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APR 19 2011

RECEIVED

April 19, 2011

VIA COURIER

Ontario Heritage Trust  
10 Adelaide street East  
Toronto, ON M5C 1J3

[REDACTED]  
374 Maple Avenue  
Oakville, ON L6J 2H9

Dear Sirs and/or Madames:

**Subject: Notice of Intention to Designate  
374 Maple Ave., Oakville, Ontario**

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Attached please find the Notice of Intention to designate the above-mentioned property which is served upon you in accordance with section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.18, (the "*Act*").

Pursuant to section 29(4.1) of the *Act* any person who objects to the proposed designation must file a notice of objection to the designation with the Town Clerk at 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6, no later than May 20, 2011.

Sincerely,



Kelly-Anne Lanaus  
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk  
D. Anderson, Director of Planning Services  
D. Baker, Assistant Town Solicitor  
R. S. Hannah, Senior Manager of Current Planning and Heritage



## **NOTICE OF INTENTION TO DESIGNATE**

**374 Maple Avenue, Oakville, Ontario  
Howard French Bungalow**

**TAKE NOTICE** that Oakville Town Council, on Monday, April 11, 2011 resolved to pass a Notice of Intention to Designate for LT 87, PL 127; OAKVILLE municipally known as 374 Maple Avenue under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

### Description of Property

The Howard French Bungalow is located at 374 Maple Avenue, between Allan Street and Watson Avenue. This one-storey bungalow has

### Statement of Cultural Heritage Value or Interest

The property at 374 Maple Avenue has design and physical value as an example of an early twentieth century cottage designed for seasonal use in the Bronte lakefront area.

The house at 374 Maple Avenue has architectural significance as an example of a Craftsman-inspired bungalow. The house, with its Craftsman-inspired details such as leaded windows, exposed rafters and low hipped roof, may have been built according to plans purchased from a pattern book catalogue, as many houses of this era and design were.

The bungalow at 374 Maple Avenue is one storey with a rectangular plan. The foundation is built of ashlar block and the exterior walls are clad in horizontal wood siding. The asphalt shingled low hipped roof has wide overhanging eaves with exposed rafter tails. The small front porch also features a hip roof with exposed rafters and is supported by round columns. The windows on the front façade are banks of three or four fixed lowers with leaded square-paned transoms. The bank of three windows to the west of the front door projects out and is supported by small brackets. A one storey projecting bay flanks the front entrance to the east.

The property at 374 Maple Avenue is historically associated with the development of Tuxedo Park, a suburb divided around 1910 in the area generally bounded by Reynolds Street to the west, Pine Avenue to the north, Watson Avenue to the east and Spruce Avenue to the south. The bungalow was constructed circa 1923 for Howard French, a painter. He lived in the house for over 40 years. The house has only been owned by three families.

The property at 374 Maple Avenue has contextual value in its contributions to the streetscape of Maple Avenue and the Tuxedo Park subdivision. The bungalow at 374 Maple Avenue maintains the original context of the streetscape and is visually linked to several historic properties in the immediate vicinity.

### Description of Heritage Attributes

Key exterior attributes of the house which embody its physical and historical significance include:

- form of the 1 storey cottage
- concrete block foundation;
- low pitch hipped roof with wide eaves and exposed rafter tails;
- wooden vented lantern;
- double stack brick chimney;
- fixed windows with leaded transoms;
- windows with wood transoms;
- all exterior doors (excluding screen doors);
- wood window, door and roof trim;
- wood soffits and fascia;
- horizontal wood clad exterior walls
- front porch, including exposed roof rafters and tails, columns, stairs and railings.

**OBJECTIONS:** Any objection to this designation must be filed no later than **May 20, 2011**. Objections should be directed to Cathie Best, Town Clerk, 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6.

**MORE INFORMATION:** Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, extension 3870 or by email at [sschappert@oakville.ca](mailto:sschappert@oakville.ca).

**Last Date to file Notice of Objection: May 20, 2011**

**Cathie Best, Town Clerk**