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August 14, 2024

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2024/08/15
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-122
Fairmonte
129 Tavistock Square, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-122 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION BY-LAW

On August 12, 2024, Oakville Town Council resolved to pass By-law 2024-122 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:

Fairmonte
129 Tavistock Square
PCL 11-1, SEC M40; LT 11, PL M40; OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is September 13, 2024.

Further information regarding this 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.

Issued at the Town of Oakville on August 14, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-122

A by-law to designate Fairmonte at 129 Tavistock Square 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 Fairmonte;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on May 21, 2024, has caused to be served on the owner of the lands and premises at 129 Tavistock Square, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate Fairmonte at 129 Tavistock Square 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 June 28, 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 12th day of August, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-122

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

Fairmonte
129 Tavistock Square
PCL 11-1, SEC M40; LT 11, PL M40; OAKVILLE
PIN: 24822-0030

SCHEDULE "B" TO
BY-LAW 2024-122

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property contains a 1931 Tudor Revival style one-and-a-half-storey house known as Fairmonte.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

Fairmonte has design value as a representative example of a 1930s Tudor Revival style home. This Period Revival style of architecture came out of the Arts and Crafts movement and became popular in Ontario in the early 20th century. Designed to reference and mimic historic Tudor-era architecture, the style revived and reinterpreted historic medieval aesthetics in a contemporary way. The Tudor Revival style can be seen in the following attributes of Fairmonte: asymmetrical, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; brick cladding; and stucco and half-timbered cladding. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a modest yet charming structure and a good representative example of the Tudor Revival style.

Historical and Associative Value

Fairmonte has cultural heritage value for its association with Henry S. Thornton, whose family founded the Dudgeon and Thornton printing company in Toronto, which remains today as GMThornton Print Management. Henry had the subject house constructed and as a market gardener, likely used the land to grow his produce. The property is also associated with Dick Goodin, an agricultural specialist who was known across North America for his commitment to growing and marketing produce. In addition to his professional work in the agricultural field, Goodin contributed to his local Oakville community in a variety of ways, serving on a number of boards and committees.

Contextual Value

Fairmonte has cultural heritage value because it is physically and historically linked to its surroundings. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. The house still

functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding downtown Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later help to define the town.

Description of Heritage Attributes

Key heritage attributes of the property at 129 Tavistock Square that exemplify its cultural heritage value as a representative example of a 1930s Tudor Revival style home, as they relate to the north, east, south and west elevations of the historic one-and-a-half-storey house, include:

- The low massing and asymmetrical form of the house with intersecting gable roofs of varying heights;
- One-storey hip-roofed sunroom wing with the presence of 2/2 wood windows;
- Multi-coloured corduroy brick in a running bond pattern;
- Heavily textured stucco and wood half-timbering cladding in the gables;
- Projecting and exposed wood eaves, wood soffits, and wood fascia;
- The fenestration of the windows and front door on the west and south elevations;
- The presence of wood windows and a wood front door in the Tudor Revival style;
- Three leaded-glass windows adjacent to and near the front door;
- Concrete window sills; and
- Brick chimney on the west elevation.