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ONTARIO HERITAGE TRUST

JUN 24 2019

RECEIVED

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-039

A by-law to amend By-law 1990-109 regarding the designation of 1399 Lakeshore Road East (formerly 1409 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:

1399 Lakeshore Road East
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to amend By-law 1990-109 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 1990-109 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:

Cox Estate Stables
1399 Lakeshore Road East
Town of Oakville
The Regional Municipality of Halton

2. That section 2 of By-law 1990-109 be deleted and replaced as follows:

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

3. That Schedule "A" of By-law 1990-109 be removed and replaced with Schedule "B" attached hereto.
4. That Schedule "B" of By-law 1990-109 be removed and replaced with Schedule "A" attached hereto.
5. 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 15th day of May, 2017

Rob Burton

Mayor

Kathy Patrick

Acting Town Clerk



SCHEDULE "A" TO
BY-LAW 2017-039
(Replaces Schedule "B" to By-law 1990-109)

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

Cox Estate Stables
Part of Lot 7, Concession 3 Trafalgar SDS, as in 706561, Oakville

SCHEDULE "B" TO
BY-LAW 2017-039
(Replaces Schedule "A" to By-law 1990-109)

Description of Property – Cox Estate Stables, 1399 Lakeshore Road East

The Cox Estate Stables are located on the north side of Lakeshore Road East, opposite Cox Drive which terminates at the historic Cox Estate House at 40 Cox Drive. The subject property contains a one and a half storey wood stable that contributes to the cultural heritage value of the property. The two storey residence on the property is not included in the heritage attributes of the property.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value

The subject property has cultural heritage value for its c.1930 stable building which was constructed during the Cox family's ownership of the property.

The stable is a wood frame structure clad in board and batten set on a poured concrete foundation. It has a medium pitched gable roof broken by five shed dormers on the west elevation and a brick chimney on the east elevation. The rafter tails extend out from the building under the shingle-clad roof. The south facing gable end has a central entrance door flanked by two nine-pane fixed windows. There is an opening above the main door that provides access to the loft space.

The west elevation has a series of wood sliding doors to provide access to the stalls within, typical of barn construction. Several pairs of six pane windows provide light along this elevation even when the sliding doors are closed.

The north gable end has three nine-pane windows on the ground level and a matching opening to the loft above the windows. The east elevation has a triple casement window with six panes in each casement close to the south gable end. Two additional sets of smaller six-paned casements are located further north along the elevation.

The interior of the stable is intact, including horse stalls, simple stairs and ladder to the second storey and roughly finished loft.

Overall, the stable is a well-constructed and rare surviving example of an equestrian outbuilding associated with one of the most notable historic estates of Oakville.

Historical Value or Associative Value

The property has cultural heritage value for its associations with several notable figures including John C. Harris, John Moore, James Ryrie and Herbert Coplin Cox, significant individuals both locally and nationally.

One of the first owners of the property (prior to the construction of current structures), John C. Harris, is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. During Harris's ownership of the property (which was a 50 acre parcel at the time with only a log cabin), a portion of the land was used to create a small burying ground, now known as the Cox Estate Cemetery and fronting onto Wedgewood Drive.

John Moore, the owner of the property from 1844-1854, was a retired mariner and ship captain. He was married to Sally Griggs, a daughter of Barnet Griggs, who was an early settler in Trafalgar Township and owner of a nearby inn on Lakeshore Road. The Moore family moved from their home on Navy Street to a newly constructed frame house on the property in 1844, but Sally died shortly thereafter.

The next owner of note was James Ryrie, who was the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants, located on Yonge Street in Toronto. He held many directorships in various trust, life assurance and power companies and was involved in humanitarian activities in the City of Toronto. His main summer estate, Edgemere (1502 Lakeshore Road East), was on the opposite side of the road. James Ryrie did own the subject property but appears to have never inhabited it or the new 2 storey house constructed by the previous owner, Andrew William Orr. This residence still exists on the property but has been so heavily altered that it no longer has significant cultural heritage value.

The structure on the property that has significant historic associations is the stable building. The stable is associated with the Cox family, who purchased the property in 1909 and owned it until 1988. The stable itself was constructed circa 1930.

Herbert Cox was the President and General Manager of Canada Life Assurance Company and was involved in horse exhibitions across Canada and the U.S. He bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club. The Coxs' purchase of 40 Cox Drive (immediately south of the subject property) in 1909 included 17 acres of apple orchards fronting onto Lake Ontario. After he constructed his new estate house, the surrounding property was carefully landscaped and included gardens, stables, a polo field and an arena for the thoroughbred horses he raised. Known as 'Ennisclare', the Cox Estate became known as a centre for horse riding in the Oakville area. Cox provided a number of farm workers with housing and transportation and it is thought that the two storey

residence on the subject property was used as a home for his stable manager, who came from England to look after the family's equestrian interests.

Contextual Value

The subject property is contextually significant as a remnant of the area's rural and agricultural past. The property helps to define, maintain and support the 19th century roots of Trafalgar Township and the Town of Oakville inclusive of the agricultural history, as well as the relationship to the Cox Estate which addresses a deep foundation in equestrian, hunting and grand estates of the Town of Oakville. The property and stables are physically and historically linked to the surrounding properties, especially the remaining properties that are associated with the Cox Estate.

Description of Heritage Attributes

Key attributes of the property which embody the physical, historical and contextual significance of the stable are:

- The wood frame one and a half storey structure clad in board and batten set on a poured concrete foundation;
- The medium pitched gable roof broken by five shed dormers on the west elevation and a brick chimney on the east elevation;
- The rafter tails extending out from the building under the shingle-clad roof;
- The doors, including the man door and loft door on the south elevation and double-width sliding doors on the west elevation;
- The fenestration, including nine-pane and six pane fixed and casement windows;
- The interior of the stable, including divided horse stalls and loft space.

Explanatory Note

Re: Heritage Designation By-law No. 2017-039

By-law No. 2017-039 has the following purpose and effect:

To amend Heritage Designation By-law 1990-109 regarding the designation of 1399 Lakeshore Road East (formerly 1409 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.