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OAKVILLE

October 6, 2011

VIA REGULAR MAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3



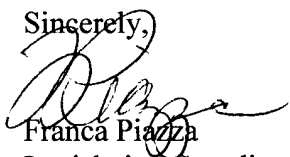
Subject: Notice of Heritage Designation
376 Douglas Avenue, Oakville, Ontario

This is to address the error in my earlier letter to you, also dated October 6, 2011.

Enclosed was the Notice of Heritage Designation together with By-law 2011-097 with respect to the heritage designation of 376 Douglas Avenue, Oakville, Ontario which was served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18. It was not an Amendment to the Designating By-law.

Please contact the undersigned if you have any questions with respect to this matter.

Sincerely,



Franca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
N. Chandra, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
S. Schappert, Heritage Planner

Town of Oakville
P.O. Box 310, 1225 Trafalgar Road
Oakville, Ontario L6J 5A6
Tel. 905-845-6601
www.oakville.ca Fax No. (905) 338-4230



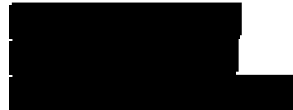
OAKVILLE

ONTARIO HERITAGE TRUST
OCT 06 2011
RECEIVED

October 6, 2011

VIA COURIER

Ontario Heritage Trust
10 Adelaide street East
Toronto, ON M5C 1J3



Dear Sirs:

**Subject: By-law 2011-097, Amendment of Designating By-law
376 Douglas Avenue, Oakville, Ontario**

Attached please find By-law 2011-097 with respect to the amendment of the heritage designation for 376 Douglas Avenue, Oakville, Ontario which is served upon you in accordance with section 30.1(9) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Franca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
N. Chandra, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
S. Schappert, Heritage Planner



NOTICE OF HERITAGE DESIGNATION

**Thornton House
376 Douglas Avenue**

TAKE NOTICE that Oakville Town Council, on September 26, 2011, resolved to pass By-law 2011-097 to designate the property at 376 Douglas Avenue described as Lot 67, Plan 113; Oakville under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

Cultural Heritage Value and Interest:

The Thornton House at 376 Douglas Avenue has design and physical value as a good representation of a vernacular 1920s Oakville bungalow inspired by the Arts and Crafts design movement. These characteristics include the use of brick and textured stucco cladding, grouped multi-paned windows and broad roof sweeping over the large verandah with recessed entrance.

The property is directly associated with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The property was built in the mid to early phase of the subdivision and contributes to the value of this relatively intact historic development. Thomas and Alice Thornton likely constructed the house sometime between 1913 and 1922. Thomas was a local printer and the property was in Alice's name until her passing in 1944. The property purchased by Peter Rea in 1952, a local bank manager, and remained in the Rea family until 2011.

The subject house is important in supporting and maintaining the historic residential character of the Brantwood area, as the property is functionally and historically linked to the surrounding residential neighbourhood. The houses in this area range in age and architectural style, dating from the early to mid-20th century. Many of the houses on Douglas Avenue are Craftsman-inspired or Period Revivals (such as Tudor Revival) built between 1910 and 1940, making the subject house one of the older homes on the street.

Description of Heritage Attributes:

The Reasons for Designation include the following heritage attributes. These attributes apply to all elevations and the roof of the original brick portion of the house, together with construction materials of concrete, brick, stucco and wood, and their related building techniques.

Key exterior attributes of the house that reflect the cultural heritage value of the property are:

- form of the original 1- ½ storey house;
- poured concrete foundation;
- steeply pitched gable roof;
- the placement of the shed dormer window on the roof;
- wide wood eaves, exposed rafter tails, soffits and fascia;
- brick chimneys;
- all historic wood windows;
- rough faced stone sills and lintels on the first storey;
- wood trim, surrounds and sills on the second storey;
- brick voussoirs;
- exterior entrance doors, including entrance door within enclosed porch;
- brick and stucco clad exterior walls (not including rear addition);
- enclosed front porch, including wood walls, windows and columns.

Note:

The designation of the subject house under the *Ontario Heritage Act* is not intended to prevent the owners from undertaking a restoration of the front porch to remove the current enclosure and replacement of the columns with those appropriate to the architecture of the house.

MORE INFORMATION: Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, extension 3870 or by email at sschappert@oakville.ca

Cathie Best, Town Clerk



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2011-097

A by-law to designate the Thornton House at 376
Douglas Avenue as a property of historical,
architectural and/or contextual significance.

WHEREAS pursuant to 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 municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

376 Douglas Avenue
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Thornton House at 376 Douglas Avenue and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

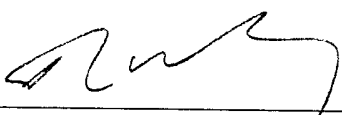
COUNCIL ENACTS AS FOLLOWS:


1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Thornton House
376 Douglas Avenue
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 26th day of September, 2011



Rob Burton MAYOR

Vicki Tytaneck A/CLERK



**SCHEDULE "A" TO
BY-LAW 2011-097**

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

Thornton House
Lot 67, Plan 113; OAKVILLE
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO BY-LAW 2011-097

STATEMENT OF SIGNIFICANCE

Description of Property – Thornton House, 376 Douglas Avenue

The Thornton House is located at 376 Douglas Avenue on the west side of Douglas between Spruce Street and MacDonald Avenue. The house is a 1-½ storey bungalow with walls clad in brick and textured stucco. The side gable roof with asphalt shingles is broken by shed dormer on the front elevation.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Thornton House at 376 Douglas Avenue has design and physical value as a good representation of a vernacular 1920s Oakville bungalow inspired by the Arts and Crafts design movement. These characteristics include the use of brick and textured stucco cladding, grouped multi-paned windows and broad roof sweeping over the large verandah with recessed entrance.

Historical Value or Associative Value

The property is directly associated with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The property was built in the mid to early phase of the subdivision and contributes to the value of this relatively intact historic development. Thomas and Alice Thornton likely constructed the house sometime between 1913 and 1922. Thomas was a local printer and the property was in Alice's name until her passing in 1944. The property purchased by Peter Rea in 1952, a local bank manager, and remained in the Rea family until 2011.

Contextual Value

The subject house is important in supporting and maintaining the historic residential character of the Brantwood area, as the property is functionally and historically linked to the surrounding residential neighbourhood. The houses in this area range in age and architectural style, dating from the early to mid-20th century. Many of the houses on Douglas Avenue are Craftsman-inspired or Period Revivals (such as



Tudor Revival) built between 1910 and 1940, making the subject house one of the older homes on the street.

Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes. These attributes apply to the north, east, west and south elevations and the roof of the remaining portion of the house, including all four facades, entrances, windows and trim, together with construction materials of wood, brick, stone, stucco and their related building techniques.

Key exterior attributes of the house that reflect the cultural heritage value of the property are:

- form of the original 1- ½ storey house;
- poured concrete foundation;
- steeply pitched gable roof;
- the placement of the shed dormer window on the roof;
- wide wood eaves, exposed rafter tails, soffits and fascia;
- brick chimneys;
- all historic wood windows;
- rough faced stone sills and lintels on the first storey;
- wood trim, surrounds and sills on the second storey;
- brick voussoirs;
- exterior entrance doors, including entrance door within enclosed porch;
- brick and stucco clad exterior walls (not including rear addition);
- enclosed front porch, including wood walls, windows and columns.

Note:

The designation of the subject house under the *Ontario Heritage Act* is not intended to prevent the owners from undertaking a restoration of the front porch to remove the current enclosure and replacement of the columns with those appropriate to the architecture of the house.

Explanatory Note

Re: Heritage Designation By-law No. 2011-097

By-law No. 2011-097 has the following purpose and effect:

To designate the Thornton House located on the property 376 Douglas Avenue as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.