



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-135

A by-law to designate the Pullen House at 420 Randall Street as a property of cultural heritage value.

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;

AND WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on August 7, 2018, has caused to be served on the owners of the lands and premises at:

420 Randall Street
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Pullen House at 420 Randall Street as a property of cultural heritage value or interest, and further, has caused the 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 by October 15, 2018, being the last date for filing an objection;

COUNCIL ENACTS AS FOLLOWS:

1. That 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:

Pullen House
420 Randall Street
Town of Oakville
The Regional Municipality of Halton

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 10th day of December, 2018

Rob Burton Mayor

Kathy Patrick Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2018-135

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

Pullen House
420 Randall Street
Part of Lots 257 and 258 and part of Reserve I, Plan 113, designated as
Parts 3 and 5 on Plan 20R-20776
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2018-135

STATEMENT OF SIGNIFICANCE

Description of Property – Pullen House, 420 Randall Street

The Pullen House is located on the south side of Randall Street east of Watson Avenue. The property contains an Arts and Crafts style 2 ½ storey house constructed c.1911.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The subject property has cultural heritage value for its c.1911 Arts and Crafts style house, known as the Pullen House. The house is a significant and increasingly rare example of the Arts and Crafts style within Oakville.

The house is a 2 ½ storey wood-framed structure built in the Arts and Crafts style, an architectural style prevalent between 1890 and 1940. As a reaction to the dehumanization of the Industrial Age, the Arts and Crafts movement focused on craftsmanship, connection to nature and purposeful designs. Houses were designed to fit into their natural environment, with their orientation and fenestration designed to capture sunlight and provide comfortable, beautiful spaces. Architectural details were well-crafted and finely proportioned without being ostentatious. Architects and designers rejected modern methods and materials, focusing instead on traditional techniques and nature-inspired designs.

The Pullen House is a good example of the Arts and Crafts style and includes many of the natural materials and intricately designed details typical of the style. The rectangular house features a high-pitched cross-gabled roof with shed dormers and extended and exposed eaves. The house is clad in stucco on the first storey and wood shingles above. Three tall red brick chimneys penetrate the east, west and south roof lines of the house, in an asymmetrical fashion consistent with the Arts & Crafts style. Wood casement windows are located on all three floors of the house,

primarily in a four-pane and six-pane casement configuration. The house also includes lead-paned glass windows in a rectangular pattern.

The original house constructed c.1911 was expanded at a later date to the north. This two-storey northerly addition contains a double-car garage on the basement level. The garage is referenced in the 1949 Fire Insurance Plan, indicating that this addition was constructed by that time. A two-storey wing was later added to the southeast corner of the house in 1979. This later addition is not included in the designation by-law.

Historical or Associative Value

The property has cultural heritage value for its historical associations with the development of the Brantwood Survey and with the Pullen Family who owned the property for several decades.

The original subdivision known as Brantwood was historically part of the farm estate of Cyrus W. Anderson. It was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north and Allan Street to the west. In 1907, the land was sold to the Cumberland Land Company Limited who developed 381 lots for the construction of new homes. Originally a larger parcel of land, the subject property currently consists of the original lots 256, 257 and 258 of the survey.

Brantwood was marketed as an idyllic country retreat for families looking for a pastoral setting with all the modern conveniences of the era. With the onset of World War I, sales of the lots slowed down and did not pick up again until the mid-1920s through the 1930s, when most of the houses in the subdivision were built. The Pullen House property was one of the first to be developed and the house was likely constructed in 1911 after being sold to Frank Pullen. Under the Pullen family's ownership, the house was called "Old Orchard". The house remained in the Pullen Family for over six decades until it was sold in 1977.

The Pullen family was known for their multi-generational connection to the Royal Canadian Navy. Frank's father Hugh Francis Pullen was a well-known local resident who worked as a paymaster in the navy. Frank was also heavily involved in the navy and worked as an electrical engineer and was a member of the Oakville Corvette Committee.

Frank and his wife Gladys were married in 1904 and had five children together: Gwyneth, Hugh, Ernest, Nanette and Thomas. This generation continued the family's naval and army tradition. Hugh became a rear-admiral in the navy, Ernest worked at army headquarters in Ottawa, Nanette served as an ambulance driver in the Royal Army Medical Corps and Thomas became a lieutenant and a renowned

ice pilot and Arctic navigator. This prominent local family was well-known in Oakville and regularly participated in local activities, groups and associations.

Contextual Value

The Pullen House remains a significant and increasingly rare example of its style within Oakville. Located in one of the older residential neighbourhoods in Oakville, the house helps to tell the story of the Brantwood Survey and continues to support and maintain the historic residential character of the area. The house was one of the very first to be constructed in Brantwood and is a very rare example of a house constructed prior to World War I in the area.

As a prominent home along Randall Street and Watson Avenue, the house continues to act as a landmark in the area. The views of the house from the corner of Randall Street and Watson Avenue and from along Randall Street are important as they allow the historical and physical connection between these streets and the home to be retained.

Description of Heritage Attributes

Key attributes of the property which embody the physical, historical and contextual significance of the house include the following attributes, as they relate to all exterior elevations of the original c.1911 two and a half storey portion of the house and all exterior elevations of the two-storey north wing of the house:

- The form and structure of the house;
- The form of the high-pitched cross-gable roof with shed dormers and extended and exposed wood eaves;
- Three red brick chimneys;
- Wood windows and lead-paned windows;
- Wood trim;
- Stucco cladding and wood shingle cladding;
- The historic and current location of the building on the property and its orientation with the front of the house facing Watson Avenue;
- Views of the front (west) elevation of the house from the corner of Watson Avenue and Randall Street and from along Randall Street, in accordance with the View Easement registered on the property.

The two-storey east addition constructed in 1979 is not considered to be a heritage attribute.

Explanatory Note

Re: Heritage Designation By-law No. 2018-135

By-law No. 2018-135 has the following purpose and effect:

To designate the Pullen House located at 420 Randall Street 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.