



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-005

A by-law to designate the Miller House at 361 Macdonald Road 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 Miller House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on November 13, 2023, has caused to be served on the owner of the lands and premises at 361 Macdonald Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Miller House at 361 Macdonald Road 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 December 15, 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 4th day of March, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-005

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

Miller House
361 Macdonald Road
Part Lots 58 & 59, Plan 113; As In 347520; OAKVILLE
PIN: 24806-0159

SCHEDULE “B” TO
BY-LAW 2024-005

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 361 Macdonald Road is a corner lot located on the northeast corner of Macdonald Road and Allan Street in the Brantwood neighbourhood. The property contains a one-and-a-half storey, red-brick, wood shingles, and rough-cast stucco and half-timbering clad house that was built in 1913.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Miller House has design and physical value as a representative and early example of a Bungalow style home in Oakville built during the Arts and Crafts movement of the early 1900s. The house, which was built in 1913, features many architectural elements typical of the style including its one-and-a-half storey ground-hugging massing that is typical of the Bungalow style. With its broad, gently pitched gable roof covering its expansive porch, and its red-brick, wood shingles, and rough-cast stucco and half-timbering cladding materials, the Miller House reflects the Arts and Crafts movement’s commitment to informality and the use of rustic and natural building materials. The house contains many original architectural elements that are reflective of the Bungalow style of architecture, including: a variety of window styles, including the typical Bungalow style small-paned casement windows; exposed rafter tails; a rusticated stone foundation; stone pillars topped by wood columns; and a large rustic stone chimney.

Historical and Associative Value

The Miller House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Brantwood’, an early 20th century subdivision of Oakville. The Arts and Crafts era character of the house has contributed to the neighbourhood’s character over the last 100 years. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families.

Contextual Value

The subject property has contextual value because it defines, maintains and supports the character of the Brantwood neighbourhood. As one of the earliest properties to be developed, and as a representative and early example of the Bungalow style of architecture in Brantwood, the Miller House property’s presence as well as its design

elements are important in supporting and maintaining the historic character of Brantwood. The property is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood. As an anchor point in the Brantwood neighbourhood, this house helps to define the original aesthetic of Arts and Crafts aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key attributes of the Miller House that exemplify its cultural heritage value as a representative example of a Bungalow style house, as they relate to the original one-and-a-half storey house, include the following:

- Its massing and form with gently pitched gable roof and covered front porch;
- The presence of a front gable dormer in the Bungalow style;
- Brick cladding on the first storey and shingle cladding on the upper storey;
- Front porch with exposed eaves, stone piers, square columns, gently sloping arched fascia, and low railings with square pickets;
- The presence of windows and doors that retain the Bungalow style of the house with dressed stone sills; and
- Lakestone chimney on the west elevation.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The small one-storey, lean-to entryway section on the rear elevation;
- The single car detached garage; and
- The bay windows on the east and west elevations.