



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2019-012

A by-law to amend By-law 1978-005, being a by-law to designate certain property as property of historic and architectural value and interest (King's Castle), for the property known as King's Castle at 21 Regency Court.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to: clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations;

AND WHEREAS the Council for the Town of Oakville on February 6, 1978 passed By-law 1978-005, being "A by-law to designate certain property as property of historic and architectural value and interest (King's Castle)";

AND WHEREAS the Council for the Town of Oakville on July 9, 2018, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 1978-005 to clarify the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes, to amend the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the OHA;

AND WHEREAS the Council for the Town of Oakville on July 9, 2018, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 1978-005 to be served on the owners of the lands and premises at 21 Regency Court and upon the Ontario Heritage Trust with an explanation of the purpose and effect of the proposed amendment and an indication that the owner may, within 30 days of receiving the Notice (by January 9, 2019), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

AND WHEREAS no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before January 9, 2019;

AND WHEREAS pursuant to subsection 30.1(7) of the OHA, the Council of the Town of Oakville may now pass the proposed amending bylaw;

COUNCIL ENACTS AS FOLLOWS:

1. That the title of By-law 1978-005 be deleted and replaced as follows:

“A by-law to designate King’s Castle at 21 Regency Court as a property of cultural heritage value or interest.”

2. That section 1 of By-law 1978-005 be deleted and replaced as follows:

“That the following real property, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

King’s Castle
21 Regency Court
Town of Oakville
The Regional Municipality of Halton”

3. That section 2 of By-law 1978-005 be deleted and replaced as follows:

“That the Schedules hereto form part of this By-law.”

4. That Schedule “A” of By-law 1978-005 be deleted and replaced with Schedule “A” attached hereto;
5. That Schedule “B” attached hereto be added to By-law 1978-005;
6. That the Town Solicitor be authorized on behalf of the Town Clerk to cause a copy of this by-law to be served on the owner of the designated property and on the Ontario Heritage Trust; and to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 18th day of March, 2019

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2019-012

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

King's Castle
21 Regency Court
LT 3, PL 1537; S/T 508119; Town of Oakville
Regional Municipality of Halton

SCHEDULE “B” TO
BY-LAW 2019-012

STATEMENT OF SIGNIFICANCE

Description of Property – King’s Castle, 21 Regency Court

The property at 21 Regency Court is located on the north side of Regency Court which is located near the intersection of Sixth Line and Leighland Avenue. The property contains the residence known as King’s Castle.

Statement of Cultural Heritage Value or Interest

Historical Value or Associative Value

The King’s Castle has cultural heritage value for its historical associations with William McKenzie King who constructed the house. Orphaned at a young age, King and his brother James were raised by their uncle William Chisholm, the founder of Oakville. After travelling the world and finding fortune as a sailor, King came back to Oakville and purchased the south half of Lot 16 Concession 2 SDS from his uncle Robert King Chisholm, another prominent figure in Oakville’s early history.

King’s plans were to construct an impressive country villa on the property for his fiancée, which he called ‘Solitude’. Construction likely began in 1854 with the westerly three-storey portion which was added onto an existing structure on the property. The primary four-storey portion of the house was constructed by 1858. King had a drawing of the building published in the 1858 Tremaine Map, amongst other prominent buildings in Halton County. Unfortunately, his plans for both the marriage and the house fell through and King had to sell the property back to his uncle Robert and never again lived in his dream home.

The property also has historical associations with subsequent owners of the property including: Robert McCausland, a well-known stained-glass window producer whose company continues to operate; William Merry, a printing inks manufacturer, whose son Herbert Merry went on to be Reeve of Oakville and Warden of Halton County; and Arnold and Rhea Banfield who operated the Banfield Company, a manufacturer’s agency, out of the outbuildings. Each property owner made small changes to the property and the house until it became vacant and derelict in the 1960s. However, the significance of the home was recognized in 1973 when it was retained as part of a new subdivision called the ‘King’s Castle Estates’. The house was purchased by Lawrence and Ann Weeks who restored the home for many future generations to enjoy.

Design Value or Physical Value

The property is considered to have heritage value for its 19th century Gothic Revival style house. The Gothic Revival style was common in Ontario from 1830 to 1900. After 1850, the 'Victorian Gothic' style became more prevalent. This style tended to be more eclectic with a focus on the distortion and exaggeration of Gothic style features. The unique and eclectic architecture of King's Castle is reflective of this style. It is also an example of the type of 'gentleman's villa' promoted by landscape architect A.J. Downing in his popular book *The Architecture of Country Houses*, published in 1851. These were large country homes built to display their owner's wealth and influence, much like William McKenzie King was likely attempting when he built King's Castle.

King's Castle has heritage value for its significant architectural features. The three- and four-storey red brick house has an impressive height and an exaggerated and steep gable roof with three gables piercing the roof on the south side of the house. The house includes three sets of brick chimneys, uniquely set at an angle to their brick bases. The multipaned wood windows, as well as the front door, are protected by decorative straight hood-moulds with label stops. Delicate wood lancet windows are located in the steep gables which are finished with intricate vergeboard. All of these elements together result in a unique and significant residential example of the Gothic Revival style.

Contextual Value

The property has contextual heritage value as a landmark home within the neighbourhood. The property is physically and historically linked to its surroundings which originally served as the property's farmland and included the Sixteen Mile Creek. The house continues to serve as a reminder of this area's rural past.

Prior to European settlement of this area, the lands were used by the Mississaugas of the Credit. An Indigenous trail known as the 'Old Road' by settlers ran from the Head of the Lake (Hamilton) to York (Toronto) and passed through the original King's Castle property. The property is contextually significant as a reminder of not only the development of the area by Oakville's early settlers like William McKenzie King, but also of the land's association with Indigenous peoples for centuries prior to European settlement.

Description of Heritage Attributes

Key features that relate to the historical, associative, design, physical and contextual value of the historic three-storey and four-storey brick portions of King's Castle include:

- The location of the building on the site and its orientation to Sixth Line;
- The three- and four-storey form of the building;
- The steeply pitched gable roof punctured by narrow, steep gables on the south and north elevations;
- The red brick construction of the building with stretcher courses;
- The three red brick chimneys and their uniquely angled design;
- The lakestone foundation where it is exposed above grade;
- Decorative wood vergeboard in the dormers, wood cornice and wood trim;
- The fenestration on the north, east, south and west brick walls, excluding where contemporary one-storey wings were added on the west and north walls;
- All of the wood windows on the house, all of which are historic with the exception of the two 4/4 wood windows on the west elevation of the four-storey portion of the house which are contemporary replacements;
- The leaded-glass transom window above the front door; and
- The stone sills, brick voussoirs, straight wood hood-moulds with lancet stops and wood trim associated with the windows and doors.

The designation does not include the following elements of the house: the one-storey wing on the west side of the house; the one-storey sunroom on the north side of the house; and the two terraces built into the north side of the roof on the four-storey portion of the house.