



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-072

A by-law to amend By-law 1991-219, being a by-law to designate 78 Allan Street as a property of historical significance, to amend the by-law to make it consistent with the requirements of the Ontario Heritage Act.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to: clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations;

WHEREAS the Council for the Town of Oakville on September 9, 1991 passed By-law 1991-219, being "A by-law to designate 78 Allan Street as a property of historical significance";

WHEREAS the Council for the Town of Oakville on April 12, 2021, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 1991-219 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 OHA;

WHEREAS the Council for the Town of Oakville on April 12, 2021, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 1991-219 to be served on the owners of the lands and premises at 78 Allan Street and upon the Ontario Heritage Trust with an explanation of the purpose and effect of the proposed amendment and an indication that the owner may, within 30 days of receiving the Notice (by May 17, 2021), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

WHEREAS no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before May 17, 2021;

WHEREAS pursuant to subsection 30.1(7) of the OHA, the Council of the Town of Oakville may now pass the proposed amending bylaw;

COUNCIL ENACTS AS FOLLOWS:

1. That Schedule "A" of By-law 1991-219 be deleted and replaced with Schedule "B" attached hereto; and
2. That Schedule "B" of By-law 1991-219 be deleted and replaced with Schedule "A" attached hereto.

PASSED this 5th day of July, 2021

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2021-072

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

78 Allan Street
Part Lot C, Block 34, Plan 1, as in 784224, Town of Oakville

SCHEDULE “B” TO
BY-LAW 2021-072

STATEMENT OF SIGNIFICANCE

Description of Property – 78 Allan Street

The property is located on the southwest corner of Robinson and Allan streets. The property contains a 1 ½ storey wood frame house.

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 19th century vernacular house which incorporates elements typical of 19th century Classical Revival style architecture. The front and rear façades are laid out in a two-bay configuration with an off-centre front entryway. The medium pitch front gable roof has a deep wood cornice that terminates in simple eave returns. The house is clad in horizontal wood siding, though it was historically clad in stucco, and the building’s corners are decorated with wood pilasters that are topped by simple, unpretentious capitals. The house has historic wood windows in 6/6 configuration and the front door is decorated by an ornate wood architrave. Many of these wood elements have been replaced over the years but their general design and wood material are important as they retain the structure’s Classical Revival style.

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.

Description of Heritage Attributes

Key attributes of the property which embody its cultural heritage value include the following attributes, as they relate to the 1 ½ storey frame portion of the structure:

- The rectangular form of the house and its medium pitch front gable roof;
- Fenestration of the windows and front door;
- The use of horizontal wood or traditional 3-coat stucco as cladding;
- The use of wood and the general design of the corner pilasters with capitals;
- The use of wood and the general design of the soffits, fascia, deep cornice, and simple eave returns;
- The use of wood and the general design of the ornate front entryway architrave with transom window opening; and
- The historic 6/6 wood windows.