



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-120

A by-law to designate the Lunau House at 405 Galt Avenue as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, 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 property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Lunau House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on July 10, 2023, has caused to be served on the owner of the lands and premises at 405 Galt Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Lunau House at 405 Galt Avenue as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by August 14, 2023, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 11th day of September, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-120

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

Lunau House
405 Galt Avenue
PART LOTS 201 and 202, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0063

SCHEDULE "B" TO
BY-LAW 2023-120

STATEMENT OF SIGNIFICANCE

Description of Property

The property at 405 Galt Avenue is a large property located on the north side of Galt Avenue, between Douglas Avenue and Watson Avenue in the Brantwood neighbourhood. The property contains a two-and-a-half storey brick house built in 1928.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of the Colonial Revival architectural style popular in Ontario in the early- to mid-20th century. The house was built in 1928 with a typical Colonial Revival style symmetrical façade with centered front and rear dormers and a side-gabled roof. It has a symmetrical fenestration around the entire house, and a centered door with covered porch supported by full height columns. The home has unique matching Colonial-style balustrades on the north and south sides of the home and quarter lunette windows on the north and south elevations.

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. 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 and demonstrates the types of architectural styles and thinking that were popular at the time, in this case the late 1920s and early 1930s. It is connected to two local families, both of which lived in the home for extended periods of time. E.P. Lunau had the home built for his family when he owned the property. He went on to be a local dry goods merchant in Oakville for over twenty years and operated a store in downtown Oakville. The building, called the Lunau Block, was built in 1922 and still stands today. The Bovey family purchased the home in 1978 and lived there until 2022.

Contextual Value

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighborhood. It is particularly important on Galt Avenue, as several older homes have been redeveloped and empty lots filled with newer homes. It is physically, functionally, visually, and historically

linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe, helping to tell the larger story of Oakville and its development in the 20th century.

Description of Heritage Attributes

Key heritage attributes of the property at 405 Galt Avenue that exemplify its cultural heritage value, as they relate to the two-and-a-half storey house and the two one-storey side wings, include:

- The symmetrical massing and form of the two-and-a-half storey gable-roofed building anchored by the two one-storey flat-roofed wings;
- Two gable-roofed dormers clad in wood shingles with wood cornice, soffits, and cornice returns;
- Multi-coloured brick cladding in running bond, including brick headers above doors and windows;
- Two matching brick chimneys;
- Front gable-roofed porch with six round tapered columns and two half square tapered columns, wood soffits, wood fascia, and wood trim;
- Front entrance with paneled wood door, sidelights with wood panels and leaded glass, and triple fanlight with spiderweb-style leaded glass;
- Fenestration of the windows and doors on all elevations, excluding the second storey door on the east elevation;
- The use of 6/1 wood windows with simple wood trim throughout the house;
- Four quarter lunette windows on the north and south elevations;
- Stone window and door sills;
- Wood soffits, fascia, and frieze; and
- The design, shape and of the balustrades over the one-storey side wings.

The two-storey rear sunroom addition and one-storey detached garage are not considered to be of significant cultural heritage value.