



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2011-061

A by-law to designate the Howard French Bungalow
at 374 Maple Avenue as a property of historical,
architectural and/or contextual significance.

WHEREAS pursuant to 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 municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

374 Maple Avenue
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Howard French Bungalow at 374 Maple Avenue and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Howard French Bungalow
374 Maple Avenue
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 13th day of June, 2011

Rob Burton

MAYOR

Phil Bouillon

A/CLERK

**SCHEDULE "A" TO
BY-LAW 2011-061**

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

Howard French Bungalow
Lot 87, Plan 127; OAKVILLE
Town of Oakville, Regional Municipality of Halton

SCHEDULE “B” TO BY-LAW 2011-061

STATEMENT OF SIGNIFICANCE

Description of Property – Howard French Bungalow, 374 Maple Avenue

The Howard French Bungalow is located at 374 Maple Avenue, between Allan Street and Watson Avenue in the historic subdivision known as Tuxedo Park. This one-storey Craftsman-inspired bungalow is located in a neighbourhood with mature trees and side yard driveways.

Statement of Cultural Heritage Value

Design Value or Physical Value

The property at 374 Maple Avenue has design and physical value as an example of a Craftsman-inspired vernacular bungalow. The bungalow style is an American invention, popularized in California in the early 20th century and brought to Canada in the early 1910s. Bungalows are generally one or one-and-a-half storey homes with low-pitched roofs and significant porches or verandahs.

The bungalow at 374 Maple Avenue is one storey with a rectangular plan. The foundation is built of ashlar block and the exterior walls are clad in horizontal wood siding. The asphalt shingled low hipped roof has wide overhanging eaves with exposed rafter tails. The small front porch also features a hip roof with exposed rafters and is supported by round columns. The windows on the front façade are banks of three or four fixed lowers with leaded square-paned transoms. The bank of three windows to the west of the front door projects out and is supported by small brackets. A one storey projecting bay flanks the front entrance to the east.

The house, with its Craftsman-inspired details such as leaded windows, exposed rafters and low hipped roof, may have been built according to plans purchased from a pattern book catalogue, as many houses of this era and design were. The house is similar to designs in the Sears and Roebuck catalogues of the 1910s and 1920s.

Historical Value or Associative Value

The property at 374 Maple Avenue is historically associated with the Tuxedo Park, a new suburb developed around 1910. An advertorial for the new suburb was published in *The Toronto World* in 1910, describing Tuxedo Park as “without

question the most delightful suburb ever opened up and offered for home sites to the citizens of Toronto at such reasonable prices and on such easy terms.” The suburb was located on the site of farmland and orchards. Many of these trees were maintained to create a pastoral setting for the new residential area.

The original owner of the house, Howard French, was a local painter and raised his family in this house. Since the construction of the house in the early 1920s, there have been only three owners of this house.

Contextual Value

The property at 374 Maple Avenue has contextual value as it supports the character of the historic residential neighbourhood of Tuxedo Park. Sections of this street are in transition and have modern developments, but this neighbourhood is still characterized by its many small homes and cottages. The bungalow at 374 Maple Avenue maintains the original context of this streetscape, including mature trees and gardens, and is visually linked to several historic properties in the immediate vicinity.

Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes. These attributes apply to the north, west and south elevations and the roof of the remaining portion of the house, including all three facades, entrances, windows and trim, together with construction materials of wood, stone, plaster parging and their related building techniques.

Key exterior attributes of the cottage that reflect the cultural heritage value of the property are:

- form of the 1 storey cottage
- concrete block foundation;
- low pitch hipped roof with wide eaves and exposed rafter tails;
- wooden vented lantern;
- double stack brick chimney;
- fixed windows with leaded transoms;
- windows with wood transoms;
- all exterior doors (excluding screen doors);
- wood window, door and roof trim;
- wood soffits and fascia;
- horizontal wood clad exterior walls
- front porch, including exposed roof rafters and tails, columns, stairs and railings.

Explanatory Note

Re: Heritage Designation By-law No. 2011-061

By-law No. 2011-061 has the following purpose and effect:

To designate the Howard French Bungalow located on the property at 374 Maple Avenue as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.