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HERITAGE DESIGNATION BY-LAW

On January 22, 2024, Oakville Town Council resolved to pass By-law 2024-010 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:

Westwood House
1072 Tanglewood Court
PT LT 21, CON 4 TRAFALGAR, SOUTH OF DUNDAS STREET, AS IN 705195;
OAKVILLE/TRAFALGAR

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 February 26, 2024

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.

Issued at the Town of Oakville on January 25, 2024.

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Ontario Heritage Trust

Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | oakville.ca

Vision: A vibrant and livable community for all





THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-010

A by-law to designate the Westwood House at 1072 Tanglewood Court 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 Westwood House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on October 16, 2023, has caused to be served on the owner of the lands and premises at 1072 Tanglewood Court, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Westwood House at 1072 Tanglewood Court 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 November 17, 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.

PASSED this 22nd day of January, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-010

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

Westwood House
1072 Tanglewood Court
PT LT 21, CON 4 TRAFALGAR, SOUTH OF DUNDAS STREET, AS IN
705195; OAKVILLE/TRAFALGAR

PIN: 24774-0177

SCHEDULE "B" TO BY-LAW 2024-010

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The Westwood House property is located at 1072 Tanglewood Court on the north side of Lakeshore Road West, west of Fourth Line. The property contains a late 19th century two-storey stone house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Westwood House has design and physical value as a vernacular building constructed with influences from the Late Georgian and Craftsman architectural styles. Constructed in the early to mid-1890s, the building's symmetrical massing, order, and formality are representative of classical Georgian style architecture. Craftsman style elements include its use of local stone, the deep and wide front porch, and deep projecting eaves. The house is a rare and unique example in Oakville of a house constructed completely of stone, with a mix of both local Lake Ontario lakestone and Humber River sandstone.

Historical and Associative Value

The Westwood House property has historical value because of its direct associations with the Heaven family who built and first occupied the subject building. The Heavens were affluent and well-connected individuals who owned a number of prominent houses in Oakville and Halton County, most of which still remain today as protected heritage properties. The property is also associated with the Teskey family who owned the property for over 40 years. Dr. Teskey served as a local doctor, providing much needed service to the local community.

Contextual Value

The Westwood House has contextual value because it is physically and historically linked to its surroundings. While the neighbourhood has grown and changed around the house, the building remains in its original location and its historic connection to Lakeshore Road is still evident. The building has cultural heritage value as it serves as a reminder of Trafalgar Township's early, predominantly agrarian culture; and the area's subsequent transition to a largely European-centric settlement during the 19th and 20th centuries.

Description of Heritage Attributes

Key attributes of the Westwood House that exemplify its value as a unique example of a vernacular late 19th century home built with influences from the Late Georgian and Craftsman architectural styles include the following, as they relate to the two-storey main structure, the one-storey north wing, and the one-storey south porch:

- The footprint and form of the house with hip-roofed two-storey structure, gable-roofed north wing, and flat-roofed south porch;
- Dichromatic stone construction using lakestone and sandstone, including stone chimneys, sills, lintels, steps, pillars, and all decorative stonework such as quoins and 'trimwork';
- Exposed wood eaves with decorative wood brackets;
- Fenestration of doors and windows on the west, south and east elevations of the two-storey structure and on the north elevation of the one-storey north wing; and
- Original front entrance including wood panelled door with circular window, wood panelled sidelights with oval windows, arched transom window, and wood columns and trimwork between these units.