



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-080

A by-law to designate the Graham House at 115 Morrison Road 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 Graham House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on March 4, 2024, has caused to be served on the owner of the lands and premises at 115 Morrison Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Graham House at 115 Morrison Road 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 April 5, 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.

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PASSED this 21st day of May, 2024

MAYOR

CLERK

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SCHEDULE "A" TO
BY-LAW 2024-080

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

Graham House
115 Morrison Road
PT LOT 1, PLAN 141; TOWN OF OAKVILLE
PIN: 24801-0062

SCHEDULE "B" TO
BY-LAW 2024-080

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 115 Morrison Road is located on the east side of Morrison Road, between Lakeshore Road East and Cleaver Drive. The property contains a circa 1916 vernacular Colonial Revival with Arts and Crafts influences style two-and-a-half-storey house known as the Graham House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Graham House has design value as a representative example of a Colonial Revival home with Arts and Crafts influences from the early 1900s. Colonial Revival attributes of the home include: the massing of the historic two-and-a-half-storey house; its side gabled roof with dormers; its symmetrical façade with a central entrance; the decorative portico with round wooden columns and decorative frieze; Palladian style windows in gables; panelled front door complemented by sidelights with leaded glass windows; and the porte-cochère with its round wooden columns, frieze board and balustrade. The house exhibits many of the classical, traditional and formal aspects of the Colonial Revival style, which was fitting for an early 20th century estate house in southeast Oakville. It also contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship from natural materials. Together, the house is a good example of these styles combined to create a large, charming home for wealthy residents in early 20th century Oakville.

Historical and Associative Value

The Graham House has cultural heritage value for its association with the theme of development of the local area and mid-sized estates in Oakville in the early 1900s. The property started out as farmland, and the later subject house emerged during an important transition in the areas surrounding the Town of Oakville, when farmland began to be developed into estates and residential subdivisions, which was a significant time during Oakville's development. The property is also associated with some prominent local citizens, such as the Glassco family of Glassco jams.

Contextual Value

The Graham House is important in defining, maintaining, and supporting the character of the local area, which is characterized by large lots, mature trees, and a variety of homes, including several heritage homes like this one which provide visual and historical interest. As the earliest house built on the 1911 subdivision of the Morrison

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land, it also helps to define the built heritage timeframe of the area to the early 1900s and acts as an important anchor to the neighbourhood's past. The property is physically and historically linked to its surroundings and still functions as a residential home. It contributes to the understanding of local history, particularly early 1900s Oakville when many areas were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the town.

Description of Heritage Attributes

Key heritage attributes of the property at 115 Morrison Road exemplify its cultural heritage value as a representative example of an early 1900s Colonial Revival home with Arts and Crafts influences, as they relate to all elevations of the historic two-and-a-half-storey house, include:

- The massing and form of the historic two-and-a-half-storey house, including its one-storey porte-cochère and one-storey enclosed porch;
- The side gabled roof with front dormers, projecting eaves, wooden soffits, and boxed cornices with friezeboards, and cornice returns on dormers;
- Three brick chimneys;
- Traditional textured stucco cladding with wooden corner boards and trim throughout;
- Fenestration of windows and doors of all elevations;
- The historic wooden windows with wooden storms;
- The porte-cochère and the presence of round wooden columns and a low railing on the roof;
- The front portico, including the four round wooden columns and decorative wooden entablature;
- Panelled front door with leaded glass sidelights and wooden trim;
- Covered porch on east elevation with round wooden columns, low wooden railing with wooden pickets, wooden entablature and trim, and wooden flooring;
- Historic wooden doors and storm doors throughout, including the three sets of double doors in the covered porch;
- The presence of a semi-circular driveway that loops through the porte-cochère.