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November 19, 2013

VIA MAIL

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

[REDACTED]
[REDACTED]
474 Lakeshore Road East
Oakville, ON L6J 1K2

[REDACTED]
[REDACTED]
88 Park Avenue
Oakville, ON L6J 3X8

[REDACTED]
[REDACTED]
86 Park Avenue
Oakville, ON L6J 3X8

Subject: Notice of Heritage Designation
474 Lakeshore Rd. E., 88 Park Ave. and 86 Park Ave., Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2013-093 with respect to the heritage designation of 474 Lakeshore Road East, 88 Park Avenue and 86 Park Avenue, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
J. Wice, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
S. Schappert, Heritage Planner



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2013-093

A by-law to designate the properties at 474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue as properties of cultural heritage value or interest.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. 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;

AND WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Broxstowe House at 474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS objections to the proposed designation were filed and a hearing was held before the Conservation Review Board, the report and recommendations from which were considered by Council;

NOW THEREFORE COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto and forming part of this by-law.

Broxstowe House
474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 12th day of November, 2013



ROB BURTON MAYOR



VICKI TYTANECK ASSISTANT CLERK

**SCHEDULE "A" TO
BY-LAW 2013-093**

Broxstowe House, located in the Town of Oakville in the Regional Municipality of Halton, property description as follows:

474 Lakeshore Road East

Part of Lots 2, 3, 4, 5 and 6, Plan 110, and Part of Lane between Lots 3 and 5, Plan 110, as in 296992

Town of Oakville, Regional Municipality of Halton

88 Park Avenue

Part of Lots 4 and 5, Plan 110, and Part of Lane between Lots 4 and 5, Plan 110, as in 703244

Town of Oakville, Regional Municipality of Halton

86 Park Avenue

Part of Lots 5, 6 and 7, Plan 110, as in 507294, Part of Lane, Plan 110, designated as Part 27 on Plan 20R-4200, and Part of Lane, Plan 110, designated as Part 2 on Plan 20R-8649, closed by 266487

Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO BY-LAW 2013-093

STATEMENT OF SIGNIFICANCE

Description of Property – Broxstowe House

The three units that comprise the historic 'Broxstowe House' are located at 474 Lakeshore Road East, 86 Park Avenue and 88 Park Avenue, around the south west corner of Lakeshore Road and Park Avenue.

Statement of Cultural Heritage Value or Interest

These three properties have collective physical value as the former Broxstowe House, a circa 1920s residence, which was rebuilt or added on to a pre-1900 farmhouse. In its undivided form, the Broxstowe House utilizes several Tudor Revival design elements and features. These include the stucco-clad structure, original half-timbering details in the gable ends, tall windows, diamond pane windows and high cross gable roof with gabled dormers.

The undivided house (which includes portions of all three existing properties) has significant historical value for its historic use as a home for young British evacuees during World War 2. The house and surrounding estate, was formerly the summer home of Lieutenant Colonel Henry Thompson Brock (1859-1933) and Anna Maude Cawthra Brock (1861-1943) of Toronto. Anna Maude Cawthra Brock donated the property to a Board of Trustees to become a safe place for British school children during the war. Broxstowe House accommodated 10-15 English schoolboys between 1940 and 1944.

The home was a community supported endeavor to help protect the civilian population of Britain, especially children, from aerial bombing of British cities. 'Doing their bit' at home was an important way for those who were not actively fighting overseas to contribute to the success of the war. While there were many community initiatives in Oakville to contribute to the war effort on the home front, the founding and maintenance of Broxstowe House was one of the most significant.

The undivided form of Broxstowe House (which includes portions of all three existing properties) also supports the evolving historic character of the area, which consists of older farmsteads and estate houses to the 1910-1940s era houses from the Orchard Beach subdivision to more recent infill.

Summary of Heritage Attributes

Heritage attributes of all three properties relate to the portions of the undivided structure that existed during the most significant period of the undivided structure in the 1940s, when it was used as a home for evacuated British children during World War 2. This period features attributes related to the physical, historical and contextual value of the property.

Key exterior attributes of 86 Park Avenue which embody its physical, historical and contextual values include:

- Location facing Park Avenue;
- Two-storey form;
- Roof form with multiple gables;
- Concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;
- Half timber details in the gable ends;
- Remaining wood soffits and fascia;
- Remnants of front porch;
- Fenestration, including the remaining historic window sash and frames;
- Main and side entrances, including the historic doors;
- One-storey projection on the south elevation with second storey walk-out.

(note: the enclosed sunroom is not a heritage attribute)

Key exterior attributes of 88 Park Avenue which embody its physical, historical and contextual values include:

- Location and foot print of the one-storey 'addition' to the undivided house;
- Rug brick, one-and-a-half-storey chimney;
- Rug brick-clad concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;
- Remaining historic fenestration on the first storey, including the small-pane window sash and frames.

(note: the second storey addition is not a heritage attribute)

Key exterior attributes of 474 Lakeshore Road East which embody its physical, historical and contextual values include:

- Location facing Lakeshore Road East;
- Two-storey form;
- Roof form with multiple gables;

- Concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;
- Half timber details in the gable ends;
- Remaining wood soffits and fascia;
- Fenestration, not including windows sash and frames;
- Tudor Revival style garage, including: stucco cladding; half timber details in the gable ends; fenestration including windows sash and frames; and garage doors.

(note: the two-storey addition from the 1980s is not a heritage attribute)



Explanatory Note

Re: Heritage Designation By-law No. 2013-093

By-law No. 2013-093 has the following purpose and effect:

To designate the Broxstowe House located at 474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue as properties of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, c. O.18, Part IV, section 29.

NOTICE OF HERITAGE DESIGNATION

On November 12, 2013, Oakville Town Council resolved to pass By-law 2013-093 to designate the following properties under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18 as properties of cultural heritage value and interest:

Broxstowe House

474 Lakeshore Road East

Part of Lots 2, 3, 4, 5 and 6, Plan 110, and Part of Lane between Lots 3 and 5, Plan 110, as in 296992

Town of Oakville, Regional Municipality of Halton

88 Park Avenue

Part of Lots 4 and 5, Plan 110, and Part of Lane between Lots 4 and 5, Plan 110, as in 703244

Town of Oakville, Regional Municipality of Halton

86 Park Avenue

Part of Lots 5, 6 and 7, Plan 110, as in 507294, Part of Lane, Plan 110, designated as Part 27 on Plan 20R-4200, and Part of Lane, Plan 110, designated as Part 2 on Plan 20R-8649, closed by 266487

Town of Oakville, Regional Municipality of Halton

Description of Property – Broxstowe House

The three units that comprise the historic 'Broxstowe House' are located at 474 Lakeshore Road East, 86 Park Avenue and 88 Park Avenue, around the south west corner of Lakeshore Road and Park Avenue.

Statement of Cultural Heritage Value or Interest

These three properties have collective physical value as the former Broxstowe House, a circa 1920s residence, which was rebuilt or added on to a pre-1900 farmhouse. In its undivided form, the Broxstowe House utilizes several Tudor Revival design elements and features. These include the stucco-clad structure, original half-timbering details in the gable ends, tall windows, diamond pane windows and high cross gable roof with gabled dormers.

The undivided house (which includes portions of all three existing properties) has significant historical value for its historic use as a home for young British evacuees during World War 2. The house and surrounding estate, was formerly the summer home of Lieutenant Colonel Henry Thompson Brock (1859-1933) and Anna Maude Cawthra Brock (1861-1943) of Toronto. Anna Maude Cawthra Brock donated the property to a Board of Trustees to become a safe place for British school children during the war. Broxstowe House accommodated 10-15 English schoolboys between 1940 and 1944.

The home was a community supported endeavor to help protect the civilian population of Britain, especially children, from aerial bombing of British cities. 'Doing their bit' at home was an important way for those who were not actively fighting overseas to contribute to the success of the war. While there were many community initiatives in Oakville to contribute to the war effort on the home front, the founding and maintenance of Broxstowe House was one of the most significant.

The undivided form of Broxstowe House (which includes portions of all three existing properties) also supports the evolving historic character of the area, which consists of older farmsteads and estate houses to the 1910-1940s era houses from the Orchard Beach subdivision to more recent infill.

Summary of Heritage Attributes

Heritage attributes of all three properties relate to the portions of the undivided structure that existed during the most significant period of the undivided structure in the 1940s, when it was used as a home for evacuated British children during World War 2. This period features attributes related to the physical, historical and contextual value of the property.

Key exterior attributes of 86 Park Avenue which embody its physical, historical and contextual values include:

- Location facing Park Avenue;
- Two-storey form;
- Roof form with multiple gables;
- Concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;
- Half timber details in the gable ends;
- Remaining wood soffits and fascia;
- Remnants of front porch;
- Fenestration, including the remaining historic window sash and frames;
- Main and side entrances, including the historic doors;
- One-storey projection on the south elevation with second storey walk-out.

(note: the enclosed sunroom is not a heritage attribute)

Key exterior attributes of 88 Park Avenue which embody its physical, historical and contextual values include:

- Location and foot print of the one-storey 'addition' to the undivided house;
- Rug brick, one-and-a-half-storey chimney;
- Rug brick-clad concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;

- Remaining historic fenestration on the first storey, including the small-pane window sash and frames.

(note: the second storey addition is not a heritage attribute)

Key exterior attributes of 474 Lakeshore Road East which embody its physical, historical and contextual values include:

- Location facing Lakeshore Road East;
- Two-storey form;
- Roof form with multiple gables;
- Concrete block foundation;
- Exterior cladding of stucco painted white with dark brown details;
- Half timber details in the gable ends;
- Remaining wood soffits and fascia;
- Fenestration, not including windows sash and frames;
- Tudor Revival style garage, including: stucco cladding; half timber details in the gable ends; fenestration including windows sash and frames; and garage doors.

(note: the two-storey addition from the 1980s is not a heritage attribute)

Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, extension 3870 or by email at sschappert@oakville.ca.