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**NOTICE OF PROPOSED AMENDMENT TO DESIGNATION BY-LAW 1991-219, “A by-law to designate 78 Allan Street as a property of historical significance”**

On April 12, 2021, Oakville Town Council resolved to amend Heritage Designation By-law 1991-219, “A by-law to designate 78 Allan Street as a property of historical significance” for the following property under Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended:

78 Allan Street,  
Oakville, Ontario

Purpose and Effect of Proposed Amendment

The proposed amendment of By-law 1991-219, “A by-law to designate 78 Allan Street as a property of historical significance” is to clarify the statement explaining the property’s cultural heritage value or interest and the description of the property’s heritage attributes, and to revise the language of the by-law to make it consistent with the requirements of the *Ontario Heritage Act*.

The following is the amended Statement of Cultural Heritage Value or Interest:

*Design Value or Physical Value*

The property at 78 Allan Street has cultural heritage value for its late 19<sup>th</sup> century vernacular house which incorporates elements typical of 19<sup>th</sup> century residential Classical Revival style architecture. The medium pitch front gable roof has a deep wood cornice that terminates in simple eave returns. The building’s corners are decorated with wood pilasters that are topped by simple, unpretentious capitals. The front and rear façades are laid out in a two-bay configuration with an off-centre front entryway decorated by an ornate wood architrave. The house includes a mix of early and replacement wood windows in six-over-six configuration. Presently, the building is clad in wood siding, however historical records indicate that it once was clad in stucco.

The house remains one of the few Classical Revival style homes in Oakville, designed and built by early craftsmen using local materials. While not the traditional, definitive example of the style, these vernacular versions are considered to be significant as they help to tell the story of early European settlement in Oakville.

*Historical Value or Associative Value*

The subject property has cultural heritage value for its historical associations with the Connor and the McCraney families. The house was possibly constructed by James Connor, Jr. who

owned it for a period of time. James Connor, Jr. was the son of James Connor, Sr., a carpenter and joiner who is known to have built his own home at 75 Reynolds Street, one block west of the subject property. James Jr. and his brother William took up their father's trade and became carpenters too. Similarities in the Reynolds and Allan Street houses may also be indicative of the Connor family's involvement with the construction of the subject building.

Another owner of the house, William McCraney, M.P., was a businessman in the construction and lumber industries. He was also a politician and served as the Mayor of Oakville and as the federal Member of Parliament for Halton. McCraney made significant financial contributions to various churches and public buildings in Oakville and developed over 500 acres of land throughout Canada. These included three sawmills in Halton and a large number of homes and buildings in and around Oakville. The property was also owned by multiple Chisholm family members, including Oakville's founder William Chisholm, and by William Sinclair Davis, a successful businessman and real estate broker who became one of Oakville's wealthiest men.

#### *Contextual Value*

The property has contextual heritage value because it helps to define, maintain and support the area's character. While records indicate that the house was likely moved to this lot in the 1920s, the house has still been a part of the fabric of the local streetscape for over a century. The house is physically, visually and historically linked to its surroundings and, along with the neighbouring houses to the south, is part of a grouping of heritage buildings that characterize the street.

The property also has contextual associations with the ancestors of the Mississaugas of the Credit who used the land prior to European settlement of this area. The property is contextually significant as a reminder of not only the development of the area by early settlers, but also of the land's association with Indigenous peoples for centuries prior to European settlement.

#### The following is the amended Description of Heritage Attributes:

Key attributes of the 1 ½ storey frame house which embody the cultural heritage value of the property include:

- The rectangular form of the house and its medium pitch front gable roof;
- Fenestration of the windows and front door;
- Horizontal wood cladding;
- Wood corner pilasters with capitals;
- Ornate front entryway architrave with transom window;
- 6/6 wood windows and wood window trim; and
- Wood soffits, fascia, deep cornice, and simple eave returns.