



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2011-028

A by-law to designate the Darlington Cottage at 3065 Seneca Drive 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 caused to be served on the owners of the lands and premises at:

3065 Seneca Drive
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Darlington Cottage at 3065 Seneca Drive 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:

Darlington Cottage
3065 Seneca Drive
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 June, 2011

Rob Burton MAYOR

Phil Bouillon A/CLERK

**SCHEDULE "A" TO
BY-LAW 2011-028**

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

Darlington Cottage
PT LOT 41, PL M11, PART 1, 20R2867; OAKVILLE
Town of Oakville, Regional Municipality of Halton

SCHEDULE “B” TO BY-LAW 2011-028

STATEMENT OF SIGNIFICANCE

Description of Property – Darlington Cottage, 3065 Seneca Drive

The Darlington Cottage is located at 3065 Seneca Drive, between West River Street and Mississauga Street, just a block away from Lake Ontario. The original one-storey cottage on the property has a sympathetic addition to the rear. The cottage is set on a deep lot surrounded by mature trees, such as a cherry tree and gardens.

Statement of Cultural Heritage Value

Design Value or Physical Value

The property at 3065 Seneca Drive has design and physical value as an example of an early twentieth century cottage designed for seasonal use in the Bronte lakefront area.

As a vernacular type of architecture, cottages were often constructed with locally available materials and influenced by local styles and trends. This small cottage is typical of the early summer homes that were popular in Bronte in the first half of the twentieth century. Few of these cottages remain in the area due to their small size and an increasing demand for properties close to the lake.

The original cottage is one storey with a simple rectangular plan. The foundation is built of concrete block and the exterior walls are clad in horizontal wood siding. The roof is a simple gable roof with asphalt shingles, broken by one shed dormer on the front facade. The wood casement windows appear to be original and most of the original wood trim remains.

Historical Value or Associative Value

The property at 3065 Seneca Drive is historically associated with the development of Bronte as a seasonal recreation area. Between the two world wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some working class home owners even left for the summer months in order to rent their homes to vacationing Torontonians.

The original owners of the cottage, the Darlington family, were residents of Toronto who built their summer property sometime between 1920 and 1938. The cottage was winterized in 1960 and a substantial addition to the rear of the cottage was added in the 1990s. The interior of the cottage has retained its original fireplace, which was the original sole heating source of the cottage. The fireplace and its surround and mantle are of a simple but substantial design with egg and dart details.

Contextual Value

The property at 3065 Seneca Drive has contextual value in its contributions to the streetscape of Seneca Drive. Sections of this street are in transition and have modern developments, but at one time, this neighbourhood was characterized by its many small homes and cottages. The cottage at 3065 Seneca Drive maintains the original context of this streetscape, surrounded by mature trees and gardens, and is visually linked to several historic properties in the immediate vicinity.

Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes. These attributes apply to the north, west and south elevations and the roof of the remaining portion of the house, including all three facades, entrances, windows and trim, together with construction materials of wood, stone, plaster parging and their related building techniques.

Key exterior attributes of the cottage that reflect the cultural heritage value of the property are:

- form of the 1 storey cottage
- concrete block foundation;
- low pitch gable roof with shed dormer
- brick chimney;
- paired 2/1 wood casement windows;
- wood 2/2 storm windows;
- 6 pane fixed wood attic windows;
- 3 pane fixed wood dormer window;
- exterior doors;
- wood window, door and roof trim;
- wood soffits and fascia;
- horizontal wood clad exterior walls
- enclosed front porch, including wood cladding and fenestration
- front porch entrance, including double leaf 10 pane doors, 2 pane sidelights, surround and hardware;

Key interior attributes of the cottage that reflect the cultural heritage value of the property are:

- original entrance to cottage (currently located inside front porch)
- original fireplace, mantle and surround

Key attributes of the landscape that reflect the cultural heritage value of the property are:

- Mature cherry tree to the west of the driveway
- Large rear yard
- Proximity of the cottage to the lake

Explanatory Note

Re: Heritage Designation By-law No. 2011-028

By-law No. 2011-028 has the following purpose and effect:

To designate the Darlington Cottage located on the property at 3065 Seneca Drive 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.