



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016-105

A by-law to amend By-law 1984-130 regarding the designation of 1028 Lakeshore Road East as a property of historical, architectural and contextual significance.

WHEREAS section 30.1 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to amend a by-law designating property passed pursuant to section 29 of the Ontario Heritage Act;

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:

1028 Lakeshore Road East
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to amend By-law 1984-130 and a statement of the reasons for the proposed amendment;

WHEREAS no notice of objection to the proposed amendment has been served on the municipality;

AND WHEREAS the legal description of the designated property requires amendment and the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes requires clarification;

COUNCIL ENACTS AS FOLLOWS:

1. That section 1 of By-law 1984-130 be deleted and replaced as follows:

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:

Chestnut Grove and Stone Wall
1028 Lakeshore Road East
Town of Oakville
The Regional Municipality of Halton

2. That section 2 of By-law 1984-130 be deleted and replaced as follows:

That the Schedules hereto form part of this By-law.

3. That Schedule "A" of By-law 1984-130 be removed and replaced with Schedule "B" attached hereto.
4. That Schedule "B" of By-law 1984-130 be removed and replaced with Schedule "A" attached hereto.
5. That Schedule "C" be deleted from By-law 1984-130.
6. That the Town Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the property and on the Trust; and to be registered against the property affected in the proper land registry office.

PASSED this 1st day of November, 2016

Rob Burton Mayor

Kathy Patrick Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2016-105
(Replaces Schedule "B" to By-law 1984-130)

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

Chestnut Grove
1028 Lakeshore Road East
Part of Lot 10, Concession 4 Trafalgar SDS, as in 397208, Oakville

Stone Wall
Part of Lakeshore Road East, being part of road allowance between Concessions 3
and 4 Trafalgar SDS, and part of 27' widening, Plan 717, designated as Parts 1, 2
and 3 on Plan 20R-20595, Oakville

SCHEDULE "B" TO
BY-LAW 2016-105
(Replaces Schedule "A" to By-law 1984-130)

STATEMENT OF SIGNIFICANCE

Description of Property – Chestnut Grove and Stone Wall, 1028 Lakeshore Road East

The property is located on the south side of Lakeshore Road East near Barringham Drive. The property contains one residence and a historic stone wall.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The subject property has cultural heritage value for c.1832 house, known as Chestnut Grove, one of the earliest remaining structures in Oakville.

The 1832 portion of the house has architectural value as an example of Vernacular Loyalist architecture, low ceilings supported by hand hewn Ontario White Pine beams and exterior finish of horizontal wood siding that was covered in stucco for many years. Some of the early glass window panes remain and some window sash date from 1832.

The stone wall that runs along the northern border of the property is a rare surviving example of the historic stone walls that were once common along Lakeshore Road in Oakville.

Historical Value or Associative Value

The property at 1028 Lakeshore Road East has historic value through its associations with the early Loyalist settlers of Oakville, with Bartholomew Beardsley, a prominent lawyer, judge and politician in Upper Canada and with W. D. Gregory, also a lawyer and politician.

The dwelling was constructed in 1832 by George Griggs, a New Jersey Loyalist who came to Upper Canada in 1821, accompanied by his brother, Barnet Griggs, and their families. According to Provincial Assessment Records, in 1832 Griggs received a building permit to construct the house on his 50 acres of land, which he lived in with his family for 15 years.

Griggs sold the house to Bartholomew C. Beardsley in 1847. Beardsley, already an elderly man when he purchased the house, was a barrister who had emigrated from New York to Upper Canada in 1797, setting up practice in Niagara on the Lake. He served as a Member in the House of Assembly for Niagara District in 1824 and later as the Chief Judge of the Court of Common Pleas of New Brunswick in 1837. Beardsley moved his law practice to Oakville in 1847 and died in 1855. He named the house 'Chestnut Grove' although locally it was known as 'Beardsley's Grove' and was the site of many large picnics.

Beardsley's son, James, inherited the property and lived there until the 1880s. He sold off the eastern 26 acres of the property in 1866 and farmed the remaining 24 acres himself.

In the 1920s, the property was owned by W.D. Gregory. Gregory practiced law in Toronto, being a partner in Gregory, Gooderham, Campbell & Coleman and then Gregory and Gregory with his son Goldwin. Gregory was also very active politically, serving on Oakville Town Council for three years and was a Liberal candidate for Halton. Gregory's professional papers now reside in the Queen's University Archives, including his correspondence with notable politicians including Goldwin Smith, Mackenzie King and Henri Bourassa. During his ownership of the property, Mackenzie King visited and had his photo taken on the front steps (now rear steps) of the house.

The construction date of the stone wall is unknown but may have been constructed during the Beardsley's ownership of the property.

Contextual Value

Chestnut Grove is contextually associated with Lakeshore Road and is visually linked to the historic stone wall that borders the north edge of the property along Lakeshore Road East.

Description of Heritage Attributes

Key attributes of the property which embody the physical, historical and contextual significance of Chestnut Grove include all remaining historic elements on the 1832 portion of the house:

- Form and footprint of the original house;
- Windows and sash of the original house;
- Interior ceilings with white pine beams
- Central entrance on rear elevation
- Low pitch side gable roof

Key attributes of the property which embody the physical, historical and contextual significance of the stone wall bordering the Chestnut Grove northern property line include:

- Horizontal laid lake stone course
- Vertical soldier lake stone caps
- Concrete pillar cap

Explanatory Note

Re: Heritage Designation By-law No. 2016-105

By-law No. 2016-105 has the following purpose and effect:

To amend Heritage Designation By-law 1984-130 for Chestnut Grove and the Stone Wall located at 1028 Lakeshore Road East in order to correct the legal description of the designated property and clarify the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes.