



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2009-079

A by-law to designate the Old Smith Houses
at 531-533 Kerr Street as a property of historical,
architectural and/or contextual significance.

WHEREAS pursuant to 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 municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

531 and 533 Kerr Street
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Old Smith Houses** at **531 and 533 Kerr Street** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Old Smith Houses
531 and 533 Kerr Street
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 9th day of June, 2009.

Rob Burton

MAYOR

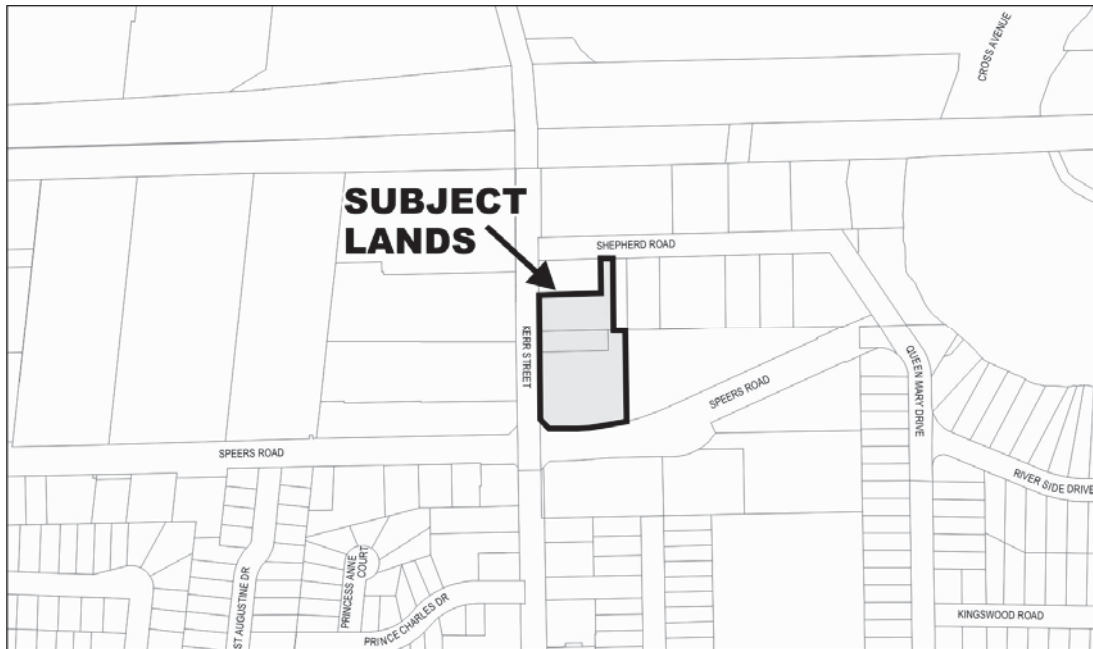
Vicki Tytaneck

A/CLERK

**SCHEDULE "A" TO
BY-LAW 2009-079**

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

Old Smith Houses,
531 and 533 Kerr Street, PT LT 16, CON 3 SDS, as in 488963,
OC18589 and 385097,
Town of Oakville, Regional Municipality of Halton



**SCHEDULE “B” TO
BY-LAW 2009-079**

STATEMENT OF SIGNIFICANCE

The Old Smith Houses at **531 and 533 Kerr Street** is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Design or Physical Value

The Smith Houses are of cultural heritage value for their architectural significance as a rare pair of shale stone houses built by two generations of the same family at the beginning of the 20th century. The homes were built with the influence of the Arts and Crafts movement and, apart from minor cosmetic alterations, are largely unaltered from their historic appearance.

The house at 533 Kerr Street is unique in Oakville, and was constructed to reflect the architecture of the Smith family’s ancestral home in Aberdeenshire, Scotland. This two storey house was constructed c.1911 of shale stone with a natural finish. The intersecting gable roof has three triangular dormers on the front façade of the house. The original house was symmetrical with the front door in the centre of the façade; a third bay was later added to the south end of the house, which included a third dormer to match the other two. The original portion of the house and all additions are included in this designation.

Other notable features of the house include a stone chimney, arched stone radiating voussoirs, multipaned wood windows, wood trim and wood and stone sills and lintels.

The house at 531 Kerr Street is also unique as a shale stone house built with the influence of the Craftsman style which was popular in Canada in the early decades of the 20th century. Constructed in the 1930s, this 1 ½ storey house has a front gable roof with shingled gables and plain boxed cornice with return. The front porch was possibly built in the 1940s and has a shingled front gable, stone plinths and simple wood columns.

Other notable features of the house include shed dormer on west side of roof, original multipaned double sash wood windows, many of them 6/1, and concrete lintels and sills.

Historical or Associative Value

The Smith Houses are of cultural heritage value for their historical associations with the Smith family, first generation Scottish immigrants who settled in the area in 1907. The two houses are rare examples of adjacent houses representing two generations on the same property.

The construction of these houses not only make them architecturally significant, but historically valuable as rare surviving examples of shale stone houses. Shale was dredged from the lake bottom of Lake Ontario from the 1830s until after World War I, when concrete was more readily available and replaced most stone usage. This was known as 'stonehooking' and became a successful industry in Ontario, taking place between the Credit River and Burlington Bay along the lake.

Small boats called stonehookers were used, along with barges, to collect and transport the large pieces of stone, which were lifted from the lake with long rakes. The stone was used to construct building foundations and in some cases, the walls as well. Many of these foundations and walls have been covered up or replaced with concrete over the years.

The Smith Houses are therefore unique for their shale foundations and walls, which there are few remaining examples of in Oakville. In addition to this, the newer house at 531 Kerr Street was built in the 1930s, a later date of construction using shale stone.

Contextual Value

The Smith Houses are considered to be of cultural heritage value for their contextual significance as rare survivors of the early 20th century settlement in the Kerr Street Area. The houses were constructed on the westerly most point of an 11-acre orchard which stretched back to Sixteen Mile Creek.

Description of Heritage Attributes

Key exterior attributes of the house which embody its physical and historical significance include:

The following heritage attributes and applies to all exterior elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:

531 Kerr Street

- The rectangular form of the house;
- 1 ½ storey shale stone walls;
- The form of the roof including gables and dormer;
- Concrete lintels and sills;
- Wood windows and wood trim;
- Front porch with stone plinths and wood columns;
- Plain boxed cornice with return;

533 Kerr Street

- The form of the house including all existing wings;
- 2 storey shale stone walls including radiating stone voussoirs and stone chimney;
- The form of the roof including all gables and dormers;
- Window and door openings;
- Wood windows and wood trim;
- Wood doors and wood trim; and
- Wood and stone sills and lintels.

Key attributes of the house which contribute to its contextual significance include:

- The proximity of the houses to each other and to Kerr Street, which illustrates the historical contextual relationship of the houses to one another and to the road.

Explanatory Note

Re: Heritage Designation By-law No. 2009-079

By-law Number 2009-079 the following purpose and effect:

To designate the property at 531 and 533 Kerr Street as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.