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June 26, 2024

VIA EMAIL

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

RECEIVED
2024/06/26
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Ontario Heritage Trust

**Subject: Notice of Intention to Designate
Hobbs House
399 Spruce Street, Oakville, Ontario**

Enclosed please find a copy of the Notice of Intention to Designate served upon you in accordance with Section 29(3)(a) 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

INTENTION TO DESIGNATE

On June 24, 2024, Oakville Town Council resolved to pass a Notice of Intention 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:

Hobbs House
399 Spruce Street
PT LOTS 95, 96, 97, PLAN 127; TOWN OF OAKVILLE

Description of Property

The property at 399 Spruce Street is located on the north side of Spruce Street between Douglas Avenue and Watson Avenue, in the Tuxedo Park subdivision. The property contains a 1917 two-storey Craftsman bungalow known as the Hobbs House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Hobbs House has design and physical value as a representative example of a Craftsman bungalow. The Craftsman style was inspired by the Arts and Crafts movement, which began in Britain as a reaction to the rapid growth of industry, and the movement spread to North America, promoting an architectural style that portrayed the home as a place of serenity in the natural environment. The house was built in 1917 with elements of this style, including: massing and form of the two-storey building with side gabled roof and central gabled dormer with deep overhang; a mix of materials, including buff brick cladding in a common bond pattern, wooden trim details, and dormer cladding of pebbledash and half timbering; wide front porch roof with wooden ceiling, curved wooden beams, brick piers, low wooden railings with rectangular posts and square pickets; and the fenestration of windows on the east, south, and west elevations, notably the bay window on the east elevation.

Historical and Associative Value

The Hobbs House has cultural heritage value for its direct associations with the theme of development of the local residential area known as ‘Tuxedo Park’, and still retains exterior heritage aspects that have lent to the neighbourhood’s character over the last 100 years. It is also located just outside of the Brantwood neighbourhood and adds to the heritage character of that subdivision, which stems from the same period. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

Contextual Value

The Hobbs House has contextual value because it defines, supports and maintains the character of the Tuxedo Park and Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhoods and places the area’s origins in a specific timeframe. The house was one of the earliest built in the area and one of the first in the Tuxedo Park subdivision specifically. 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 399 Spruce Street that exemplify its cultural heritage value as an early Craftsman bungalow from the Arts and Crafts era, as they relate to the historic two-storey brick house, include its:

- Massing and rectangular form of the two-storey building and its side gabled roof with small front gable, central gabled dormer, wide front porch, bump out on west elevation and bay window on east elevation;
- Buff brick cladding and chimney on east elevation;
- Deep roof overhangs with wooden soffits and fascia;
- Dormer cladding of pebbledash and wooden half timbering;
- Front porch with wooden ceiling, curved wooden beams, brick piers, and low wooden railing;
- Fenestration of windows on the east, south, and west elevations;
- The presence of multipaned windows in the Arts and Crafts style; and
- Concrete windowsills.

Any objection to this designation must be filed no later than July 26, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed 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 June 26, 2024.