

On July \*\*, 2024, 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:

The Woodlands  
1242 Bronte Road  
PART LOT 31, CON 2 TRAFALGAR SOUTH DUNDAS STREET, PART 1  
20R15001; TOWN OF OAKVILLE

### Description of Property

The property at 1242 Bronte Road is located on the west side of Bronte Road, between Upper Middle Road West and the Queen Elizabeth Highway.

### Statement of Cultural Heritage Value or Interest

#### *Design and Physical Value*

The Woodlands has design and physical value as a representative and evolved example of a circa 1860s-1870s Gothic Revival style farmhouse with unique elements adapted to the style around 1905 after a fire. The house includes many historic elements, including its: large, tall two-and-a-half storey massing and form with prominent gables; wooden soffit and boxed frieze with decorative bargeboards and brackets; stone construction with stucco cladding; front entrance, including recessed columns beside the front door and large transom window; wraparound porch with wooden columns, ceiling, brackets, beams and second-storey porch and railings; and fenestration on the south, north, and east elevations, including the drip edges and wooden sills and frames. The property also contains a remnant stone chimney and fireplace from a former building, as well as an almost century-old Norway Spruce tree planted by the Atkins.

#### *Historical and Associative Value*

The Woodlands has cultural heritage value for its direct associations with two important families of the area, specifically the White, Campbell and Atkins families. The house has historical significance to the Bronte area and Trafalgar Township at large. James White was a notable figure in local history as an MPP for Halton, lumber merchant, sawmill owner, gentleman farmer, livestock breeder, and the winner of the first Queen's Plate. Paul Campbell, the son-in-law of James White, was well-known in Toronto and in Canada as a dry goods businessman, and his work at The Woodlands made the orchard famous on a national level. The property is also associated with George Stuart Atkins, a respected farmer, broadcaster, and the creator of Farm Radio International who was recognized both locally and nationally. He also farmed the original property, helped to create the Bronte Creek Provincial Park and worked to protect The Woodlands, notably the Bronte White Oak Tree that remains today.

The Woodlands has the potential to yield information that contributes to an understanding of a community or culture; the area has many Indigenous archaeological sites given its proximity to Bronte Creek, and no extensive investigative work has been done on the subject property. Future archaeological investigations could provide significant material and evidence for both Indigenous and settler history.

#### *Contextual Value*

The Woodlands has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The house and property are linked to over 150 years of farming history on the historic lot. The house is located in a significant natural setting, defined by Bronte Creek to the west, the adjacent woodlot, the Bronte White Oak Tree across the road and the larger protected natural area to the west of Bronte Road. The Bronte White Oak Tree, a designated heritage tree, was historically on the White family property and was preserved by the White and Atkins families. The presence of the house and its related history helps give context to the natural area and this significant tree.

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## Description of Heritage Attributes

Key heritage attributes of The Woodlands at 1242 Bronte Road that exemplify its cultural heritage value as an evolved example of a Gothic Revival farmhouse, as they relate to the historic two-and-a-half storey house, include:

- Large and tall massing and form of the two-and-a-half-storey building with hipped roof and three gables;
- Stone construction with stucco cladding;
- Wooden soffit and boxed wooden frieze with decorative wooden bargeboard and wooden brackets;
- Wraparound front porch with round wooden columns, wooden frieze with brackets and the presence of low-profile second storey wooden railings;
- Front entrance, including recessed round wooden columns beside the front door and large transom window;
- Fenestration of the circa 1905 windows on the south, north, and east elevations;
- 1/1 historic wooden sash windows with louvered wooden shutters, trim and dripmoulds; and
- Its presence on raised ground.

Key heritage attributes of The Woodlands at 1242 Bronte Road that exemplify its cultural heritage value as part of a historic farmstead, as they relate to the grounds, include:

- Stone chimney and fireplace remnants from the farmhand house built by George Chew Atkins in the 1920s; and
- Large spruce tree planted by the Atkins family in the 1930s and associated historical plaque.

Any objection to this designation must be filed no later than August \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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

Issued at the Town of Oakville on July \*\*, 2024.

# DRAFT INTENTION TO DESIGNATE

On July \*\*, 2024, 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:

Crosbie House (south half)  
135 Chisholm Street  
PART LOT 5, BLOCK 57, PLAN 1, PART 2, 20R2672; PART LOT 6, BLOCK 57,  
PLAN 1, PART 2, 20R2672; TOWN OF OAKVILLE

## Description of Property

The property at 135 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville.

## Statement of Cultural Heritage Value or Interest

### *Design and Physical Value*

The Crosbie House (south side) has design and physical value as a representative example of an early 20<sup>th</sup> century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which was focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

### *Historical and Associative Value*

The Crosbie House (south side) is associated with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. The property remains as one of the modest working-class houses built in the early 20<sup>th</sup> century and continues to contribute to the value of this historic neighbourhood.

### *Contextual Value*

The Crosbie House (south side) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19<sup>th</sup> and early 20<sup>th</sup> century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

## Description of Heritage Attributes

Key attributes of the property at 135 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Shingle cladding on the upper storey and horizontal cladding on the lower storey;
- Wooden roof trim, fascia, and soffits;
- The presence of 9/1 wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.

Any objection to this designation must be filed no later than August \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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

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Crosbie House (north half)  
137 Chisholm Street  
PART LOT 5, BLOCK 57, PLAN 1, PART 1, 20R2672; PART LOT 6, BLOCK 57,  
PLAN 1, PART 1, 20R2672; TOWN OF OAKVILLE

## Description of Property

The property at 137 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville.

## Statement of Cultural Heritage Value or Interest

### *Design and Physical Value*

The Crosbie House (north side) has design and physical value as a representative example of an early 20<sup>th</sup> century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which was focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

### *Historical and Associative Value*

The Crosbie House (north side) is associated with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. The property remains as one of the modest working-class houses built in the early 20<sup>th</sup> century and continues to contribute to the value of this historic neighbourhood.

### *Contextual Value*

The Crosbie House (north side) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19<sup>th</sup> and early 20<sup>th</sup> century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

## Description of Heritage Attributes

Key attributes of the property at 137 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Shingle cladding on the upper storey and horizontal cladding on the lower storey;
- Wooden roof trim, fascia, and soffits;
- The presence of 9/1 wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.

Any objection to this designation must be filed no later than August \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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

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# DRAFT INTENTION TO DESIGNATE

On July \*\*, 2024, 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:

Rivaz Family Farmhouse  
3367 Dundas Street West  
PART LOT 34, CON 1 TRAFALGAR NORTH DUNDAS STREET, AS IN 645159  
EXCEPT PART 1 HR1836450 & PARTS 1,2 HR1999996; SUBJECT TO AN  
EASEMENT OVER PARTS 2,3,4 HR1836450 AS IN HR1836450; TOGETHER  
WITH AN EASEMENT AS IN 645159; TOWN OF OAKVILLE

## Description of Property

The property at 3367 Dundas Street West is located on the north side of Dundas Street West, east of Tremaine Road in north Oakville.

## Statement of Cultural Heritage Value or Interest

### *Design and Physical Value*

The Rivaz Family Farmhouse is a representative example of vernacular architecture with Edwardian Classical and Queen Anne Revival influences. The Edwardian era house, with its square form, horizontal lines and solid detailing, began to gain traction in the early 20<sup>th</sup> century. This particular house incorporates a number of architectural features of the Edwardian Classical style, including: the smooth, red-brick exterior; a relatively square footprint; a pyramidal hipped roof with a flat deck; wide, overhanging eaves; and an attic dormer. The house also includes details carried over from the more picturesque late Queen Anne Revival style, such as: the asymmetrical front façade with two-storey bay and pedimented gable; the protruding bay window on the east elevation; and the front porch with brick detailing.

### *Historical and Associative Value*

The Rivaz Family Farmhouse property has historical value for its associations with the theme of agricultural development in early 20<sup>th</sup> century Trafalgar Township. The house remains as an important reminder of this agricultural period while the area transitions to suburban development. These historic farmsteads produced a substantial amount of produce that contributed significantly to the local economy. With the loss of these farmsteads across the town, the conservation of the Rivaz Family Farmhouse provides a visual link to this important part of Oakville's past.

### *Contextual Value*

The Rivaz Family Farmhouse property has contextual value because it is physically, visually and historically linked to its formerly rural surroundings, currently transitioning to suburban development. The house acts as an important remnant of this former rural landscape that contributed to the early development of Trafalgar Township and to Oakville.

## Description of Heritage Attributes

Key heritage attributes of the property at 3367 Dundas Street West that exemplify its cultural heritage value as a representative example of an early 20<sup>th</sup> century farmhouse with Edwardian Classical and Queen Anne Revival style influences, as they relate to the north, east, south and west elevations of the two-and-a-half-storey brick house, include its:

- Square massing and footprint with two-storey bay with pedimented gable on south elevation and protruding bay window on east elevation;
- Pyramidal hipped roof with attic dormer on east elevation;
- Smooth red brick cladding in Common bond with brick voussoirs above windows and doors;

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- First storey front porch with its low brick wall and brick columns;
- The fenestration of windows and doors on the east, south and west elevations of the house, excluding the windows on the enclosed porch on the northeast corner;
- The presence of doors and 1/1 windows in the Edwardian era style;
- Stone sills; and
- The fieldstone foundation above grade.

Any objection to this designation must be filed no later than August \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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

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# DRAFT INTENTION TO DESIGNATE

On July \*\*, 2024, 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:

William H. Carson House  
506 Lakeshore Road East  
PART LOT 26, PLAN 114, AS IN 463283; TOWN OF OAKVILLE

## Description of Property

The property at 506 Lakeshore Road East is located on the south side of Lakeshore Road East between Park Avenue and Howard Avenue in Oakville.

## Statement of Cultural Heritage Value or Interest

### *Design and Physical Value*

The William H. Carson House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman, Tudor Revival, and Queen Anne influences. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. The home was built in 1921, with Craftsman characteristics such as: symmetrical massing with front gabled roof and large front porch with hipped roof; horizontal wooden siding; wooden soffit and fascia; wooden details on the front porch; multipaned window fenestration on all four elevations, with wooden trim and remaining storm windows; projecting window on the west elevation; and brick chimneys. Tudor Revival elements include the half-timbering and large wooden brackets along the roof trim. Queen Anne elements include the steeply pitched roof, ornate wood detailing, and multiple sets of narrow windows.

### *Historical and Associative Value*

The William H. Carson House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Orchard Beach' and then 'Orchard Park', an early 20<sup>th</sup> century subdivision of Oakville. Its presence contributes to the story of Oakville's early 20<sup>th</sup> century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder William H. Carson, a local builder and contractor and who ran the Carson Brothers Planing Mill on Trafalgar Road. The Carson family was a notable local family, and William and his brother Charles built many structures around Oakville.

### *Contextual Value*

The William H. Carson House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. It is a prominent house in the historical Orchard Park (originally Beach) subdivision and continues to function as a residential house. It is visually present along Lakeshore Road East, and it contributes to the understanding of the local community and its early houses along Lakeshore Road East, particularly those houses that were developed as part of the Orchard Beach subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville. The house is one of the earlier structures built as part of the subdivision and its presence contributes to the historical character of the area, including other Arts and Crafts houses from the era.

## Description of Heritage Attributes

Key attributes of the property at 506 Lakeshore Road East that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman, Tudor and Queen Anne style influences, as they relate to the original two-and-a-half storey house, include:

- The symmetrical and large massing and form of the two-and-a-half storey frame building with steeply gabled roof;
- Wide front porch with low gabled roof, low porch wall and the presence of large square columns;
- Horizontal wooden siding;
- Stucco and half-timbered cladding in the front and rear gables and in the front porch gable;
- Wooden exposed eaves with wooden soffits, wooden fascia, wooden trim and large wooden brackets;
- Projecting front entrance with the presence of a panelled wooden front door;
- Fenestration of the windows on the west, north and east elevations;
- Projecting bay window on the west elevation;
- The presence of multipaned wooden sash and casement windows with wooden trim; and
- Red brick chimneys.

Any objection to this designation must be filed no later than August \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

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

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