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April 10, 2024

VIA EMAIL

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

RECEIVED
2024/04/10
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Notice of Intention to Designate
1099 Sixth Line, Oakville, Ontario**

Enclosed please find a copy of the Notice of Intention to Designate served upon you in accordance with Section 29(3)(a) 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

INTENTION TO DESIGNATE

On April 8, 2024, 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:

Louth House
1099 Sixth Line
CON 2 SDS PT LOT 15 RP 20R1703 PART 1; TOWN OF OAKVILLE

Description of Property

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property contains a circa 1927 Craftsman Bungalow-style one-and-a-half-storey house known as the Louth House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Louth House has design value as a representative example of a Craftsman Bungalow from the late 1920s. These low structures came out of the Arts and Crafts movement and emphasized the rustic textures of their natural materials. Craftsman attributes of the Louth House include: the massing of the historic one-and-a-half-storey house; stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; multipaned Arts and Crafts style windows and front door; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beams; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a humble yet charming structure and a good representative example of the Craftsman Bungalow style.

Historical and Associative Value

The Louth House has cultural heritage value for its association with prominent local citizens and stories, such as the Hagaman family and the Louth family. T.C. Hagaman, who owned the property and built the house, was a well-respected fruit farmer, who was known for his grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth was a golf professional and the first Head Professional at the Oakville Golf Club who gained recognition as a professional golfer locally, nationally and even internationally. The Louth family lived in the house for 67 years.

Contextual Value

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

Description of Heritage Attributes

Key heritage attributes of the property at 1099 Sixth Line that exemplify its cultural heritage value as a representative example of a late 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic to-and-a-half-storey house, include:

- The footprint, massing, and form of the historic one-and-a-half-storey house with intersecting gable roofs and gable dormer;
- Heavily textured traditional stucco cladding;
- Projecting eaves, wooden rafters, soffit, and fascia with wooden brackets under the eaves;
- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with wooden ceiling and floors, tapered wooden columns, and slightly arched wooden beams;
- Multi-coloured corduroy brick on front porch and along the house foundation; and
- External brick chimney on the south elevation.

Any objection to this designation must be filed no later than May 10, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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.

Issued at the Town of Oakville on April 10, 2024.