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September 22, 2010

VIA COURIER

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

1750235 Ontario Inc.
1167 Lakeshore Rd E
Oakville, ON L6J 1L3

Dear Sirs and/or Madames:

Subject: Notice of Heritage Designation
1167 Lakeshore Rd. E., Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2010-098 with respect to the heritage designation of 1167 Lakeshore Rd. E., 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,

Kelly-Anne Lanaus
Legislative Coordinator

Encls.

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



NOTICE OF HERITAGE DESIGNATION

**Peterkin House
1167 Lakeshore Road East, Oakville, Ontario**

TAKE NOTICE that Oakville Town Council, on September 13, 2010, resolved to pass By-law 2010-098 to designate CON 3 SDS PT LOT 9, municipally known as 1167 Lakeshore Road East 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:

The Peterkin House has cultural heritage value as a rare and early example of a stone house inspired by the Arts and Crafts movement with elements of both Queen Anne and Bungalow style architecture. No other similar dwelling exists in Oakville. The 2 ½ storey house is built of lake stone with a front and side porch, chimneys, lintels and sills all executed in stone. The house features a gambrel roof, corner tower, dormers and wood windows with decorative lead-pane glass. The property also includes historic stone gate posts at the entrance, which were salvaged in the 1920s from the Gooderham family's Dearcroft Estate in Toronto.

The property has cultural heritage value for its historical associations with Charles Peterkin, a local Fenian Raids veteran and Toronto businessman, who had the house constructed c.1916-1917. The property is also historically associated with Albert Edward Gooderham, a philanthropist and member of the prominent Gooderham family of Toronto, who owned the house in the 1930s and 1940s. The property has contextual value as it helps to define and support the historic character of the area and serves as a reminder of its redevelopment from agricultural uses to large estate homes and cottages that continue to define this section of town.

Description of Heritage Attributes:

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

- The 2 ½ storey form of the stone portion of the house;
- Form of the main Gambrel roof, the tower roof, the two front dormers on the south elevation, the south porch roof and the northwest porch roof;
- Fenestration of windows and doors on the original stone portion of the house;
- All historic wood windows and remaining lead-pane glass, including those windows which have become interior windows through additions;
- Historic wood storm windows;
- Historic wood window and door trim;
- Wood door surround, including windows, of front entrance;
- Stone sills and stone lintels;
- Historic wood cornice on the north, west and south walls; and
- The stone cladding, including all stone chimneys, porch walls, steps and columns.

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

- The two stone gate posts at the Lakeshore Road entrance to the property.

MORE INFORMATION: Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, extension 3875 or by email at cvansligtenhorst@oakville.ca

Cathie Best, Town Clerk



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2010-098

A by-law to designate the Peterkin House at 1167 Lakeshore Road East 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:

1167 Lakeshore Road East
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Peterkin House at 1167 Lakeshore Road East** 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 a notice of objection to the proposed designation was served on the municipality and has been withdrawn by the appellants;

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

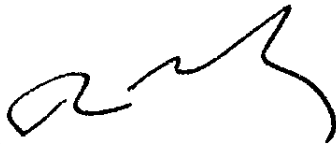
COUNCIL ENACTS AS FOLLOWS:

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:

Peterkin House
1167 Lakeshore Road East
Town of Oakville
The Regional Municipality of Halton

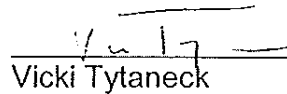
2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 13th day of September, 2010



Rob Burton

MAYOR



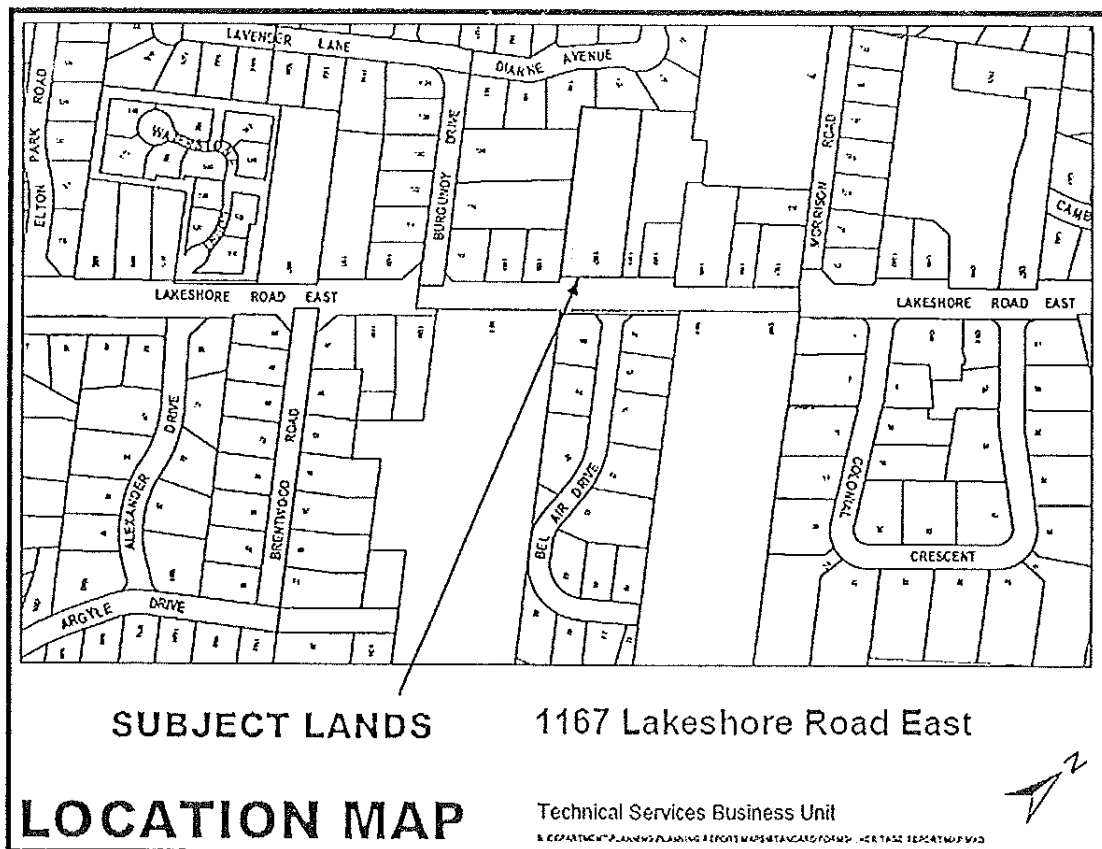
Vicki Tytaneck

A/CLERK

**SCHEDULE "A" TO
BY-LAW 2010-098**

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

Peterkin House
CON 3 SDS PT LOT 9
Town of Oakville, Regional Municipality of Halton



SCHEDULE "B" TO
BY-LAW 2010-098

STATEMENT OF SIGNIFICANCE

Description of Property – Peterkin House, 1167 Lakeshore Road East

The Peterkin House is a large stone building, built as a residence, which is located on the north side of Lakeshore Road East, east of Burgundy Drive.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Peterkin House's cultural heritage value lies in its design or physical value as a rare and early example of a stone house inspired by the Arts and Crafts movement with elements of both Queen Anne and Bungalow style architecture built circa 1916-17. It features stone exterior walls, a two and one half storey form with a front and side porch, chimneys, lintels and sills all executed in stone. The house features a gambrel roof, corner tower, dormers and wood windows with decorative lead-pane glass. A second feature with cultural heritage value are the stone gate posts located adjacent to Lakeshore Road East, which were salvaged in the 1920s from the Gooderham family's Dearcroft Estate in Toronto.

Historical Value or Associative Value

The Peterkin House's cultural heritage value also lies in its associations with Charles Peterkin, a local Fenian Raids veteran and Toronto businessman, who purchased the property in 1915. Peterkin, along with his wife Annie Josephine, had the house constructed c.1916-1917 as a home in which to retire.

The Peterkin House's cultural heritage value also lies in its associations with Albert Edward Gooderham, a philanthropist and member of the prominent Gooderham family of Toronto, who owned the house in the 1930s and 1940s. Gooderham created a home for children with tuberculosis, and funded the University of Toronto's Anti-Toxine farm, which supplied serum for the Second British Army during World War I.

Contextual Value

The Peterkin House's cultural heritage value also lies in its contextual value for its prominent location on Lakeshore Road in Oakville. The house is also located in and



reinforces the character of an area of Oakville known locally as "Millionaire's Row" where a number of wealthy Toronto Residents built estates in the first three decades of the 20th Century.

Description of Heritage Attributes

The heritage attributes of 1167 Lakeshore Road East refer to the Peterkin House and stone gate posts only.

Key attributes of the Peterkin House which embody its physical and historical significance as a rare and early example of a stone house inspired by the Arts and Crafts movement with elements of both Queen Anne and Bungalow style include its:

- The 2 ½ storey form of the stone portion of the house;
- Form of the main Gambrel roof, the tower roof, the two front dormers on the south elevation, the south porch roof and the northwest porch roof;
- Fenestration of windows and doors on the original stone portion of the Peterkin house;
- All historic wood windows and remaining lead-pane glass, including those windows which have become interior windows through additions;
- Historic wood storm windows;
- Historic wood window and door trim;
- Wood door surround, including windows, of front entrance;
- Stone sills and stone lintels;
- Historic wood cornice on the north, west and south walls; and
- The stone cladding, including all stone chimneys, porch walls, steps and columns.

Key attributes of the stone gate posts which embody its physical and historical significance as a reminder of the Gooderham occupancy of the property include:

- The two stone gate posts at the Lakeshore Road entrance to the property.



Explanatory Note

Re: Heritage Designation By-law No. 2010-098

By-law No. 2010-098 has the following purpose and effect:

To designate the Peterkin House and stone gate posts located on the property at 1167 Lakeshore Road East 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.