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September 13, 2018

VIA REGULAR MAIL

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

ONTARIO HERITAGE TRUST

SEP 20 2018


RECEIVED

**Subject: Notice of Intention to Designate
Pullen House
420 Randall Street
Part of Lots 257 and 258 and part of Reserve I, Plan 113, designated
as Parts 3 and 5 on Plan 20R-20776
Oakville, Ontario**

Attached please find the Notice of Intention to Designate the above-mentioned property which is served upon you in accordance with section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.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, Oakville, Ontario, L6H 0H3 no later than **October 15, 2018**.

Sincerely,


Susanna Willie
Planning Clerk/Legislation

Encls.

Cc: Vicki Tytaneck, Town Clerk
Mark H. Simeoni, Director of Planning Services
Nadia Chandra, Assistant Town Solicitor
Diane Childs, Manager, Policy & Heritage Planning, Planning Services
Carolyn Van Sligtenhorst, Heritage Planner

To be the most livable town in Canada.

NOTICE OF INTENTION TO DESIGNATE

On August 7, 2018, 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:

Pullen House
420 Randall Street, Oakville, Ontario
Part of Lots 257 and 258 and part of Reserve 1, Plan 113, designated as Parts 3 and 5 on
Plan 20R-20776, Oakville

Description of Property

The Pullen House is located on the south side of Randall Street east of Watson Avenue. The property contains an Arts and Crafts style 2 ½ storey house constructed c.1911.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The subject property has cultural heritage value for its c.1911 Arts and Crafts style house, known as the Pullen House. The house is a significant and increasingly rare example of the Arts and Crafts style within Oakville.

The house is a 2 ½ storey wood-framed structure built in the Arts and Crafts style, an architectural style prevalent between 1890 and 1940. As a reaction to the dehumanization of the Industrial Age, the Arts and Crafts movement focused on craftsmanship, connection to nature and purposeful designs. Houses were designed to fit into their natural environment, with their orientation and fenestration designed to capture sunlight and provide comfortable, beautiful spaces. Architectural details were well-crafted and finely proportioned without being ostentatious. Architects and designers rejected modern methods and materials, focusing instead on traditional techniques and nature-inspired designs.

The Pullen House is a good example of the Arts and Crafts style and includes many of the natural materials and intricately designed details typical of the style. The rectangular house features a high-pitched cross-gabled roof with shed dormers and extended and exposed eaves. The house is clad in stucco on the first storey and wood shingles above. Three tall red brick chimneys penetrate the east, west and south roof lines of the house, in an asymmetrical fashion consistent with the Arts & Crafts style. Wood casement windows are located on all three floors of the house, primarily in a four-pane and six-pane casement configuration. The house also includes lead-paned glass windows in a rectangular pattern.

residential character of the area. The house was one of the very first to be constructed in Brantwood and is a very rare example of a house constructed prior to World War I in the area.

As a prominent home along Randall Street and Watson Avenue, the house continues to act as a landmark in the area. The views of the house from the corner of Randall Street and Watson Avenue and from along Randall Street are important as they allow the historical and physical connection between these streets and the home to be retained.

Description of Heritage Attributes

Key attributes of the property which embody the physical, historical and contextual significance of the house include the following attributes, as they relate to all exterior elevations of the original c.1911 two and a half storey portion of the house and all exterior elevations of the two-storey north wing of the house:

- The form and structure of the house;
- The form of the high-pitched cross-gable roof with shed dormers and extended and exposed wood eaves;
- Three red brick chimneys;
- Wood windows and lead-paned windows;
- Wood trim;
- Stucco cladding and wood shingle cladding;
- The historic and current location of the building on the property and its orientation with the front of the house facing Watson Avenue;
- Views of the front (west) elevation of the house from the corner of Watson Avenue and Randall Street and from along Randall Street, in accordance with the View Easement registered on the property.

The two-storey east addition constructed in 1979 is not considered to be a heritage attribute.

Any objection to this designation must be filed no later than October 15, 2018. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca

The last date to file a notice of objection is October 15, 2018.