



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-006

A by-law to designate the Wardell House at 401 Lakeshore Road East 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 the Wardell House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on November 13, 2023, has caused to be served on the owner of the lands and premises at 401 Lakeshore Road East, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Wardell House at 401 Lakeshore Road East 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 December 15, 2023, 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 22nd day of January, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-006

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

Wardell House
401 Lakeshore Road East
LOT 247, PLAN 113; TOWN OF OAKVILLE

PIN: 24812-0159

SCHEDULE “B” TO
BY-LAW 2024-006

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 401 Lakeshore Road East is located on the north side of Lakeshore Road East, between Douglas Avenue and Watson Avenue in the Brantwood neighbourhood. The property contains a 1923 one-and-a-half-storey brick house known as the Wardell House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Wardell House has design and physical value as a representative example of Craftsman Bungalow house design and construction. The house was built in 1923 with Bungalow elements such as: a one-and-a-half storey form with low sloped roof with front gable; tall brick chimney on the east elevation; wooden detailing on the front façade, such as the large wooden brackets, decorative projecting friezeboard with faux beams, and the wooden balconet. It also showcases Craftsman elements such as: wooden soffits and fascia with decorative ends on the fascia; asymmetrical façade; brick cladding on the first storey and stucco on the upper storey; brick arched voussoir headers over windows and doors; stone windowsills; covered front porch; and projecting eaves and exposed rafters. Unique elements include the bell-cast projection of the exposed rafters on the east and west elevations of the house, showcasing complex woodwork, and the brick front porch with arched entryway and opening on the west elevation.

Historical and Associative Value

The Wardell House has cultural heritage value for its direct associations with the theme of early 20th century residential development in Oakville, specifically the local subdivision known as ‘Brantwood’. This development was defined by large lots with purposefully designed Arts and Crafts era homes built by well-to-do families. Based on a 1924 photo of the house, we can determine that many of the elements outlined above are original to the build year of the house in 1923. The house has contributed to the story of the development of Brantwood for a century and remains an important piece of the area’s built fabric.

Contextual Value

The Wardell House has contextual value because it defines, supports and maintains the character of the Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house was one of the earliest built in the survey. As an anchor point in the Brantwood neighbourhood, this house helps to define the original Arts and Crafts era aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 401 Lakeshore Road East that exemplify its cultural heritage value as an early 1900s Craftsman Bungalow style house, as they relate to the historic one-and-a-half-storey house, include:

- The massing and form of the building with front gable roof and gabled dormer on the west elevation, including the bay windows on the south and east elevations;
- Buff brick first storey cladding in a running bond pattern with brick voussoirs over doors, windows, and the front porch entrance and west elevation porch opening;
- Heavily textured stucco cladding on upper storey;
- Wooden soffits and fascia, including the decorative shaping of the fascia at the ends on the front façade;
- Projecting eaves and exposed rafters on the west and east elevations;
- Wooden decorative elements on the façade of the house including: large wooden brackets, wooden projecting friezeboard with faux beams, and wooden balconet on upper storey;
- Fenestration of the windows and doors on the south, west, and east elevations;
- Remaining wooden window and door trim;
- Stone windowsills; and
- Southeast brick chimney.