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May 29, 2024

VIA EMAIL

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

RECEIVED
2024/05/29
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-081
Cedar Lodge
149 Dunn Street, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-081 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 May 21, 2024, Oakville Town Council resolved to pass By-law 2024-081 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:

Cedar Lodge
149 Dunn Street
PT LOT 3, BLK 89, PL 1, AS IN 641430; 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 June 28, 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 May 29, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-081

A by-law to designate Cedar Lodge at 149 Dunn Street 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 Cedar Lodge;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on March 4, 2024, has caused to be served on the owner of the lands and premises at 149 Dunn Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate Cedar Lodge at 149 Dunn Street 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 April 5, 2024, 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 21st day of May, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-081

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

Cedar Lodge
149 Dunn Street
PLAN 1 BLOCK 89 PT LOT 3; TOWN OF OAKVILLE
PIN: 24813-0095

SCHEDULE "B" TO BY-LAW 2024-081

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 149 Dunn Street is located on the southeast side of Dunn Street between Sumner Avenue and Randall Street. The property contains a circa 1877 two-storey vernacular house built with influences from the Regency and Gothic Revival styles, known as Cedar Lodge.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

Cedar Lodge has design and physical value as a representative example of an 1870s Oakville vernacular house with influences from the Regency and Gothic Revival styles. Prevalent in Ontario from 1830 to 1860, the Regency style was influenced by Indian temples and palaces and was adapted to meet the Ontario climate. The subject house originally included one of the more iconic details of this style, the front verandah with trellis-like supports which referenced the tropical villas of countries like India. The house also has influences from the Gothic Revival style, a style that incorporated different elements of the Gothic and medieval periods in England. Notable elements from the Ontario version of this style include the L-shaped form and massing of the original portion of the house, the simple gable roof design, the segmentally-arched 1/1 and 2/2 wood windows, the wide front porch, the bay window, and the front entrance with sidelights and transom window. The house exhibits design and features found on other vernacular homes in old Oakville and is a good representative example of a home built with influences from formal styles, but designed to fit the local climate and the needs of the homeowner.

Historical and Associative Value

Cedar Lodge has cultural heritage value for its connection to various well-known Oakville citizens, such as Charles and Mary Coote who built the house and owned the property for over 30 years. The Cootes owned and operated a general store, which still stands today on Lakeshore Road in downtown Oakville. The Cootes were well-known and involved citizens in late 19th and early 20th century Oakville and contributed to the early development of the town and its local commerce as businesspeople.

Contextual Value

Cedar Lodge has contextual value because it defines, supports, and maintains the character of Dunn Street and neighbouring streets. The house is located near two heritage conservation districts: Trafalgar Road Heritage Conservation District to the

northeast, and Downtown Oakville Heritage Conservation District to the west. The house is surrounded by other heritage buildings and its presence maintains and supports the surrounding character neighbourhoods like downtown Oakville. The property is physically, visually, and historically linked to its surroundings. It is an entry point to downtown and remains in its original location, and contributes to the local streetscape. Because of the house's location on the corner lot, it is a visual anchor point of the neighbourhood and its history.

Description of Heritage Attributes

Key heritage attributes of Cedar Lodge at 149 Dunn Street that exemplify its cultural heritage value as an example of an Oakville vernacular house with influences from the Regency and Gothic Revival styles, as they relate to the historic two-storey house, include:

- Form and massing of the house with gable roofs, one-storey porch and bay window on west elevation;
- Lakestone foundation above grade;
- The presence of heavily textured traditional stucco cladding;
- Wooden soffits and fascia;
- One-storey front verandah with decorative square wooden columns and wooden bargeboard;
- Fenestration of windows on all elevations;
- Historic wooden windows, wooden window trim and wooden louvered shutters;
- Front entrance with wooden panelled door, sidelights with wooden panels and windows, wooden transom window and wooden trim; and
- Brick chimney.