

APPENDIX C

Cultural Heritage Evaluation Report

McNiel House

176 Douglas Avenue, Oakville, Ontario



176 Douglas Avenue, 2024. Source: *Town of Oakville Planning/Heritage Planning*

Town of Oakville
Heritage Planning

Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
June 2024

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.

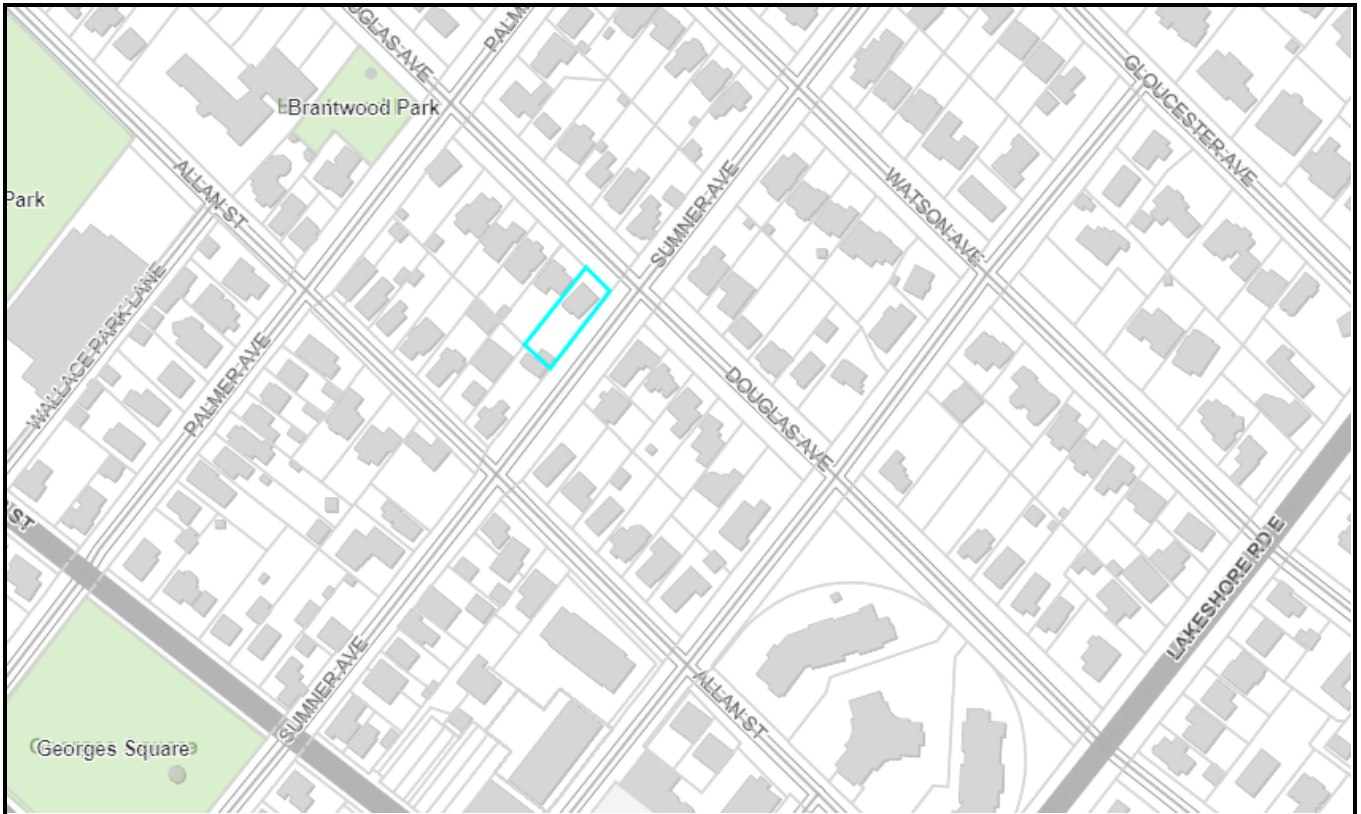
The home at 176 Douglas Avenue is located on the west side of Douglas Avenue between Sumner Avenue and Palmer Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1911 Edwardian style brick house." It was originally owned by Roderick William McNeil.

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.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 176 Douglas Avenue is located on the west side of Douglas Avenue between Sumner Avenue and Palmer Avenue. 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 Third Concession South of Dundas, Lot 12. 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, built circa 1912 and finished by 1913.



Location map: Subject property is outlined blue. June 2024. Source: Town of Oakville GIS

Legal description: LOT 113, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 176 Douglas Avenue is a two-and-a-half storey red brick house. The house has design and physical value as a representative example of an Edwardian Classicism style house.



Front elevation of the house, 2024. Source: Town of Oakville Planning Services Staff

Edwardian Classicism Style (1900-1930)

Edwardian architectural style emerged in the early 1900s. A reaction against busy Victorian architecture, the style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simple version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a symmetrical square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting fronts. The porch often has columns on brick piers, and the house typically has many windows laid out in a balanced pattern.³

Subject Property Description

The house at 176 Douglas Avenue retains several heritage Edwardian elements that make it an important part of the character of the Brantwood neighbourhood. The house was built circa 1912 and is one of the earliest

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113

residential structures in the Brantwood subdivision. The lot north of property, Lot 112, was part of the property until it was sold by the owners in the 1970s.⁴



North elevation, 2024. Source: Town of Oakville Planning Staff



East elevation, 2024. Source: Town of Oakville Planning Staff

⁴ ONLAND, Ontario Land Registry Access. Teranet Inc.



South elevation, 2024. Source: Town of Oakville Planning Staff



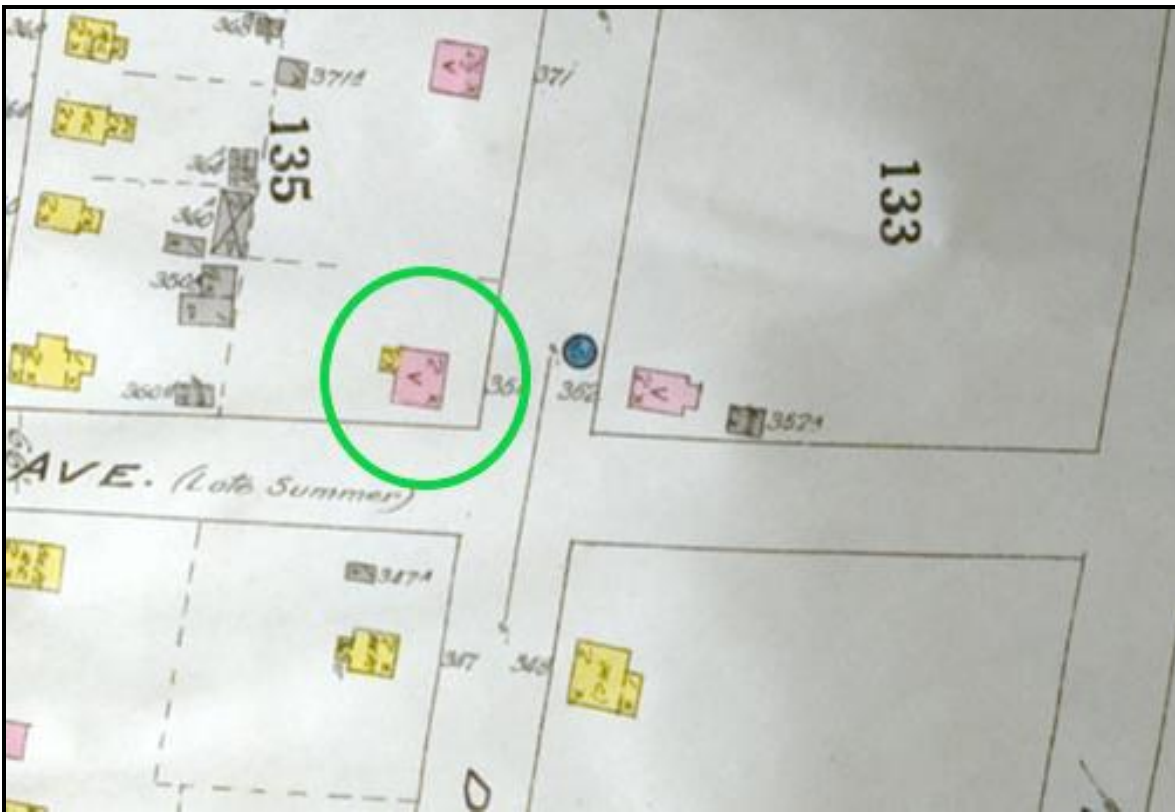
West elevation, 2024. Source: Town of Oakville Planning Staff

The house is in the standard square shape of Edwardian houses. This style of house is colloquially called a 'four square' house because the main floor is comprised of four rooms – foyer, dining room, parlour and kitchen, as can be seen in the subject house. The subject house has a central hipped dormer on the east (front) elevation

and a matching one at the back, with overhangs. The rear of the house has a brick porch and greenhouse that were constructed circa 1978.⁵ A wooden porch stood here originally.



Aerial showing the square massing of the subject property (red roof) on the left). Source: Google



1924 fire insurance map showing the subject property (circled in green) with a wooden porch (yellow) in the same location as the 1978 reconstruction. Source: Underwriter's Survey of Toronto

⁵ Town of Oakville Building files



Hipped roof with hipped roof dormer on the east elevation of the house, 2024. *Source: Town of Oakville Planning Staff*

The house is clad in smooth red brick in a running bond pattern. Some of the bricks vary in colour. Radiating brick voussiors are located above all window and door openings. The dormers are sided in synthetic shingle material, likely echoing what originally may have been there, such as cedar shingling, which was common at the time.



Close-up of the running bond brick pattern, 2024. *Source: Town of Oakville Planning Staff*

The front porch is a prominent feature of the house, and representative of the Edwardian Classicism architectural style. The porch runs across the width of the front of the house and has four wooden tapered

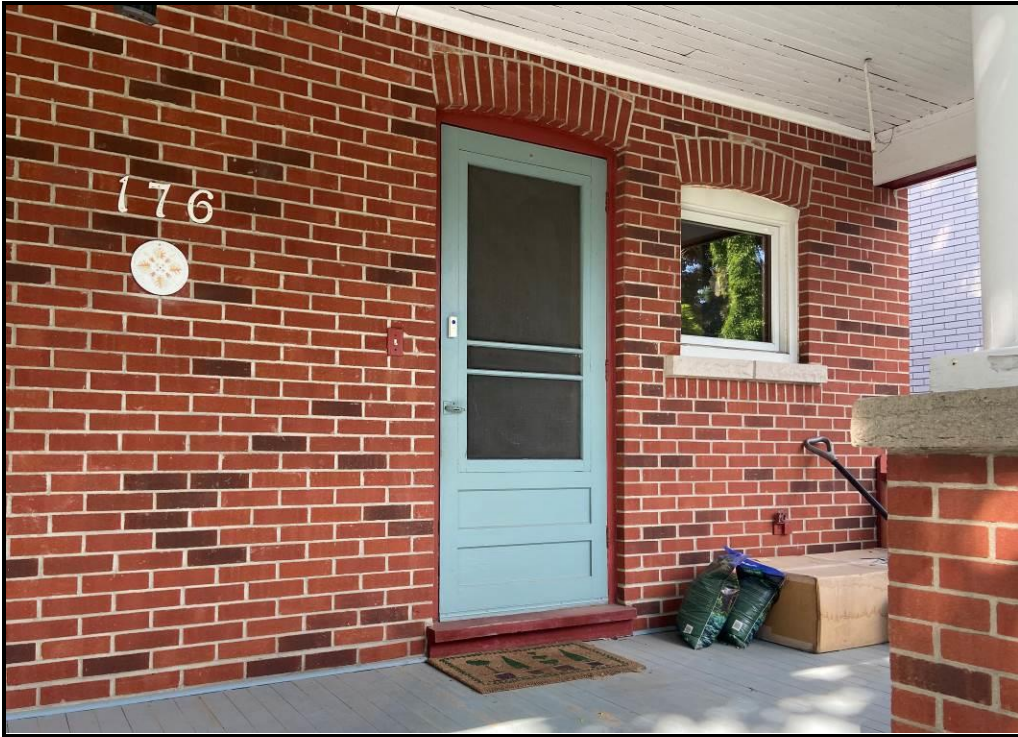
round columns standing on brick piers. The columns are holding up a simple architrave. Wooden handrails with square wooden pickets, and a wooden ceiling and floor complete the classic Edwardian look of the home.



View of the front showing the expanse of the front porch, 2024. Source: Town of Oakville Planning Staff



Close-up of two of the columns on brick piers, with the wooden ceiling and wooden architrave, 2024. Source: Town of Oakville Planning Staff



The off-centre front door with a small window beside it, 2024. Source: Town of Oakville Planning Staff



Front door (left) and north entry door (right), 2024. Source: Town of Oakville Planning Staff

The front entrance is off-centre and is accompanied by smaller staircase window, a common layout of the Edwardian Classicism home. The front door has a segmental opening shape with arched radiating brick voussoirs running along the top. The screen door is wooden with two panels and is likely original. The main entrance door

also appears to be original and is also made of wood, with two panels and a window above. The house also has an entrance on the north elevation with a wooden entry door and wooden screen door. and at the rear.

The house retains some original wooden windows and some newer wooden windows made to match the historic ones. The window openings, like the door openings, are segmental in shape with arched radiating brick voussoirs with stone sills. The windows are mostly 1/1 sash windows, in a variety of sizes. The east elevation has a unique wooden Palladian window in the dormer and the south elevation contains a bay window with 1/1 sash windows. The house also contains contemporary stained-glass windows made and installed by the owners.

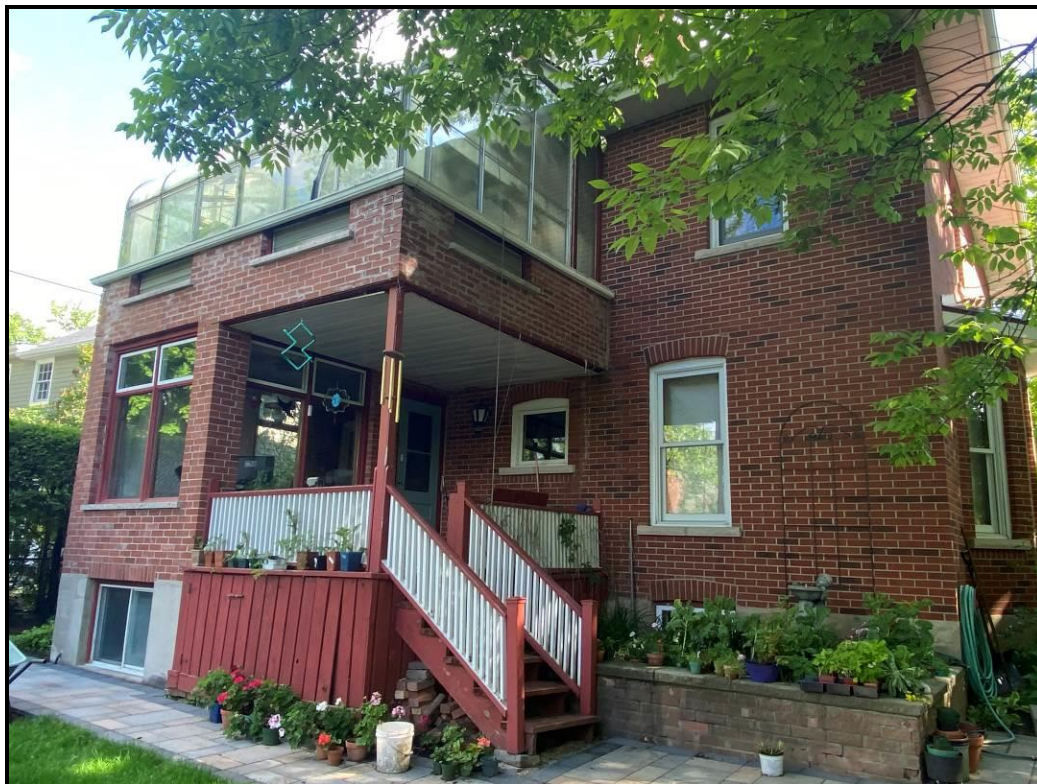


Palladian window in the front dormer, 2024. Source: Town of Oakville Planning Staff



Bay window on south elevation with two other windows, 2024. Source: Town of Oakville Planning Staff

The rear of the house, as noted, has a 1978 porch and greenhouse. Originally a wooden structure stood in the footprint of the first storey of this porch but was replaced by the owners with this structure.



Rear elevation. Source: *Town of Oakville Planning Staff*

There is also a brick chimney at the rear of the house beside the dormer.



Close-up of the brick chimney, 2021. Source: *Google*

The property also contains a detached two-car garage, constructed in 2023. This structure replaced an earlier single-car frame garage which was likely built in the 1920s to 1940s.



New detached garage. *Source: Town of Oakville Planning Staff*



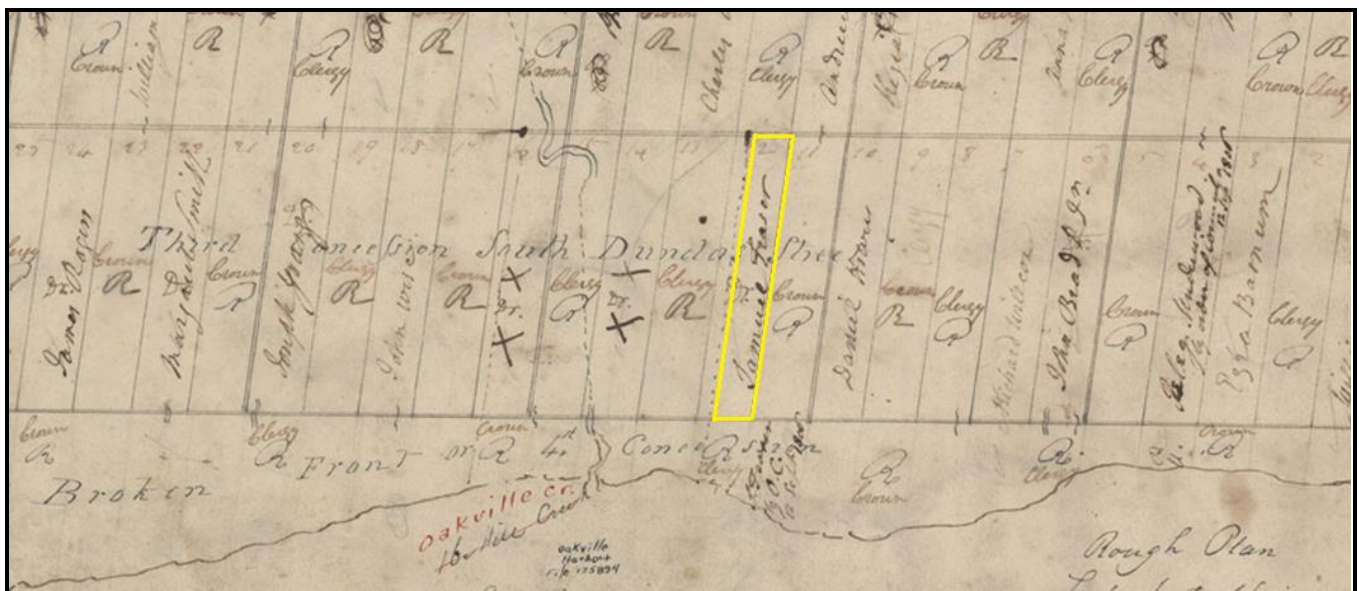
Original frame garage on the property, 2021. *Source: Google*

In summary, the house has design value as a representative example of Edwardian Classicism architecture. It retains heritage features such as: its two-and-a-half storey form with hipped roof with two hipped roof dormers; red brick cladding with brick chimney; 1/1 sash windows, Palladian window in east elevation dormer; bay window on south elevation; wide front porch with wooden columns on brick piers, wooden ceiling, and wooden pickets and railing; and wooden entry doors on the front and north elevations.

Historical and Associative Value

The property at 176 Douglas Avenue 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, 1806.⁶ The subject property is located within the territory of Treaty No. 14.⁷

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 12,⁸ and would later become the neighbourhood of Brantwood in the 1900s. 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

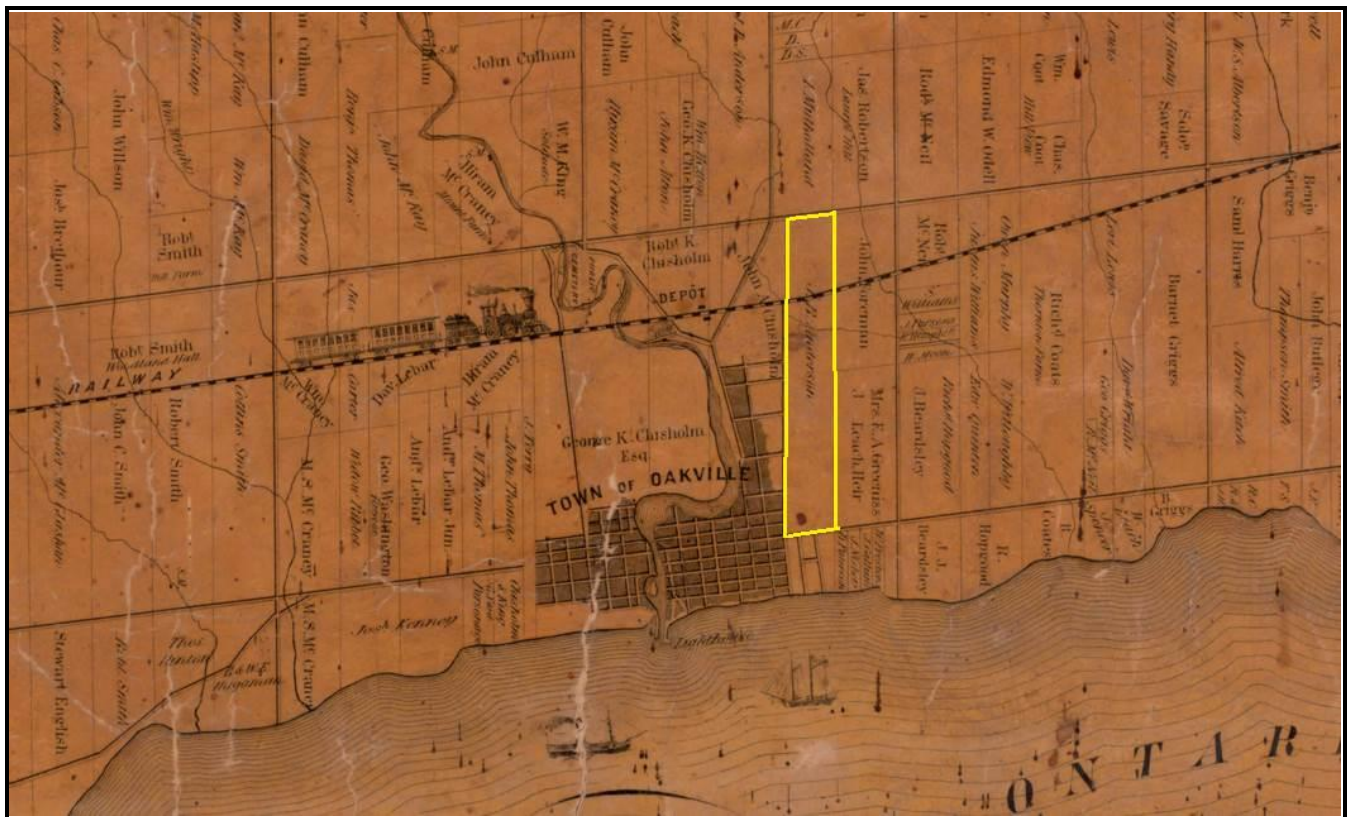
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 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.⁹

⁶ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁷ 1806 Wilmot Survey

⁸ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

⁹ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 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, it was owned by Joseph Brant Anderson. Source: *University of Toronto*

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹⁰ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹¹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹² Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹³ 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.¹⁴ 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 1836.¹⁵ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁶

¹⁰ 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.

¹¹ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹² Ibid.

¹³ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁴ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁵ Ibid.

¹⁶ 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 22.¹⁷ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

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 property sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.¹⁸

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road.¹⁹ Between 1887 and 1902, 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.²⁰ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²¹

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,²² oversaw the project and its infrastructure—planning

¹⁷ 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

¹⁸ 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).

¹⁹ Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

²⁰ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²¹ *The Globe*, "A document found", January 10, 1903, pg. 28

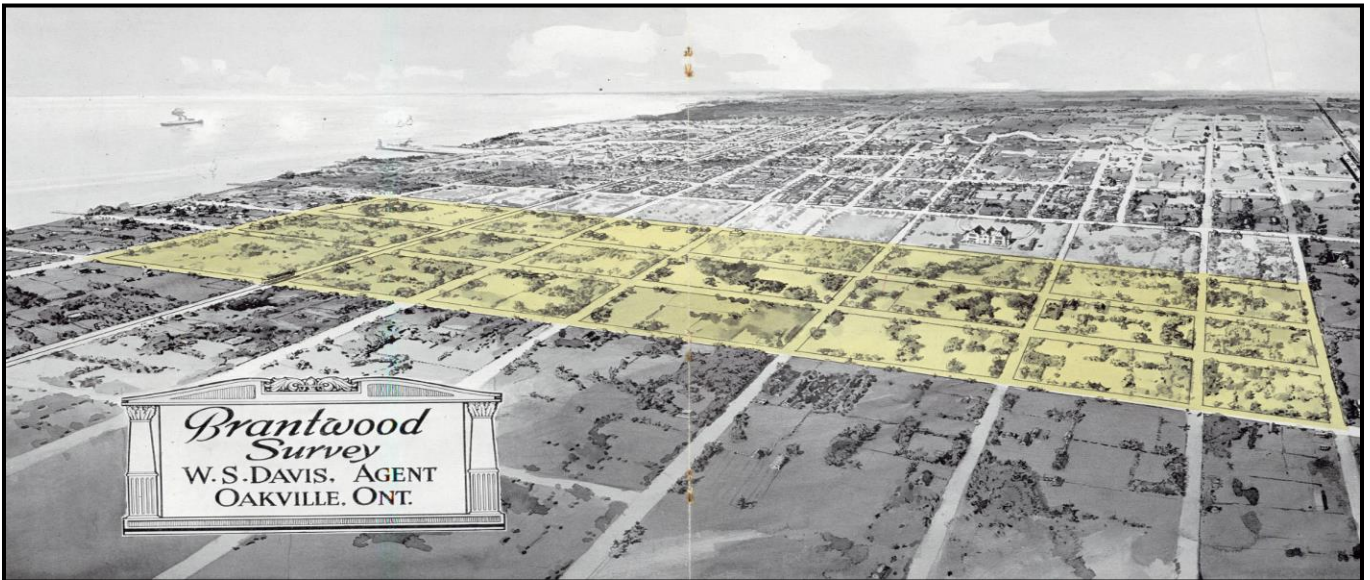
²² Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

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.²³ The new subdivision was known as Brantwood.²⁴



A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²⁵ 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 and 30s.²⁶

1913 photo of the road on Douglas Avenue looking north. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*



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*

²³ Cumberland Construction 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

²⁴ Oakville Historical Society, Brantwood Survey, 1907

²⁵ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 19133

²⁶ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

As part of this new subdivision, in 1911, Cameron Bartlett sold Lot 113 to Cumberland Land Co., which sold Lot 113 (subject property) and Lot 112 to Roderick William McNiel (also written MacNiel, MacNeil, and McNeil) in 1912. The home at 176 Douglas was built between 1912 and 1913.²⁷

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 or Lot	Years of Ownership
Crown	200 acres	1806-1808
Samuel Fraser	Northeast Part	1808-1821
Charles Anderson	140 acres	1810-1829
Charles Anderson	Northern Portion	1821-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus W. Anderson	140 acres	1879-1902
Edward R.C. Clarkson Re: the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 113	1907-1911
Cumberland Land Co.	Plan 113, Lot 113	1911-1912
Roderick William McNiel	Plan 113, Lot 112 and 113	1912-1928
Mary McNiel, his daughter, and Roderick Ross McNiel, son	Ibid.	1928-1950
Mary Paulen (nee McNiel), daughter of R.W. McNiel	Ibid.	1950-1975
Current owners	Lot 113 (sold Lot 112)	1970-present

Roderick William McNiel (circa 1848-1934) was a farmer born in Trafalgar Township.²⁸ He was born to Roderick and Emma McNiel, two of the earliest settlers in Trafalgar Township, on their farm northeast of downtown Oakville, between what is now Chartwell Road and Morrison Road, north of Linbrook Road across the QEW north towards Grand Boulevard.²⁹ The family farmed strawberries as well as other produce.³⁰

As a young man, Roderick Jr. worked for the *Globe* newspaper in Toronto under George Brown, on the mechanical staff. He then returned to the farm and married Catherine Ross in 1888.³¹ While Roderick farmed, Catherine worked as a teacher at the Oakville Common School. They had three children together: Roderick III, Mary and Emma.

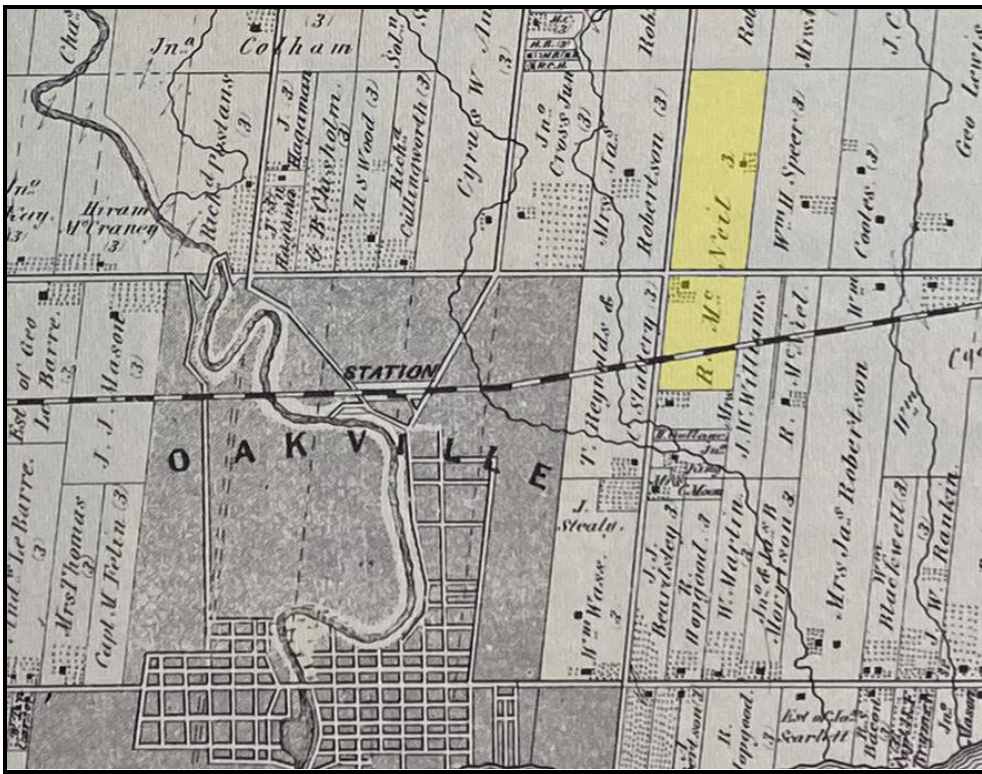
²⁷ Oakville Public Library, *Town of Oakville Assessment Rolls*

²⁸ Based on census records

²⁹ *Oakville Star and Independent*, "A native son is called home", April 27, 1934, pg. 4

³⁰ Platiel, Rudy, and Helen Goggen. *A Goodly Heritage: a History of Knox Presbyterian Church, Oakville, 1833-1983*. Knox Presbyterian Church: Oakville, ON, pg. 76

³¹ Ancestry.ca, *Ontario, Canada, Marriages, 1826-1940*, "Roderick William McNeil"



1877 Township of Trafalgar map showing the McNeil family farm. Roderick William worked on the farm until he moved to Brantwood around 1912. Source: Oakville planning files

Roderick and Catherine retired from farm life in 1912 and bought the subject Lot 113 in Oakville, building their house the same year. They were some of the earliest members of Knox Presbyterian Church.

549	Roderick McNeil	Oakville	68	4	Retired Farmer	114	225	225	225
				4		112	225		
						113	225	230.0	2800.0

Tax assessment roll for 1913 showing the house value as \$2,300. The year before this lot was vacant and owned by Cumberland. Source: Oakville Public Library

Their children were fully grown when the two built their new house, but their daughter Emma and son Roderick III (who went by Ross) moved into the house with them. Ross was still a student in medical school at the time and later became a doctor and moved to Pennsylvania. His sister, Mary, married John Paulen and moved to Cleveland, Ohio. However, she was her father's "constant nurse and companion" during his last several years and is listed as being the only other person at the subject property with her father in 1931; Catherine and their daughter Emma died several years before.³²

173	174	MacNeil, Roderick	Houghton	-	0	AB	BV	(6)	Mar 2 / May 14	Out	Scotland	Out
		Catherine			-				Wife F M 64	Out	Scotland	Scotland
		Emma			-				Daughter F S 32	Out	Out	Out
		Ross			-				Son M S 22	Out	Out	Out
		Hugh			-				Brother M S 68	Out	Scotland	Out
172	150	Anderson, Frank	Allen St		0	AB	S	PL	(6)	19420	May 13	Out

1921 census shows the family now living on Douglas Avenue. Roderick's brother Hugh has also moved in with them. Source: Library and Archives Canada

³² Ancestry.ca, Ontario, Canada, Marriages, 1826-1940, "Roderick William McNeil"

According to Roderick's obituary, he was "well known to a large circle of friends, and was most highly esteemed as a honorable, upright man, true and just in all his dealings."³³



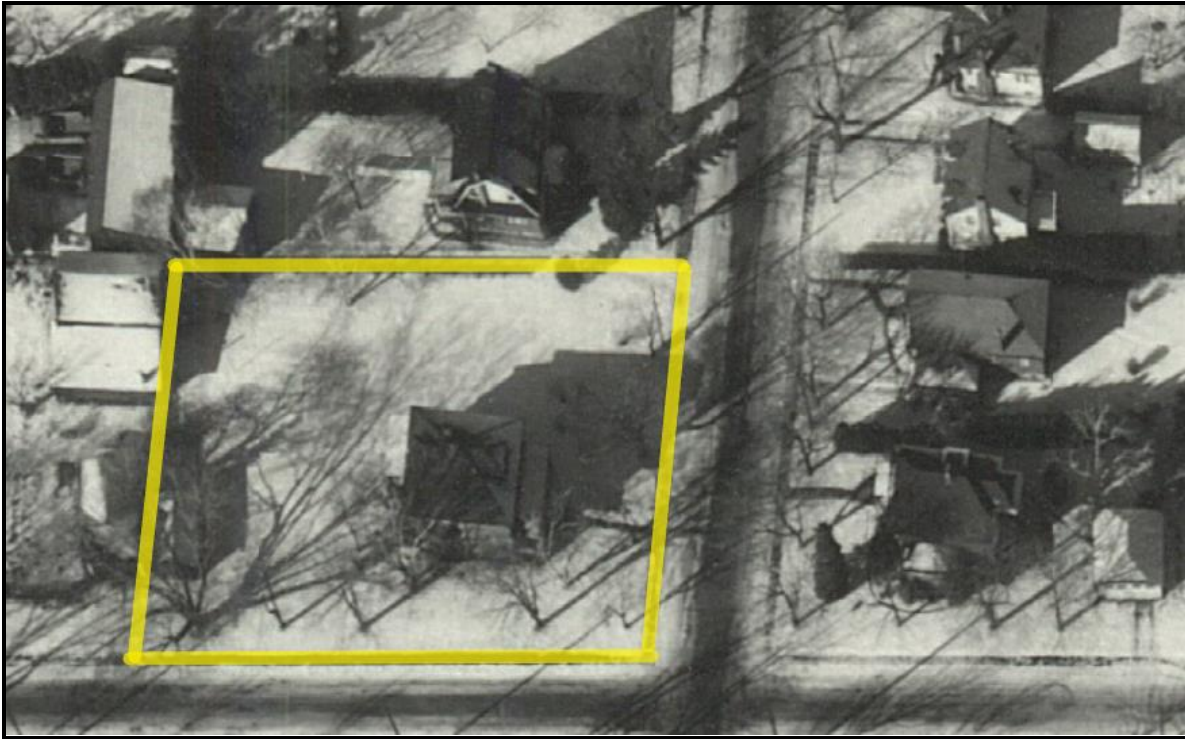
Left: Roderick McNiel. Based on the style of the photo it is likely Roderick William in the early 1900s and not his father. Right: Catherine Ross McNiel at a young age. *Source: Oakville Images*

After Roderick William died in 1934, the house went to his son Ross and daughter Mary. Ross was a doctor in Pennsylvania at the time, so it's likely Mary lived in the house. However, she is registered in a U.S. Census in 1940 with her husband, John Paulen, so it's possible the siblings rented the house while they both lived in the U.S.³⁴ John Paulen died in 1940 and Mary then moved back to Oakville. Her brother sold her the house in 1950 and she remained the sole owner until 1970.³⁵ She then sold it to the current owners, who have maintained the house for over 50 years. That same year, the current owners sold Lot 112 to the north, which was originally a large yard for the house. New owners of that lot built a new house that same year, which still remains today.

³³ Ancestry.ca, *Ontario, Canada, Marriages, 1826-1940*, "Roderick William McNeil"

³⁴ Ancestry.ca, USA Census

³⁵ 1957 Halton voter's list shows her as the sole occupant of 62 Douglas (the previous address of the house).



1962 aerial photograph showing the house's original yard which included Lot 112 (the north portion) up until 1970. *Source: McMaster Aerial Photograph Library*

In summary, the property has historical value because it is associated with the theme of development of 'Brantwood', an early 20th century subdivision of Oakville. It was one of the earliest houses constructed in the subdivision. The house remains in remarkable original condition, given it has only been owned by two families since its construction over 100 years ago.

Contextual Value

The subject property has cultural heritage value because it is important in defining and supporting the character of the area and helps to define and reflect the history and origins of this important subdivision known as Brantwood. The property is physically, functionally, visually, and historically linked to its surroundings. The house stands on a corner lot and is prominent in the neighbourhood. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the early 1900s, particularly Edwardian Classicism. Its presence is important in defining, supporting, and maintaining the character of the historical 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 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 significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



2020 view of Douglas Avenue looking north, with subject property on the left. It is prominent. The street has large trees. *Source: Google*



2021 view of Douglas Avenue looking south, with subject property on the right. *Source: Town of Oakville Planning Services Staff*



2021 view of Sumner Avenue looking east, with subject property on the left. Source: Town of Oakville Planning Services Staff



2018 view of Sumner Avenue looking west, with subject property on the right. 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 example of a house designed in the Edwardian Classicism style.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	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 'Brantwood', an early 20 th century subdivision of Oakville.	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.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of Brantwood, a significant Oakville subdivision that began in the early 1900s.	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.	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 176 Douglas Avenue is located on the west side of Douglas Avenue, between Sumner Avenue and Palmer Avenue in the Brantwood neighbourhood. The property contains a circa 1912 two-and-half-storey brick house known as the McNeil House.

Design Value or Physical Value:

The McNeil House has design and physical value as a representative example of an Edwardian Classicism style house. This style emerged in the early 1900s as a reaction against busy Victorian architecture and emphasized simplified, balanced, and formal composition. The home was built between 1912 and 1913, with characteristics of Edwardian Classicism architecture such as: the massing and form of the two-and-a-half-storey hipped roofed building with asymmetrical façade; red brick cladding and brick chimneys; wide front porch with wooden columns, brick piers and wooden railings; the fenestration of windows and front door on the north, east, and south elevations, including the bay window on the south elevation and the Palladian window on the east elevation dormer. The house retains most of its original features and is an excellent representative example of the style.

Historical Value or Associative Value:

The McNeil House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Edwardian era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families.

Contextual Value:

The McNeil House has cultural heritage value because it is important in defining and supporting the character of the area and helps to define and reflect the history and origins of this important subdivision known as Brantwood. The property is physically, functionally, visually, and historically linked to its surroundings. The house stands on a corner lot and is prominent in the neighbourhood. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the early 1900s, particularly Edwardian Classicism. Early homes in the neighbourhood like this one are key anchor points to Brantwood as they define and reflect the early 19th century origins of this important subdivision.

Description of Heritage Attributes

Key attributes of the property at 176 Douglas Avenue that exemplify its cultural heritage value as a house built in the Edwardian Classicism style, as they relate to the north, east, south, and west elevations of the original two-and-a-half storey house, include:

- The massing and square form of the two-and-a-half-storey hipped roofed building with hipped roof dormers, wide front porch and bay window on south elevation;
- Brick cladding and brick chimneys;

- Wide front porch with round wooden tapered columns, brick piers, wooden pickets and railings and wooden beams;
- Fenestration of windows and doors on the north, east, and south elevations;
- The presence of 1-pane and 1/1 windows in the Edwardian Classicism style and the presence of a Palladian style window in the east dormer; and
- The presence of wooden panelled and glazed doors in the Edwardian Classicism style on the north and east elevations.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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