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November 15, 2023

VIA EMAIL

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

**Subject: Heritage Designation
By-law 2023-147
359 Douglas Avenue, Oakville, Ontario**

RECEIVED
2023/11/15
(YYYY/MM/DD)
Ontario Heritage Trust

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2023-147 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 November 13, 2023, Oakville Town Council resolved to pass By-law 2023-147 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:

Irving House
359 Douglas Avenue
PART LOTS 177 and 178, PLAN 113; TOWN OF 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 December 15, 2023.

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.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-147

A by-law to designate the Irving House at 359 Douglas Avenue 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 Irving House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 11, 2023, has caused to be served on the owner of the lands and premises at 359 Douglas Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Irving House at 359 Douglas Avenue 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 October 13, 2023, 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.

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PASSED this 13th day of November, 2023

MAYOR

CLERK

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SCHEDULE "A" TO
BY-LAW 2023-147

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

Irving House
359 Douglas Avenue
PART LOTS 177 and 178, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0046

SCHEDULE "B" TO
BY-LAW 2023-147

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 359 Douglas Avenue is located on the southeast corner of Douglas Avenue and Macdonald Road in the Brantwood neighbourhood. The property contains a circa 1912 two-storey brick and stucco-clad house known as the Irving House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of an Arts and Crafts era house with Queen Anne and Tudor Revival architectural influences. The home was built around 1912 with characteristics of a Queen Anne design such as a polygonal tower with conical peak, asymmetrical façade, top heavy chimney with dentil brick details, and flared eaves, most noticeable on the front and back dormers, porch, and tower. Its Tudor Revival influences include: a covered porch from the extended side gabled roof, a brick first storey with heavily textured stucco and timbered second storey, wooden brackets on the four corners under the roof, wooden verandah railings, porch columns, stone window lintels, and top-hung casement windows. Most of the original elements are still intact. This home is a unique example of these popular building styles in 1910s Ontario.

Historical and Associative Value

The house has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Brantwood'. The property still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact Brantwood neighbourhood. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful, and modern neighbourhood in which to construct their own cottage or stately home. The property is also associated with Albert Frederick Ford, the home's builder who constructed homes in the Brantwood survey and contributed to the early house styles of the neighbourhood that have persisted through the decades. Many Oakville homes were not designed by well-known architects but rather were built by local builders and carpenters in vernacular styles. Albert Frederick Ford is an important example of a rather prolific local builder by Oakville standards, who helped to create the architectural character of the neighbourhood.

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Contextual Value

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It was one of the earliest buildings in the neighbourhood and is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house is on a corner lot and its presence adds to the character of the streetscape. This makes its presence even more important for the protection of Brantwood's historic character.

Description of Heritage Attributes

Key heritage attributes of the property at 359 Douglas Avenue that exemplify its cultural heritage value as an Arts and Crafts era house with Queen Anne and Tudor Revival architectural influences, as they relate to the original two-storey home, include:

- The massing and form of the two-storey building with its asymmetrical façade, sloped gable roof, polygonal tower with conical peak, and hipped front and rear dormers;
- Flared exposed wooden eaves with wooden fascia and wooden brackets;
- Red brick cladding with running bond pattern;
- Half-timbering wooden cladding with heavily textured stucco on the second storey, including faux wooden pegs;
- Front porch with tapered round wooden columns on brick piers, wooden beams, curved wooden railings, and decorative slatted skirting;
- Multi-paned wooden sash and casement windows with wooden storms and wooden trim;
- Concrete window and door lintels and sills; and
- Red brick chimney with dentil brick detail.