

APPENDIX B

**Heritage Impact Assessment
164 Douglas Avenue
Town of Oakville
Regional Municipality of Halton
Lot 12 Concession 3 South of Dundas Street
Geographic Township of Trafalgar
Former Halton County**

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HR-347-2021
Project # 2021-0327

28/08/2021

Final – Revised

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHRD – Cultural Heritage Resource Documentation
 CHVI – Cultural Heritage Value or Interest
 CHL – Cultural Heritage Landscape
 HIA – Heritage Impact Assessment
 MHC – Municipal Heritage Committee
 MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries
 OHA – Ontario Heritage Act
 OHT – Ontario Heritage Trust
 OP – Official Plan
 O. Reg. – Ontario Regulation
 PPS – Provincial Policy Statement
 ROP – Region of Halton Official Plan
 SBSCDC – Strategic Business Services Community Development Commission
 TOR – Terms of Reference

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix D.

TOWN OF OAKVILLE HIA REPORT REQUIREMENTS CHART

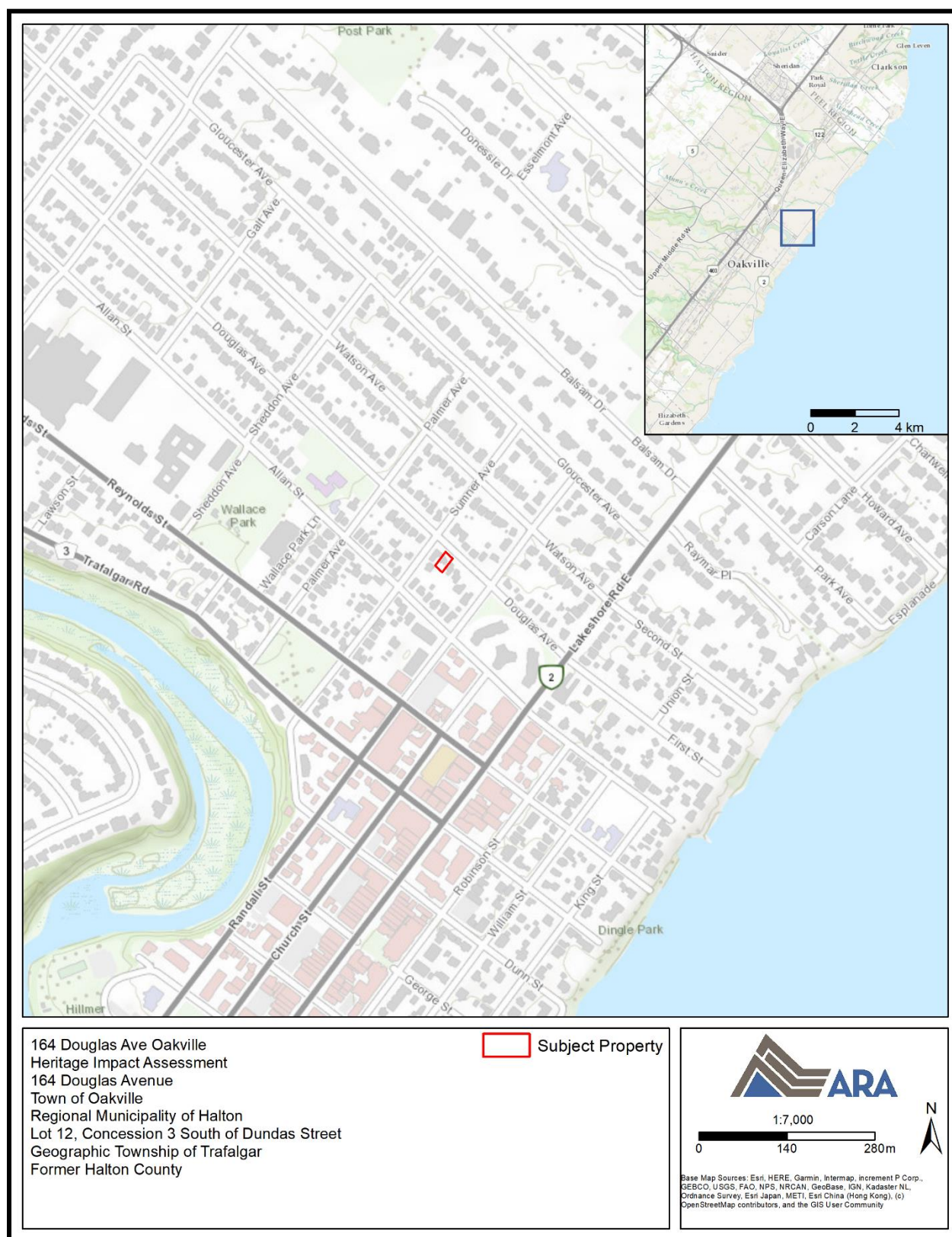
Town of Oakville HIA Requirements	Relevant ARA Section
Introduction to the Property	1.0 Project Context 6.0 Assessment of Existing Conditions – Property Description
Research and Analysis	3.0 Research and Analysis Appendix A: Maps and Figures
Statement of Cultural Heritage Value or Interest	7.0 Heritage Assessment
Assessment of Existing Conditions	6.0 Assessment of Existing Conditions – Property Description Appendix A: Maps and Figures
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1.0 INTRODUCTION TO THE PROPERTY

Under a contract awarded in June 2021 by Steven Brousseau Design on behalf of the property owner, Archaeological Research Associates Ltd. (ARA) carried out a Heritage Impact Assessment (HIA) for the property located at 164 Douglas Avenue in the Town of Oakville. The property is listed on the Town of Oakville's Municipal Heritage Register as a "Four Square style house with Arts & Crafts Influences". As a listed heritage property, any development is pursuant to Section 27 of the *Ontario Heritage Act*.

The subject property is located in a neighbourhood north of Lake Ontario, east of Trafalgar Road and west of Chartwell Road. Specifically, the property is situated on Douglas Avenue, Lot 12, Concession 3 South of Dundas Street, in the Town of Oakville, Regional Municipality of Halton, Ontario (see Map 1 and Map 2). The proposed project involves updating two existing additions to the two-and-a-half storey residential structure within the property; including the removal and reconstruction of the two-storey garage addition and the removal of the two-storey enclosed entryway vestibule addition. The plans also entail removal of existing brick on the residential structure.

The purpose of this assessment is to identify and evaluate the cultural heritage value and any heritage attributes that may be impacted by the proposed development options for the property. An assessment of development or site alteration impacts is included within the report as well as an examination of mitigation measures. This assessment was conducted in accordance with the aims of the provincial policies and local policies in the *Region of Halton Official Plan* (2018), *Town of Oakville Official Plan* (2018); and Town of Oakville's *Development Application Guidelines for Heritage Impact Assessments for Built Heritage Resources*.



Map 1: Subject Property in the Town of Oakville
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on a 2019 Aerial Image
 (Produced under licence using ArcGIS® software by Esri, © Esri; Town of Oakville 2019)

2.0 POLICY AND APPROACH

The framework for this assessment report is informed by federal guidelines, provincial planning legislation and policies as well as municipal Official Plans and guidelines.

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS 2020). Policy 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (MMAH 2020:31).

The *Ontario Heritage Act, R.S.O. 1990, c.018* (OHA) is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the OHA sets out three principal criteria with nine sub-criteria for determining CHVI (MHSTCI 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

The *Region of Halton Official Plan* (ROP) Chapter 4: Healthy Community Policies contains policies that address cultural heritage resources. Policy 165 (2018:115) states that the “goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.” Policy 167.5 indicates that the ROP will: “encourage the Local Municipalities to prepare ... an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities” (2018:116).

The Town of Oakville’s Official Plan supports identifying and conserving cultural heritage resources. The two objectives outlined in Section 5. Cultural Heritage and detailed in Policy 5.1.1 Objectives states:

The general objectives for cultural heritage are:

- a) to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; and,*
- b) to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community (Town of Oakville 2018:C-9).*

Policies within the Town’s Official Plan also address potential impacts to cultural heritage resources including Policy 5.3.7 which states:

Where the Town is considering a proposal to alter, remove, or demolish a cultural heritage resource that is protected or registered under the Ontario Heritage Act, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:

- a. how the proposal affects the heritage attributes and the cultural heritage value and interest of the cultural heritage resource; and,*
- b. options that reduce, minimize or eliminate impacts to the cultural heritage resource (Town of Oakville 2018:C-11).*

The Town of Oakville’s *Development Application Guidelines* includes guidelines and terms of reference for Heritage Impact Assessments, one guideline is for built heritage resources and the other is for cultural heritage landscapes (Town of Oakville 2011a and 2011b). The *Development Application guidelines, Heritage impact assessment for a Built Heritage Resource* outlines:

A heritage impact assessment for a built heritage resource is a study to determine the impact of a proposed development on the cultural heritage value of a property, or properties, and to recommend an overall approach to the conservation of the heritage resource(s) (Town of Oakville 2011a:1).

Additionally, the Guideline highlights the need for a thorough understanding of the “significance and heritage attributes of the cultural heritage resource” and it is “to identify any impacts the proposed development would have on the heritage resource, consider mitigation options, and recommend a conservation strategy” (Town of Oakville 2011a:1).

The Guidelines include a list of the required elements that should be included in a built heritage resource HIA:

Introduction to the Property;
Research and Analysis;
Statement of Cultural Heritage Value or Interest;
Assessment of Existing Conditions;
Description of Proposed Development;
Impact of Development on Heritage Attributes;
Considered Mitigation and Conservation Strategies; and
Appendices (Town of Oakville 2011a:2-3).

Federal guidelines provide direction on many activities including the appropriate actions in terms of cultural heritage resource restoration and maintenance. Provincial legislation and policies and municipal policies of the *Region of Halton Official Plan* and *Livable Oakville, Town of Oakville Official Plan* call for the conservation of identified cultural heritage resources, their retention and provide policies related to potential development impacts to cultural heritage resources. This HIA will address these cultural heritage policies as they relate to the proposed project.

2.1 Key Concepts

The following concepts require clear definition in advance of the methodological overview; proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA)* O. Reg. 10/06.
- **Built Heritage Resource (BHR)** can be defined in the PPS as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.” (PPS 2020:41).
- **Cultural Heritage Landscape (CHL)** is defined in the PPS as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.” (2020:42).

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.” (PPS 2020:41-42).
- **Heritage Attributes** are: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).” (PPS 2020:44-45).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (PPS 2020:51).

Key heritage definitions from the *Halton Region Official Plan* are as follows:

- **Built heritage resources** are defined as “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to the community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, regional, provincial or federal jurisdictions” (2018: IV-220.3).
- **Cultural heritage resources** are “the elements of the Regional landscape which, by themselves, or together with the associated environment are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscape and archaeological resources” (2018: IV-224)
- **Cultural heritage landscape** is “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts” (2018:IV-224.1).

Key heritage definitions from the *Town of Oakville Official Plan* are as follows:

- **Built Heritage Resource** are defined as a “building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers” (2018:F-17)
- **Conserved (or conserve)** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (2018: F-20)

- **Cultural Heritage Resources** “built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation..” (2018: F-21)
- **Cultural Heritage Landscape** is defined as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.” (2018:F-20).

3.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada’s online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The subject property is not listed on this directory.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MHSTCI 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The Subject Property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021; Parks Canada 2021). It does not appear that the Subject Property is part of an OHT or municipal easement.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received.

MHSTCI's current list of Heritage Conservation Districts was consulted. The property was not found to be located within a designated district (MHSTCI 2021). The list of properties designated by the MHSTCI under Section 34.5 of the *OHA* was consulted and the property is not included in this list. The Town of Oakville Municipal Heritage Register was consulted, and it was confirmed that the Subject Property at 164 Douglas Avenue is listed. It has also been confirmed that the subject property is not within any of the four nearby Heritage Conservation Districts (SBSCDC 2021).

Town of Oakville Heritage Planners were contacted by both ARA and the client. Given that the development plan requires the demolition and rebuilding of an updated garage as well as the removal of brick on the residential structure, a Heritage Impact Assessment was requested. The planner also noted that the HIA could be scoped in a way that the section regarding the "Description of Proposed Development" is not necessary to be completed ... that the Town is only looking to see if it's appropriate to remove the property from the register based on the merits of the existing heritage value of the property. However, you may choose to have the consultant review the new design since it is tied to the existing home."

4.0 RESEARCH AND ANALYSIS

The site history of the subject property and adjacent properties was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, tax assessment rolls, census records, land registry records), and published secondary sources (online and print). Given the limited time frame for the production of this HIA report, there is always the possibility that additional historical information exists but may not have been identified.

4.1 Settlement History

The Town of Oakville and Halton County have long histories of settlement including pre-contact and post-contact Indigenous campsites and villages. The cultural heritage resource on the subject property is tied to the early 20th century history of Oakville. Accordingly, this historical context section spans the Post-Contact settlement history to present.

4.1.1 Post-Contact

The arrival of the European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The early history of the subject property can be effectively discussed in terms of major historical events. The principal characteristics associated with these events are summarized in Table 1.

Table 1: Post-Contact Settlement History
(Smith 1846; Warnock 1862; Coyne 1895; Lajeunesse 1960; Cumming 1971; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonkian-speakers); European goods begin to replace traditional tools.

Historical Event	Timeframe	Characteristics
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701.
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760.
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764.
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada.
County Development	Late 18 th to early 19 th century	Area initially adjacent to York County's 'West Riding'; Became part of York County's 'West Riding' in 1798; 'Brant's Tract' at the head of Lake Ontario acquired in 1797; Remainder of southern portion acquired as part of the 'Head of the Lake Purchase' in 1806; Halton County established in 1816; Northern portion acquired as part of the 'Ajetance Purchase' in 1818; Independent after the abolition of the district system in 1849.
Township Formation	Early 19 th century	Concessions northwest and southeast of Dundas Street surveyed by S. Wilmot in 1806 (the 'Old Survey'); First settlers arrived in this area ca. 1807; Prominent early families in the south included the Sovereigns, Proudfoots, Kattings, Freemans, Posts, Biggars, Mulhollands, Kenneys, Chalmers, Albertsons, Chisholms, Sproats, Browns and Hagars; Population reached 548 by 1817, with 4 saw mills and 1 grist mill in operation; the 'New Survey' of the northwestern part of Trafalgar was conducted in 1819.
Township Development	Mid-19 th to early 20 th century	By 1846, 28,375 ha had been taken up in Trafalgar, with 11,404 ha under cultivation; 23 saw mills and 7 grist mills in operation at that time; Population reached 4,513 by 1850; Traversed by the Hamilton & Toronto Branch of the Great Western Railway (1855), the Hamilton & North Western Railway (1877) and the Credit Valley Railway (1877); Communities at Milton, Hornby, Auburn, Boyne, Omagh, Drumquin in the north and Oakville, Bronte, Palermo, Trafalgar, Munn's Corner and Sheridan in the south.

4.2 Oakville

The Town of Oakville is situated along Sixteen Mile Creek at the north shore of Lake Ontario in the County of Halton, west of the City of Toronto. It was first established as a shipping port for products on the Great Lakes. In 1846, the Village of Oakville had a population of about 550 that supported the large shipping industry (Smith 1846:133). At that time, twelve schooners were owned in the village and three grain warehouses were located there for storage. Other professions in the village included a steam grist mill, water-powered grist mill, a sawmill, a distillery, a physician and surgeon, six stores, a druggist, a threshing machine maker, three taverns, two waggon makers, five blacksmiths, a watch and clock maker, two saddlers, two butchers, two bakers, a tinsmith, four tailors and twelve shoemakers (Smith 1846:133). By 1865, the vessels Schooner's Lily, Raleigh, Canadian, Coquette, Mary Glover and Monarch were owned in the town. At that time, various denominations of churches were present in the town, as well as public and Catholic schools. A station of the Hamilton and Toronto Branch of

the Great West Railway was located at Oakville by the mid-19th century (Fuller 1867:91). Toward the end of the 19th century, shipping on Lake Ontario began to decline following the arrival of the railway. At the same time that shipping was on the decline, Oakville became a premiere vacation spot for summer travellers, with many large estates constructed along the lakeshore.

4.3 Subject Property

To reconstruct the historic land use of the subject property and its context, ARA examined two historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19th century, the 1907 plan of survey, and six topographic maps from the early to mid-20th century. Additionally, ARA ordered aerial images from the National Air Photo Library (NAPL) for the years 1967 and 1976 on rush-order to assist with determining the construction date of the garage addition, though at the time of submission these were not yet received. Specifically, the following resources were consulted:

- G.R. Tremaine's *Tremaine's Map of the County of Halton, Canada West* (1858) (OHCMP 2021);
- *Southern Part of Trafalgar* from Walker & Miles' *Illustrated Historical Atlas of the County of Halton, Ont.* (1877) (McGill University 2001);
- Plan 113, the Brantwood Survey 1907 (LRO 20); and,
- Topographic maps from 1909, 1915, 1919, 1923, 1931 and 1938 (OCUL 2021).

Further, ARA completed a Summary of Land Transactions for the subject property (164 Douglas Avenue) to understand the land ownership history of the property (see Table 2).

The Crown Patent for the northeast half (100 acres) of Lot 12, Concession 3 South of Dundas Street (SDS) in the Township of Trafalgar, Halton County went to Samuel Fraser in 1808. Fraser sold the parcel to Charles Anderson in 1810. The Anderson family owned the lake front property for generations (see Map 3). Charles Anderson's son Joseph Brant Anderson received the 200-acre property in 1829 by Will. In 1870, the same was willed to Cyrus William Anderson, son of Joseph Brant Anderson. By 1877 the Anderson's lands were within the boundaries of Oakville (see Map 4). The lands were known as Anderson's Bush in the Township of Trafalgar (Daily Journal 1967). In 1902, the property was transferred to assignee Edward Clarkson who sold the property to the Bank of Hamilton in 1903.

In 1907, Cameron Bartlett of the Bank of Hamilton purchased the east part of Lot 12, Concession 3 SDS with a view of creating a new Oakville subdivision. The Brantwood Survey was registered as Plan 113 in the Town of Oakville in June 1907 (see Map 5). In 1911, Bartlett sold various lots within Plan 113 to the Cumberland Land Company Inc. for development. A brochure advertising the Brantwood Survey from 1913 notes that it was Oakville's newest subdivision that already included grand residences such as James Ryrie's 'Edgemere' and W.H. Brouse's 'Grenvilla Lodge' (Cumberland Land Company 1913). Lots within the Brantwood Survey averaged 50 feet wide by 150 feet deep, with modern conveniences of paved roadways, concrete sidewalks, street lighting, water and sewers installed.

In May of 1916, Ella Boone of the City of Toronto purchased part of Lots 114 and 115, Plan 113 (see Map 5). At the time of her purchase, it appears that the subject residence had not yet been constructed. A covenant in the deeds to Boone states:

And the Grantee for herself, her heirs, executors, administrators and assigns hereby covenants with the Grantors their successors and assigns that the property hereby conveyed shall be used for residential purposes only; that not more than one dwelling shall be built on any one Lot and that any dwelling built on said land be of the value of not less than FOUR THOUSAND DOLLARS, and that all buildings, fences or other erections or obstructions shall be distant not less than twenty feet from the street line or lines PROVIDED and it is hereby expressly agreed and declared that this covenant shall run with the lands but shall only be binding on the owner or owners for the time being of said lands (LRO#20, Instruments 6419 and 6420).

According to the 1911 census, Ella (age 53) was residing with her husband Charles (age 54) at 134 Crescent Road in the City of Toronto with domestic servants Molly Hamilton (age 27) and Georgina Scotland (age 28) and cook Elizabeth William (age 32) (LAC 1911). Given the number of servants and the presence of a cook in the Boone household, it appears that the family was fairly well-off financially. By 1921, Charles and Ella were residing at the Crescent Roadhouse in Toronto with three domestic servants and a nurse named John Y. Cranfield (LAC 1921). The nurse at the Boone residence was likely living with the family to care for Charles Boone who died April 11, 1922 (FindaGrave 2013). Following the death of Charles, Ella Boone remarried in 1924 to Samuel W. McKeown, a barrister and bachelor (AO 1924). It remains unclear if the Boone's ever resided at or visited the subject property. A fire insurance plan from 1924 (revised from 1910), indicates that a two-storey frame residence was located on the subject property in addition to a one-storey outbuilding (see Map 8). According to the 1924 fire insurance plan, the subject property had the municipal address of 347 Douglas Avenue and the outbuilding on the property was numbered 347A. The two-storey building on the subject property had been constructed by 1924, although it is possible that it had been built by as early as 1910.

In 1944, Ella (Boone) McKeown sold the property with a covenant regarding the residence to Benjamin and Ruby Marsell. Historic topographic maps from 1909, 1915, 1919, 1923 and 1931 do not indicate that a structure was present on the property. A topographic map from 1938 shows the residence on the property. At this time the neighbouring residences to the south of the subject property along Douglas Avenue had not yet been constructed according to the map, however not all individual structures extant at the time are depicted (see Map 6–Map 7). The Marsells sold the property to Joseph and Elspeth Cottrell in 1948, with the Cottrells selling the same to Willis Sturup in 1949. A fire insurance plan from 1949 indicates the presence of a two-storey, brick veneered, frame residence on the subject property (see Map 9). By this time the one-storey outbuilding seen on the 1924 fire insurance plan had been removed and a frame garage had been constructed at the rear of the property. A comparison of the two available fire insurance plans indicates that the building depicted in 1924 is the same building that appears in 1949, though by 1949 the residence had been clad in brick. In 1950, Sturup and his wife sold the subject property to Joseph and Ethyl Walmsley who later sold the property to Mabel and William Gorman in 1953. The Gormans owned the property for 15 years. In 1968, Mabel and William Gorman sold the subject property to John and [Jessie Reiffenstein].

In 1980 the Reiffensteins sold the property to Patricia Halliday. Halliday sold the same to Kathryn Halliday and Peter Van Duzer in 2006. Halliday and Van Duzer transferred the property to Kirsten Broatch in 2018, with Broatch selling the property to Mark Liptok in 2019.

**Table 2: Summary of Land Transactions for 164 Douglas Avenue
(LRO #20)**

Instrument Number	Date	Instrument	Grantor	Grantee	Comments
-	15 Feb 1808	Patent	Crown	Samuel Fraser	Northeast part of Lot 12, Concession 3 SDS
433	10 Apr 1810	Bargain and Sale	Samuel Fraser	Charles Anderson	Part of Lot 12, Concession 3 SDS, 100 acres
[illegible]	17 Jan 1826	Bargain and Sale	Charles Anderson	Joseph Anderson	Lot 12, Concession 3 SDS, 200 acres
[illegible]	23 Feb 1829	Will	Charles Anderson	Joseph Brant Anderson, his son	Lot 12, Concession 3 SDS and other lands
1336 and 2872	30 Sep 1870	Will	Joseph Brant Anderson	Cyrus William Anderson, his son	Lot 12, Concession 3 SDS, 140 acres
3310 and 8002	11 Dec 1901	Mortgage	C.W. Anderson	The Bank of Hamilton	200 acres Lot 12, Concession 3 SDS and other lands
8058 and 33304	17 Dec 1902	[?] for Benefit of Creditors	C.W. Anderson et al under C.W Anderson and Sons	Edward Clarkson	200 acres Lot 12, Concession 3 SDS and other lands
8148 and 3570	26 Jun 1903	Bargain and Sale	Edward Clarkson, Assignee of C.W. Anderson	The Bank of Hamilton	Easterly part of Lot 12, Concession 3 SDS, 165 3/5 acres,
3859	22 May 1907	Bargain and Sale	The Bank of Hamilton	Cameron Bartlett	Easterly part of Lot 12, Concession 3 SDS with exception
113	3 Jun 1907	Plan	Cameron Bartlett		Subdivision of part of Lot 12, Concession 3 SDS
4309	10 Nov 1911	B&S	Cameron Bartlett	Cumberland Land Company Ltd	Lot 114 and 115, Plan 113
6419	19 May 1916	Bargain and Sale	Cumberland Land Company Ltd.	Ella Boone	Lot 114, Plan 113
6420	9 May 1916	Bargain and Sale	Cumberland Land Company Ltd	Ella Boone	Lot 115, Plan 113 with covenant as to building
76395	9 May 1916	Grant	Cumberland Land Company	Ella Boone	Lot 114 and 115, Plan 113 with covenant
13275	17 Apr 1944	Grant	Ella McKeown (formerly Boone)	Benjamin and Ruby Marsell	Lot 114 and 115, Plan 113
15971	30 Oct 1948	Grant	Benjamin and Ruby Marsell	Joseph and Elspeth Cottrell	Lot 114 and 115, Plan 113
16345	27 Jun 1949	Grant	Joseph and Elspeth Cottrell	Willis Sturup	Lot 114 and 115, Plan 113
17091	28 Apr 1950	Grant	Willis Sturup and wife	Joseph and Ethyl Walmsley	Lot 114 and 115, Plan 113
20314	25 Oct 1953	Grant	Joseph and Ethyl Walmsley	Mabel and William Gorman	Lot 114 and 115, Plan 113

Instrument Number	Date	Instrument	Grantor	Grantee	Comments
262269	11 Dec 1968	Grant	Mabel and William Gorman	John and Jessie [Reiffenstein]	Lot 114 and 115, Plan 113
519578	26 May 1980	Transfer	John and Jessie [Reiffenstein]	Patricia A.M. Halliday	Lot 114 and 115, Plan 113
HR521 398	25 Oct 2006	Transfer	Patricia A.M. Halliday	Kathryn Halliday and Peter Van Duzer	Lot 114 and 115, Plan 113
HR157 6287	2 Oct 2018	Transfer	Kathryn Halliday and Peter Van Duzer	Kirstin L. Broatch	Lot 114 and 115, Plan 113
HR160 0295	28 Jan 2019	Transfer	Kirstin L. Broatch	Mark M. Liptok	Lot 114 and 115, Plan 113

5.0 FIELD SURVEY

A field survey was conducted on July 6, 2021 to photograph and document the subject property and record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. Legal permission to enter and conduct all necessary fieldwork activities on the subject property was granted by the property owner. Interior access was also provided. A representative from Steven Brousseau Design was present during the site visit.

6.0 ASSESSMENT OF EXISTING CONDITIONS - PROPERTY DESCRIPTION

The project location is situated at 164 Douglas Avenue. The exterior of the existing building on the property was documented in a clockwise manner (see Appendix B, Image 1-Image 24). The interior has been stripped, leaving few elements of note, as such interior photographs have not been included. Map 10 located in Appendix A, illustrates the location and direction of each exterior photograph.

The project location is a rectangular shaped lot 0.1 acres in size and contains a two-and-a-half storey brick and wood shake single-family detached residential structure with a two-storey garage addition.

6.1 Arrangement of Buildings and Structures

The residential structure (constructed prior to 1924) is centrally placed in a rectangular lot with an entrance oriented to the northeast, facing Douglas Avenue. A driveway is located on the southeast edge of the property leading to a two-storey garage that is affixed to the residential structure. The residential structure is positioned slightly closer to the northwestern property boundary.

6.2 Landscape Features

The topography of the property is relatively flat, with the residential structure set back at a distance consistent with the adjacent properties. The structure is set approximately 8 m from the sidewalk. A narrow pedestrian walkway constructed of concrete, leads to the front porch of the residential structure and connects to Douglas Avenue. The front yard contains two mature trees that shade much of the front yard (Image 12). There is a concrete path on the southeast

side of the residential structure that leads to the rear yard. The backyard has a slightly uneven topography sloping to the north, which may be a result of the recent removal of a mature tree on the northern half of the rear yard. There is minimal vegetation in the rear yard. English Ivy is growing on portions of the residential structure.

6.3 Residence

6.3.1 Exterior

The residential structure is an asymmetrical, two-and-a-half-storey structure with a hip roof. The structure is wood frame with brick masonry laid in a common bond with fine joints. Based on the fire insurance plan, this brick is a veneer added to the wood frame after the building's construction, but prior to 1949. The second storey is clad with wood shingle siding made to resemble a mansard roof (see Image 5-Image 10). It should be noted that there is no brick on the second storey of the house. It is unclear whether this portion of the house had the brick veneer applied to it or whether the current wood shingles are applied directly to the original wood frame building. The hip roof has three centrally placed hip-roofed dormers (see Map 8) in the north (façade), east and south elevations, each with a small rectangular window opening with a multipaned casement window. While the house is noted to be sitting at an angle from the cardinal points; for ease of reference, this report will refer to the façade (front) of the house as the north elevation, the rear of the house as the south elevation.

The façade, or east elevation, is the street-facing front of the house. The façade features a second storey rectangular bay window opening that contains three multipaned wooden casement windows.

A shed-roofed two-storey addition projects from the façade is located on the east side of the façade enclosing the front entrance and appears to have retained the porch footprint and some wood features such as curved balustrades (see Image 3). The second storey of the projecting porch structure has vinyl casement windows on three sides. The first storey of the porch addition is raised and has large rectangular openings on all three sides and a small transom window sits above the porch entrance (see Image 4). Sawn belly balusters wrap around the first storey of the porch, suggesting that the existing enclosed structure may have formerly been an open porch.

Differing from the other elevations of the house, the façade (east elevation) features rectangular openings with large heavy concrete lintels, suggesting window opening alteration from the other segmentally arched openings located in the rear (west elevation), and west elevation. It should be noted that segmentally arched openings were observed on the interior of the house in what was originally the south elevation as well (now obscured by the garage addition). A large rectangular window opening with a single paned replacement window topped with a rectangular transom dominates the façade. A smaller rectangular basement window opening located below has a multipaned window. All openings in the façade are rectangular with a heavy concrete lintel and stone sills. The main entryway opening into the house is obscured by an enclosed porch and is flanked by two multipaned sidelights, also topped with a heavy concrete lintel.

A two-storey garage addition is located at the on the east side of the façade, attached to the south elevation with a one-and-a-half car garage door opening with a wooden garage door (see Image 1 and Image 2). The roof of the garage addition is flat and covered in asphalt. The addition echoes the treatment of the main portion of the house: with a red-brick clad first storey

laid in a stretcher bond and the second storey clad in wood shingle siding that flares out at the intersection of the first and second storey. Four rectangular windows are centrally placed on the second storey of the façade. The garage is identifiable as an addition to the residential structure due to the difference in brick type and mortar used, soffit finishes and window dimensions (see Image 11).

Currently, the south elevation is relatively unadorned, with no windows along the garage (see Image 8). As noted above, there is a centrally placed dormer in this elevation of the roof in the same styling as the dormer on the façade (east elevation) and rear (west elevation). A chimney with visible signs of deterioration is located on this elevation (see Image 6).

The rear of the building, the west elevation, includes a rectangular door opening providing access to the garage addition. A small balcony on the second storey is positioned above the garage doorway. Garage roofline at the rear appears to have been built irregularly in order to avoid a second storey window of the south elevation of the main house (see Image 10). A rectangular window opening with a brick sill located in the garage addition contains three small multipaned windows. The main portion of the house features a third dormer in the hip roof in the same style as the other dormers. All openings in the main portion of the building are segmentally arched with double header brick voussoirs and rusticated stone sills. All windows of the rear (west) elevation appear to be replacements except the multipaned casement window located on the northern side of the second storey and in the dormer. A rear entryway provides access to the main house (see Image 10-Image 15).

The north elevation contains a rectangular bay window that accommodates the interior stair landing. The bay is clad in wood shingle siding. Three basement windows are located on this elevation, all of which are segmentally arched with the same brick voussoir as the rear elevation. A large rectangular window opening with large-paned sash window with rectangular transom is located to the northeast of the bay window with a brick sill. Changes in brick and mortar type surrounding this window suggests that it has been modified (see Image 16, Image 17, and Image 19).

6.3.2 Interior

The interior of the subject property has been stripped, leaving few elements of note. Cross braced floor joists were visible on each floor. A brick fireplace with an arched firebox was extant on the southeastern wall of the first floor. Stepped access to the second storey of the garage addition was located at the southern corner the ground storey. A segmentally arched opening to the garage addition is a reused former window opening. The remaining segmentally arched openings on the interior as well as the segmental arches at the rear of the building suggests that the prominent concrete lintels of the rectangular openings of the façade are a modification.

The staircase that connects the three storeys of the residential structure has a relatively simple design with undecorated, painted balusters and a heavy banister that is finished with a dark stain. Many of the multi paned casement windows throughout the house were fastened using metal hardware latches.

6.4 Architectural Style/Design

The subject property was identified in the municipal heritage register listing as Edwardian. Edwardian Classicism style is commonly described as a simple but formal composition that emphasizes classical motifs. The change in style was:

indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated, and often eclectic compositions of the last nineteenth century, Edwardian classicism through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity, and order to residential architecture (Blumenson 1942: 166, Kyles 2016).

The exteriors of Edwardian residences are often unassuming and humble compared to the styles of the late Victorian Era and were commonly rectangular in shape and had a balanced façade composition. The Edwardian Style commonly incorporated classical features such as colonettes, voussiors, and keystones but used sparingly and is overall understated.

A common style that emerged during the height of popularity for Edwardian Architecture was the “Four Square” house that was defined by a hip or gable roof, cube shape, use of dormers, and balanced façade that visually was broken down into four sections. The style gained popularity between 1900-1930 and while some were specifically designed, many were bought through mail order home-building guides.

The Edwardian style was the precursor to the simplified and modern styles that were to come in the 20th century such as the Craftsmen style. These styles further stripped ornamentation and decoration from it’s architectural design and celebrated natural materials and forms that were or gave the appearance of being handmade and designed. During the transition between Edwardian to Craftsmen, the classical elements that were common in Edwardian architecture waned; however, the cubic form and massing that defined Edwardian residences were incorporated into newer styles.

164 Douglas Avenue’s brick walls with fine joints and smooth brick, large multi-paned sash windows, generally cubic shape and four-square massing of the façade are indicative of the Edwardian architectural era. However devoid of obvious classical detailing, the subject structure seems to be a transition from the typical Edwardian characteristics to include the more modern compositions of Craftsmen design. The wooden shingles adorning the second floor of the residence along with the multipaned casement windows and large bay windows with overhanging roof ledge are further embellishments of this craftsman architectural style (Blumenson 1942, Kyles 2016).

When examined against the typical characteristics of the Edwardian Style, the subject property is readable as this architectural type and presents with some of the prominent features of the style (see Table 3). However, when viewed against examples in Blumenson (1990) it is clear that the subject property is not a representative or significant example. Constructed in the middle period of this style, and the modified nature of the façade, it is unremarkable in the stylistic expressions.

Table 3: Characteristics of Edwardian Residential Buildings

Style Characteristics	Characteristics of 164 Douglas Avenue
Visually large roof with unadorned edges	Yes
Hip or Gable Roof	Yes
Smooth unadorned brick surface with fine joints	Yes (brick veneer added later)
Contrasting stone trim or dressing	No
Rectangular, four-square layout	No – altered with garage addition, and frontispiece
Large sash window openings	Yes (some altered)
Brick segmental arches above openings or plain stone lintels	Yes (some altered)
Tall chimneys, with limited to no decorative elements	Yes
Pronounced cornice with plain elongated blocks or cantilevered brackets	No - Cornice is pronounced, but there are no decorative elements.
Minimal decoration on verandas, supported by colonettes designed with reference to classical elements	No
Simplistic classically derived elements such as columns, with subdued pilasters and piers	No

7.0 HERITAGE ASSESSMENT

7.1 Evaluation of Significance

Table 4: Evaluation of the Cultural Heritage Value or Interest of 164 Douglas Avenue in Accordance with O. Reg. 9/06

Criteria	Description	✓	
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		164 Douglas Avenue was constructed prior to 1924 and although it is readable as a house with Edwardian architecture style, it is not a representative example, nor it early example of the style, type, expression, material or construction method. It is not an example of a rare or unique example of the style.
	Displays a high degree of craftsmanship or artistic value		Though well constructed, 164 Douglas Avenue does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		164 Douglas Avenue does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		164 Douglas Avenue does not have any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		164 Douglas Avenue does not have the potential to yield information that contributes to a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		164 Douglas Avenue's builder or architect is unknown and does not reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.

Criteria	Description	✓	
Contextual Value	Is important in defining, maintaining or supporting the character of an area		While the setback and massing of 164 Douglas Avenue is in keeping with the surrounding area, it does not play a significant role in defining, maintaining or contributing to the streetscape.
	Is physically, functionally, visually or historically linked to its surroundings		164 Douglas Avenue is not physically, functionally, visually or historically linked to its surroundings.
	Is a landmark		164 Douglas Avenue is not a landmark.

The subject property at 164 Douglas Avenue does not meet any criteria of O. Reg. 9/06, as such, it is recommended that the property be removed from the Municipal Heritage Register.

8.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development project triggered the submission of a demolition permit. The project involves:

- removal of the two-storey vestibule addition on the façade and replaced by new covered porch;
- removal and replacement of the existing windows;
- removal of the shingled wood siding of the mansard-like roof on the entire second storey and replace with horizontally placed siding;
- repair and repoint existing double brick on first storey;
- continue the redbrick across entire first storey, including new garage addition;
- demolition of the two-storey garage addition and replaced with a similar two storey garage;
- demolition of original west elevation wall of main house; and
- addition at rear of house.

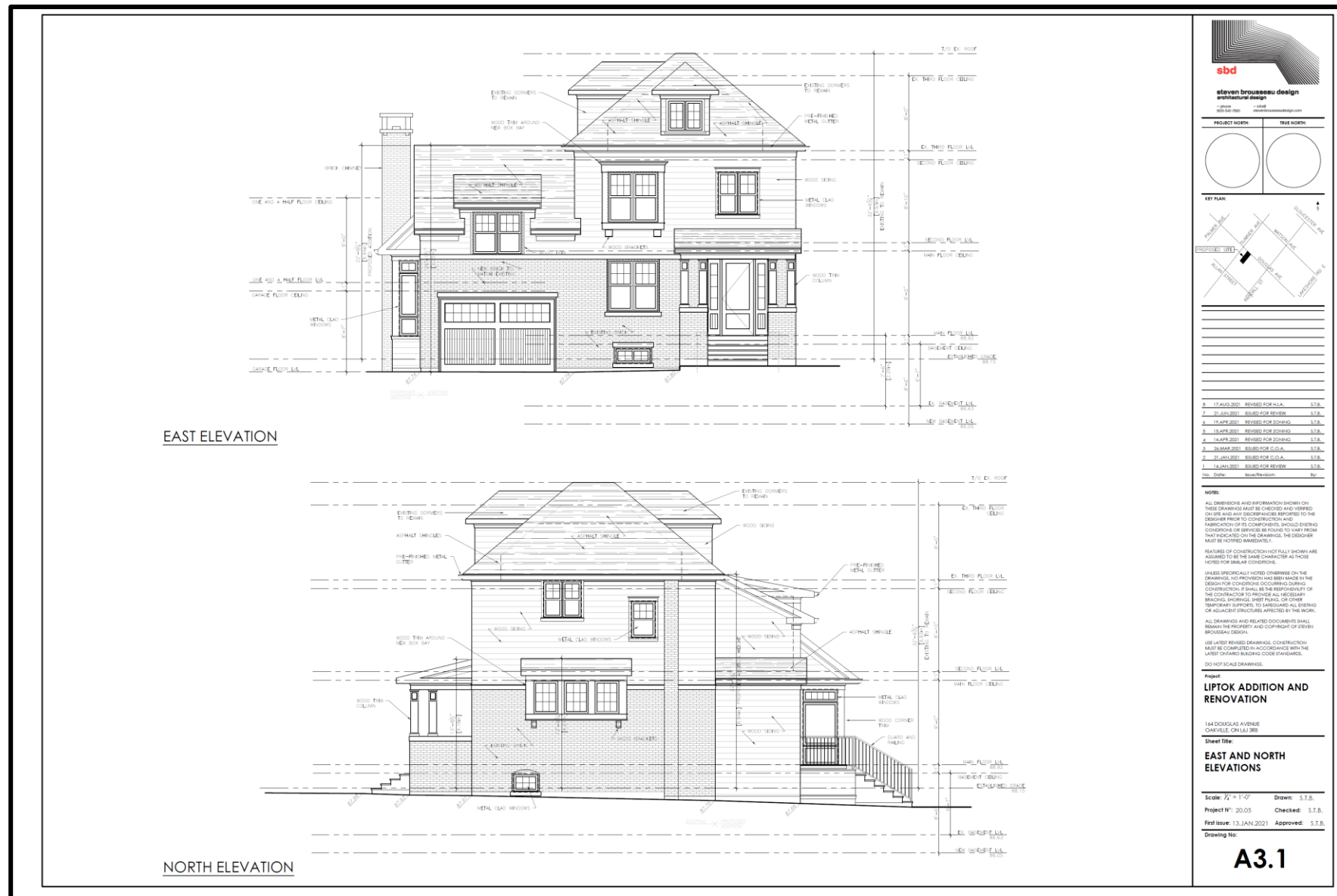
The subject property is a rectangular shaped property with an even grade. The west extent of the property, the backyard, abuts the rear yards of properties along Parkview Crescent. The proposed residence will be maintained and the current lot frontage and access off Douglas Street will remain (see renderings and drawings Figure 1-Figure 6).

Different designs for the renovation of 164 Douglas Avenue have been considered with heritage in mind. The mansard-like roof of the second floor follows the entire perimeter of the house. Removal of this feature was deemed necessary. When after some investigation, it was clear that there was no longer brick cladding beneath the shingles, a solution was put forward to recover brick from the rear elevation (to be covered by the new addition) and re-clad the second storey of the façade. This was deemed not viable as the quality of the bricks could not be guaranteed, thus potentially making the structure unsound. The first design proposed that all original brick be removed and replaced with new brick that has similar heritage fabric of the house, the brick selection will be similar in colour, size and texture (see First Rendering Figure 4–Figure 5). Finally, after consultation with engineers and ARA, the second and preferred design was rendered (see Figure 6). The final design retains and reuses the original brick. In addition, the preferred design retains the horizontal cadence that would have been featured in house designed originally as a hybrid Edwardian/Arts and Crafts style. the final detail design

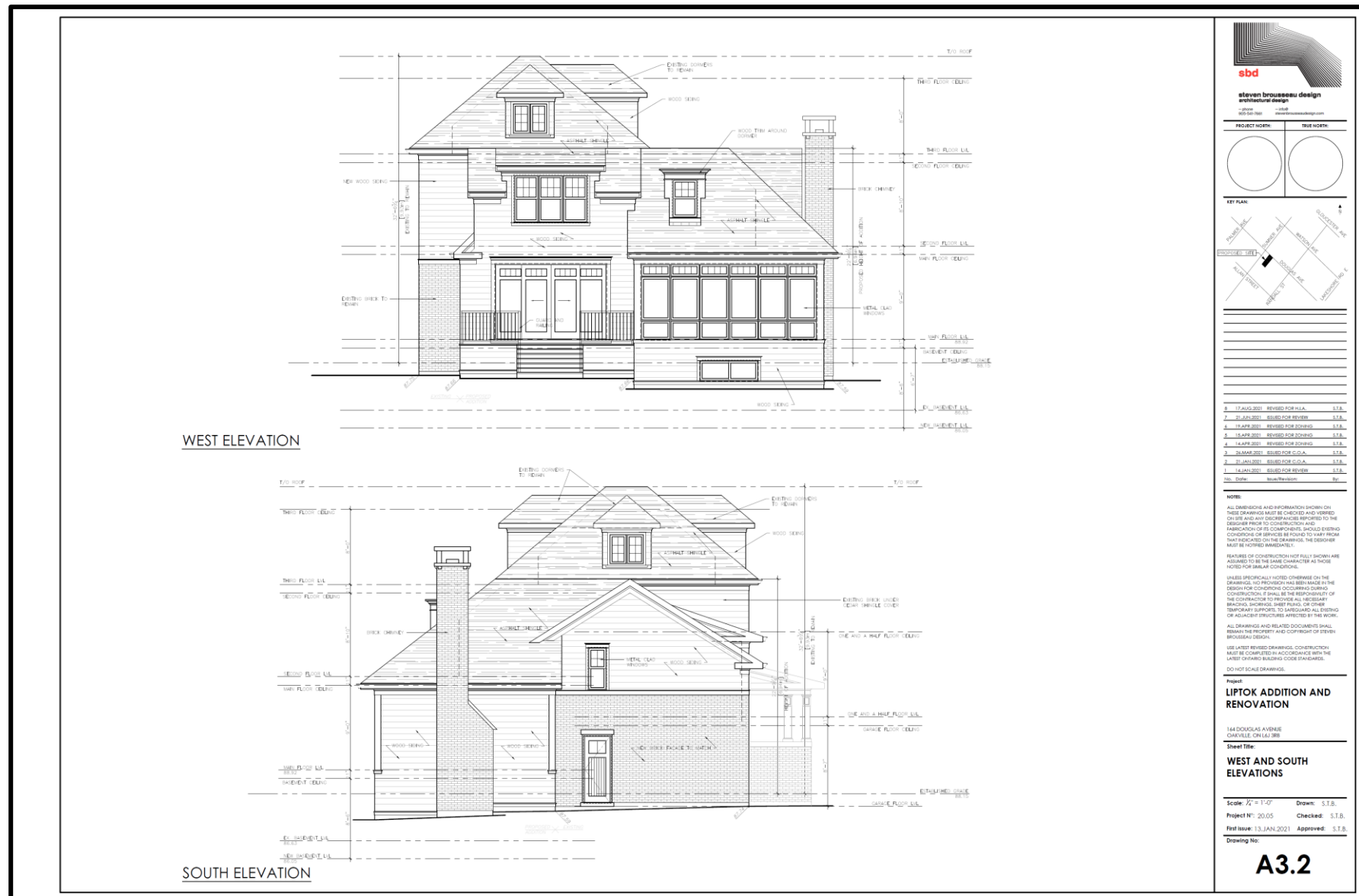
The proposed development includes a tree protection plan for the mature trees on the property. The tree protection plan notes that the existing trees that remain shall be fully protected with hoarding, erected beyond their drip line, and that the developer should take every precaution to prevent damage to trees and shrubs. The tree protection plan is fully documented within the Project Justification Report 2021 (Urban In Mind 2021).

According to the Planning Justification Report (PJR), “the proposed addition will extend into the rear and south interior side yard of the property on the southeast-corner of the building. The addition will result in a modest increase in the overall living area of the home...the renovation will also include some elevation upgrades to better match the character of the dwelling and neighbourhood” (Urban In Mind 2021:3). Since the PJR was written in April 2021, heritage staff at the Town has recommended that the property owner obtain an HIA since the renovations require partial demolition (of the garage addition). The PJR also includes a shadow study (Urban In Mind 2021: Appendix G).





**Figure 2: Plan Drawings – North and East Elevations
(Steven Brousseau Design 2021)**



**Figure 3: Plan Drawings – South and West Elevations
(Steven Brousseau Design 2021)**



Figure 4: First Rendering - Front
(Steven Brousseau Design 2021)

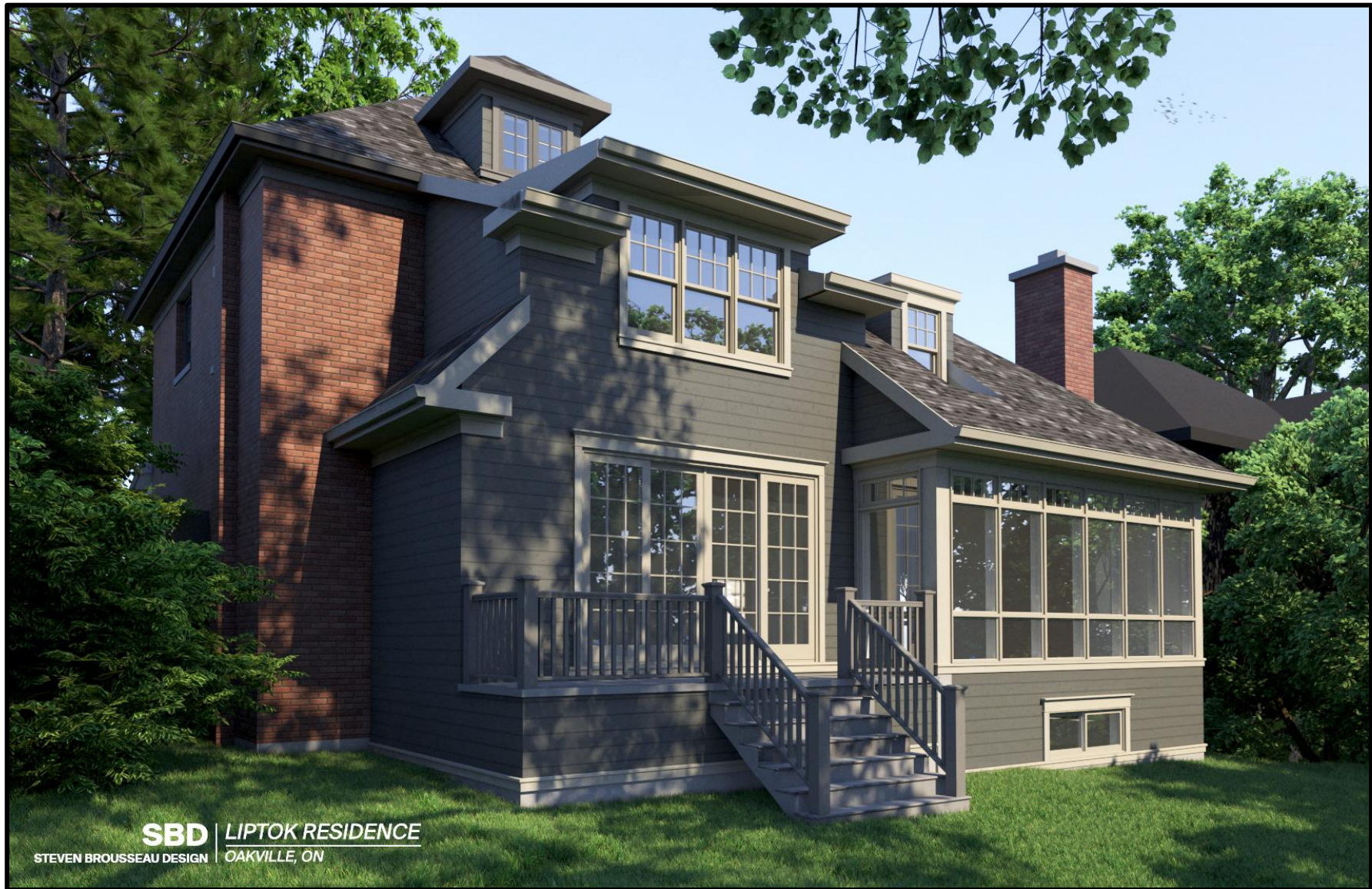


Figure 5: First Rendering - Rear
(Steven Brousseau Design 2021)



Figure 6: Final Preferred Rendering - Front
(Steven Brousseau Design 2021)

9.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The proposed development has the potential to affect cultural heritage resources. MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b:3) provides a list of potential negative impacts for evaluating against any proposed development impacts and can be classified as either direct or indirect.

There may also be positive effects as a result of an undertaking. For example, more recent infrastructure may be removed to restore the original views to cultural heritage resources or streetscape improvements might be made.

The *Development Application Guidelines, Heritage Impact Assessment for a Built Heritage Resource*. (2011a) contains a list of negative impacts that mirror many of those in the above mentioned InfoSheet #5.

Although the property was not found to have CHVI, it is an historic building that is part of a varied streetscape, and as such an evaluation of impacts to the historic fabric has been undertaken to guide feedback on the proposed design as requested by the Town of Oakville Heritage Planning Staff.

The impacts are examined below in Table 5.

Table 5: Impact Evaluation
(Adapted from MHSTCI 2006b:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	N	<p>The proposed development will see the demolition of the existing garage addition. This removal is not applicable as an impact here as the garage is not a heritage attribute. In addition, the rebuilt garage will stand at two-storeys and will maintain the current massing of the house.</p> <p>While the proposed development does include the removal of aspects that make the residence identifiable as being Edwardian style architecture (i.e., sawn belly balusters on the porch, multipaned windows), these are not listed heritage attributes as these features alone do not contribute to heritage value or characterize the dwelling as Edwardian.</p>
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	<p>The current proposed development will alter some of the historic fabric of 164 Douglas Avenue, including the removal of the existing red bricks.</p> <p>The proposed development includes an addition on the rear of the house, which will alter the house, but since the home has been determined to not display significant heritage value, the proposed development will not have a negative overall impact to the property's character. The scale and height of the current proposed development does not alter the current context and is consistent in scale, massing, and height relative to the existing structure on 164 Douglas Avenue and the surrounding properties along Douglas Avenue.</p>

Type of Negative Impact	Applicable? (Y/N)	Comments
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	The shadow study indicates that the proposed development will result in minimal increases to the extent of the shadows cast on neighbouring properties. The Planning Justification Report further outlined that the subject property and neighbouring properties contain numerous trees which create a canopy over the existing homes, further minimizing the impact of any additional shadows (Urban in Mind 2021)
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The current proposed development will not isolate 164 Douglas Avenue from its surrounding environment, context and significant relationships as it will still front onto Douglas Avenue.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant views or vistas were identified as a heritage attribute associated with 164 Douglas Avenue. Mature trees on the lawn of the subject property have been identified and a tree protection plan has been included as part of the proposed development.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The land use of 164 Douglas Avenue will not change in use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	The existing grades at 164 Douglas Avenue are to remain unchanged.

As Table 5 summarizes, the potential impacts to the historic fabric include:

- Impact 1 – There is the potential for alteration of the massing and setback of the building in demolishing and rebuilding the garage addition.
- Impact 2– The proposed development has the potential to alter and/or remove the red brick veneer of 164 Douglas Avenue.

A potentially positive impact might result from the design which could bring the building back to a more cohesive and consistent design that although is not original, is more reflective of the Edwardian design.

10.0 MITIGATION MEASURES AND CONSERVATION STRATEGIES

Impacts that are addressed by each mitigation measure have been provided in brackets for reference.

10.1 Design Details (Impact 1 and Impact 2)

The proposed development currently includes the removal of some cladding including all the wood/asphalt shingles from the mansard-like roof detail of the second storey as well as the repointing of the existing brick. The existing garage addition is to be replaced with a similar

two-storey garage addition which will occupy approximately the same footprint and setback as well as height and massing. This current preferred design is recommended to be brought forward as the final design.

The current development plan notes that the original portion of the house will retain the existing brick and have it repointed. Any portion of the house that needs to be re-clad, it is recommended that brick from the demolished west elevation be used, or that the existing brick be matched as closely as possible; specifically, the colour, size, texture, and the brick bond (common bond) should be the same.

10.2 Material Salvage (General)

Although the building was not found to have CHVI, its historic fabric may be worthy of salvage. The salvage of building materials is considered good practice and the salvage of interior and exterior materials should be encouraged as part of the proposed development. The materials listed below provide an example of materials which may be worthy of salvage or reuse, however it can extend beyond those elements which may be considered to possess historical, architectural or cultural value in order to align best practices for sustainable redevelopment.

Items to be considered for salvage include:

- Exterior cladding, specifically the red brick;
- Windows and doors;
- Flooring materials, sawn belly balustrades; and
- Any interior features worthy of salvage and reuse including metal hardware (i.e., fireplace, railings, columns, doors).

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to “Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [Moving, Dismantling & Salvage - ACO North Waterloo Region \(aconwr.ca\)](http://aconwr.ca)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged by water or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

11.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

164 Douglas Avenue is listed on the Town of Oakville's Municipal Heritage Register. Based on the results of historic research, consultation, field survey and assessment of the subject property, 164 Douglas Avenue does not meet the criteria of CHVI in Ontario Regulation 9/06.

Although the property was not found to have CHVI, it is an historic building that is part of a varied streetscape, and as such an evaluation of impacts to the historic fabric has been undertaken to guide feedback on the proposed design as requested by the Town of Oakville Heritage Planning Staff. The following recommendations are suggested moving forward:

- The existing garage addition is to be replaced with a similar two-storey garage addition which will occupy approximately the same footprint and setback as well as height and massing. This current design is recommended to be brought forward as the final design.
- The current development plan notes that the original portion of the house will retain the existing brick and have it repointed. Any portion of the house that needs to be re-clad, it is recommended that brick from the demolished west elevation be used, or that the existing brick be matched as closely as possible; specifically, the colour, size, texture, and the brick bond should be the same as well, common bond.
- Although the building was not found to have CHVI, its historic fabric may be worthy of salvage. Salvage of historic fabric should be undertaken.

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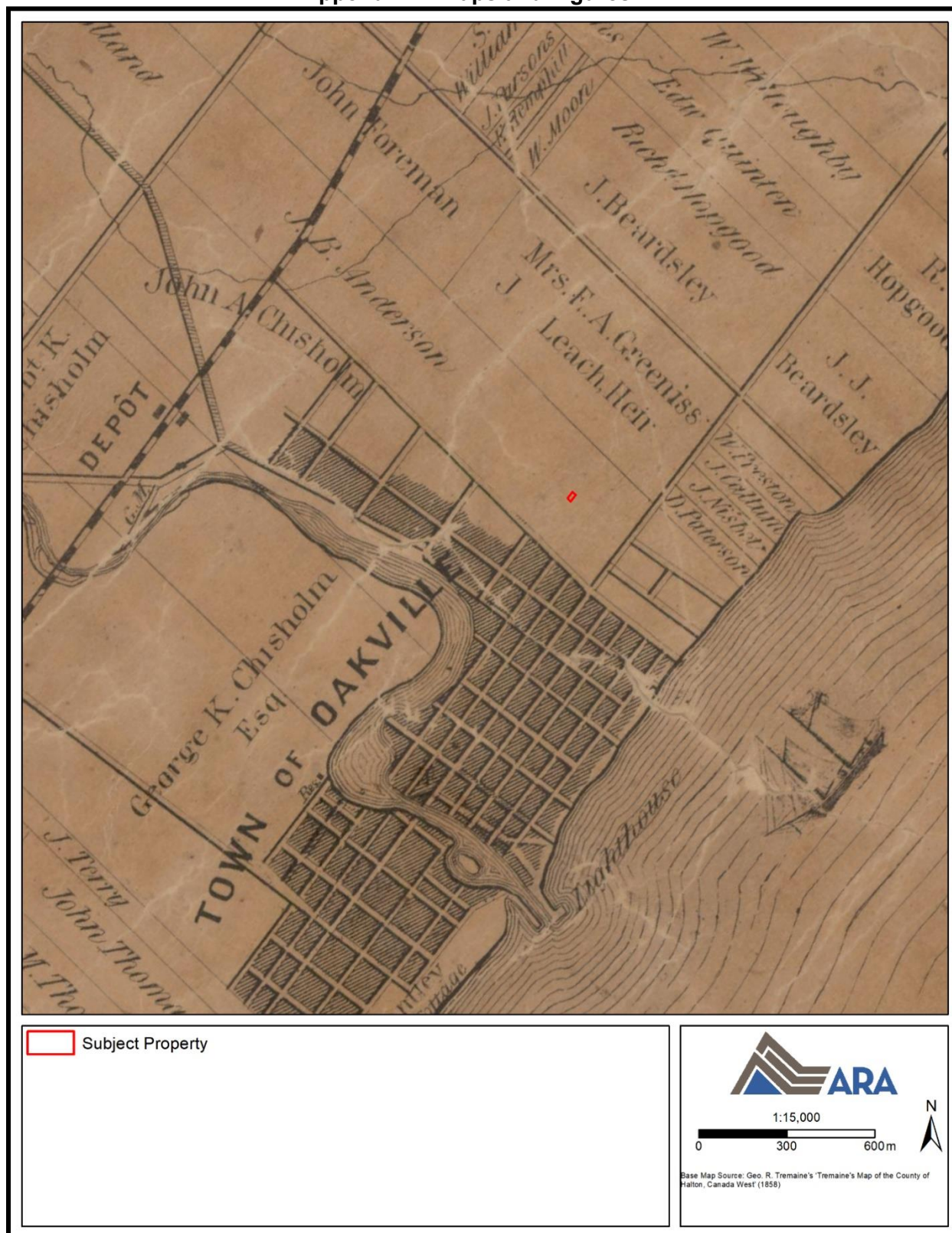
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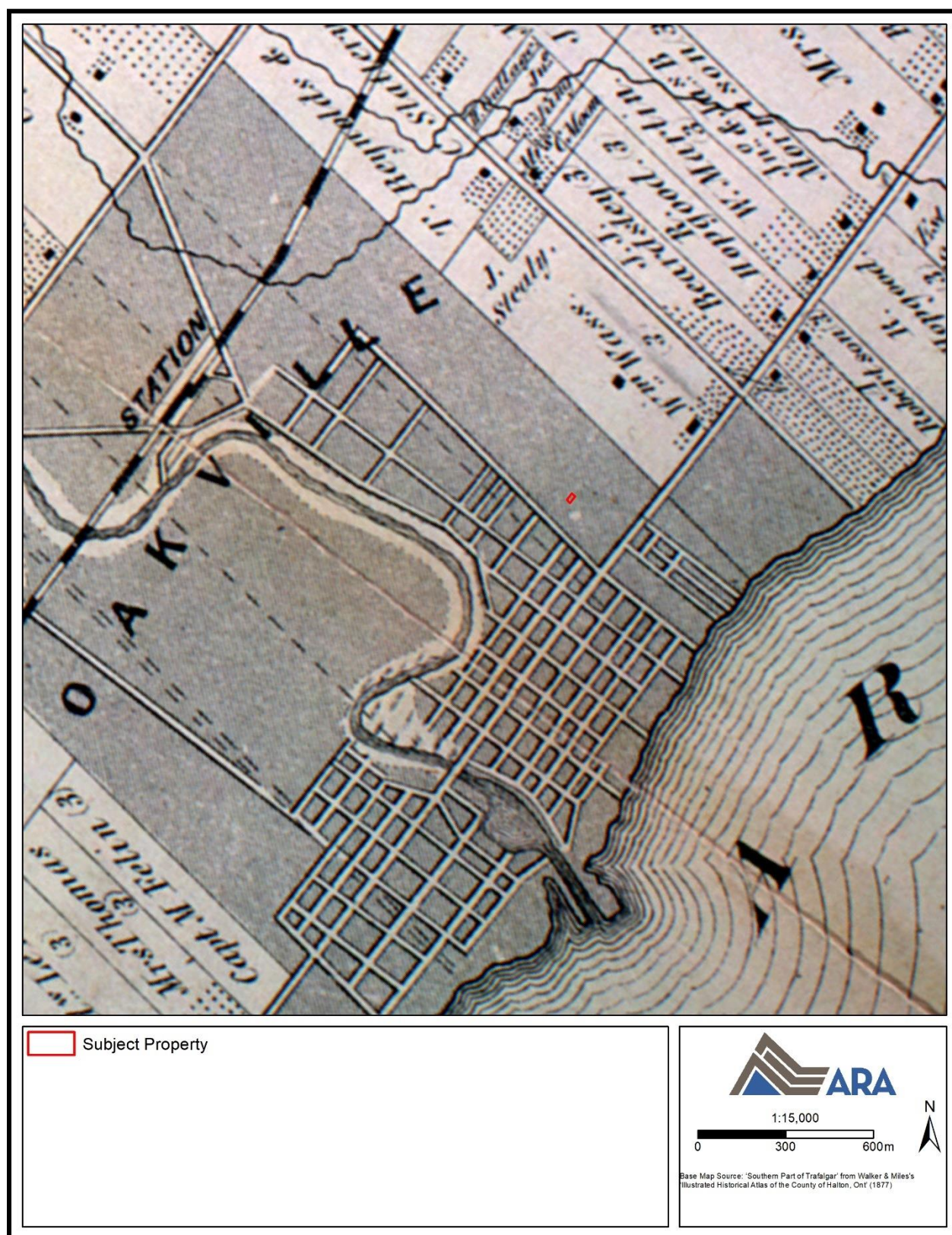
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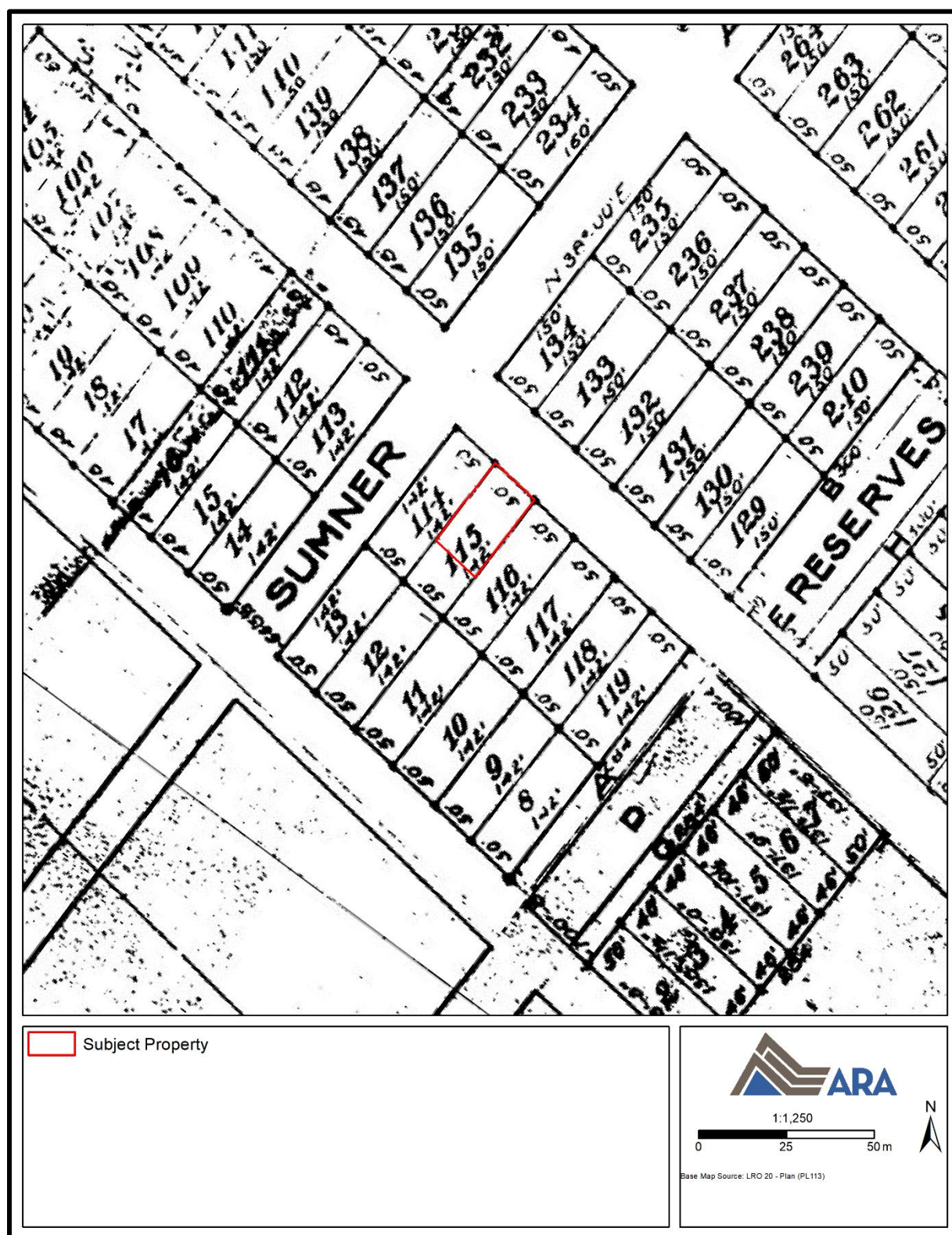
Appendix A: Maps and Figures

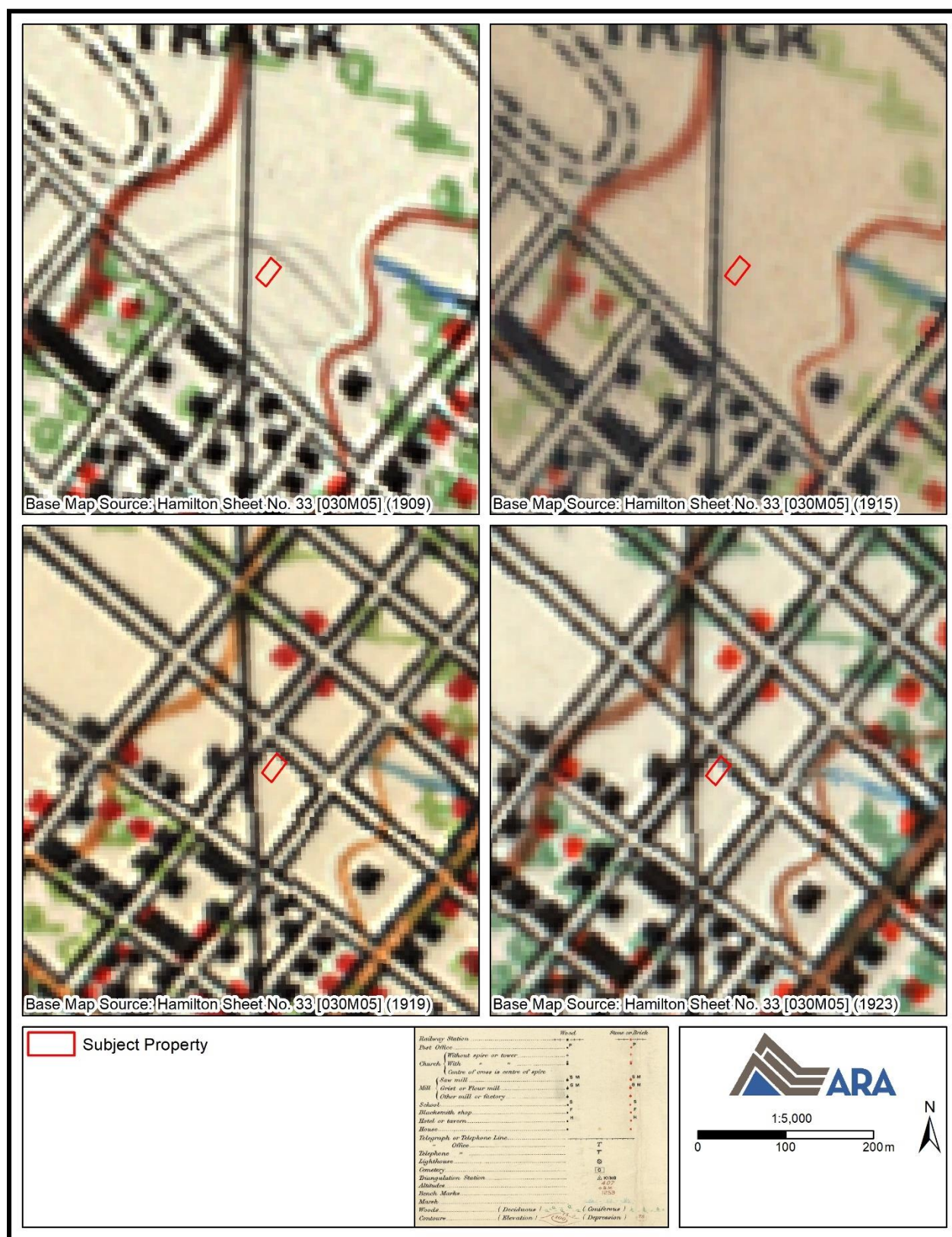


Map 3: Subject Property on 'G.R. and G.M. Tremaine's Tremaine's Map of the Halton County, Canada West (1858)
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2015)

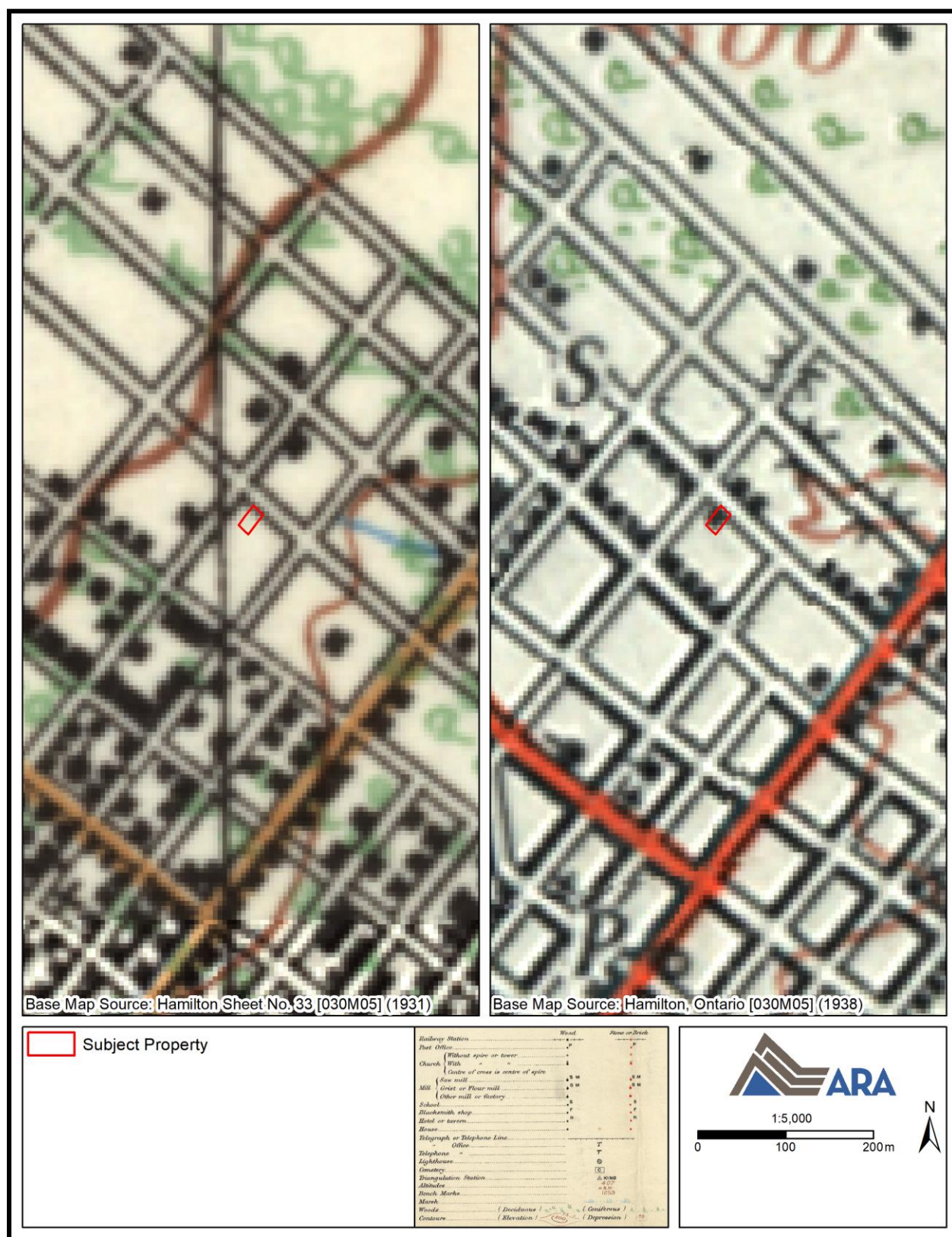


Map 4: Subject Property on a Map of Waterloo Township from H. Parsell & Co.'s Illustrated Historical Atlas of the County of Halton (1877)
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)

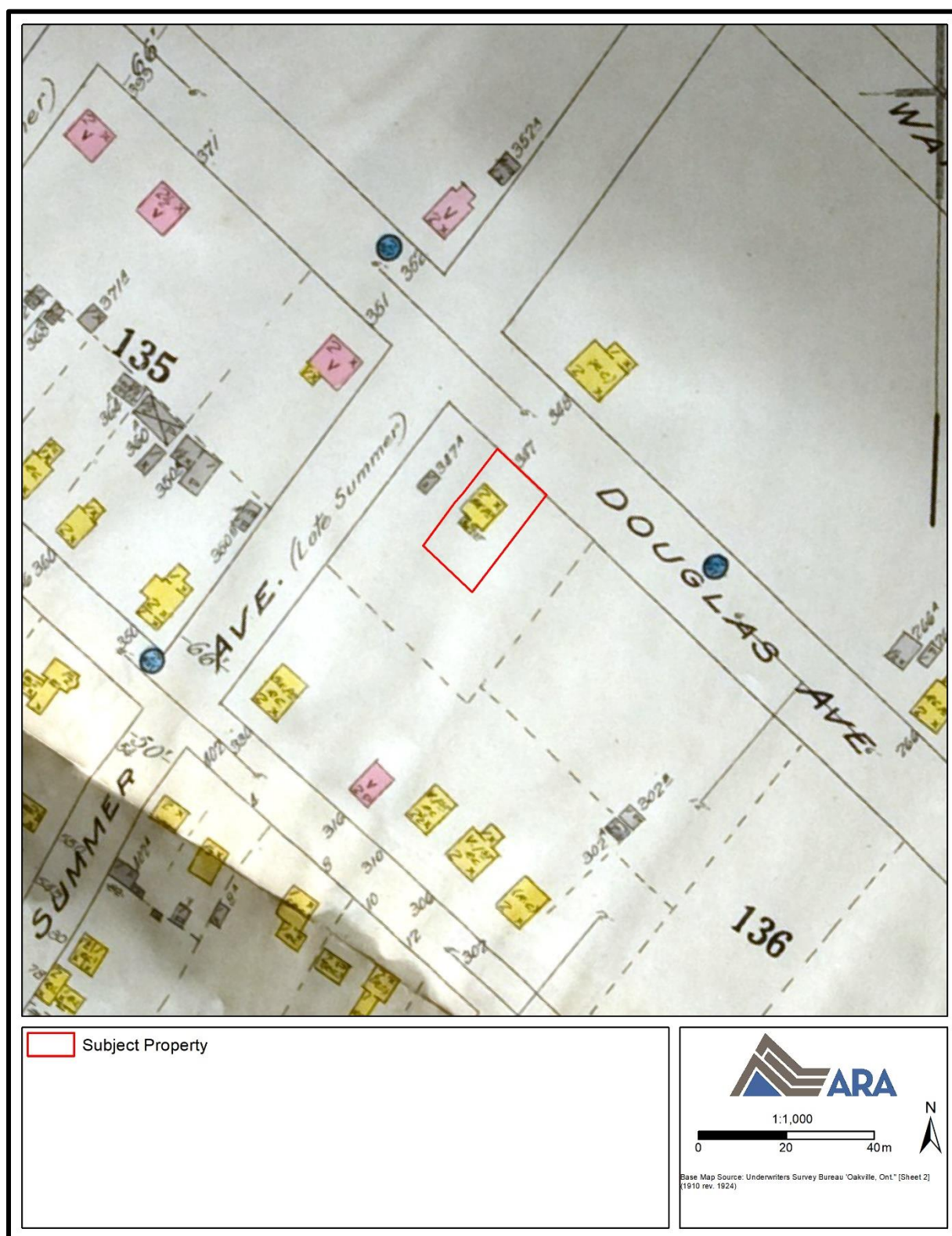


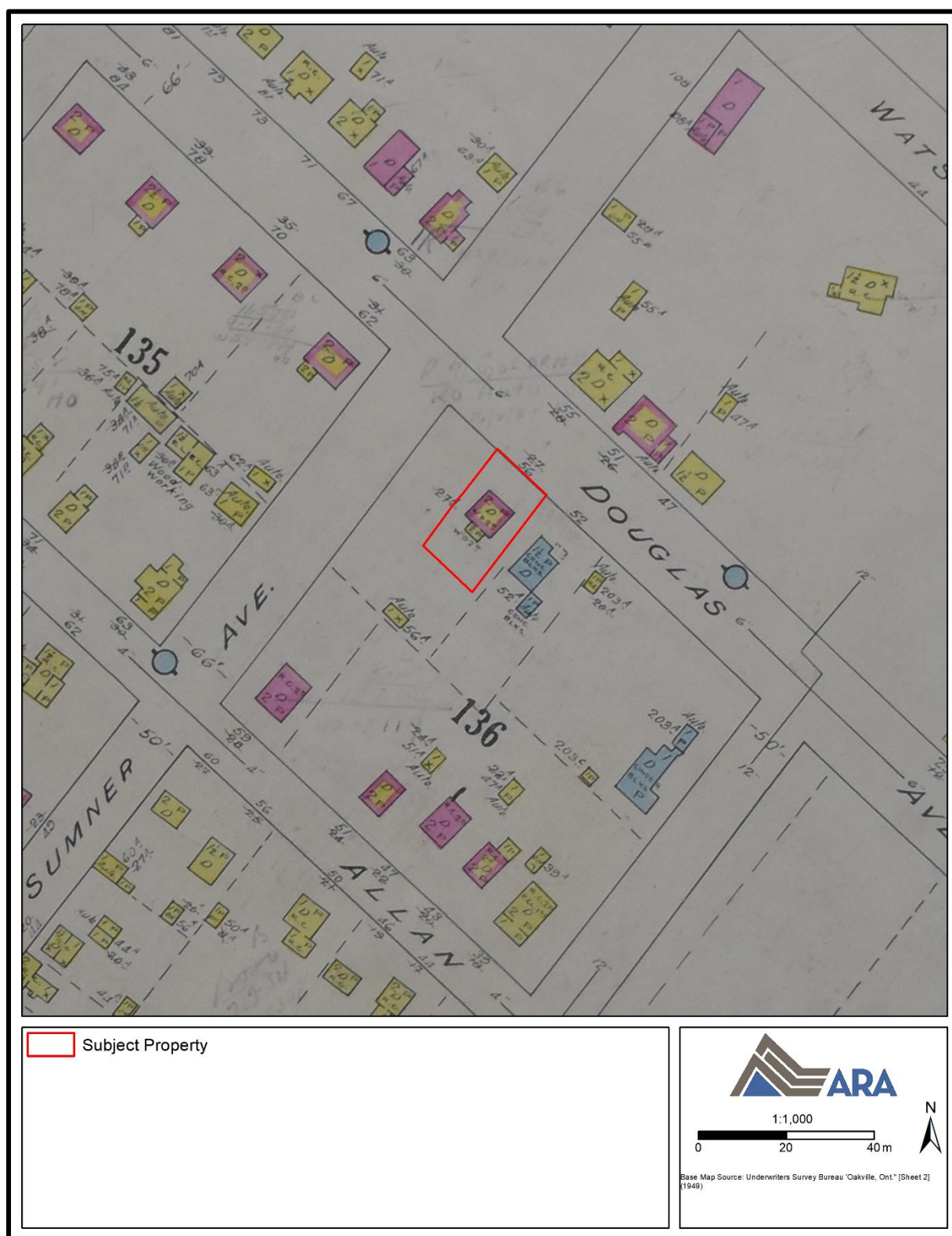


Map 6: Subject Property on a 1909-1923 Topographic Maps
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



Map 7: Subject Property on a 1931-1938 Topographic Maps
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)





Appendix B: Subject Property Images





Image 1: Exterior of 164 Douglas Avenue – Façade
(Photo taken on July 6, 2021; Facing West)



Image 2: Exterior of 164 Douglas Avenue – Façade – Garage Addition
(Photo taken on July 6, 2021; Facing West)



Image 3: Exterior of 164 Douglas Avenue – Façade – Porch Addition
(Photo taken on July 6, 2021; Facing Northwest)



Image 4: Exterior of 164 Douglas Avenue – Porch Addition Detail
(Photo taken on July 6, 2021; Facing West)

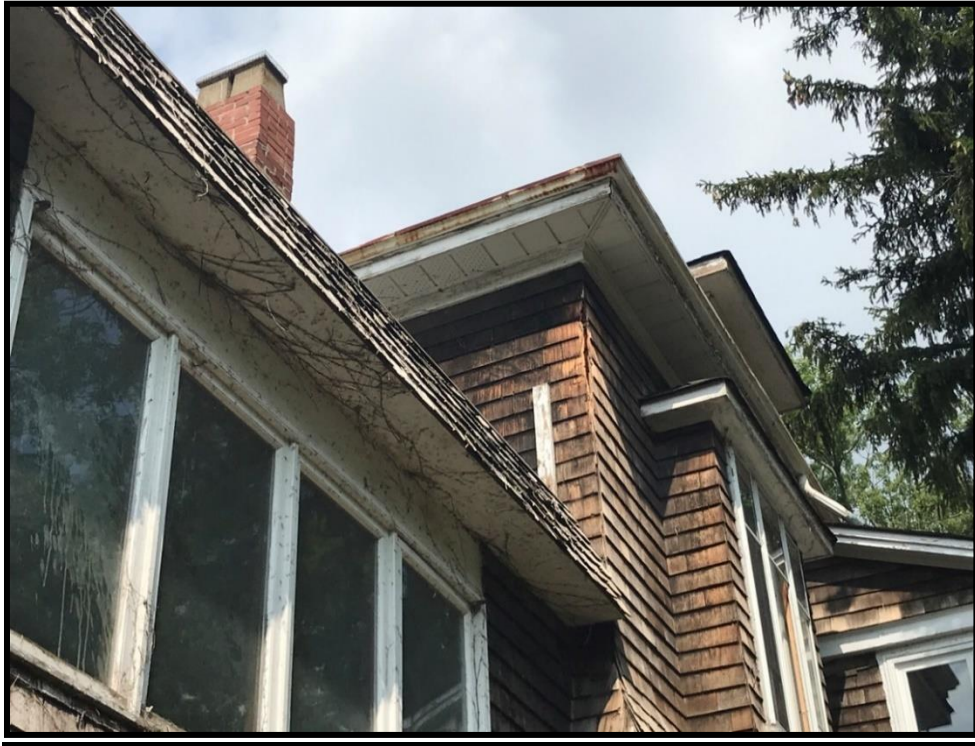


Image 5: Exterior of 164 Douglas Avenue – Soffit Detail
(Photo taken on July 6, 2021; Facing Northwest)



Image 6: Exterior of 164 Douglas Avenue – Chimney Deterioration
(Photo taken on July 6, 2021; Facing Northwest)



Image 7: Exterior of 164 Douglas Avenue – Garage Addition
(Photo taken on July 6, 2021; Facing Northwest)



Image 8: Exterior of 164 Douglas Avenue – Side Elevation
(Photo taken on July 6, 2021; Facing Northwest)



Image 9: Exterior of 164 Douglas Avenue – Rear Corner
(Photo taken on July 6, 2021; Facing East)



Image 10: Exterior of 164 Douglas Avenue – Rear Elevation
(Photo taken on July 6, 2021; Facing East)



Image 11: Exterior of 164 Douglas Avenue – Garage Addition Brick Type Detail
(Photo taken on July 6, 2021; Facing East)



Image 12: Exterior of 164 Douglas Avenue – Rear Elevation
(Photo taken on July 6, 2021; Facing East)



Image 13: Exterior of 164 Douglas Avenue – Rear Entrance
(Photo taken on July 6, 2021; Facing East)



Image 14: Exterior of 164 Douglas Avenue – Proximity to 168 Douglas
(Photo taken on July 6, 2021; Facing East)



Image 15: Exterior of 164 Douglas Avenue – Rear Window Detail
(Photo taken on July 6, 2021; Facing East)



Image 16: Exterior of 164 Douglas Avenue – Window Bump-Out on Side Elevation
(Photo taken on July 6, 2021; Facing South)



Image 17: Exterior of 164 Douglas Avenue – Replacement Window Openings on Side Elevation
(Photo taken on July 6, 2021; Facing South)



Image 18: Exterior of 164 Douglas Avenue – Porch Baluster Detail
(Photo taken on July 6, 2021; Facing Southwest)



Image 19: Exterior of 164 Douglas Avenue – Northwest Elevation
(Photo taken on July 6, 2021; Facing Southwest)



Image 20: Douglas Avenue Streetscape – Context
(Photo taken on July 6, 2021; Facing Southwest)



Image 21: 168 Douglas Avenue – Adjacent Property
(Photo taken on July 6, 2021; Facing West)



Image 22: 160 Douglas Avenue – Adjacent Property
(Photo taken on July 6, 2021; Facing West)



Image 23: Douglas Avenue Streetscape – Context
(Photo taken on July 6, 2021; Facing North)



Image 24: Douglas Avenue Streetscape – Context
(Photo taken on July 6, 2021; Facing North)

Appendix C: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, MCIP, RPP, CAHP

Heritage Operations Manager

ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.

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Email: kayla.jonasgalvin@araheritage.ca Web: www.araheritage.ca**Biography**

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a Professional Member of the Canadian Association of Heritage Professionals (CAHP) and is President of the Ontario Association of Heritage Professionals.

Education

- 2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
- 2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

- Current Registered Professional Planner (RPP)
Member of the Canadian Institute of Planners (MCIP)
Professional Member, Canadian Association of Heritage Professionals (CAHP)
President, Ontario Association of Heritage Professionals.

Work Experience

- Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
- 2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
- 2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 City of Hamilton: Review of Existing Heritage Permits and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Mad about Modernism." *Municipal World*, September 2014.

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Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MHTCI Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
 Major: Near Eastern Archaeology

Work Experience

2020-present **Heritage Project Manager**
 2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**
 Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.
 2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**
 – Six-month contract.
 Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including \$750,000 retainer

- contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, MTCS
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing (One day)
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

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Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MHSTCI (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
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- 2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**
Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
 Heritage Technical Writer and Researcher
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Aly Bousfield-Bastedo produces deliverables for ARA's heritage team, in addition to historic research, heritage assessment and evaluation, and technical support. Prior to joining ARA, Aly earned a diploma of heritage conservation from the Willowbank School of Restoration Arts, building upon a bachelor degree in humanities from the University of Guelph and a post-graduate certificate in Urban Design from Simon Fraser University. Her portfolio of work includes condition assessments, cultural heritage landscape studies, conservation studies and heritage interpretation for projects that vary in size and scale. Aly has experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Aly had gained considerable experience in researching and presenting historical information to a variety of audiences including both professionals and engaged citizens.

Education

- 2017-2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts, Queenston, ON
- 2016-2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
- 2009-2013 Honours BA, University of Guelph, Guelph, ON
Sociology

Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**

Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture Industries**

Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**

Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019-20 **Cultural Heritage Planning Intern, ERA Architects**

Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016-17 **Heritage Vancouver, Programs and Communications**

Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Projects**Cultural Heritage Landscape Inventories and Implementation**

- 2019 **Randwood Estate Cultural Heritage Landscape Evaluation**, Niagara-on-the-Lake. Client: Confidential
- 2018 **Chedoke Estate Cultural Heritage Landscape Analysis**, City of Hamilton. Client: City of Hamilton

Peer Reviews

- 2019 **Peer Review of King Spadina Heritage Conservation District**. Client: Confidential.
- 2019 **Peer Review of St. Lawrence Heritage Conservation District**, City of Toronto. Client: Confidential.

Interpretive Projects

- 2019 **Scotiabank Area (Canada Post Delivery Building) Interpretation Report**. Client: Private owner

Cultural Heritage Evaluations

- 2019 **4304-4306 Line 10 (Earl Rowe House)**, Bradford West Gwillimbury. Client: Private Owner
- 2019 **1347 Lakeshore Road East**, City of Mississauga Client: Private Owner
- 2019 **Rutherford Library**, Edmonton, Alberta. Client: University of Alberta Libraries

Documentation Reports

- 2020 **Documentation Report: 79 Yates Street**, City of St. Catharines. Client: Private Owner
- 2020 **Documentation Report: 6507 Jane Street**, City of Burlington, Client: Private Owner
- 2020 **Documentation Report: 6507 Jane Street**, City of Burlington, Client: Private Owner
- 2020 **Documentation Report: 1460 Cataract Rd**, Town of Caledon Client: Private Owner
- 2020 **Documentation Report: 1110 Lakeshore Road West**, City of Oakville Client: Private Owner

Professional Development

- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit
- "Planning for Golf's Decline", INTBAU speaker series.
- Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)