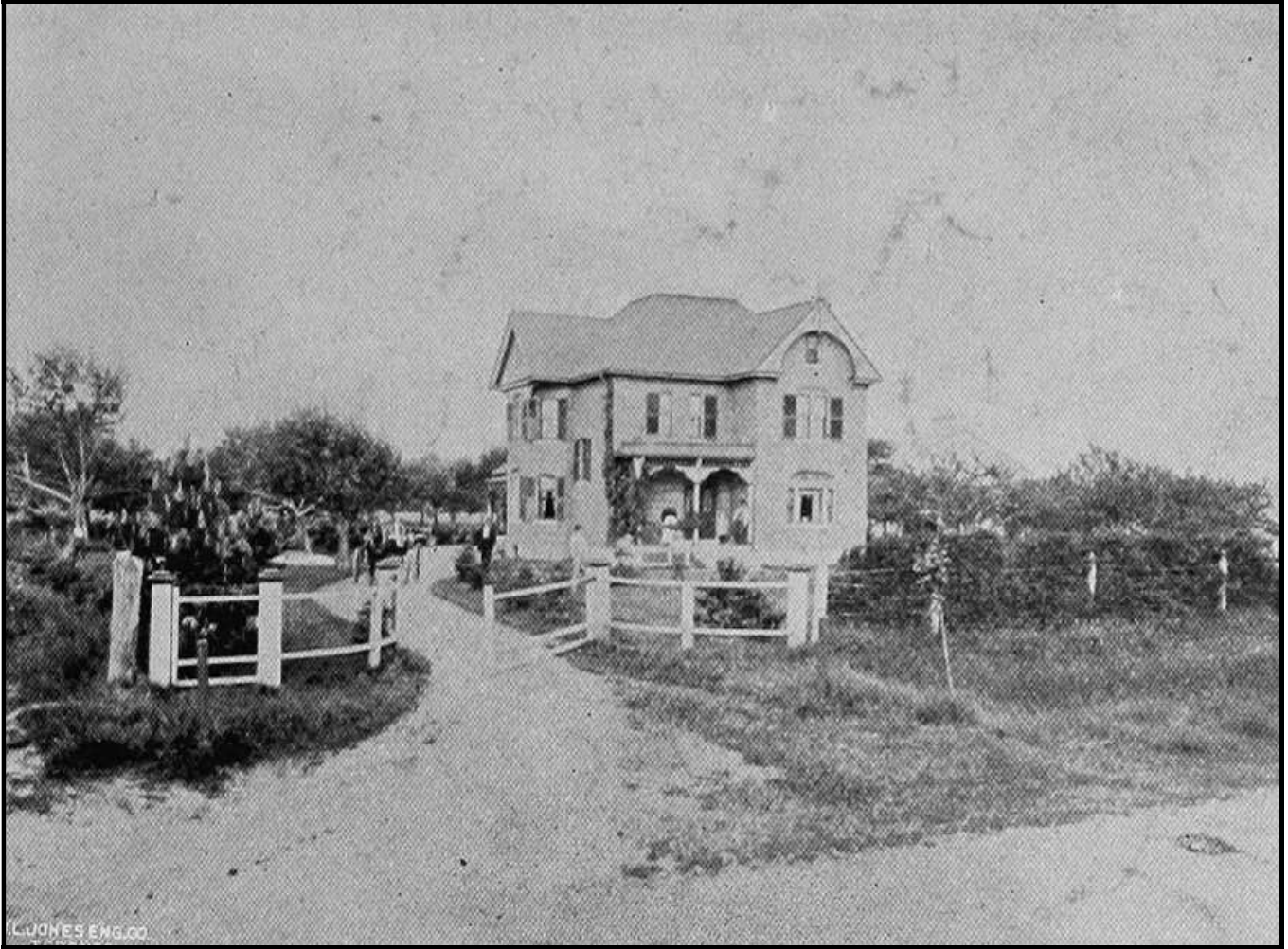


APPENDIX A

Cultural Heritage Evaluation Report
Hillside Farmhouse
376 Chartwell Road, Oakville, Ontario



East elevation of 376 Chartwell Road, circa 1897. Source: *"Beautiful Oakville"*, Toronto Public Library

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 Planning Statement (2024). 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 376 Chartwell Road is located on the northwest corner of Macdonald Road and Chartwell Road. 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 1885 brick Queen Anne farmhouse once owned by T. Reynolds & C. Slatterly."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three 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 376 Chartwell Road is located on the northwest corner of Macdonald Road and Chartwell Road, on Lot 3 of Plan M198. 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 11. After being granted to King's College and then sold to John Foreman, the lot was used as farmland until it was further subdivided in the 1940s and into the 1970s. The property contains a detached two-and-a-half storey brick house built circa 1891.¹



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

Legal description: PLAN 1009 PT LOT 92 PLAN M198 LOT 3; TOWN OF OAKVILLE

¹ Library and Archives Canada, 1891 Census of Canada

3. Background Research

Design and Physical Value

The subject building at 376 Chartwell Road is a two-and-a-half storey brick house. The home has architectural value as a representative example of Queen Anne architecture built circa 1891 during the Victorian era.



Historical photo of the south elevation of the subject property, date unknown. Source: Town of Oakville Planning Services Staff

Queen Anne Style Architecture

Queen Anne architecture is influenced by medieval asymmetrical English country houses, with an assortment of turrets, towers, porches, gables, and roofs.² Typical of the North American design is the asymmetrical shape, the tower with the conical peak, and multi-sloped roofs.³ The chimneys are top heavy, their sides embellished with patterned brickwork.⁴ Windows can vary in size and shape and eaves are often flared. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.⁵ Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.⁶

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 91

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

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁵ Blumenson, *Ontario Architecture*, 102.

⁶ *Ibid.*

Subject Property Design

The property at 376 Chartwell Road is a residential single detached brick dwelling constructed in the Queen Anne style. The two-and-a-half storey house has a multi-sloped hip roof with intersecting gables. The house is asymmetrical with an irregular-shaped floor plan, a common design layout of Queen Anne houses. Three prominent gables on the front and side elevations add to the building's articulation and asymmetrical design. The original front and side porch were practical requirements for this historic farmhouse, but also added elaborate Victorian detailing, speaking to the original owner's wealth.



East elevation view showing the front of the house, 2009. *Source: Planning Services staff.*

The house is constructed on a lakestone foundation and is clad in red brick with a running bond pattern. Radiating brick voussoirs are installed above window and door openings. A low brick plinth runs along the bottom of the building directly above the foundation. Simple stone sills anchor the windows and doors on the house. The house has projecting eaves and wooden soffits, with decorative wooden brackets appearing along the bottom edge along a frieze board, under a boxed cornice. The brackets are an elegant scroll shape. Ornate vergeboard and fish scale shingles highlight the three gables, particularly the front gable which would have been designed to be the most elaborate.

Queen Anne houses are often very decorative, with many elements at play. Trim and other wooden elements can appear intricate, complex, and delicate. This house has several examples of these elements, particularly on the gables and around windows and doors.



East elevation, likely taken in the 1990s. *Source: Town of Oakville Planning files*

The original front porch was a good example of the whimsical style of Queen Anne architecture and was designed to impress, with intricate wood detailing designed like delicate jewellery. Fan-like brackets, small turned spindles, and slender adorned square columns completed the Victorian look. On the side porch, which would have been used more for practical purposes and less to impress guests and passersby, the design was simpler. The curved low-sloped roof was anchored by simple square columns and alternating small spindles.



South elevation with side entrance and the addition on the west elevation, c.1990s. *Source: Town of Oakville Planning Services files*

In 2024-2025, the house was renovated by the current owners and the front and side porch were both removed. New porches were constructed in their place with low-sloped roofs and simple square timber beams and columns on stone-clad piers. The new porches do not have any heritage value and could be removed in the future, or even replaced with new wood porches to replicate the original Queen Anne style porches.



East elevation view showing the new front porch, 2025. *Source: Planning Services staff.*



South elevation view showing the new side porch, which extends farther to the west, 2025. *Source: Planning Services staff.*

Typical of Queen Anne style homes, the house contains numerous windows with a variety of shapes and designs. Most of the segmentally-arched window openings contain one-over-one wood sash windows, replicas of the original windows on the house. On the front elevation is a large arched window opening with a transom stained-glass window, central fixed window and sash sidelights, adding to the front elevation's prominence. The third storey gables contain rounded one-over-one wood windows with wood trim, designed to elongate the appearance of the house's height.



Stained glass above front door (left) and stained glass above front arched window (right), 2025. *Source: Planning Services staff.*

Most of the historic window openings of the house remain, but on the south elevation behind the front porch, the two smaller windows were added sometime between 1897 and 1957, replacing the original 'staircase' window that was previously there. Between 1957 and the 1990s, the current 'staircase' window was installed. On the north side of the house, where there would have originally been narrower single or double sets of one-over-one segmentally-arched windows, at some point sets of two and three wider flat-headed windows were installed with new sills and with either no brick voussoirs or squared off voussoirs. These windows appear to be from the mid-20th century and may have been installed when the building was used as a nursing home.



North elevation view showing updates to the original windows, 2025. *Source: Planning Services staff.*

On the front elevation, historically a double set of historic wood doors provided an elegant entrance. The original doors have been replaced but the opening remains the same, and the historic stained-glass transom window remains. The side porch still includes the historic wood door with horizontal wood panels and a large pane of glass. A second door was originally located on the side porch, entering the west side of the two-storey bay projection. This was a common element of the Victorian era, as it provided air flow into the house and additional access to the porch during warmer months. This opening was bricked up at some point.

The 1893 photo below shows some of the additional details that were originally on the house. Both the front porch and the flat roof at the top of the house were adorned with ironwork, an elaborate detail of the Victorian era. Shutters can also be seen on all the windows, as well as the original finials providing extra detailing in the front and side gables. The original barn for the farm can also be seen to the right of the building.



Photo of the house from *The Globe*, 1893 showing the barn and other original details. Source: *Oakville Historical Society*.

To the rear of the brick house is a one-storey frame wing. This structure dates from around the 1960s or 1970s and does not contain any heritage elements. The new south side porch extends the full length of this wing, and on the north side of the wing is a third covered porch built in the same style.



South elevation view showing the rear wing and the new side porch, 2025. Source: Planning Services staff.



North elevation view showing the new rear covered porch, 2025. Source: Planning Services staff.

There is a one-storey detached double-car garage on in the southwest corner of the property. This structure was constructed in the late 1970s and was updated in 2009 with new dormers, cladding and doors to be more in keeping with the historic house.⁷ This building does not have any heritage value.



North elevation of the double-car garage, 2025. *Source: Planning Services staff.*

The property contains two driveway entrances, one off Chartwell Road to the east, and the other off Macdonald Road to the south. The easterly driveway is in the location of the original farm laneway, as can be seen in the 1893 photo. It was originally accompanied by an iron gate and fence with brick columns. The elaborate fence would have been much more ornamental than the average farm fence, and speaks to the original owner's wealth.

To conclude, the house is a good representative example of a late 19th century Queen Anne-style. It includes many typical features of that style, including an asymmetrical façade, complex roof design with articulation in the walls. While the original decorative porches have been removed, the house still retains enough elements of the Queen Anne style to be considered a representative example of the style. The decorative gables and bracketed cornices, along with the stained-glass windows and variety of windows, all result in an ornate and whimsical building that was designed to impress.

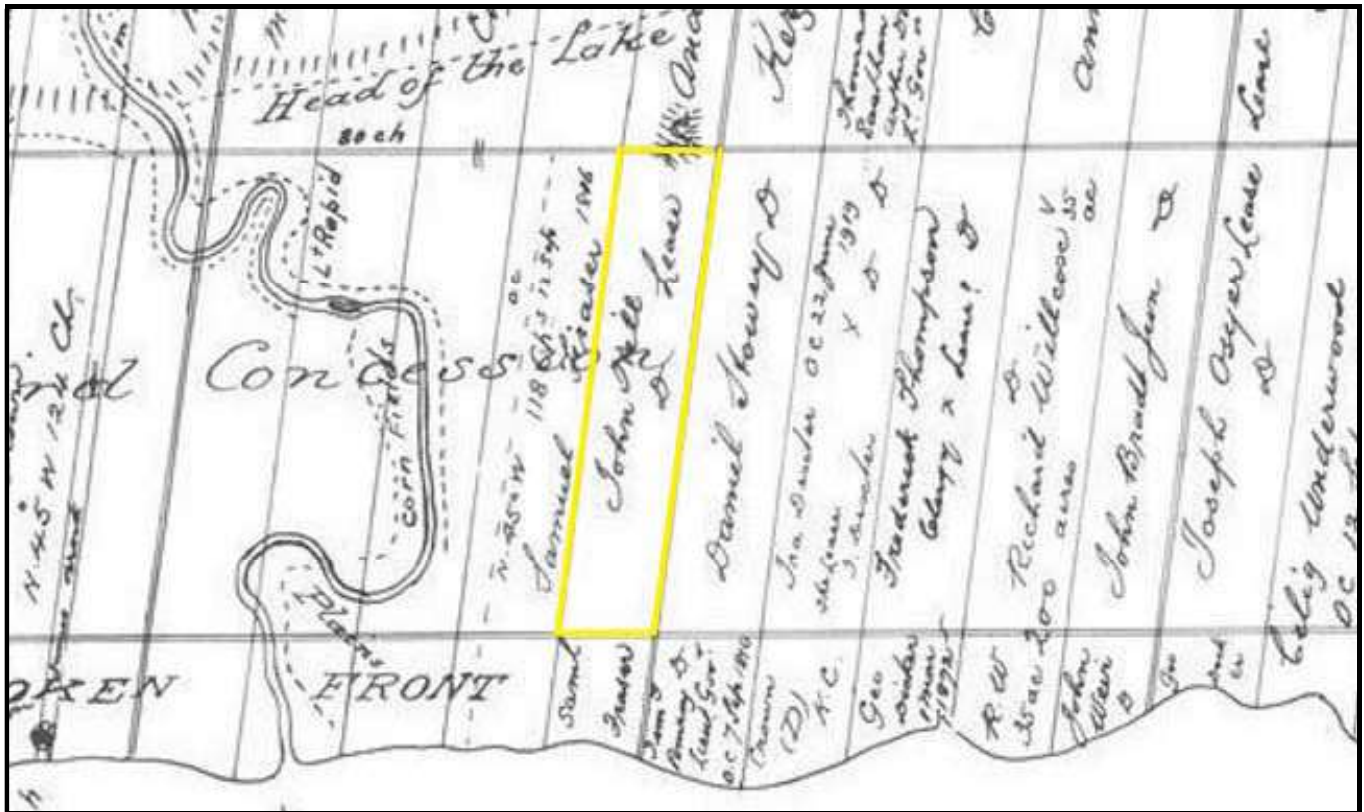
⁷ Town of Oakville Building files.

Historical and Associative Value

The property at 376 Chartwell Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁸ The subject property is in the territory of Treaty No. 14.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The 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.¹⁰

The subject area was known as the Third Concession South of Dundas Street, Lot 11. It was granted to King’s College in Toronto by the Crown in 1828.¹¹



Wilmot's Trafalgar Township Survey, 1806, with Lot 11, 3rd Concession South of Dundas Street highlighted in yellow. The names were often added in later; in this case, it was leased to John Hill by King's College. Source: Archives of Ontario

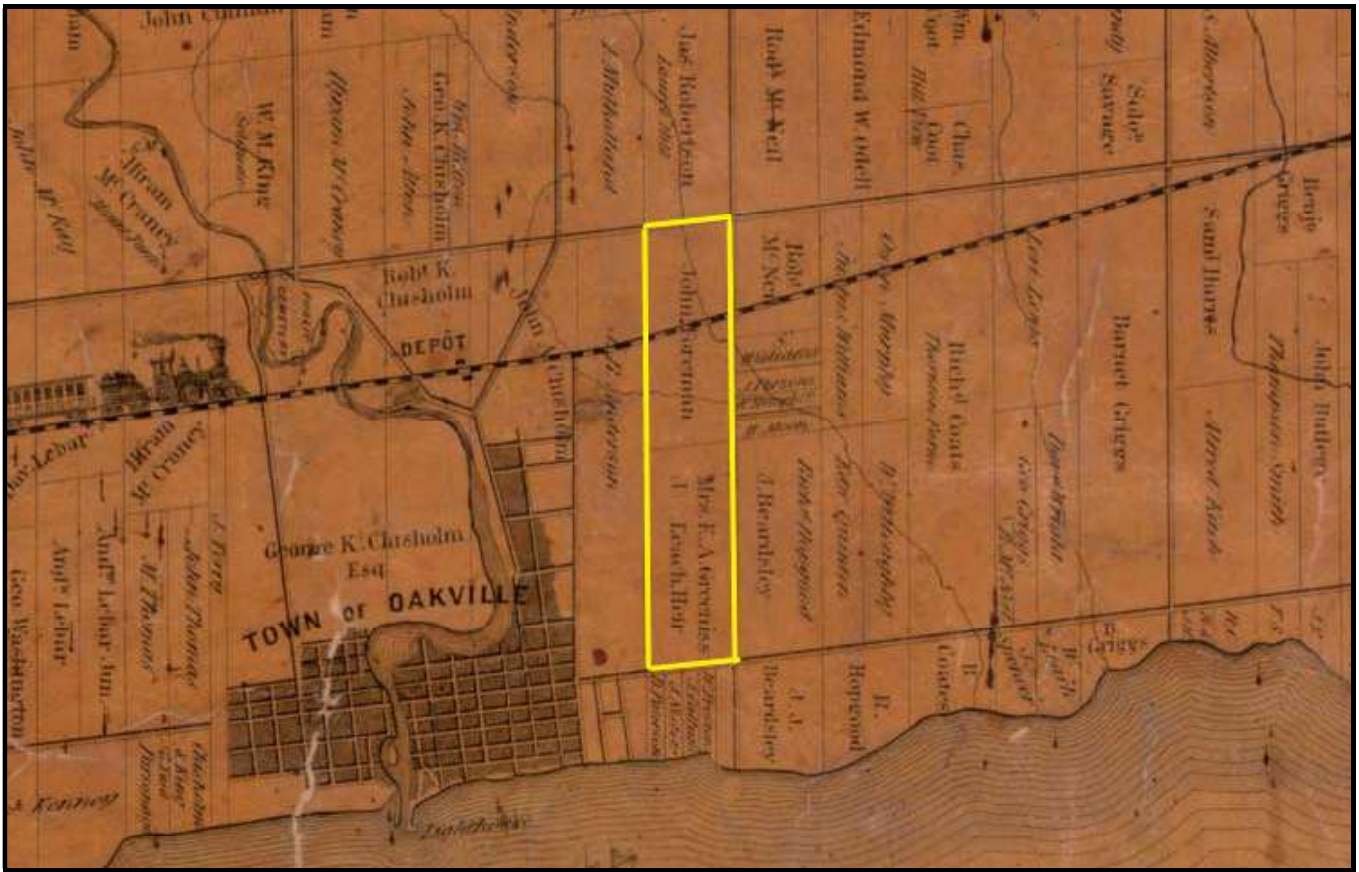
⁸ Debwevin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

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

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

¹¹ LRO Abstract, being a Patent, dated January 3, 1828, between the Crown and King's College

In 1838, King's College sold the northern half of Lot 11 to John Foreman, as seen in the map below.¹² John Foreman sold the north half to Cornelius Slattery and Andrew Reynolds in 1875.¹³ Slattery and Reynolds families farmed this plot for the next several decades.



George Tremaine's "County of Halton" survey, 1858, with Lot 11, 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. *Source: University of Toronto*

Several years later, the families split the lands, and the Slattery family farmed the west half and the Reynolds family farmed the east half, excepting "parcels granted to the railway, and the parcel used as a cemetery".¹⁴ In another transaction, this cemetery is noted as being in the southeast corner, the same corner as the house today, but not much else is known about this cemetery.

¹² LRO Instrument 31N(?), being a Bill and Sale, dated May 18, 1838, between King's College and John Foreman for "N ½"

¹³ LRO Instrument 1813, being a bill and Sale, dated November 1875, between John Foreman and Cornelius Slattery and Andrew Reynolds, for the North half excepting 2 92/100 acres.

¹⁴ LRO Instrument 2437, being a Bill and Sale, dated January 2, 1878, between Robert Duncan Storey/Stoney (Norah Slattery, Cornelius' widow, sold to him to sell) and Andrew Reynolds and March Reynolds the elder, for "Northeast half of North half, excepting parcels grated to railway, and excepting that parcel used as a cemetery." A later instrument states it is in the SE corner but is vague.



1877 map of Oakville showing that T. Reynolds and C. Slattery farm the northern half. Thomas Reynolds was a well-known citizen and likely related to Andrew and Marcus, but Andrew and Marcus Reynolds are listed in the land registry. Source: *Township of Trafalgar Map, 1877, Town of Oakville files*

In the map above, it appears there is a house in the southeast corner of the property, but it is believed to be a different frame house than the current one based on the 1891 census. In 1883, Andrew Reynolds sold the northeast half of the northern half of Lot 11 to Alexander Morrison and John Macdonald (also written as McDonald or MacDonald).¹⁵ It was under the ownership of John Macdonald and his wife, Janet Morrison, that the house was built. The land was bounded by Eighth Line (now Chartwell Road) to the east, the highway to the north, Gloucester Avenue to the west, and later, Belyea Avenue/Macdonald Road to the south.

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. Because of the size of a historical lot, not all transactions are followed in the chart below, only those pertaining to what ends up as the subject property.

¹⁵ LRO Instrument 3922, being a Bill and Sale, dated September 5, 1883, between Anderw Reynolds and Alexander Morrison and John Macdonald, for "NE ½ of N ½".

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200	1806-1828
King's College	200	1828-1838
John Foreman	100	1838-1875
Cornelius Slattery and Andrew Reynolds	100 except 2 92/100	1875-1878
Robert Duncan Storey/Stoney	97 87/100	1878
Andrew Renyolds and Marcus Reynolds the elder	49 27/100 (Northeast half of northern half)	1878-1881
Andrew Reynolds	49 27/100	1881-1883
Alexander Morrison and John McDonald (and later his estate)	49 27/100	1883-1932
Alexander White Macdonald, Margaret Baker and Mary Niebel (Macdonald daughters)	NE ½ of Northern Half	Back and forth from 1929-1944
Richard Merry	NE of Macdonald Road at NW corner to CNR	1944
Mabel Hawthorne Giles	5.65 acres	1944-1977
Oakhall Developments Ltd	5.65 acres	1977-1978
Charles St. Thomas and Pamela St. Thomas	Lot 3	1978-1980
William and Allan Riley	Lot 3	1980-1986
Beverly Jones and Alan Granfield	Lot 3	1986-1988
Peter and Jane Swan	Lot 3	1988-1991
Current owners	Plan 127, Lot 101	1991-present



John Macdonald was born in Aberchirder, Scotland, in 1850.¹⁶ He came to Canada in 1870 and engaged in the cattle and butcher business.¹⁷ He married Janet Morrison, the daughter of Peter Morrison. Peter Morrison was one of the three Morrison brothers who were known for their cattle business in Oakville. They raised cattle and shipped them live back to Glasgow, Scotland, every year.¹⁸ They also owned a butcher business, which Macdonald took over at some point.¹⁹ Several of his ads for the business can be found in historical brochures and documents.²⁰ An 1893 *Globe* article discusses John Macdonald:

“This gentleman conducts a most successful butchering business in town, and also owns and manages a tip-top farm just outside the limits. A leading specialty of the farming operations is the feeding of high-class cattle, for the home and outside market, and thus his customers get the highest quality of family supplies. Mr. Macdonald is a Scotchman, and has in his own language, ‘hoed his own row.’ He is a member of the town council, also deputy-reeve of the county

John Macdonald, 1897. Source: *Globe and Mail*

¹⁶ Ancestry.ca, “John Macdonald”

¹⁷ *Globe*, “John A. Macdonald’s death”, October 20, 1914, pg. 10

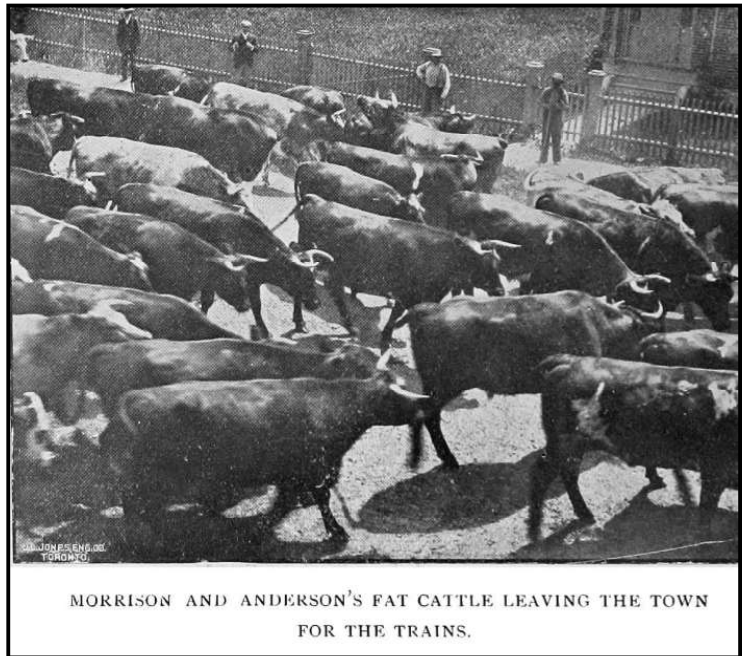
¹⁸ Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University Press Incorporated, 1953, pg. 358

¹⁹ Ibid.

²⁰ Oakville Historical Society

and in every respect an energetic and successful citizen, and it is his boast that he has read *The Globe* for twenty years. A photo of Mr. Macdonald and his fine home are among our illustrations.”²¹

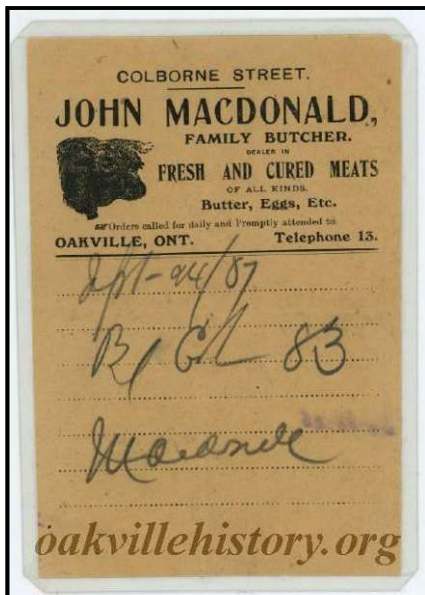
It is likely because of this connection to the Morrison family that John Macdonald became active in the industry. He and Alexander Morrison purchased the land in Lot 11 that would become his stock farm, called “Hillside” in the 1897 booklet *Beautiful Oakville*.²²



A photo of the Morrison’s cattle, which were herded into town every year and shipped on the trains. Source: *Beautiful Oakville, 1894*

MORRISON AND ANDERSON’S FAT CATTLE LEAVING THE TOWN FOR THE TRAINS.

John Macdonald was an active community member and Oakville and Trafalgar citizen for over 40 years. He was a magistrate, butcher, cattle rancher, deputy reeve, and town councillor.²³ He is noted in various newspaper articles of overseeing various town meetings of particular importance, such as when the Anderson Bank went into default and when temperance became a topic of conversation in the community.²⁴ Macdonald Road, to the south of the house, is named after him and his family.²⁵



Left: a receipt from Macdonald’s butcher shop, 1907; and above: another advertisement from a brochure, 1897. Source: *Oakville Historical Society*

²¹ *Globe*, “Oakville by the lake,” July 15, 1893, pg. 1-3

²² Commins, J.E., *Beautiful Oakville*, 1897, Oakville Historical Society

²³ “Halton county elected councillors for the years 1850-1901”

²⁴ *Globe*, “Want advances in temperance: Oakville Liberals think little of prohibition”, November 14, 1904, pg. 1; *Globe*, “The Anderson creditors: an effort to settle with Bank of Hamilton”, March 30, 1903, pg. 2

²⁵ Town of Oakville Planning files

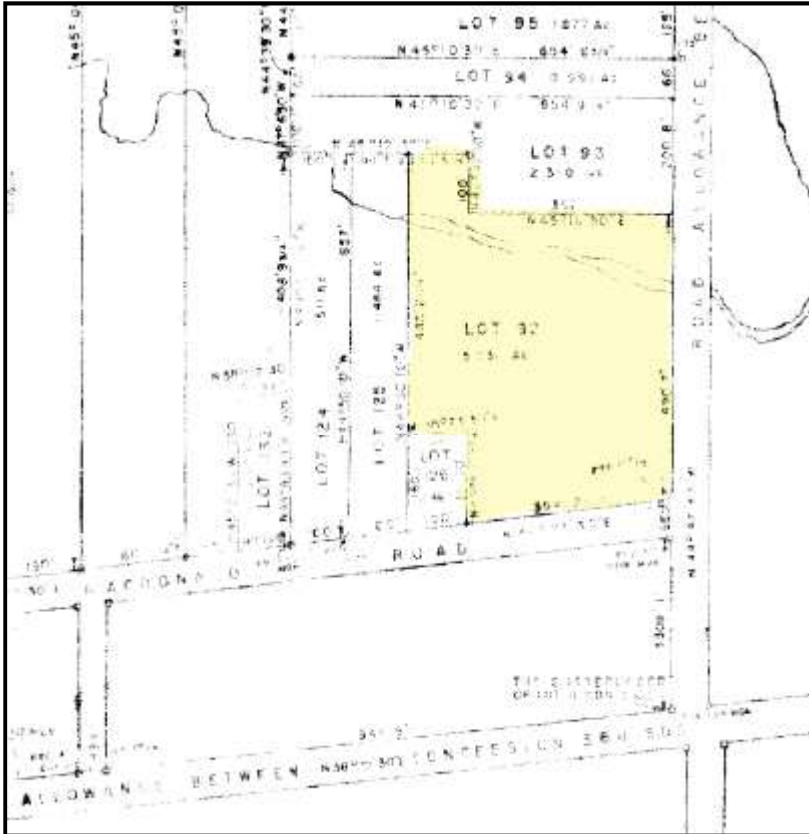


The 1909 topographic map, showing the house as a brick structure. No official east-west road yet runs through Lot 11. Source: 1909 Topographic Map, Department of Militia and Defense, Town of Oakville Planning files



1932 Town of Oakville map showing Lot 11 and the stretch of land owned by Macdonald. Historically he owned the land up to the highway but did sell pieces off throughout his ownership. Source: Town of Oakville planning files

John Macdonald died in 1914, and then his wife Janet died in 1923. His obituary states he was a “prominent figure in the business life of Oakville” and “for a number of years served as town Councillor and Reeve.”²⁸ The estate appeared to have stayed under the ownership of their children, who sold small pieces off, until 1944, when it was sold to Richard Merry, who subdivided the land en masse. He sold the house and 5.65 acres in the southeast corner of the property to Mabel Hawthorne Giles the same year.²⁹



Left: A 1960 survey showing the subdivision of the farm at the time. Lot 32 is the property sold to Mabel and Thomas Giles. They sold off the small southwest corner (Lot 126). Source: Town of Oakville planning files

Interestingly, the Oakville Historical Society and the Oakville Trafalgar-Record note the house was a nursing home in the 1930s and 1940s called Taylor Nursing Home, run by Jane Taylor and Frank Taylor, when it was still owned by the Macdonalds.³⁰ There are also records of it being a maternity hospital in the early 20th century, described as “a little pioneer two-ward four-bed hospital”.³¹

Jane and Frank Taylor appear to have made a number of land transactions south of Macdonald Road in the historic Lot 11 in the 1940s and 1950s, but never purchased the property with the subject house.³² The Macdonald children lived in Vancouver and Saskatchewan, so it’s possible they rented out the property during this time to the Taylors.³³ Interestingly, there was another Taylor Nursing home run by Matilda Chatwell Taylor

²⁸ Oakville Images, Knox Presbyterian Church, “Passing of John Macdonald”, 1914

²⁹ LRO Instrument 206721, being a Grant, dated October 4, 1944, between Richard Merry and wife and Mabel Hawthorne Giles, for 5.65 acres.

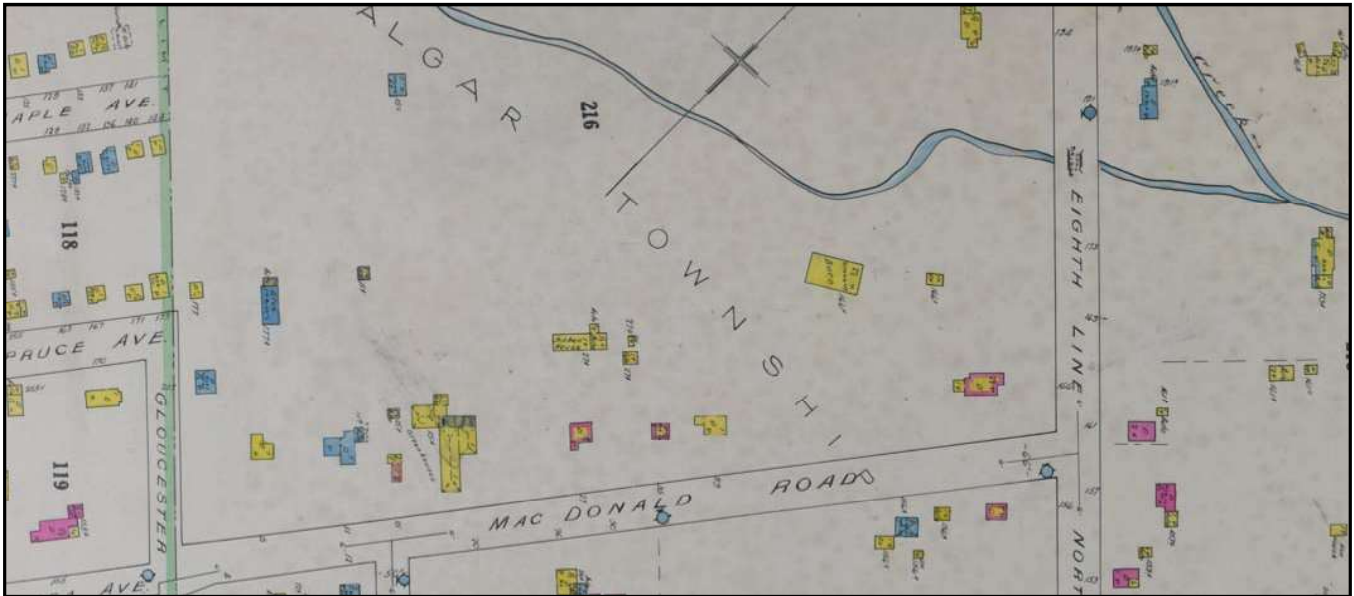
³⁰ Oakville Historical Society, “Healthcare as It Was”, <https://www.oakvillehistory.org/health-care-as-it-was---continued.html>

³¹ Young, Cecil J., *Oakville's 100 Years, 1857-1957. Centennial Souvenir Brochure*. Town of Oakville, 1957, pg. 42

³² Based on research of surrounding lot transactions

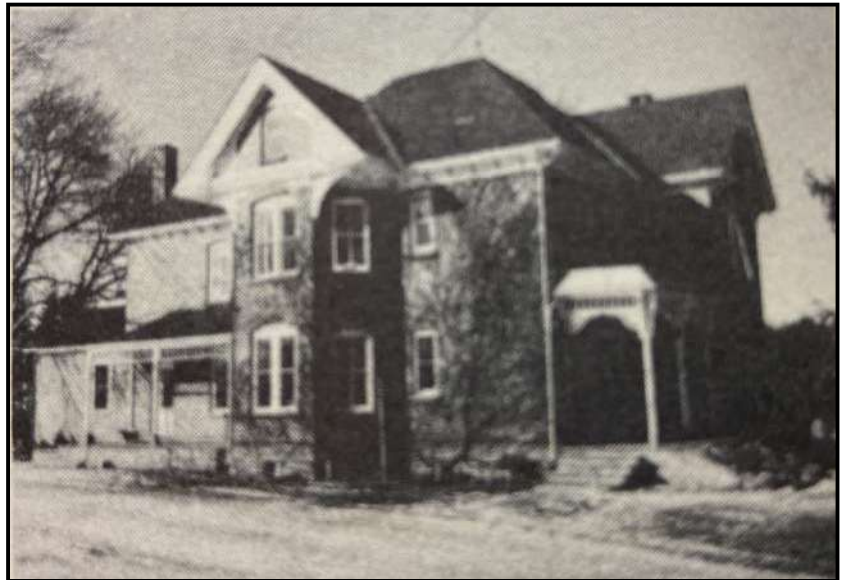
³³ Oakville Images, Knox Presbyterian Church, “Passing of John Macdonald”, 1914 states where all his children live. Alexander lives in Toronto at this time but is later recorded as living in Vancouver in the 1921 Census of Canada. In the 1931 Census, it shows the Taylors renting a home on Allan Street in Oakville. In 1948, Francis Taylor bought land on Macdonald Road at Gloucester Avenue (LRO Instrument 22704).

from her home on Kerr Street, and she is listed as a nurse in the census.³⁴ It is unclear if there were two or if there was some confusion in previous research.



1949 fire insurance map showing the house in the southeast corner, with a barn and outbuilding still on the property, when owned by the Giles'. It appears pieces earlier sold off by the Macdonalds in the northeast portion of the lot now have houses and businesses. It is not known when the barn was demolished. Source: *Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1949*

Mabel Hawthorne Giles, nee MacKay, was born in Toronto. Her father, John MacKay, was a printer and lithographer.³⁵ She married Thomas Stewart Hagan Giles in 1921. He was an accountant, and she was a stenographer.³⁶ That same year, they are listed in the 1921 census as living on Lot 12, Third Concession South of Dundas Street, so they had moved out toward Oakville. In that census, Giles lists his job as farmer.³⁷ It is unclear where exactly they lived. By the 1931 census, they are living on Lot 11, but it is not noted where. They own a house worth \$4,500, and it is stucco with seven rooms.³⁸ They had two employees at the time. In the 1958 voter list, it has them listed at the address the house currently has.³⁹ The Giles owned the house and property for over 30 years, from 1944 until 1977.



The house in 1957 during the Giles family ownership. Source: *Oakville's 100 Years 1857-1957*

³⁴ *The Globe and Mail*, "Deaths: Mrs. Charles Taylor", April 28, 1951; 1921 Census of Canada

³⁵ Library and Archives Canada, 1881 Census of Canada

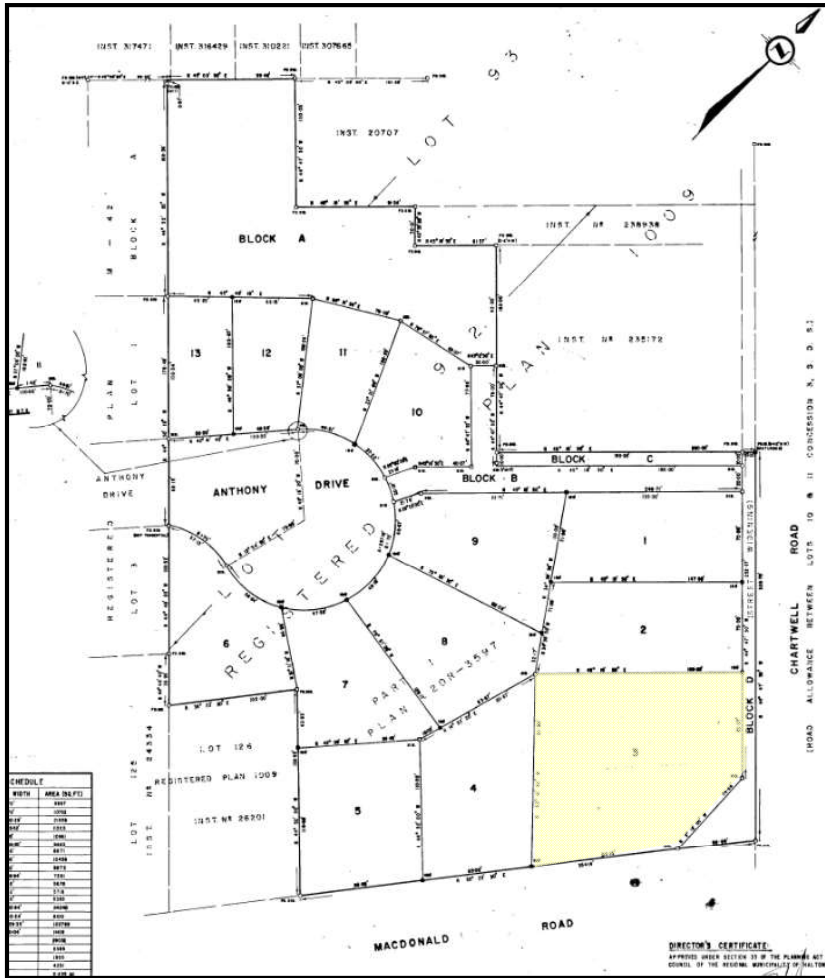
³⁶ Ancestry.ca, Archives of Ontario, "Ontario, Canada, Marriages, 1801-1928", Series MS932, Reel: 56

³⁷ Library and Archives Canada, 1921 Census

³⁸ Library and Archives Canada, 1931 Census

³⁹ Ancestry.ca, Canada Voters Lists, "1956 List of Electors"

In her later years, Mabel lived in a nursing home, and her son Donald and his family lived in the house.⁴⁰ When she died in 1977, the property was sold to Oakhall Developments, which further subdivided the 5-acre parcel into individual lots. The house was kept and sold to various owners until the current owners in 1991.



Left: The subdivided 5-acre parcel, circa 1977. Lot 3 is where the house still stands, highlighted in yellow. Source: Town of Oakville Planning files

In summary, the property is directly associated with John Macdonald, who built the house. He was a prominent businessman and politician in Oakville in the late 1800s and early 1900s. His wife, Janet, was the daughter of one of the Morrison brothers, well-known in Oakville history and owners of a large cattle business. The road south of the property, Macdonald Road, is named after the family. The Macdonald family owned the house for over 50 years.

⁴⁰ Ancestry.ca, Mabel Hawthorne MacKay, <https://www.ancestry.ca/family-tree/person/tree/48045031/person/28216911894/facts>

Contextual Value

Hillside Farmhouse stands on a corner lot, at the northwest corner of Chartwell Road and Macdonald Road. This makes it a visual anchor point of the neighbourhood and its history. 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, as many of the farming parcels were subdivided into residential lots over the course of the early to mid-1900s.

The property is physically and historically linked to its surroundings. This historic farmhouse stands in its original location from its build date of circa 1891 and is one of the oldest houses in the area. It contributes to the understanding of the local community, and its growth from a cattle farming sector to an urban town subdivision. It is integrally linked to the farming history of the area – Oakville’s agricultural economy was mainly run by the Morrison family and their relative through marriage, John Macdonald, who was the owner of the property when the house was built. The road to the south of the house, Macdonald Road, is named after the family who built this house and mature trees from the original farmstead can be found throughout the area.



Chartwell Road looking south, with the subject property on the right. It is set back from the road. *Source: Google Street View, 2023*



Chartwell Road looking north with subject property on the left. Mature pine and spruce trees line the yards. *Source: Google Street View, 2021*



Macdonald Road looking east, with subject property and its 1977 garage on left. Source: Google Street View, 2021



Macdonald Road at Chartwell Road looking west, with subject property on the right. Source: Google Street View, 2021

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 Victorian brick house with Queen Anne 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;	The property is directly associated with John Macdonald, who built the house. Macdonald was a butcher and cattle rancher, and deputy reeve and councillor of Oakville. His wife, Janet, was the daughter of Peter Morrison, known with his two brothers for their cattle ranching. Macdonald Road is named after the family.	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;	While complementary to the surrounding area, the property does not play a significant role in defining, maintaining or supporting its character.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings. It still stands in its original location and contributes to the understanding of the local community and its farming history.	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 376 Chartwell Road is located on the northwest corner of the intersection of Chartwell Road and Macdonald Road. The property contains a circa 1891 two-storey brick Queen Anne farmhouse known as Hillside Farmhouse.

Design Value or Physical Value:

The Hillside Farmhouse has design and physical value as a representative example of a Queen Anne brick farmhouse from the Victorian era. The house was built in 1891 with elements of these styles, including its tall massing, asymmetrical design and intersecting hip and gable roofs. Built on a lakestone foundation and clad in red brick, the house has a stately look and includes many of the whimsical details typically found on a Queen Anne house. These include the tall narrow flat and arched windows, large arched window opening on front elevation with stained glass, large front entrance with arched transom window with stained glass and decorative wood cornice with brackets and vergeboard throughout. The house retains many of its historic features and is a good example of the architectural style.

Historical Value or Associative Value:

The Hillside Farmhouse has cultural heritage value for its direct associations with its original owner who had the house constructed, John Macdonald and his family. Macdonald was a local butcher and well-known cattle rancher, who was also deputy reeve of Oakville, a town councillor and a local magistrate. His wife, Janet, was the daughter of Peter Morrison, one of three brothers who moved to Oakville from Scotland and started a successful cattle ranching business. The Morrisons and Macdonalds were large landowners in this area northeast of the Town of Oakville in the 1800s and early 1900s. Macdonald Road is named after the family. The property is also directly associated with the theme of ranching and farming in the 19th and early 20th century in what is now southeast Oakville.

Contextual Value:

The property is physically and historically linked to its surroundings. This historic farmhouse stands in its original location from its build date of circa 1891 and is one of the oldest houses in the area. It contributes to the understanding of the local community, and its growth from a cattle farming sector to an urban town subdivision. It is integrally linked to the farming history of the area – Oakville's agricultural economy was mainly run by the Morrison family and their relative through marriage, John Macdonald, who was the owner of the property when the house was built. The road to the south of the house, Macdonald Road, is named after the family who built this house and mature trees from the original farmstead can be found throughout the area.

Description of Heritage Attributes

Key heritage attributes of the property at 376 Chartwell Road that exemplify its cultural heritage value as a Queen Anne brick house, as they relate to the north, east, south and west elevations of the historic two-and-a-half storey brick house, include its

- Tall massing and asymmetrical form with articulated elevations;
- Hip roof with intersecting gables;
- Red brick cladding in a running bond pattern with fanned brick voussoirs over doors and windows;

- Fenestration of original window and door openings;
- First storey 'picture window' on east elevation, including wood windows and stained-glass transom window and wood trim;
- Stained-glass transom window above front entrance on east elevation;
- The presence of narrow Queen Anne style one-over-one windows with wood trim throughout the house;
- Stone window sills;
- Decorative wood cornice with brackets;
- Wood fish-scale shingles and decorative wood vergeboard in gables; and
- Lakestone foundation above grade.

6. Conclusion

This property meets three 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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