

APPENDIX B

Cultural Heritage Evaluation Report
Cuthbertson House
323 Macdonald Road, Oakville, Ontario



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

Town of Oakville
Heritage Planning
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October 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 Cuthbertson House property is located at 323 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 Cuthbertson House property at 323 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 one-and-a-half storey house which was constructed in 1911.



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

Legal description: Lot 8, Plan 121; Town of Oakville

3. Background Research

Design and Physical Value

The Cuthbertson House at 323 Macdonald Road is a single detached, one-and-a-half storey red brick and wood shingle clad house that was constructed in 1911. The house has design and physical value as a representative example of a Dutch Colonial Revival style home, and is located in Oakville's Brantwood Annex neighbourhood, an early 20th century subdivision.



Front elevation of the Cuthbertson House, August 2023
Source: Town of Oakville, Heritage Planning staff photo

Colonial Revival architecture is a tangible link to North America's colonial heritage. In the late 19th to early 20th centuries an interest developed in their architectural past, especially in communities that had started as European colonies. This revival architecture reflected colonial style architecture, which was common during the 1600s through to the mid-1700s, a time when North America was under colonial rule.¹

¹ Burch, Maggie. "What Is a Colonial Revival House?" *What You Should Know About American Colonial-Style Houses*, House Beautiful, 1 Aug. 2022, www.housebeautiful.com/design-inspiration/a24183674/colonial-revival-homes/.

This revival was described as a community's romantic look back upon its colonial roots, and the result was architecture that reflected this nostalgia.²

The most popular version was the American Colonial Revival style, which John Blumenson described as “a hybrid vernacular New England Colonial at times given Beau-Arts pretensions.”³ This interest in 18th century Colonial architecture began shortly after the 1876 American Centennial Exhibition when a New York City architectural firm designed “Colonial”-inspired homes for wealthy patrons.

As well as Anglo American iterations, Dutch and Spanish Colonial Revival architecture were popular too. These styles can be further defined based on the region within which they developed, and the 17th and 18th century time periods they were designed to emulate, i.e., Germantown, Pennsylvania Dutch, or Ontario Georgian or Loyalist.⁴ In Ontario, although attempts were made to include features that recalled Loyalist Upper Canada homes from the colonial era, for the most part architects accepted the American Revivals with few changes. This is especially true for Dutch Colonial Revival, which emulated the homes built by Dutch immigrants in the New York and New England area.⁵



The Cuthbertson House, ca. late 1980s
Source: Town of Oakville, Heritage Planning staff photo

² “Dutch Colonial Revival Architecture.” *Wikipedia*, Wikimedia Foundation, 24 Aug. 2023, en.wikipedia.org/wiki/Dutch_Colonial_Revival_architecture.

³ Blumenson, John. “Colonial Revivals (1900-present).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 142.

⁴ Blumenson, John. “Colonial Revivals (1900-present).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 142.

⁵ “Dutch Colonial Revival Architecture.” *Wikipedia*, Wikimedia Foundation, 24 Aug. 2023, en.wikipedia.org/wiki/Dutch_Colonial_Revival_architecture.

Dutch Colonial Revival architecture was a popular Colonial Revival style. Characteristic of the style is the gambrel roof with long eaves that extend past the sides of the house. A gambrel roof, also known as a “barn roof”, is easily recognized for its broad, double-pitch roof. The top section is wide with a fairly flat pitch. The pitch then changes angle and drops drastically, almost straight-down, forming the second section of the roof. This roof style allowed for more useable space within the attic. Dormers were added for even more headroom and to allow light and air into the space.

Dutch Colonial Revival buildings can easily be differentiated from their 17th and 18th century predecessors by the use of contemporary materials and different proportions and scale. While original Dutch Colonial houses had the appearance of simple, practical barns, the 20th century versions were more decorative and built to meet 20th century standards. Houses like the subject dwelling incorporated non-functional shutters for decoration, a more complex and ‘prettier’ roof structure, more glazing, and other decorative elements found in other styles of the Arts and Crafts era.



View of the southwest corner and front façade of the Cuthbertson House, August 2023

Source: Town of Oakville, Heritage Planning staff photo

The Cuthbertson House is a single detached, one-and-a-half storey building designed in the Dutch Colonial Revival style. The building is capped by a cross gambrel roof with long eaves extending past the sides of the house.



Aerial view of 323 Macdonald Road, the house in the centre of the image, with the kidney shaped pool. 2021
 Source: Town of Oakville, GIS

Early Colonial era homes were built from natural materials, and Dutch Colonial homes were no different. The original versions were usually built with a wood frame clad in either brick or stone, however, the revivals often replaced stone with shingles or clapboard.⁶ The Cuthbertson House is clad in a combination of red brick and wood shingles.

The formal front entry way is accessed by a deep wood verandah, and it lies off-centre within the front façade. The single panel wood-and-glass door is topped by a multi-sectioned, multi-paned transom. The door is flanked by matching sidelights, made of wood and multi-paned windows.

The front porch spans the width of the house and is considerably deep, a feature typical of the Arts and Crafts era. The porch roof is supported by brick piers (since painted) which contain double or triple sets of square wood columns. The original end beams contain the slight arch that is found on many of the Arts

⁶ Robicelli, Allison. "This Quaint and Cozy House Style Is Making a Comeback." *MyDomaine*, MyDomaine, 4 Nov. 2021, www.mydomaine.com/dutch-colonial-5207604#toc-what-makes-a-house-dutch-colonial-style.

and Crafts era homes in Oakville. Low wood railings with square wood pickets are between each of the brick piers.



The front façade of the Cuthbertson House faces south. August 2023
Source: Town of Oakville, Heritage Planning staff photo

The front façade includes a shed dormer set within the front gambrel roofline. The dormer provides extra space and light in the top floor of the house. Shed dormers were common architectural elements in Colonial Revival and Arts and Crafts era architecture. On the front wall of the dormer, the upper wall flares out above the windows, a common treatment of the era. This flare can also be seen on the rest of the elevations of the house, where the shingle-clad upper storey meets the brick-clad first storey.



The southeast elevations of the Cuthbertson House. August 2023
Source: Town of Oakville, Heritage Planning staff photo



The formal front entryway. August 2023
Source: Town of Oakville, Heritage Planning staff photo



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

The building's fenestration pattern is random, common in many Arts and Crafts era houses, with what appears to be a mix of original and contemporary windows. These include: multi-paned single, or double hung sash, fixed pane, a bay, transoms, and casement windows. The front and rear elevations of the house include sets of three paired, six-pane casement windows, topped by two-pane transoms, with functional wood muntin bars. Some windows boast functional wood muntin bars and some faux muntin bars. Some windows sit on brick sills and are capped by brick, radiating voussoir lintels.



The south, or front, façade, includes early paired casement windows with functional wood muntin bars.
Source: Town of Oakville, Heritage Planning staff photo

The building includes one single-stack red brick, inset chimney, on the west elevation.



The west elevation includes the house's only chimney.
Source: Town of Oakville, Heritage Planning staff photo

Historical and Associative Value

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.

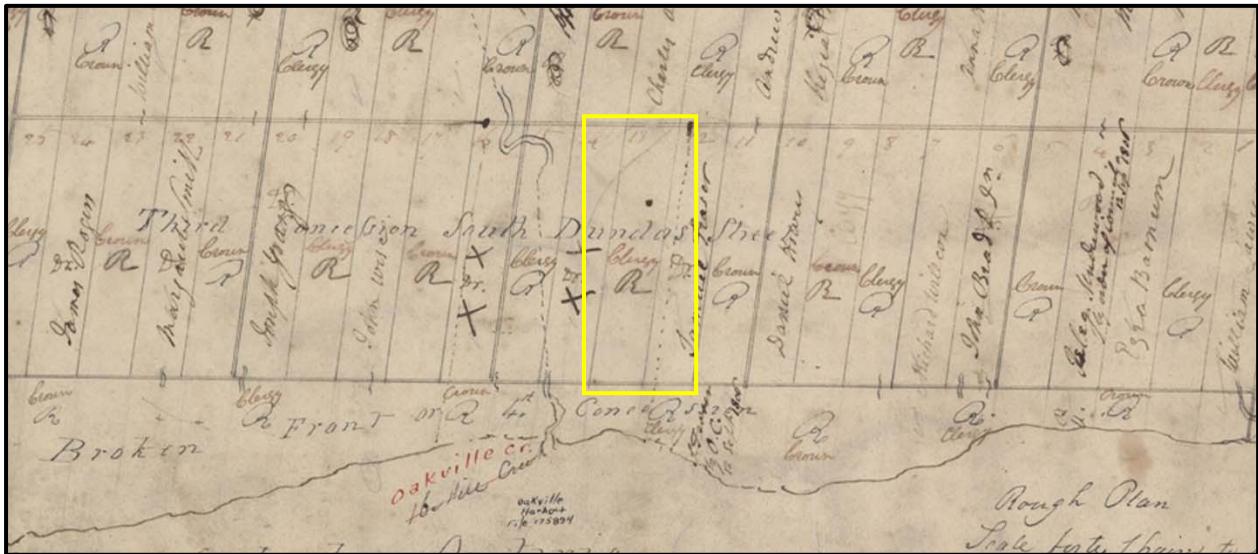
Name of Owner(s)	Acreage/Lots (all in Plan 121)	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	200	1831-1845
George K. Chisholm	200	1845-1853
Robert K. Chisholm	Rear half	1853-1856
George K. Chisholm	Part of northwest ½ except railway	1856-1863
John A. Chisholm	Brantwood Annex subdivision (Plan #35)	1861
Various owners	Various lots	1861-1909
Louis Philip Snyder	Plan 121, Lot 8	1909-1911
Elizabeth Cuthbertson, Widow	Plan 121, Lot 8	1911-1917
Margaret Louise Cuthbertson	Plan 121, Lot 8	1917-1918
Norma Ecclestone Gairdner	Plan 121, Lot 8	1918- 1924
Rosalind Letitia Dowding (nee Boyd)	Plan 121, Lot 8	1924-1943
Ernest Carlton Green	Plan 121, Lot 8	1943-1946
Ernest Carlton & Kathleen Winnifred Green	Plan 121, Lot 8	1946-1956
Charles Lawrence & Dorothy Joan Kirk	Plan 121, Lot 8	1956-1962
John J. & Mary McHugh	Plan 121, Lot 8	1962-1973
James A. & Joyce Iris McPherson	Plan 121, Lot 8	1973-1975
Fraser H. & Linda A. Farmer	Plan 121, Lot 8	1975-1995
Patricia Lynn Robinson	Plan 121, Lot 8	1995-1998
Yves Remi Lapointe & Margot Louise Jordan	Plan 121, Lot 8	1998-2000
Andrew Shannon & Maryann Sharpe	Plan 121, Lot 8	2000-2003
Nancy Danter	Plan 121, Lot 8	2003-2010
Previous owners	Plan 121, Lot 8	2010-2022
Current owners	Plan 121, Lot 8	2022–present

323 Macdonald Road is located in Treaty No. 14 territory, part of the traditional lands of the Mississaugas of the Credit First Nation.⁷ 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,

⁷ 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)

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, 1806.⁸ 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.⁹



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

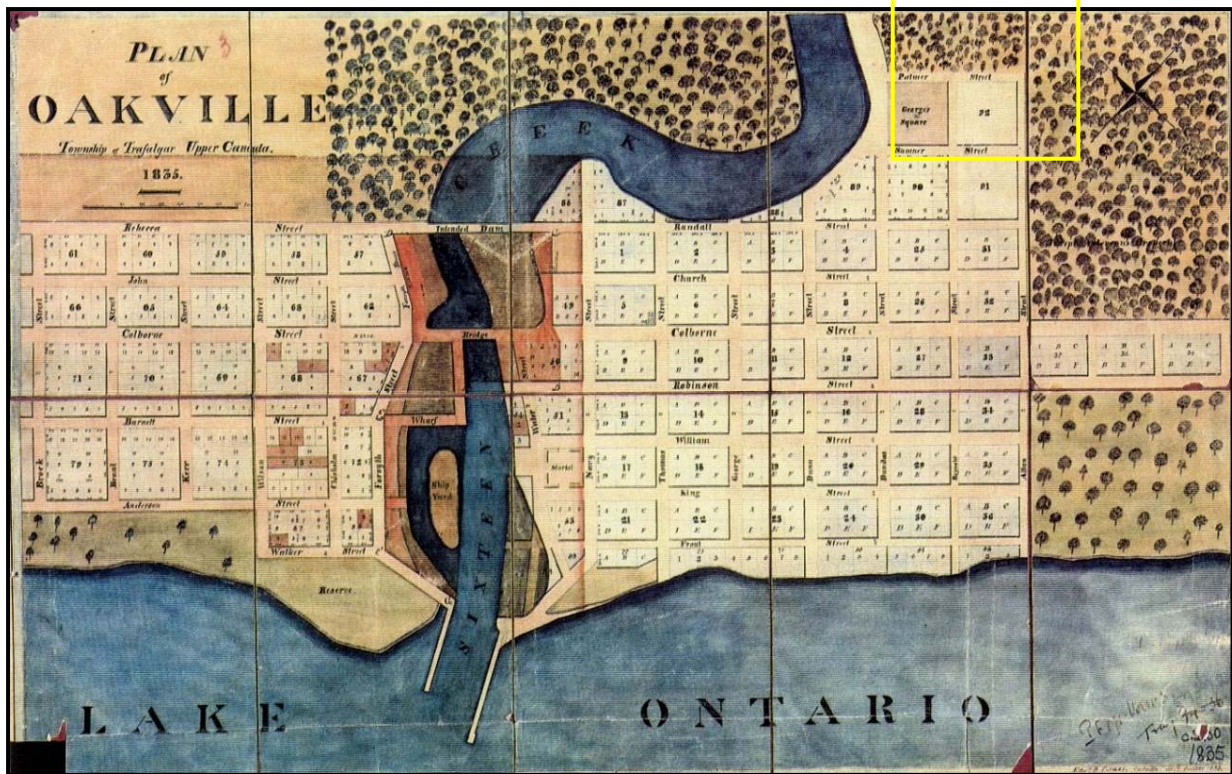
In March 1831, after the signing of Treaty 22, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.¹⁰ Chisholm is widely recognized as the founder of the Village of Oakville. The land upon which 323 Macdonald Road sits made up part of Chisholm's 1,000 acre 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, 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.

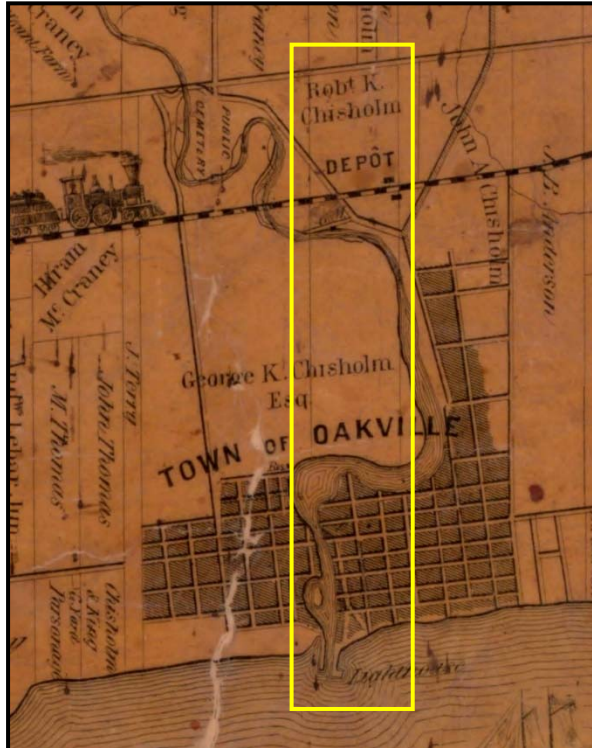
⁸ Mississaugas of the Credit First Nation, *Treaty Lands and Territory, Municipal Boundaries Related to the Head of the Lake Treaty, No. 14 (1806)*, <http://mncfn.ca/> (accessed 5 October 2023)

⁹ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

¹⁰ 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



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



George Tremaine's "County of Halton" survey, 1858, with Lot 13, in the 3rd and 4th Concessions 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. Source: University of Toronto

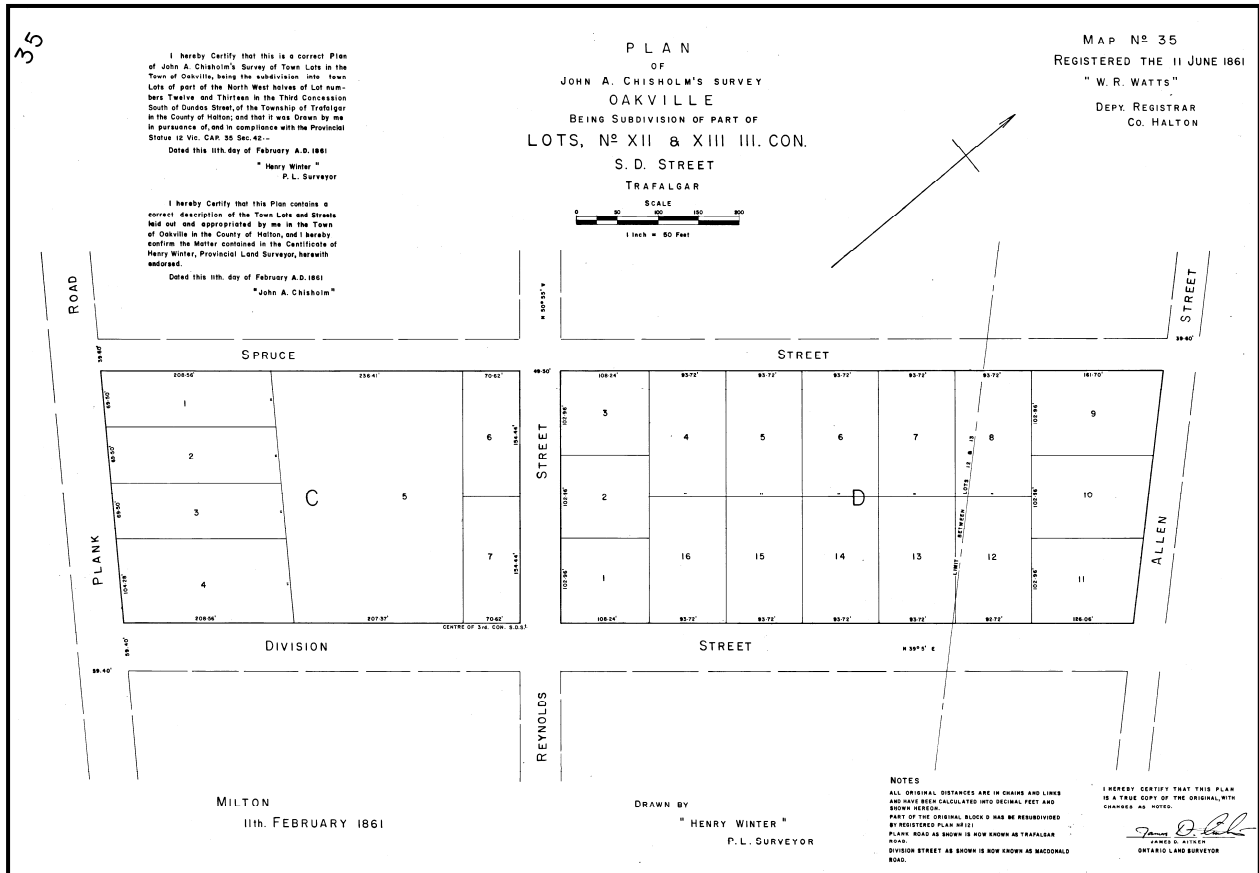
After William Chisholm's death in 1842, his sons George King (1814-1874) and Robert Kerr Chisholm (1819-1899) undertook the distribution of his Lot 13, 3rd Concession SDS lands.

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.¹¹ The subject property lies within land that was once

¹¹ 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.

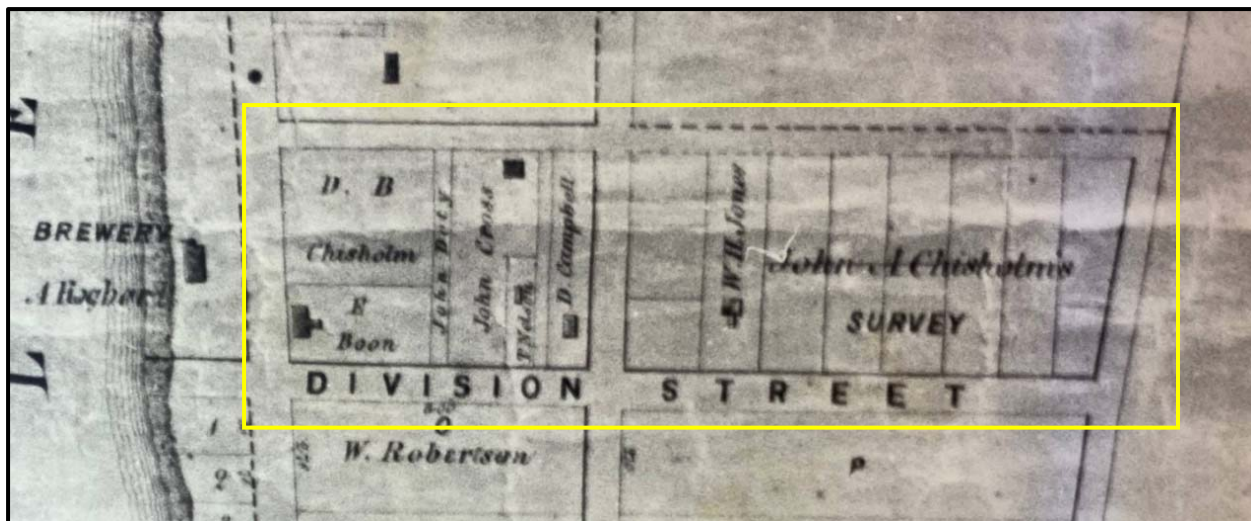
identified as John Chisholm's farm, and which he later subdivided.¹²

In 1861, John Chisholm subdivided this land, creating subdivision Plan 35. This plan covered Blocks C and D which lie 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.



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

¹² 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.



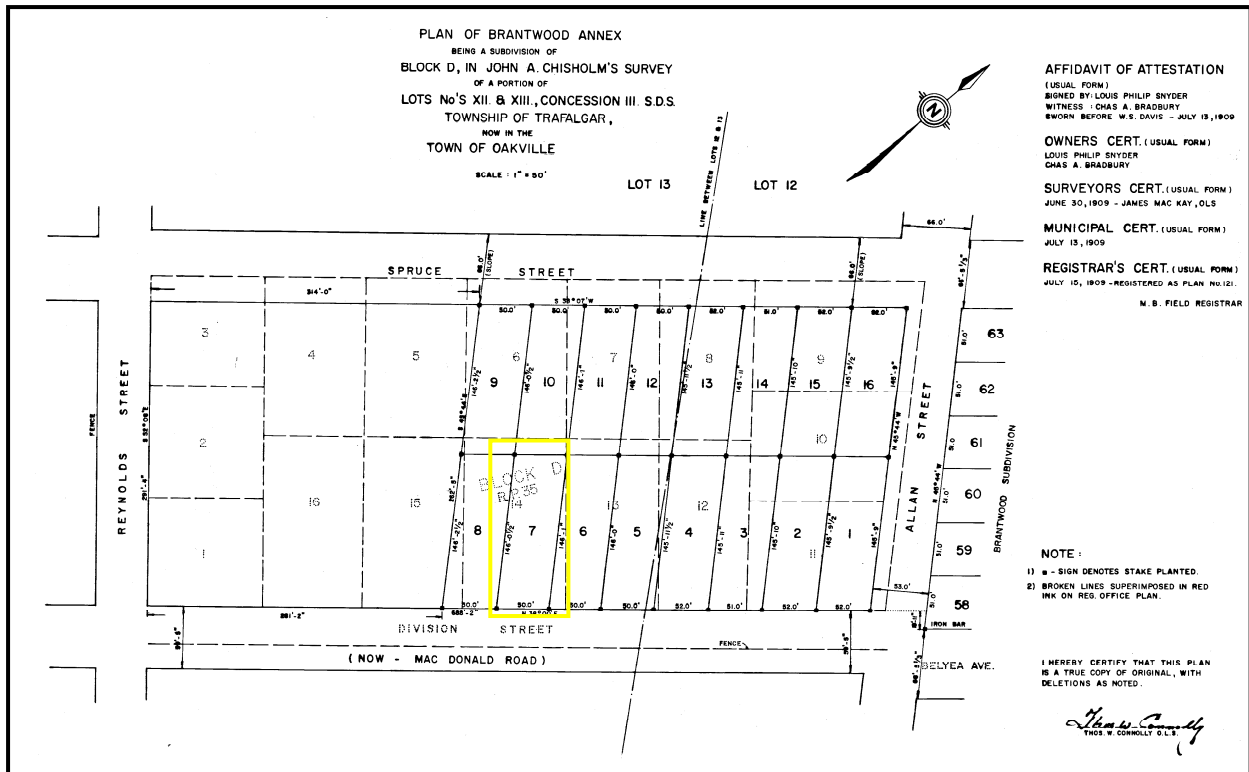
Circa 1864 Plan of the Town of Oakville in the County of Halton Canada West. John A. Chisholm's 1861, Plan #35 survey is highlighted in yellow. Source: *Oakville Historical Society*

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.¹³

Brantwood Annex was one of several early 20th century subdivision development projects happening north of the historic Town 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, Tuxedo Park was laid out (north of Division Street/Belyea Avenue and between Reynolds Street and Watson Avenue).¹⁴ Snyder's Brantwood Annex survey was finalized in July 1909.

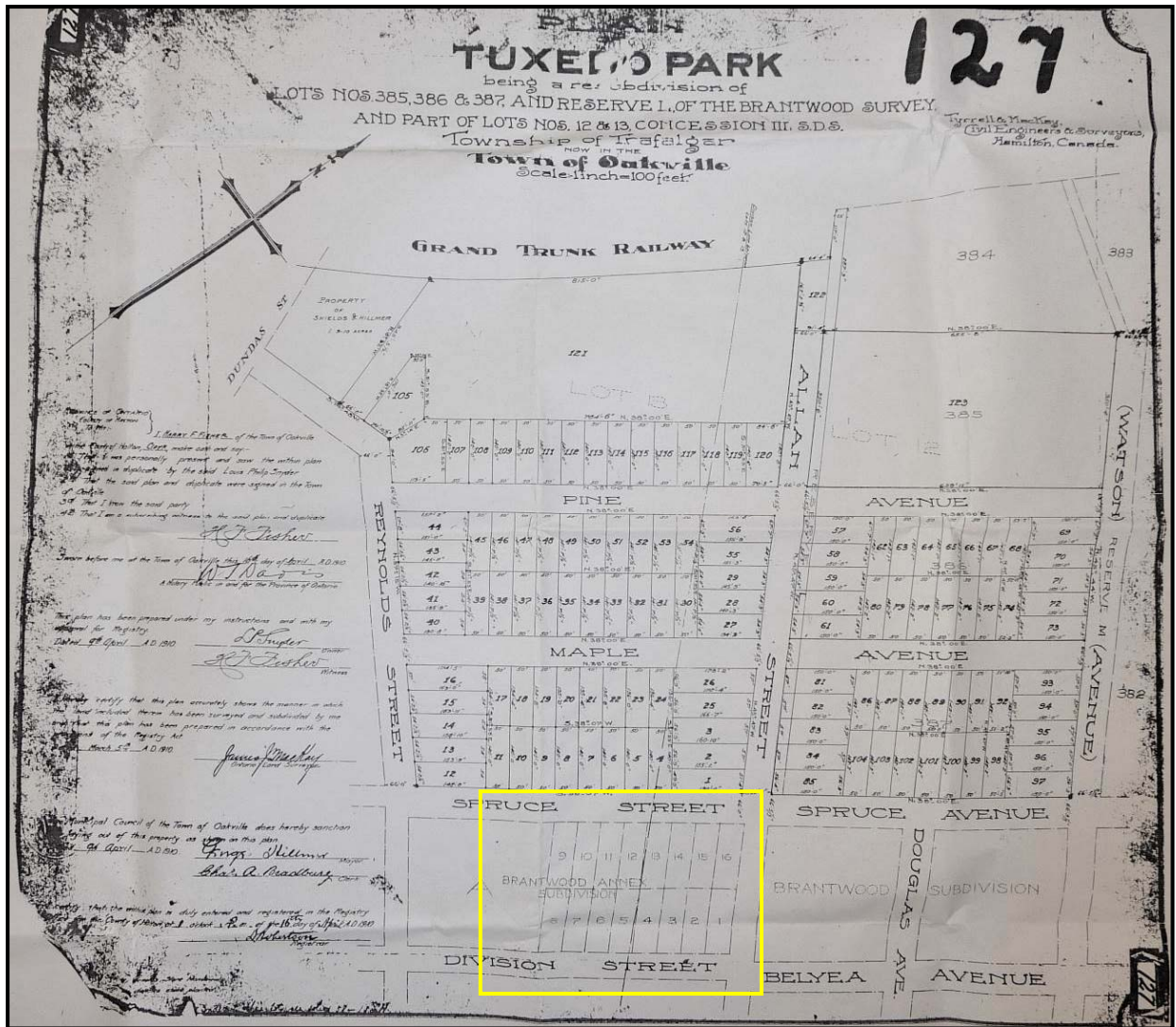
¹³ Oakville Public Library, "Microfilm Collection Index – Financial Records, Assessments & Collector's Rolls for Trafalgar Township, 1823-1899, p. 2", Town of Oakville Assessment Rolls, 1900-1934, TG1, Series A TO.008-.014

¹⁴ Ahern, Frances Robin. "Recreation 1900 - 1930." *Oakville, a Small Town: 1900-1930*, 3rd ed., Oakville Historical Society in Association with the Boston Mills Press, Erin, On, 1981, p. 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". The subject property lies on Lot 8, highlighted in yellow.
 Source: Town of Oakville, GIS

The Brantwood Annex neighbourhood lies west of Brantwood subdivision and south of Tuxedo Park subdivision.

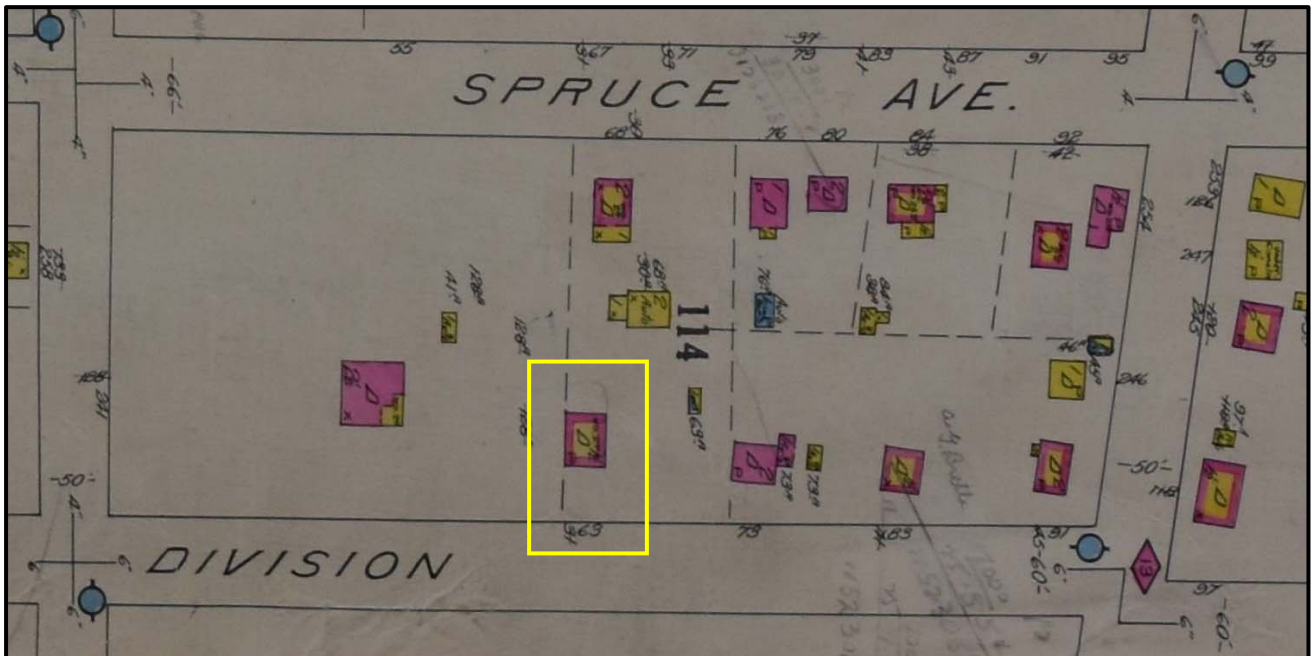


Tuxedo Park subdivision was another of Louis P. Snyder's subdivisions. Brantwood Annex Subdivision, highlighted in yellow, lies west of Brantwood Subdivision and south of Tuxedo Park Subdivision. Source: Town of Oakville, GIS

The Cuthbertson House appears in both the 1924 and the 1949 fire insurance maps.



1924 fire insurance plan showing 323 Macdonald Road and an accessory building to the north. 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 323 Macdonald Road.
Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

Division Street was renamed Macdonald Road, after the Macdonald family whose farmhouse still stands at the northwest corner of Macdonald and Chartwell Roads. Today, Macdonald Road runs roughly east/west between Trafalgar 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.¹⁵

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; and he was buried in Fairview Cemetery, in Acton, Ontario.^{16, 17}

Snyder was the son of Eli Snyder (1831-1910) and Rachel Matilda (nee Hemstreet) Snyder (1834-1913).¹⁸ Eli was a farmer and a builder, specifically a carpenter.¹⁹ 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.²⁰ Like his father, Louis too left Acton, living in places as varied as Elmira; St. Catherines; Oakville; Chambly, Quebec.²¹

In August 1891, Louis Snyder married Mary Sophia Penfold in Guelph, Wellington County, Ontario.²² They had four children: three daughters; Eva, Mary, and Evelyn; and one son: Charles.



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

Their son, Charles William Snyder, 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.²³

¹⁵ Town of Oakville, Heritage Planning file, *Oakville Street Name Origins*

¹⁶ 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.

¹⁷ 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.

¹⁸ 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.

¹⁹ "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.

²⁰ "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.

²¹ FamilySearch.org, various Louis P. Snyder records

²² Ancestry.com. "Ontario, Canada, Marriages, 1826-1939." Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928: Series Number: MS932; Reel: 73, 2010.

²³ "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.^{24, 25, 26}

In 1909, before becoming a real estate agent, Snyder had amassed enough land within Lots 12 and 13 of the 3rd Concession South of Dundas Street to lay out a subdivision. Called "Brantwood Annex", Plan 121 was billed as a resubdivision of John A. Chisholm's 1861 Survey.²⁷ Snyder built his own house within Brantwood Annex, which still exists today at 311-313 Macdonald Road.

In 1911, Louis Snyder sold Lot 8 of his subdivision, for \$4,000, to Mrs. Elizabeth Cuthbertson, a Widow.²⁸ Elizabeth Cuthbertson (1855-1917) was born Elizabeth Jack in Omagh, Northern Ireland to Andrew Jack (1829-1876) and Mary (nee Scott) Jack (1829-1899).²⁹ Elizabeth married Allan Scott Cuthbertson (1855-1906) in Toronto, Ontario in December 1886.³⁰ Allan Cuthbertson (1855-1906) was the son of Samuel Cuthbertson (1817-1897) and Margaret (nee McLean, 1833-1911) Cuthbertson.³¹ Elizabeth and Allan had a daughter, Margaret Louise Cuthbertson who was born in October 1890, in Quebec.³²

Allan Cuthbertson was a merchant, who was a "senior member of the wholesale, fancy goods firm of Cuthbertson, McCunn & Company" a Toronto company.^{33, 34} Allan and Elizabeth Cuthbertson lived in

²⁴ "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.

²⁵"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.

²⁶ "DEATHS: Snyder." *The Globe*, 22 Mar. 1930, p. 16.

²⁷ LRO Instrument #121, being a Plan of subdivision dated 13 July 1909.

²⁸ LRO Instrument #4545, being a Bargain and Sale, dated 3 January 1911, between Louis Philip Snyder and wife, and Elizabeth Cuthbertson.

²⁹ "Find A Grave Index," database, <https://www.findagrave.com/memorial/189963449/elizabeth-cuthbertson>, Elizabeth Jack Cuthbertson, ; Burial, Toronto, Toronto Municipality, Ontario, Canada, Mount Pleasant Cemetery; citing record ID 189963449, *Find a Grave*, <http://www.findagrave.com>.

³⁰ "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMVS-651>), Allan Scott Cuthbertson and Lizzie Jack, 28 Dec 1886; citing registration , Toronto, York, Ontario, Canada, Archives of Ontario, Toronto; FHL microfilm 1,870,216.

³¹ "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMVS-651>), Allan Scott Cuthbertson and Lizzie Jack, 28 Dec 1886; citing registration , Toronto, York, Ontario, Canada, Archives of Ontario, Toronto; FHL microfilm 1,870,216.

³² "Canada Census, 1901", database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KHGK-BCQ> : Tue Aug 08 18:52:50 UTC 2023), Entry for Allan Cuthbertson and Elizabeth T Cuthbertson, 31 Mar 1901.

³³ Toronto Public Library : Toronto Reference Library. "The Toronto City Directory 1904 : Might Directories Ltd. : Free Download, Borrow, and Streaming." *Internet Archive*, Toronto: Might Directories Ltd., 1 Jan. 1970, archive.org/details/torontodirec190400midiuoft.

³⁴ Page 13. (1906, Mar 21). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-13/docview/1432287952/se-2>)

Toronto, at 505 Euclid Avenue, which is where they were living when Allan died suddenly in February 1906 at the age of 51.^{35, 36}

Sometime after her husband's death in 1906, Elizabeth left Toronto, moving to Oakville with her daughter Margaret, where she, Elizabeth, purchased Lot 8 in Brantwood Annex.³⁷ It is possible that widow Cuthbertson was familiar with the area which had "long been popular as a summer resort" with its "long avenues of maples, cool lake breezes and hospitable homes."³⁸ Or perhaps she had begun to read about the new subdivisions being built in the area, some of which aimed their advertising campaigns directly at people such as the Cuthbertsons: the upper middle-class who could be enticed to move away from the conveniences, and the dirt and noise, of a large city with promises of "permanent freedom from the city's ceaseless turmoil", and as a place "to escape the city and live surrounded by bountiful nature, with large lots and picturesque homes."³⁹

Having purchased the lot from Snyder, Cuthbertson wasted no time having a house built on the subject property that same year, 1911.⁴⁰ Elizabeth Cuthbertson died four years later, in March 1917, in Oakville. She was 62 years old. In July 1918, Elizabeth and Allan's daughter Margaret sold her mother's property to Norma Ecclestone Gairdner.⁴¹

Norma Gairdner was born Norma Ecclestone Smith in February 1896 in Toronto, Ontario, to Walter Harland Smith (1862-1945) and Minnie May Ecclestone (1868-1924).⁴² Walter Smith was an affluent Toronto businessman who by 1912 owned a large part of the southwest corner of Bay and Adelaide Streets. Smith was involved in construction, real estate, horse auctions, the automobile industry, and later in life, farming, including a 150-acre farm to the north of Oakville, on Seventh Line (now Trafalgar Road) at Upper Middle Road, where he took a "special interest in horse breeding and stock raising."^{43, 44, 45} Norma's maternal great-great-grandfather was one of the earliest settler in Toronto Township, Peel

³⁵ Toronto Public Library : Toronto Reference Library. "The Toronto City Directory 1904 : Might Directories Ltd. : Free Download, Borrow, and Streaming." *Internet Archive*, Toronto: Might Directories Ltd., 1 Jan. 1970, archive.org/details/torontodirec190400miduoft.

³⁶ Page 13. (1906, Mar 21). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-13/docview/1432287952/se-2>)

³⁷ LRO Instrument #4545, being a Bargain and Sale, dated 3 January 1911, between Louis Philip Snyder and wife, and Elizabeth Cuthbertson.

³⁸ Oakville...: By the lake, (1893, Jul 15). *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/oakville/docview/1649206684/se-2>

³⁹ Cumberland Construction Company Ltd. and W.S. Davis, "Brantwood" pamphlet, 1913

⁴⁰ 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

⁴¹ LRO Instrument #6759, being a Grant, dated 18 July 1918, between Margaret Louise Cuthbertson and Norma Ecclestone Gairdner, wife of Major James Arthur Gairdner.

⁴² "Canada, Ontario Births and Baptisms, 1779-1899", , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:XLT7-43J> : 13 February 2020), Norma Ecclestone Smith, 1896.

⁴³ Ahern, Frances Robin. "Recreation 1900 - 1930." *Oakville, a Small Town: 1900-1930*, 3rd ed., Oakville Historical Society in Association with the Boston Mills Press, Erin, On, 1981, p. 178.

⁴⁴ "Liberal Candidate for Halton County." *The Toronto Daily Star*, 24 July 1911.

⁴⁵ "\$385,000 Deal Was Begun and Closed at Luncheon Table." *The Toronto Daily Star*, 29 Feb. 1912.

County, now part of Mississauga.⁴⁶ And her great-uncle, Edwin Ecclestone, was the President of Ecclestone Chemical Company, which had locations in Streetsville, Ontario, and in Detroit, Michigan.^{47, 48}

Norma Smith was educated at Havergal College in Toronto, a girls-only school that was founded in 1894 as a Church of England Ladies' College. Havergal was established by a group of men who "had great faith in the future of Canada" and who "wanted to provide a sound academic education for their daughters."⁴⁹ Today, it is recognized as one of the preeminent independent schools for girls.⁵⁰



Norma Ecclestone Smith's engagement was announced in the Toronto Star on 23 January 1918
Source: Peel Art Gallery Museum + Archives (PAMA)

⁴⁶ "Burgess and Ecclestone Families: an interview with Dr. M.W. Sparrow of 1437 Queen Street West, Toronto", *Peel Archive*.

⁴⁷ "Michigan Death Certificates, 1921-1952," , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KFWN-Q6J> : 13 March 2018), Edwin Ecclestone, 09 May 1946; citing Detroit, Wayne, Michigan, United States, Division for Vital Records and Health Statistics, Lansing; FHL microfilm 1,972,918.

⁴⁸ "Industrial Chemicals Near Peak Activity." *Detroit Free Press*, 22 Nov. 1943.

⁴⁹ "Havergal College." *Wikipedia*, Wikimedia Foundation, 25 July 2023, en.wikipedia.org/wiki/Havergal_College#:~:text=History,-Ellen%20Mary%20Knox&text=Havergal%20was%20founded%20in%201894,a%20First%20Division%20Government%20certificate.

⁵⁰ "Havergal Difference." *Havergal College*, 31 July 2023, www.havergal.on.ca/havergal-difference/.

During World War I, Norma volunteered as a civilian nurse with the Voluntary Aid Detachment (V. A. D.) at the Perkins Bull Hospital in Putney, England, a district south of London.^{51, 52} While there, Norma studied at Sir Herbert Beerbohm Tree's, *Royal Academy of Dramatic Arts*, in London, where in 1918, she won the annual scholarship.⁵³ Norma's passion for amateur theatre was such that just months after her death in 1936, her parents established the "Norma Smith Gairdner Memorial Trophy" to be awarded at the annual Halton County dramatic festival competition.⁵⁴



Wedding photo of Norma Ecclestone Smith and Major James Arthur Gairdner, 30 January 1918. William Perkins Bull is the man in the top hat. Source: Region of Peel Archives, Wm. Perkins Bull fonds

⁵¹ "Miss Norma E. Smith." *Toronto Star*, 23 Jan. 1918.

⁵² "Voluntary Aid Detachment." *Wikipedia*, Wikimedia Foundation, 20 May 2023, [en.wikipedia.org/wiki/Voluntary_Aid_Detachment#:~:text=The%20Voluntary%20Aid%20Detachment%20\(VAD,I%20and%20World%20War%20I](https://en.wikipedia.org/wiki/Voluntary_Aid_Detachment#:~:text=The%20Voluntary%20Aid%20Detachment%20(VAD,I%20and%20World%20War%20I).

⁵³ "Miss Norma E. Smith." *Toronto Star*, 23 Jan. 1918.

⁵⁴ "Father Presents Drama Memorial." *The Toronto Daily Star*, 18 Dec. 1936

When Smith married Major James Arthur Gairdner (1893-1971), “of the 208th Battalion, formerly of the famous 3rd Battalion”, in January 1918, she was working at Perkins Bull Hospital in Putney, England.⁵⁵ Norma was “brought in and given away by Mr. Perkins Bull.”⁵⁶

Established in May 1915, by Mr. William Perkins Bull, formerly of Toronto, Ontario, the hospital was established as a place for Canadian officers to convalesce. The hospital was recognized for an interesting statistic: of twenty V. A. D. nurses working at the hospital by the time the Smith-Gairdner wedding was announced in January 1918, there remained only one nurse unwed.⁵⁷

The same January 1918 newspaper article that announced the Smith-Gairdner wedding also indicated that the hospital was the scene of many war romances, with four other “well-known Toronto girls” marrying as a result of their time at the hospital.⁵⁸ The article continued:

“Everything is done to create a homelike atmosphere in the hospital, and small dances take place several times a week, with Mr. and Mrs. Bull doing the honors. The Christmas dinner this year [1917] was a gala affair, with turkey and plum pudding in profusion, invitations for which were sent out to many friends of the hospital, besides the officers and nurses. So popular has this hospital become that English V. A. D.’s are offering to pay to be taken on as staff.”

⁵⁵ Page 11. (1918, Jan 30). *The Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-11/docview/1432329744/se-2>

⁵⁶ Page 11. (1918, Jan 30). *The Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-11/docview/1432329744/se-2>

⁵⁷ Page 11. (1918, Jan 30). *The Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-11/docview/1432329744/se-2>

⁵⁸ Page 11. (1918, Jan 30). *The Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-11/docview/1432329744/se-2>

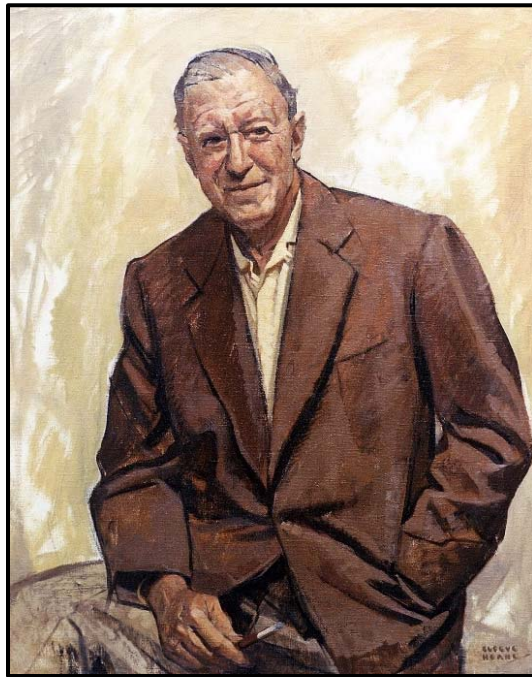


Norma Ecclestone Smith, top right image, was one of five Toronto nurses to marry convalescing officers who were treated at Mr. Perkins Bull's private hospital. Source: *The Toronto Daily Star*, Wednesday January 30, 1918, via Proquest

Norma's husband, James Arthur Gairdner, or "Big Jim" as he was known to their grandchildren, was "an athlete, a soldier, a stockbroker, a businessman, a philanthropist and a landscaper painter."⁵⁹ He was described as "a significant local and Canadian figure"; a "millionaire financier"; and, a "significant philanthropist whose many legacies include" the Gairdner Foundation, "an internationally known foundation" of which he was the President and Founder, which "recognizes important international

⁵⁹ Canada Gairdner Foundation. *About the Canada Gairdner Foundation: Our Story*, <https://gairdner.org/about/about-gairdner/> (accessed 29 November 2018).

discoveries in the field of medical research”.^{60, 61, 62, 63} James Gairdner was a Past Chairman of the Canadian Arthritis and Rheumatism Society, and locally he was an Honourary Chairman of Oakville-Trafalgar Memorial Hospital.



James Arthur Gairdner, 1966, by Cleeve Horne⁶⁴
Source: *The Cleeve Horne Estate*

Gairdner’s philanthropy continued after his death. Decades after Norma’s death, James Gairdner purchased Chestnut Point, the former home of Lt. Col. William Gordon MacKendrick. Located at 1288-1306 Lakeshore Road East Gairdner bequeathed the property to the Town of Oakville. Today it is known as Gairloch Gardens, a public garden on a formerly private lake front estate.

In July 1918, seven months after marrying James Gairdner, Norma Gairdner bought Lot 8 from the estate of Elizabeth Cuthbertson.⁶⁵ According to their son, John S. Gairdner, his parents moved to Oakville “soon after World War I”, likely a reference to their home at 323 Macdonald Road.⁶⁶

⁶⁰ City of Mississauga, Planning & Heritage, Community Services. *Draft Designation Statement, Bell Gairdner Estate, 2700 Lakeshore Road West, Statement of Cultural Heritage Value or Significance*. September 2008. Schedule B, page 1. <http://www.mississauga.ca/file/COM/2012hacagendapart2march2.pdf> (accessed 6 December 2018).

⁶¹ City of Mississauga, Planning & Heritage, Community Services. *Proposed Heritage Designation: Bell Gairdner Estate, 2700 Lakeshore Road West, (Ward 2)*. November 14, 2008. Page 1.

⁶² City of Mississauga, Planning & Heritage, Community Services. *Bell Gairdner Estate, 2700 Lakeshore Road West, Cultural Heritage Assessment*. September 2008. Executive Summary.

⁶³ William D. Gairdner, grandson of James A. Gairdner. Interview by Planning Services staff, Oakville, Ontario. 20 February 2019.

⁶⁴ Image used with permission from the Cleeve Horne Estate. Not to be used without permission. www.cleevehorne.com

⁶⁵ LRO Instrument #6759, being a Grant, dated 18 July 1918, between Margaret Louise Cuthbertson and Norma Ecclestone Gairdner, wife of Major James Arthur Gairdner.

⁶⁶ “Gairdner son urges sale of dad’s estate”, *Daily Journal Record*, April 10, 1972.

Norma and James had five children: James Harland, Norma Jane, Margaret Anne, the aforementioned John Smith, and Mary Ellen Gairdner. Their first three children were born while the Gairdners were living at 323 Macdonald Road.⁶⁷

The Gairdners were members of the Oakville Club. Under Norma's guidance "keen amateur actors and actress at the Club produced stage plays year after year, in great variety, to enthusiastic audiences."⁶⁸ Further, she was remembered for staging "elaborate Extravagances and Pageants, involving casts of 100 or more" at the annual Oakville Fair and Horse Show.⁶⁹

In 1922, while still the owner of the subject property, Norma bought 429 Macdonald Road, three blocks to the east of 323 Macdonald Road, and then she sold it a year later to William Henry Brouse.^{70, 71} In 1924, Norma Gairdner sold the subject property to Rosalind Letitia Downing, who later also owned 429 Macdonald Road.^{72, 73}

In September 1936, 12 years after selling the subject property, Norma Ecclestone Gairdner died suddenly of a heart attack, at just 40 years old.⁷⁴

Rosalind L. Dowding was born Rosalind Boyd on 14 November 1894, in Bobcaygeon, Victoria Co., Ontario, to William and Meta (Nee Bridgman) Boyd.⁷⁵ Rosalind married Charles E. Dowding in June 1918 in Clinton, Huron Co., Ontario. This was Rosalind's first marriage and Charles' second. At the time of their marriage, Charles identified himself as a Captain in His Majesty's Forces, as a widower, and a bank manager in Clinton, Ontario.⁷⁶

⁶⁷ Ancestry.ca, Gairdner Family Tree, <https://www.ancestry.ca/family-tree/person/tree/152061994/person/302014832786/facts> - accessed 12 October 2023.

⁶⁸ Ahern, Frances Robin. "Recreation 1900 - 1930." *Oakville, a Small Town: 1900-1930*, 3rd ed., Oakville Historical Society in Association with the Boston Mills Press, Erin, On, 1981, p. 157

⁶⁹ Ahern, Frances Robin. "Recreation 1900 - 1930." *Oakville, a Small Town: 1900-1930*, 3rd ed., Oakville Historical Society in Association with the Boston Mills Press, Erin, On, 1981, p. 178

⁷⁰ LRO Instrument #8288, being a Grant, dated 21 May 1922, between Frank Moss and wife, and Norma S. Gairdner, the wife of James A. Gairdner.

⁷¹ LRO Instrument #5726, being a Grant, dated 9 May 1923, between Norma Gairdner wife of James A Gairdner, and William Henry Brouse.

⁷² LRO Instrument #9183, being a Grant, dated 15 May 1924, between Norma Ecclestone Gairdner, wife of James Arthur Gairdner, and Rosalind Letitia Dowding, wife of Charles Edwyn Dowding.

⁷³ LRO Instrument #10973, being a Grant, dated 17 November 1930, between William Henry Davenport Brouse, Eldridge Dean Gooderham Brouse & James Franklin M'Donagh, Executors & Trustees of William Henry Brouse, deceased.

⁷⁴ "Mrs. Jas. Gairdner Dies at Oakville." *The Toronto Daily Star*, 22 Sept. 1936.

⁷⁵ "Canada, Ontario Births, 1869-1912," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:939J-D8YH-8?cc=1784212&wc=QZ3B-L5Y%3A1584203503%2C1584212708%2C1584221602> : 15 January 2016), Births > 1894 > no 25748-33470 > image 724 of 821; citing Archives of Ontario, Toronto.

⁷⁶ "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33S7-LBLC-T2M?cc=1784216&wc=3NWH-DP6%3A1584308903%2C1584353701%2C1584356501> : 28 May 2015), Marriage licenses and affidavits > 1918 > no 17461-18127 > image 709 of 1391; Archives of Ontario, Toronto.

Charles Edwyn Dowding was born in Peterborough, Ontario in 1870, to James M. and Agnes Mary (nee Wickham) Dowding.⁷⁷ In 1915, Charles Dowding joined the Canadian Expeditionary Force, serving as Captain with the 33rd, Huron Division.⁷⁸ In 1916, Charles survived a bout of pneumonia while in England, and was wounded twice in September 1917; once during the Battle of Menin Road Ridge, part of the Battle of Ypres, in France.⁷⁹ Fortunately Dowding survived and was discharged from service in 1919.^{80, 81}

After the war, Rosalind and Charles had two children, William T.C. (1920-2018), and Richard B. Dowding (1922-1944).^{82, 83} Both boys attended Appleby College, and their youngest, Richard, graduated from Appleby in 1941.⁸⁴ Richard served during WWII as a Wireless Air Gunner with the 426th Squadron, Royal Canadian Air Force.⁸⁵ Sadly, he was killed in action on 5 December 1944, when his aircraft collided mid-air with a Lancaster Bomber while on operational sortie.⁸⁶

Rosalind Dowding sold 323 Macdonald Road to Ernest Carlton Green in 1943, ending the Dowding family's 19-year ownership.⁸⁷

The property changed hands numerous times over the next few decades, with each owner on the property between two and 12 years. These owners were average middle-class residents who contributed to the development of Oakville but did not contribute to the property's cultural heritage value in any significant way.

⁷⁷ "Canada, Ontario Births, 1869-1912," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33HT-6LPS-W55?cc=1784212&wc=QZ3B-G88%3A1584203503%2C1584204901%2C1584206101> : 15 January 2016), Births > 1870 > no 1001-10038 > image 693 of 775; citing Archives of Ontario, Toronto.

⁷⁸ Ancestry.com. "Canada, World War I CEF Personnel Files, 1914-1918." *Canadian Expeditionary Force. CEF Personnel Files, 1914-1918*, 2016, Accessed 28 Aug. 2023.

⁷⁹ Defence, National. "Government of Canada." *WWI - Menin Road - Canada.Ca*, / Gouvernement du Canada, 22 July 2019, www.canada.ca/en/department-national-defence/services/military-history/history-heritage/battle-honours-honorary-distinctions/menin-road.html.

⁸⁰ Ancestry.com. "Canada, World War I CEF Personnel Files, 1914-1918." *Canadian Expeditionary Force. CEF Personnel Files, 1914-1918*, 2016, Accessed 28 Aug. 2023.

⁸¹ Library and Archives Canada; Ottawa, Ontario, Canada; *CEF Personnel Files*; Reference: *RG 150*; Volume: *Box 2635 - 2*

⁸² McCormick, Carol. "William Thornton Charles Dowding (1920-2018) -..." *Find a Grave*, 13 Feb. 2018, www.findagrave.com/memorial/187303152/william-thornton_charles-dowding?_gl=1%2A74ldnu%2A_gcl_au%2AMjAxNDA1ODIyNi4xNjg5NjEwMTMx%2A_ga%2ANzUzOTY0NC4xNjY4MTc5Nzk5%2A_ga_4QT8FMEX30%2ANWVmM2M2MTAtMTE0Ni00ZjQwLWE1ZTItZDc5NjVjZTlzZjYwLjMwOC4xLjE2OTMyNDk4NjUuNDYuMC4w.

⁸³ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33HY-DTJS-QQK?cc=1307826&wc=3LKM-N38%3A1584267403%2C1584268301%2C1584268501> : 27 April 2019), Overseas deaths > 1944 > no 704616-706122 > image 981 of 1538; citing Registrar General. Archives of Ontario, Toronto.

⁸⁴ Oakville Historical Society, "429 Macdonald write up", July 2023

⁸⁵ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33HY-DTJS-QQK?cc=1307826&wc=3LKM-N38%3A1584267403%2C1584268301%2C1584268501> : 27 April 2019), Overseas deaths > 1944 > no 704616-706122 > image 981 of 1538; citing Registrar General. Archives of Ontario, Toronto.

⁸⁶ "International Bomber Command Centre Losses Database." *Dowding R - International Bomber Command Centre*, losses.internationalbcc.co.uk/loss/207690. Accessed 28 Aug. 2023.

⁸⁷ LRO Instrument #13899R, being a Grant 18 October 1943, between Rosalind Letitia Dowding, wife of Charles Edwyn Dowding, and Ernest Charles Green.

Contextual Value

The subject property has cultural heritage value because it supports and maintains the historic residential character of the Brantwood Annex subdivision; and because it is physically, functionally, visually, and historically linked to its surroundings. It is one of the older houses on the street and is linked to the origins of the Brantwood Annex 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, including the 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 neighbourhood, such as the subject property, are important anchor points to Brantwood and the Brantwood Annex as they define and reflect the Arts and Crafts era origins of this important subdivision. The subdivision was a large and significant development for Oakville, substantially increasing its residential area and raising the town's profile. Many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville. As one of the only, if not the only, remaining Dutch Colonial Revival homes in the Brantwood neighbourhood, its unique architectural representation of the Arts and Crafts era is important in maintaining this architectural aesthetic in the area.



Looking north towards 323 Macdonald Road, the second building from the right. January 2021

Source: Google Street View



Looking east along Macdonald Road. 323 Macdonald Road is the second building on the left. January 2021
Source: Google Street View



Looking west towards 323 Macdonald Road, the red brick building with the brown gambrel roof. 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 is representative example of a Dutch Colonial Revival home.	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'.	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 subject house is important in supporting and maintaining the historic residential character of the Brantwood Annex neighbourhood.	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 Annex.	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 323 Macdonald Road is located on the north side of Macdonald Road between Reynolds and Allan Streets in the Brantwood neighbourhood. The property contains a one-and-a-half storey red brick and wood shingle clad Dutch Colonial Revival style house that was built in 1911, known as the Cuthbertson House.

Design Value or Physical Value:

The Cuthbertson House has design and physical value as a representative example of a Dutch Colonial Revival style home. Colonial Revival architecture is a tangible link to North American's colonial heritage. In the late 19th to early 20th centuries, in many communities that had started out as European colonies, an interest developed in their architectural past. This revival was described as a community's romantic look back upon its colonial roots, and the result was architecture that reflected this nostalgia. The Dutch Colonial Revival style was an iteration that referenced the 18th century homes found in northeast America. The Cuthbertson House includes many architectural elements typical of the style including its cross-gambrel roof with long overhanging eaves; its use of natural building materials including its red brick and wood shingle cladding; its large, second storey shed dormer; and its random fenestration pattern.

Historical Value or Associative Value:

The Cuthbertson House property has cultural heritage value for its direct associations with the theme of development of the early 20th century subdivision known as 'Brantwood Annex'. Its presence contributes to the story of Oakville's early 20th century residential development that 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 Norma Ecclestone (nee Smith), long time Oakville resident who was actively involved in various community events and organizations, and who was recognized for her philanthropy, both locally and nationally.

Contextual Value:

The Cuthbertson House property has contextual value because it defines, maintains and supports the character of the Brantwood Annex neighbourhood. As a representative and early example of the Dutch Colonial Revival style of architecture, the Cuthbertson House's presence and its design elements helps to define the original aesthetic of the early 20th century Brantwood Annex and maintain the character of the neighbourhood. The subject property is physically, functionally, visually, and historically linked to its surroundings and places the Brantwood Annex area's origins in a specific timeframe, helping to tell the larger story of Oakville and its development in the 20th century.

Description of Heritage Attributes

Key heritage attributes of the property at 323 Macdonald Road that exemplify its cultural heritage value as an early 1900s Dutch Colonial Revival style house, as they relate to the historic one-and-a-half-storey house, include:

- The massing and form of the building with cross-gambrel roof, including the second-storey gable dormer and bumpout on the front elevation, the front porch, and the first storey bay window on the east elevation;
- The open front porch with brick piers, double and triple sets of square columns, low wood railings with square pickets and slightly arched horizontal beams on the side of the porch;
- Red brick first storey cladding in a running bond pattern with brick voussoirs over doors and windows and header brick window sills;
- Wood shingle cladding on upper storey;
- Remaining wood soffits, fascia and trimwork;
- Fenestration of the windows and doors on the west, south and east elevations;
- The presence of multipaned windows in the Arts and Crafts style with wood trim; and
- Brick chimney.

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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