

**Cultural Heritage Evaluation Report**  
**MacKendrick House**  
2038 Lakeshore Road East, Oakville, Ontario



North elevation of the property, 2023. Source: *Town of Oakville Planning Services Staff*

# 1. Executive Summary

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

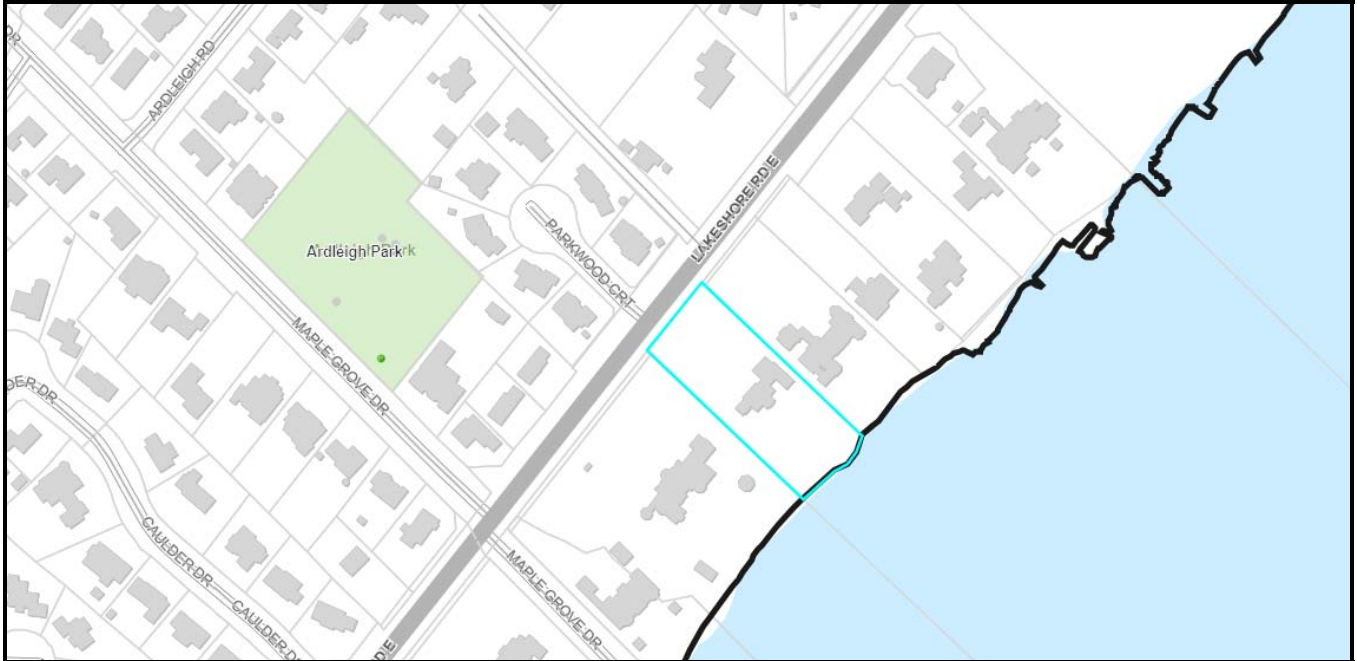
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 2038 Lakeshore Road East is located on the south side of Lakeshore Road East, between Maple Grove Drive and Charnwood Drive. 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)* for its potential cultural heritage value for its "1930s estate house built in the Colonial Revival style."

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

## 2. Subject Property

The property at 2038 Lakeshore Road East is located on the south side of Lakeshore Road East, between Maple Grove Drive and Charnwood Drive, on Part Lot 5 of Concession 4 South of Dundas Street (SDS). 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 Fourth Concession South of Dundas Street, also known as the Broken Front, Lot 5. A farmhouse originally stood in the original larger estate by at least 1891, with the current house being built circa 1936. The property contains a detached two-storey house in the Colonial Revival architectural style with Arts and Crafts influences.



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

**Legal description:** PT LOT 5, CONCESSION 4 SDS; TOWN OF OAKVILLE

### 3. Background Research

#### Design and Physical Value

The MacKendrick house is a detached two-storey house built between 1936 and 1937 and has design value as a representative vernacular example of the Colonial Revival style with Arts and Crafts influences.<sup>1</sup>



#### *Colonial Revival Style (1900-1960)*

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.<sup>2</sup> These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder's ideas and the different local materials available. The average Colonial Revival style home often has a single central dormer at the front of the home and a porch with Classical columns. Doors are often centered, and the façade of the home is symmetrical, with little ornamentation. Two-tiered porticos on the sides of the home can also be popular in this style.<sup>3</sup> The interpretation of this style in Ontario is often broad.<sup>4</sup>

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<sup>1</sup> Town of Oakville assessment rolls

<sup>2</sup> Vancouver Heritage Foundation, "Colonial Revivals", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>; Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*, pg. 142

<sup>3</sup> Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*, pg. 145

<sup>4</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 143

### *Arts and Crafts Movement and Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>5</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>6</sup> Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.<sup>7</sup>

Characteristics of Arts and Crafts inspired residences can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small paned casement windows, recessed entrances typically under porches, exposed rafter tails or brackets, and asymmetrical façades.

### *Subject Property Design*

The property at 2038 Lakeshore Road East is a vernacular Colonial Revival style house with Arts and Crafts influences. The historic portion of the house is a typical side-gabled two-storey Colonial Revival style house but the structure has one and one-and-a-half storey additions which give the house a unique rambling quality. Typical of the Arts and Crafts era, the house exhibits many examples of high-quality craftsmanship and materials. And while it was an estate built by wealthy owners, the house was designed with restraint, also reflecting the era and financial times in which it was built. After the lavish spending of the 1920s, estate homes built in the 1930s were often more modest and less grand, as can be seen in the subject house.



North elevation of the house. Source: Town of Oakville Planning Services Staff, 2023

<sup>5</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 101

<sup>6</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>7</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 105

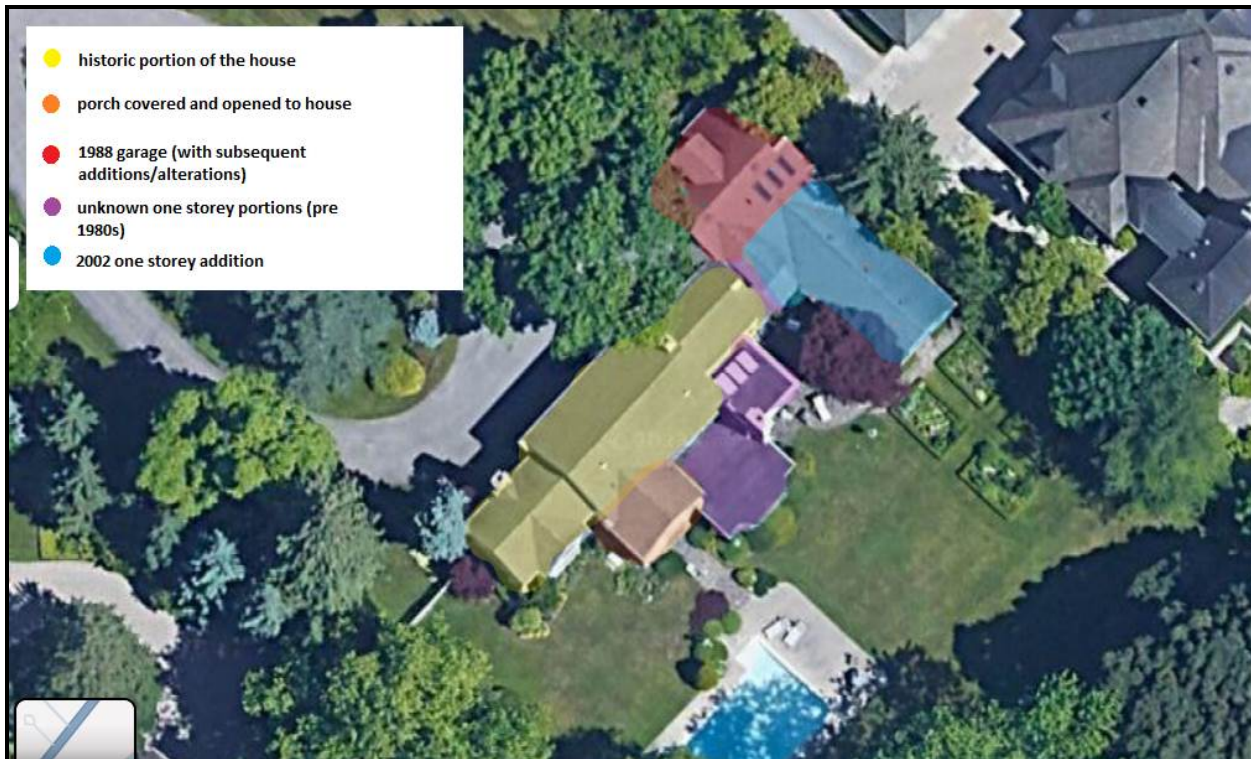


East and west elevations of the house. Source: *Town of Oakville Planning Services Staff, 2023*

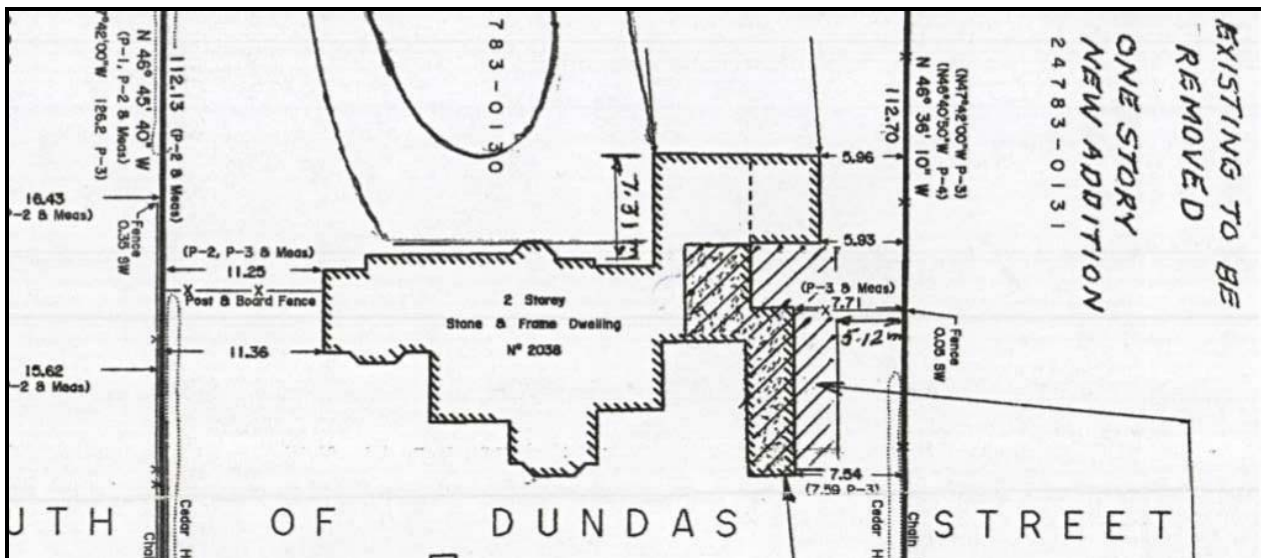


South elevation of the house with its four square kitchen garden. Source: *Town of Oakville Planning Services Staff, 2023*

Below is an image showing the likely changes to the house over time. The yellow highlighted portion is likely the 1927-1929 house. The orange southern portion was once likely an exterior covered porch that was walled in. The purple one storey additions are unknown, but do not seem to appear in a 1960s aerial map (however, it is far away) and they are certainly pre-1980s; the red portion is the 1988 garage that had subsequent alterations; and the blue is the 2002 one storey addition, which also included the demolition of an earlier narrow wing (date unknown). These additions were designed with the Colonial Revival style of the house in mind and do not take away from the heritage appearance of the house, particularly from the north elevation.



A diagram showing the growth of the subject house. Source: Google Maps with staff markups



1997 survey showing the existing to be removed (dark) and the new addition (hatched), as well as the dotted line in the garage that likely showed the 300 square feet that were added to the east side in 1999. Source: Town of Oakville Planning Files



2002 aerial photo of the house showing the earlier narrow portion that was replaced by the one storey addition. *Source: Town of Oakville GIS*

Because of this growth of the house, this report will be focused on the 1936 portion of the house (yellow in the above figure). The historic portion of the house is two storeys and the house plan was originally rectangular. There are smaller wings on both the east and west sides which are likely original.<sup>8</sup> The roof shape is a medium side gable. The historic portion has two large stone chimneys; one is offset left, and the other is on the exterior of the north elevation, making for an asymmetrical appearance more in line with Arts and Crafts homes. Interestingly, there are no dormers on the original portion of the house. This was sometimes found in Ontario, despite the standard Colonial Revival style having dormers.<sup>9</sup> The chimney on the north elevation has an inset design.

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<sup>8</sup> It was a common feature of Colonial Revival homes to have these wings, often with windows, like sunrooms that acted as sitting rooms. In this case, they appear to be standard rooms.

<sup>9</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*.



North elevation showing two chimneys. Source: *Town of Oakville Planning Services Staff*



Chimney on north elevation. Note the possible change of stones halfway up, or perhaps the cleaning of the stones below. Source: *Town of Oakville Planning Services Staff*

The house has a mix of cladding material. The first storey of the house is partially clad in stone veneer on the north elevation; the eastern portion on the north elevation, however, is clad in horizontal aluminum siding the same as the upper storey. The stone appears to be similar to the north facing chimney but appears to be a slightly different colour. There is also a slight bump out on the wing clad in stone veneer with a shingled roof that does not exist on the other wing. Inside the house, it corresponds with a small reading nook. The stone appears to be Credit Valley stone, taken from the nearby Credit Valley. On the south elevation there is a third stone chimney, which would have been a later addition, included as part of the later one storey additions.

The portions of the original house that are clad in aluminum siding may have original wooden horizontal cladding or shingles underneath. The house is noted in the 1997 survey as a stone and frame structure.



North elevation showing stone veneer on one side and not the other. Also note the small stone-clad bump out beside the chimney.  
*Source: Town of Oakville Planning Services Staff*

There is also stone veneer made from Credit Valley stone on the south elevation on what was likely an open-air porch at one point, which will be looked at in more detail later in the report.



Back porch that was likely closed in. The stone here is similar to that at the front of the house. *Source: Town of Oakville Planning Services Staff*

The front entry on the north elevation is a unique element of the house. The front door has a small wooden roof overhang with elaborate wooden detailing. Wooden brackets designed like leaves support the roof and underneath is a carved wreath with an interesting metal beaver above the door. The main door surround is moulded trim and the door itself is uniquely a Dutch door (a door where the top half separately swings out from the bottom) but has been attached back together to form one door. It is an eight-panel door with a repeat pattern of four panels, two being leaded glass windows with semi-circular designs. The door panels line up with panelled wood trim on the inside of the doorway. Two wooden fluted pilasters on either side of the door call back to more elaborate Colonial Revival entrances, which had full pillars often holding up a front porch. This front entry is unique and more subtle than some other Colonial Revival styles and still lends the entrance a grand feeling.



Front entry with two stained glass windows on either side of the front door. The small, covered porch is unique to estate homes in the area. *Source: Town of Oakville Planning Services Staff*



Close up of intricate wooden detailing on the porch roof, as well as the pilasters on either side of the front door and the wooden detailing above the door. *Source: Town of Oakville Planning Services Staff*



Left: Another view of the wooden detailing surrounding the door. Note the metal beaver above the door. The current homeowner said it has been there before they moved in. The semi-circular window design is repeated at the back of the house on what was originally a covered porch. Right: Close-up of the stained glass windows flanking the front door. *Source: Town of Oakville Planning Services Staff*

On either side of the front door are two narrow stained-glass windows. There are one-pane awning windows behind the stained-glass windows on the inside.



Fenestration on the north elevation.

The house's fenestration consists mostly of multipaned sash windows, which are common in Colonial Revival and Arts and Crafts houses. They are mostly 6/6 and 8/8 sash windows and appear to be vinyl replacements. On the north elevation, there is a bay window on the first storey made of three separate windows. The stone veneer extends underneath the window from the west side of the elevation, and the window has a stone sill.



Close up of bay window with stone foundation and stone sill. The windows are vinyl replacements. *Source: Town of Oakville Planning Services Staff*

The three upper windows and one set on the main historic portion have wooden shutters with cut-out shapes of horses on them (upper storey) and horseshoes (lower storey). The builders of the house, Harry and VeNorma Mackendrick, were well-known horse lovers, farmers, and breeders.



Left: Shutters on the first storey with horseshoe cut-out. Right: Shutters on the upper storey with horse head cut-out. *Source: Town of Oakville Planning Services Staff*

The west elevation has a large window with sidelights and elegant wooden moulded trim encasing the window with a decorated entablature. The frieze has unique fan decorations and mini pilasters.



Large window on first storey of west elevation. *Source: Town of Oakville Planning Services Staff*



Close up of the large window's decoration on the west elevation. *Source: Town of Oakville Planning Services Staff*

The south elevation, facing Lake Ontario, has a mixture of window styles and sizes based on the various additions.



South elevation. *Source: Town of Oakville Planning Services Staff*

An interesting feature of the house is two-storey extension on the south elevation. It appears that it may have been a one-storey open covered porch with columns and rounded decorative arches that would have been open to the air. The floor inside is flagstone and the rear entrance doors and windows remain on the inside, with leaded glass windows with semicircular shapes, the same as those in the front door. The ceiling is made of wood, like other exterior covered porches. The upper storey is possibly original or may have been constructed over the porch. It is not known when it was closed in, but no permit exists for it after the 1980s.



View of the closed in porch exterior stone. *Source: Town of Oakville Planning Services Staff*



Southern entrance on what was likely an open air covered porch, with a flagstone path and step. *Source: Town of Oakville Planning Services Staff*



Interior view of the covered porch. Note the double doors and windows with the same window design as the front door and the flagstone floor. The current owner said the swing was there since they moved in in 1998 and resembles an exterior swing. *Source: Town of Oakville Planning Services Staff*



A photo showing the columns from the inside, which are also stone, similar to the front of the house and the exterior of this section. This is a likely indicator that it used to be outside of the house. *Source: Town of Oakville Planning Services Staff*



The large southeast corner of the home is a 2002 addition. A portion of the home was demolished, as previously noted in the 1997 survey, but it is not clear if that portion—a narrow section—was original or, more likely, an earlier addition, perhaps for storage.

Another unique element of the property is at the front of the yard when you enter the property. Centered in the circular driveway are metal pillars with horse heads on the top and a chain running through them as a decorative entry element. Considering the shutters also have horses on them, it may be possible that these posts were added by the MacKendricks when they owned it, but again, it is unknown.

Close-up of one of the metal horse pillars. *Source: Town of Oakville Planning Services Staff*



Images showing the small horse fence. Other posts are hidden underneath. *Source: Town of Oakville Planning Services Staff*



Circular driveway with the horse pillars/gate in the centre. *Source: Town of Oakville Planning Services Staff*

Another interesting element of the property at large is the fence, with stone footing and columns, and wooden boards. It runs the length of the property as it was configured starting in approximately 1950 and may be from that time period. The house also has a circular driveway, which is likely from the construction of the house in this location in 1936.



Images showing the fence along Lakeshore Road East. *Source: Town of Oakville Planning Services Staff*



View of the lake from the backyard. *Source: Town of Oakville Planning Services Staff*

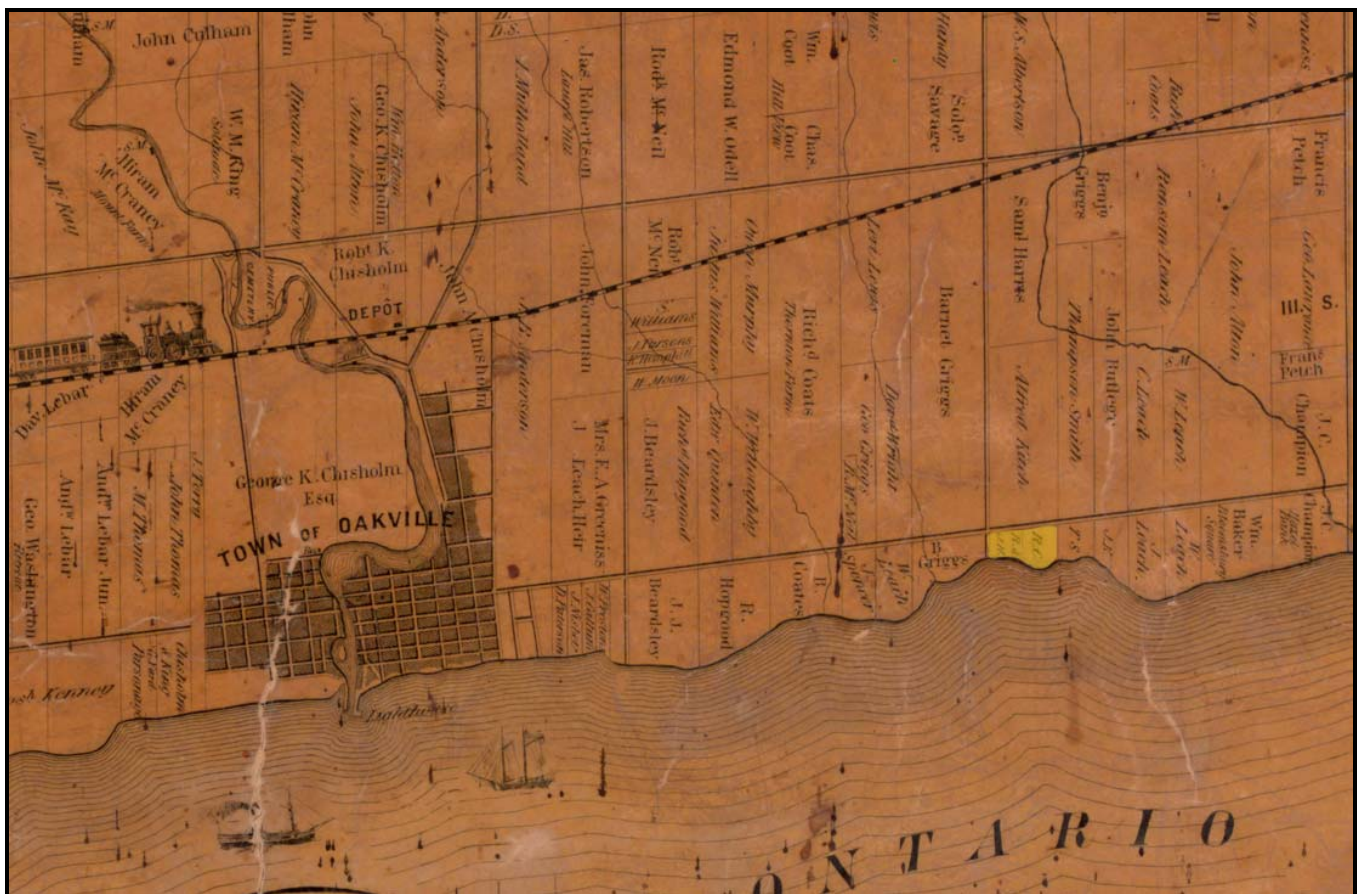
In summary, the subject property has design value as a representative vernacular house in the Colonial Revival style with Arts and Crafts influences. While the house has had some additions, it still retains its historic form and details, particularly from the street, adding to the streetscape. The historic portion of the house has the rectangular shape of most Colonial Revival style homes with large chimneys. Interestingly, the door is not centered. This may be more of an Arts and Crafts influence, along with the mix of cladding using some natural elements such as stone, and the wooden porch with wooden brackets. However, its intricate wooden detailing and pilasters calls back to a Colonial Revival style.

This mix of styles and elements together form an estate house that is elegant with well-made craftsmanship details that convey the owners' wealth, while also remaining modest and reflective of the more restrained era of the 1930s.

## Historical and Associative Value

The home at 2038 Lakeshore Road East 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.<sup>10</sup> The subject property is in the territory of Treaty No. 14.<sup>11</sup>

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.<sup>12</sup>



George Tremaine's "County of Halton" survey, 1858, with Lot 5, Concession 4 SDS highlighted in yellow. Note that the lot was split roughly in half (and then again into thirds) fairly early on. Source: University of Toronto

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

<sup>10</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>11</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

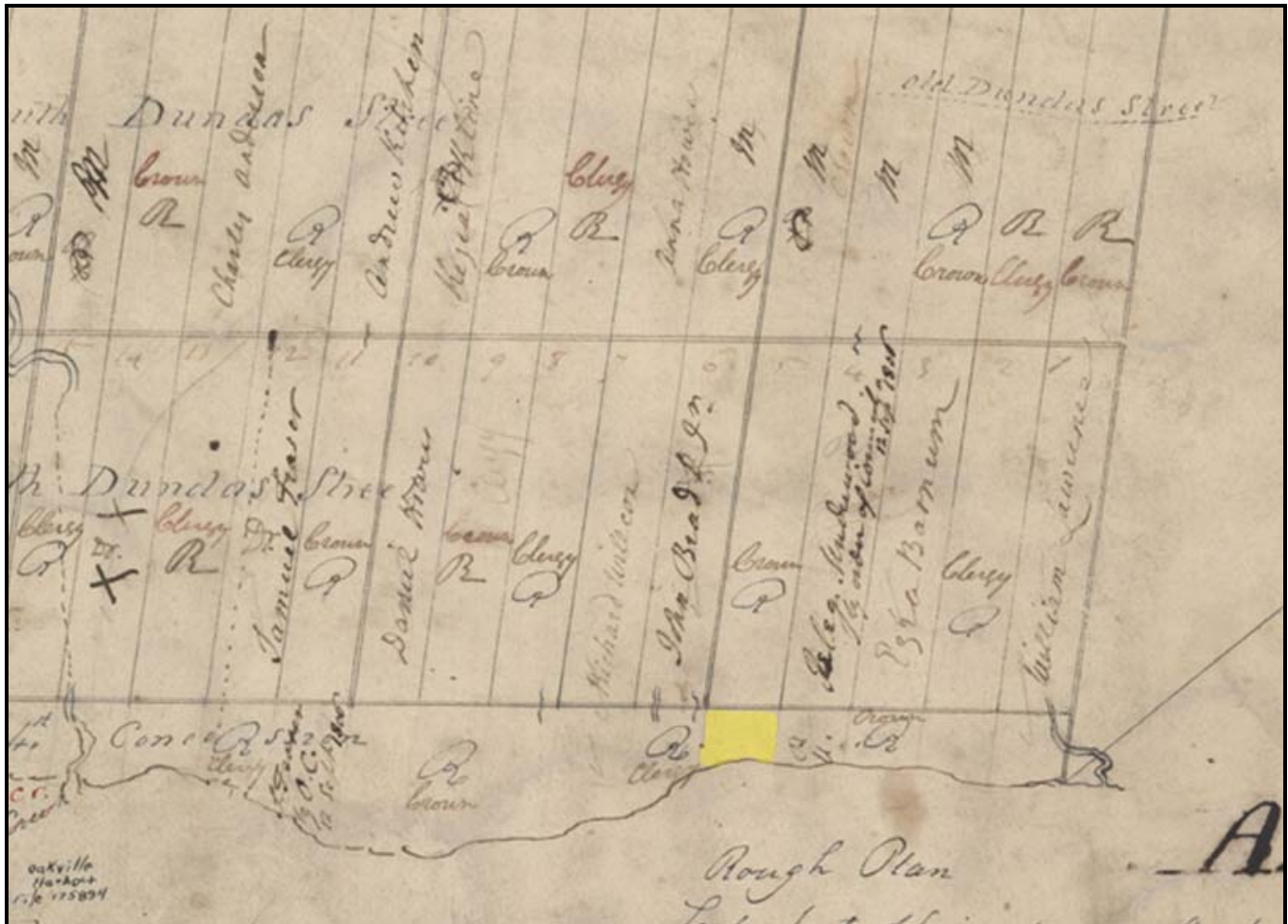
<sup>12</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

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 or Lot	Years of Ownership
Crown	Lot 5	1806-1839
Richard Coates Sr.	All	1839-1854 and 1856 (splits)
Elizabeth Coates Lusty	"10 acres in westerly ½"	1856
Robert Hughes	"Westerly ½"	1856-1868
Alfred Kitchen and wife	"East ½ of Westerly ½"	1868-1869
Lawrence O'Neil	"East ½ of Westerly ½"	1869-1870
Rober L. Paterson and wife	"East ½ of Westerly ½"	1870
James B. Morrison	"East ½ of Westerly ½"	1870-1875
William A. Orr	"East ½ of Westerly ½"	1875-1880
Mary Anne Caroline Lewis and Isaac Lewis	"East ½ of Westerly ½"	1880-1882
David Robinson Kennedy	Ibid	1882-1884
George Hallen (sp)	Ibid	1884-1888
William E. Allen	Ibid	1888-1890
Catherine Milligard (sp)	Ibid	1890
Elizabeth Rogers, wife of John Rogers	Ibid	1890-1893
William R. Parker	Ibid	1893-1894
Thomas O'Brian	Ibid	1894-1896
James Henry Mitcheson	Ibid	1896-1905
James Alexander Carstairs	Ibid	1905-1906
William Sinclair Davis	Ibid	1906
Harry Ryrie	9 1/9 acres (part of lot 5)	1906-1908
Donald Henry McLean	Ibid	1908-1915
John James Vaughan	"Part of lot 5"	1915-1929
James H. Winnett (Wynnett)	"Part of lot 5, water lot"	1929-1934
VeNorma MacKendrick, married woman, and Louis De Graff (father)	"Part of lot 5. Also all right to land in front now covered with water. To hold as joint tenants."	1934-1943
VeNorma MacKendrick	Part of lot 5	1943-1950
VeNorma MacKendrick and husband William Harry MacKendrick	Part lot 5, concession 4 SDS	1950-1971
Wanita Smyth to the MacKendricks	Part of lot 5	1950-1971—purchased together by MacKendricks in 1950, making the present day lot.
Constance Dorian	Part lot 5, concession 4 SDS	1971-1998
Current owners	Part lot 5, concession 4 SDS	1998-present

The house is situated on what was historically Lot 5, Concession 4 South of Dundas Street. In 1839, the Crown granted Lot 5 to Richard Coates Senior. Coates was a well-known musician, painter, organ builder, and sawmill owner in the Oakville area. In 1831 he moved from Toronto to east of Oakville, where he set up a water-powered sawmill and threshing mill (Lots 8 in Concession 3 and 4 SDS).<sup>13</sup> He and his sons operated the business until he had to move due to the economic depression in the 1860s.<sup>14</sup>

He split Lot 5 in half by selling the east half to his son, Richard Coates Jr., and the west half to his daughter, Elizabeth (Coates) Lusty. The west half was further divided by her when she sold it and it remained generally the same into the 1900s.<sup>15</sup>



1806 Wilmot Survey map, showing the historic lot highlighted in yellow. It was owned by the Crown at this time. Source: 1806 Wilmot Survey

<sup>13</sup> Kallman, Helmut, Dictionary of Canadian Biography, "Richard Coates", [http://www.biographi.ca/en/bio/coates\\_richard\\_9E.html](http://www.biographi.ca/en/bio/coates_richard_9E.html)

<sup>14</sup> Ibid.

<sup>15</sup> According to land registry abstract, in the 1900s various sales were made between Follett and McLean between the two western halves, and later on in the 1940s and 1950s with James Winnett and Wanita Smyth. It is unclear where the boundaries were and instruments have not come in.



1858 Tremaine Survey highlighting the western half of Lot 5, Concession 4 SDS, owned by Robert Hughes at the time. The subject property is in the eastern half of the western half. Source: 1858 Tremaine Survey

Based on land registry documents, the lot kept to the same general boundaries mentioned above. There was a small sale of two acres on the eastern portion, originally to Alfred Kitchen (who owned land north of the highway in Concession 3),<sup>16</sup> but otherwise it appears the property boundaries remained generally the shape below.



1877 map showing the divide of lot 5 that stayed generally the same into the 1900s. Source: 1977 Township of Trafalgar Map, Town of Oakville

<sup>16</sup> LRO Instrument 694E, being a Bill and Sale, dated December 1, 1863, between Samuel Kirkoff and wife and Alfred Kitchen for 2 acres, "part of easterly ½"

The western portion (blue) was owned by Robert Hughes at this time; the orange portion (eastern “half”) was owned by Lawrence O’Neil, who had previously owned all the yellow land as well (the orange is approximately two acres).<sup>17</sup> The yellow land, consisting of the “easterly ½ of the westerly ½” and “10 acres” in the eastern half was owned by William A. Orr at the time but appeared to be rented out to an H. Depoty, likely for farming.<sup>18</sup>

We can see that there were three structures (likely houses) in 1877; this stayed the same into the 1900s, although it fluctuated between two and three.<sup>19</sup>

The land was sold through many people in the 1800s. James B. Morrison, one of the Morrison brothers who ran a successful cattle and butchery business, owned the subject property from 1870-1875. William A. Orr owned it from 1875-1880 but appeared to rent it out.<sup>20</sup> Then it was sold every few years to multiple owners. When the Rogers owned it in 1891, the census states that they lived in a wooden two-storey house.<sup>21</sup> If we go by the earlier historic maps, this house appears to be closer to the road and more toward the northeast corner of the estate at the time than the current house, and is likely the structure residents lived in until the land was split and the MacKendricks built this house.

The property went through several more owners over the next several decades. After the turn of the century, it was purchased by William Sinclair Davis, a well-known and active real estate agent based in Oakville. He was the land agent in charge of subdividing and selling off the Brantwood neighbourhood in Oakville several years later. He sold approximately 10 acres of the subject property land to Harry Ryrie, the son of James Ryrie, the wealthy jeweller whose offices were in Toronto, but whose grand estate, Edgemere, was located just west down the road.<sup>22</sup> Ryrie owned the land for two years and then sold it to Donald (D.H.) McLean.<sup>23</sup>

D.H. McLean was a well-known businessman from Toronto; he had worked many years at R.G. McLean Printers, which was owned and operated by his brother, Robert Grant McLean. McLean would have been around 60 when he purchased the property. His obituary notes him as an Oakville farmer.<sup>24</sup> McLean was listed as living in an approximately \$800 house on the property, and on maps from the time is still the older structure in the northeast corner.<sup>25</sup>

In 1915, McLean sold the estate to J.J. Vaughan in 1915 who owned the grounds from 1915 until 1929 and used it as a summer residence. He likely remodeled the older farmhouse, as the value of the buildings increased from \$800 to \$3000 over the course of several years. Vaughan also hired Harries & Hall, well-known and respected landscape architects and city planners, to work on his Oakville estate. They listed some of the works done for him as: “arrangement for plantings, sewage, disposal and shore protection, construction work.”<sup>26</sup> There is no

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<sup>17</sup> LRO Instrument 314F, being a Bill and Sale, dated December 27, 1856, between Elizabeth Lusty and Robert Hughes for 10 acres “westerly ½”; LRO 376F, being a Bill and Sale, dated March 23, 1868, between Helen Birge, widow, and Lawrence O’Neil for 10 acres in the east ½ (except 2 acres) for the whole easterly half but sold the west portion—LRO Instrument 405G, being a bill and Sale, dated April 22, 1870, between Lawrence O’Neil and wife and Robert L. Paterson and then he buys the 2 acres from Alfred Kitchen several months later (466G, Bill and Sale, Sept 16, 1870).

<sup>18</sup> LRO Instrument 1641K, being a Bill and Sale, dated January 13, 1875, between James B. Morrison and William A. Orr for “E ½ of W ½” and “easterly ½ except 2 acres”

<sup>19</sup> 1910, 1919 Township of Trafalgar assessment rolls

<sup>20</sup> 1877 Township of Trafalgar map

<sup>21</sup> 1891 Census of Canada

<sup>22</sup> LRO Instrument 8959 Y, being a Bill and Sale, dated November 9, 1906, between William Sinclair Davis and wife and Harry Ryrie, for 9 1/9 acres for \$5000.

<sup>23</sup> LRO Instrument 9492, being a Bill and Sale, dated September 24, 1908, between Harry Ryrie and wife and Donald Henry McLean. For 9 1/9 acres for \$7,700.

<sup>24</sup> *The Globe*, “Donald H. McLean dies in Toronto”, August 8, 1917, pg. 9

<sup>25</sup> 1910 assessment roll, no assessment rolls exist for Trafalgar Township between 1900 and 1910.

<sup>26</sup> Archives of Ontario, “Harries & Hall fonds”, conversation with archivist.

mention or plans of where on the estate this work took place but these changes were likely removed after the MacKendricks built the current house in the 1930s.

J.J. Vaughan, also known as John James Vaughan, was well-known as the Vice-President of of the T. Eaton Company in Toronto and an active member of Toronto high society. He retired in 1942 and became a director at the Bank of Toronto (TD Bank).<sup>27</sup> He was a founding member of the Art Gallery of Toronto (now the Art Gallery of Ontario), and participated in many associations. When Vaughan retired, he had been a major behind-the-scenes figure in the company's growth from one store on Yonge Street into a network of stores that had become the largest department store business in what was then the British Empire.<sup>28</sup> The Vaughans were one of the "wealthiest and most celebrated families of Toronto"<sup>29</sup>.



Left: Eaton's College Street Store, circa 1930. Vaughan was integral in this first Eaton's expansion and management of the store. *Source: Archives of Ontario.* Right: J.J. Vaughan. J.J. Vaughan. *Source: Globe and Mail*

Vaughan sold the estate in 1929 to James H. Winnett. In the 1931 census, it shows Winnett living in a stone house on the property, with six rooms and worth approximately \$5,000. However, in the assessment rolls it's around \$3,000 in value.<sup>30</sup> <sup>31</sup> In different documents, Winnett is identified as a manager, a manufacturer,<sup>32</sup> an insurance broker, and owner of a sports equipment company.<sup>33</sup> In 1957, he donated the funds and land to open a branch of the Faith Baptist Church (later Winnett Memorial Church) in southeast Oakville.<sup>34</sup> Winnett owned all of the estate for five years, then split the land into two plots. He sold the western portion (where the current house is located) to VeNorma MacKendrick and her father, Louis De Graff, in 1934.<sup>35</sup> De Graff had purchased

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<sup>27</sup> *The Globe and Mail*, "John J. Vaughan: Ex-Eaton's official active in community", October 24, 1963, pg. 1

<sup>28</sup> *Ibid.*

<sup>29</sup> *Toronto Star*, "The house that Vaughan built", October 9, 1982, pg. G14.

<sup>30</sup> 1931 Census of Canada

<sup>31</sup> Oakville Public Library, 1934 Assessment Roll, Township of Trafalgar

<sup>32</sup> 1921 and 1931 Census of Canada

<sup>33</sup> *Toronto Star*, "Battling Baptists", August 27, 1966, pg. 57

<sup>34</sup> *Daily Journal-Record*, "Winnett Memorial", December 11, 1965, pg. 2

<sup>35</sup> LRO instrument 18150 G, being a Grant, dated August 17, 1934, between James J Winnette and wife and VeNorma D MacKendrick, married woman, and Louis De Graff, for \$9,500, "part of lot 5".

“Edgemere”, the Ryrie estate down the road, in 1928.<sup>36</sup> Winnett sold the eastern portion to Wanita Smyth in 1948.<sup>37</sup>

VeNorma MacKendrick (1910-1983) was married to William Albert MacKendrick (1906-1989), who went by Harry. Harry was the third son of Colonel William G. MacKendrick, the owner and designer of the former Oakville estate Chestnut Point, now known as Gairloch Gardens.<sup>38</sup> Col. MacKendrick was a Toronto businessman and Manager of the Warren Paving Company until he retired to his Oakville estate<sup>39</sup> where he also had a farm known as Chestnut Jersey Farm.<sup>4041</sup>



1938 topographic map showing the likely house as the red structure south of the letter “S”. Source: Department of National Defense

William Harry MacKendrick went to Guelph’s Ontario Agricultural College and graduated in 1929.<sup>42</sup> He married VeNorma De Graff in 1933, the daughter of Louis De Graff.<sup>43</sup> The two lived at Edgemere Estate after they were married. VeNorma and her father then purchased part of Lot 5 from James Winnett in 1934. Her father then exited the agreement in the 1940s, and VeNorma and William Harry became joint tenants in 1950.<sup>44</sup> They also purchased a small piece east of the property from the original estate from Wanita Smyth, most likely creating the lot boundary of today.<sup>45</sup> Smyth’s remaining portion of the previous estate was sold to Louis Victor Wright in 1955, who sold it to a developer in 1962.<sup>46</sup>

<sup>36</sup> *The Globe*, “James Ryrie Estate is sold in Oakville”, July 12, 1928, pg. 13

<sup>37</sup> LRO Instrument 22749L, being a Grant, dated June 28, 1948, between James Winnett and wife and Wanita Eileen Smyth, for \$2,500 “part of lot 5”

<sup>38</sup> Town of Oakville, “Cultural Heritage Landscape Strategy Implementation -- Phase Two: Cultural Heritage Evaluation Report, <https://www.oakville.ca/getmedia/c090e4ac-e4dd-47a0-abe6-e9607858db61/planning-chl-phase-2-gairloch.pdf>, pg. 11-12

<sup>39</sup> *Toronto Daily Star*, “Additions to John Inglis Company’s board of directors”, Saturday, January 13, 1940, pg. 9; *Paving the Way to Paradise*, by Teresa Casas, <https://backtothepark.files.wordpress.com/2014/06/paving-word-june-28-2014.pdf>

<sup>40</sup> OnLand, LRO Abstracts, Concession 3, Lots 7 and 8.

<sup>41</sup> *Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville*, by Teresa Casas, <https://backtothepark.files.wordpress.com/2014/06/paving-word-june-28-2014.pdf>, pg. 127

<sup>42</sup> *Ontario Agriculture College Review*, Vol. XLII, No. 4, Guelph, December, 1929. pg. 219, lists him as a 1929 alumnus.

<sup>43</sup> *The Globe*, “Interesting Engagement”, august 10, 1933, pg. 8

<sup>44</sup> LRO instrument 18150 G, being a Grant, dated August 17, 1934, between James J Winnette and wife and VeNorma D MacKendrick, married woman, and Louis De Graff, for \$9,500, “part of lot 5”.

<sup>45</sup> LRO Instrument 24523M, being a grant, dated July 14, 1950, between Wanita Elieen Smyth, married woman, and William MacKendrick and VeNorma his wife as joint tenants.

<sup>46</sup> LRO Instrument 41335, being a Grant, dated September 6, 1955, between Wanita Eileen Smyth and Louis Victor Wright; LRO Instrument 13641 being a Grant, dated March 19, 1962, between Louis Victor Wright and North American Properties and Securities Ltd.

After VeNorma and her father purchased the property in 1934, the assessed value of their property was \$1,100, with no building listed. This indicates the MacKendricks likely demolished the old farmhouse and built the subject house. In the 1937 assessment roll, there was a building on the lot worth \$5,000.<sup>47</sup> While the 1936 assessment roll is missing for this location, the 1936 collector's roll indicates that the house was built that year.<sup>48</sup>



1933 marriage announcement between Harry MacKendrick and VeNorma De Graff. Source: *Globe and Mail*

VeNorma was a well-respected horse rider and won many awards, particularly for jumping.<sup>49</sup> At the entrance to 2038 Lakeshore Road East are metal posts with horse heads and some of the wooden shutters have horse-related designs; it is possible these were installed during the MacKendrick's tenure. VeNorma was also an animal lover and wrote letters to the editor of the *Oakville-Trafalgar Journal* and *The Globe and Mail* regarding animal cruelty and also helped to run the local animal shelter.<sup>50</sup> The two also raised boxers for competitions.<sup>51</sup>

<sup>47</sup> Oakville Public Library, 1934, 1935, 1937 assessment roll, and 1936 collector's roll.

<sup>48</sup> Oakville Public Library, 1936 collector's roll, has real property totaling \$6,100 and parcel value at \$1,100.

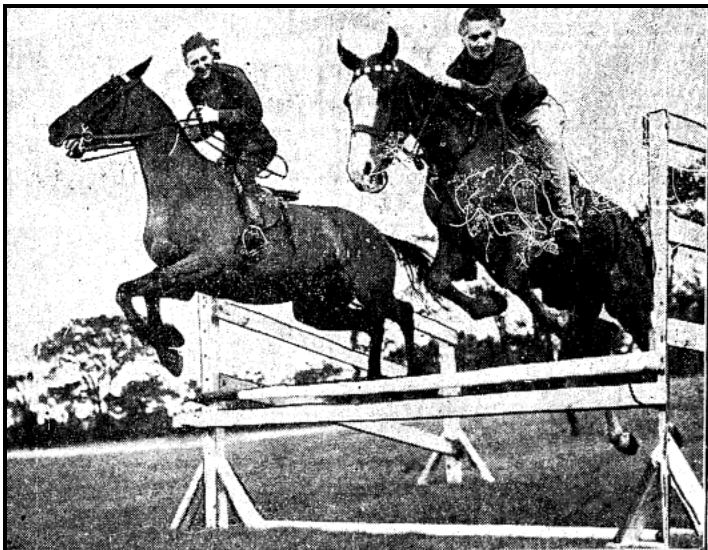
<sup>49</sup> See images below; *The Toronto Daily Star*, "Riding, polo club have merry meet", September 23, 1935.

<sup>50</sup> *The Globe and Mail*, "Fair play for horses", December 12, 1949, pg. 6; *Oakville-Trafalgar Journal*, "Letters to the Editor", March 8, 1951, pg. 11

<sup>51</sup> *Our Ontario*, "Mrs. MacKendrick and Boxer, September 3, 1949", [Mrs. MacKendrick and Boxer, September 2, 1949: Whitby Digital Newspaper Collection \(vitacollections.ca\)](https://www.vitacollections.ca/whitby-digital-newspaper-collection)

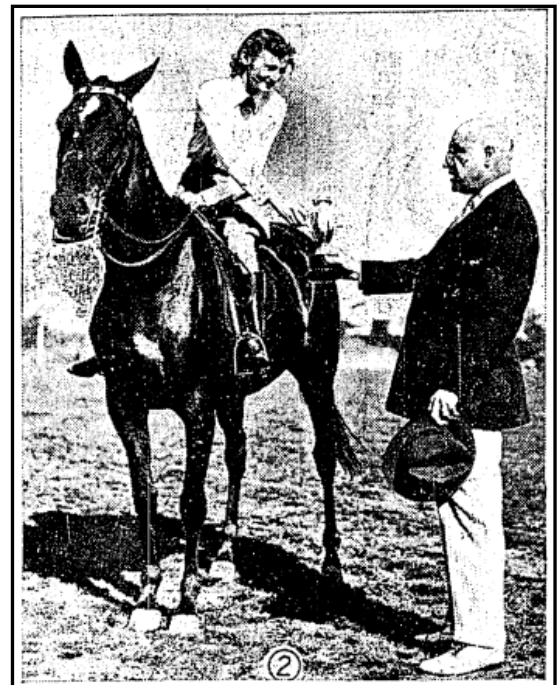


VeNorma and one of their boxer dogs at a competition in Whitby. Source: *Our Ontario*, Marjorie Ruddy, photographer



#### LADY RIDERS GO OVER THE JUMPS TOGETHER

Graceful and smooth was the pair jumping of Mrs. W. M. Cox (LEFT) and Mrs. Harry MacKendrick. The events are being held in a perfect setting at Glencairn Farm. Seven-year-old Billy Gregg made a hit at yesterday's practice taking the jumps on his pony and trying his hand at polo. Jean and Michael Beatty, six and eight years old, were among the young riders of ability. This is the annual event of the Oakville fall riding season. Other fall rides include treasure hunts, peanut hunts and cross country runs. The club has many miles of the most beautiful trails in Toronto district.



Left: VeNorma MacKendrick jumps on her horse. Right: VeNorma received an award from Colonel H.C. Cox for her win in jumping trials under hunting conditions on her horse, Flash, 1936. Sources: *Toronto Star*

William Harry took over Chestnut Point Farm from his father, and it was also known as Chestnut Point Poultry Ranch during his ownership.<sup>52</sup> A two-storey barn on the farm burned down in 1934.<sup>53</sup> He also helped his father run an alfalfa drying plant in the area. The MacKendricks were obviously busy and active farmers and business people in the township.

<sup>52</sup> *Oakville-Trafalgar Journal*, "Judith wins", November 23, 1950, pg. 1; *Oakville-Trafalgar Journal*, "Talking turkey", April 13, 1950, pg. 1

<sup>53</sup> *Toronto Daily Star*, "Woman risks own life, saves pigs from fire", April 29, 1942, pg. 8. It is not clear where exactly the farm was, but considering W.G. also ran it, it is unlikely it was on the subject property estate (it operated before their purchase of the land in 1934). It is noted in the Gairloch Gardens CHL report that the farm was 350 acres "north of the subject property". According to land registry documents, he purchased land in Concession 3 north of his property. It is possible this land is where they had the farm.

**DEHYDRATING PROCESS "IMPRISONS" VITAMIN A IN ALFALFA**

**NEW PROCESS**  
A new alfalfa dehydrating plant, owned by Col. William MacKendrick and managed by his son, Harry, is working night and day in Trafalgar township during the alfalfa harvesting. The device (UPPER LEFT) to load the alfalfa from the field to the truck, is typical of the modern and scientific machinery used in the harvest. In (UPPER CENTRE) Archie Ewing is at the plant's feeder and cutting box, where the alfalfa begins its journey through the dehydrating factory.

**IF AID TO BE REPAID SEES FEWER WORKING**  
Collection Threat Won't Encourage Search for Jobs Thinks Councillor  
"If relief allowances were made collectible debts there would be no encouragement whatsoever for a recipient to look for a job," declared Councillor James Wilson, Communist member of Scarboro council today.  
He was commenting on the statement of Hon. Eric Cross that "if Toronto experiences any difficulty in collecting the refund of relief money advanced to any of these winners (Millar will) the Ontario government will consider legislation making relief allowances collectible debts."

**IT EATS UP EIGHT TONS OF FUEL DAILY**  
The MacKendricks' new process has speeded up cutting, handling and shipping of alfalfa. The dehydrating plant is expected to result in a product that will contain more vitamin A than the alfalfa which "weathers" in the fields in the ordinary way, and loses much of the vitamin content. Albert Nimey (UPPER RIGHT) is fireman at the plant. When the heat reaches 275 degrees Fahrenheit, an automatic bell rings to warn the fireman to keep his fire below that point. About eight tons of anthracite are used daily. Roy Rosewell, analytical chemist and O.A.C. graduate (LOWER LEFT), makes a moisture test on the alfalfa in the laboratory.

**RETAINS DISEASE-FIGHTER**  
Within an hour from the time the grain is taken from the field, the plant machinery has transformed it into a fine and smooth

**MANAGER**  
Harry MacKendrick is the hard-working manager of the dehydrating plant. He is on hand day and night to supervise operations. In the first 72 hours of the factory's operation, Harry slept only 12 hours.

**MARK**  
**URGES CO-OPERATION TO INCREASE**

Images from an article in the *Toronto Daily Star* about the MacKendrick's alfalfa plant, which was likely located on the MacKendrick farm property north of Gairloch Gardens.<sup>54</sup> A photo of Harry can be seen at the bottom right. Source: *Toronto Daily Star*



1959 aerial photo showing the approximate subject property. The circular driveway is still present today. Source: *McMaster University*

<sup>54</sup> LRO Instrument, 25650M, being a Quit Claim Deed, dated 1951, between William Gordon MacKendrick and Canada Dehydrated Alfalfa Limited, part lot 7.

## WOMAN RISKS OWN LIFE SAVES PIGS FROM FIRE

Two-Storey Barn Destroyed  
Despite Efforts of Two  
Brigades

### SAVE MACHINERY

Oakville, April 29—Despite terrific heat and flames, Mrs. Andrew McCudden endangered her life yesterday saving 36 head of livestock. She is the wife of a farm foreman at Chestnut Jersey farms, owned by Harry MacKendrick. A two-storey barn was destroyed, but several farm implements were saved by combined efforts of Trafalgar and Bronte fire brigades.

The cause of the fire was unknown and damage was not estimated. Many bags of feed were lost.

Informed by her six-year-old son, Bobby, that smoke was pouring from the barn, Mrs. McCudden ran from her home to save the livestock. "When I entered the barn, a great wall of flame was at the west portion of the building, and the heat was terrible," Mrs. McCudden related. "I opened the door where the flames were bad, and managed to drive the pigs right through the fire and heat into the field."

"There wasn't much difficulty getting the small pigs to safety, but three large sows were very stubborn," she said. "I guess I just didn't think of my own safety, for I was so excited and worried about the animals," she declared.

As soon as Mrs. McCudden was sure all the livestock was saved, she made several trips from the house to the blazing building carry-

### NEW TOWN HALL DUNBARTON GOAL

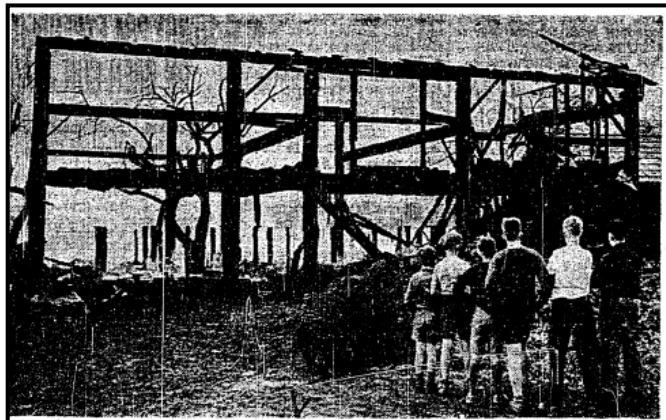
Dunbarton, April 29—Erection of a town hall is the first project under consideration by a citizens' committee which decided to apply at once for immediate incorporation of Dunbarton as a police village. Before recent industrial development the community had a population of only 300. Two prizes await students proposing the best names for the committee, Chairman Norman Littleford announced today. The salvage campaign, just completed by the group, raised \$75 for war work and community service, he said.

ing pails of water. Her efforts to quell the blaze were in vain and within a few minutes the entire barn was enveloped in flames. A herdsman, A. Wheeler, saw the fire and called his daughter, Jean. She sent in the alarm to the Trafalgar brigade.

When firemen arrived under Chief George Wright, they found their 1,000 feet of hose was not long enough to reach the fire. In response to a call, Bronte firemen, under Chief Freeman Bray, coupled an additional 600 feet of hose in time to save two other buildings.

Attracted by fire and smoke, other estate workers, with the owner, saved farm machinery from two adjacent buildings.

"I consider Mrs. McCudden's act a great feat of bravery and she certainly deserves a great deal of credit for her courage," Mr. MacKendrick declared.



**FIRE RAZES BARN**

A large, two-storey barn on the farm of Harry MacKendrick, Lakeshore Rd., Oakville, was destroyed by fire of undetermined origin, yesterday. Trafalgar and Bronte fire brigades, coupled hose lines from both trucks to bring water from a hydrant a third of a mile away and moved valuable farm machinery from two adjacent buildings.



**HOUSEWIFE RISKS LIFE SAVING LIVESTOCK**

Informed by her six-year-old son yesterday that smoke was pouring from a large, two-storey barn on the farm of Harry MacKendrick, Oakville, Mrs. Andrew McCudden rushed into the blazing building and saved 36 head of livestock. Mrs. McCudden told The Star she was too much concerned about the animals to worry about herself. She is shown on the left, Gordon Johnson, centre, and Bill MacKendrick, right, helped other farm workers rush large quantities of farm machinery from two adjacent buildings saved by Trafalgar and Bronte fire brigades.

**'BLOOD BANKS' HAVE  
A VERY REAL VALUE**

Glendening Foresees the Time  
When They Will Be  
Everywhere Available

**ONE ARMY'S PLAN**

Article from 1934 describing the barn fire at the MacKendrick's barn. However, it likely occurred on the Chestnut Farm property, which does not appear to be the subject property but nearby. Source: *Toronto Daily Star*

Harry and VeNorma sold their house in 1971 to Constance Dorian. VeNorma died in 1983, and Harry in 1989. Constance Dorian owned the house until 1998, when the current owners purchased it.

## Contextual Value

The MacKendrick House is important in defining, maintaining and supporting the character of the local area. The property is one of the few remaining historic estates located on Lakeshore Road along the waterfront and contributes to the streetscape along this part of Lakeshore Road, which is characterized by large lots and homes and significant vegetation. The houses in this area range in age and architectural style, some dating to the 1950s and 60s (the eastern and northwest portion of the historic estate) and others from the 1990s (the houses just west of the subject property).

The subject property is physically, functionally, visually, and historically linked to its surroundings. This house, while most likely not the original on the grounds, was built in the early 1900s as the area was transitioning from a farming region to more of a wealthy lakeside estate component of Trafalgar Township and the Town of Oakville. Well to-do businesspeople from Toronto and abroad were purchasing pieces of land near Oakville on the lakeshore and transitioning them from farmland to estates. This subject property is an example of this important shift in Oakville; these families and the related tourism became economic drivers in Oakville. While the other older estate houses on this historic Lot 5 have been demolished, this house is likely the last remaining one and is an important anchor point to the history of the area.



Looking east on Lakeshore Road East with the subject property on the right, 2023. Note its large tree canopy, most likely left growing from previous estates owners, as well as the old fence and columns. *Source: Town of Oakville Planning Services Staff*



Looking west on Lakeshore Road East, 2021. Old pine trees are visible at this corner. The house was set back from the road for further privacy. *Source: Town of Oakville Planning Services Staff*



View of Lake Ontario from the backyard, 2023. *Source: Town of Oakville Planning Services Staff*



Bench and large tree in backyard near the waterfront, 2023. *Source: Town of Oakville Planning Services Staff*

## 4. Evaluation under Ontario Regulation 9/06

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

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative vernacular example of a Colonial Revival style house with Arts and Crafts influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	As a former estate house, it is associated with the theme of development of wealthy lakeshore estates in Oakville and with its previous prominent owners, including the MacKendrick family, who built the house and were important local business people.	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 house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining the character of the area. The area still retains historic the house, which acts as an important anchor to the neighbourhood's past as the beginning of a lakefront estate neighbourhood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is historically linked to its surroundings. It remains on its historical grounds, is the oldest house in the historic lot, and contributes to the understanding of the local history, specifically early Oakville, Trafalgar Township, and Oakville's historic lakeshore estates.	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 2038 Lakeshore Road East is located on the south side of Lakeshore Road East, between Maple Grove Drive and Charnwood Drive. The property contains a circa 1936 vernacular Colonial Revival style house with Arts and Crafts influences known as the MacKendrick House.

### Design Value or Physical Value:

The MacKendrick House has design value as a representative example of a vernacular Colonial Revival style home with Arts and Crafts influences from the early 1900s. While the building has evolved over time and has had numerous additions constructed onto the main house, it still retains the main Colonial Revival structure and many of its original features. Heritage attributes that define the Colonial Revival style include: the massing of the historic two-storey portion of the house; the gable roof with minimal roof overhang; the use of 6/6 and 8/8 sash windows; and the front entrance with detailed roof overhang and decorative door surround with Colonial style pilasters. Heritage attributes that define the Arts and Crafts era include: the mix of stone veneer and wood cladding; the original stone chimneys; the mix of windows including bay windows, sash windows and stained glass windows; and the back porch that was once open air with its stone construction and arched windows. Together these architectural elements contribute to a good example of a 1930s estate house with an elegant but modest aesthetic.

### Historical Value or Associative Value:

The MacKendrick House has cultural heritage value for its associations with some of the early wealthy families of the Oakville and Trafalgar Township area. The original estate started out as farmland, and the later subject house is important in Oakville's history as the property transitioned from a larger farm into a lakeshore estate, a significant theme of development in Oakville in the late 1800s into the mid-1900s. Estates along the lakeshore, including the MacKendrick House, shaped many physical aspects of Oakville today. The town's unindustrialized lakeshore can be linked to the existence of these significant and wealthy estates extending to the waterfront. The property also has cultural heritage value for its direct associations with its notable Oakville residents, such as Harry and VeNorma MacKendrick, who not only contributed to the property and surrounding area, but to the development of the town as well.

### Contextual Value:

The MacKendrick House is important in defining, maintaining and supporting the character of the local area. The property is one of the few remaining historic estates located on Lakeshore Road along the waterfront and contributes to the streetscape along this part of Lakeshore Road, which is characterized by large lots and homes and significant vegetation. The property is physically, functionally, visually, and historically linked to its surroundings. This house was built in the early 1900s as the area was transitioning from a farming region to more of a wealthy lakeside estate component of Trafalgar Township and the Town of Oakville. Well-to-do businesspeople from Toronto and abroad were purchasing pieces of land near Oakville on the lakeshore and transitioning them from farmland to estates. This subject property is an example of this important shift in Oakville; these families and the related tourism became economic drivers in Oakville. While the other older estate houses on this historic Lot 5 have been demolished, this house is likely the last remaining one and is an important anchor point to the history of the area.

### Description of Heritage Attributes

Key heritage attributes of the property at 2038 Lakeshore Road East that exemplify its cultural heritage value as a representative example of an early 1900s Colonial Revival home with Arts and Crafts influences, as they relate to the historic two-storey house, include:

- The massing, footprint and form of the house, including the front bay window and one-storey bumpout on north elevation;
- Historic stone cladding and chimneys;
- The presence of horizontal wood siding;
- The fenestration of windows and doors on the north and west elevation;
- The presence of multipaned sash windows in the Arts and Crafts era style;
- Front entrance, including the wooden panelled Dutch door with leaded-glass windows, the porch roof with decorative brackets, the wooden panels and decorative trim, and the wooden pilasters;
- Remaining wooden window trim;
- The footprint and first floor structure of the back porch that was once open air, including its stone materials and arched window openings; and
- The metal posts with horse heads as landscape features.

## **6. Conclusion**

This property meets four of the criteria of Ontario Regulation 9/06, including 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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