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November 15, 2023

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2023/11/15
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Notice of Intention to Designate
401 Lakeshore Rd. E, Oakville, Ontario**

Enclosed please find a copy of the Notice of Intention to Designate served upon you in accordance with Section 29(3)(a) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

INTENTION TO DESIGNATE

On November 13, 2023, Oakville Town Council resolved to pass a Notice of Intention 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:

Wardell House
401 Lakeshore Road East
LOT 247, PLAN 113; TOWN OF OAKVILLE

Description of Property

The property at 401 Lakeshore Road East is located on the north side of Lakeshore Road East, between Douglas and Watson Avenues in the Brantwood neighbourhood. The property contains a 1923 one-and-a-half-storey brick house known as the Wardell House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of Craftsman Bungalow house design and construction. The house was built in 1923 with Bungalow elements such as: a one-and-a-half storey form with low sloped roof with front gable; tall brick chimney on the east elevation; wooden detailing on the front façade, such as the large wooden brackets, decorative projecting friezeboard with faux beams, and the wooden balconet. It also showcases Craftsman elements such as: wooden soffits and fascia, with decorative ends on the fascia; asymmetrical façade; brick cladding on the first storey and stucco on the upper storey; brick arched voussoir headers over windows and doors; stone window sills; covered front porch; and projecting eaves and exposed rafters. Unique elements include the bell-cast projection of the exposed rafters on the east and west elevations of the house, showcasing complex woodwork, and the brick front porch with the arched entryway and opening on the west elevation.

Historical and Associative Value

The home has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Brantwood’, and still retains exterior heritage aspects that have lent to the neighbourhood’s character over the last 100 years. Based on a 1924 photo of the house, we can determine that many of the elements outlined above are original to the build year of the house in 1923. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families.

Contextual Value

The subject property has contextual value because it defines, supports and maintains the character of the Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area’s origins in a specific timeframe. The house was one of the earliest built in the survey. As an anchor point in the Brantwood neighbourhood, this house helps to define the original Arts and Crafts era aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 401 Lakeshore Road East that exemplify its cultural heritage value as an early 1900s Craftsman Bungalow style house, as they relate to the historic one-and-a-half-storey house, include:

- The massing and form of the one-and-a-half-storey building with front gable roof and gabled dormer on the west elevation, including the bay windows on the south and east elevation;

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- Buff brick first storey cladding in a running bond pattern with brick voussoirs over doors, windows, and the front porch entrance and west elevation porch opening;
- Heavily textured stucco cladding on upper storey;
- Wooden soffits and fascia, including the decorative shaping of the fascia at the ends on the front façade;
- Projecting eaves and exposed rafters on the west and east elevations;
- Wooden decorative elements on the façade of the house such as: large wooden brackets, wooden projecting friezeboard with faux beams, and wooden balconet on upper storey;
- Fenestration of the windows on the south, west, and east elevations, including the entablature of the south and east elevation bay windows;
- Remaining wooden window and door trim;
- Stone windowsills; and
- Front brick chimney.

Any objection to this designation must be filed no later than December 15, 2023. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on November 15, 2023.