

APPENDIX B

Cultural Heritage Evaluation Report
'Nansidwell'
429 Macdonald Road, Oakville, Ontario



'Nansidwell', August 2023. *Source Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Elaine Eigl, Carolyn Van Sligtenhorst
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 and identification of heritage attributes.

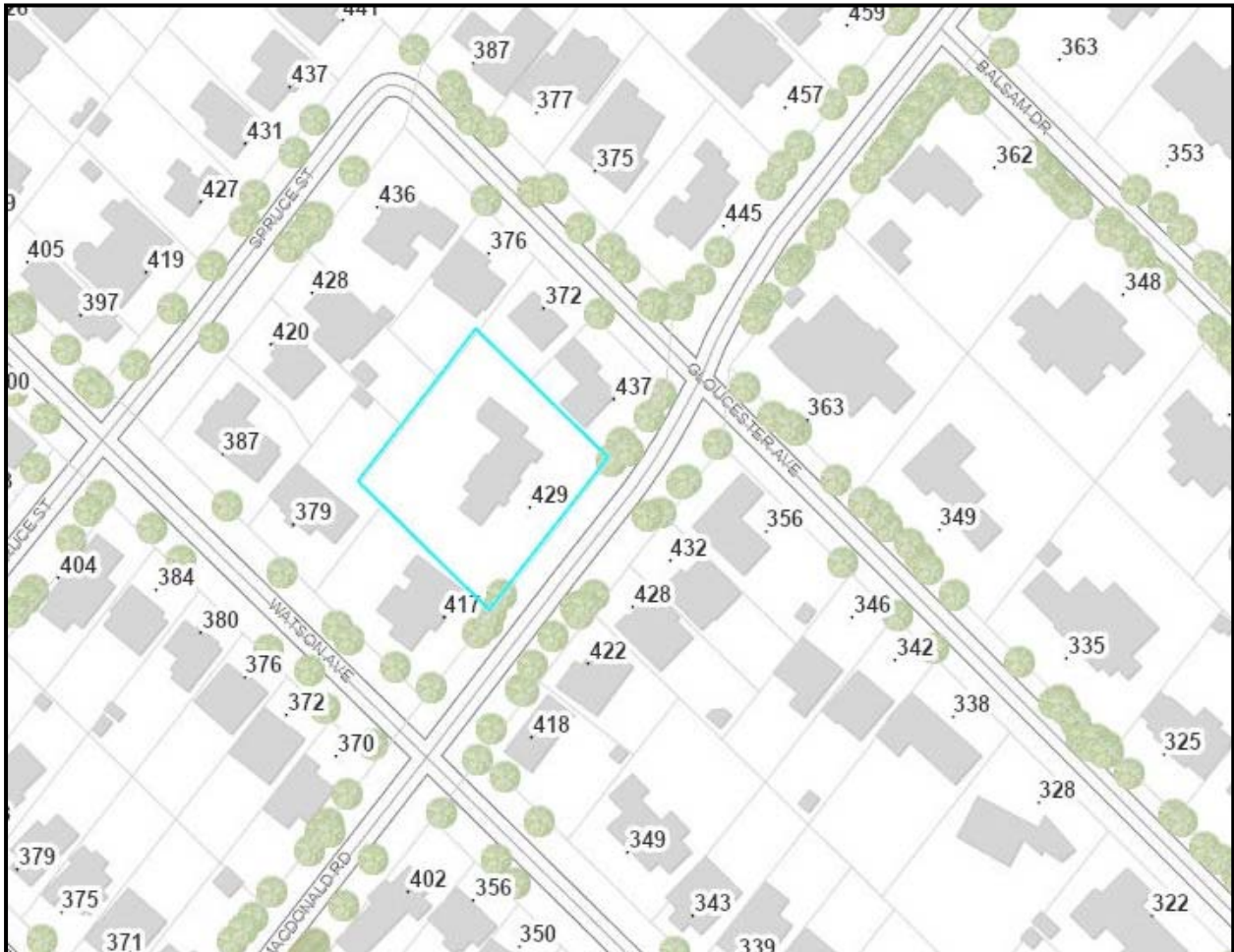
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The subject property is located at 429 Macdonald Road on the north side of Macdonald Road between Gloucester and Watson Avenues. 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 Tudor Revival architecture.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five 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 subject property at 429 Macdonald Road is located on the north side of Macdonald Road between Gloucester and Watson Avenues. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Lot 12, 3rd Concession South of Dundas Street (SDS). After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a detached two-and-a-half storey house which was constructed in 1931.



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

Legal description: Lots 321 & 322, Plan 113; Part Lots 309, 310 & 311, Plan 113; As In 765792; OAKVILLE

3. Background Research

Design and Physical Value

'Nansidwell' is a single detached, two-and-a-half storey brick and stucco clad house that was constructed in 1931. The house has design and physical value as a representative example of a Tudor Revival style home, and is located in Oakville's Brantwood neighbourhood, an early 20th century subdivision.



Front elevation of the subject house, August 2023

Source: Town of Oakville, Heritage Planning staff photo

In his book, *Ontario Architecture*, John Blumenson states that the term “Period Revival” was coined to refer to twentieth century designs which reflect the “transitional era from the late Gothic or Tudor to the Jacobean periods.”¹ He explains that Period Revival buildings were inspired primarily by English and French precedents. The English version is mostly loosely modelled after “rural cottages and country manor houses of the Tudor period with the occasional high-style Gothic feature.”²

¹ Blumenson, John. “Period Revivals (1900-present).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 156.

² Blumenson, *Ontario Architecture*, 156.

In Ontario, the most popular of the Period Revivals is a variation on the Tudor Revival House. The most noticeable features are found in its building method and materials. This includes steeply pitched gable roofs, cross gables and dormers, all of which are, ideally, covered with wood shingles that mimic a Medieval thatched roof.³ Gable ends are sometimes clipped to form a jerkinhead roof. Stone or brick walls are often combined with a projecting upper floor, which are typically clad in half-timbering and stucco.

Narrow casement windows with leaded glass panes are often topped by lintels that imitate stone or roughly hewn timbers, and drip moulds, when used, accentuate openings. Entryways are highlighted by either the characteristic Tudor arch or a simple round arch.⁴ Although less popular in Ontario, “elaborate designs based upon more formal manor houses may include not only high-style Gothic details, such as parapet or shaped gables and transomed windows, but numerous Classical elements, including pilaster strips, columns, decorative strap work and stone banding or dressings accentuating corners and window surrounds.”⁵



View of the southwest corner and front façade of the house, August 2023
Source: Town of Oakville, Heritage Planning staff photo

³ Blumenson, *Ontario Architecture*, 157.

⁴ Blumenson, *Ontario Architecture*, 157-158.

⁵ Blumenson, *Ontario Architecture*, 158.

'Nansidwell' is an excellent representative example of a Period (Tudor) Revival style house which is most closely aligned to the English country manor house precedent. As an early twentieth-century Period Revival structure, the house can be best identified by its Tudor style architectural elements, including its: irregular, non-linear façades; its roofs with varying designs and heights; its random window patterns and sizes; and its brick, stucco and half-timbered cladding.⁶ The building also displays one element of the French Period Revival style, specifically its tall hip roofs.⁷



Undated photo of 429 Macdonald Road. Source: *Oakville Historical Society*

'Nansidwell' is a single detached, two-and-a-half storey, multi-sectioned building that is capped predominantly by a hip roof. The roof is clad in wood shingles and the walls are clad in polychromatic brick on the first storey and parts of the second storey, and stucco and half-timbering on parts of the second storey.

⁶ "English Renaissance (Tudor, Elizabethan, and Jacobean)." *History of Design through the 18th Century*, 16 May 2011, <https://iammodernman.wordpress.com/2011/05/16/english-renaissance-tudor-elizabethan-and-jacobean/#:~:text=Tudor%20houses%20are%20somewhat%20symmetrical,articulated%20by%20stringcourses%20and%20pilasters.>

⁷ Blumenson, *Ontario Architecture*, 156.



Aerial view of 429 Macdonald Road, showing its many sections. 2021

Source: Town of Oakville, GIS

The front façade is laid out in an asymmetrical pattern and includes a steeply-pitched gable with the formal front entryway lying roughly in the centre of the building. The front entryway is protected by a stucco and half-timbering clad steeply-pitched, gable-roofed portico that is supported by decorative wood columns, which rest on polychromatic brick, knee wall railings. The front door is a single panel, wood plank door, with a small square, diamond-shaped leaded glass window. While the door was likely built in more recent decades, its leaded glass window and dark metal hardware appear original, or at least very early.



Front façade flat-roofed shed dormers and steeply-pitched gables. August 2023
Source: Town of Oakville, Heritage Planning staff photo

Multiple inset, flat-roofed shed dormers provide extra space and light in the top floor of the house.



The formal front entryway is protected by a stucco and half-timber clad steeply-pitched, gable-roofed portico. August 2023
Source: Town of Oakville, Heritage Planning staff photo



The front door is a single panel, wood plank door, with a small square, diamond-shaped leaded glass window. October 2023.
Source: Town of Oakville, Heritage Planning staff photo

On the west elevation, a one-storey screened sunroom section, capped by a flat roof with a second-floor verandah above is a later addition to the original structure.



Screened sunroom addition on the building's west façade. October 2023.
Source: Town of Oakville, Heritage Planning staff photo

The east elevation includes a two-storey garage wing that is topped by a clipped hip, or jerkinhead roof.



A clipped hip, or jerkinhead roof caps the garage on the east elevation. October 2023.

Source: Town of Oakville, Heritage Planning staff photo

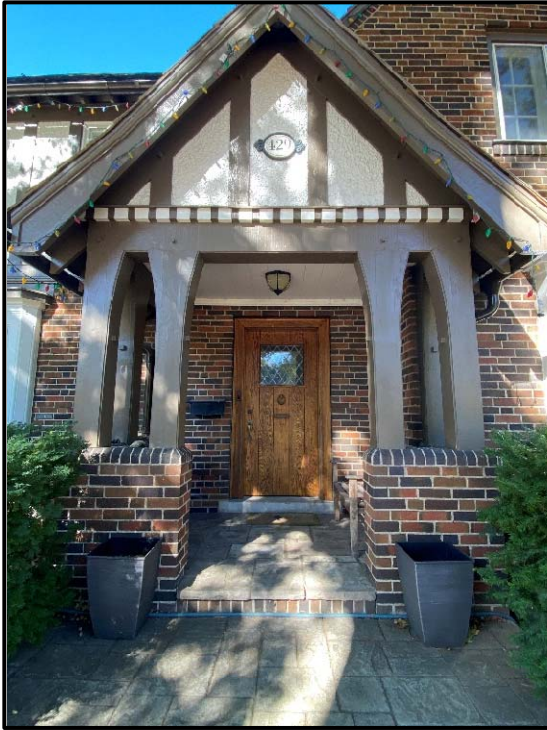


The east elevation sunporch. October 2023.

Source: Town of Oakville, Heritage Planning staff photo

Beside the garage, to the south, is a brick and glazed sun porch.

The front façade and east elevation include wood beams and arched wood columns with faux wood pegs.



The house is embellished with wood beams and arched wood columns with faux wood pegs. October 2023.
Source: Town of Oakville, Heritage Planning staff photo



The house includes a variety of window styles and shapes. October 2023.
Source: Town of Oakville, Heritage Planning staff photo

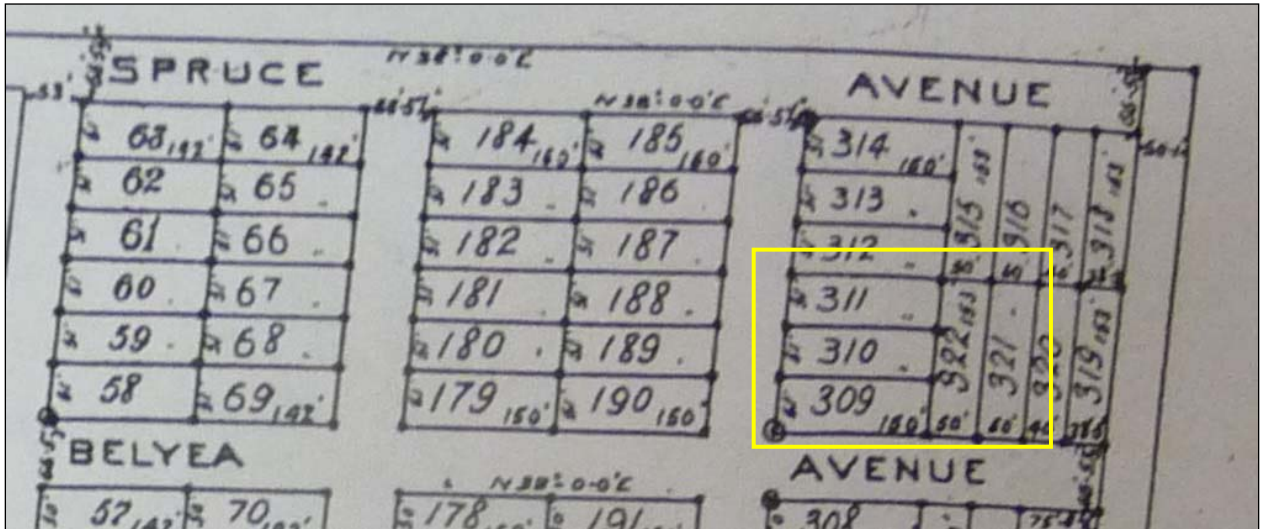
The building's fenestration pattern is random, with what appears to be a mix of original and contemporary windows; using single, or double hung sash, and casement windows. The windows appear to include a mix of functional wood muntin bars and faux muntin bars, leaded glass fixed panes, and sets of paired, six pane casements. Windows sit on polychromatic brick windowsills, some of which are lined with slate.



The south, or front, façade includes three bay windows with diamond-shaped leaded glass windows. Three polychromatic brick chimneys grace the roofline of the house. August 2023. *Source: Town of Oakville, Heritage Planning staff photo*

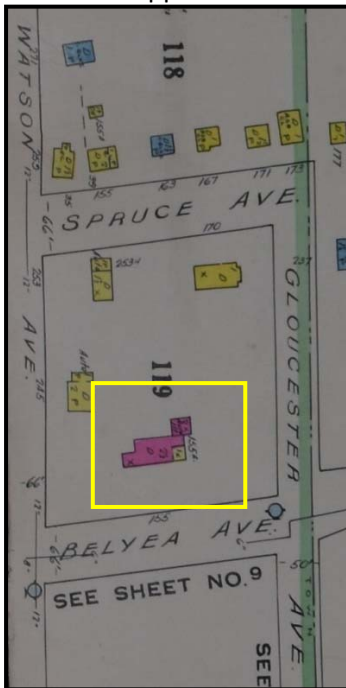
There are three large, polychromatic brick, single stack chimneys, one of which (on the front façade) is inset. The chimneys are modestly decorated with sets of three, long columns of inset bricks, breaking up the monotony of the flat chimney stack wall. All are topped by a thin stone cap.

The subject property was originally made up of five lots, being Lots 309, 310, 311, 321, and 322.



A detail of the 1907 Brantwood Survey map, showing the original Lots 309, 310, 311, 321, and 322 that originally formed the property upon which 429 Macdonald Road sits. Source: Oakville Historical Society

The house appears in the 1949 fire insurance map.



1949 fire insurance map. 429 Macdonald Road is highlighted in yellow. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

Today the property sits on Part Lots 309, 310, and 311, and Lots 321 and 322.



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

Historical and Associative Value

The home at 429 Macdonald Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁸ The subject property is in the territory of Treaty No. 14.⁹

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



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

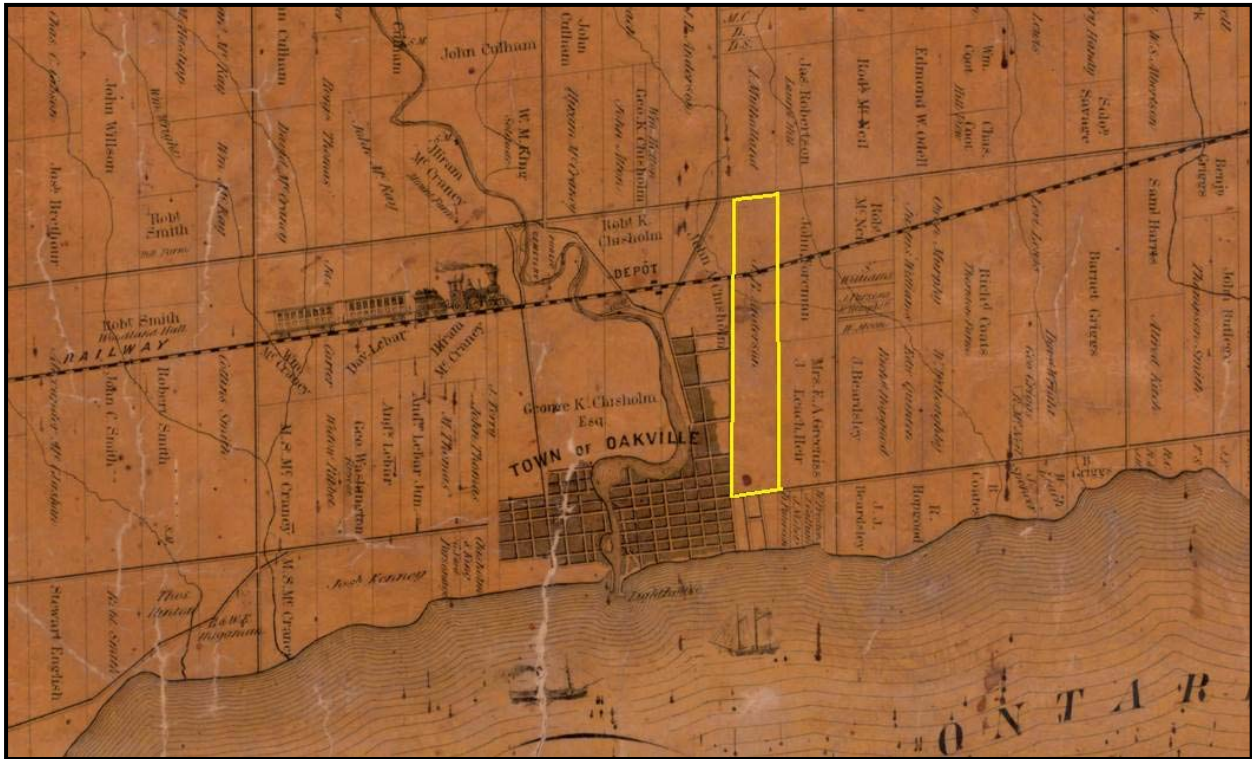
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about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

⁸ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁰ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹¹ Debwewin: The Oakville Truth Project, 10



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

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

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

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

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

¹⁴ Ibid.

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

¹⁶ Oakville Historical Society, "Lot 12"

¹⁷ Ibid.

¹⁸ Ibid.

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

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



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

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

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

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

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

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



Cyrus William Anderson, 1893
Source: *The Globe newspaper*



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

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

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton upper middle-class workers and their families to relocate to this new subdivision in Oakville, promising “permanent

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

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

²⁵ Oakville Historical Society, Brantwood Survey, 1907

freedom from the city's ceaseless turmoil".²⁶ The neighbourhood was advertised as a means to escape the city and live surrounded by bountiful nature, with large lots and picturesque homes.²⁷ The brochure proclaimed, "Groves of majestic pines give an air of grandeur and dignity to the landscape which is charming and beyond description."²⁸ Brantwood was described as country living but with modern conveniences in the "exclusive suburb" of Oakville.

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

While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s.²⁹ Development slowed again during the Great Depression and did not increase until after the Second World War, when many owners of multiple lots, like the subject property, began selling them off in the 1960s and 1970s. For these reasons, the Brantwood that we know today includes a diverse selection of homes from many eras and styles. Homes like this one remain anchor points in the neighbourhood that define and reflect the Arts and Crafts era origins of this pastoral subdivision.

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

²⁷ Ibid.

²⁸ Ibid.

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

Brantwood

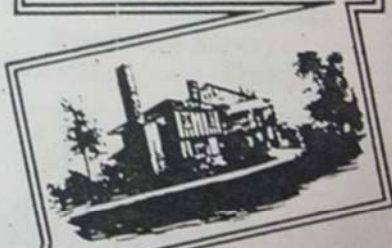
Oakville's New Residential Survey

The Garden Spot That Care Forgot

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

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

For from \$10.00 a foot upwards, he can buy a nicely wooded lot, 50 x 150 feet, or two or more adjoining lots, with rich sandy loam in which he can grow such flowers, fruits and vegetables as will arouse the envy of his city friends. Moreover, with all the advantages of the country, he may enjoy the modern conveniences of the city. For Brantwood lots are provided with the purest water in Ontario. Pipes are already laid and water is taken from a point three-quarters of a mile out in



the lake, and 20 miles from any contaminating influence. Cement sidewalks have been laid and paid for—5 miles of them—and purchasers will have no taxes to pay on this improvement. Streets are lighted by electricity, sewers are now being constructed, educational facilities are unsurpassed, groceries and meats may be purchased in the town of Oakville close by, and a telephone may be installed at a cost of \$20.00 a year, while the long distance telephone rate to Toronto is but 20c.

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

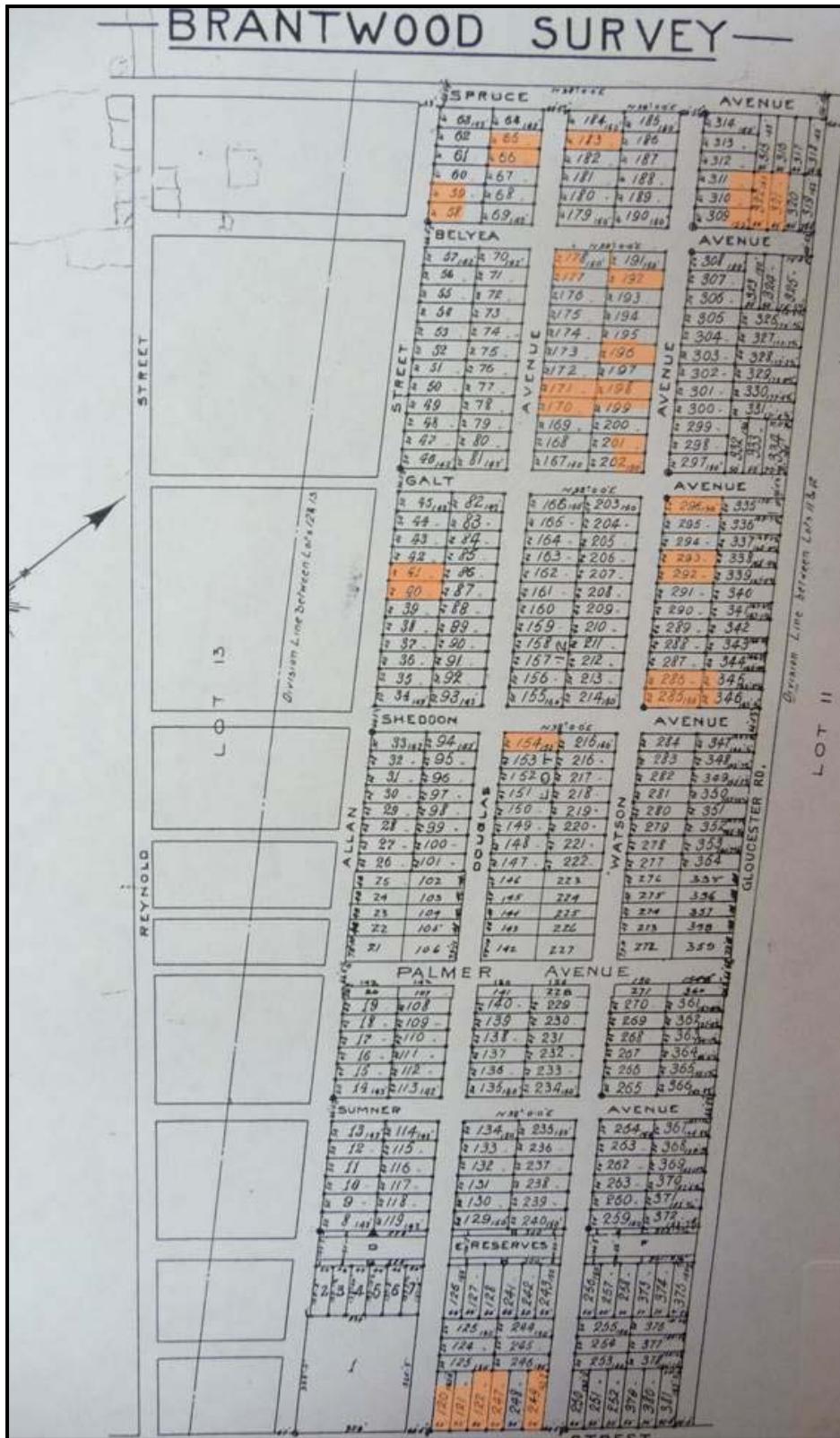
Already many of Toronto's most prominent business men are living in Oakville, and Brantwood is rapidly becoming a colony of cultured and neighborly country-home dwellers.

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

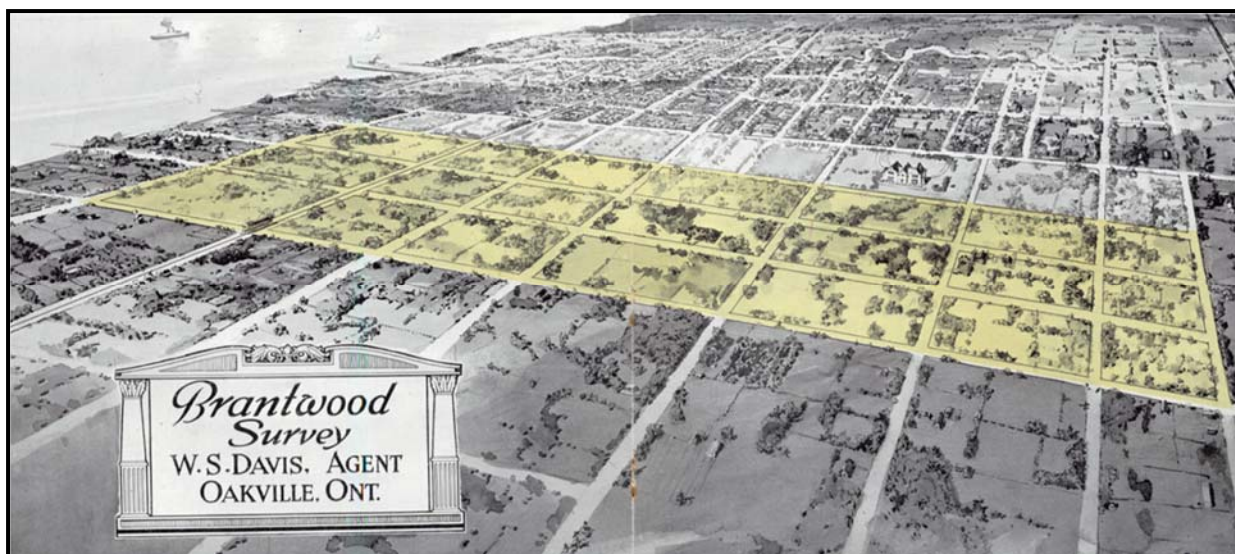
W. S. DAVIS, Agent
Brantwood Survey
Oakville, Ontario

COUPON
W. S. DAVIS, Agent
Oakville, Ont.
Please send me full particulars and literature description of "Brantwood."
NAME.....
ADDRESS.....

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



A map of the Brantwood lots as originally laid out in 1907. The listed properties being considered for designation are highlighted in orange. Many buyers purchased multiple lots for large properties, and some were not bought at all until after the Second World War. Source: Oakville Historical Society



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

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

Name of Owner(s)	Acreage/Lots (all in Plan 113)	Years of Ownership
Crown		1806-1808
Samuel Fraser	Northeast part	1808-1810
Charles Anderson	100 acres	1810-1826
Charles Anderson	140 acres	1821-1826
Joseph Anderson	200 acres	1826-1829
Cyrus William Anderson	140 acres	1879-1902
Edward R. Clarkson Re: the estate of Cyrus Anderson	165-3/5 acres	1902-1903
The Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Lots 309, 310, 311, 321, 322	1907-1911
Cumberland Land Co.	Lots 309, 310, 311, 321, 322	1911-1913
John Livingstone Willis	Lots 309, 310, 311, 321, 322	1913-1919
Frank Moss	Lots 309, 310, 311, 321, 322	1919-1922
Norma E. Gairdner wife of James A. Gairdner	Lots 309, 310, 311, 321, 322	1922-1923
William Henry Brouse	Lots 309, 310, 311, 321, 322	1923-1930
Rosalind Letitia Dowding	Lots 309, 310, 311, 321, 322	1930-1947
Arthur Charles & Kathleen Virginia Barrow Brennan	Lots 309, 310, 311, 321, 322	1947-1958

Cameron C. & Margaret A. Hillmer	Lots 309, 310, 311, 321, 322	1958-1959
Cameron C. & Margaret A. Hillmer	Part Lots 309, 310, and 311, and Lots 321, 322	1960-1968
Director of the Veteran’s Land Act	Part Lots 309, 310, and 311, and Lots 321, 322	1968-1971
Cameron C. & Margaret A. Hillmer	Part Lots 309, 310, and 311, and Lots 321, 322	1971-1971
Angeline Beckstead & Angigone Bassel	Part Lots 309, 310, and 311, and Lots 321, 322	1971-1976
Angeline & Angigone Bassel (name change)	Part Lots 309, 310, 311, and Lots 321, 322	1976-1991
Douglas Mantegna & Kathleen Marie O’Marra	Part Lots 309, 310, 311, and Lots 321, 322	1991-2002
Previous owners	Part Lots 309, 310, 311, and Lots 321, 322	2002-2020
Current owners	Part Lots 309, 310, 311, and Lots 321, 322	2020–present

With the creation of the Brantwood survey, the subject properties became part of Macdonald Road, which was named for 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.³⁰

After being subdivided, and before the existing house was constructed in 1931, the five lots associated with 429 Macdonald Road were sold and purchased by several owners. The first to purchase the five lots was John Livingstone Willis, who on 11 July 1913 purchased Lots 309, 310, 311, 321, and 322 from the Cumberland Land Co. Ltd.³¹

Several years, and several owners later, in 1922, the property was sold to Norma Ecclestone Gairdner, the wife of James Arthur Gairdner.³² Later in life, James Gairdner, an Oakville philanthropist, established The Gairdner Foundation, an organization he created to recognize major research contributions in the conquest of disease and human suffering.³³

In May 1923, the Gairdners sold the subject property to William Henry Brouse a Toronto Financier and Broker who was the son of William Henry Brouse, a Canadian physician, a politician, and Canadian

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

³¹ LRO Instrument #5420, being a Bargain and Sale, dated 11 July 1913, between the Cumberland Land Co. Ltd. and John Livingstone Willis.

³² 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.

³³ “Ourhistory.” *The Gairdner Foundation*, The Gairdner Foundation, www.gairdner.org/who-we-are/our-history. Accessed 28 Aug. 2023.

Senator.³⁴,³⁵ W.H. Brouse, junior, is credited with having Grenvilla Lodge built circa 1909.³⁶ Grenvilla Lodge still stands today and is located at 1248 Lakeshore Road East.

On 17 November 1930, William Henry Brouse's Executors sold the property to Rosalind Letitia Dowding, wife of Charles E. Dowding.³⁷ Rosalind L. Dowding was born Rosaland Boyd on 14 November 1894, in Bobcaygeon, Victoria Co., Ontario, to William and Meta (Nee Bridgman) Boyd.³⁸ 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.³⁹

Charles Edwyn Dowding was born in Peterborough, Ontario in 1870, to James M. and Agnes Mary (nee Wickham) Dowding.⁴⁰ Charles was married in 1901 to Lillian Parker.⁴¹ Unfortunately, in 1912, Lillian died from an arrested pregnancy.⁴²

In 1915, Charles Dowding joined the Canadian Expeditionary Force, serving as Captain with the 33rd, Huron Division.⁴³ In 1916, Charles survived a bout of pneumonia while in England, and was wounded twice in

³⁴ LRO Instrument #5726, being a Grant, dated 9 May 1923, between Norma Gairdner wife of James A Gairdner, and William Henry Brouse.

³⁵ Donald Swainson, "BROUSE, WILLIAM HENRY," in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003–, accessed September 5, 2023, http://www.biographi.ca/en/bio/brouse_william_henry_11E.html.

³⁶ "Baker, Francis Spence." *Baker, Francis Spence | Biographical Dictionary of Architects in Canada*, <http://dictionaryofarchitectsincanada.org/node/1657>. Accessed 28 Aug. 2023.

³⁷ LRO Instrument #10973, being a Grant, dated 17 November 1930, between William Henry Davenport Brouse, Eldridge Dean Gooderham Brouse & James Franklin McDonagh, Executors & Trustees of William Henry Brouse, deceased.

³⁸ "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.

³⁹ "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.

⁴⁰ "Canada, Ontario Births, 1869-1912," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:S3HT-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.

⁴¹ "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:9Q97-Y399-MGJL?cc=1784216&wc=3NWM-W38%3A1584309303%2C1584321801%2C1584321802> : 28 May 2015), Marriages > 1901 > no 6819-12010 > image 220 of 1478; Archives of Ontario, Toronto.

⁴² Ancestry.com. "Ontario, Canada, Deaths and Deaths Overseas, 1869-1948." *Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 176*, 2010.

⁴³ Ancestry.com. "Canada, World War I CEF Personnel Files, 1914-1918." *Canadian Expeditionary Force. CEF Personnel Files, 1914-1918*, 2016, Accessed 28 Aug. 2023.

September 1917; once during the Battle of Menin Road Ridge, part of the Battle of Ypres, in France.⁴⁴ Fortunately Dowding survived and was discharged from service in 1919.^{45, 46}

After the war, Rosalind and Charles had two children, William T.C. (1920-2018), and Richard B. Dowding (1922-1944).^{47, 48} The Dowdings raised their two boys in the subject house. Both boys attended Appleby College, and their youngest, Richard, graduated from Appleby in 1941.⁴⁹ Richard served during WWII as a Wireless Air Gunner with the 426th Squadron, Royal Canadian Air Force.⁵⁰ Sadly, he was killed in action on 5 December 1944, when his aircraft collided mid-air with a Lancaster Bomber while on operational sortie.⁵¹

After purchasing the subject property, Rosalind and Charles enlisted George Nepean Molesworth, “a celebrated local architect”, to design their house which was built during 1931, and which, for reasons unknown, was called ‘Nansidwell’ by the 1970s, though likely earlier.^{52, 53} It may have been named after Nansidwell Manor a Grade II Listed property in Cornwall, England.⁵⁴ Built in 1905, the stone manor was built for Sir Sidney Bowlatt and designed by Leonard Stokes, also in the Tudor Revival style. The house was at one time a hotel.⁵⁵

⁴⁴ Defence, National. “Government of Canada.” *WWI - Menin Road - Canada.Ca*, / Gouvernement du Canada, 22 July 2019, <https://www.canada.ca/en/department-national-defence/services/military-history/history-heritage/battle-honours-honorary-distinctions/menin-road.html>.

⁴⁵ Ancestry.com. “Canada, World War I CEF Personnel Files, 1914-1918.” *Canadian Expeditionary Force. CEF Personnel Files, 1914-1918*, 2016, Accessed 28 Aug. 2023.

⁴⁶ Library and Archives Canada; Ottawa, Ontario, Canada; *CEF Personnel Files*; Reference: RG 150; Volume: Box 2635 - 2

⁴⁷ 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%2ANWVvM2M2MTAtMTE0Ni00ZjQwLWE1ZTItZDc5NjVjZTlzZjYwLjMwOC4xLjE2OTMyNDk4NjUuNDYuMC4w.

⁴⁸ “Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:S3HY-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.

⁴⁹ Oakville Historical Society, “429 Macdonald write up”, July 2023

⁵⁰ “Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:S3HY-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.

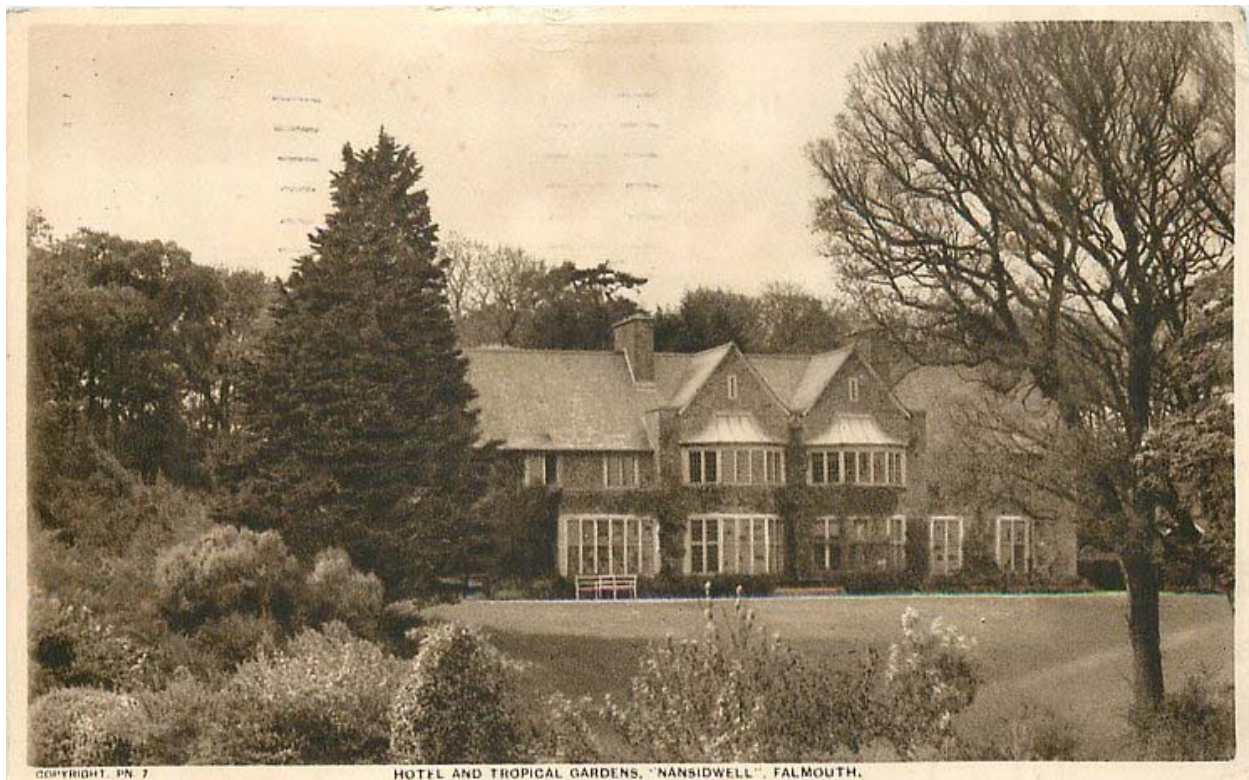
⁵¹ “International Bomber Command Centre Losses Database.” *Dowding R - International Bomber Command Centre*, losses.internationalbcc.co.uk/loss/207690. Accessed 28 Aug. 2023.

⁵² Parker, Donald. “Nansidwell.” *Oakville: a Place That Stands - That Grows, 1829-1971*, Thomas A. Blakelock High School, Oakville, Ont., 1971.

⁵³ Parker, *Oakville: a Place That Stands*.

⁵⁴ British Listed Buildings. “Nansidwell, A Grade II Listed Building in Mawnan, Cornwall,” <https://britishlistedbuildings.co.uk/101161469-nansidwell-mawnan> Accessed 11 Dec. 2023.

⁵⁵ Ibid.



'Nansidwell' Hotel and Tropical Gardens postcard, sent 1938. *Source:* <https://www.tuckdbpostcards.org/items/13328-hotel-and-tropical-gardens-nansidwell-falmouth/picture/1>

Molesworth was a local resident and architect, who obtained more than a dozen commissions for buildings in Oakville between 1913 and 1950.⁵⁶ Born in Toronto in November 1885, Molesworth attended Jarvis Collegiate and then the University of Toronto, where he graduated in 1907, with honours from the Department of Architecture.⁵⁷ In late 1913, Molesworth formed a partnership with Gordon M. West and Herbert F. Secord, but their business was paused when WWI broke out and Molesworth joined the Canadian Army.

Molesworth had prior military experience having been a member of the Queen's Own Rifles (1907), and of the 8th Mississauga Horse (1911). Later, having passed the requisite exams, he gained his First Officer Certificate.⁵⁸ Molesworth served in France for three years, obtaining the rank of Major in the 124th Battalion.⁵⁹

⁵⁶ "Molesworth, George Nepean." *Molesworth, George Nepean | Biographical Dictionary of Architects in Canada*, www.dictionarofarchitectsincanada.org/node/1489. Accessed 28 Aug. 2023.

⁵⁷ Ibid.

⁵⁸ Oakville Historical Society, "George N. Molesworth, Architect." *Historical Society News*, Dec. 2021, pp. 4–6.

⁵⁹ "Molesworth, George Nepean." *Molesworth, George Nepean | Biographical Dictionary of Architects in Canada*, www.dictionarofarchitectsincanada.org/node/1489. Accessed 28 Aug. 2023.



Sketch of 'Nansidwell', circa 1971

Source: "Oakville – a place that stands – that grows – 1829-1971", courtesy Oakville Historical Society

After the war, Molesworth reopened his architectural firm, and gained fame for "his splendid designs for the palatial estate homes of prominent Toronto and Oakville businessmen", including for Sir Joseph Flavelle; E.R. Wood of "Glendon Hall" – now the Glendon Campus of York University; Sidney Smith; and W. Ryrie Smith.⁶⁰

Molesworth eventually left Toronto for Oakville. In 1931, he was living on Second Street, and the 1947 phone directory indicates that his residence was located at 4 Second Street, which today appears to be 88 Second Street.^{61, 62, 63} Molesworth continued to live with his family in Oakville, commuting daily to his office in Toronto. He was very active in the area's business and social life, which may help to explain the large number of local commissions he and his firm received. Molesworth and his firm designed homes for wealthy clients as well as a number of public buildings including "The Acacias" at 573 Lakeshore Road

⁶⁰ Oakville Historical Society, "George N. Molesworth, Architect." *Historical Society News*, Dec. 2021, pp. 4–6.

⁶¹ Canada, Library and Archives. "Search Results: Census of Canada, 1901." *Library and Archives Canada*, 30 Aug. 2022, www.bac-lac.gc.ca/eng/census/1901/Pages/results.aspx?k=cnsSurname%3A%22Molesworth%22%2BAND%2BcnsGivenName%3A%22Bathurst%22%2BAND%2BcnsProvinceCode%3A%22ON%22.

⁶² Chisholm, George. "1947 Oakville Phone Book." *Oakville Historical Society: Since 1953*, Oakville Historical Society, 24 Apr. 2017, www.oakvillehistory.org/uploads/2/8/5/1/28516379/170424_1947_oakville_phone_book.pdf.

⁶³ 1949 Fire Insurance Plan, *Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949*.

West, the Symmes House at 492 Lakeshore Road East, the Lambert-Smye House at 17 Lambert Common, the former I.O.F. Orphanage at 53 Bond Street, the former Brantwood School at 221 Allan Street, Linbrook School at 1079 Linbrook Road, as well as additions to Maple Grove Public School and the former Oakville Trafalgar High School.

George N. Molesworth died in Oakville in August 1958. Molesworth's legacy was continued by his son David H.G. Molesworth, and their firm Armstrong, Molesworth and Shepherd is still active in Toronto.⁶⁴

Rosalind Dowding, now a widow, sold the property in 1947, after 17 years of ownership, to Arthur Charles Brennan and his wife Kathleen Virginia Barrow Brennan.⁶⁵ The Brennans owned the property for 11 years, until they sold it to Cameron C. and Margaret A. Hillmer in 1958 who owned it for 13 years.

Cameron Coote Hillmer (1913-1977) was born on 12 February 1913, to Arthur (Art) and Amy Elizabeth (nee Coote) Hillmer.⁶⁶



Cameron C. Hillmer, undated
Source: Oakville Historical Society

Hillmer came from a well-known and well-established Oakville family. According to Frances Ahern, in her book "Oakville: A Small Town", in Oakville the "name "Hillmer" has been associated, since the 1880s, with service and accomplishment."⁶⁷ The Hillmer family were involved in a variety of business ventures, they served - for over three decades - as the Fire Chief, were the town's Mayor and the county's Member of Provincial Parliament, and were named Citizen of the Year, twice.^{68, 69}

⁶⁴ Oakville Historical Society, "George N. Molesworth, Architect." *Historical Society News*, Dec. 2021, pp. 4–6.

⁶⁵ LRO Instrument #5203, being a Grant dated 18 November 1947, between Rosalind Letitia Dowding and Arthur Charles and Kathleen Virginia Barrow Brennan

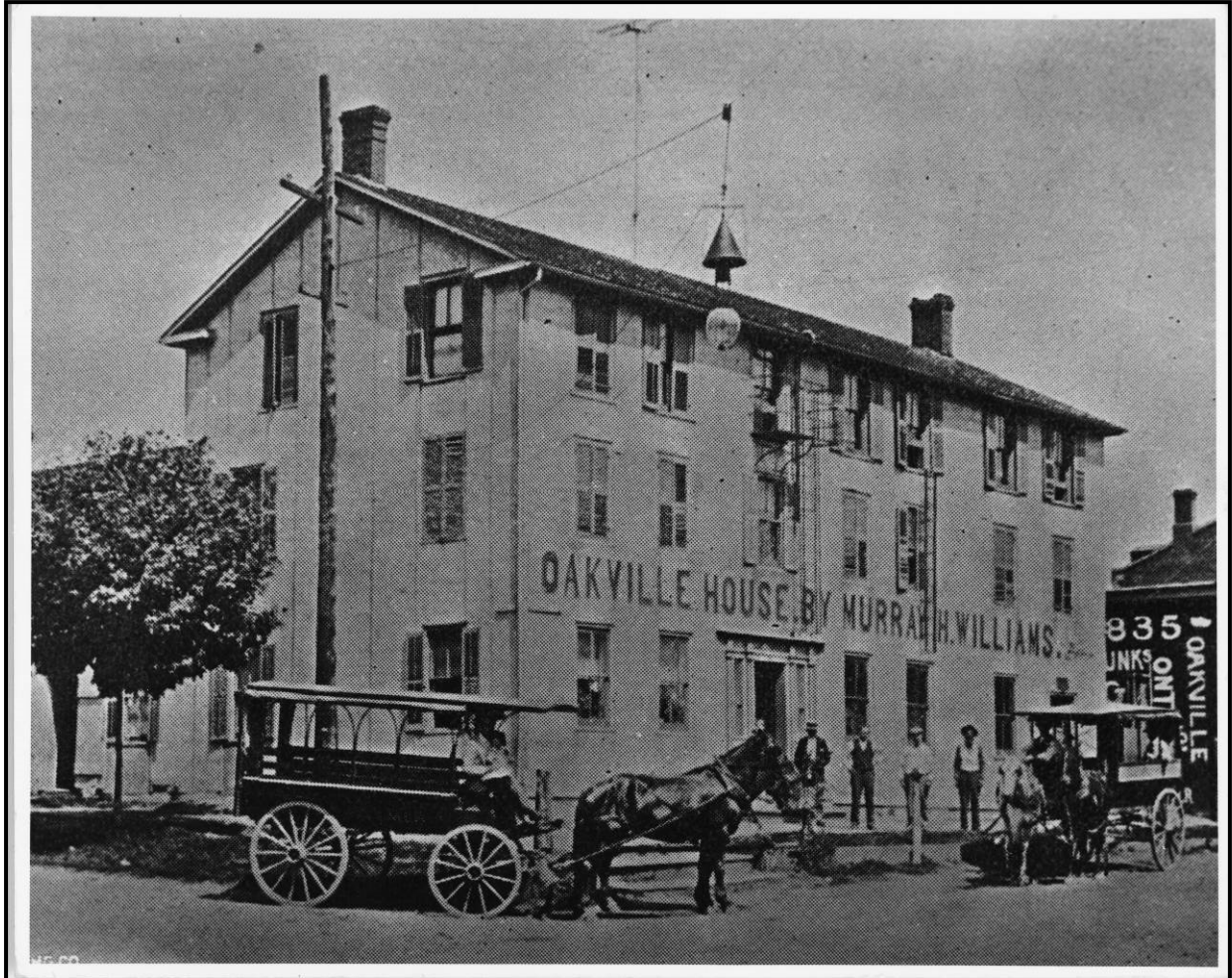
⁶⁶ Ancestry.com. "Ontario, Canada Births, 1832-1917." *Archives of Ontario; Toronto, Ontario, Canada; Series: Registrations of Births and Stillbirths, 1869-1913; Reel: 240; Record Group: Rg 80-2*, 2010.

⁶⁷ Ahern, *Oakville, a Small Town*, p. 47.

⁶⁸ *Ibid.*

⁶⁹ Alton, Karen. "Hillmer Family Reunion Celebrates Park Dedication." *Oakville Beaver*, 27 June 1997, pp. 5–8.

The Hillmer family's contributions and service to Oakville were recognized with the dedication of Hillmer Park. Located at 154 Water Street the park is said to be on the farm of Cameron's grandfather, Edward Hillmer (1837-1914), which was located at the "junction of Navy and Church Streets and down towards the Creek".⁷⁰



A & G Hillmer's omnibus, one of the Hillmer family businesses, sits in front of the Oakville House hotel. The bus took people between the town and the railway station. Undated. *Source: Oakville Historical Society*

Cameron's father, Arthur Hillmer, was the owner of Hillmer's Fuel & Ice Company, who kept the coalbins of Appleby College full; he was the Chairman of the Oakville Water and Light Commission for many years; and the Oakville agent for the C.N. Express.^{71, 72} Cameron would have grown up in the family business, likely working for Hillmer's Fuel & Ice Company during his youth and early adult years.

⁷⁰ Ibid.

⁷¹ Ahern, *Oakville, a Small Town*, p. 84.

⁷² Ibid.

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Hillmer's Fuel & Ice Company promotional material, undated.
 Source: Oakville Historical Society

Cameron grew up in the Hillmer family home on Spruce Street, now 335 Spruce Street; he attended Oakville High School in the early 1930s; and in 1939 he joined the Army, reaching the rank of Lieutenant, and in December he married Margaret Alice Mutrie.^{73, 74, 75, 76, 77} Margaret (nee Mutrie) Hillmer was the head of the Art Department at Thomas A. Blakelock High School, where she was remembered for her "enthusiastic guidance and assistance."⁷⁸ The 1971 book, "Oakville: A Place That Stands – That Grows, 1829-1971" was dedicated to her.

⁷³ Canada, Library and Archives. "Search Results: Census of Canada, 1921." *Library and Archives Canada*, 30 Aug. 2022, <https://www.bac-lac.gc.ca/eng/census/1921/Pages/results.aspx?k=cnsSurname%3a%22Hillmer%22+AND+cnsGivenName%3a%22Cameron%22+AND+cnsAge%3a%2228%22+AND+cnsProvinceCode%3a%22ON%22>.

⁷⁴ "Photo Record." *Cameron Hillmer (Left) with Unidentified Man, 1945*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/Photo/OEA8E64A-771D-4876-9A27-945615564142. Accessed 31 Aug. 2023.

⁷⁵ "Archive Record." *1939-1945 - Miniature Medal Set Awarded to Cameron C. Hillmer for His Service during World War II*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/Archive/7145E498-0A78-45BC-92CB-923661352962. Accessed 31 Aug. 2023.

⁷⁶ "Archive Record." *Cameron Coote Hillmer's Canadian Army Officer's Record Of Service*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/3BE28AA3-26BF-4BF4-ACC9-432040184710. Accessed 31 Aug. 2023.

⁷⁷ "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:9Q97-Y399-3NH3?cc=1784216&wc=3NW9-K68%3A1584308903%2C1584326901%2C1584328501> : 28 May 2015), Marriage licenses and affidavits > 1911 > no 4968-5581 > image 867 of 1360; Archives of Ontario, Toronto.

⁷⁸ *Parker, Oakville: a Place That Stands*.



Margaret A. (nee Mutrie) and Cameron C. Hillmer, undated
Source: *Oakville Historical Society*

During the Second World War, Cameron Hillmer served in the Royal Canadian Army Service Corps as a Lieutenant.⁷⁹ Hillmer was recognized for his military service during the war. He received the *1939-1945 Star*, which recognized six months of active operations in the Army or Navy. He received the *Defense Medal* for six months of service in Britain, the *Canadian Volunteer Service Medal* for eighteen months of voluntary active service, and the *War Medal 1939-1945* which was given to full-time personnel of the Armed Forces who had served for twenty-eight days.⁸⁰

⁷⁹ "Archive Record." *Cameron Coote Hillmer's Canadian Army Officer's Record Of Service*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/3BE28AA3-26BF-4BF4-ACC9-432040184710. Accessed 31 Aug. 2023.

⁸⁰ "Archive Record." *1939-1945 - Miniature Medal Set Awarded to Cameron C. Hillmer for His Service during World War II*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/Archive/7145E498-0A78-45BC-92CB-923661352962. Accessed 31 Aug. 2023.



Cameron Hillmer (1913-1997) (left) and an unidentified man (right), undated
Source: Oakville Historical Society

In 1958, Cameron and Margaret Hillmer began severing off part of their five-parcel property. The first parcel to be severed was part of Lot 311, which they sold to George Burt Adams.⁸¹ Then in 1960, the Hillmers sold part of Lots 309 and 310 to May (or Mary) Margaret Daymond.⁸² In 1968, the Hillmers sold all of Lots 321 and 322 to the Director of the Veteran's Land Act, who held the property until 1971, at which time the property was reacquired by Cameron and Margaret Hillmer.⁸³ It is likely that this transaction was part of the tradition of helping ex-soldiers to purchase, or as in this case, to maintain land. The Veterans' Land Act helped soldiers purchase homes for only a small down payment with the help of

⁸¹ Illegible LRO Instrument #, being a Grant, dated 11 March 1958, between Cameron C. Hillmer and his wife Margaret A. Hillmer, and George Burt Adams.

⁸² LRO Instrument #109115, being a Grant dated 1 February 1960, between Cameron C. Hillmer and his wife Margaret A. Hillmer, and May Margaret Daymond

⁸³ LRO Instrument #244846, being a Grant, dated 5 March 1968, between Cameron C. Hillmer and his wife Margaret A. Hillmer, and the Director of the Veterans' Land Act; and LRO Instrument #323086, being a Grant, dated 4 October 1971, between the Director of the Veterans' Land Act and Cameron C. Hillmer and his wife Margaret A. Hillmer.

a government loan, and flexible payment terms allowed them to re-establish themselves without incurring heavy fines.⁸⁴

In 1971 they sold the house at 429 Macdonald Road and moved to Maple Grove Avenue.⁸⁵ Cameron Hillmer, who was said to be the last of the Hillmer family to live in Oakville, died in February 1997 in Oakville.^{86, 87}

The property changed hands a few times over the next few decades, with subsequent ownership running between 8 and 20 years. Research indicates that these owners seem to have been average residents who did not contribute to the property's cultural heritage value in any significant way.

⁸⁴ Canadian Encyclopedia, "Veterans' Land Act", <https://www.thecanadianencyclopedia.ca/en/article/veterans-land-act#:~:text=With%20only%20a%20small%20down,without%20incurring%20heavy%20financial%20obligations>

⁸⁵ LRO Instrument #323087, being a Grant, dated 30 September 1971, between Cameron C. Hillmer and Margaret A. Hillmer, his wife, and Angeline Beckstead, a married woman and Angigone Bassel.

⁸⁶ Alton, Karen. "Hillmer Family Reunion Celebrates Park Dedication." *Oakville Beaver*, 27 June 1997, pp. 5–8.

⁸⁷ "Find A Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVGM-27RN> : 6 March 2021), Coote, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 112281063, *Find a Grave*, <http://www.findagrave.com>.

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. 'Nansidwell' is a representative example of the Period (Tudor) Revival style of architecture, and its presence, and design elements, are important in defining, supporting and maintaining the character of the residential area known as Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The area includes several properties which are listed 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.

These early homes in the neighbourhood, like the subject property, are key anchor points to Brantwood as they define and reflect the Arts and Crafts origins of this important subdivision. The subdivision was a 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.

The subject property is integral to the historical landscape of the neighbourhood, as it is one of the earliest properties to be developed, it is one of the larger properties in the area, and it is one of the more unique structures in the subdivision. The house is a prominent feature of the streetscape.



Looking northwest towards 429 Macdonald Road, the red building in the middle of the image. January 2021

Source: Google Street View



At the intersection of Macdonald Road and Watson Avenue, looking east. 429 Macdonald Road is tucked behind the white building on the left side of the image. January 2021 Source: Google Street View



Looking northeast towards 429 Macdonald Road, the building with the circular driveway. January 2021 Source: Google Street View



Looking west on Macdonald Road. The subject house is on the right hand side of the image, partially obscured by trees. 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 an excellent representative example of a Tudor Revival style 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 associated with the theme of development of the local area 'Brantwood', an early 20th century subdivision of Oakville. It is also associated with a number of prominent local citizens who owned the property.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property demonstrates and reflects the work or ideas of George Molesworth, a local architect who made significant contributions in Oakville and the Greater Toronto Area.	Y
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 Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood, a significant early 20th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

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

Description of Property

The property at 429 Macdonald Road is a large property located on the north side of Macdonald Road between Gloucester and Watson Avenues in the Brantwood neighbourhood. The property contains a two-and-a-half storey brick and stucco clad house that was built in 1931, known as 'Nansidwell'.

Design Value or Physical Value:

The subject property has design and physical value as a representative example of a Tudor Revival style home. A popular architectural style in the early 20th century, this revival style was part of the Arts and Crafts era of design. The house, which was built in 1931, features many architectural elements typical of the Tudor Revival style including its hip roof; its polychromatic brick and stucco and half-timbered cladding; the front façade's asymmetrical pattern, including its steeply-pitched gables which enclose the centrally-located formal front entryway. The house also includes flat-roofed shed dormers, multiple polychromatic brick, single stack chimneys, a random fenestration pattern, and brick knee walls. Random patterns and sizes of windows, including casement windows and leaded glass windows, reflect Tudor Revival design ideals. The house maintains most of its original features and is an excellent example of the style.

Historical Value or Associative Value:

The subject property has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. 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 associations with several local families who were significant in the community including Rosalind L. and Charles E. Dowding, who commissioned the construction of the existing building; with George Nepean Molesworth, a local resident and architect who designed the existing building, and who obtained more than a dozen commissions in Oakville between 1913 and 1950; and with Cameron Coote Hillmer, who came from a well-known and well-established Oakville family.

Contextual Value:

The subject property has contextual value because it defines, supports and maintains the residential character of the Brantwood neighbourhood. It is particularly important on Macdonald Road, as one of the larger properties and homes. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood 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 attributes of 'Nansidwell' that exemplify its value as an excellent representative example of a Tudor Revival style house, include the following attributes as they relate to the two-and-a-half storey building and its one-storey front porch, one-storey southeast sunporch wing, and two-storey garage wing:

- The form and footprint of the main building and its wings, including the hip, gable, jerkinhead, and shed roofs and the two shed dormers on the front elevation;
- The configuration and layout of the asymmetrical front façade;
- Polychromatic brick cladding in a Common Bond pattern with Flemish Bond pattern every third course, including brick headers used on sills, lintels and along the roofline, and brick knee walls on front porch;
- Stucco and half-timbering cladding throughout;
- Exposed wood eaves, wood fascia and wood window trim throughout;
- Fenestration of the windows and doors on the south and east elevations;
- The chimney on the south elevation and the chimney on the northwest corner of the house, both in polychromatic brick with decorative 'panel' detailing and stone caps;
- The three bay windows with diamond-shaped leaded glass windows on the first storey of the south elevation;
- The presence of multi-paned windows that are in keeping with the Tudor Revival style on the south and east elevations; and
- The wood beams and arched wood columns with faux wood pegs on the front porch and on the garage wing.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The sunporch on the west elevation.

Conclusion

This property meets five 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*.

6. Sources

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