

APPENDIX C

Cultural Heritage Evaluation Report
Dane MacKendrick House
1314 Lakeshore Road East, Oakville, Ontario



East elevation of 1314 Lakeshore Road East, 2024. 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.

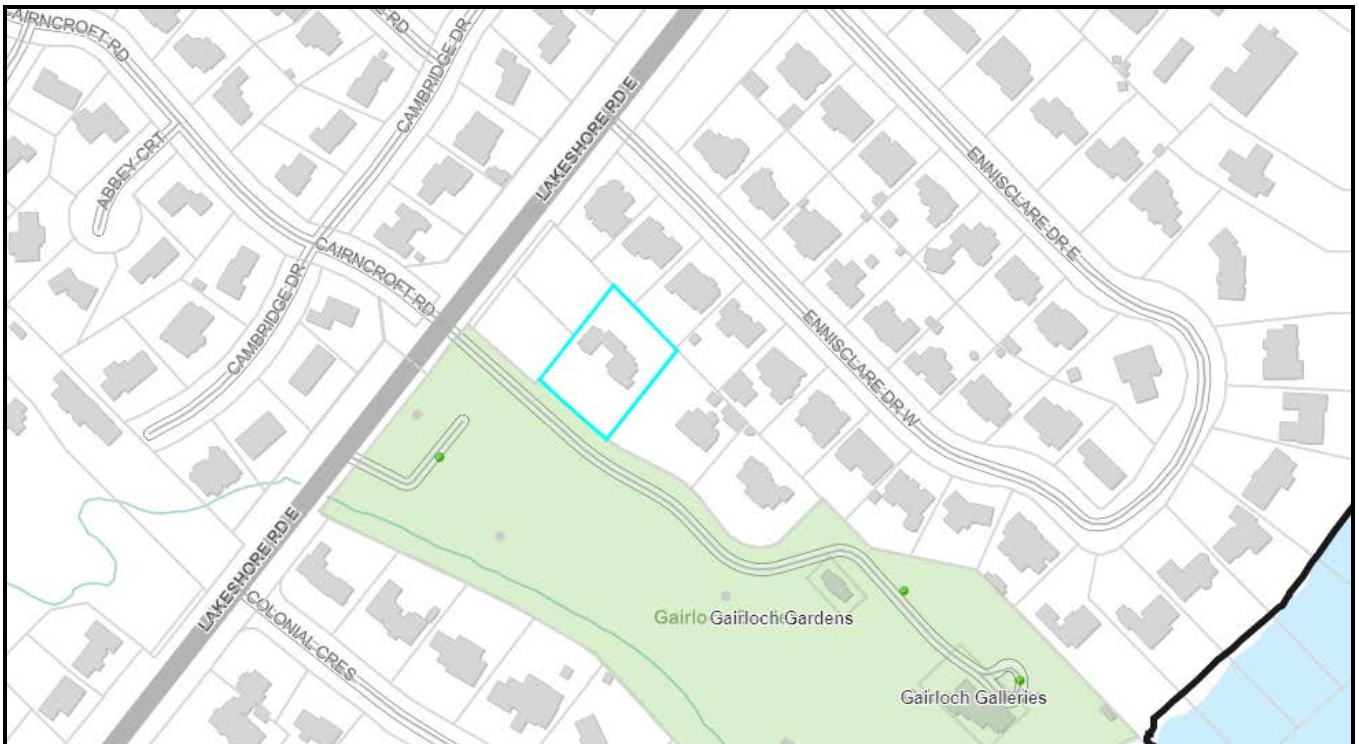
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The property at 1314 Lakeshore Road East is located south of Lakeshore Road East between Gairloch Gardens and Ennisclare Drive West. 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 "circa 1920s Arts & Crafts style frame house and garage and for its associations with the MacKendrick family who owned Gairloch Gardens."

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 1314 Lakeshore Road East is located south of Lakeshore Road East, between Gairloch Gardens and Ennisclare Drive West. 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, Part Lots 7 and 8. W.G. MacKendrick bought the land in Lot 7 as part of his estate in 1910, and Lot 8 in 1921; he then sold several portions to his children, including the subject property at 1314 Lakeshore Road East. The house was then built by Dane MacKendrick, his son, between 1926 and 1929.



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

Legal description: CON 4 SDS PT LOTS 7 & 8 RP 20R8669 PARTS 1, 2, 3; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 1314 Lakeshore Road East is a one-and-a-half storey frame house. The home has architectural value as a representative example of a Tudor Revival home built during the Arts and Crafts period of the early 1900s.

Tudor Revival (1890-1930)

Most often modelled after rural cottages and country manor houses of the Tudor period of England (1485-1603), houses with Tudor Revival elements call back to Medieval cottage architectural styles. During the early- to mid-1900s, elements from this style were often incorporated into Arts and Crafts houses.¹ Some common elements are steeply pitched roofs with flared peaks and bellcast roofs, cross gables and dormers, half-timbering on upper floors with a contrasting base of brick, narrow casement windows, narrow vents, exposed eaves and window lintels that imitate stone or hewn timbers.

Arts and Crafts Movement (1890-1940)

The Arts and Crafts movement 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.² The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.³ 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.⁴ Houses were meant to fit intrinsically into their sites, and its relationship to the natural environment was key to the construction of the house.⁵

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 1314 Lakeshore Road East features many Tudor Revival and Arts and Crafts elements. The house has a unique asymmetrical roofline, which calls back to the Tudor Revival style and English cottages. It is also irregular in shape and rambling in construction, another design element of the Arts and Crafts era, done to tie the home in with its natural environment. On the front (west) elevation, the house has a long bellcast curved roof with a front gable. The south elevation has the continuation of the bellcast roof, as well as a side gable wing and a small side entryway. The east elevation (rear) has a gable dormer and a shed dormer, and the north elevation has additions from the 1990s and 2000s. The front porch, south porch, and bay window roofs all have exposed eaves, a common element of Arts and Crafts houses.

The original home includes additions: 1990 renovations added a two-storey wing on the north side of the original house and a small one-storey wing at the rear; in 2001 a new two-storey detached garage was added; and in 2008, a one-storey portion joining the house to the garage was constructed.

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 125

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

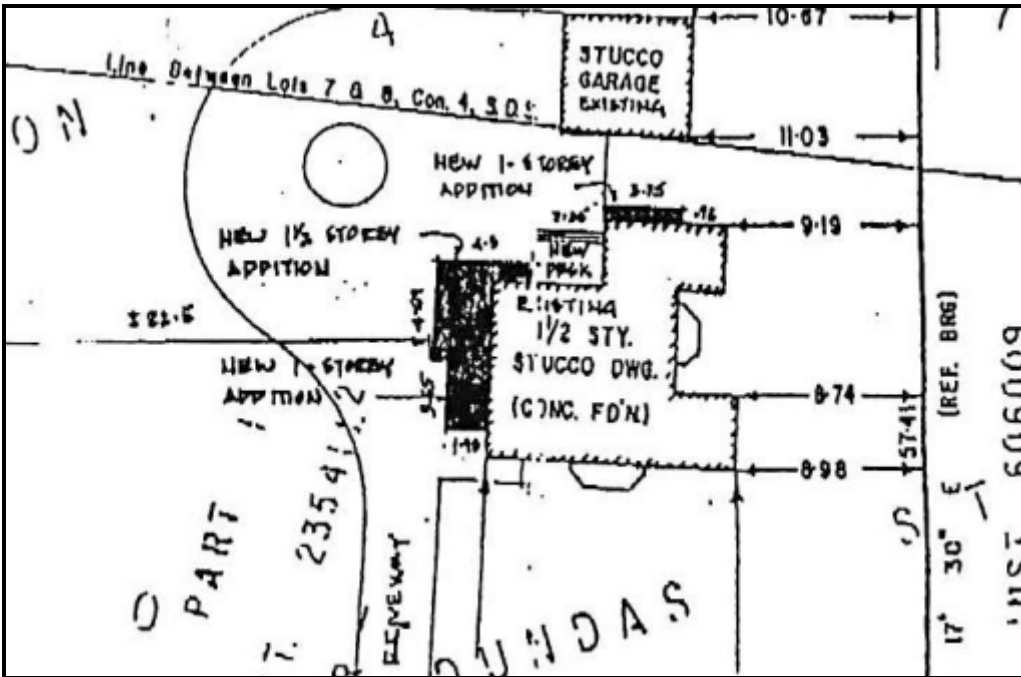
³ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

⁵ Ontario Architecture, "Arts and Crafts", <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>



Historical photo of the house without additions, circa 1950s. Source: Town of Oakville Planning files via Janet Armstrong



The additions from 1990 shown in black. Source: Town of Oakville planning files



West elevation of the original house, 2024. Source: *Town of Oakville Planning Staff*



Garage addition and one-storey portion on west elevation, 2024. Source: *Town of Oakville Planning Staff*



North elevation with 1990s addition on the left, 2024. Source: Town of Oakville Planning Staff



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



Original portion of house highlighted in yellow, showing the asymmetrical massing. *Source: Google Aerial*



Another view of the west elevation to show the bellcast roofline, 2024. *Source: Town of Oakville Planning Services Staff*



A historical photo of the house showing the roofline and how it extends on the south elevation. *Source: Town of Oakville planning files, via Janet Armstrong*

The house is clad mainly in stucco, a typical cladding material of Arts and Crafts houses. These houses often have multiple cladding materials to add to the textured nature of the house. The subject property historically had brick on the lower portion of the house. It was later painted the same colour as the house at an unknown date and has since been stuccoed over to match the rest of the house.



Historical photo showing the brick lower portion of the house. *Source: Town of Oakville planning files via Janet Armstrong*



A later historical photo showing the brick painted over. The old stucco garage can be seen on the left side of the image. *Source: Town of Oakville planning files via Janet Armstrong*

Wooden shingle cladding is used on the bay windows and dormers of the house while the roof has wooden soffits and wooden fascia in the exposed wooden eaves to add to the rustic nature of the house.



Exposed wooden eaves on the roof over the front bay window on the west elevation, 2024. This is the same on all overhanging rooflines of the house. *Source: Town of Oakville Planning Staff*



Close-up of the wooden fascia, soffit, and exposed eaves on the west elevation, 2024. *Source: Town of Oakville Planning Services Staff*

The front entry is covered by the extended roofline with exposed wooden eaves. It has a small window and a wooden front door with wooden screen door. A pillar against the wall helps to support the roof, and the entryway has flagstone steps and small patio. Flagstone was often used in cottage-style Arts and Crafts homes to act as a pastoral connection between the interior and the exterior.



Front entrance with flagstone patio, 2024. *Source: Town of Oakville Planning Staff*

The house contains a mix of historic and contemporary casement windows. Most windows on the original portion of the house are multipaned wooden casement windows with wooden sills and simple wooden trim, typical of the Tudor Revival style and the Arts and Crafts era. The house also has projecting bay windows on both the west and south elevations. The front gable of the house has a narrow vent and the south gable has a narrow window in the attic; these narrow proportions are indicative of the Tudor Revival style.



Close-up of the set of three windows and the vent, 2024. *Source: Town of Oakville Planning Staff*

The house has an offset unadorned chimney; this style of chimney—simple but large—is common on Craftsman-style houses from the Arts and Crafts era. The brick appears to match the brick that was originally on the lower portions of the walls.



One of the chimneys, 2024. *Source: Town of Oakville Planning Staff*

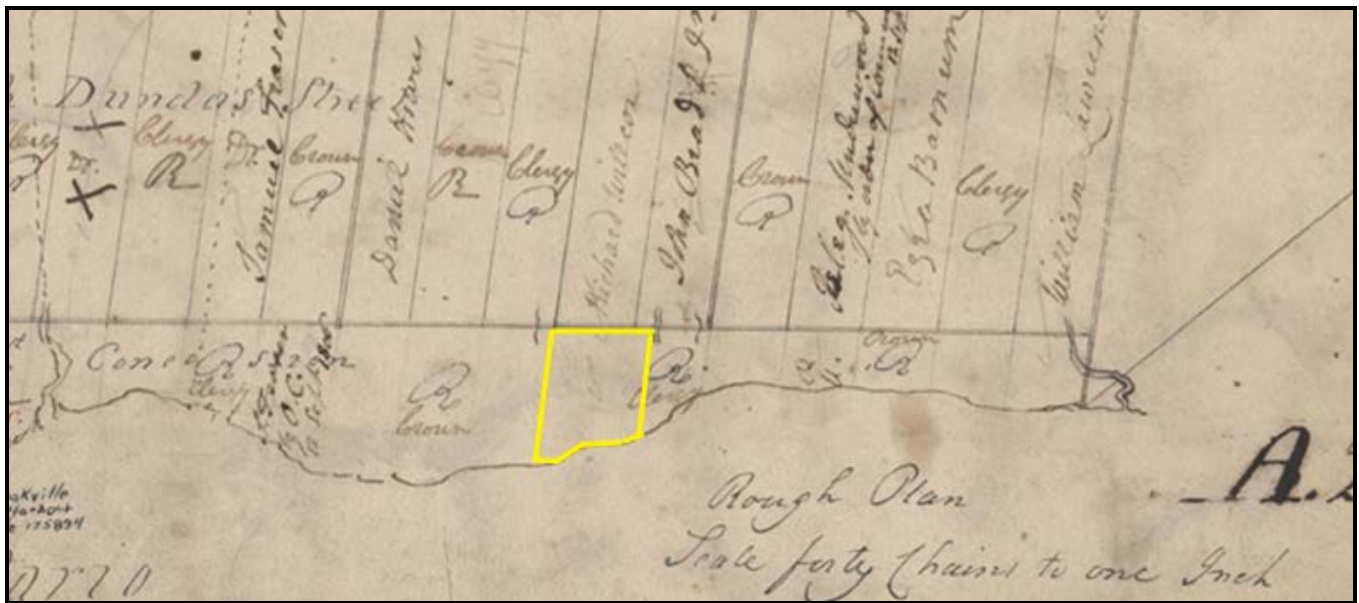
In summary, the house has many historical elements of Tudor Revival architecture with Arts and Crafts influence. Elements include: asymmetrical and irregular massing and form of the one-and-a-half-storey building

with steep bellcast roof; a mix of stucco and wooden shingle cladding; wooden soffits and fascia with exposed wooden eaves; west elevation porch with flagstone; presence of a panelled wooden front door; bay windows on the west and south elevations; the use of multipaned wood windows in the Arts and Crafts style with wood trim; and red brick chimney.

Historical and Associative Value

The property at 1314 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, 1806.⁶ The subject property is in 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 Fourth Concession South of Dundas Street, Part Lots 7 and 8.



Wilmot's Trafalgar Township Survey, 1806, with Lot 8 and half of Lot 7 outlined in yellow, 4th Concession South of Dundas Street. 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.⁸

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.

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

⁷ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

⁸ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

Lot 7

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 7	1806-1812
Richard Wilcox	35 acres of Lot 7	1812
John C. Harris	Ibid.	1812-1832
George McCraney	Ibid.	1832-1834
Elijah Dexter	33 $\frac{3}{4}$ acres	1834-1835
John C. Griswold	Ibid.	1835-1838
Anson Griswold	Ibid.	1838-1840
Diana (?) Hilliard	Ibid.	1840-1849
William Francis Romain	Ibid.	1849-1851
William Leach	Ibid.	1851-1852
James Spencer	16 $\frac{7}{8}$ acres of the westerly half	1852-1865
Charles Levey	Ibid.	1865-1872
Reuben Simeon Bacon	Ibid.	1872, 1887, 1889-1889
Albert and Kate Dodd and James Boomer	18 acres in westerly half	1889-1890
James and Anne Boomer	10 acres in westerly half of westerly half	1890-1904
Ontario Oddfellows Association	20 acres, west half and other land	1904-1910
Sarah and William G. MacKendrick	Ibid.	1910-1926
Dane MacKendrick	Part Lots 7 and another lot	1926-1947
William Gould Armstrong	Part lots 7 and 8	1947-1988
Wayne and Joan Dinwoodie	Ibid.	1988-1997
Current owners	Ibid.	1997-present

Lot 8

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 8	1806-1839
Richard Coates Sr.	Lot 8	1839-1856
Richard Coates Jr.	46 acres	1856-1861
Orpheus and Sabina Coates	36 acres	1861-1863
Richard Hallaran	Ibid.	1863-1864
Henry McCardle	Ibid.	1864-1874
James Scarlett	Ibid.	1874-1888
Kitty E.B. Scarlett	Ibid.	1888
Mary Jane Walls	Ibid.	1888-1907
William Henry Brouse	Ibid.	1907-1921
William G. MacKendrick	11.47 acres	1921-1926
Dane MacKendrick	Part Lot 7 and another lot	1926-1947
William Gould Armstrong	Part lots 7 and 8	1947-1988
Wayne and Joan Dinwoodie	Ibid.	1988-1997
Current owners	Ibid.	1997-present

In the 1800s, the land east of Oakville was utilized mostly for farming, lumber, and other resource extraction. As Oakville grew, particularly around the mid-1800s, the large historic lots east of town were subdivided further and further. Many continued to be farmed, but in the late 1800s some of the lots were being turned into estates built by the wealthy, many of whom came from Toronto and called these large estates summer homes.⁹



George Tremaine's "County of Halton" survey, 1858, with Lot 8 and the west half of Lot 7, 4th Concession South of Dundas Street, highlighted in yellow. Source: University of Toronto

Lot 7 and 8 were utilized as farms into the 1850s. Richard Coates received a land grant that included Lot 8 in Concession 4 SDS. Lower Morrison Creek, formerly known as Coates' Creek, runs through the historic Lot 8 which he owned as evident in the map above. It is likely that Coates' Creek was named after Richard Coates Senior.

Coates was a well-known and respected resident who had a varied career. Before immigrating to Upper Canada, he served as Bandmaster in the British Army.¹⁰ In his 1824 land petition, Coates described himself as a painter. His work included portraits and "symbolical decorations of the interior of the Temple of Sharon", which he painted at the request of David Willson, the founder of the Children of Peace, an Upper Canadian Quaker sect.¹¹

In 1831, Coates Sr. relocated to Trafalgar Township where he purchased property, which he named "Thornton Farm" after his birthplace in England.¹² After acquiring the subject property in late 1839, Coates Sr. set up a sawmill on the creek that was named after him.¹³ Coates Sr. retained ownership of Lot 8, Concession 4 SDS for slightly more than fifteen years, until he sold 46 acres to his son, Richard Coates Jr. Land registry records indicate

⁹ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. 3rd ed., Oakville: Oakville Historical Society in association with The Boston Mills Press, 1986, pg. 87

¹⁰ Mathews, Hazel, *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press Incorporated, 1953, pg. 278

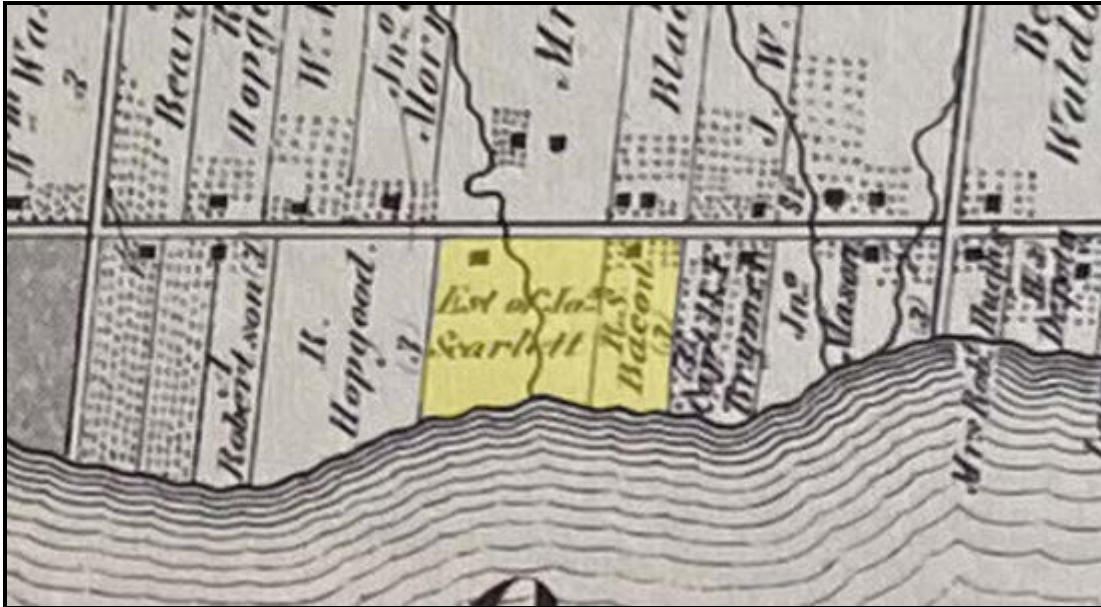
¹¹ Ibid.

¹² Ibid.,

¹³ Ibid.

that most of the property remained in the Coates family until Orpheus and Sabina Coates sold 36 acres to Richard Hallaran in April 1863 for \$825.¹⁴

Between 1874 and 1888, James Scarlett owned Lot 8. In the 1877 map of the Township of Trafalgar, it is noted as his estate, and a house is present.



1877 Trafalgar Township map showing Lot 8, owned by James Scarlett, and the west half of Lot 7, owned by R.S. Bacon. Source: *Town of Oakville planning files*

During this time for Lot 7, notable owners include William Francis Romain, William Leach, and Reuben Simeon Bacon.

William Francis Romain (1818-1869) was a Canadian businessman and politician. Between 1849 and 1851, Romain owned Lot 7. Born in Quebec City, Romain came to Oakville in 1847 and married Esther Ann Chisholm, daughter of Oakville founder William Chisholm. Romain served as Reeve of Trafalgar Township, as a member of Town Council, and as Oakville's second Mayor from 1863 to 1865.¹⁵

William Leach (1817-1901) was the son of Joshua Leach, after whom Joshua Creek is named. Leach purchased Lot 7 from Romain and maintained ownership of the property very briefly, between 1851 and 1852. Joshua Leach (1776-1862), owned the lot north of the subject property and operated a sawmill there relying on his namesake stream for its operation.¹⁶ In 1844, William took over the operation of the mill from his father.¹⁷

Reuben Simeon Bacon (1825-1900) owned Lot 7 between 1872 and 1889. Research revealed very little information about Reuben S. Bacon, however his son Samuel Edward Bacon (born circa 1865) is the Bacon from the 1906 Carson and Bacon plan of subdivision just east of Oakville, which ran between Colborne Street (later Lakeshore Road East) to the north, and the lakefront.¹⁸

¹⁴ LRO Instrument 209, being a Bargain & Sale dated April 21, 1863.

¹⁵ Wikipedia, "William Francis Romain", https://en.wikipedia.org/wiki/William_Francis_Romain

¹⁶ Ashe, David, and Joyce Burnell, *Oakville Street Names & Landmarks*, London: Burnell and Creighton Publishing, 2007, pg. 13

¹⁷ Town of Oakville, "Cultural heritage landscape strategy implementation – phase two: cultural heritage evaluation report. Gairloch Gardens", 2019

¹⁸ Town of Oakville, Engineering and Construction files, "Registered Plan 110", July 1905

Historically, Oakville's location, beautiful scenery, and strong economy made it an attractive destination to visit and in which to live. As well as being a source of transportation for both goods and people, Lake Ontario provided recreation to residents and visitors. Amongst these visitors was a small group of wealthy businessmen and their families from Toronto and elsewhere who bought property along the lakefront.¹⁹ The result was that large homes and beautifully landscaped grounds became the norm along Lakeshore Road East (then Lake Shore Road). So many of these wealthy families arrived between 1900 and 1930 that the lakefront became known as Millionaire's Row.²⁰ It was during this time that the subject property was purchased by Lieutenant Colonel William G. MacKendrick.

Family history indicates that William Gordon MacKendrick (1864-1959), who made his fortune as a road builder, amassed between 350 and 400 acres of land running from Lake Ontario to Upper Middle Road.²¹ Land registry records indicate that MacKendrick made two purchases in Concession 4 SDS. The first purchase occurred in 1910, when MacKendrick and his wife Sarah King (1866-1913) bought the "westerly half of broken front, Lot number Seven in the Fourth concession South of Dundas Street in the said Township of Trafalgar, containing by admeasurement twenty acres...more or less", from the Ontario Oddfellows Home Association, for \$35,500.²²

The second purchase occurred in November 1921, when MacKendrick bought from William Henry Brouse, 11.47 acres of "part of Lot Number Eight in the Broken Front, or Fourth Concession, S.D.S.", for \$15,500.²³ It was after this second purchase that Colonel MacKendrick, as he was more commonly known, built his home. Constructed between 1923 and 1924 and developed as a private, waterfront estate, MacKendrick named the property "Chestnut Point".²⁴ This house and its grounds, built and designed by MacKendrick, are now a designated cultural heritage landscape in Oakville.



Undated photo of Chestnut Point. Source: Oakville Galleries

¹⁹ Oakville Public Library, *A History of Oakville: Our Beautiful Town by the Lake, Lifestyle*, <http://images.oakville.halinet.on.ca/202/Exhibit/7>

²⁰ *Ibid.*

²¹ Casas, Teresa, "Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville", 2013, <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>

²² LRO Instrument 10038, being a Bargain and Sale, dated June 7, 1910, between Ontario Oddfellows Home Association and William Gordon MacKendrick

²³ LRO Instrument 14019, being a Grant, dated November 29, 1921, between William Henry Brouse and William Gordon MacKendrick

²⁴ Casas, Teresa, "Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville", 2013, <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>

William MacKendrick was one of eight children born to James MacKendrick and Clara Crane, in Galt (now Cambridge), Ontario. Educated at Galt's Central School and Collegiate Institute, MacKendrick learned, through hands-on experience, the trade of road building.²⁵ Described as a "major road builder and promoter of city parks and gardens", by 1913, MacKendrick was a man of significant property, owning a house with extensive gardens in Rosedale as well as his summer home on Centre Island and the property outside of Oakville.²⁶ He was an avid gardener, but was also a Toronto businessman and Manager of the Warren Paving Company until he retired to his Oakville estate where he also had a farm known as Chestnut Jersey Farm.²⁷ He also spent time in France during the First World War paving roads for the Allied armies.



William G. MacKendrick's garden at his Centre Island home in Toronto, 1911. *Source: Canadian Home and Garden April 1911 issue*



Above: Lt. Col. William G. MacKendrick with his first wife Sarah Corrine (Cora) nee King and their five surviving children, 1910. *Source: Oakville Galleries*
 Left: W.G. and wife Corrine at the Toronto Jockey Club, 1913. *Source: City of Toronto Archives*

²⁵ Ibid.

²⁶ Ibid.

²⁷ OnLand, LRO Abstracts, Concession 3, Lots 7 and 8.

Sometime after April 1923, MacKendrick decided to construct a rural retreat for him and his family. This was after the death of his wife Corrine (more commonly known as Cora) in 1913 and the death of their eldest son Gordon in France in 1916 during the First World War.²⁸ His estate, Chestnut Point, was built “in a grove of chestnut trees” and was constructed in a design that was similar to his Toronto house.²⁹ Built in 1911, MacKendrick’s Toronto Rosedale home, which still stands at 55 Roxborough Drive, was based on a design by Ashton Pentecost which was said to be inspired by the English homes of British architect Charles F.A. Voysey.³⁰ At Chestnut Point, MacKendrick went so far as to replicate the ravine topography of his Rosedale home.

MacKendrick used his experience in gardening to design the extensive gardens and landscape of the estate. According to MacKendrick’s son Harry, his father chose to settle in Oakville after the war mostly because he wanted a larger garden. He laid flat lake stones “into the pathways which led to the canopied teahouse and down to the lake [and] landscaped the grounds with [trellises], hedges, trees and shrubs to preserve and enhance his beloved vistas.”³¹

Further, he “dammed Morrison Creek just south of Lakeshore Road to create two duck ponds. Beyond these ponds he planted rose gardens and extensive vegetable gardens. At a similar distance the tennis courts were located.”³² Colonel MacKendrick was the President of the Toronto Horticultural Society, and Harry MacKendrick states that at one time the gardens featured more than 350 different varieties of roses.³³

Another theory posits that MacKendrick built Chestnut Point as a personal retreat from the fast pace of city life and the “global political sphere that he had once embraced as city builder and servant of the British Empire.”³⁴ A popular belief at the time, known as the *Park Movement*, espoused the view that the “park as a restorative environment” provided beneficial effects “of beauty as it was manifested in nature.”³⁵ “Crowded housing was thought to undermine a community’s moral standards” and country life was thought to be “imbued with higher moral standards.”³⁶ In an interview, his daughter Gina stated that he wanted a quieter place to raise the children.³⁷

In an August 1979 newspaper interview, Harry MacKendrick spoke about the “heart, energy and money that Dad [Colonel MacKendrick] poured into this place” as being “stupendous.”³⁸ He went on to describe life at Chestnut Point as well as the 350-acre farm that lay north of Gairloch.

²⁸ Casas, Teresa, “Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville”, <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf> (accessed 20 February 2019).

²⁹ Ashe, David, and Joyce Burnell, *Oakville Street Names & Landmarks*, London: Burnell and Creighton Publishing, 2007, pg. 38

³⁰ *Ibid.*, pgs. 12-6.

³¹ *Ibid.*, pg. 16.

³² Oakville Galleries, “An Information Package on the History of The Gairloch Estate, Gardens and Gallery: Plans” (1992); “Written description of interior of Colonel Mackendrick [sic] Residence (1922)”, pgs. 16-17

³³ Oakville Galleries, “An Information Package on the History of The Gairloch Estate, Gardens and Gallery: Colonel William MacKendrick and Family, Articles” (1992); *Toronto Star*, “Gairloch Gardens: The echoes of gala parties”, Wednesday, August 8, 1979, pg. A2

³⁴ Casas, Teresa, “Paving the Way to Paradise: W.G. MacKendrick, William James, and the Interconnected Development of Parks, Subdivisions and Estates in Toronto and Oakville”, 2013, <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>

³⁵ *Ibid.*

³⁶ *Ibid.*

³⁷ Interview with Gina MacKendrick, research files on Lakeshore Estates, Peacock fonds, Oakville Historical Society.

³⁸ Oakville Galleries, “An Information Package on the History of The Gairloch Estate, Gardens and Gallery: Colonel William MacKendrick and Family, Articles” (1992); *Toronto Star*, “Gairloch Gardens: The echoes of gala parties”, Wednesday, August 8, 1979, pg. A2



Stone pillars on the driveway between 1310 Lakeshore Road East and 1306 Lakeshore Road East, north of the studio, circa 1950s and 2018. Source: Janet Armstrong and Town of Oakville Planning Staff

As his children matured, Colonel MacKendrick ‘sold’ land along the driveway for homes to two of his married children.³⁹ Land registry records indicate that on April 8, 1926, the first gift of land went to his son Dane Evan MacKendrick (1900-1952) when he purchased, for “Love and \$1” part of Lot 7 and 8, Concession 4 SDS.⁴⁰ Today this property is known municipally as 1314 Lakeshore Road East and is the subject property.

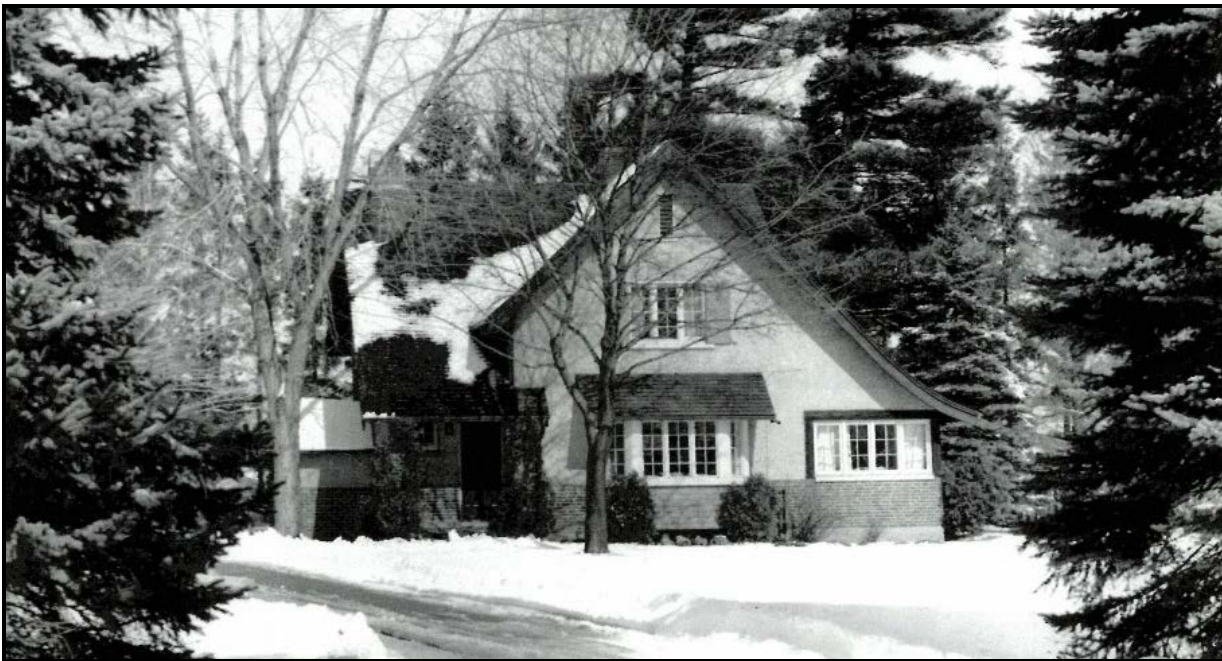


Figure 19: 1314 Lakeshore Road East, Dane E. MacKendrick’s house, March 1950. Source: Town of Oakville planning files via Janet Armstrong

³⁹ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. 3rd ed., Oakville: Oakville Historical Society in association with The Boston Mills Press, 1986, pg. 88

⁴⁰ LRO Instrument 15711, being a Grant, dated April 1926, between William Gordon MacKendrick and wife and Dane E MacKendrick



Subject property (highlighted in blue) showing majority of the property is in the historic Lot 8, with a portion of the rear in Lot 7. *Source: OnLand*

Dane MacKendrick (1900-1952) was the second son of William G. and Corrine MacKendrick. He was a captain in the Queen's Own Rifles in 1922.⁴¹ He attended school at Trinity College and the University of Toronto.⁴² In 1911, he was listed as living in Toronto, and was 13 years old when his mother died.⁴³ In 1916, his brother Gordon died in the First World War.⁴⁴ In 1921, he was a boarder at a house in Walkerton, Ontario, and listed his occupation as a student.

In 1925, he married Madeleine Eaton (1897-1990). Madeleine was the daughter of John Weldron Eaton (1868-1900) and Florence Mabelle Susan McConnell (b. 1875) from St. Mary's, Ontario. By 1925, Dane was listed as a contractor's assistant, although the industry is not clear.



Dane and Maddie MacKendrick in a family photo, undated. *Source: Oakville Galleries*

⁴¹ Ancestry.ca, Dane MacKendrick files

⁴² *Vancouver Sun*, "Rites held for paving firm president", September 29, 1952, pg. 2

⁴³ 1911 Census of Canada

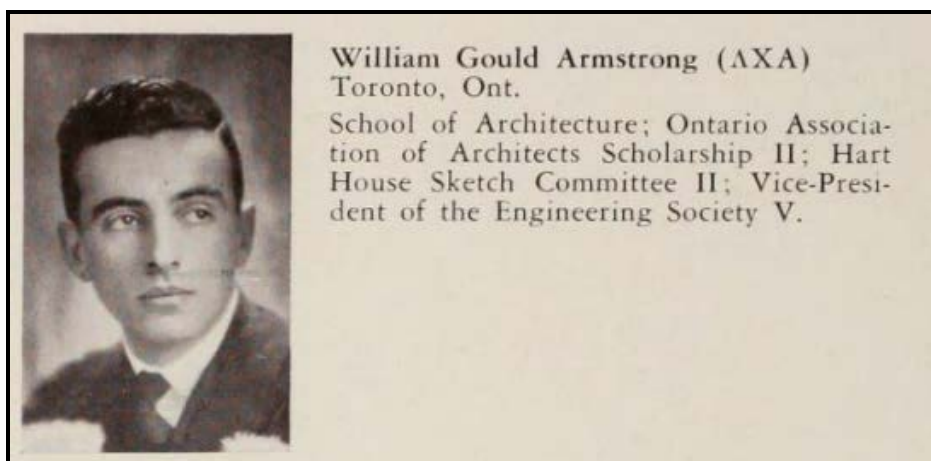
⁴⁴ Find-A-Grave, "LT Gordon King MacKendrick", https://www.findagrave.com/memorial/154114713/gordon-king-mackendrick?_gl=1*_jh2rjp*_gcl_au*MTQyNzU3NzI0Ny4xNzA5NTY3NTA3*_ga*MTE2MzgwNzg1Ni4xNzE1ODc1MDI4*_ga_4QT8FMEX30*YiljZmJlNmEtODBhMS00Njc0LTg1ODgtZjgzYjk1MDQ2ODBiLjkuMS4xNzE3MDg0NTQyLjUzLjAuMA..*_ga_QPQNV9XG1B*YiljZmJlNmEtODBhMS00Njc0LTg1ODgtZjgzYjk1MDQ2ODBiLjkuMS4xNzE3MDg0NTQyLjUzLjAuMC4w

As stated, in 1926 Colonel MacKendrick subdivided the estate to provide lots for two of his married children, Dane MacKendrick and Gina MacKendrick. Two residences facing the driveway of the main residence were built, both designed by Dane MacKendrick.⁴⁵ Dane started his house in 1928 and finished in 1929, taking a year off from work to assist with the construction of his house.⁴⁶ The house, while designed and built by Dane, echoed the cottage style of his father's house at Chestnut Point just down the lane.

On November 6, 1934, Colonel MacKendrick gifted land to his son-in-law and daughter, Christopher Armstrong (1906-1955) and Clara Georgina Armstrong (1909-1992). For "Love and \$1", the Armstrongs received part of Lot 7 and 8, Concession 4 SDS, which today is known municipally as 1312 Lakeshore Road East.⁴⁷ This parcel of land lies immediately south of the land gifted to her brother Dane. Dane MacKendrick then also designed 1312 Lakeshore Road East for his sister and her husband. They moved into the house he designed and helped build in 1934.⁴⁸

Dane and Madeleine continued to live in their home until 1947. Records indicate that they had one daughter named Geil born in 1935, who sadly only lived for one month before dying of Spina Bifida.⁴⁹ Dane and Madeleine then moved to Vancouver in 1949, where Dane was the president of Columbia Bitulithic Ltd.⁵⁰ The reason for his early death is not known. Madeleine remained in Vancouver and died in 1990.⁵¹ Even though the MacKendricks lived in the house for around a decade and then moved, the importance of the MacKendrick family in Oakville and their relationship to Gairloch Gardens is important in Oakville history. It is of note that Dane MacKendrick, an engineer, designed and built the home on the subject property.

William Gould Armstrong (1911-2002) and his wife, Ruth, purchased the subject property from the MacKendricks in 1947. Armstrong was then a Toronto architect who designed buildings throughout Ontario. He graduated from University of Toronto in architecture in 1935.⁵² His father, Norman Alexander Armstrong, was also an architect, and his brother, Norman Jr., was a structural engineer. All three worked together under Norman Sr.'s firm, the N.A. Armstrong Company Ltd., in Toronto.⁵³



William Gould Armstrong's graduation photo from the University of Toronto, 1935. Source: *University of Toronto Archives*

⁴⁵ Interview with Gina MacKendrick, research files on Lakeshore Estates, Peacock fonds, Oakville Historical Society.

⁴⁶ Oakville Public Library, Oakville tax assessment rolls, 1925-1934

⁴⁷ LRO Instrument 18237, being a Grant, dated November 6, 1934, between William Gordon MacKendrick and wife and Christopher Armstrong and Clara Georgina Armstrong

⁴⁸ Ibid.

⁴⁹ Ancestry.ca, "Ontario, Canada, Deaths and Deaths Overseas, 1869-1950 – Geil MacKendrick"

⁵⁰ *Vancouver Sun*, "Rites held for paving firm president", September 29, 1952, pg. 2

⁵¹ Ancestry.ca, "British Columbia, Canada, Death Index, 1872-1990—Madeleine MacKendrick"

⁵² *Globe and Mail*, "Deaths – Armstrong, William G.", December 2, 2002, pg. S8

⁵³ Ibid.

Norman Armstrong Senior was a prolific designer of residential and commercial buildings in Toronto who used both eclectic and contemporary architectural styles in his work.⁵⁴ He designed the well-recognized Moorish-inspired Savarin Tavern on Bay Street (1929; dismantled 1980; façade rebuilt in 1983). He was an early adopter of Modern design in the 1930s, adding curves and rounded forms to his works. One example is the International Harvester Co. Showroom on Bathurst Street, Toronto (1939, portion since demolished).⁵⁵



Postcard of the Savarin Tavern on Bay Street on the left, and image of 51 Bathurst Street on the right; William would have been working at the firm during this time. Sources: Facebook – Toronto Postcard Club, City of Toronto Archives

Active until the early 1950s, Norman Armstrong turned over much of the work in his office to his son, William, and died in 1957.⁵⁶ William was born in Pittsburgh and raised in Toronto. He and Ruth, who was a clerk, were married in 1939.⁵⁷ They then moved to Oakville to the subject property. Armstrong continued to practice architecture in Oakville. He was known as a “fine industrial and residential architect.”⁵⁸

Interestingly, Armstrong had designed an artist’s studio for Jim Gairdner for his Mississauga home. Gairdner purchased Chestnut Point in 1960 and subsequently moved Armstrong’s studio construction to the estate, with Armstrong living only one house away (and on the old estate property).⁵⁹ William Armstrong tried to dissuade his client—and new neighbour—to leave the studio behind as it fit the architectural style of Gairdner’s Mississauga home but not the style of MacKendrick’s.⁶⁰ Undeterred, Gairdner and his studio both moved west. The Studio is now a designated heritage building within Gairloch Gardens.



William Gould Armstrong and Ruth (Agnew) Armstrong on their wedding day, 1939. Source: Niagara-on-the-Lake Public Library

⁵⁴ Biographical Dictionary of Architects in Canada, “Armstrong, Norman Alexander”, <http://dictionaryofarchitectsincanada.org/node/58>

⁵⁵ Ibid.

⁵⁶ Communication with Janet Armstrong, daughter of William Gould Armstrong, 2023.

⁵⁷ Ancestry.ca, marriage certificate between William Gould Armstrong and Ruth Margaret Agnew, 1939.

⁵⁸ Ibid.

⁵⁹ Town of Oakville, “Cultural heritage landscape strategy implementation – phase two: cultural heritage evaluation report. Gairloch Gardens”, 2019

⁶⁰ Ibid.



The Studio, now at Gairloch Gardens, designed by W.G. Armstrong and built 1948. *Source: Town of Oakville planning files*

Houses in Oakville that are known to be designed by William G. Armstrong include 360 Douglas Avenue, 344 Maple Avenue, 27 Reynolds Street, 166 South Service Road East, 322 Trafalgar Road, 356 Trafalgar Road and 408 Trafalgar Road.⁶¹

William continued to design and build buildings in Toronto under his father's firm name after Norman Sr. died in 1957.⁶² William and Ruth owned the subject property for over 40 years. They sold it in 1988 to Wayne and Joan Dinwoodie. Wayne had become the vice-president of commercial banking for the Royal Bank of Canada the previous year.⁶³ He'd been employed by RBC since the age of 17 and retired in 1994.⁶⁴ The current owners have been in the house since 1997.

In summary, the property has direct associations with the MacKendrick family, specifically Dane and Madeleine MacKendrick, and William Gould Armstrong. Dane was the son of Colonel W.G. MacKendrick, who built today's Gairloch Gardens as his country estate Chestnut Point. Dane then designed and built the subject property on his family's subdivided estate lands. The house was purchased by William Gould Armstrong and Ruth Armstrong. W.G. Armstrong was a well-known architect who worked for his father's architectural firm in Toronto and designed numerous buildings in Oakville and Mississauga. He was the architect of the Studio, the designated structure now in Gairloch Gardens.

⁶¹ Communication with Janet Armstrong, daughter of William Gould Armstrong, 2023.

⁶² Ibid.

⁶³ *Globe and Mail*, "The Royal Bank of Canada appointment", October 21, 1987, pg. B7

⁶⁴ *Rutland Herald*, "Wayne Dinwoodie", https://www.rutlandherald.com/news/wayne-dinwoodie/article_c740a4a7-0d6b-5ce8-b4b0-dfec256239cb.html

Contextual Value

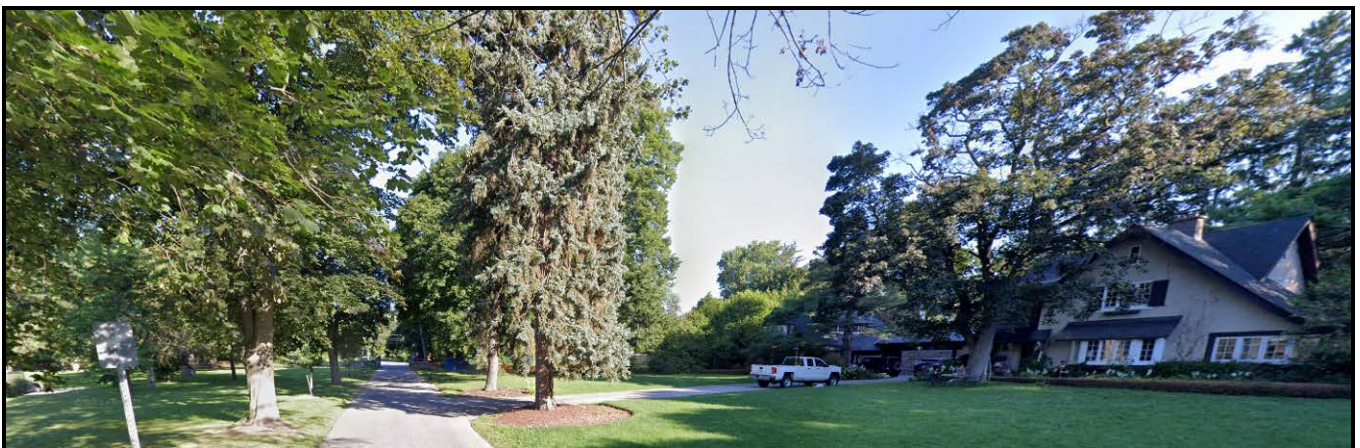
The subject property has cultural heritage value because it is important in defining and supporting the character of the area. Specifically, the house stands on the historical grounds of the Chestnut Point estate, now the designated cultural heritage landscape of Gairloch Gardens. The gardens and house in the park were designed by W.G. MacKendrick. The subject property was then designed and built by Colonel W.G. MacKendrick's son, Dane. Being built by the same family who designed and built the estate, the presence of the subject Arts and Crafts house helps to support the nearby historic character of Gairloch Gardens.

The subject property is physically, functionally, visually, and historically linked to its surroundings. An early owner of the property, W.G. MacKendrick, had subdivided several portions for residential houses, two of which were built for his children. One of those is the subject property. It physically stands where it was originally built and its location on the driveway leading to Gairloch Gardens is tied to its original purpose as a house for Colonel W.G. MacKendrick's son. The property remains a residential house. It is visually linked to its surroundings, as it is built in the same style as W.G. MacKendrick's house, and was designed by Dane MacKendrick to fit with the style of the family estate. Its presence defines one of the early purposes of the land as an estate for the MacKendrick family and supports the surrounding Arts and Crafts rustic character that is still present in Gairloch Gardens.

The house is uniquely positioned on a small laneway that once led to the MacKendrick Estate (now Gairloch Gardens). Because of this, mature trees are visible surrounding the house, along the laneway, and behind the row of houses built on the laneway to separate it from the neighbouring historic lot (to the east).



South on the Gairloch Gardens laneway, 2023, with subject property on the left. *Source: Google Streetview*



North on the Gairloch Gardens laneway, 2023, with subject property on the right. *Source: Google Streetview*



The subject property (yellow circle) in context with Gairloch Gardens (orange highlight). Source: Google

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 Tudor Revival style house designed in the Arts & Crafts era.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property has direct associations with the MacKendrick family, specifically Dane MacKendrick, who built the estate that is now Gairloch Gardens and the subject house. It is also associated with William Gould Armstrong, architect, who designed buildings in Oakville and Toronto, as well as the Studio in Gairloch Gardens.	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 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 house stands on what was historically Chestnut Point (now Gairloch Gardens). The presence of the subject Arts and Crafts house helps to support the historic character of Gairloch Gardens.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings, particularly the historic Gairloch Gardens estate, from which it was originally severed.	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 1314 Lakeshore Road East is located on the south side of Lakeshore Road, between Gairloch Gardens and Ennisclare Drive West. The property contains a circa 1929 one-and-a-half-storey Tudor Revival style frame house known as the Dane MacKendrick House.

Design Value or Physical Value:

The Dane MacKendrick House has design and physical value as a representative example of a Tudor Revival house design and construction with Arts and Crafts influences. The house was built around 1929 with Tudor Revival elements such as its: asymmetrical and irregular massing and form with steep bellcast roof; mix of wooden shingles and stucco cladding; wooden soffits and fascia with exposed wooden eaves; west elevation porch with flagstone; presence of a panelled wooden front door; fenestration of the windows on the west and south elevations, including bay windows on the west and south elevations; the use of multipaned wood windows in the Arts and Crafts style with wood trim; and the red brick chimney.

Historical Value or Associative Value:

The Dane MacKendrick House has direct associations with the MacKendrick family and specifically Dane and Madeleine MacKendrick, and William Gould Armstrong, the architect. The MacKendricks built the estate that is now Gairloch Gardens, and Colonel W.G. MacKendrick was a notable local and provincial figure. Dane was the son of W.G. MacKendrick, who built today's Gairloch Gardens as his country estate Chestnut Point. Dane then designed and built the subject property on his family's subdivided estate lands. Colonel W.G. MacKendrick was a notable local and provincial figure. The house was purchased by William Gould Armstrong and Ruth Armstrong. W.G. Armstrong was a well-known architect who worked for his father's architectural firm in Toronto, as well as designing buildings in Oakville and Mississauga. He was the architect of the Studio, the designated structure now in Gairloch Gardens.

Contextual Value:

The Dane MacKendrick House is important in defining, and supporting the character The house stands on what was historically the same property as the nearby estate Chestnut Point (now Gairloch Gardens). Being built by the same family who designed and built the estate, the presence of the subject Arts and Crafts house helps to support the nearby historic character. The subject property is physically, functionally, visually, and historically linked to its surroundings. An early owner of the property, Colonel W.G. MacKendrick, subdivided the land for houses and one is the subject property. Its presence defines one of the early purposes of the land as an estate for the MacKendrick family and supports the surrounding character that is still present in Gairloch Gardens, much of which was designed and built by Colonel W.G. MacKendrick.

Description of Heritage Attributes

Key heritage attributes of the property at 1314 Lakeshore Road East that exemplify its cultural heritage value as a 1920s Tudor Revival style house, as they relate to the north, west and south elevations of the historic one-and-a-half-storey house, include:

- The asymmetrical and irregular massing and form of the one-and-a-half-storey building with steep bellcast roof;

- Stucco and wooden shingle cladding;
- Wooden soffits and fascia with exposed wooden eaves;
- Front porch with flagstone floor and steps;
- Fenestration of the windows on the west, north and south elevations, including bay windows on the west and south elevations;
- The presence of narrow multipaned wooden windows in the Arts and Crafts style with wooden trim;
- The presence of a paneled wooden front door in the Arts and Crafts style; and
- Brick chimney.

6. Conclusion

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

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