



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-026

A by-law to designate the Cuthbertson House at 323 Macdonald Road as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Cuthbertson House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on January 22, 2024, has caused to be served on the owner of the lands and premises at 323 Macdonald Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Cuthbertson House at 323 Macdonald Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by February 26, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 18th day of March, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-026

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Cuthbertson House
323 Macdonald Road
Lot 8, Plan 121; Town of Oakville

PIN: 24807-0133

SCHEDULE "B" TO
BY-LAW 2024-026

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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.

Statement of Cultural Heritage Value or Interest

Design and 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 and 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) and James Arthur Gairdner were long time Oakville residents who were actively involved in various community events and organizations, and who were recognized for their 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.