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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 2023-155
383 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 2023-155 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 2023-155 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

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 2023-155

A by-law to designate the Peake House at 383 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 Peake 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 383 Douglas Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Peake House at 383 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 a notice of objection to the proposed designation was served on the municipality by October 13, 2023, being the last date for filing an objection;

WHEREAS the Town Council considered the notice of objection and made the decision not to withdraw the notice of intention to designate within the timeline set out in the *Ontario Heritage Act* and passed this Designation By-law 2023-155 for the Property;

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.

PASSED this 13th day of November, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-155

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

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

PIN: 24806-0337

SCHEDULE "B" TO BY-LAW 2023-155

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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-a-half-storey frame house known as the Peake House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Peake 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. Built around 1918, the house contains elements of the Craftsman style including: its mix of natural materials, including wood, stucco and brick; the covered front porch recessed into the roof; multipaned casement windows, and exposed wooden eaves. Elements of the Tudor Revival Style include: pitched gable roof with dormers; deep roof overhangs; and the quintessential Tudor era half-timbering and stucco cladding. The house retains many of its original attributes and is a good representative example of an Arts and Crafts era home.

Historical and Associative Value

The Peake House has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Brantwood'. 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 subject house contributes to the story of Oakville's early 20th century residential development and its impact on the town's growth and development. The property also has cultural heritage 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 Peake House has contextual value because it defines, supports and maintains the residential character of the Brantwood neighbourhood. It was one of the earliest buildings in the neighbourhood and has cultural heritage value because it is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood. The building places the Brantwood area's origins in a specific

timeframe, helping to tell the larger story of Oakville and its development in the 20th century.

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 gable roofed building with hip dormers, extended eaves, protruding bays, and covered front porch;
- Exposed wooden eaves, soffits and fascia;
- Stucco cladding with wooden half-timbering;
- Wooden cladding on gables and dormers;
- Brick plinth course, brick porch column, and brick chimney;
- Fenestration on the north, west and south elevations;
- The presence of wooden multipaned casement and sash windows in the Arts and Crafts era style;
- The presence of a wooden front door in the Arts and Crafts era style.