



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-002

A by-law to amend By-law 1987-024, being a by-law to designate certain property as property of historic and architectural value and interest (3565 Lakeshore Road West), for the property now known as the Samuel Curtis House at 3536 Wass Crescent.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property passed pursuant to section 29 of the of the OHA to clarify or correct the statement explaining the property's cultural heritage value or interest with the description of the property's heritage attributes; or to correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA;

WHEREAS the Council for the Town of Oakville on February 16, 1987 passed By-law 1987-024, being "A by-law to designate certain property as property of historic and architectural value and interest (3565 Lakeshore Road West);

WHEREAS the Council for the Town of Oakville on October 3, 2016, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 1987-024 to correct part of the legal description of the designated property to change its municipal address to "3536 Wass Crescent" and to call it by its name "Samuel Curtis House" and to clarify the "Statement" explaining the property's cultural heritage value or interest and the description of the property's heritage attributes;

WHEREAS the Council for the Town of Oakville on October 3, 2016, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 1987-024 to be served on the owners of the lands and premises at 3536 Wass Crescent and upon the Ontario Heritage Trust with the indication that the owner may, within 30 days of receiving the Notice (by November 7, 2016), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

WHEREAS no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before November 7, 2016;

AND WHEREAS pursuant to subsection 30.1(7) of the OHA the Council of the Town of Oakville may now pass the proposed amending bylaw;

COUNCIL ENACTS AS FOLLOWS:

1. That section 1 of By-law 1987-024 be deleted and replaced as follows:

“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:

Samuel Curtis House
3536 Wass Crescent
Town of Oakville
The Regional Municipality of Halton”

2. That section 2 of By-law 1987-024 be deleted and replaced as follows:

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

3. That Schedule “A” of By-law 1987-024 be deleted and replaced with Schedule “B” attached hereto.
4. That Schedule “B” of By-law 1987-024 be deleted and replaced with Schedule “A” attached hereto.
5. That Schedule “C” of By-law 1987-024 be deleted; and
6. That the Town Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the designated property and on the Ontario Heritage Trust; and to be registered against the designated property affected in the proper land registry office.

PASSED this 13th day of February, 2017

Rob Burton Mayor

Kathy Patrick Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2017-002
(Replaces Schedule "B" to By-law 1987-024)

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

Samuel Curtis House
3536 Wass Crescent
PLAN M316 BLK 227 RP 20R5582; PT PART 1
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2017-002
(Replaces Schedule "A" to By-law 1987-024)

STATEMENT OF SIGNIFICANCE

Description of Property – Samuel Curtis House, 3536 Wass Crescent

The Samuel Curtis House is located on the west side of Wass Crescent near the corner of Burloak Drive and Lakeshore Road West. The property contains the Samuel Curtis House.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The subject property has cultural heritage value for its c.1860 house, known as the Samuel Curtis House. An early example of the Gothic Revival style, the house exhibits features typical of this era, such as the pointed window in the front gable. This style was commonly used for farmhouses and is often referred to as the 'Ontario Farmhouse' style. As an earlier example of this style, the house displays a restrained simplicity that would become less common towards the end of the 19th century as more decorative embellishments were used.

Designed with a typical 'Ontario Farmhouse' T-shape plan, the house has a 1 ½ storey front portion with a gable roof intersected by a one-storey rear wing with a gable roof perpendicular to the front. The front of the house contains a steep central gable, a common feature of the Gothic Revival style. The red brick is finished in Stretcher Bond with unique brick detailing, including the buff brick and red brick voussoirs above windows and doors, the raised brickwork above the front pointed window and the punched and raised brickwork below the front first storey windows.

The front entrance contains a decorative door surround with sidelights, transom windows, wood panelling and wood brackets. Above the entrance is a foliated pointed window in the front gable while the rest of windows on the first and second storeys are 6/6 wood windows. Stone sills are located beneath each of the windows and a stone course separates the brickwork from the lakestone foundation. The eaves on the front portion of the house are embellished with a scalloped wood bargeboard. A more decoratively designed bargeboard with a finial adorn the front central gable. Two historic brick chimneys with ornamented brickwork are located on

both the east and west sides of the front gable roof while a simple brick chimney marks the rear wall of the one-storey wing.

At one time, a Victorian decorated verandah enhanced the front façade and evidence of its location can still be seen on the brickwork. While the current shutters are not historic, the house likely had louvered wood shutters on all of the windows when it was constructed.

The house is a well-constructed and well-maintained example of an early Gothic Revival style home. Since many similar homes in Oakville have been lost over the years, the Samuel Curtis House remains a significant and increasingly rare example of its style.

Historical Value or Associative Value

The property has cultural heritage value for its associations with the Curtis family who built the house and owned the property for over 100 years, operating a dairy farm on the land.

In 1847, Samuel Curtis purchased part of Lot 35 on the Broken Front, also known as Concession 4 SDS, from Philip Sovereign, one of the early settlers in Bronte. The 100-acre parcel ran north from the lakefront along what is now Burloak Drive, to about two thirds of the way to what is now Rebecca Street.

Records indicate that Samuel first lived in a little frame house that was once located on the other side of Lakeshore Road until he could build the brick house around 1860. This frame house along the lake was known in the family for many years as the 'Original House'. In 1858, Samuel married Rebecca Lucas from Nelson Township and they had at least five children together. It is possible that the house was built even earlier, by 1858, to accommodate Samuel's new wife and family-to-be.

The family ran a dairy farm on the property which was continued well into the 20th century. Given the solid masonry construction of the house, and the fact that they had a servant living in the house according to the 1871 Census, the family must have done well for themselves financially. Records indicate that Samuel was a school trustee for the local Bronte schools in the 1880s and 1890s.

The property remained in the Curtis family until 1952. In 1984, the land was developed as a plan of subdivision and new streets and homes were constructed on the original farmland. As part of this subdivision, about 1/3 of an acre around the house was reserved as a separate lot in order to conserve the house in situ. Directly

to the west, a similar sized parcel was retained at the corner of Burloak Drive and Lakeshore Road as Town-owned parkland, known as the Samuel Curtis Parkette.

Contextual Value

The Samuel Curtis House is contextually significant as a remnant of the area's rural and agricultural past. Once surrounded by farmland, the house serves as a reminder of the historical development and use of the land by European settlers.

The building is also a landmark along Lakeshore Road, one of the most historically significant travel routes in southwestern Ontario. The house has always retained a prominent and visible presence along the road as well as a strong connection with the waterfront. Facing both Lakeshore Road and the lakefront, the building's location and orientation are an important part of the building's contextual significance. This connection is further solidified through the property's adjacency to the Samuel Curtis Parkette and the Samuel Curtis Path which connects to Oakville's Waterfront Heritage Trail.

Description of Heritage Attributes

Key attributes of the property which embody the physical, historical and contextual significance of the Samuel Curtis House include the following attributes, as they relate to all four exterior elevations of the 1 ½ storey brick house and the west, north and east elevations of the one storey brick wing attached to the north of the house:

- The 1 ½ storey form and structure of the front brick portion of the house;
- The one storey form and structure of the rear brick portion of the house;
- The red brick cladding in Stretcher Bond, including all red and buff brick voussoirs and decorative brickwork;
- The lakestone foundation including brick voussoirs above the basement windows and stone course separating brickwork and lakestone;
- Placement of the doors and windows;
- 6/6 wood windows, including all wood window trim;
- Pointed Gothic window on front elevation, including all wood window trim;
- Stone window and door sills;
- Front entrance, including wood panelled door, transom and sidelight windows, wood brackets and all wood trim;
- East side entrance, including wood panelled door and wood trim;
- Wood soffit, fascia, moulding and decorative bargeboard, including finial on front gable;
- Two red brick chimneys on front portion of house and one red brick chimney on rear portion of house;

- The historic and current location of the building on the property and its orientation with the front of the house facing the lake; and
- Views of the house from lakeshore Road.

The designation of the subject house under the *Ontario Heritage Act* is not intended to prevent the owners from constructing a Regency-style porch across the full front elevation based on historical and physical evidence of the porch that was historically located there.