



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-027

A by-law to designate the Crossley House at 383 Spruce Street 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 Crossley House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on January 22, 2024, has caused to be served on the owner of the lands and premises at 383 Spruce Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Crossley House at 383 Spruce Street 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 February 26, 2024, 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 18th day of March, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-027

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

Crossley House
383 Spruce Street
LOT 101, PLAN 127; TOWN OF OAKVILLE

PIN: 24806-0151

SCHEDULE “B” TO
BY-LAW 2024-027

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 383 Spruce Street is located on the north side of Spruce Street between Allan Street and Watson Avenue, in the Tuxedo Park subdivision. The property contains a 1911 vernacular two-storey brick house known as the Crossley House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Crossley House has design and physical value as a representative example of a vernacular brick house in Oakville, influenced by Edwardian Classicism and the Arts and Crafts movement. The house was built in 1911 with elements of these styles, including: hipped roof with a rectangular brick chimney; red brick cladding in a common bond pattern; the small but decorative wooden covering for the front step with wooden brackets and wooden ceiling; wooden soffits; arched-shape window openings with two-row brick voussoirs and concrete sills; and multipaned windows. Together, these elements form a unique vernacular home with influences from styles that were popular in Ontario at the time.

Historical and Associative Value

The Crossley House has cultural heritage value for its direct associations with the theme of development of the local residential area known as ‘Tuxedo Park’, and still retains exterior heritage aspects that have lent to the neighbourhood’s character over the last 100 years. It is also located just outside of the Brantwood neighbourhood and adds to the heritage character of that subdivision, which stems from the same period. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

Contextual Value

The Crossley House has contextual value because it defines, supports and maintains the character of the Tuxedo Park and Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhoods and places the area’s origins in a specific timeframe. The house was one of the earliest built in the area and one of the first in the Tuxedo Park subdivision specifically. As an anchor point in the neighbourhood, this house helps to define the

original aesthetic of Tuxedo Park and Brantwood and continues to support and maintain the character of the neighbourhoods.

Description of Heritage Attributes

Key heritage attributes of the property at 383 Spruce Street that exemplify its cultural heritage value as a vernacular brick house with influences from the Edwardian Classicism style and Arts and Crafts era, as they relate to the historic two-storey house, include:

- The massing and form of the two-storey building with hipped roof;
- Rectangular brick chimney;
- Red brick cladding in a common bond pattern with headers every six rows and two rows of brick voussoirs over doors and windows;
- Wooden soffits;
- Small, decorative roof over front stoop with wooden brackets;
- Fenestration of the windows and door on the south, west, and east elevations;
- The presence of multipaned wood windows in the Arts and Crafts style with wood trim; and
- Concrete windowsills.