



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-009

**A by-law to designate the Warcup House at 407 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 Warcup House;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on October 16, 2023, has caused to be served on the owner of the lands and premises at 407 Lakeshore Road East, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Warcup House at 407 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 November 17, 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 22<sup>nd</sup> day of January, 2024

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MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A" TO  
BY-LAW 2024-009

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

Warcup House  
407 Lakeshore Road East  
PART LOT 249, PLAN 113; TOWN OF OAKVILLE

PIN: 24812-0162

SCHEDULE “B” TO  
BY-LAW 2024-009

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 407 Lakeshore Road East is located on the north side of Lakeshore Road East, between Douglas and Watson Avenues in the Brantwood neighbourhood. The property contains a 1908 two-and-a-half-storey brick house known as the Warcup House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Warcup House has design and physical value as a representative example of Edwardian Classicism architecture with Queen Anne design features. The house was built in 1908 with Edwardian elements such as square massing, hipped roof, red brick cladding and rectangular front porch. Queen Anne features include: the turret-style bay window; the use of multiple cladding materials including brick and wooden fish scale shingles; various window shapes and sizes including an oriel window, Palladian window, and leaded windows; the bell-cast shape of the dormers with decorative semi-circular cutouts; the wooden detailing on the oriel window soffit and base and its wooden brackets; and the fenestration on all elevations.

*Historical and Associative Value*

The Warcup House has cultural heritage value for its direct associations with the theme of 20<sup>th</sup> century residential development in Oakville, specifically of the local residential area known as ‘Brantwood’. This development was defined by large lots with purposefully designed homes built by well-to-do families. The house is also associated with Isaac and Charlotte Warcup, prominent local business owners in Oakville who had the house constructed. The Warcup family owned the local grist mill for 20 years. The mill was in production by 1833 and was a large reason for the Town’s growth, even during Warcup’s ownership in the late 1800s. Another owner of note was Edward Alfred Orr, who was a well-known dairy farmer and politician in Clarkson before retiring to the subject property.

*Contextual Value*

The Warcup 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 and had a place of prominence on the corner. As an anchor point

in the Brantwood neighbourhood, this house helps to define the original 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 407 Lakeshore Road East that exemplify its cultural heritage value as an Edwardian house with Queen Anne features, as they relate to the historic two-and-a-half-storey house and its one-storey front porch, include:

- The footprint and form of the building with hipped roof including upper bay with turret roof on south elevation;
- Red brick cladding in a running bond pattern, including brick voussoirs over windows and doors;
- Three dormers with wooden eaves, trim and wooden fish scale shingle cladding;
- Remaining wooden soffits;
- Front porch with low-sloped roof, tapered and round wooden columns, square and panelled wooden piers, and low wooden railings with square pickets;
- The presence of low wooden railings with square pickets and square wooden piers on the balcony above the front porch;
- Fenestration of the doors and windows of all four elevations;
- Oriel window with wooden trim, panelling, and supporting brackets;
- Wooden Palladian window with leaded glass;
- Wooden fixed and one-over-one sash windows with leaded glass on the first storey of the front elevation;
- The presence of one-over-one windows on the remainder of the house;
- The presence of a Queen Anne style wooden front door;
- Dressed stone windowsills;
- Dressed stone blocks below front porch; and
- Brick chimney.