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HERITAGE DESIGNATION BY-LAW

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Ontario Heritage Trust

On June 10, 2024, Oakville Town Council resolved to pass By-law 2024-094 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
PT LT 15, CON 2 TRAFALGAR, SOUTH OF DUNDAS STREET, PART 1,
20R1703; 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 July 15, 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 June 13, 2024.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-094

A by-law to designate the Louth House at 1099 Sixth Line 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 Louth House;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on April 8, 2024, has caused to be served on the owner of the lands and premises at 1099 Sixth Line, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Louth House at 1099 Sixth Line 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 May 10, 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 10th day of June, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-094

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

Louth House
1099 Sixth Line
PT LT 15, CON 2 TRAFALGAR, SOUTH OF DUNDAS STREET, PART 1,
20R1703; TOWN OF OAKVILLE
PIN: 24881-0165

SCHEDULE "B" TO
BY-LAW 2024-094

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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 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 low 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 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 especially 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 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 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic two-and-a-half-storey house, include:

- The low 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 with wooden rafters, soffit, fascia and brackets;
- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with 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.