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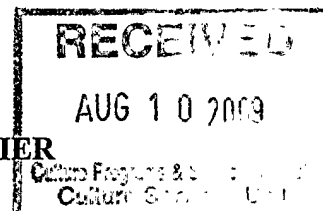
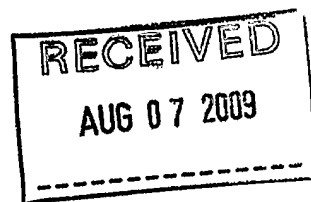
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OAKVILLE



August 6, 2009

VIA COURIER

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

Johnathan R. Bowman
JRB Design-Build GP-UOC Ltd.
2-594 Chartwell Road
Oakville, ON L6J 4A5

Dear Sirs and/or Madames:

Subject: Notice of Heritage Designation
42 Lakeshore Road West, Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2009-074 with respect to the heritage designation of 42 Lakeshore Road West, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
D. Baker, Assistant Town Solicitor
M. Seaman, Manager of Heritage Planning



NOTICE OF HERITAGE DESIGNATION

42 Lakeshore Road West, Oakville, Ontario

TAKE NOTICE that Oakville Town Council, on **June 9, 2009** resolved to pass By-law **2009-074** to designate **Plan 1 Block 68 Lot 13** municipally at **42 Lakeshore Road West** under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

Cultural Heritage Value and Interest:

This property meets numerous criteria required for designation under Part IV of the *Ontario Heritage Act*. The site is culturally significant because of its design and physical value, historical and associative value, and contextual value.

Design or Physical Value

The house at 42 Lakeshore Road West is an example of modest housing built at the time for tradesmen working in the area. Unlike a full two-storey structure, it allowed a reduction in taxes while providing a comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

Historical or Associative Value

The subject property is associated with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammar School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Forsythe Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West.

Contextual Value

The old Colbourne Street West was the central east-west "main street" and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The Magnolia tree on the property is estimated to be around 90 years old and has continued to serve as a cultural landscape feature with its prolific blooms every spring. The Magnolia tree is considered a visual landmark in defining the character of the area.

Description of Heritage Attributes:

The heritage attributes of the house are as follows:

- Front-facing, basic gable roof with steep slope;
- Side porch with decorative columns and brackets;
- A floor plan that has a greater depth than width;
- An entrance and stair located to one side of the plan resulting in a typical front elevation with four symmetrical openings;
- Six over one window type;
- Simple detailing;
- Square-headed openings with double-hung windows;
- Stucco exterior; and,
- The Magnolia tree.

MORE INFORMATION: Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3875 or by email at mseaman@oakville.ca

Cathie Best, Town Clerk



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2009-074

A by-law to designate the McCraney-Robertson House at
42 Lakeshore Road West as a property of architectural,
historical 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:

42 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **McCraney-Robertson House** at **42 Lakeshore Road West** 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;

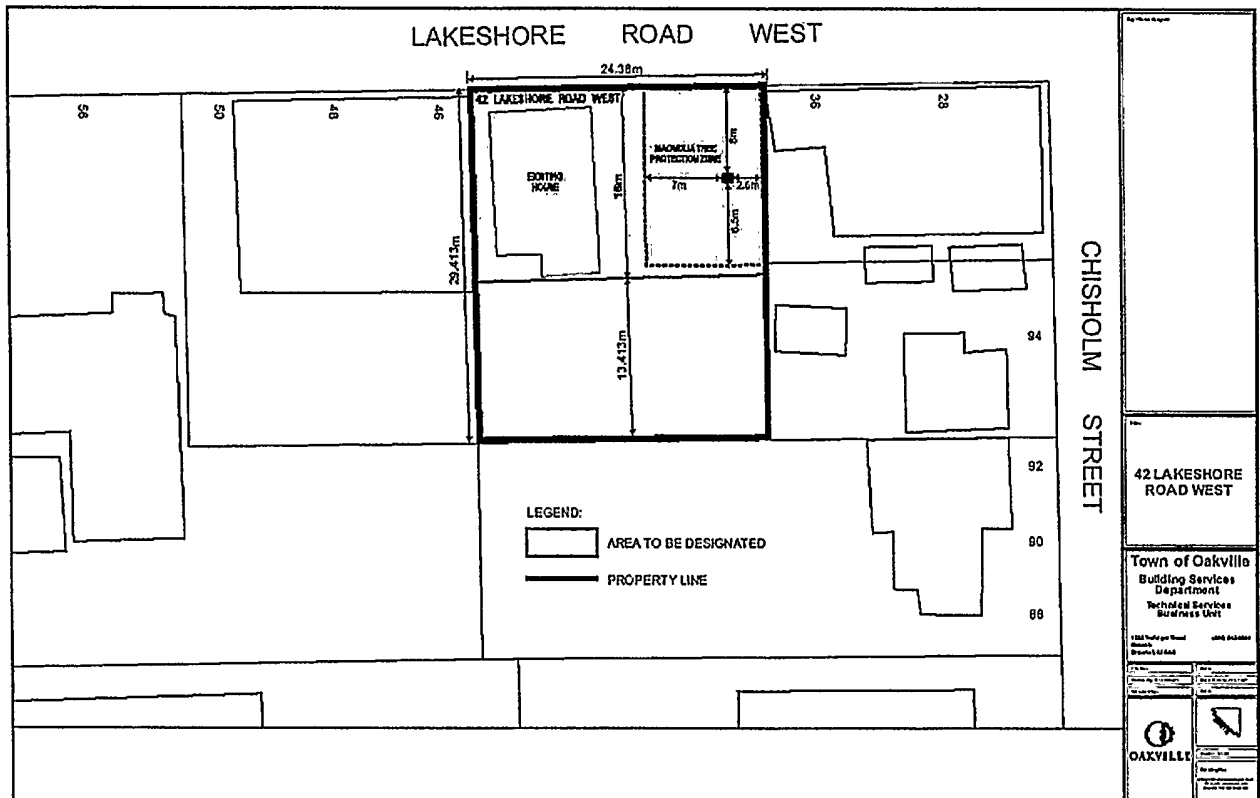
COUNCIL ENACTS AS FOLLOWS:

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:

McCraney-Robertson House
42 Lakeshore Road West
Town of Oakville
Regional Municipality of Halton

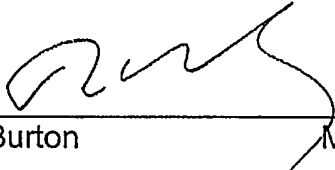
The portion of the lot to be designated is indicated in the site plan below.

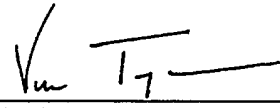
As part of the designation of the historic magnolia tree, a protection zone around this tree has been developed in order to protect its root system from any adverse effects of nearby development or site alterations. The protection zone is marked on the following site plan:



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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.

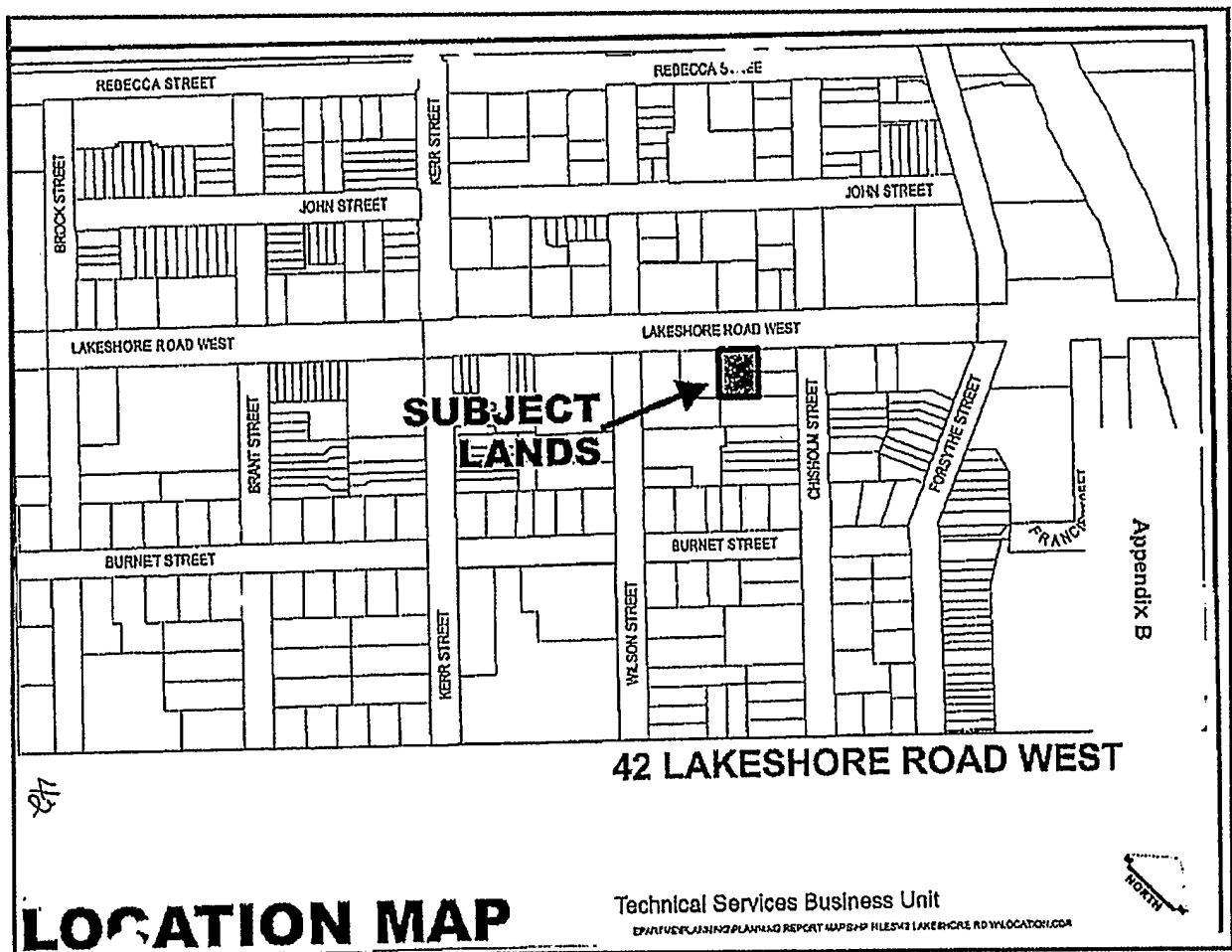

Rob Burton MAYOR


Vicki Tytaneck A/CLERK

**SCHEDULE "A" TO
BY-LAW 2009-074**

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

McCraney-Robertson House
42 Lakeshore Road West, PLAN 1 BLK 68 LOT 13,
Town of Oakville, Regional Municipality of Halton



SCHEDULE "B" TO BY-LAW 2009-074

STATEMENT OF SIGNIFICANCE

The McCraney-Robertson House at 42 Lakeshore Road West 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 existing structure at 42 Lakeshore Road West has cultural heritage value as an example of modest housing built at the time for tradespeople working in the area. Unlike a full two storey structure, it allowed for a reduction in taxes while providing comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

Built c.1880, this stucco house has a front gable roof, side porch with decorative wood brackets, historic wood windows, wood trim and wood shutters.

The magnolia tree on the site is thought to be approximately 90 years old and greatly contributes to the property's physical significance.

Historical or Associative Value

The subject property has cultural heritage value for its historical associations with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammar School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Navy Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West. One of these residents was Duncan Robertson, who purchased the property in 1910. He worked for the tannery and continued to live in the house after the tannery closed in 1924.

Contextual Value

The McCraney-Robertson House has cultural heritage value for its contextual significance along Lakeshore Road West, formerly known as Colbourne Street West,

which was the central east-west “main street” and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The historic magnolia tree on the property has continued to serve as a cultural landscape feature with its prolific blooms every spring. The magnolia tree is considered to be a visual landmark that defines the character of the area.

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 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:

Exterior Elements of the House:

- The rectangular form of the house;
- A floor plan that has a greater depth than width;
- Front gable roof with steep slope;
- Side porch with decorative columns and brackets;
- Wood windows and wood trim;
- Wood shutters; and
- Stucco cladding and wood trim.

Landscape Elements:

- The magnolia tree, including its trunk, canopy and branches, and the associated underground root system, the extent of which is defined as the “Magnolia Tree Protection Zone” as outlined in Schedule “A”.
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Explanatory Note

Re: Heritage Designation By-law No. 2009-074

By-law Number 2009-074 the following purpose and effect:

To designate the property at 42 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.