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ONTARIO HERITAGE TRUST

JAN 20 2015

RECEIVED

January 19, 2015

VIA REGULAR MAIL

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

Paul Martin
94 North Shore Boulevard
Burlington, ON L7T 403

Subject: Notice of Heritage Designation
Hiram Smith Farmhouse, 457 Smith Lane, Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2015-004 with respect to the heritage designation of 457 Smith Lane, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, O.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. V. Tytaneck, Town Clerk
D. Anderson, Director of Planning Services
N. Chandra, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
S. Schappert, Heritage Planner

To be the most livable town in Canada

ONTARIO HERITAGE TRUST

JAN 20 2015

RECEIVED

NOTICE OF HERITAGE DESIGNATION

On January 12, 2015, Oakville Town Council resolved to pass By-law 2015-004 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:

Hiram Smith Farmhouse
457 Smith Lane
Part of Lot 12, Plan 956, designated as Part 2 on Plan 20R-20016
Town of Oakville, Regional Municipality of Halton

Cultural Heritage Value and Interest:

The Hiram Smith Farmhouse is located on the east side of Smith Lane. This 1-1/2 storey painted brick farmhouse is surrounded by a 1960s residential subdivision. The farmhouse faces south, which is now the side yard of the property.

Design Value or Physical Value

The Hiram Smith Farmhouse has physical value as a representative example of a mid-19th century Ontario Gothic farmhouse. The original 1-1/2 storey portion of the house likely dates to circa 1860 and was constructed with handmade local brick. The one storey rear addition was built circa 1890 and also contributes to the physical value of the farmhouse.

Historical Value or Associative Value

The Hiram Smith Farmhouse has historic value through its associations with the Smith family of Trafalgar Township, who in turn have direct associations with the Rebellion of 1837 and the historic theme of Oakville's agricultural development.

The first owner of the property, Hiram Smith, was a militia volunteer for a Loyalist troop during the Rebellion of 1837. Smith served as Captain and had the command of the Oakville and Wellington Square companies. Hiram Smith purchased the subject property shortly after his return home and constructed a 1-1/2 storey house circa 1860. The Smith family owned and farmed the property for over 100 years. The property was noted for its extensive orchards, a common historic land use in Oakville and surrounding areas in the late 19th and early 20th century.

Contextual Value

The Hiram Smith Farmhouse also has contextual value because it is historically, physically, visually, and historically linked to its immediate setting. While the context of the property has changed since its construction in the 1860s from farmland to mid-century residential subdivision, the property has always been a landmark in the neighbourhood, influencing the surrounding subdivision design to accommodate the farmhouse and even naming the street after the first owners. The original orientation of the house has been maintained, even though what was once the front entrance to the house now faces the side yard of

the property. The Hiram Smith Farmhouse is a landmark in the neighbourhood due to its historic presence, unusual orientation in relation to the street and architectural differences between it and the surrounding residences.

Description of Heritage Attributes:

Key attributes that express the cultural heritage value of the Hiram Smith Farmhouse:

- Form of the 1-1/2 storey original farmhouse;
- South orientation of the original farmhouse;
- Exterior brick walls;
- Gable roof with front central gable;
- Historic 1 storey rear addition with gable roof;
- Remaining wood soffits and fascia;
- Remnants of the historic front entrance porch;
- Wood windows, including:
 - the lancet window in the central wall gable
 - the 6/6 wood sash windows on the east elevation

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 2015-004

A by-law to designate the Hiram Smith Farmhouse at
457 Smith Lane as a property of historical,
architectural and 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 council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

457 Smith Lane
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Hiram Smith Farmhouse at 457 Smith Lane as a property of historical, architectural and contextual significance and a statement of the reasons for the proposed designation, 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 has been served on the municipality;

COUNCIL ENACTS AS FOLLOWS:

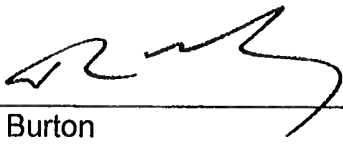
1. That the following real property, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

Hiram Smith Farmhouse
457 Smith Lane
Town of Oakville
The Regional Municipality of Halton

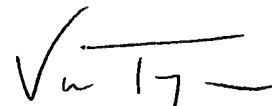


2. That the attached Schedules form part of the by-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 12th day of January, 2015



Rob Burton Mayor



Vicki Tytaneck Town Clerk



**SCHEDULE "A" TO
BY-LAW 2015-004**

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

Hiram Smith Farmhouse
Part of Lot 12, Plan 956, designated as Part 2 on Plan 20R-20016
Town of Oakville, Regional Municipality of Halton



SCHEDULE "B" TO BY-LAW 2015-004

STATEMENT OF SIGNIFICANCE

Description of Property – Hiram Smith Farmhouse, 457 Smith Lane

The Hiram Smith Farmhouse is located on the east side of Smith Lane. This 1-1/2 storey painted brick farmhouse is surrounded by a 1960s residential subdivision. The farmhouse faces south, which is now the side yard of the property.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Hiram Smith Farmhouse has physical value as a representative example of a mid-19th century Ontario Gothic farmhouse. The original 1-1/2 storey portion of the house likely dates to circa 1860 and was constructed with handmade local brick. The one storey rear addition was built circa 1890 and also contributes to the physical value of the farmhouse.

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The first owner of the property, Hiram Smith, was a militia volunteer for a Loyalist troop during the Rebellion of 1837. Smith served as Captain and had the command of the Oakville and Wellington Square companies. Hiram Smith purchased the subject property shortly after his return home and constructed a 1-1/2 storey house circa 1860. The Smith family owned and farmed the property for over 100 years. The property was noted for its extensive orchards, a common historic land use in Oakville and surrounding areas in the late 19th and early 20th century.

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Description of Heritage Attributes

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- Remnants of the historic front entrance porch;
- Wood windows, including:
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 - the 6/6 wood sash windows on the east elevation

Explanatory Note

Re: Heritage Designation By-law No. 2015-004

By-law No. 2015-004 has the following purpose and effect:

To designate the Hiram Smith Farmhouse located at 457 Smith Lane 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.