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OAKVILLE

October 23, 2012

VIA COURIER

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

[REDACTED]
[REDACTED]
474 Lakeshore Road East
Oakville, ON L6J 1K2

[REDACTED]
[REDACTED]
88 Park Avenue
Oakville, ON L6J 3X8

[REDACTED] [REDACTED] [REDACTED] [REDACTED]
86 Park Avenue
Oakville, ON L6J 3X8

**Subject: Notice of Intention to Designate
474 Lakeshore Rd. E., 86 Park Ave. and 88 Park Ave., Oakville, Ontario**

Attached please find the Notice of Intention to Designate the above noted properties which is served upon you in accordance with section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.18, (the "Act").

Pursuant to section 29(4.1) of the Act any person who objects to the proposed designation must file a notice of objection to the designation with the Town Clerk at 1225 Trafalgar Road, Oakville, Ontario L6H 0H3, no later than **November 23, 2012**.

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 INTENTION TO DESIGNATE

**474 Lakeshore Road East, 86 Park Avenue and 88 Park Avenue,
Oakville, Ontario
Broxstowe House**

TAKE NOTICE that on Tuesday, October 22, 2012, Oakville Town Council resolved to pass a Notice of Intention to Designate for 474 Lakeshore Road East, Oakville (PLAN 110, PT LOTS 2,3,5,6), 86 Park Avenue, Oakville (PLAN 110, PT LOTS 5,6,7 & PT CLSD LANE RP 20R4200 PART 27 RP 20R8649 PART 2) and 88 Park Avenue, Oakville (PLAN 110, PT LOTS 4,5) under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 18, as properties of cultural heritage value and interest.

Description of Property

The three units that comprise the historic 'Broxstowe House' are located at 474 Lakeshore Road East, 86 Park Avenue and 88 Park Avenue, around the south west corner of Lakeshore Road and Park Avenue.

Statement of Cultural Heritage Value or Interest

These three properties have architectural value for the Broxstowe House, which in its undivided form, is a representative example of a circa 1920s residence with Tudor Revival details, which was rebuilt or added on to a pre-1900 farmhouse. This stucco-clad structure, although altered, has Tudor Revival elements, including decorative half-timbering details (some in wood, some painted), tall windows, diamond pane windows and high cross gable roof with gabled dormers.

The undivided house (which includes portions of all three existing properties) has significant historical value for its historic use as a home for young British evacuees during World War 2. The house and surrounding estate, formerly the summer home of the Brock family of Toronto, was donated to a Board of Trustees to become a safe place for British school children during the war. Broxstowe House accommodated 10-15 English schoolboys between 1940 and 1944.

The home was a community supported endeavor to help protect the civilian population of Britain, especially children, from aerial bombing of British cities. 'Doing their bit' at home was an important way for those who were not actively fighting overseas to contribute to the success of the war. While there were many community initiatives in Oakville to contribute to the war effort on the home front, the founding and maintenance of Broxstowe House was one of the most significant.

The undivided form of Broxstowe House (which includes portions of all three existing properties) also supports the evolving historic character of the area, which consists of older farmsteads and estate houses to the 1910-1940s era houses from the Orchard Beach subdivision to more recent infill.

Summary of Heritage Attributes

Heritage attributes of all three properties relate to the portions of the undivided structure that existed during the most significant period of the undivided structure in the 1940s, when it was used as a home for evacuated British children during World War 2.

Key exterior attributes of 86 Park Avenue which embody its physical and historical significance include:

- 2 storey form with Tudor Revival details;
 - Roof form with multiple gables;
 - Concrete block foundation;
 - Painted stucco exterior cladding;
 - Half timber details;
 - Remaining wood soffits and fascia;
 - Remnants of front porch;
 - Fenestration, including any remaining historic windows;
 - Entrances, including any remaining historic doors;
 - 1 storey projection on the south elevation with second storey walk-out.
- (note: the enclosed sunroom is not a heritage attribute)

Key exterior attributes of 88 Park Avenue which embody its physical and historical significance include:

- Foot print of the one-storey 'addition' to the undivided house;
 - Brick-clad concrete block foundation;
 - Painted stucco exterior cladding;
 - Any remaining historic fenestration on the first storey.
- (note: the second storey addition is not a heritage attribute)

Key exterior attributes of 474 Lakeshore Road East which embody its physical and historical significance include:

- 2 storey form with Tudor Revival details;
 - Roof form with multiple gables;
 - Concrete block foundation;
 - Painted stucco exterior cladding;
 - Half timber details;
 - Remaining wood soffits and fascia;
 - Fenestration, including any remaining historic windows
 - Tudor revival style garage, including stucco cladding, half timber details, fenestration and garage doors.
- (note: the 2 storey addition from the 1980s is not a heritage attribute)

OBJECTIONS: Any objection to this designation must be filed no later than November 23, 2012. Objections should be directed to Cathie Best, Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

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.

Last Date to file Notice of Objection: November 23, 2012

Cathie Best, Town Clerk