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March 21, 2024

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2024/03/21
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-025
311-313 Macdonald Road, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-025 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION BY-LAW

On March 18, 2024, Oakville Town Council resolved to pass By-law 2024-025 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Snyder House
311-313 Macdonald Road
Part Block A, Plan 121, as in 399529; T/W 399529; Oakville

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is April 22, 2024.

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on March 21, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-025

A by-law to designate the Snyder House at 311-313 Macdonald Road as a property of cultural heritage value or interest.

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

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

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on January 22, 2024, has caused to be served on the owner of the lands and premises at 311-313 Macdonald Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Snyder House at 311-313 Macdonald Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

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

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

COUNCIL ENACTS AS FOLLOWS:

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

PASSED this 18th day of March, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-025

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

Snyder House
311-313 Macdonald Road
Part Block A, Plan 121, as in 399529; T/W 399529; Oakville

PIN: 24807-0135

SCHEDULE "B" TO BY-LAW 2024-025

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 311-313 Macdonald Road is located on the north side of Macdonald Road between Reynolds and Allan Streets in the Brantwood Annex neighbourhood. The property contains a two-and-a-half storey red brick and wood shingle clad Bungalow style home with Queen Anne, Edwardian and Period Revival style influences. The house was built in 1911 and is known as the Snyder House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Snyder House has design and physical value as a representative and early example of a Bungalow style home with Queen Anne, Edwardian and Period Revival style influences. Built in 1911 during the Arts and Crafts movement of the early 1900s, the house reflects the movement's commitment to informality and the use of rustic and natural building materials. Architectural elements typical of the era include its: two-and-a-half storey ground-hugging massing, broad, gently-pitched side gable roof covering an expansive porch, red brick and wood shingle cladding, and a mix of window designs and sizes. The Queen Anne style influence can be seen in the building's asymmetry and its shingle-clad oriel window. Edwardian influence can be seen in the extensive use of brick cladding, heavy brick pillars on the front porch, and the large stone sills and lintels throughout. The ornate stone porte-cochère is influenced by Period Revival architecture with its unique stone arch and buttresses, more commonly found on stately Tudor manor homes.

Historical and Associative Value

The Snyder House property has cultural heritage value for its direct associations with the theme of development of the early 20th century subdivision known as 'Brantwood Annex', along with neighbouring subdivisions Brantwood and Tuxedo Park. Its presence contributes to the story of Oakville's early 20th century residential development, which was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families. The property also has cultural heritage value for its direct associations with Mary Sophia and Louis Philip Snyder who were responsible for two of Oakville's early 20th century subdivision development projects; and with Caroline May and Edward Barringham whose business ventures provided tax revenue and employment to countless Oakville residents, and whose name lives on in Barringham Drive, a street within the mid-20th subdivision they created.

Contextual Value

The Snyder House property has cultural heritage value because it is important in maintaining and supporting the historic residential character of the Brantwood Annex subdivision, as well as the neighbouring Tuxedo Park subdivision and Brantwood subdivision. The property is physically, visually and historically linked to its surroundings. As one of the first houses on the street and within Brantwood Annex the house places the area's origins within a specific period, helping to tell the larger story of Oakville and its development in the early 20th century. As an anchor point in the neighbourhood, this house helps to define the original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

Description of Heritage Attributes

Key heritage attributes of the property at 311-313 Macdonald Road that exemplify its cultural heritage value as a Bungalow style house, with influences from the Queen Anne, Edwardian and Period Revival styles, include its:

- The massing and form of the original two-and-a-half storey building with its broad, gently-pitched side gable roof, including the second storey shed dormers, the expansive front porch, the southeast porch (now enclosed) and the second storey oriel window on the south elevation;
- Red brick cladding in a running bond pattern;
- Wood shingle cladding on the upper storeys;
- Remaining wood soffits, fascia and trim work;
- Stone sills and lintels;
- Fenestration of the windows and doors on all elevations, excluding the contemporary first storey window on the north elevation and the contemporary windows in the southeast enclosed porch;
- Open front porch with deep overhang, wood beams and large square brick columns;
- Porte-cochère with gable roof, arched wood beams with stone sills, and ornate stone structure with battlement parapet, large arch and buttresses;
- The presence of multipaned windows in the Arts and Crafts style with wood trim; and
- Two red brick chimneys.