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DRAFT NOTICE OF INTENTION TO DESIGNATE

On September 11, 2023 Oakville Town Council resolved to pass a Notice of Intention 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:

Irving House
359 Douglas Avenue
PART LOTS 177 and 178, PLAN 113; TOWN OF OAKVILLE

Description of Property

The property at 359 Douglas Avenue is located on the southeast corner of Douglas Avenue and Macdonald Road in the Brantwood neighbourhood. The property contains a circa 1912 two-storey brick and rough clad house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of an Arts and Crafts influenced house with Queen Anne and Tudor Revival architectural influences. The home was built around 1912 with characteristics of a Queen Anne design such as a polygonal tower with conical peak, asymmetrical façade, top heavy chimney with dentil brick details, and flared eaves, most noticeable on the front and back dormers, porch, and tower. Its Tudor Revival influences include: a covered orch from the extended end-gabled roof, a brick first storey with a roughclad and timbered second storey, wooden brackets on the four corners under the roof, wooden verandah railings, porch columns, stone window lintels, and top-hung casement windows. Many of these elements are still intact. This home is a unique example of popular buildings styles in the 1910s in Ontario at the time.

Historical and Associative Value

The home has cultural heritage value for its direct associations with the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. It was one of the earliest buildings on in the neighbourhood and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. Its presence contributes to the relatively intact historic development of Brantwood. The property yields information that contributes to the understanding of the development of the local community. The property is also associated with Albert Frederick Ford, the home's builder who constructed heritage homes in the Brantwood survey and contributed to the early house styles of the neighbourhood that have persisted through the decades. Many Oakville homes were not designed by well-known architects but rather were built by local builders and carpenters in vernacular styles. Albert

Frederick Ford is an important example of a local builder who helped to build the architectural character of the neighbourhood.

Contextual Value

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It was one of the earliest buildings in the neighbourhood and is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house is on a corner lot and its presence adds to the character of the streetscape. This makes its presence even more important for the protection of Brantwood's historic character.

Description of Heritage Attributes

Key heritage attributes of the property at 359 Douglas Avenue that exemplify its cultural heritage value, as they relate to the original two-storey home, include:

- The massing and form of the two-storey building with its asymmetrical façade, sloped gable roof, polygonal tower with conical peak, and hipped dormers;
- Flared exposed wooden eaves with wooden fascia and wooden brackets;
- Red brick cladding with running bond pattern;
- Half-timbering cladding, including pebbledash and wood elements, on the second storey;
- Front porch with tapered round wooden columns on brick plinths, wooden beams, curved wooden railings, and decorative slatted skirting;
- Multi-paned wooden sash and casement windows with wooden storms and wooden trim;
- Concrete window and door lintels and sills; and
- Red brick chimney with dentil brick detail.

Any objection to this designation must be filed no later than **October XX, 2023**. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca

The last date to file a notice of objection is **October XX, 2023**.