



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2019-016

A by-law to amend By-law 1991-185, being a by-law to designate 257 Dundas Street East as a property of architectural and historical significance, for the property known as the 'Squire' James Appelbe House at 3041 Postville Street.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to: clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations;

AND WHEREAS the Council for the Town of Oakville on September 9, 1991 passed By-law 1991-185, being "A by-law to designate 257 Dundas Street East as a property of architectural and historical significance, for the property known as the 'Squire' James Appelbe House at 3041 Postville Street";

AND WHEREAS the Council for the Town of Oakville on July 9, 2018, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 1991-185 to clarify the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes, to correct the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the OHA;

AND WHEREAS the Council for the Town of Oakville on July 9, 2018, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 1991-185 to be served on the owners of the lands and premises at 3041 Postville Street and upon the Ontario Heritage Trust with an explanation of the purpose and effect of the proposed amendment and an indication that the owner may, within 30 days of receiving the Notice (by January 9, 2019), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

AND WHEREAS no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before January 9, 2019;

AND WHEREAS pursuant to subsection 30.1(7) of the OHA, the Council of the Town of Oakville may now pass the proposed amending bylaw;

COUNCIL ENACTS AS FOLLOWS:

1. That section 1 of By-law 1991-185 be deleted and replaced as follows:

“The following real property, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

‘Squire’ James Appelbe House
3041 Postville Street
Town of Oakville
The Regional Municipality of Halton”

2. That section 2 of By-law 1991-185 be deleted and replaced as follows:

“That the Schedules hereto form part of this By-law.”

3. That Schedule “A” of By-law 1991-185 be deleted and replaced with Schedule “B” attached hereto;
4. That Schedule “B” of By-law 1991-185 be deleted and replaced with Schedule “A” attached hereto;
5. That the Town Solicitor be authorized on behalf of the Town Clerk to cause a copy of this by-law to be served on the owner of the designated property and on the Ontario Heritage Trust; and to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 18th day of March, 2019

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2019-016

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

'Squire' James Appelbe House
3041 Postville Street
BLOCK 30, PLAN 20M1163; Town of Oakville
Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2019-016

STATEMENT OF SIGNIFICANCE

Description of Property – 'Squire' James Appelbe House, 3041 Postville Street

The property is located on the southeast corner of Postville Street and Squire Crescent, which is located near the intersection of Dundas Street East and Trafalgar Road. The property contains the historic house known as the 'Squire' James Appelbe House.

Statement of Cultural Heritage Value or Interest

Historical Value or Associative Value

The 'Squire' James Appelbe House has cultural heritage value for its historical associations with James Appelbe who constructed the house around 1866. Born in Ireland in 1802, James came to Canada around 1820 with his widowed mother. In 1831, he married a young widow named Jemima McDuffy, the daughter of early settlers Elizabeth Biggar and John Kaitting. They settled in the area of Post's Corners at Dundas Street and Trafalgar Road. James was one of the most successful figures in Trafalgar Township and became known by all as 'Squire Appelbe'. Starting as a storeowner and postmaster in Postville, he assumed a number of important positions during his life. James was one of the first directors of the Bank of Toronto, Justice of the Peace, Treasurer of Trafalgar Township, Recording Steward of the Nelson Circuit of the Methodist Church and President of the Trafalgar, Esquesing and Erin Road Company.

The property also has cultural heritage value for its historical associations with the Ford family who owned the property from 1882 to 1956. George and Jessie Ford farmed the property and likely built the two-storey brick addition onto the rear of the house between 1882 and 1891. The property was also briefly associated with Norman DePoe who owned the property with his wife Madeline from 1956 to 1966. DePoe is considered to be one of Canada's greatest television journalists and was a household name for many years. As the first full-time CBC correspondent on Parliament Hill, he covered many significant events, including elections, Winston Churchill's funeral, Canada's Centennial and the Quebec Crisis.

Design Value or Physical Value

The property is considered to have design and physical value for its c.1866 Gothic Revival style brick home. The Gothic Revival style was common in Ontario from 1830 to 1900 and one of the most common forms was the 1 ½ storey side gable ‘Ontario Cottage’ with a central gable featuring a pointed or rounded window. The Appelbe House is an example of this style and its design and materials are indicative of the relative wealth of owner James Appelbe.

The original brick house was constructed c.1866 and a brick addition was added to the rear in the late 19th century. The two historic portions of the house are constructed of solid brick, with the original house being covered in a cementitious coating. The symmetrical façade of the house is punctuated by a central door with a transom and side lights, as well as four unique full-length casement windows with transom windows, protected by storm windows. The front centre gable contains a rounded window opening and is decorated with wood vergeboard topped with a finial. The rear portion of the house includes a side porch on the east elevation.

Contextual Value

The property has contextual heritage value as a landmark along historic Dundas Street. While the house was relocated 95 metres from its original location to the southeast, the building’s association with the historic village of Post’s Corners and the significant route of Dundas Street remains. The house continues to be a significant reminder of the historically agricultural landscape of this area of Oakville.

The property also has contextual associations with the Mississaugas of the Credit who used the land prior to European settlement of this area. The property is contextually significant as a reminder of not only the development of the area by early settlers like the Appelbe family, but also of the land’s association with Indigenous peoples for centuries prior to European settlement.

Description of Heritage Attributes

Key features that relate to the historical, associative, design, physical and contextual value of the historic two-storey portions of the ‘Squire’ James Appelbe House include:

- The general orientation of the building facing Dundas Street;
- The two-storey ‘T’ plan form of the house with intersecting gable roofs;

- The medium pitch of the gable roofs, including the gable dormers on the south and east elevations;
- The historic red brick construction of the building with stretcher courses and brick voussoirs above the windows and door on the rear portion of the house;
- The design and material of the two red brick chimneys;
- The historic lakestone on the foundation above grade;
- The design and use of wood on the decorative vergeboard and finial in the front dormer and the use of wood on the cornice, soffits and eaves;
- The overall design and use of wood columns, floors, steps, ceiling, trim and cladding on the side porch on the east side of the house;
- The fenestration on the west, south and east walls;
- The design of the 6/6 windows and the design of the four-pane window in the front dormer on the front two-storey portion of the house;
- The four sets of historic wood casement windows on the front elevation and the design of the storm windows with transom windows over the casement windows;
- The design of the 2/2 windows on the rear two-storey portion of the house;
- The design of the lancet window with decorative semi-circular wood head above on the east elevation of the rear two-storey portion of the house; and
- The historic wood front door and door surround, including the two four-pane wood sidelights, the six-pane transom window and wood trim.