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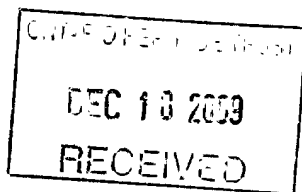


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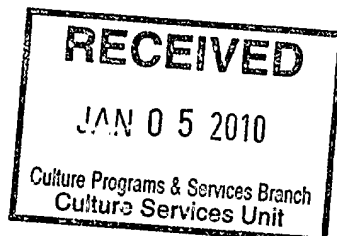
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December 17, 2009



VIA COURIER

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



Dear Sirs and/or Madames:

**Subject: Notice of Intention to Designate  
394 Lakeshore Road West, Oakville, Ontario**

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Attached please find the Notice of Intention to designate the above-mentioned property which is served upon you in accordance with section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.18, (the "*Act*").

Pursuant to section 29(4.1) of the *Act* any person who objects to the proposed designation must file a notice of objection to the designation with the Town Clerk at 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6, no later than **January 18, 2010**.

Sincerely,

Francesca Piazza  
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk  
D. Anderson, Director of Planning Services  
D. Baker, Assistant Town Solicitor  
M. Seaman, Manager of Heritage Planning  
S. Schappert, Heritage Planner



## **NOTICE OF INTENTION TO DESIGNATE**

**394 Lakeshore Road West, Oakville, ON  
The Lambert-Smye Estate House**

**TAKE NOTICE** that Oakville Town Council, on December 14, 2009 resolved to issue a Notice of Intention to Designate CON 4 PT LOTS 18 AND 19 RP;20R11196 PARTS 1 TO 6; OAKVILLE municipally known as 394 Lakeshore Road West under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

### **1. Description of Property**

The subject property is located on the south side of Lakeshore Road West between Shorewood Place and Birch Hill Lane. The property includes one residence, which is not visible from Lakeshore Road.

### **2. Statement of Cultural Heritage Value or Interest**

#### **Design or Physical Value**

The property at 394 Lakeshore Road West, known as the Lambert-Smye Estate House, has cultural heritage value as a rare remaining example of an early 20th century estate house in Oakville. Large estates such as this property were once the dominant building and land form on the Lake Ontario shoreline in the vicinity of Oakville, but few remain. The property is also unique in that it is one of very few lakeshore estates constructed at the end of the Great Depression. Completed in the mid to late 1930s, the house at 394 Lakeshore Road West represents the end of the first era of lakeshore estates which characterized most of the development along the lakeshore from the early 1900s to the Second World War. The construction of these estates was a major trend in the history of Oakville.

The Lambert-Smye Estate House at 394 Lakeshore Road West is largely intact and demonstrates a high degree of craftsmanship in implementation of the design and vision of the architect, George Molesworth. The property is an exceptional example of a 1930s lakeshore estate home designed by Molesworth using a number of historical and contemporary influences, in particular English Arts and Crafts but also Neo-Georgian, and Art Moderne.

The house at 394 Lakeshore Road West is a two storey red brick home, rectangular in form with a seven bay front façade. The front façade is divided into four sections. The easterly three façades form the main house. The centre section is slightly projected forward and has a symmetrical three-bay upper façade and an asymmetrical lower façade, with the main entrance door set to the right side. The side wings are similar in size and have large chimneys defining their ends. At the eastern end of the residence is the garage section of the building which is connected to the main house. The rear façade of the house has a lighter appearance than the front due to its bay windows, larger entrance with sidelights, and dormer windows. When viewed from the lake side it has the appearance of an English Country Estate House.

The design of the house is based on traditional forms and styles such as neo-Georgian and English Arts and Crafts, but also exhibits influences of contemporary 1930s design, including Art Moderne. Contemporary (1930s) influence can be seen in the minimalist approach to some of the architectural detailing such as the tightly clipped eaves, the simple and elegant front entrance, the use of octagonal windows and the use of French casement windows.

### **Historic or Associative Value**

The property at 394 Lakeshore Road has heritage value in its association with the Lambert family, for whom the residence was built in the mid to late 1930s. Sydney and his wife Mary, both immigrants to Canada, owned the property until 1954.

The property at 394 Lakeshore Road West also has cultural heritage value in its direct associations with Fred T. Smye, President of Avro Aircraft and a leader in the development of Canada's post-war aviation industry, which culminated in the AVRO Arrow program. Under Smye's leadership, AVRO Canada became one of the largest corporations in Canada in the immediate post-war years. The AVRO Arrow project was one of major national significance in the 1950s. Smye played a leading role in the development of the CF100, Canada's first all-weather jet fighter and the AVRO Jetliner, which was North America's first jet passenger plane.

During his ownership of the property at 394 Lakeshore Road West, specifically during the time when AVRO was a major Canadian corporation, the Smye family hosted a number of events and significant figures associated with the Canadian Aviation Industry at the their residence. Sir Roy Dobson, the manager responsible for the Lancaster Bomber, Chairman of the Board for Avro and a close friend of Fred Smye, would regularly come for dinner after flying in from New York. The family also built a metal wharf on the lake so that friends with yachts could travel to the residence by boat. Jim Floyd and Harvey R. Smith, both Vice-President at Avro, lived in a nearby and would regularly boat to the Smye residence.

### **Contextual Value**

The property on which the Lambert-Smye Estate House sits at 394 Lakeshore Road West has cultural heritage value as one of the last remaining intact lakefront estate properties in Oakville.

The property is set back from the main thoroughfare, accessed by a gravel driveway that leads past several modern residences. The driveway to the house splits into a circular road that passes in front of the house, with a large swath of lawn and mature trees as the front yard. The south lawn of the property is also dotted with mature trees along the sides. At the southern tip, a path with a dry stone retaining wall leads down to the lake. The beach area is pebbled and marked off with large cut stone boulders at each end.

A small glass greenhouse (built circa 1955) is attached to the rear of the house, and a formal hedge still divides what was once the garden area from the lawn. At the east side of the house is the garage, which is attached to the house.

### 3. Description of Heritage Attributes

Key exterior attributes of the Lambert-Smye Estate House which embody its physical and historical significance include:

The following heritage attributes apply to all elevations and the roof including all facades, entrances, windows and trim, together with construction materials of wood, stone, brick and their related building techniques:

#### Overall

- Overall rectangular house form with projecting bays and garage wing;
- Brick exterior walls
- Brick detailing (Jig Jag, Voussoirs, soldier course)
- Hipped form of the main roof
- Tightly clipped eaves
- Wood windows and openings;
- Exterior doors;
- 3 brick chimneys
- Copper eavestroughs and downspouts
- Fluted wood window frames
- Wood window sills
- Flagstone patio in immediate vicinity of house;
- Wood shingled roof;
- Grading and hard landscaping in the vicinity of the house;

#### Front (North) Elevation

- Main doorway and servant's doorway;
- Front porch including posts, railing, steps and porch roof;
- Exterior doors;
- Segmental arched topped leaded glass transom;
- Star light fixture over primary door;
- Light fixture over secondary door;
- Donley Bros Co – metal access shaft cover;
- All wood windows.

#### Rear (South) Elevation

- Two wood framed bay windows with brick base and copper roof
- Three roof dormers with semi-circular divided windows;
- All wood windows and openings;
- Glazed primary rear door with sidelights and leaded glass transom and brick surround;
- Secondary wood door into garage;
- Greenhouse.

#### East Elevation

- Garage wing;
- Light fixture over garage;
- Paneled garage door
- Fluted wood garage door surround
- All wood windows and openings;
- Copper roofed stoop over garage door;
- Garage door opening mechanism;
- Window openings and windows.

West Elevation

- Chimney;
- All wood windows and openings;
- Roof dormer with semi-circular divided window.

**OBJECTIONS:** Any objection to this designation must be filed no later than **January 18, 2010**. Objections should be directed to Cathie Best, Town Clerk, 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6.

**MORE INFORMATION:** Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3873 or by email at [mseaman@oakville.ca](mailto:mseaman@oakville.ca)

**Last Date to file Notice of Objection: January 18, 2010**

**Cathie Best, Town Clerk**