosely on the rural cottages and country manor houses of the Tudor period. These homes sometimes included elements of the Gothic style, specifically the stone arch that is characteristic of the Tudor Revival style.¹⁰ This influence can be seen in the stone portion of the porte-cochère, a unique element of the Snyder House.

⁸ Blumenson, *Ontario Architecture*, 102.

⁹ *Ibid*, 166.

¹⁰ *Ibid*, 156.



View of the north elevation of the Snyder House, including the large ornate stone Porte-cochère. August 2023
Source: Town of Oakville, Heritage Planning staff photo



Porte-cochère detail. August 2023
Source: Town of Oakville, Heritage Planning staff photo

The building's fenestration pattern is random, a common element of Arts and Crafts homes, with what appears to be a mix of original and contemporary windows. These include: 1/1 single or double hung windows, multipaned casement windows and contemporary slider and fixed windows. The shingle-clad oriel window is a unique element that adds interest on the south elevation. The windows on the brick portions of the house are highlighted and supported by stone sills and lintels. The windows in the shingle-clad portions of the house have simple wood trim. Other than a contemporary first floor window on the north elevation, and the new windows enclosing the original open southeast porch, the fenestration appears to be original.



East elevation, showing some of the variety of windows used on the Snyder House.
Source: Town of Oakville, Heritage Planning staff photo

The building also includes two single-stack smooth red brick, inset chimneys.

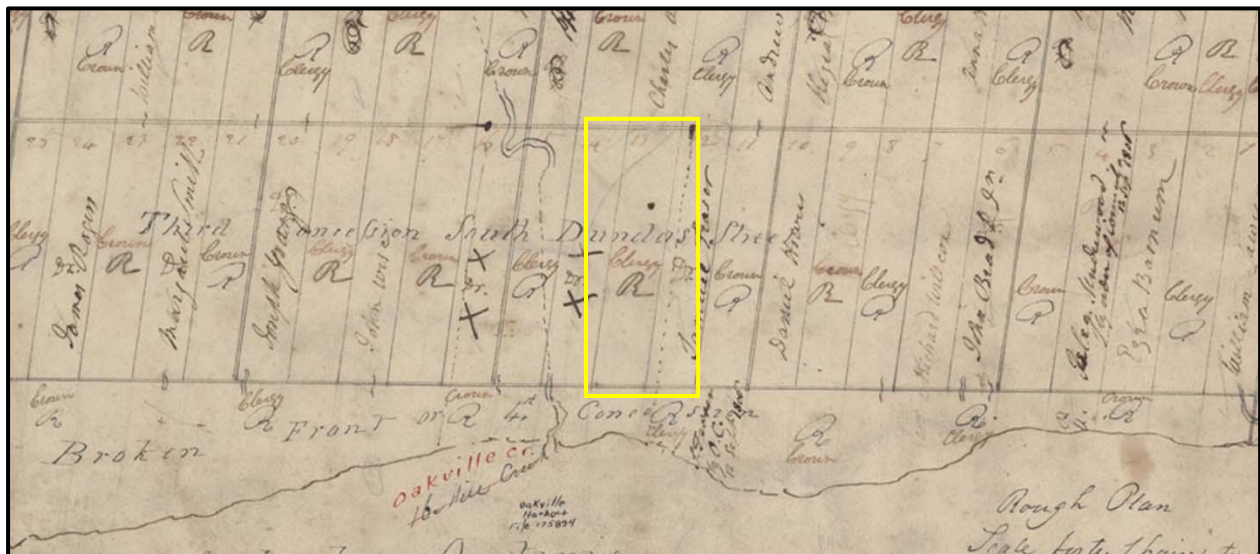


The northeast elevation includes one of two of the house's chimneys. *Source: Town of Oakville, Heritage Planning staff photo*

Historical and Associative Value

The property at 311-313 Macdonald Road is located in Treaty No. 14 territory, part of the traditional lands of the Mississaugas of the Credit First Nation.¹¹ 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; were promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and to 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, 1806.¹² After the treaty was signed, the land outside of the Mississauga's waterway reserves were divided up by the Crown and distributed to European settlers.

The creek lands were subsequently 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.¹³



Wilmot's Trafalgar Township Survey, 1806, with Lot 13, 3rd Concession South of Dundas Street highlighted in yellow. Part of this lot later became the location of the Brantwood Annex neighbourhood. Source: Archives of Ontario

In March 1831, after the signing of Treaty 22, 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.¹⁴ Chisholm is widely recognized as the founder of the Village of Oakville. The land upon which 311-313 Macdonald Road sits made up part of Chisholm's 1,000 acre

¹¹ Mississaugas of the Credit First Nation, *Treaty Lands and Territory, Municipal Boundaries Related to the Head of the Lake Treaty, No. 14 (1806)*, <http://mncfn.ca/> (accessed 5 October 2023)

¹² Mississaugas of the Credit First Nation, *Treaty Lands and Territory*

¹³ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

¹⁴ 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

purchase. More specifically it is part of the 200-acre parcel of land identified in Wilmot’s 1806 plan as Lot 13, 3rd Concession South of Dundas Street.

Four years after Chisholm’s purchase in 1831, the area was resurveyed. Edward Palmer’s 1835 “Plan of Oakville” divided large swaths of land on both sides of Sixteen Mile Creek. The subject property lay outside of the boundaries of Palmer’s plan, within the wooded area, north of George’s Square.

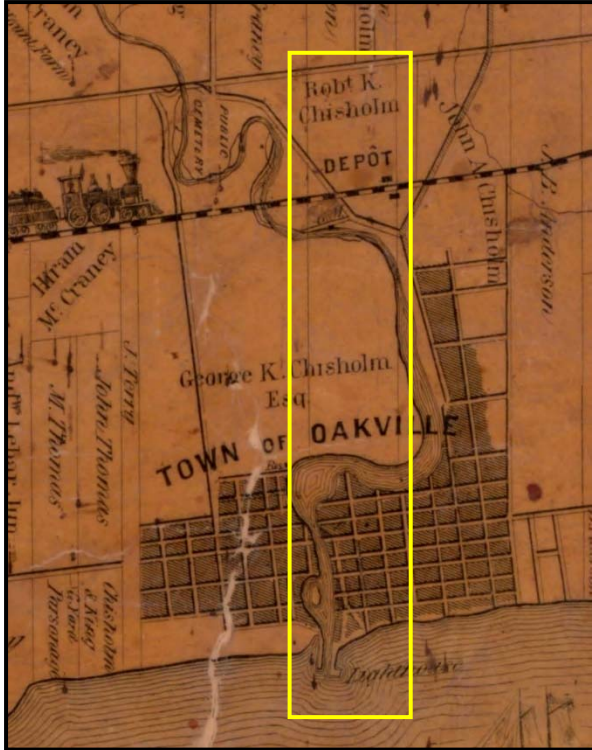


Edward B. Palmer’s, “Plan of Oakville, Township of Trafalgar Upper Canada 1835”. The subject property lay outside of the boundary of this plan, in the wooded area, north of George’s Square, highlighted in yellow. *Source: Oakville Historical Society*

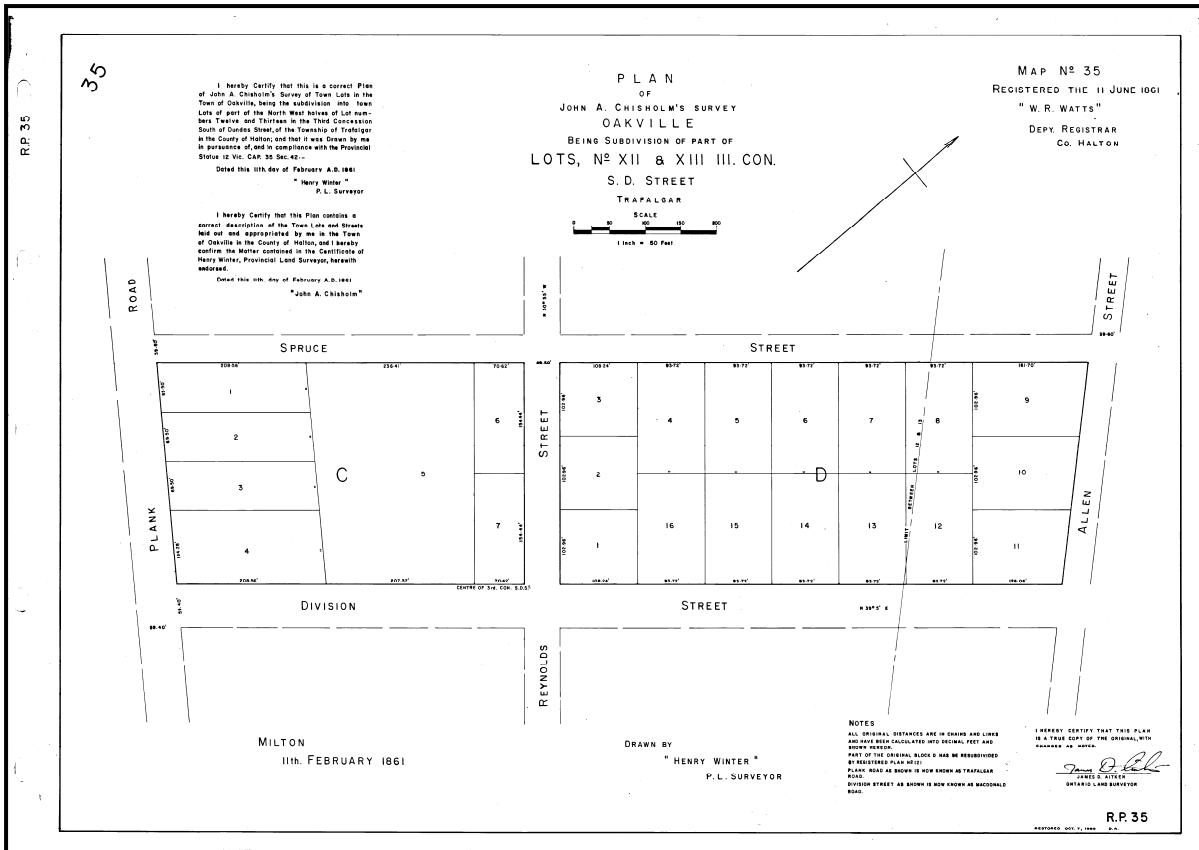
After William Chisholm’s death in 1842, his sons George King (1814-1874) and Robert Kerr Chisholm (1819-1899) undertook the distribution of his Lot 13, 3rd Concession SDS lands. In January 1859, another of William’s sons, John Alexander Chisholm (1816-1874) purchased 100 acres of land, consisting of the northwest half of Lots 12 and 13, from his younger brother Robert.¹⁵ The subject property lies within land that was once identified as John Chisholm’s farm. In 1861, John Chisholm subdivided this land, creating subdivision Plan 35.¹⁶ This plan covered Blocks C and D which lay between Plank Road (later Trafalgar Road) on the west, Allen Street (later Allan Street) on the east; Spruce Street on the north, and Division Street (later Macdonald Road) on the south.

¹⁵ LRO Instrument #190D, being a Bargain and Sale, dated 3 January 1859, between Robert K. Chisholm and John A. Chisholm, wherein John purchased for £1,000, 100 acres of land comprised of the northwest half of Lots 12 & 13.

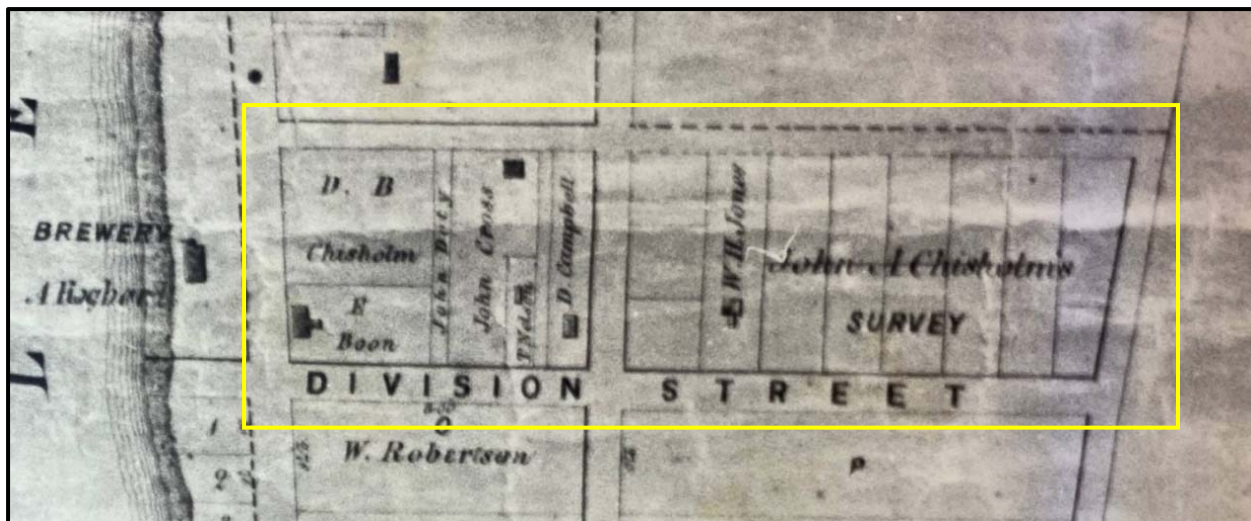
¹⁶ Ahern, Frances Robin. “Oakville in Motion.” Oakville, a Small Town: 1900-1930, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 38.



George Tremaine's "County of Halton" survey, 1858, with Lot 13, in the 3rd and 4th Concessions SDS highlighted in yellow. The Mississauga's lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. *Source: University of Toronto*



1861 "Plan of John A. Chisholm's Survey, Oakville", Plan number 35. The subject property lies within Block D, roughly on Lot 14 and a small part of Lot 15. *Source: Town of Oakville, GIS*



Circa 1864 Plan of the Town of Oakville in the County of Halton Canada West. John A. Chisholm's 1861, Plan #35 survey is highlighted in yellow. Source: *Oakville Historical Society*

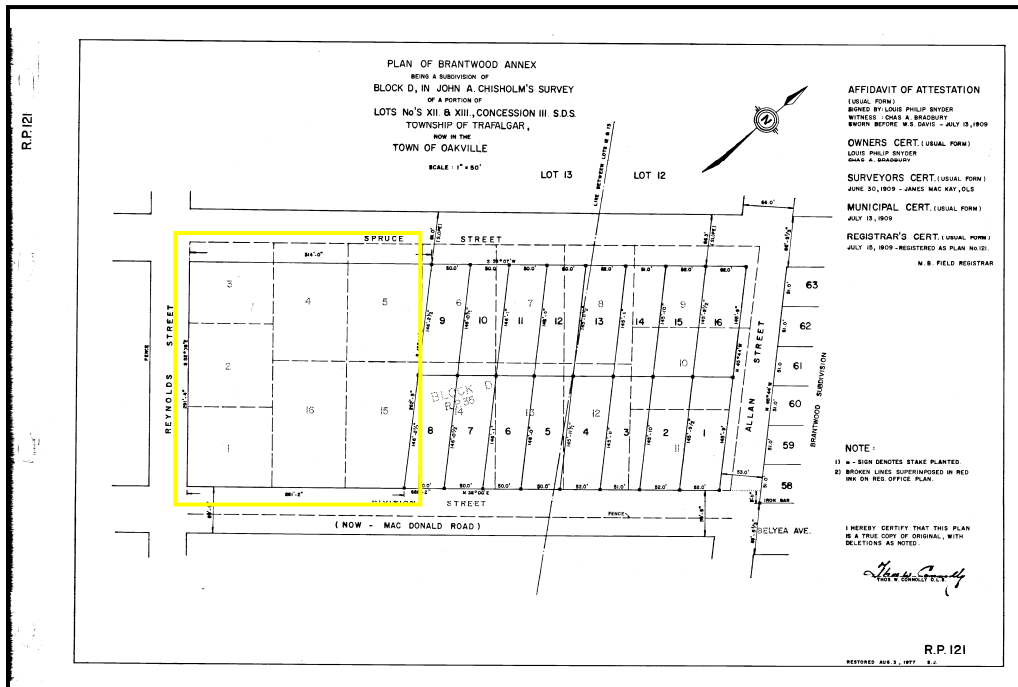
After Chisholm subdivided his farmland, multiple parcels were sold to various owners. By 1909, Louis Philip Snyder (1866-1930) began purchasing lots from some of these owners, and by 1910 he had managed to amass 38-½ acres of vacant land within the area that became the location of the Brantwood Annex and Tuxedo Park neighbourhoods.¹⁷

Brantwood Annex, in which the Snyder House is located, was one of several early 20th century subdivision development projects happening east of the historic village of Oakville. In 1905, the Carson Survey (between Park Avenue and Eighth Line) was undertaken; in 1907, Brantwood Survey began to take shape (between Spruce Avenue, Colborne and Allan Streets, and Gloucester Road); in 1909, the Inglehart Survey was planned (north of Spruce Street and between Trafalgar Road and Reynolds Street); and in 1910, another of Snyder's subdivisions, Tuxedo Park, was laid out (north of Division Street/Belyea Avenue and between Reynolds Street and Watson Avenue).¹⁸

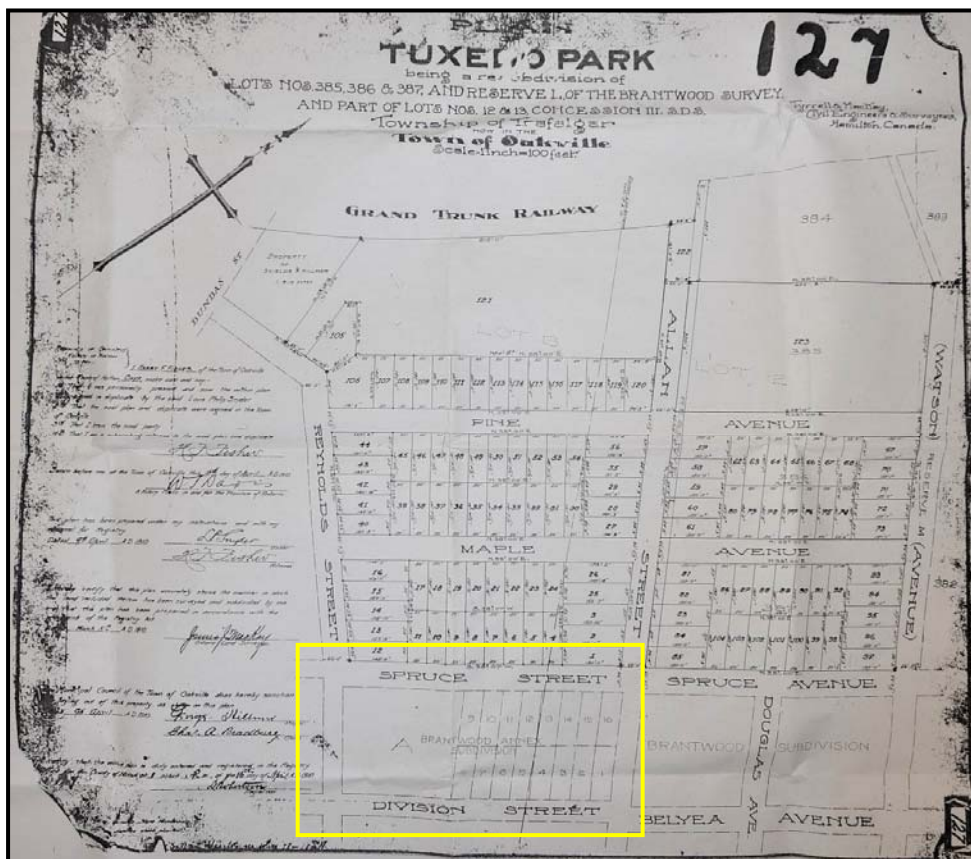
Snyder's Brantwood Annex survey was finalized in July 1909, located west of Brantwood subdivision and south of Tuxedo Park subdivision. The subject property lies within the two-acre plot of land identified as Block A that Louis Snyder sold to his wife. This block is highlighted in yellow in the 1909 Plan of Brantwood Annex below.

¹⁷ 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

¹⁸ Ahern, *Oakville, a Small Town: 1900-1930*, 38.

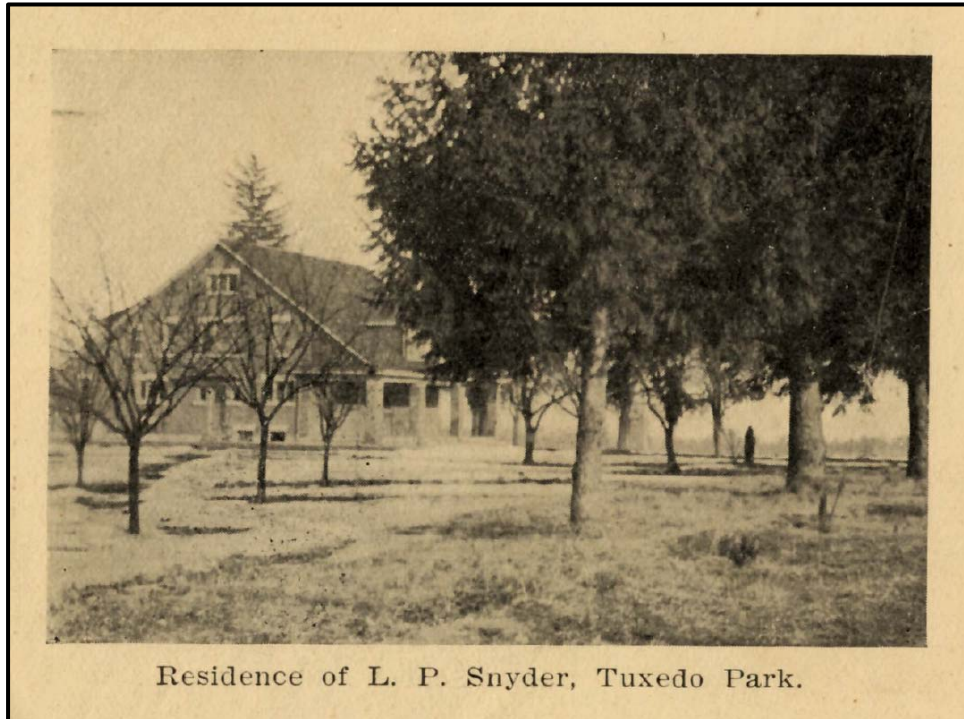


“Plan of Brantwood Annex, being a resubdivision of Block D, in John A. Chisholm’s Survey of a Portion of Lots No’s XII & XIII, Concession III S.D.S., Township of Trafalgar, Now in the Town of Oakville, 1909”. Source: *Town of Oakville files*

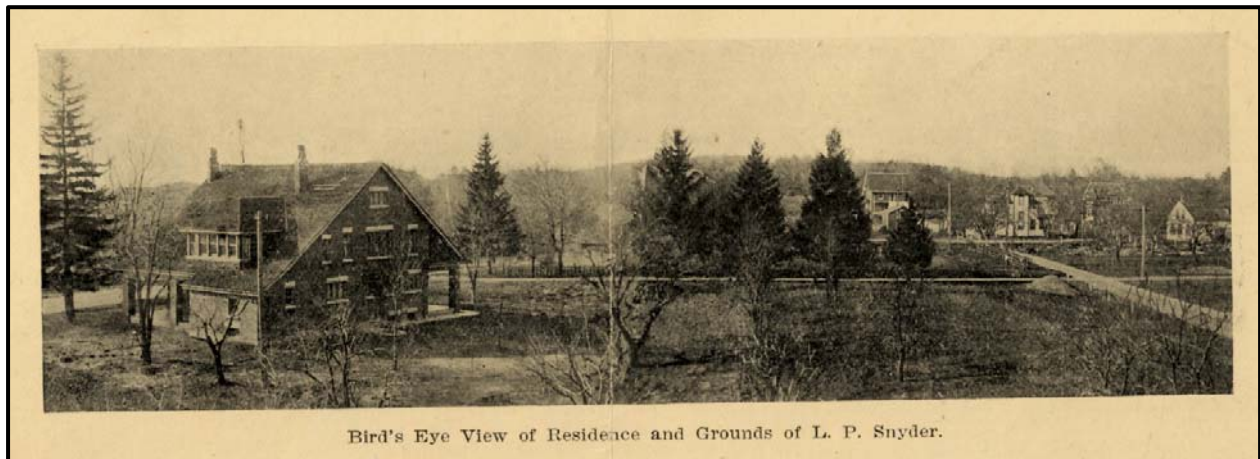


Tuxedo Park subdivision was another of Louis P. Snyder’s subdivisions. Brantwood Annex Subdivision, highlighted in yellow, lies west of Brantwood Subdivision and south of Tuxedo Park Subdivision. Source: *Town of Oakville file*

Both the Brantwood and Tuxedo Park subdivisions had brochures that were developed to target Toronto and Hamilton upper middle-class workers and their families to relocate to the new subdivisions in Oakville.¹⁹ The Tuxedo Park neighbourhood was advertised in its 1911 brochure as a means to escape the city and live surrounded by nature, with large lots and picturesque homes.²⁰ Included in the brochure were two photos of the Snyder House, an example of one of the large and impressive homes built in the area. It was also important for Louis P. Snyder to show his own home in the brochure, as the developer of Tuxedo Park.



"Residence of L. P. Snyder, Tuxedo Park". From "Tuxedo Park" a circa 1911 sales brochure. Source: *Oakville Historical Society*

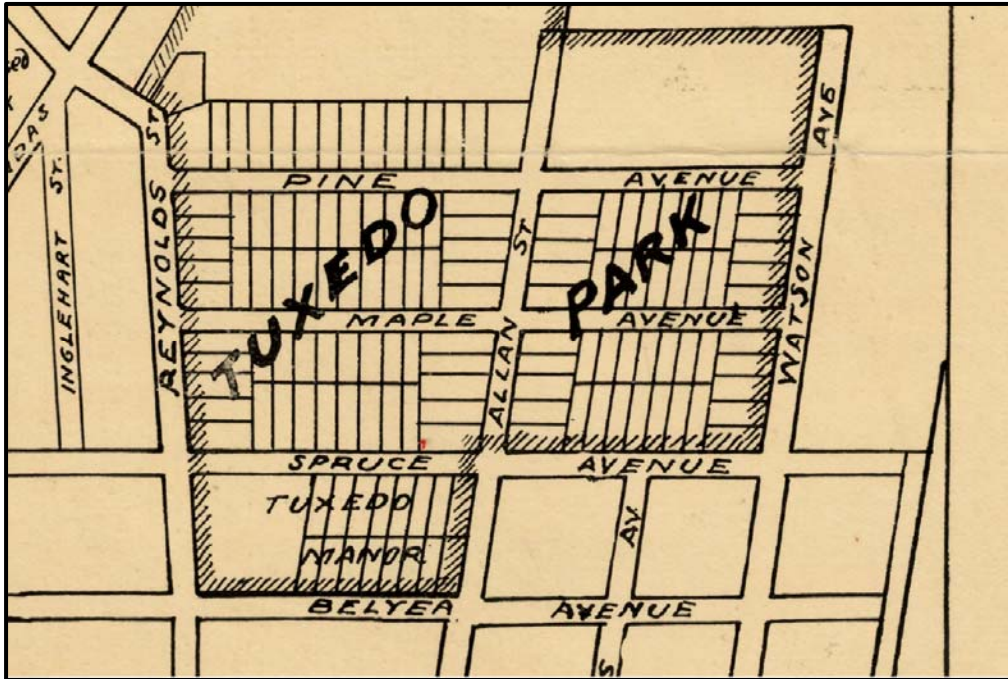


"Bird's Eye View of Residence and Grounds of L. P. Snyder". From "Tuxedo Park" a circa 1911 sales brochure, this view shows the east and north elevations of the house. Source: *Oakville Historical Society*

¹⁹ Cumberland Construction Company Ltd. and W.S. Davis, "Brantwood" pamphlet, 1913; Goulding & Harrison, "Tuxedo Park", pamphlet, 1910

²⁰ Goulding & Harrison, "Tuxedo Park", pamphlet, 1910

The brochure also displays a map of Tuxedo Park that includes the Brantwood Annex land and labels it as “Tuxedo Manor”. No mention of this title has been found elsewhere in documents, though it was likely a reference to the Snyder House, Louis P. Snyder’s own personal home that he was happy to promote. Calling the home a ‘manor’ gave the house an upscale quality, and gave more prominence to the overall development.

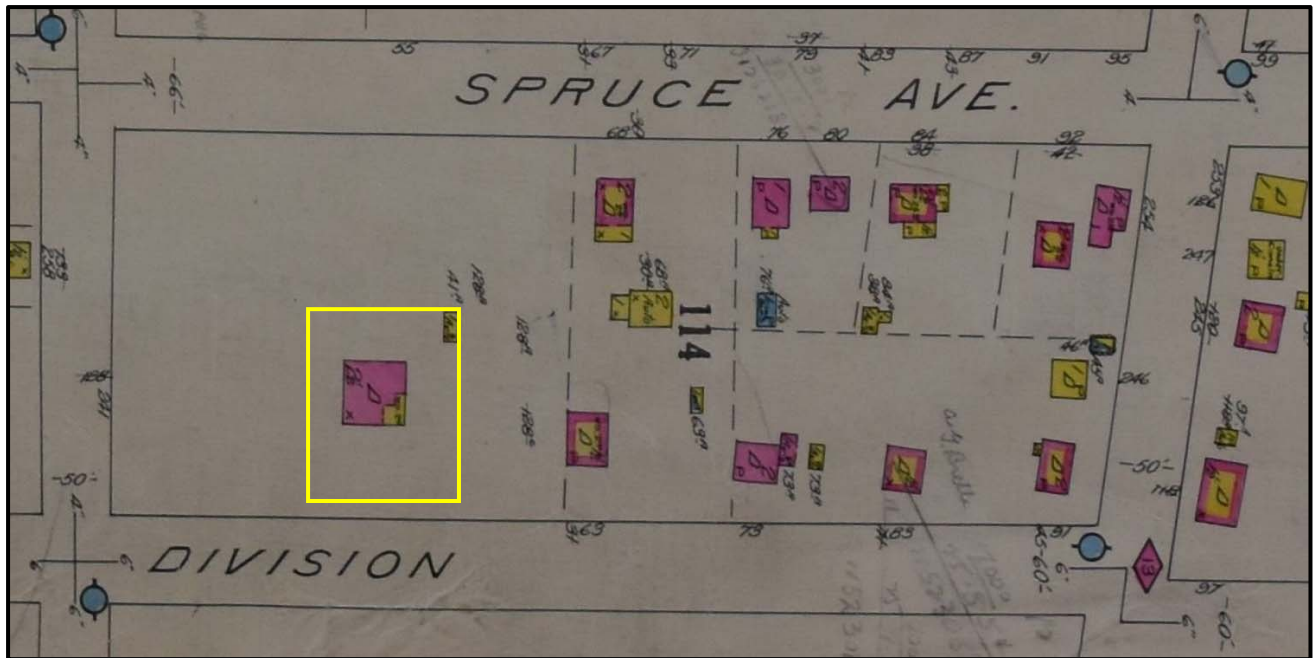


Map from “Tuxedo Park” a circa 1911 sales brochure. Source: Oakville Historical Society

The Snyder House remained on its large two-acre lot throughout the first half of the 20th century, as can be seen in both the 1924 and the 1949 fire insurance maps below.



1924 fire insurance plan showing 311-313 Macdonald Road. At the time Macdonald Road was called Division Street. Source: Underwriters’ Survey Bureau, Insurance Plan of the Town of Oakville, 1924.



1949 fire insurance plan showing 311-313 Macdonald Road.

Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville, 1949*.

Below is a partial 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 121)	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	200	1831-1845
George K. Chisholm	200	1845-1853
Robert K. Chisholm	Rear half	1853-1856
George K. Chisholm	Part of northwest ½ except railway	1856-1863
John A. Chisholm	John A. Chisholm's Survey (Plan 35)	1861
Various owners	Various lots	1861-1909
Louis Philip Snyder	Brantwood Annex subdivision (Plan 121)	1909
Mary Sophia Snyder	Block A, Lot A	1909-1913
Annie Diana Farmer	2 acres, Lot A	1913-1920
Harry Bateman Donovan	Lot A	1920-1937
Gertrude Radcliffe Donovan	2 acres, Lot A	1937-1939
Caroline May Barringham	2 acres, Lot A	1939-1939

Edward and Caroline May Barringham	2 acres, Lot A	1939-1951
James Todd and Gladys Mae Moyes	Part of Lot A	1951-1956
Shirley Slater & Elizabeth Davidson	Part of Lot A with a right of way	1956-1960
Frederick Mair Fenton	Part Lot A	1960-1974
Current owners		1974–present

Louis Philip Snyder was born in March 1866, in Acton, Halton County, Canada West; he died on 19 March 1930 in Canandaigua, New York, USA.²¹

Snyder was the son of Eli Snyder (1831-1910) and Rachel Matilda (nee Hemstreet) Snyder (1834-1913).²² Eli was a farmer, a builder, and a carpenter.²³ Eli's construction work included Acton's Methodist Church and several local residences. After moving away from Acton, Eli continued to build wherever he lived, in places including Guelph, Elmira, and Toronto, Ontario.²⁴ Like his father, Louis too left Acton, living in places as varied as Elmira; St. Catherines; Oakville; Chambly, Quebec.²⁵

In August 1891, Louis Snyder married Mary Sophia Penfold in her hometown of Guelph, Wellington County, Ontario.²⁶ Mary was born in March 1866 to Samuel (1810-1875) and Marianne (nee Heather) Penfold (1825-1885).²⁷ Mary and Louis had four children: three daughters; Eva, Mary, and Evelyn; and one son: Charles. Charles William Snyder (1896-1916) fought in World War I with the Princess Patricia's Canadian Light Infantry. Sadly, he was killed in action at the Battle of Sanctuary Wood on 4 June 1916, and is buried at Ypres in Belgium.²⁸



Charles William Snyder (1896-1916)
Source: Oakville Historical Society

²¹ Cowan, S. D. "Louis Philip Snyder (1866-1930) - Find a Grave..." *Find a Grave*, 10 July 2018, www.findagrave.com/memorial/191276073/louis-philip-snyder.

²² Cowan, "Louis Philip Snyder (1866-1930) - Find a Grave..."

²³ "Canada Census, 1881", database with images, *FamilySearch*

(<https://www.familysearch.org/ark:/61903/1:1:MVFK-XY2> : Tue Aug 08 21:17:11 UTC 2023), Entry for Eli Snyder and Matilda Snyder, 1881.

²⁴ "The Late Eli Snyder Passed Peacefully Away at His Home in Toronto Last Friday Evening: Resided in Acton Many Years." *Acton Free Press*, 23 June 1910, p. 3.

²⁵ FamilySearch.org, various Louis P. Snyder records

²⁶ Ancestry.com. "Ontario, Canada, Marriages, 1826-1939." Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928: Series Number: MS932; Reel: 73, 2010.

²⁷ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMV5-CC3> : Thu Oct 19 17:08:07 UTC 2023), Entry for Louis Philip Snyder and Eli Snyder, 12 Aug 1891.

²⁸ "Photo Record." *Charles William Snyder*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/photo/9112504E-936A-4ADA-8878-066922641874#. Accessed 26 Sept. 2023.

Records show that Louis Snyder had a number of different occupations. As well as identifying himself as a Banker, records show that in 1911, Snyder was working as a Real Estate Agent; in 1924, he was an Inspector; and in 1930, at the time of his death, he was a “Supervisor of Premises Department” at the Royal Bank of Canada.^{29, 30, 31}

In 1909, before becoming a real estate agent, Snyder had amassed enough land to lay out a subdivision within Lots 12 and 13 of the 3rd Concession SDS. Called “Brantwood Annex”, Plan 121 was billed as a resubdivision of John A. Chisholm’s 1861 Survey.³² On 15 July 1909, two days after registering his subdivision at the Land Registry Office, Louis sold Block A of the subdivision, for \$4,000, to his wife Mary Sophia (nee Penfold) Snyder (1866-1956).³³

Tax assessment records indicate that by 1911, the Snyders had constructed a house worth \$4,500 on the property, where they were living with their four children.³⁴ Three years later, Mary Snyder sold the two-acre property to Annie Diana Farmer.³⁵

After selling the property, Louis and Mary moved to Quebec, ending what appears to have been a relatively brief, but impactful time in the area. Louis Snyder died in March 1930 in Canandaigua, New York, and Mary died in July 1956 in Montreal, Quebec, at 90 years old.^{36, 37}

The next few owners after the Snyders were mainly wealthy, upper middle class families who were not originally from the area. Rather they seem to have been enticed to Oakville by the very successful early 20th century marketing campaigns of the sort undertaken to sell properties in Brantwood Survey. Like others who were persuaded to make Oakville their home around the time, some of the property’s later owners only remained in Oakville for a relatively brief time, and their impact on the community is unrecorded or unremarkable.

Some were the wives of professionals: such as Annie Diana (nee Nash) Farmer (1867-1935) who was the wife of Thomas Devey Jermyn Farmer (1863-1934) a Barrister who invested in real estate and dabbled in

²⁹ "Recensement du Canada de 1911," database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QV9T-Z112> : 16 March 2018), Louis P Snyder, 1911; citing Census, Halton Sub-Districts 1-32, Ontario, Canada, Library and Archives of Canada, Ottawa, Ontario; FHL microfilm 2,417,700.

³⁰ "Canada, Immigration Records, 1919-1924", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6Z19-74BD> : Wed Aug 23 00:19:26 UTC 2023), Entry for Louis P. Snyder, 1924.

³¹ "DEATHS: Snyder." *The Globe*, 22 Mar. 1930, p. 16.

³² LRO Instrument #121, being a Plan of subdivision dated 18 July 1909.

³³ LRO Instrument #4188, being a Bargain and Sale, dated 15 July 1909, between Louis Philip Snyder, and his wife Mary Sophia Snyder.

³⁴ 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

³⁵ LRO Instrument #5382, being a Bargain and Sale, dated 30 May 1913, between Mary Sophia Snyder, and Annie Diana Farmer, wife of Thomas D.J. Farmer.

³⁶ "Deaths: Snyder." *The Globe*, 21 Mar. 1930, p. 14.

³⁷ *Find a Grave*, database and images (<https://www.findagrave.com/memorial/191274716/may-sophia-snyder>: accessed 27 October 2023), memorial page for May Sophia Penfold Snyder (1862–21 Jul 1956), Find a Grave Memorial ID [191274716](https://www.findagrave.com/memorial/191274716), citing Fairview Cemetery, Acton, Halton Regional Municipality, Ontario, Canada; Maintained by SD Cowan (contributor [49049972](https://www.findagrave.com/memorial/191274716)).

property development.^{38, 39, 40, 41, 42} Some were business owners, like Harry Bateman Donovan (1862-1937) who was the publisher of a magazine called the *Canadian Kennel Gazette*.^{43, 44} And his wife, Gertrude Radcliffe Donovan (1891-1978) who served as a Nursing Sister in England during World War I and who owned the land after Harry's death.^{45, 46, 47, 48} And some were the wives of manufacturers, such as Caroline May (nee Fink) Barringham (born 1896) who owned the subject property for a very brief period of time before selling to her husband, Edward Barringham.^{49, 50}

Edward Barringham was born in Toronto, Ontario, circa 1894 to Herbert Edward Barringham (1860-1929) and Catherine Brydson (1861-1943). Barringham married twice, first to Mabel Elsie Hill (1891-1935) and then to the aforementioned Caroline May Fink.⁵¹ Barringham was the President of Oakville's Barringham Rubber & Plastics Limited.⁵² Located on Reynolds Street North, the company started out as Oak Tire & Rubber Co., until Edward Barringham acquired it in 1938.⁵³ In 1952, it was sold to Monsanto Canada Ltd.⁵⁴

³⁸ LRO instrument #5382, being a Bargain & Sale dated 30 May 1913, between Mary Sophia Snyder and Annie Diana Farmer, wife of Thomas D. J. Farmer.

³⁹ "Find A Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:W6PB-F2PZ> : 20 October 2022), Annie Diana Nash Farmer, ; Burial, Ancaster, Hamilton Municipality, Ontario, Canada, Saint John's Anglican Church Graveyard; citing record ID 201322139, *Find a Grave*, <http://www.findagrave.com>.

⁴⁰ *Chicago Tribune*, 23 Apr. 1889, p. 3.

⁴¹ "Florida Deaths, 1877-1939", , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FPSK-Y9P> : 23 February 2021), Thomas Devey Jermyn Farmer, 1934.

⁴² "Historic Landmarks Are Swept Aside by City's Steady Growth." *Winnipeg Tribune*, 11 Sept. 1909, pp. 7.

⁴³ LRO Instrument #7431N, being a Grant dated 29 May 1920, between Annie Diana Farmer and Harry Bateman Donovan.

⁴⁴ Donovan, H B. "Canadian Kennel Gazette." Canadian Kennel Club, Canadian Kennel Club, www.ckc.ca/magazines/1910/1910_04_Gazette.pdf. Accessed 7 Nov. 2023.

⁴⁵ "Canada, Ontario Births, 1869-1912", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMZ7-HJD> : Mon Oct 30 20:15:11 UTC 2023), Entry for Olive Gertrude Radcliffe and David Radcliffe, 25 Sep 1891.

⁴⁶ Canada, Library and Archives. "Government of Canada / Gouvernement Du Canada." *Library and Archives Canada*, Government of Canada / Gouvernement du Canada, 1 Nov. 2023, recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=pffww&ldNumber=584964&q=Radcliffe%2C+Gertrude+Olive.

⁴⁷ LRO Instrument# 12053Q, being a Grant, dated 5 Nov. 1937, between the Estate of Harry Bateman Donovan and Gertrude Radcliffe Donovan, Harry's widow.

⁴⁸ LRO Instrument #12321, being a Grant, dated 29 May 1939, between Gertrude Radcliffe Donovan and Caroline May Barringham, wife of Edward Barringham.

⁴⁹ "Canada, Ontario Births and Baptisms, 1779-1899", , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FMWL-PJF> : 13 February 2020), Caroline May Fink, 1896.

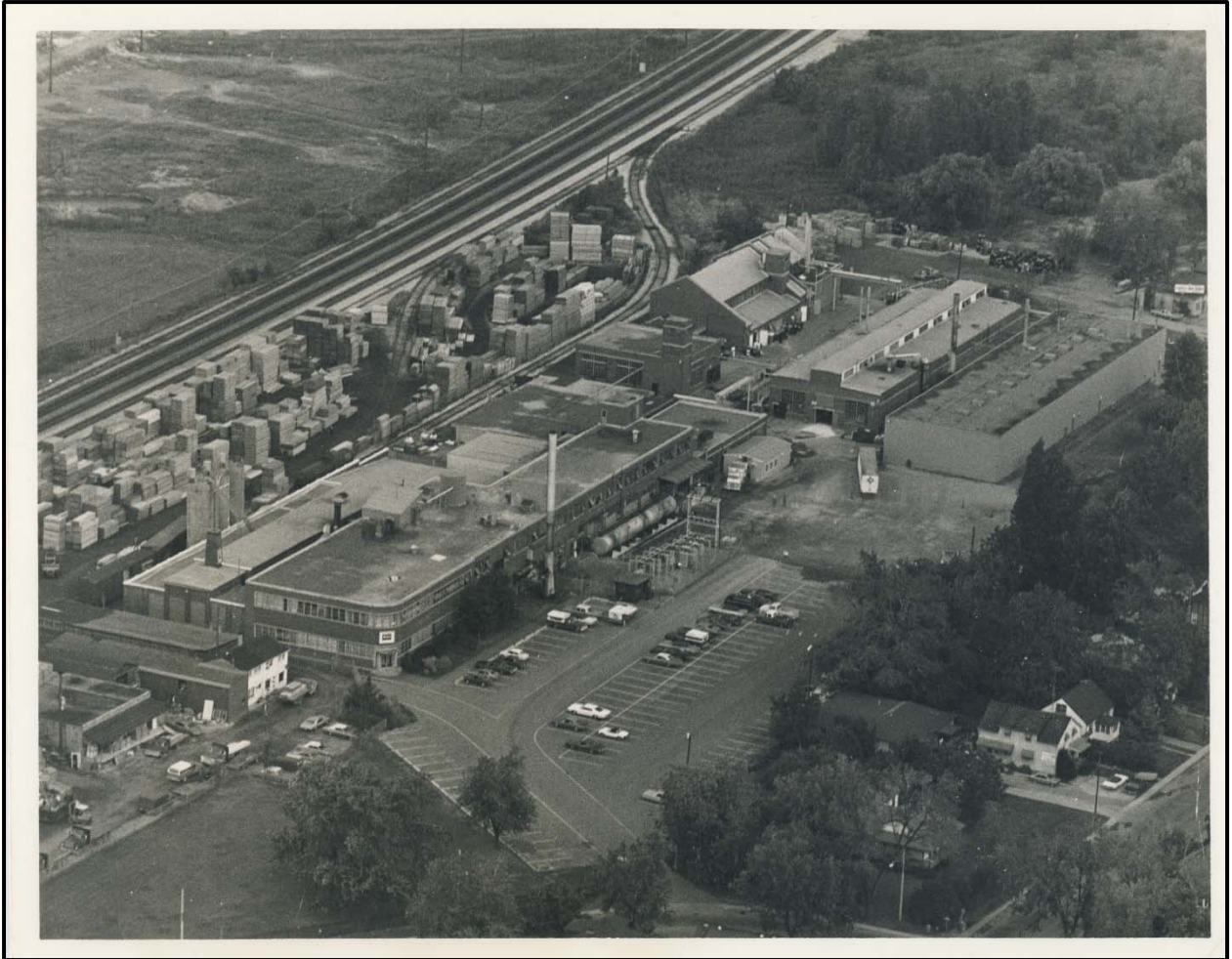
⁵⁰ LRO Instrument #1236, being a Grant, dated 11 September 1939, between Caroline May Barringham and Edward Barringham, her husband.

⁵¹ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:278P-X2Y> : Thu Oct 19 18:33:47 UTC 2023), Entry for Edward Barringham and Herbert Edward Barringham, 08 Mar 1918.

⁵² Barringham executive appointments. (1948, Oct 07). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/barringham-executive-appointments/docview/1313869962/se-2>

⁵³ "Archive Record." *Information Booklet Entitled "Oak Tire & Rubber Co. Became Barringham Rubber and Then Monsanto Plastics"* | Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/CF56F9B1-4597-4F4E-B368-026030550110. Accessed 7 Nov. 2023.

⁵⁴ PUBLISHING, GREY HOUSE. *FP Survey Predecessor & Defunct 2023*. GREY HOUSE PUBLISHING, 2023. p. 62



The location of Barringham Rubber & Plastics Limited which later became Monsanto Canada Ltd. 1974
Source: *Oakville Historical Society*

In 1939, a year after purchasing the rubber company, Edward and Caroline Barringham moved to the subject property. In 1944, Barringham served as the president of the Oakville Rotary Club and upon his retirement from the position fellow Rotary Club members chose him to represent the club on the finance committee of the proposed Oakville-Trafalgar Memorial Hospital.⁵⁵ In 1948, Barringham was elected as the president of the Oakville Chamber of Commerce.⁵⁶

⁵⁵ Page 4. (1944, Jun 13). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-4/docview/1432253467/se-2>

⁵⁶ Page 10. (1948, Jan 29). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-10/docview/1418262167/se-2>



Participants in opening ceremonies were, left to right: Don Maclellan, chairman site committee, Councillor Jack Miles, Stanley Hall, M.P.P., Hans W. M. Riggan, Edward Barringham, president Chamber of Commerce, Misses. Dorothy, Edith, and H. T. Babin, committee members, Chamber of Commerce president, Edward Barringham, standing fifth from the left, in front of the microphone, is pictured at the opening ceremony of the second Oakville Industrial Exhibition. 23 September 1948. Source: *Oakville-Trafalgar Journal*, via *OurOntario.ca*

The Barringham name lives on in Oakville. In 1956, Barringham subdivided land he owned at 1048 Lakeshore Road East, creating Plan 171 which included Barringham Drive, and subsequently a home he had built there at the junction of Argyle and Barringham Drives.^{57, 58}

In October 1951, Edward and Caroline Barringham sold part of Lot A to James and Gladys Moyes.⁵⁹ After this time, the two lots directly to the west of the Snyder House were subdivided and new homes were constructed in front of what was originally the front elevation of the Snyder House.

In October 1952, after 14 years of ownership, the Barringhams sold the rest of Lot A, the land to the north of the Snyder House, to the Evangelical Lutheran Synod of Canada. Today, it is the location of Grace Lutheran Church of Oakville.⁶⁰

The subject property changed hands a few more times over the next few decades, most being upper middle-class residents who do not appear to have contributed to the town's or the property's cultural heritage value in any significant way. The current owners have owned the property since 1974.

⁵⁷ Plan of Subdivision #717, dated 11 July 1956.

⁵⁸ 27 Barringham Drive, Town of Oakville files (AMANDA).

⁵⁹ LRO Instrument #50383, being a Grant dated 10 May 1956, between Edward & Caroline May Barringham and James Todd & Gladys Mae Moyes.

⁶⁰ LRO Instrument #19164U, being a Grant dated 31 Oct 1952, between Edward & Caroline May Barringham and the Evangelical Lutheran Synod of Canada

Contextual Value

The Snyder House property has cultural heritage value because it is important in maintaining and supporting the historic residential character of the Brantwood Annex subdivision, as well as the neighbouring Tuxedo Park subdivision and Brantwood subdivision. The property is physically, visually, and historically linked to its surroundings and is significant as one of the first houses on the street and within Brantwood Annex.

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 and designated on the Oakville Heritage Register. 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.

The Arts and Crafts era homes in the Brantwood Annex neighbourhood, such as the subject property, are important anchor points to the community as they define and reflect the Arts and Crafts era origins of this important subdivision. The Brantwood Annex subdivision was a continuation of the significant early 20th century development of Oakville, helping to increase the growing Town's residential area and raising its profile. Many buyers of the lots and houses during this time were wealthy, upper middle-class businesspeople from larger cities, whose presence in turn altered Oakville. As one of a few remaining Bungalow style homes in the Brantwood Annex neighbourhood, its unique architectural representation of the Arts and Crafts era is important in maintaining the architectural aesthetic in the area.



Looking north towards 311-313 Macdonald Road, the red brick building in the centre of the image. January 2021
Source: Google Street View



Looking east along Macdonald Road. 311-313 Macdonald Road is the red brick building on the left. January 2021

Source: Google Street View



Looking west towards 311-313 Macdonald Road, the red brick building on the right. January 2021

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 includes a representative example of a Bungalow style home with Queen Anne, Edwardian and Period Revival style influences.	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 directly associated with the theme of early 20 th century subdivision development, specifically that of 'Brantwood Annex'. It also has direct associations with the Snyders who developed both 'Brantwood Annex' and 'Tuxedo Park'; and who had the subject house built. It is also associated with the Barringhams who owned the property.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	This property does not 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, artist, builder, designer, or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in supporting and maintaining the historic residential character of the Brantwood and Tuxedo Park neighbourhoods.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, visually, and historically linked to its surroundings, specifically Brantwood Annex, as well as Brantwood subdivision and Tuxedo Park 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 311-313 Macdonald Road is located on the north side of Macdonald Road between Reynolds and Allan Streets in the Brantwood Annex neighbourhood. The property contains a two-and-a-half storey red brick and wood shingle clad Bungalow style home with Queen Anne, Edwardian and Period Revival style influences. The house was built in 1911 and is known as the Snyder House.

Design Value or Physical Value:

The Snyder House has design and physical value as a representative and early example of a Bungalow style home with Queen Anne, Edwardian and Period Revival style influences. Built in 1911 during the Arts and Crafts movement of the early 1900s, the house reflects the movement's commitment to informality and the use of rustic and natural building materials. Architectural elements typical of the era include its: two-and-a-half storey ground-hugging massing, broad, gently-pitched side gable roof covering an expansive porch, red brick and wood shingle cladding, and a mix of window designs and sizes. The Queen Anne style influence can be seen in the building's asymmetry and its shingle-clad oriel window. Edwardian influence can be seen in the extensive use of brick cladding, heavy brick pillars on the front porch, and the large stone sills and lintels throughout. The ornate stone porte-cochère is influenced by Period Revival architecture with its unique stone arch and buttresses, more commonly found on stately Tudor manor homes.

Historical Value or Associative Value:

The Snyder House property has cultural heritage value for its direct associations with the theme of early 20th century in Oakville, specifically the early 20th century subdivision known as 'Brantwood Annex', along with neighbouring subdivisions Brantwood and Tuxedo Park. Its presence contributes to the story of Oakville's early 20th century residential development, which was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families. The property also has cultural heritage value for its direct associations with Mary and Louis Snyder who were responsible for two of Oakville's early 20th century subdivision development projects; and with Caroline May and Edward Barringham whose business ventures provided tax revenue and employment to countless Oakville residents, and whose name lives on in Barringham Drive, a street within the mid-20th subdivision they created.

Contextual Value:

The Snyder House property has cultural heritage value because it is important in maintaining and supporting the historic residential character of the Brantwood Annex subdivision, as well as the neighbouring Tuxedo Park subdivision and Brantwood subdivision. The property is physically, visually, and historically linked to its surroundings. As one of the first houses on the street and within Brantwood Annex the house places the area's origins within a specific period, helping to tell the larger story of Oakville and its development in the early 20th century. As an anchor point in the neighbourhood, this house helps to define the original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

Description of Heritage Attributes

Key heritage attributes of the property at 311-313 Macdonald Road that exemplify its cultural heritage value as a Bungalow style house, with influences from the Queen Anne, Edwardian and Period Revival styles, include its:

- The massing and form of the original two-and-a-half storey building with its broad, gently-pitched side gable roof, including the second storey shed dormers, the expansive front porch, the southeast porch (now enclosed) and the second storey oriel window on the south elevation;
- Red brick cladding in a running bond pattern;
- Wood shingle cladding on the upper storeys;
- Remaining wood soffits, fascia and trim work;
- Stone sills and lintels;
- Fenestration of the windows and doors on all elevations, excluding the contemporary first storey window on the north elevation and the contemporary windows in the southeast enclosed porch;
- Open front porch with deep overhang, wood beams and large square brick columns;
- Porte-cochère with gable roof, arched wood beams with stone sills, and ornate stone structure with battlement parapet, large arch and buttresses;
- The presence of multipaned windows in the Arts and Crafts style with wood trim; and
- Two red brick chimneys.

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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