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August 14, 2024

VIA EMAIL

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

RECEIVED
2024/08/15
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-123
Hobbs House
399 Spruce Street, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-123 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 August 12, 2024, Oakville Town Council resolved to pass By-law 2024-123 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:

Hobbs House
399 Spruce Street
PT LTS 95, 96 & 97, PL 127, AS IN 463505; 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 September 13, 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 August 14, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-123

A by-law to designate the Hobbs House at 399 Spruce 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 the Hobbs House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on June 24, 2024, has caused to be served on the owner of the lands and premises at 399 Spruce Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Hobbs House at 399 Spruce 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 July 26, 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 12th day of August, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-123

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

Hobbs House
399 Spruce Street
PT LTS 95, 96 & 97, PL 127, AS IN 463505; OAKVILLE
PIN: 24806-0148

SCHEDULE "B" TO BY-LAW 2024-123

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 399 Spruce Street is located on the north side of Spruce Street between Douglas Avenue and Watson Avenue, in the Tuxedo Park subdivision. The property contains a 1917 two-storey Craftsman bungalow known as the Hobbs House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Hobbs House has design and physical value as a representative example of a Craftsman bungalow. The Craftsman style was inspired by the Arts and Crafts movement, which began in Britain as a reaction to the rapid growth of industry, promoting an architectural style that portrayed the home as a place of serenity in the natural environment. The house was built in 1917 with elements of this style, including: its two-storey massing with side gabled roof and central gabled dormer with deep overhang; a mix of materials, including buff brick cladding in a common bond pattern, wooden trim details, and dormer cladding of pebbledash and half timbering; wide front porch roof with wooden ceiling, curved wooden beams, brick piers, low wooden railings with rectangular posts and square pickets; and the fenestration of windows on the east, south, and west elevations, notably the bay window on the east elevation.

Historical and Associative Value

The Hobbs House has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Tuxedo Park', and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. It is also located just outside of the Brantwood neighbourhood and adds to the heritage character of that subdivision, which stems from the same period. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

Contextual Value

The Hobbs House has contextual value because it defines, supports and maintains the character of the Tuxedo Park and Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhoods and places the area's origins in a specific timeframe. The house was one of the earliest built in the area and one of the first in the Tuxedo Park subdivision specifically. As an anchor point in the neighbourhood, this house helps to define the

original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

Description of Heritage Attributes

Key heritage attributes of the property at 399 Spruce Street that exemplify its cultural heritage value as an early Craftsman bungalow from the Arts and Crafts era, as they relate to the west, south and east elevations of the historic two-storey brick house, include its:

- Massing and rectangular form with side gabled roof with small front gable, central gabled dormer, wide front porch, bump out on west elevation and bay window on east elevation;
- Buff brick cladding and chimney on east elevation;
- Deep roof overhangs with wooden soffits and fascia;
- Dormer cladding of pebbledash and wooden half timbering;
- Front porch with wooden ceiling, curved wooden beams, brick piers, and low wooden railing;
- Fenestration of windows on the west, south and east elevations;
- The presence of multipaned windows in the Arts and Crafts style; and
- Concrete windowsills.