



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-151

A by-law to designate the William H. Carson House at 506 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 William H. Carson House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 506 Lakeshore Road East, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the William H. Carson House at 506 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 September 13, 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 15th day of October, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-151

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

William H. Carson House
506 Lakeshore Road East
PART LOT 26, PLAN 114, AS IN 463283; TOWN OF OAKVILLE
PIN: 24781-0087

SCHEDULE “B” TO
BY-LAW 2024-151

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 506 Lakeshore Road East is located on the south side of Lakeshore Road East between Park Avenue and Howard Avenue in Oakville. The property contains a two-and-half-storey frame house known as the William H. Carson House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The William H. Carson House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman, Tudor Revival, and Queen Anne influences. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. The home was built in 1921, with Craftsman characteristics such as: symmetrical massing with front gabled roof and large front porch with hipped roof; horizontal wooden siding; wooden soffit and fascia; wooden details on the front porch; multipaned window fenestration on all four elevations, with wooden trim and remaining storm windows; projecting window on the west elevation; and brick chimneys. Tudor Revival elements include the half-timbering and large wooden brackets along the roof trim. Queen Anne elements include the steeply pitched roof, ornate wood detailing, and multiple sets of narrow windows.

Historical and Associative Value

The William H. Carson House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Orchard Beach’ and then ‘Orchard Park’, an early 20th century subdivision of Oakville. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder William H. Carson, a local builder and contractor and who ran the Carson Brothers Planing Mill on Trafalgar Road. The Carson family was a notable local family, and William and his brother Charles built many structures around Oakville.

Contextual Value

The William H. Carson House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. It is a prominent house in the historical Orchard Park (originally Beach) subdivision and continues to function as a residential house. It is visually present along Lakeshore Road East, and it

contributes to the understanding of the local community and its early houses along Lakeshore Road East, particularly those houses that were developed as part of the Orchard Beach subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville. The house is one of the earlier structures built as part of the subdivision and its presence contributes to the historical character of the area, including other Arts and Crafts houses from the era.

Description of Heritage Attributes

Key attributes of the property at 506 Lakeshore Road East that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman, Tudor and Queen Anne style influences, as they relate to the original two-and-a-half storey house, include:

- The symmetrical and large massing and form of the two-and-a-half storey frame building with steeply gabled roof;
- Wide front porch with low gabled roof, low porch wall and the presence of large square columns;
- Horizontal wooden siding;
- Stucco and half-timbered cladding in the front and rear gables and in the front porch gable;
- Wooden exposed eaves with wooden soffits, wooden fascia, wooden trim and large wooden brackets;
- Projecting front entrance with the presence of a panelled wooden front door;
- Fenestration of the windows on the west, north and east elevations;
- Projecting bay window on the west elevation;
- The presence of multipaned wooden sash and casement windows with wooden trim; and
- Red brick chimneys.