

REPORT

Heritage Oakville Advisory Committee

Meeting Date: September 27, 2022

FROM: Planning Services Department

DATE: September 20, 2022

SUBJECT: Heritage permit application HP042/22-42.20T 400 Trafalgar Road
– construction of new addition and alterations to existing house

LOCATION: 400 Trafalgar Road

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP042/22-42.20T for the construction of a new addition and alterations to the existing house at 400 Trafalgar Road, as attached in Appendix B to the report dated September 20, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, cladding and hard landscaping material be submitted to Heritage Planning staff for final approval;
 - b. That any historic materials to be removed, including any leaded glass wood framed windows, be made available for salvage; and
2. That this heritage permit expire two years from the date of final approval by Council.

KEY FACTS:

The following are key points for consideration with respect to this report:

- This property is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District.
- The heritage permit application is for the construction of a new addition and alterations to the existing house.
- Staff has reviewed this application and recommends that it be approved subject to the conditions contained in the recommendation.

BACKGROUND:

The property at 400 Trafalgar Road is located on the west side of Trafalgar Road just north of Spruce Street. See Appendix A for the Location Map. The property

contains a 1 ½ storey brick house constructed circa 1930, designed with influences from the Arts and Crafts style. The property is designated as part of the Trafalgar Road Heritage Conservation District under Part V of the *Ontario Heritage Act*.

The subject heritage permit application is for the construction of a new addition on the south side of the house and alterations to cladding and fenestration on the existing house. The application form, photos and drawings of the proposed work are attached as Appendix B. Excerpts from the Trafalgar Road Heritage Conservation District Plan have been included as Appendix C.

The complete application was submitted on August 27, 2022. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is November 25, 2022.

COMMENT/OPTIONS:

Proposed new addition

The subject application proposes to construct a new 1 ½ storey addition with integral two-car garage to the south of the existing brick house. The garage addition is to be connected to the house through a new one-storey wing. The new addition is to be clad in wood board and batten cladding with stucco cladding in the two proposed dormers. The applicants are proposing to install new wood soffit corbels and trim to match the unique eaves of the existing house. New wood doors and wood casement windows with wood trim are proposed throughout the new addition.

While typically new additions are constructed to the rear or side of an existing house, the subject property is located along the Sixteen Mile Creek and Conservation Halton requirements do not permit the expansion of the building's footprint at the rear of the house. The owners are therefore proposing to gain additional living space by building to the south of the existing house along Trafalgar Road.

Proposed alterations to existing house

The applicants are proposing to convert the existing garage on the north side of the house into interior living space, removing the garage door on the front elevation and adding a new window on the rear elevation. Because this portion is clad in brick that would be difficult to match where the garage door is to be removed, the applicants are proposing to clad the entire wing in wood board and batten cladding to match the new addition. Two new skylights are proposed to be installed within the flat roof; these will not be visible from the street.

Above the former garage wing, the applicants are proposing to construct a small bump-out addition on the second storey beneath the existing eave of the house. The bump-out is proposed to accommodate interior closets in the centre of the gable, and is to be clad in wood board and batten cladding. The remainder of the second storey brick wall is to remain.

On the main portion of the heritage house, the existing leaded glass windows with wood frames are to be restored. These include four windows on the front elevation and two windows on the rear elevation. A bay window projection with leaded glass windows on the east elevation is to be removed to accommodate the new addition. Staff are recommending that these windows be made available for salvage.

The non-heritage windows on the historic house are proposed to be replaced with a mix of casement and fixed wood windows. On the front elevation, the new windows are to be installed within the existing openings. On the rear elevation, the applicants are proposing to enlarge some of the existing openings to provide more light into the rear of the house.

Landscaping

The subject property currently contains a curved driveway with two entrances from Trafalgar Road and a small extension that leads to the existing attached garage on the north side of the house. In order to provide access to the new garage, the applicants are proposing to extend the existing driveway to the south. This will require a new curb cut in front of the new garage. The applicants are proposing to remove the existing southerly curb cut as well as the extension to the existing garage, and to replace these areas with sod. The whole of the existing and new driveway will be finished in stone pavers.

Heritage assessment

When evaluating the changes to the subject property, the District Plan for the Trafalgar Road HCD is the primary policy document to use. Relevant guidelines from the Trafalgar Road HCD Plan have been attached as Appendix C. These guidelines include the following which relate specifically to the conservation of historic houses and the design of new additions to existing houses:

- *New additions are best designed in a manner that distinguishes between old and new; and that avoids duplicating the exact style of the existing heritage building or imitating a particular historical style or period of architecture.*
- *New additions should be designed in such a manner that the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future.*

- *Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition smaller than the existing building.*
- *Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plan in order to be as unobtrusive as possible in the streetscape.*
- *Pay close attention to the junction of the old and new ensuring a sound visual as well as functional connection.*
- *Attempt to repair rather than replace.*
- *When undertaking repairs, replacement or restoration, use the same materials as the original, whenever possible.*
- *New or repair work should not confuse the historic character of an area by creating an impression of greater age or of a different region or even country. Do not obscure signs of age or irregularities found in older work.*
- *Ensure that vents, skylights and other new roof elements are sympathetic in material and that they are discretely placed out of general view from the street and public rights-of-way.*

The proposed changes to the house are considered to be in keeping with the guidelines of the District Plan. The existing historic house, including its unique and character-defining leaded glass windows, is to be retained and restored. The proposed alterations to the existing house are considered to be minor and complementary, and do not detract from the structure's heritage character.

The proposed addition has been designed in the same architectural language of the existing house, but with subtle changes in materials and design that allow the new addition to be distinguishable from the heritage house. The materials of wood board and batten cladding, wood trim and wood windows and doors are compatible with the existing house and the character of the heritage conservation district.

While typically new additions are to be slightly lower than the existing house, in this case the existing house has a rather low roof height. The applicants are proposing to maintain the existing roof height above the new garage, but have proposed a lower one-storey wing between the existing house and the new garage to provide a visual break between the two sections of the building. This also provides a clear differentiation between the heritage house and the new addition.

No minor variances are required for the proposed work.

The subject proposal is therefore considered to be compatible with, and complementary to, the heritage conservation district. Staff recommend that this heritage permit application be approved subject to the condition in the recommendation. The works proposed may be subject to other applicable Town

regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with applicable staff.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- enhance our cultural environment
- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing greenhouse gas emissions. This report supports the town's climate action by conserving the cultural heritage resource at 400 Trafalgar Road.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

Appendix C – Excerpts from District Plan

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Heritage Planner

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Services Department