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September 19, 2023

VIA REGULAR MAIL

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

**Subject: Notice of Intention to Designate**  
**383 Douglas Avenue, Oakville, Ontario**

Enclosed please find the Notice of Intention to Designate served upon you in accordance with subsection 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Sincerely,

Francesca Piazza  
Legislative Coordinator

Encls.

cc: V. Tytaneck Town Clerk  
D. Perlin, Assistant Town Solicitor  
K. Biggar, Manager, Policy Planning, Planning Services  
C. Van Sligtenhorst, Supervisor of Heritage Conservation

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Ontario Heritage Trust

To be the most livable town in Canada.

### NOTICE OF INTENTION TO DESIGNATE

On September 11, 2023 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:

Peake House  
383 Douglas Avenue  
LOT 183, PLAN 113; TOWN OF OAKVILLE

#### Description of Property

The property at 383 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Spruce Street in the Brantwood neighbourhood. The property contains a circa 1918 one-and-half-storey brick and half-timbered house.

#### Statement of Cultural Heritage Value or Interest

##### Design Value or Physical Value:

The subject house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. The home was built around 1918 with characteristics of Craftsman and Period Revival architecture, such as an asymmetrical façade, a timbered first storey with stucco cladding, exposed eaves on the dormers and roof, wooden soffits, and bay windows with multipaned wooden windows. The building has been well maintained with many of its original features intact, making it a good representative example of an Arts and Crafts era home.

##### Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the 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 also has historical value for its associations with owners Alexander Peake, a well-known Toronto photographer, and Allan Morrison Masson, a former Oakville town councillor and mayor.

##### Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood, contributing to our

understanding of local early development and the goals of landowners in early 20<sup>th</sup> century Oakville.

#### Description of Heritage Attributes

Key attributes of the property at 383 Douglas Avenue that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman and Tudor Revival style influences, as they relate to the original one-and-a-half storey house, include:

- The massing and form of the one-and-a-half-storey side-gable roofed building with hip dormers, protruding bays, and open front porch;
- Exposed wooden eaves and wooden soffits and fascia;
- Stucco cladding with wooden half-timbering;
- Wooden cladding materials;
- Brick cladding, brick porch column, and brick chimney;
- Fenestration on the north, west and south elevation; wooden multipaned casement windows and wooden multipaned storm windows; and
- Wooden front door.

Any objection to this designation must be filed no later than October 13, 2023. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

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](mailto:carolyn.van@oakville.ca)

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