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OAKVILLE

ONTARIO HERITAGE TRUST

SEP 23 2019

RECEIVED

September 19, 2019

Via Regular Mail

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

**Subject: Notice of Heritage Designation
Captain G.E. Morden House
489 Lakeshore Road West
Part of Lot 18, Plan 390, designated as Part 9 on Plan 20R-20463
Oakville, ON**

Attached please find the Notice of Heritage Designation with respect to the above-mentioned property which is served upon in accordance with the *Ontario Heritage Act, R.S.O. 1990, c. O.18*.

Sincerely,

Susanna Willie
Planning Clerk/Legislation

Encls.

cc: Vicki Tytaneck, Town Clerk
Mark H. Simeoni, Director of Planning Services
Nadia Chandra, Assistant Town Solicitor
Diane Childs, Manager, Policy & Heritage Planning, Planning Services
Susan Schappert, Heritage Planner

To be the most livable town in Canada.

NOTICE OF HERITAGE DESIGNATION

On September 9, 2019, Oakville Town Council resolved to pass By-law 2019-092 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Captain G.E. Morden House
489 Lakeshore Road West
Part of Lot 18, Plan 390, designated as Part 9 on Plan 20R-20463
Town of Oakville, Regional Municipality of Halton

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at susan.schappert@oakville.ca



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2019-092

A by-law to designate the Captain G. E. Morden House at 489 Lakeshore Road West 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;

AND WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on January 18, 2016, has caused to be served on the owners of the lands and premises at:

489 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Captain G.E. Morden House at 489 Lakeshore Road West as a property of cultural heritage value or interest, and further, has caused the 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 was served on the municipality by August 19, 2019, being the last date for filing an objection;


COUNCIL ENACTS AS FOLLOWS:

1. 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:


Captain G.E. Morden House
489 Lakeshore Road West
Town of Oakville
The Regional Municipality of Halton

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 9th day of September, 2019



Rob Burton Mayor



Kathy Patrick Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2019-092

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

Captain G.E. Morden House
489 Lakeshore Road West
Part of Lot 18, Plan 390, designated as Part 9 on Plan 20R-20463
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2019-092

STATEMENT OF SIGNIFICANCE

Description of Property – Captain G.E. Morden House, 489 Lakeshore Road West

The Captain G.E. Morden House is a grassed property with several mature trees that contains a rectangular 2- 1/2 storey masonry structure built c. 1858. It is located among other residential estate homes along Lakeshore Road West in Oakville, Ontario. The house is orientated south towards Lake Ontario and directly opposite Appleby College, a prestigious private school founded in 1911.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The Captain G.E. Morden House has design value as an example of an estate house of an original settler in Oakville. This 2- 1/2 storey home has a symmetrical façade, with three evenly spaced openings on the main floor and decorative hood moulding above the second storey window. The home is easily identifiable by its steeply pitched front gable roof. The double stack brick chimney is a prominent feature on the street front elevation, as is the front porch, although it is a more recent addition.

Historical Value or Associative Value

The house has historical value as an example of an original residential estate home built during the time of settlement in Oakville. Original owner John T. Howell and his wife Hannah built the house c.1858 prior to their official acquisition of the land in 1875, which required, as a condition of the sale, that they clear the land and build a structure no less than twenty-four feet by eighteen feet made of stone, brick, or frame construction.

The house also has historical value in its association with Captain George Hardy Morden (1837 - 1934) who purchased the property in 1900. A savvy businessman, he owned and operated several Lake Schooners, founded the Morden Line steamers, and amassed over a thousand acres of land by the time of his death in 1908. He also served as Reeve of Trafalgar Township. His family lived in the house from 1900 to 1974. Both an Oakville road and a school are named after the Morden family.

Contextual Value

The property has contextual value by supporting and maintaining the character of the area, as an estate house oriented southward. The area is dominated by residences on the north side of Lakeshore Road West facing Appleby College.

Description of Heritage Attributes

Key elements that contribute to the heritage value of this site include:

- The house's orientation south towards Lakeshore Road West, Appleby College, and Lake Ontario.

Key exterior attributes of the house which embody its physical and historical significance from the original exterior design c. 1858 include:

- The original, symmetrical front facade with three evenly spaced openings on the main floor, with one serving as an entrance to the home;
- The decorative wood window hood above the 2nd floor opening;
- The 3rd floor lancet windows (currently set into a rectangular wood window frame);
- The gable roof with dormer windows;
- The high pitched roof topped at the front with a tall double stack brick chimney, which gives the house prominence;
- The reconstructed front porch that spans the first floor of the residence.

Explanatory Note

Re: Heritage Designation By-law No. 2019-092

By-law No. 2019-092 has the following purpose and effect:

To designate the Captain G.E. Morden House at 489 Lakeshore Road West 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.