

**TOWN OF OAKVILLE
HERITAGE IMPACT ASSESSMENT
for
1475 LAKESHORE ROAD EAST
Oakville, Ontario**



Front Elevation (Credit: SBA)

SBA Project No. 21040

FINAL
August 19th 2022



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Appendices:

A: Proposed Development Drawings

prepared by Gren Weis Architect and Associates, July 2022:

Proposed Site Plan
Proposed Basement Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Roof Plan
Proposed South Elevation
Proposed North Elevation
Proposed East Elevation
Proposed West Elevation

**B: Town of Oakville, Development Application Guidelines –
Heritage Impact Assessment for a Built Heritage Resource**

C: CVs of Authors

1.0 Introduction

In May 2021 Terry Martino OAA, MRAIC of Gren Weis Architect and Associates, on behalf of the Owner of the property at 1475 Lakeshore Road East, approached Stevens Burgess Architects Ltd. (SBA) with the request to prepare a Heritage Impact Assessment (HIA) for the property and house as part of an Owner initiated request to relocate the existing house closer to Lakeshore Road East and sever the property into three lots.

The property, municipally identified as 1475 Lakeshore Road East, is designated under Part IV of the *Ontario Heritage Act* and is included on the Town of Oakville's Register of Designated Heritage Properties under Part IV of the *Ontario Heritage Act*. By-Law 1991-48, Schedule "A" designated the house c.1837 *as a property of historical and architectural value and interest*. By-Law 1991-48, Schedule "B" designated the property.

The Heritage Impact Assessment follows the Town of Oakville's identified *Development Application Guidelines for the Heritage Impact Assessment for a Built Heritage Resource (refer to Appendix B)* and is consistent with recognized standards for heritage conservation inclusive of:

- The Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries' (MHSTCI) *Standards and Guidelines for Conservation of Provincial Heritage Properties*
- The MHSTCI's *Eight Guiding Principles in the Conservation of Historic Properties*
- The MHSTCI's *Principles for Land Use Planning*
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*
- The *Appleton Charter for the Protection and Enhancement of the Built Environment*
- The *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter)
- Ontario Regulation 9/06 of the *Ontario Heritage Act* - Criteria for Determining Cultural Heritage Value or Interest
- Ontario Heritage Toolkit 2006
- Town of Oakville Livable Oakville Plan (The Town's Official Plan dated 2009 and inclusive of amendments issued until August 2018),
- Town of Oakville *Design Guidelines for Stable Residential Communities* (2013), and
- Town of Oakville Cultural Heritage Landscape Strategy (2014) – Phase 1 Private Potential Cultural Heritage Landscapes – "1475 Lakeshore Road East – Ryrie Estate" by Laurie Smith (2016).

Kelly Gilbride OAA, P.Eng., CAHP, LEED AP and Julia Rady PhD of SBA met with the Owner and performed a visual and photographic review of the house and the property on May 18th 2021. The Town's Heritage Planner for the area, Carolyn Van Sligtenhorst CAHP, MCIP, RPP, was contacted by both Terry Martino and SBA during the process. SBA was also in touch with the Oakville Historical Society for information about the property. All photographs were taken by SBA unless otherwise credited.

1.1 Location of Property



Figure 1: Location of Property
Credit: Google with SBA Annotation

1.2 Description of Context, Property, and Structures

Municipal Address:	1475 Lakeshore Road East
Legal Description:	PT LT 6, CON 3 TRAFALGAR, SOUTH OF DUNDAS STREET; AS IN 300863; OAKVILLE/TRAFALGAR
Location of Property:	north side of Lakeshore Road East
Ownership:	Private
Current Use:	Single residence
Existing Designation:	Designated under Part IV of the Ontario Heritage Act. By-Law 1991-48, Schedule "A" designated the house c.1830 as a <i>property of historical and architectural value and interest pursuant to the Ontario Heritage Act</i> . By-law 1991-48, Schedule "B" designated the property.
General Description:	1475 Lakeshore Road East comprises a 2-storey residence that exhibits characteristics of both Georgian and Neo-classical architecture. There is a 2+1 storey addition at the rear of the house as well as a detached 1-storey, 2-car garage to the east of the house. The house is accessed via a long curving driveway flanked by mature trees with landscaped lawns. The original structure, used as an inn, was constructed by Barnet Griggs c. 1830 and was located close to Lakeshore Road East. After WWI, Harry Ryrie, son of the eminent jeweler James Ryrie, moved the former inn to its current location and in doing so made a series of exterior and interior alterations in its conversion to a residence. Subsequent changes; inclusive of the rear 1-storey addition, garage, tennis court, pool and cabana, gazebo, and golf green were believed to have been completed by the Avery family.



Figure 2: 1475 Lakeshore Rd E. Property
Credit: Goodale Miller Read Estate



LEGEND

1. WEDGEWOOD CREEK
2. GOLF GREEN
3. SWIMMING POOL
4. RESIDENCE
5. GARAGE
6. TENNIS COURT

Figure 3: Site Plan
Credit: Google Maps with SBA annotation (dashed red line indicates property lines)

SBA Project No. 21040



1.2.1 Description of Context

The property is located along the north side of the prestigious Lakeshore Road East in the Town of Oakville, east of Trelawn Avenue and west of Caulder Drive. The shoreline of Lake Ontario is located one block to the south. There is a residential neighbourhood to the north of the property accessible via Caulder Drive to the east. The former Edgemere Estate, now a development called Edgemere Estate Ltd., is located across the street on the south side of Lakeshore Road.

The house is set far back from the road and is not visible from the street. The downtown Oakville core is located less than a 10 minute drive to the west. The house fits within the typology of the surrounding context of Lakeshore Road, comprised of expansive residential lots with large houses, mature vegetation and extensively landscaped properties. Many of the neighbouring homes appear to have been significantly renovated or altered, and in some instances modern, new houses have been constructed to replace demolished older homes.

Several neighbouring properties are included on the Town of Oakville's Heritage Register as identified within the Description of the Heritage Context.

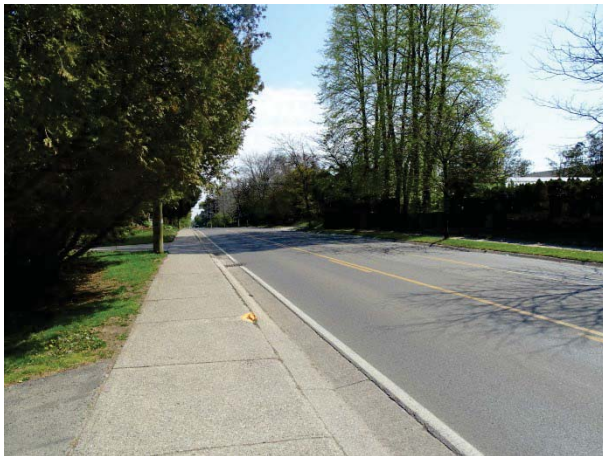


Figure 5: View Looking East along Lakeshore Road from Property



Figure 6: View looking West along Lakeshore Road from Property

1.2.2 Description of Heritage Context

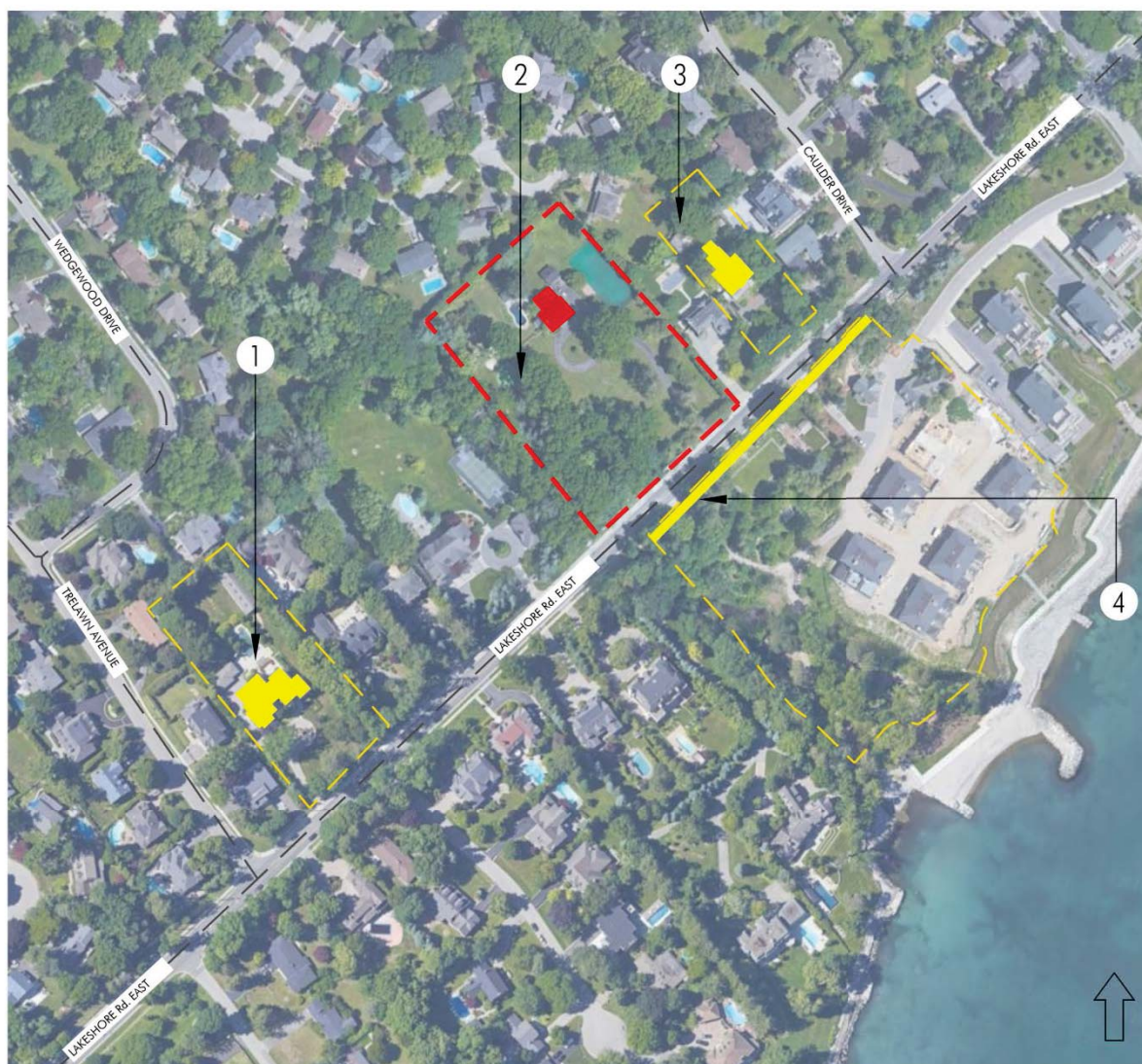
The subject property is designated under Part IV of the *Ontario Heritage Act* (By-Law 1991-48). It is neither part of a heritage conservation district, nor is it part of a designated cultural heritage landscape.

The property was surveyed by Laurie Smith Heritage Consulting in 2018 on behalf of the Town of Oakville as part of a cultural heritage landscape study. Smith's report included a documentation and inventory of natural form and noted that the property contained a "designed landscape," being a "clearly defined landscape designed and created intentionally" in addition to an organically evolved landscape that has developed in response to its natural environment.

Smith's report concluded that the original statement of cultural heritage value or interest from 1991 needed revision to account for the setting, consider whether that property should be deemed a cultural heritage landscape (CHL), and to reflect the updates to the evaluation criteria that came into effect in 2006. The Statement of Significance (**refer to Chapter 3**) has not yet been amended to reflect these recommendations.

In discussion with respect to this HIA, Carolyn Van Sligtenhorst, Heritage Planner District East Oakville, reinforced the need to determine if the property is a Cultural Heritage Landscape (CHL) to assist in a determination if the property should proceed to Phase 3 of the Town of Oakville's Cultural Heritage Landscape Strategy – Implementation.

The property is not part of a larger Heritage Conservation District (HCD); however, it is adjacent to other heritage properties, as depicted on the following map.



HERITAGE PROPERTIES LEGEND



1. 1399 LAKESHORE RD. EAST.
 DESIGNATED PART IV, OHA.
 BY-LAWS 1990-109;2017-039



2. 1475 LAKESHORE ROAD EAST.
 DESIGNATED PART IV, OHA.
 BY LAW 1991-48



3. 1493 LAKESHORE ROAD EAST.
 DESIGNATED PART IV
 BY LAW 1993-052



4. 1502 LAKESHORE ROAD EAST.
 (ENTRANCE GATE AND WALL)
 DESIGNATED PART IV
 BY LAW 2009-080

Figure 5: Heritage Context Map

Credit: Google Maps and Images with SBA annotation (dashed red line indicates property lines)

1.2.3 Description of Planning Context

The Town of Oakville's Official Plan, Livable Oakville (2018 update)¹ references the Town's approach to the preservation of its cultural heritage in section 5.3 Heritage Conservation:

5.3.1 The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.

5.3.2 A cultural heritage resource should be evaluated to determine its cultural heritage values and heritage attributes prior to the preparation of a heritage impact assessment of a proposed development on the cultural heritage resource.

Section 5.5 of the OP concerns the Retention of Heritage Resources On-site or Relocation

5.5.1 All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.

Wedgewood Creek runs immediately to the west of the property. Wedgewood Creek is included within the Official Plan under Part E: Community, District, and Special Area Study Plans. It is considered part of the Eastlake Community that "extends from Morrison Creek on the west to Winston Churchill Boulevard on the east, and from Lake Ontario to the industrial area south of the Queen Elizabeth Way. The Community has developed with a low density and is suburban in character."²

The OP indicates that,

Proposed development and redevelopment must be carried out at a scale and with a character in sympathy with the surrounding residential neighbourhoods. The residential infill policies found in Part C, Section 7 of this Plan apply to all infill developments in this community.

The City continues to undertake flood mitigation studies as it pertains to the Lower Morrison and Wedgewood Creek.

¹ https://www.oakville.ca/assets/2011%20planning/2018-08-28_Livable-Oakville-Office-Consolidation_part-C.pdf

² Town of Oakville, Official Plan – Section 1.3, 160.



Figure 6: Preliminary Preferred Floor Management Alternatives
Credit: "Lower Morrison Creek & Lower Wedgewood Creek Flood Mitigation Strategy," Town of Oakville (2008)
with SBA annotation showing the property outlined in red dashed line

The subject property is located along an area of study conducted by the Town in 2019 with respect to its scenic corridors.

Section 3.14 of the Livable Oakville Plan, as approved by OPA 15 states that:

- *Scenic Corridors are recognized for their scenic value and for their natural and cultural heritage features. These important features need to be maintained or restored since they add value and contribute to the town's character.*

The purpose of the Scenic Corridors Study was to examine these corridors to identify and evaluate the roadway and streetscape elements that contribute to their scenic value. The study looked only at the public right-of-way (i.e. the roadway, sidewalks, town trees, green space), and did not include private property).

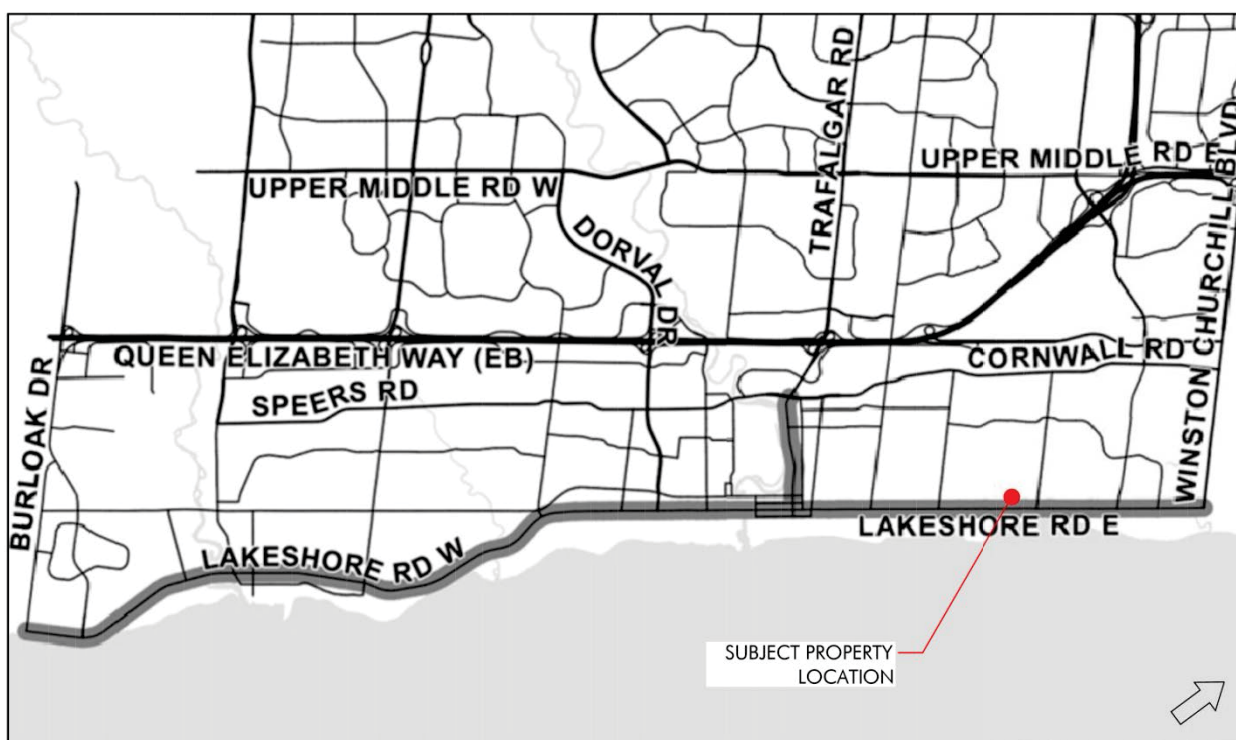


Figure 7: Study Area for Scenic Corridor Study

Credit: Town of Oakville with SBA annotation showing location of subject property

The property is zoned under Bylaw 2014-014: RL1-0 for Residential Low-rise. With its proximity to Wedgewood Creek along the south property line, it abuts a Natural Area, also captured within the above noted zoning by-law. Under this By-Law the property is subject to the Town of Oakville Livable by Design Manual that provides a framework for “desirable and compatible development that sympathetically responds to the surrounding context, maintains and enhances the character of an area, and promotes a more human approach to development,”³ and particularly to the Design Guidelines for Stable Residential Communities, endorsed by Council in 2013.

³ <https://www.oakville.ca/business/urban-design-manual.html>

1.2.4 Description of Property and Ancillary Structures

The 3.5 acre subject property is situated along Lakeshore Road East in the Town of Oakville. It is located east of Downtown Oakville. The property is on the north side of Lakeshore Road, a main arterial road that runs parallel to expansive, primarily residential properties along the north and south where the properties front onto the shores of Lake Ontario. The property consists of a 4,178 sq. ft. house not visible from the street and set back on a hill that slopes upwards from Lakeshore Road East. The house is accessed by a long paved driveway, flanked by trees primarily along the east property line, and terminates in a turning circle immediately in front of the south (front) elevation. Running along the west side of the property is a ravine and Wedgewood Creek.



Figure 8: Cultural Heritage Landscape Inventory Map
Credit: Town of Oakville per Laurie Smith Heritage Consulting, 2018

The property includes extensive grounds and landscape features in its setting: a tennis court to the east of the house, an in-ground concrete pool and pool house/gazebo at the northwest, and a putting green along the western property line. The residential neighbourhood along the northern property line is obscured by vegetation and large trees (possible remnants of the former orchard).

The large lot is a combination of manicured lawns, large and mature tree and shrubs, landscaping, and the Wedgewood Creek passes along the western part of the property forming part of the lower ravine area.



Figure 9: View towards house from Lakeshore Road



Figure 10: View south towards Lakeshore Road



Figure 11: View of mature vegetation at southwest corner of the property



Figure 12: View towards Wedgewood Creek located on the western side of the property



Figure 13: View looking west at Wedgewood Creek and ravine



Figure 14: In-ground concrete pool



Figure 15: Pool house located north of in-ground pool

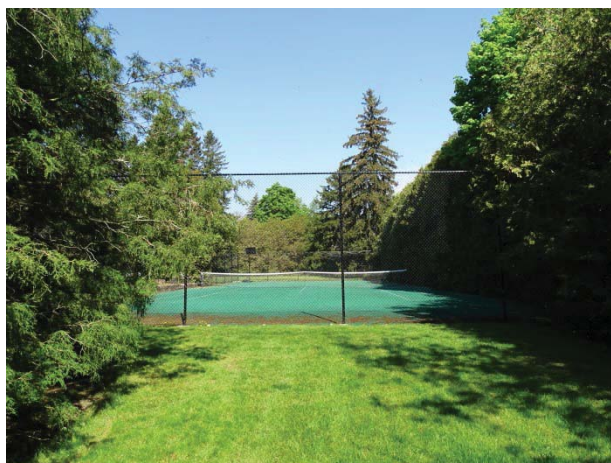


Figure 16: Tennis Court located to east of house at rear of property



Figure 17: Putting green near Wedgewood Creek and ravine area



Figure 18: View north from lower landscape to the house

1.2.5 Description of Structure

Originally constructed close to Lakeshore Road the two-storey structure, built c.1830 in the Georgian style, was moved in the early 20th century to the rear of the property. The original structure, when used as an inn, had a distinctive front porch that was removed during re-modelling when the structure was relocated and re-purposed as a residence. A later one-storey addition to the rear of the house was constructed in the mid-20th century.

The Statement of Significance cites the following heritage attributes: *This house [...] exhibits some of the classic characteristics of the Georgian style of architecture: [...] the large amount of wall space between windows, the steep roof, the multi-paned windows, the symmetrical placement of the windows between storeys, and the chimneys at either end of the house. This house has some Neoclassical features as well, for instance the entrance way is a Neoclassical style entablature.*

There have been many changes in the appearance of the house since Barnett Griggs owned it in the 1830's. Some of the changes include tearing down of the Georgian style front verandah and putting up a Neoclassical entablature. There have been shutters placed on all the windows. The curvature at the top of the windows has been squared off. Finally, the window above the entrance was reduced to half its original size.

The ancillary structures inclusive of the garage, pool cabana and gazebo were later additions within the landscape and are not heritage characteristics of the property.



Figure 19: South (front) Elevation, circa 2021



Figure 20: East Elevation (original extent of house, fenestration altered), circa 2021



Figure 21: East Elevation of One-storey Rear Addition, circa 2021



Figure 22: North (rear) Elevation showing One-storey and Two-storey Rear Additions, circa 2021



Figure 23: West Elevation (original extent of house to right side, end gable – porch was an addition), circa 2021

2.0 Research and Analysis

2.1 History of Surrounding Area⁴

Prior to recorded history the area that now comprises Oakville was the traditional lands of the Mississaugas, Neutral, Huron-Wendat, and Haudenosaunee peoples. After the American Revolutionary War of 1776, the British Crown became increasingly concerned with establishing strong British roots in North America to protect their lands from potential American incursions. They were "in the business of settlement."⁵ As a result, the Crown sent former military personnel and other trusted members of the gentry to survey the land and establish communities.⁶

As the British consolidated their rule in their North American colony during the latter 18th century, they began to map roads for military and settlement purposes. The survey established a template for agricultural development through the province in a grid pattern familiarly known as the township system.⁷ Surveyors mapped Dundas Street between present day Etobicoke and Hamilton c. 1793 and purchased the surrounding territory from the Mississaugas of the Credit.⁸ While the purchase did not include the mouth and the land immediately surrounding sixteen Mile Creek, the British still pursued an aggressive settlement campaign in the area.

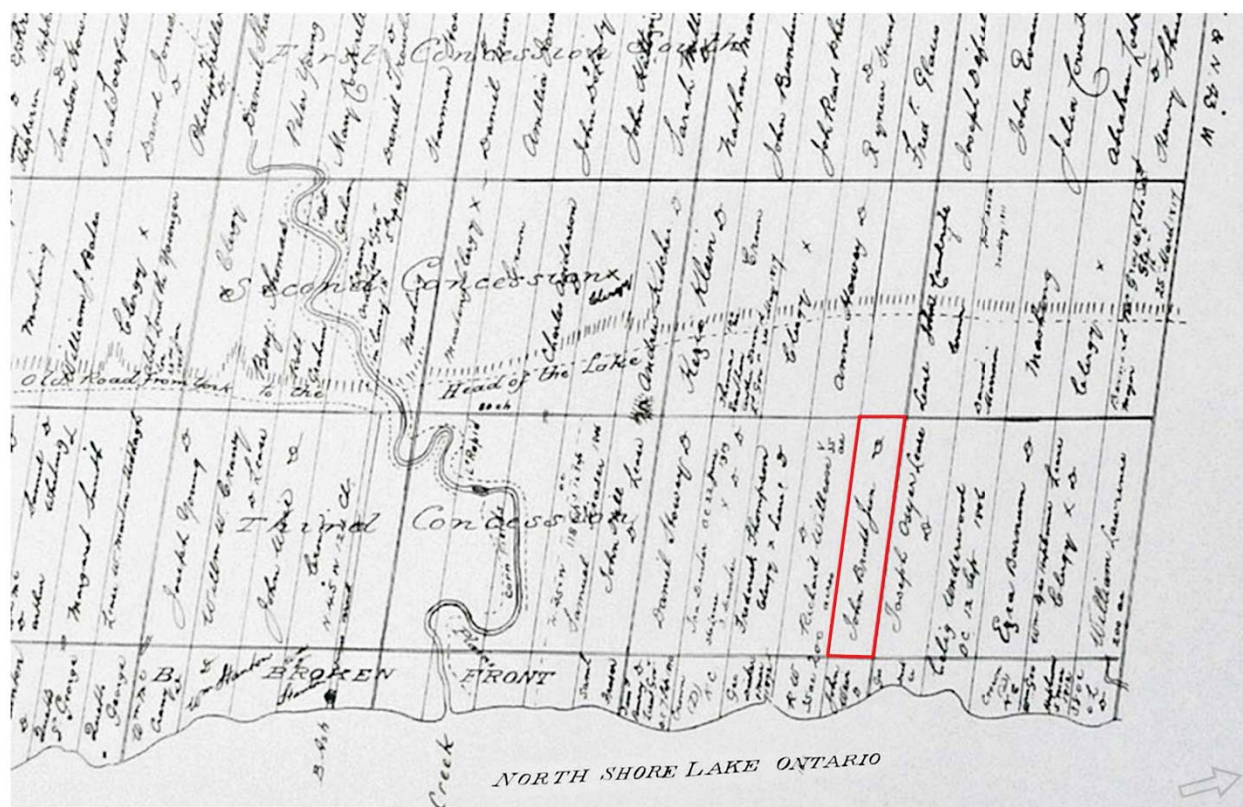


Figure 24: Map of Trafalgar Township c. 1806
Credit: Oakville Historical Society with SBA annotation showing outline of property in red

⁴ *The Roots of Trafalgar Township* by Town of Oakville, www.oakville.com.

⁵ F.R. Berchem, *Yonge Street Story 1793-1860* (Toronto: McGraw-Hill Ryerson Ltd., 1977), 46.

⁶ *Ibid* 46.

⁷ *Ibid*

⁸ "History of Oakville". barclaysquare.ca.

Trafalgar Township, located just east of York (now Toronto), was surveyed in 1806 by Samuel Wilmot. Lakeshore Road that ran along the lake was one of the early major roads in the area that connected the capital to other parts of the province. The access to Lake Ontario at Sixteen Mile Creek made the area alluring to the British for commercial trade and mercantile operations, and they began to establish settlement around these operations. By 1820 the Mississaugas of the Credit ceded the areas surrounding the waterways to the Crown.⁹ The Crown soon after auctioned the land to William Chisolm in 1827.¹⁰ Chisolm and his family worked to develop the area into a centre for shipbuilding and commerce.¹¹

After its survey, settlement to the area steadily occurred over the ensuing three decades. Initially, many Loyalists from the United States travelled to the area to start a new life and to establish a new home. They were enticed by the promise of plentiful and fertile land. After the cessation of the War of 1812 with the United States further immigration occurred primarily from the British Isles. The Loyalist and British-centric immigration created a dominant Anglo community in the area.

By 1817 the Township had over 500 residents and boasted a grist mill as well as four sawmills. The mills marked the beginning of a period of increased growth in the Township. Oakville and Bronte (just to the south) were both active shipping ports, which helped to spur growth.¹² By the time of the first census of Upper Canada taken in 1841, 4,495 resided in Trafalgar Township. In tandem with this growth, the township boasted a notable stagecoach route for settlers and travelers alike moving between York and further west in the colony.

Oakville was the most populous of the towns within Trafalgar Township given its situation at the mouth of Sixteen Mile Creek and with the prominent Lakeshore Road functioning as its main downtown street. Its location afforded it a robust ship-building industry that helped to anchor the town. It was incorporated officially in 1857. Once incorporated, other industries developed alongside educational, religious, and social institutions. Outside of Oakville, the other villages and areas within the Township remained largely agricultural and were physically spaced apart.

A recession during the 1850s shuttered the foundry in town, Oakville's dominant industry at the time.¹³ During the latter 19th century, the population did not increase appreciably. The Grand Trunk Railway was built through the town and other, smaller industries became established such as basket-making. Oakville remained a place that people travelled through on their way to other parts of Ontario, and closely tied to its location on Lake Ontario.



Figure 25: Oakville Basket-making Company c. 1900
Credit: Oakville Historical Society

Shortly before World War I, immigration and urbanization began to increase. Immigrants from countries other than the British Isles started arriving in Oakville. Growth accelerated during and after World War II. The area benefited from its strategic location on the main road and rail routes

⁹ "Illustrated Historical Atlas of Halton County (1877)". Waler & Miles.

¹⁰ Ibid

¹¹ "Oakville Harbour Heritage". oakville.ca.

¹² Pertaining to Trafalgar Township, undivided) Jesse E. Middleton, *The Province of Ontario: a History: 1615-1927*, published 1927 <http://ontario.heritagepin.com/trafalgar-south-township-in-halton>

¹³ "Oakville Pioneers". oakville.ca.

to the United States and between Toronto and Hamilton. Trafalgar and Bronte had land for industrial and residential development, but Oakville had the core services needed to support growth.

When multinational companies like Ford, oil refineries and other companies chose to locate to Trafalgar in the 1950s, the logic of amalgamation became clear to the municipalities surrounding Oakville.¹⁴ For some years they had cooperated through joint boards and agencies, and by mutual agreement they merged on January 1, 1962, bringing together the 10,200 people of Oakville with the 30,000 in Trafalgar and Bronte. Oakville remained removed from these industries that were located close to the 400 series highways and railways and developed over the 20th century as a small, upscale town nestled along the shore of Lake Ontario.

2.1.1 History of Lakeshore Road

Lakeshore Road was established along with the British colonial rule in North America. Prior to settlement, the “road” functioned as a trail used by the indigenous peoples of the area that ran along the shore of the Lake between present-day Burlington and Oakville. During the survey of the area conducted in 1806, it was laid out by the British as a route to connect to York (now Toronto).¹⁵ It earned its name through colloquial references to the road’s path along the lake’s shore.

During the 19th century the road had a long-established history as a rural road and transportation route, whether used by stagecoaches, or in parts with a radial railway.¹⁶ The road was macadamized during the 19th century to provide vehicles with a more consistent roadbed; unfortunately, the proximity to the lake resulted in frequent erosion and the need for repairs.¹⁷

Lakeshore was a key route for travel. Stagecoaches became faster and more reliable for travel in the area. In the 1830s they provided, “by contemporary standards, a fairly comfortable trip in winter and in dry midsummer weather, although most travelers found it wise to take full advantage of the regular and frequent stops at taverns along the way.”¹⁸ Coaches did not just transport people. Telegraph coaches also used the route to help communities and people communicate.

During the early 20th century, the road became increasingly congested due to a larger population using more vehicles to travel between towns in Ontario.¹⁹ To reduce the stress on Lakeshore Road created by increased reliance on automobiles for travel, the Government of Ontario established a new route in 1931 – the Middle Road that became better known in the latter 20th century as the Queen Elizabeth Way (QEW).²⁰

Lakeshore Road between Mississauga and Hamilton benefitted from the QEW. Instead of remaining the major thoroughfare between Toronto and other communities like Oakville, Burlington, and Hamilton, the diversion of major traffic helped Lakeshore to retain its narrow configuration and became a quieter road to traverse. Coinciding with the construction of the QEW, the area of Lake Shore close to Oakville became a sought-after destination for a quieter escape

¹⁴ Laurie Smith Heritage Consulting

¹⁵ Postcard: Triller and Trafalgar Streets, Bronte, Ont". Trafalgar Township Historical Society Digital Collections.

¹⁶ Ibid

¹⁷ Emery & Ford 1967, pp. 179–182.

¹⁸ Gerald M. Craig, *Upper Canada, the Formative Years, 1784-1841*, p. 148

¹⁹ “Increased Volume of Traffic”. *County And Suburbs. Toronto World*. June 26, 1920

²⁰ Shragge pp. 79–81

from city life. Affluent urbanites constructed homes along Lakeshore east of Oakville and town itself became a bedroom resort town.²¹

As a result, the character of the road shifted from a travel route to a thoroughfare that allowed these residential neighbourhoods or larger and well landscaped estate lots to continue to remain situated in close proximity to the road, while their settings with mature landscapes maintained the privacy of these residences. During the latter 20th century, between urban centres, the route became even more suburbanized and more residential in character. Nevertheless, the road itself has remained relatively unchanged into the 21st century: it continues to be long and winding with mature vegetation and landscaped estate lots and/or residential areas closely situated to it.

²¹ Town of Oakville, "Appendix B, Scenic Corridor Study,"

2.2 History of the Property

John Bradley Senior received the Crown patent for Lot 6, Concession III in 1806. John Bradley soon after sold the land to Barnett Griggs. Griggs immigrated with his wife, Nancy, and his brother, George in 1811 from New Jersey in the United States. They settled in Trafalgar County and first lived in a log cabin on the land.²² There is little in the historical record for Oakville about Bradley Sr.

Barnett Griggs and his family lived in a log cabin already on the property positioned near a stream with two pear trees out front, and he is credited with having killed the last bear in the district as he cleared the land on Lot 6.²³ In time, they constructed a wood frame house that they later enlarged to create an inn. They call their place "Half Way House"²⁴ because it was situated approximately halfway between Toronto and Hamilton on the stage coach route that ran along Lakeshore Road. It was also the stopping point for the Telegraph Coach that ran between York and Hamilton and where relays of horses were kept.²⁵

Hazel Chisholm Mathews described how, "when the states of Michigan and Illinois were being settled, many migrating families from New York passed this way and found a night's lodging with Barnett Griggs."²⁶ Assessments show that in 1828 the house was one-storey with a fireplace while a few years later it was two-storeys with three fireplaces. The Telegraph Coach did not travel overnight in its early days, nor did it guarantee to transport travelers throughout the winter months. The Half Way House provided welcomed lodging for travelers who were forced to break their journey. Each room had a corner fireplace that provided the only source of heat.²⁷

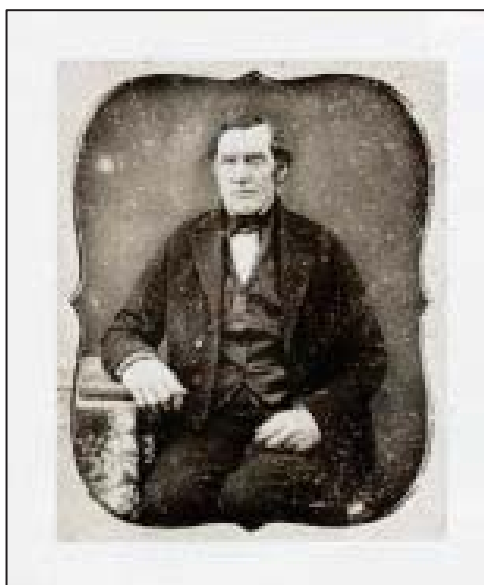


Figure 27: Barnett Griggs
Credit: Oakville Historical Society



Figure 26: Nancy Rogers Griggs
Credit: Oakville Historical Society

²² <http://www.oakvillehistory.org/uploads/2/8/5/1/28516379/walkersguideoldoakville.pdf>

²³ Oakville Historical Society Records, "1475 Lakeshore Road East – 'Halfway House.'"

²⁴ Ibid

²⁵ Oakville Historical Society Records, "1475 Lakeshore Road East – 'Halfway House.'"

²⁶ "Hazel Chisholm Mathews, Oakville and the Sixteen: The History of an Ontario Port, (Toronto: University of Toronto Press, 1953) as cited in By-law 1991-48."

²⁷ Oakville Historical Society Records, "1475 Lakeshore Road East – 'Halfway House.'"

The expansion was likely an indication of his success as an inn proprietor as well as the location of the inn on such a major travel route. In fact, Barnett Griggs acquired other property in the area including a house at 29 Navy Street that predominantly provided lodging to steamboat passengers.²⁸

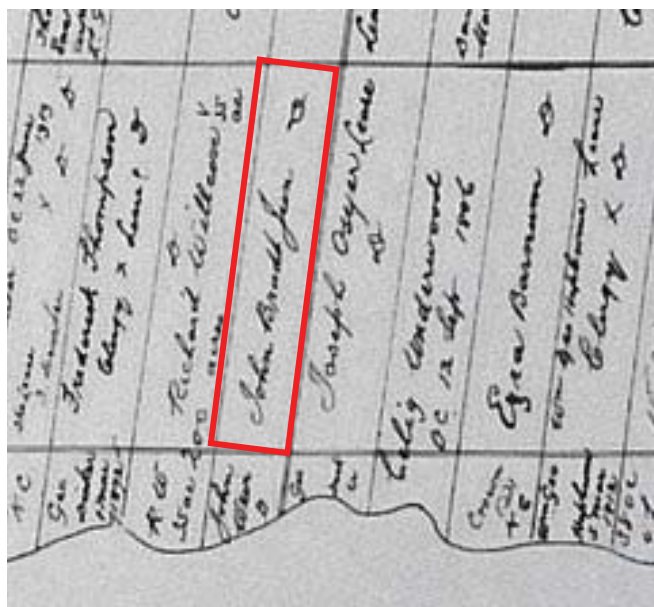


Figure 29: Wilmot Survey, 1806 with SBA annotation showing outline of property in red



Figure 28: Tremaine Map, 1862 with SBA annotation showing outline of property in red

In 1866 Griggs sold the Lot 6 to Thompson Smith. Smith was a local entrepreneur who had at one time bought the local brewery.²⁹ Smith was not long in possession of the property and sold it to Griggs' grandson, Barnett Griggs Moore. The Map of Trafalgar Township dated 1877 (**refer to Figure 30**) shows B.G. Moore as owner of a 150-acre parcel on the north side of Lakeshore Road in Lot 6, Concession III SDS, with two buildings located close to Lakeshore Road and extensive orchards.

²⁸ Ibid

²⁹ <https://images.oakville.halinet.on.ca/239/exhibit/7>

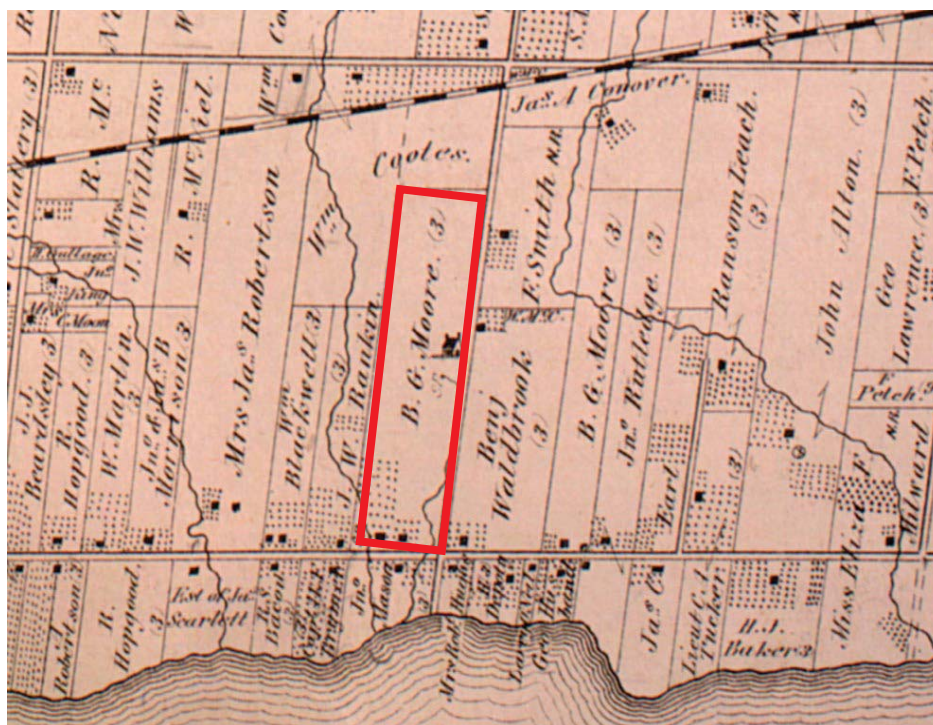


Figure 30: Trafalgar County Map, 1877
 with SBA annotation showing outline of property in red

James Ryrie purchased one-third of Lot 6 in 1906 and the remaining two-thirds in 1911. James Ryrie was a very successful Toronto jeweler whose business, Ryrie Bros., merged with Henry Birks Jewelers of Montreal in 1905. The business continued to operate a Toronto store called "Diamond Hall" at Yonge and Temperance Streets until well into the 20th century, first as Ryrie Bros. Ltd., after 1924 as "Ryrie-Birks Limited" and after 1942 as "Birks- Ellis-Ryrie".³⁰ James Ryrie purchased property on the south side of Lakeshore Road in 1907 and built a large summer residence there in 1909 calling it "Edgemere".³¹ Although the Edgemere house is not extant, some features of the grounds survive at 1502 Lakeshore Road East.

Ryrie had two sons, James Grant (who went by Grant) and Harry. Harry graduated from the University of Toronto in 1913. In 1916 he enlisted to fight during World War I, as did Grant. Harry served until he was wounded in 1917 at the battle of Vimy Ridge.³² Records indicate that Harry saw action at the Somme, Passchendaele, Vimy, Arras, and Amiens. Grant served with the British Aviation Corps.³³ After their time in the service ended, the Ryrie brothers returned to agricultural pursuits. The 1921 Census of Canada lists Harry as a farmer and residing with his parents in Oakville.³⁴ The brothers planted a fruit orchard on the subject property and became known for their high-quality fruit.

The Ryrie family likely split their time between Oakville and Toronto. James, Harry, and Grant are each listed in the *Torontonian Society Blue Book*, a directory that chronicled the elite of society,

³⁰ "In 1905, Ryrie Jewellers of Toronto merged with Henry Birks Jewellers to create Ryrie Bros. Limited with James Ryrie as president, W.M. Birks as vice-president and Harry Ryrie, secretary-treasurer. They operated from five-storey premises at 132-138 Yonge Street, Toronto."

³¹ "Town of Oakville, "Joshua's Creek Information Station" at www.oakville.ca/culturerec/is-joshua.html."

³² <https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/ww1soldiers.pdf>

³³ <https://static.torontopubliclibrary.ca/da/pdfs/torontorollservic00unknuoft.pdf>

³⁴ LAC, 1921 Census Records of Canada

with residences close to one another in the Rosedale area of Toronto. Records of the Oakville Historical Society point to Harry as the principal resident. The house on the property was moved to the knoll towards the back of the property after WWI.³⁵ As noted above on the Trafalgar County Map dated 1877, two houses are indicated close to the road. Oakville Historical Society records indicate that in addition to the former inn, there was a log cabin present on the site.

While the log cabin remained on the property, under Harry's ownership the original inn was relocated onto a knoll on the north part of the property and adapted for use as a private residence. The dwelling underwent substantial changes including:³⁶

- the removal of the front verandah and its replacement with a Neoclassical entablature;
- the curvatures at the 2nd floor window heads were squared off and shutters were added;
- the reduction in height of the window above the new entablature;
- the removal of the twin (second) chimney at the east gable end;
- the reconfiguration of the interior from two square rooms on the west side into one large room with a fireplace in the centre of the long west wall;
- the addition of central heating; and
- the construction of a two-storey rear addition that altered the footprint from a square to a t-shape.

These changes are evidenced in **Figures 31-33** below and referenced within Section 2.3 and within the Chronology of Ownership and Property.

³⁵ Frances Robin Ahern, *Oakville: A Small Town, 1900-1930* (Oakville: Oakville Historical Society, 1981) as cited in By-law 1991-48."

³⁶ Oakville Historical Society, "Notes on 1475 Lakeshore Road East." These changes are reflected in the photographs included as Figures 31-33.



Figure 31: 1475 Lakeshore Road East with original porch, arched 2nd floor window heads, 2nd chimney and 2 windows on east gable (n.d)
Credit: Oakville Historical Society



Figure 32: Property prior to renovation (n.d)
Credit: Oakville Historical Society



Figure 33: Property after renovations (n.d)
Credit: Oakville Historical Society

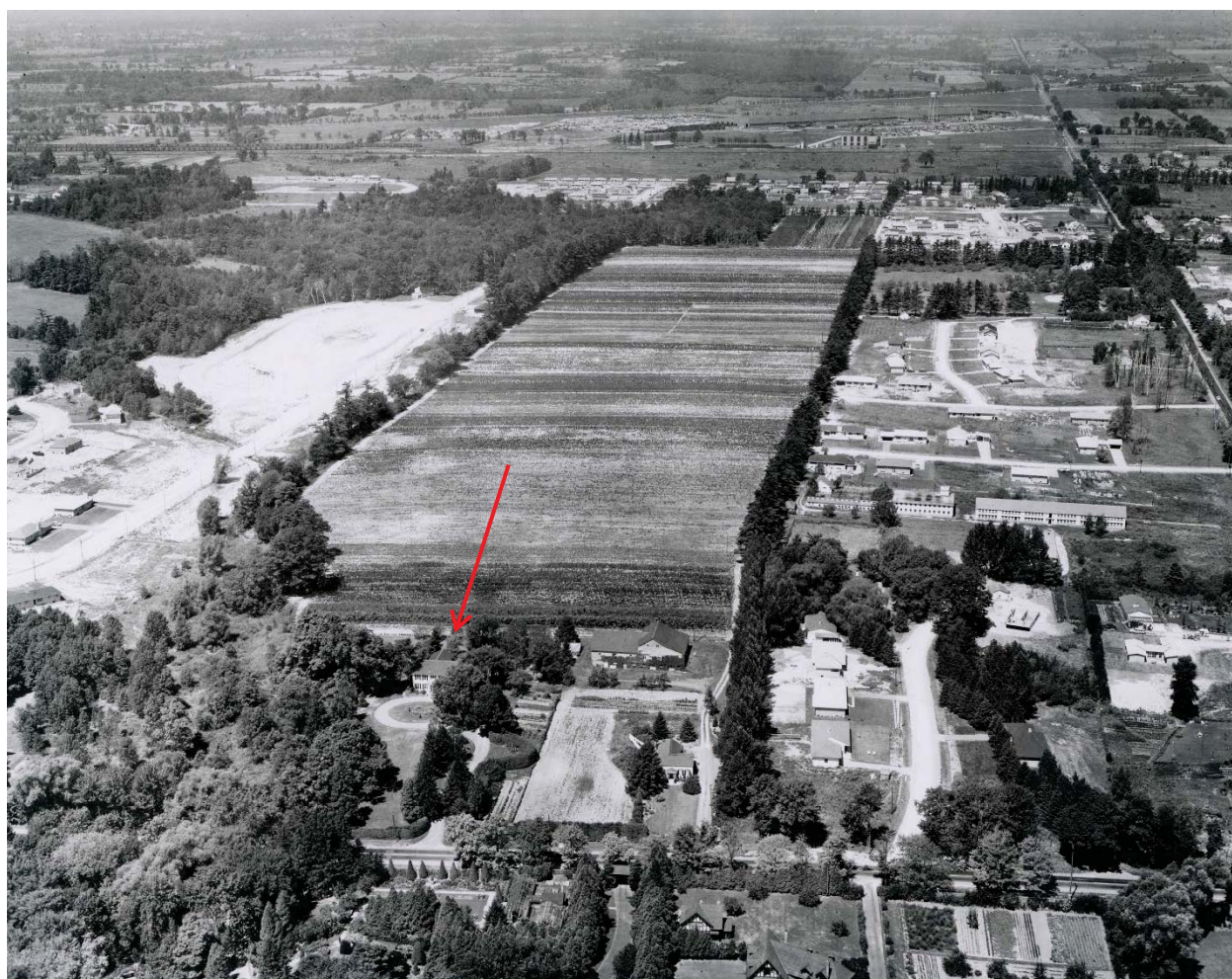


Figure 34: Aerial View of Property (c. 1960s)

Credit: Oakville Historical Society with SBA annotation to indicate the house

The current parcel of land is significantly smaller than the parcel owned by the Ryries. Due to limited or poor record quality, the history of the property since the 1920s is not as clear. James Ryrie sold the property to Alice and Robert Hobbs in 1932. At some point in the ensuing decades, the Hobbs sold it to the Bisiker family. E.J. Bisiker removed the log cabin from the property but left the two pear trees.³⁷ Bisiker sold the property in 1970.

While there is little historical record of its denizens, what is clear is the way the property functioned as the primary residence of its inhabitants during and after its ownership by Ryrie as well as the changing character of Lakeshore Road East as a residential community with larger estate lots. In 1970 it was purchased by Jack Avery from the Bisikers and it remained in the Avery family until 2021. Under the Avery family's stewardship, the interventions on the property most likely occurred including the construction of a one-storey addition to the east side of the Ryrie rear addition, the garage, the pool and pool house, the gazebo, and the putting green.

³⁷ Oakville Historical Society Records, "1475 Lakeshore Road East – 'Halfway House.'"

2.3 Chronology of Ownership and Property

1475 Lakeshore Road East – Part Lot 6, Concession 3, Trafalgar County (as in 300863)

Year	Grantor	Grantee	Parcel	Comments / Notable Alterations	
1806	Crown	John Bradley Sr.	All Lot 6		
1812	John Bradley Sr.	Barnett Griggs	As above	<p>Historical records indicate a log cabin on the property prior to the construction of the residence and located facing a stream with two pear trees in front.</p> <p>Griggs first constructs a frame cottage and a couple of years later converts this house into the inn located close to Lakeshore Road c. 1830. This Inn becomes known as Half Way House.</p>	
1866	Barnett Griggs	Thompson Smith	As above		
1866	Thompson Smith	Barnett Griggs Moore	Pt Lot 6	150 acres	
1906	Barnett Griggs Moore	James Ryrie	Pt Lot 6	Purchases 1/3 of lot	
1911	Thompson Smith	James Ryrie	Pt Lot 6	Purchases remaining 2/3	
c.1918-1930				<p>The former inn is relocated to a knoll at the north part of the property increasing its setback from Lakeshore Rd. Harry Ryrie, who lives on the property with his wife, alters both the exterior and interior of the house as part of the conversion of the inn into a residence and in turn integrates Neo-classical detailing into the original Georgian architecture. Changes included:</p> <ul style="list-style-type: none"> • the removal of the front verandah and its replacement with a Neoclassical entablature • the curvature at the 2nd floor window heads was squared off and shutters were added • the reduction in height of the window above the new entablature • the removal of the twin (second) chimney at the east gable end • the reconfiguration of the interior from two square rooms on the west side into one large room with a fireplace in the centre of the long west wall • the addition of central heating • the construction of a two-storey addition to the rear of the house that altered the footprint from a square to a t-shape. 	
1932	James Ryrie	Alice and Robert Hobbs	Pt Lot 6 (5 acres)	During the 1920s and 30s Ryrie, his sons, and his estate sell Lot 6 in smaller acreages	

The title records are very poor quality between 1940 and 1965 (and at times illegible), which makes tracing the title accurately in this period exceedingly difficult. Under Bisiker's ownership, the original log cabin is removed.				
1970	Ernest James Bisiker & Wife	Jack Avery & Wife	Pt Lot 6	Avery purchases the current 3.5 acres of property, and it is under Avery further alterations occur and primarily to the landscape, likely including: <ul style="list-style-type: none"> • construction of a one-storey addition to the east side of the Ryrie two-storey rear addition with substantial interior alterations • construction of ancillary structures including the garage, the pool and pool house, the gazebo • the addition of the putting green located adjacent to Wedgewood Creek
1991	The house is Designated under Pt IV of the OHA (By-Law 1991-48)			
2021	Jack Avery estate	Denis Vrainich	As above	

3.0 Statement of Significance

3.1 Designation By-Law 1991-48

The property at 1475 Lakeshore Road East is included on the Town of Oakville's Register of Designated Heritage Properties under Part IV of the *Ontario Heritage Act*.

The Corporation of the Town of Oakville By-Law 1991-48 designated the property as a property of historical and architectural value and interest and the Council enacted the following (26th March 1991):

1. The property municipally known as 1475 Lakeshore Road East is hereby designated as a property of historical and architectural value and interest pursuant to the Ontario Heritage Act for the reasons set out in Schedule "A" to this By-law.
2. The property designated by this by-law is the property described in Schedule "B" attached to this by-law.

Schedule "A"

HISTORICAL SIGNIFICANCE

The land which is known as 1475 Lakeshore Road East was patented in 1806 by John Bradley Sr. Mr. Bradley then sold it to Barnett Griggs. Mr. Griggs came to Oakville with his wife and his brother, George, from New Jersey. He then settled on Lot 6 of Third Concession SDS. In the book Oakville and the Sixteen it states that "when the States of Michigan and Illinois were being settled, many migrating families from New York passed this way (through Oakville) and found a night's lodging with Barnett Griggs." Word soon spread that one could find a night's accommodation at Barnett Griggs' house, this persuaded him to enlarge his house into an inn.

In 1828 he was assessed as having a one-storey frame house with a fireplace. A few short years later Griggs was assessed for a two storey house with three fireplaces, and shortly after that Barnett Griggs was listed as an innkeeper. One of the main reasons why Barnett Griggs Inn did so well was that it was almost exactly halfway between Toronto and Hamilton. This is the reason for the name Halfway House. The Lakeshore Road was well travelled by many stage coaches; these carriages sometimes stopped at Barnett Griggs Halfway House where there were fresh teams of horses available.

Barnett Griggs sold this property to Thompson Smith and in 1866 Thompson Smith sold it to Barnett Griggs Moore (grandson of Barnett Griggs). James Ryrie, a jeweler from Toronto, purchased one-third of this property in 1906 and the remaining two-thirds in 1911. It states in the book Oakville: A Small Town that "After the first World War Mr. Ryrie moved Halfway House some distance back from the road". It was then occupied by his newly married son, Harry. Harry and his brother Grant then began to grow fruit on the property and they became well-known for the excellent fruit which came from their orchards.

ARCHITECTURAL SIGNIFICANCE

This house, which was built in the 1830's, exhibits some of the classic characteristics of the Georgian style of architecture. Some of the strong Georgian features are the large amount of wall space between windows, the steep roof, the multi-paned windows, the symmetrical placement of the windows between storeys, and the chimneys at either end of the house. This

house has some Neoclassical features as well, for instance the entrance way is a Neoclassical style entablature.

There have been many changes in the appearance of the house since Barnett Griggs owned it in the 1830's. Some of the changes include the tearing down of the Georgian style front verandah and putting up a Neoclassical entablature. There have been shutters placed on all the windows. The curvature at the top of the windows has been squared off. Finally, the window above the entrance was reduced to half its original size. However, even through all the changes, this house still exhibits classic Georgian characteristics and closely resembles the Halfway House Barnett Griggs owned in the 1830's.

CONTEXTUAL SIGNIFICANCE

1475 Lakeshore Road East is set back far from Lakeshore Road. There is very mature vegetation within the lot, especially facing Lakeshore Road East.

Schedule "B"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Oakville, in the Regional Municipality of Halton, and being composed of part of Lot 6 in the Third Concession, South of Dundas Street, in the said Town, which said parcel may be more particularly described as follows:-

COMMENCING at a point in the northwesterly limit of the King's Highway Number 2, distant 775 feet measured on a course of south 38 degrees 18 minutes west from the most easterly angle; of said Lot 6.

THENCE north 49 degrees 40 minutes w st, 440 feet;

THENCE south 38 degrees 18 minutes west, 331 feet, 8 ¼ inches;

THENCE south 44 degrees 52 minutes east, 442 feet, 11 ½ inches to a point in the northwesterly limit of Number 2 Highway, distant 220 feet measured northeasterly there along from the most southerly angle of Lot 6;

THENCE north 38 degrees 18 minutes east along the last mentioned limit, 368 feet 9 inches to the point of commencement as previously described in #300863.

3.2 Evaluation of Cultural Heritage Value or Interest (as per Ontario Regulation 9/06)

The property was designated under Part IV of the *OHA* in 1991. By current practices, these earlier criteria do not meet the HIA's Terms of Reference with respect to an evaluation as per the current O.Reg. 9/06. In 2018 Laurie Smith Heritage Consulting concluded that the original statement of cultural heritage value or interest from 1991 required revisions to account for the setting as well as to reflect the updates to the evaluation criteria that came into effect in 2006.

The Statement of Significance included in Section 3.1 has yet to be amended to reflect these recommendations and some inaccuracies remain including the reference to "symmetrically located chimneys." The second chimney on the east gable was removed after the house was relocated and extensive additions and interior changes were done by Harry Ryrie when he converted the home into a private residence.

The following evaluation would not alter the current designation unless the Town of Oakville pursued an amendment of the original designation.

1. The property has design value or physical value because it,		
i. is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes	The house is an early example of Georgian architecture as evidenced by the large amount of wall space between windows, the steep roof, the multi-paned windows, and the symmetrical placement of windows between storeys. There are also Neoclassical features including the front entrance entablature.
ii. Displays a high degree of craftsmanship or artistic merit,	No	The house was finely constructed but does not display a high degree of craftsmanship or merit. The alterations to the residence have potentially obscured the original dwelling.
or iii. Demonstrates a high degree of technical or scientific achievement.	No	The house is a lovely example of Georgian architecture, with later Neoclassical detailing. The additions to the residence were sensitively constructed to the rear of the house but neither the original structure nor the later alterations demonstrate a high degree of technical or scientific achievement. Arguably, the relocation of the house under Harry Ryrie from Lakeshore to the knoll at the north of the property demonstrated some technical achievement for its time.
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,	Yes	The house has an association with the theme of the changing character of Lakeshore Road East. In the 19 th century the road was an important travel route. In the early 20 th century the road changed to reflect expansive private residential lots owned by the society elite. The house is associated with Barnett Griggs who constructed the house and operated it as an inn for travelers moving between Toronto and Hamilton along Lakeshore Road by Telegraph Coach. Later the house became associated with the Ryrie Family. James Ryrie was a jeweler from Toronto, and his son Harry was a farmer who, along with his brother, were noted for their fruit orchards on the property. Under Harry's occupancy, the house was relocated to the

		knoll at the rear of the property and a series of changes inclusive of exterior Neoclassical detailing on the front elevation, the removal of the verandah and a twin chimney, and the addition of rear tail occurred. These changes reflected the shift in the character of Lakeshore Road East at the time towards an area that attracted society's upper crust to live in well-treed, private estate lots.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Yes	The house and its movement from its location close to Lakeshore Road to the knoll set far back from Lakeshore Road has the potential to understand the changing use of Lakeshore Road over time as well as the community or people who first traversed the road and then those who later created the large lots that now characterize of the area.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	There are no records on file of the architect or builder of the original Half Way house.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No	The property does not define or maintain the character of the area per se, but when understood alongside the other expansive lots that front Lakeshore Road the property might be understood as supporting the character of the area as it developed in the early 20 th century as an elite location for estate properties including a residence and landscaped setting.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Yes	<p>The house is physically linked to its setting next to Wedgewood Creek with large trees and shrubbery around the built form. There are a few extant fruit trees that provide a reminder that the property once had an orchard on it.</p> <p>The property is visually linked to Lakeshore Road. The mature trees and vegetation are located along the Lakeshore property line and indicate the expansive and private lot, which is in keeping with other such houses along the road.</p> <p>The property is historically linked to its surroundings. The house was once located prominently along Lakeshore Road as an inn. Its movement towards the rear of the property links it to the time period when Lakeshore became less a thoroughfare and more an area for society elite to have summer homes or large, densely landscaped, expansive private properties.</p>
iii. is a landmark	No	At one time the house could have been considered a landmark when located close to Lakeshore Road because of its use as an Inn that stood out to travelers.

Based on the foregoing evaluation, the property does not merit additional heritage designation as a cultural heritage landscape.

4.0 Assessment of Existing Property Conditions

A visual assessment of the property was completed by SBA on May 18th, 2021. The trees and vegetation were in bloom, and it was evident that the property and house had been carefully maintained and were in good condition.



Figure 35: Overhead view of house and its immediate setting
Credit: Miller Goodale Real Estate

4.1 Site

4.1.1 Landscape

The entrance to the property off Lakeshore Road East is rather inconspicuous and marked with a single address post. There is a paved front drive that terminates in a turning circle at the front entrance to the house. Within the grassed circle there are three well maintained yews. The driveway is flanked along the eastern edge by a combination of trees and mature cedars. A large evergreen is prominently located on the front lawn. The landscaped setting of the house is a prominent feature with a mix of large, mature trees and shrubs balanced by a lawn at the front of the house.



Figure 36: View to the northeast from Lakeshore property line



Figure 37: View to the northwest towards house from the long driveway

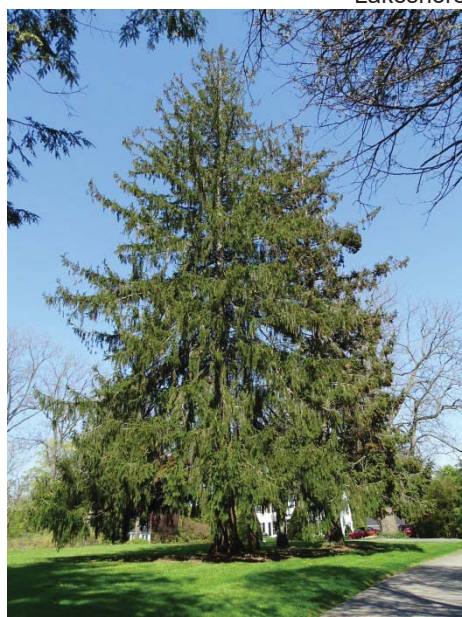


Figure 38: Prominent coniferous tree on west side of front drive



Figure 39: Three yew trees in grassed centre of traffic circle in front of house

At the rear of the property the remnants of an orchard remain, and a large cedar hedge insulates the property from the neighbourhood immediately to its north.



Figure 40: Extant fruit trees at rear of property



Figure 41: View looking west towards Wedgewood Creek with gazebo structure



Figure 42: Mature trees and cedars at rear of property



Figure 43: View looking east towards house and pool cabana

As the property at the west slopes dramatically towards the ravine the landscaping reflects the transition from a more manicured setting surrounding the house to a more naturalized treatment. A mulched pathway extends from the western side of the house to a small, graded flagstone platform approximately halfway down the slope towards the ravine. A chain link fence runs alongside the creek.

From this lower point on the property, the view of the house is obscured by mature trees. Wildflowers and indigenous plants demarcate the western edge of the property as it becomes Wedgewood Creek. Within the sunken garden/ravine space, a putting green was installed, which is camouflaged by the green surroundings. The putting green is a reversible element.



Figure 44: View looking southwest towards sunken garden space



Figure 45: Outdoor patio space on graded slope to lower garden and ravine



Figure 46: View northeast towards back of the property and adjacent ravine



Figure 47: View of Wedgewood Creek along western border of the property



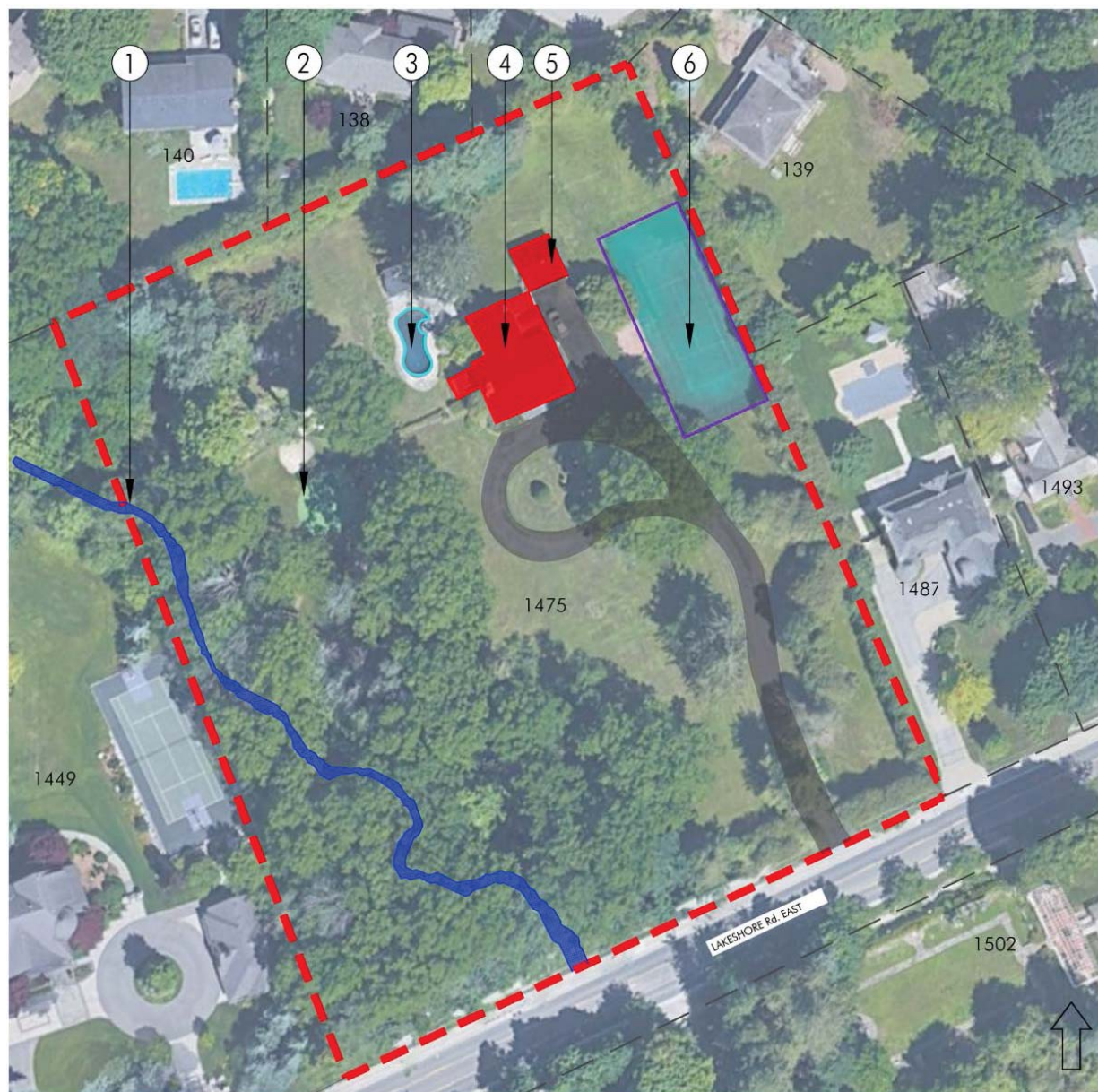
Figure 48: View towards house up sloped landscape



Figure 49: View looking south from lower garden on west side of property

4.1.2 Ancillary Structures

As indicated on the map below, there are several ancillary structures on the property. None of structures are of heritage value; however, all appeared to be in good condition.



LEGEND

1. WEDGEWOOD CREEK
2. GOLF GREEN
3. SWIMMING POOL
4. RESIDENCE
5. GARAGE
6. TENNIS COURT

Figure 50: Site Plan showing Built Form
Credit: Google with SBA annotation

4.2 Main House



Figure 51: Front (South) Elevation

The house reflects three different periods of construction: the original inn constructed by Griggs c. 1828; the addition of a two-storey addition/tail at the north (rear) elevation constructed under Ryrie's ownership during the same period as other alternations to the interior and exterior occurred c. 1920s; and the addition of a one-storey rear addition and interior alterations under the ownership of Avery c. 1970s. The rear (north) elevation of the original house has been largely obscured by the rear one and two-storey additions. These changes are reflected in **Figure 52**.



Figure 52: Ground Floor Plan showing original house and later additions
Credit: Client-provided floor plan with SBA annotation

The smaller one-storey addition to the east of the two-storey tail occurred under the Avery family ownership after 1970. Based on the Ground Floor Plan it is reasonable to assume the internal changes to the kitchen and reworking of the older tail section were completed at this time. A large portion of the rear elevation was removed as well as the addition of a new stair to the 2nd floor primary bedroom and a basement stair.

There are two doors on the east elevation located two steps above grade and flanking the arched transom and bay window within the breakfast area. The design of the transom may have been chosen to reflect the transom at the front entrance. An Oakville Historical Society Plaque denoting the house as the former Halfway House constructed in 1828 by Barnet Griggs is located on the closed door to the left of the central window. The addition also includes a newer brick chimney.



Figure 53: East Elevation of One-storey Rear Addition



Figure 54: North Elevation showing both Rear Additions



Figure 55: Historical Society Plaque

There is a glassed contemporary sunroom addition on the west elevation that partially obstructs the original chimney as well as the former ground windows (assumed). The addition is not visible from the front due to its location and the presence of large trees next to the front elevation.



Figure 56: West elevation of sunroom addition



Figure 57: West elevation of sunroom addition

All of the additions are in fair to good condition. The re-modeling and additions by both Ryrie and later Avery included the neo-classical elements that remain extant.

4.2.1 Foundations

The concrete foundation beneath the original house most likely dates to the time when the house was moved to its current location on the property c. 1918. Generally little or no foundation is visible as the stucco extends to grade in many locations. No damage was noted. Iron grates above the basement windows were constructed with a concrete surround and generally look to be in fair to good condition.



Figure 59: Grate at foundation



Figure 58: Foundation

4.2.2 Building Envelope/Stucco

The exterior building envelope of the original structure is in fair condition. The house inclusive of the rear additions are clad in white stucco. There are signs of stucco damage/failure inclusive of peeling stucco and holes within the exterior finish. The growth of vines is evident on the north elevation of the rear two-storey addition as well as brick chimney on the west gable.



Figure 60: West Elevation



Figure 61: North (rear) Elevation



Figure 63: Exterior stucco detail showing small hole

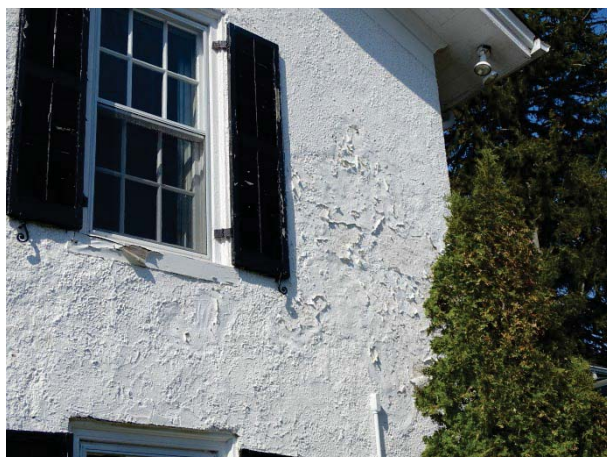


Figure 62: Exterior Stucco detail showing peeling

4.2.3 Roof, Soffits, and Fascia

The sloped gable roof of the Main House is clad in black asphalt shingles with white prefinished aluminum gutters and downspouts. The asphalt roofs of the original house and rear additions all appear in poor condition, the shingles are lifting and curling. The roof of the rear one-storey addition has a substantial barrel-vaulted roof, clad in metal (possibly copper) that appears in good shape with metal fascias and soffits. The soffits and fascia (bead board) of the original house and rear two-story addition are painted wood and appear in good condition.



Figure 64: Roof at Front Elevation



Figure 66: Rear Roof Detail at West Elevation



Figure 65: Fascia Detail with aluminum downspout



Figure 67: Soffit Detail

4.2.4 Doors and Windows

The original house has a prominent entranceway with a central portico supported by double doric columns on either side. The front door is framed by sidelites and a transom, each with inset wood details. There is evidence of a former storm or screened door.

The entrance rises slightly above grade with two shallow cement steps and a red brick landing. Generally the entirety of the entrance portico is in a state of good repair though sanding/stripping of the paint may be required during the next painting campaign. The decorative portico is topped with a band of dentils beneath a flat roof with a white prefinished metal (assumed aluminum) fascia. The state of the flat roof was not revealed.



Figure 69: Front Entrance

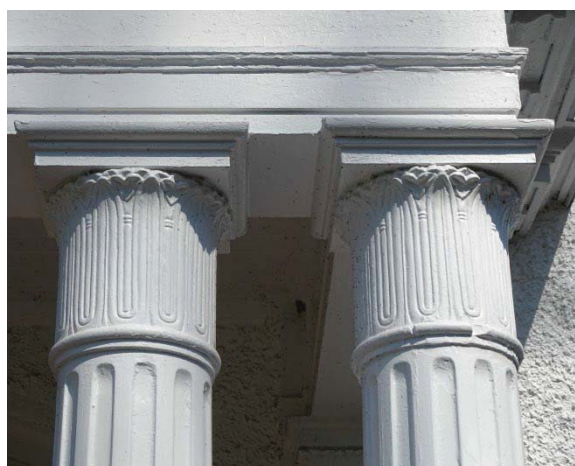


Figure 68: Column Detail



Figure 70: Portico detail

The windows on the front elevation are symmetrical with four, six-over-six (assumed double hung) wood windows on either side of the front portico and a shorter six-over-six wood window above the front entrance. The windows have white painted wood frames (paint is beginning to peel), white prefinished aluminum storms with screens and the sills may have been coated in a smooth stucco at some point. Black wood shutters frame all the windows and are held in place with decorative wrought iron hardware. The painted windows appear in fair to good condition (operability not confirmed). The black painted wood shutters may need to be sanded and/or stripped prior to their next painting as areas of bare paint are beginning to show and some the shutters are a bit misaligned.



Figure 71: Lower Window at Front



Figure 72: Window Configuration on Front Elevation



Figure 73: Shutter detail

In similar fashion to the front elevation the east elevation has three, six-over-six wood hung windows – two at the 2nd Floor and one at the Ground Floor. In place of a fourth lower window, there is single, narrower window closely set to the rear lower window. There is also an arched window/transom located within the attic space of the gable end. At the rear and west elevations, the additions obscure the original fenestrations; however, given the style of architecture it is fair to assume that it was likewise symmetrical. Some of the painting, on both the windows and frames are chipping and spalling.



Figure 74: Transom on East Elevation



Figure 75: Small Window at East Elevation

4.2.5 Chimney

Originally the house had two chimneys, one on each gable end. Archival photographs (**refer to Figure 30**) show both chimneys. During the renovations and rear addition constructed by Harry Ryrie in the 1920s, the second chimney on the east side of the house was likely removed. Presently, only the west chimney is extant. It is a brick chimney with a concrete cap and contemporary chimney exhausts, which may serve both the fireplace and mechanical equipment. Currently there is vegetative growth on the chimney. The chimney looked in fair condition. A second brick chimney exists within the two-storey rear addition and appeared to have been repaired/rebuilt at some point with a substantial concrete/stone cap and was in good condition.



Figure 76: Chimney



Figure 77: Chimney

4.3 Interior

The interior of the house was modified in the 1920s when it was relocated and converted into a residence and later when house was owned by the Avery family (1970 – 2021). During the 1920s, Harry Ryrie's additions to the property included transforming the two rooms, west of the ground floor central hall and stair, into a single, large room. Oakville Historical Society records indicate that during these renovations the holes for heater pipes were closed and the house was converted to a central heating system. As previously noted, substantial alterations to the rear of the house were completed by the Avery family. The interior of the house is not designated.



Figure 78: Ground Floor Plan (left) and Second Floor Plan (right)
Credit: Provided by Owner

5.0 Description of Proposed Development

The proposed development includes the severance of the lot into three parcels: an approximately 1-acre lot located along Lakeshore Road East and two, approximately 0.75-acre lots located away from the road and behind the one-acre parcel where the house is presently located.

Once severed, the Owner proposes to remove the additions to the heritage house constructed during the Ryrie and Avery periods of ownership and then relocate the house to the 1-acre lot fronting Lake Shore Road East in order to showcase and increase the visibility of the heritage house from the Lakeshore. The site plan includes a driveway off of a shared drive with the rear property, suggested landscaping and for an inground pool located to the northwest side of the house. No siting or built details are included for the rear lots.

The Owner's intention is that the relocation of the house returns the former "Half Way House" to its original location along Lakeshore Road East and in its restoration will provide a visual connection to the historic route.

The proposed development responds to the need for intensification within Oakville while remaining respectful of the estate lots that characterize Lake Shore Road East. The new Lakeshore Lot maintains the average of setbacks consistently found along Lake Shore Road. All lots are larger than the required estate lot size specified in the Zoning Bylaw 2014-014:RL1-0. The addition of the new lot maintains a pattern of existing development and its location further removed from Lake Shore Road East does not break up the visual streetscape.

Once relocated the development proposes to restore the front elevation inclusive of the existing stucco, entrance portico, windows, shutters, and chimney on the west gable. Two new windows on the west gable are proposed to match those on the east gable in addition to the arched window/transom within the attic space. This specific window detail is replicated within the one-storey screened porch addition.

The proposed one-storey screened porch on the west elevation makes use of an original window opening on the Ground/First Floor. As a simple three season structure this addition could be understood as a reversible element.

A new two-storey addition to the house will then be constructed along the rear façade and is proposed with a glazed link to separate the original rear elevation/massing of the house from the original footprint of the inn and the addition. This readability of the structure was lost within the Avery modifications to the floor plan.

The proposed addition's roofline and fascias align with the original house and the fenestration along the east and west elevations follow to a degree the datum lines of the existing window heads. The rear elevation, not visible from the street, is utilitarian in design and makes no reference to the historic home. **Refer to Appendix A** for development drawings.





Figure 80: Proposed Front (south) Elevation (top) and West Elevation (Bottom)
Credit: Gren Weis Architects, July 2022



6.0 Impact of Development on Heritage Resources

The proposed development (the severance of lot into three, the relocation of house, and the restoration of the house) has an impact on the designated heritage property located at 1475 Lakeshore Road East.

The following impact analysis on the cultural heritage resources is based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5 – Heritage Impact Assessments and Conservation Plans*.

Negative Impacts	Commentary
<i>Destruction</i> of any, or part of any, significant heritage attributes or features	<p>No significant heritage attributes or features of the cultural heritage resources on the property will be destroyed. The original front elevation of the house will be restored after its relocation, and it will remain intact.</p> <p>The rear addition proposes to reinstate the legibility of the rear extent of the original structure.</p> <p>As per recommendations made to the Client, the proposed one-storey screened porch on the west elevation is set further back from the front façade so that the corner and reading of the original massing of the southwest corner of the house be expressed. As a simple, three-season structure this addition could be understood as a reversible element.</p>
<i>Alteration</i> that is not sympathetic, or is incompatible, with the historic fabric and appearance	<p>The proposed development will not alter the historic fabric or appearance of the cultural heritage resources on the property because the development proposal only includes the removal of later alterations made to the heritage house. It preserves the neoclassical detailing of the Ryrie additions included within the Statement of Significance.</p> <p>The relocation of the house towards Lake Shore Road maintains a setback to the road characteristic of many of the houses along the street.</p> <p>The development includes the construction of a new addition to the rear of the heritage home. This addition is massed such that the former “Half Way House” remains legible and distinct.</p> <p>The natural landscape along the west side of the property is protected because of the location of Wedgewood Creek on the property. As part of</p>

	conservation lands, this aspect of the property will remain and will preserve part of the setting.
<i>Shadows</i> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	No significant shadow impact is anticipated.
<i>Isolation</i> of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed development will not isolate the cultural heritage resource. In fact, the relocation of the house will help to restore the house to its original location close to Lake Shore Road and has the potential to make this cultural heritage resource a landmark once more along Lake Shore Road East.
<i>Direct or indirect obstruction</i> of significant views or vistas within, from, or of built and natural features	<p>There is the potential for an impact or obstruction of the views due to landscaping and mature vegetation along Lake Shore Road East. Some attention to the landscape will likely result in the restoration of views towards the relocated heritage house along Lake Shore Road East that had been hidden or obscured as a result of its prior relocation towards the back of the property in the early 20th century.</p> <p>There is no anticipated impact on the scenic corridor along Lake Shore Road East considered in a recent Town of Oakville study dated 2019. The relocation of the house and the inclusion of mature trees and landscaping conserves the character of the Road and the features associated with its scenic value and for their related cultural and natural heritage features.</p>
<i>A change in land use</i> such as rezoning [where the change in use negates the property's cultural heritage value]	There is no change in zoning. However, the severance of the lots into three parcels could be considered an impact. The three parcels conform to the Town of Oakville's design guidelines and width and depth requirements for Estate Lots under By-Law 2014-014: RL1-0.
<i>Land disturbances</i> such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource	The property has been cleared of archaeological resources; the proposed development will have no archeological impacts.

7.0 Conservation Strategies and Considered Mitigation Measures

7.1 Conservation Objectives

Provincial and Federal guidelines provide instruction for approaches to conservation principles or “interventions” as applied to buildings and settings that have potential or confirmed heritage value.

For the purposes of this report, *the Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) are used as the benchmark (provincial guidelines in the Ontario Heritage Tool Kit are harmonized with the federal guidelines). The Town of Oakville has adopted the federal guidelines as the basis for heritage conservation policies in the Official Plan (section 5). This HIA conforms to the Terms of Reference for Heritage Impact Assessments).

In addition to the above, SBA has prepared this HIA in accordance with the provisions laid out in the *Ontario Heritage Act*, the Ministry of Heritage, Sport, Tourism and Cultural Industries’ Provincial Guidelines as set out in the Ontario Heritage Tool Kit, and Provincial Policy Statement 2.6.3, which states that,

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

7.2 Mitigation Measures

Should the Town support the severance and the proposed relocation of the house, the following mitigation measures are recommended.

- Submission of the following:
 - Detailed Move/Relocation Plan for the relocation of the house
 - Conservation Plan for the restoration of the front façade
 - Rationale for the inclusion of sympathetic materiality that marries the heritage house with its modern addition while still conserving the legibility of the heritage resource.
 - Commemoration component to acknowledge the history of the Half Way House and its importance for Lakeshore Road East
- Submission of a Landscape Plan
 - Landscape strategy that ensures views along Lake Shore Road East are not fully obstructed while still conserving the mature trees and setting.

8.0 Conclusions and Recommendations

8.1 Conclusions

The severance of the land into two parcels and the subsequent relocation of the house towards Lake Shore Road East will have the potential to impact both the property and the house. This impact is mitigated because the proposed intervention restores the house to its original, historical location while still maintaining the estate lot and patterning that is consistent along Lake Shore Road East that occurred during the early 20th century. The house has already undergone significant alterations, both on the exterior and interior since it was an inn in the mid-19th century. Presently it reflects its period of ownership under Ryrie and later Avery during the 20th century as a private residence that developed concurrently with Lake Shore Road as a venerable, private neighbourhood with substantial estate lots along a scenic road.

Based upon its due diligence research and analysis, this report concludes that while there is an important relationship between the built form and the setting that should be conserved, the property itself would not be considered a cultural heritage landscape. While the extensive lawns and property show evidence of a designed landscape, there is no historical basis for this landscape dating to the ownership of either Griggs or Ryrie. The landscape reflects the natural evolution of the property from a transportation stop and orchard to a private residence along a scenic corridor. The setting should be considered in the future redevelopment and conserved, and any landscaping plans should consider the character of Lake Shore Road East.

8.2 Recommendations

A Relocation/Move Plan is recommended to be developed in consultation with a qualified heritage structural consultant and house mover to ensure that the original house is not damaged or lost during its relocation.

A Conservation Plan is recommended to be developed in consultation with the Town and a qualified heritage professional for the sensitive relocation of the house and the restoration of its heritage attributes. Some consideration could be given to whether details of the original Half Way House, based on historic photographs, could be sensitively incorporated into the design to demonstrate a stronger connection to the house's history.

A Tree Protection and Landscape Plan is recommended at the appropriate site plan stage as required. This plan should understand that there has been a natural evolution of the property that is likely to continue to evolve. Within reason, the plan should consider the sensitivity to Wedgewood Creek and the established vegetation on the property, as well as providing consideration of the views towards the restored heritage house from along Lake Shore Road East whilst still ensuring the lot's privacy. This plan should reflect the relationship between the built form and its setting as it has evolved and will continue to evolve that helps to characterize the estate lots in Oakville.

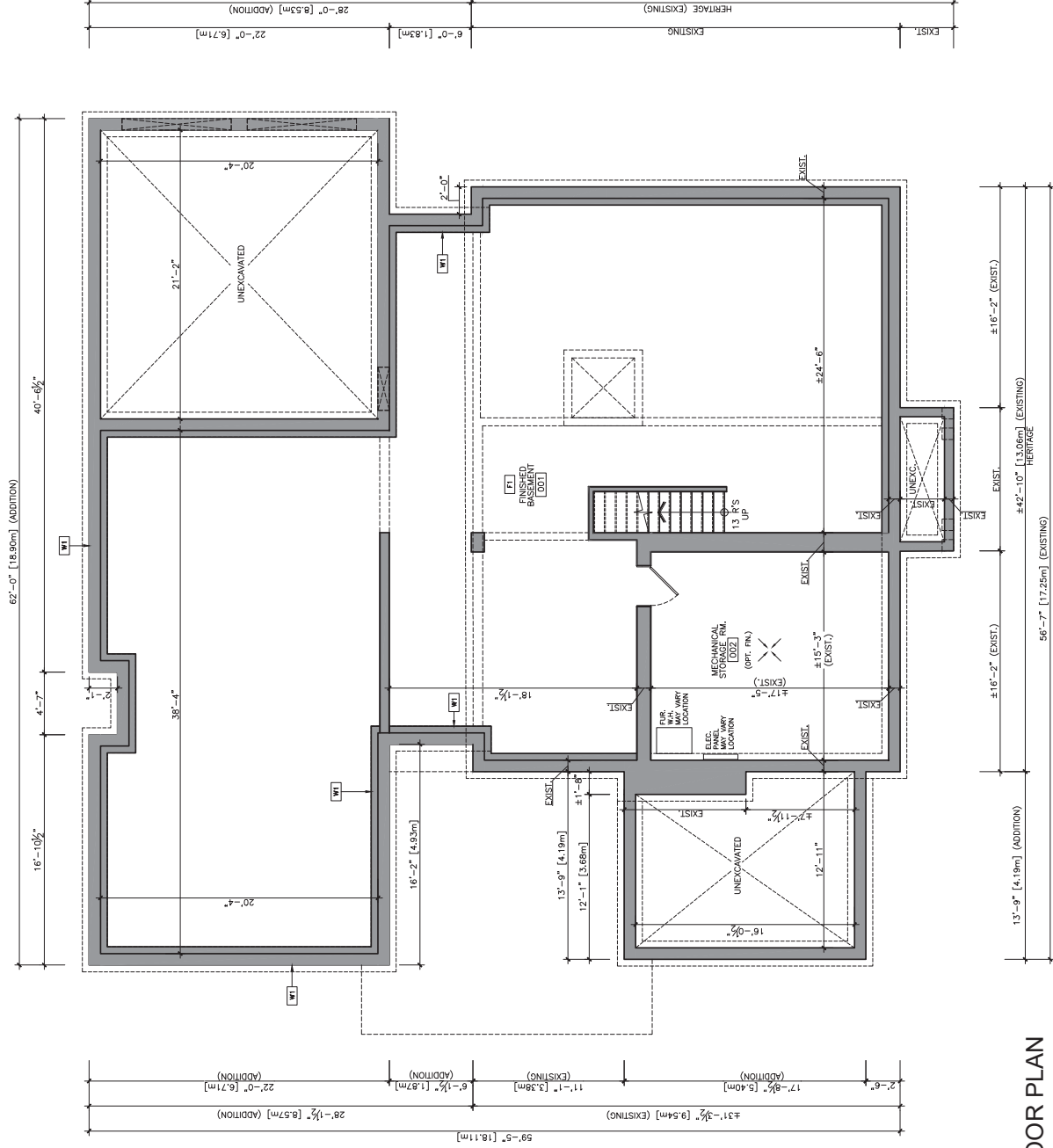
It is recommended that the Designation Bylaw be revised and updated to reflect an evaluation as per O. Reg. 9/06 and that considers the built form and its landscaped setting as well as the chronology of alterations that reflect both periods of historical interest for the property. As noted in Section 3.2, the property does not merit additional heritage designation as a cultural heritage landscape, and it should be removed from any future implementation of the Cultural Heritage Landscape Strategy for the Town of Oakville.

APPENDIX A

Proposed Development Drawings

prepared by Gren Weis Architect and Associates, dated July, 2022:

Proposed Site Plan
Proposed Basement Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Roof Plan
Proposed South Elevation
Proposed North Elevation
Proposed East Elevation
Proposed West Elevation

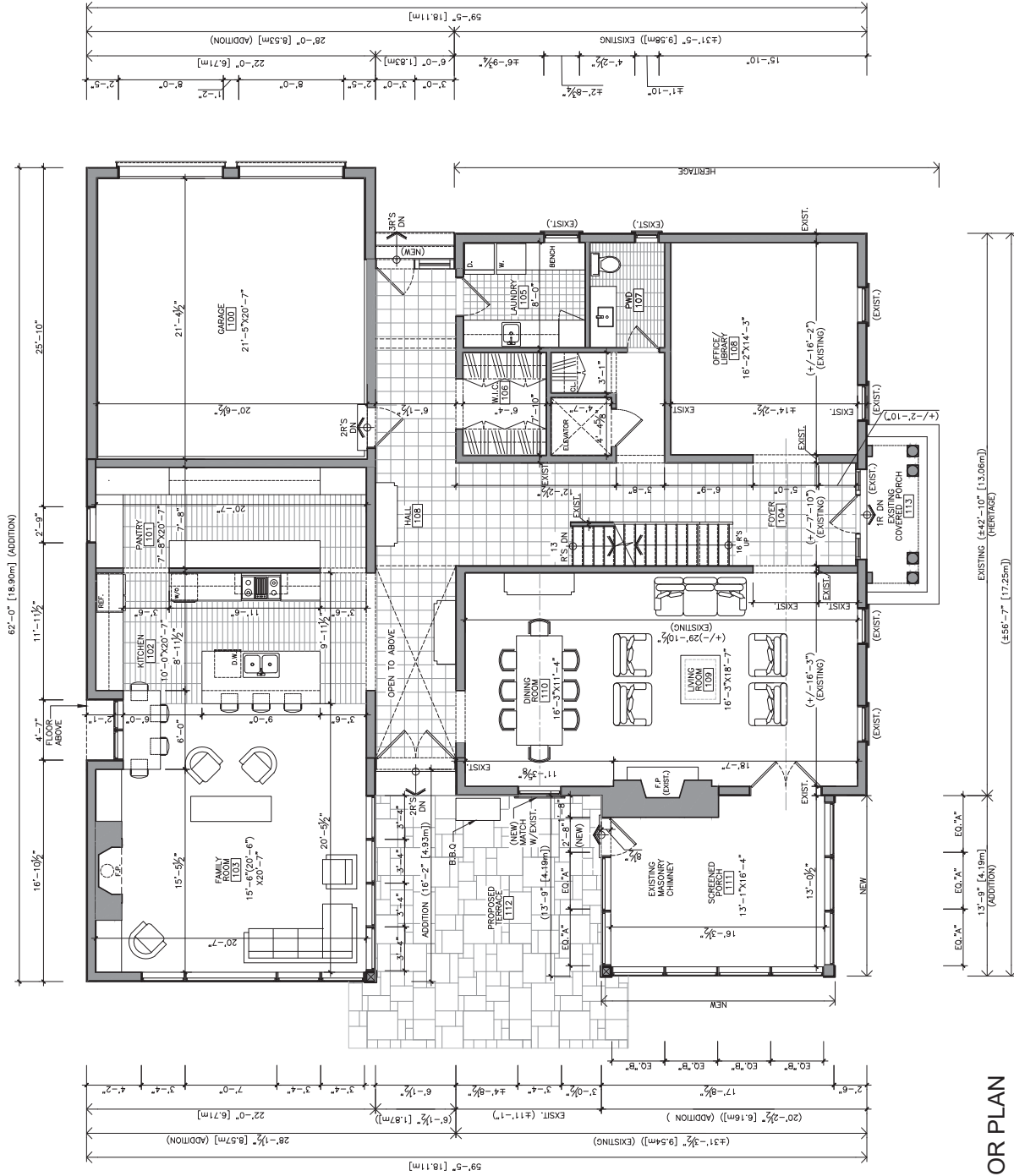


1/8"=1'-0"
JULY 15, 2022

PROPOSED BASEMENT FLOOR PLAN

1475 Lakeshore Rd.E. - Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
AND ASSOCIATES



1/8"=1'-0"
JULY 15, 2022

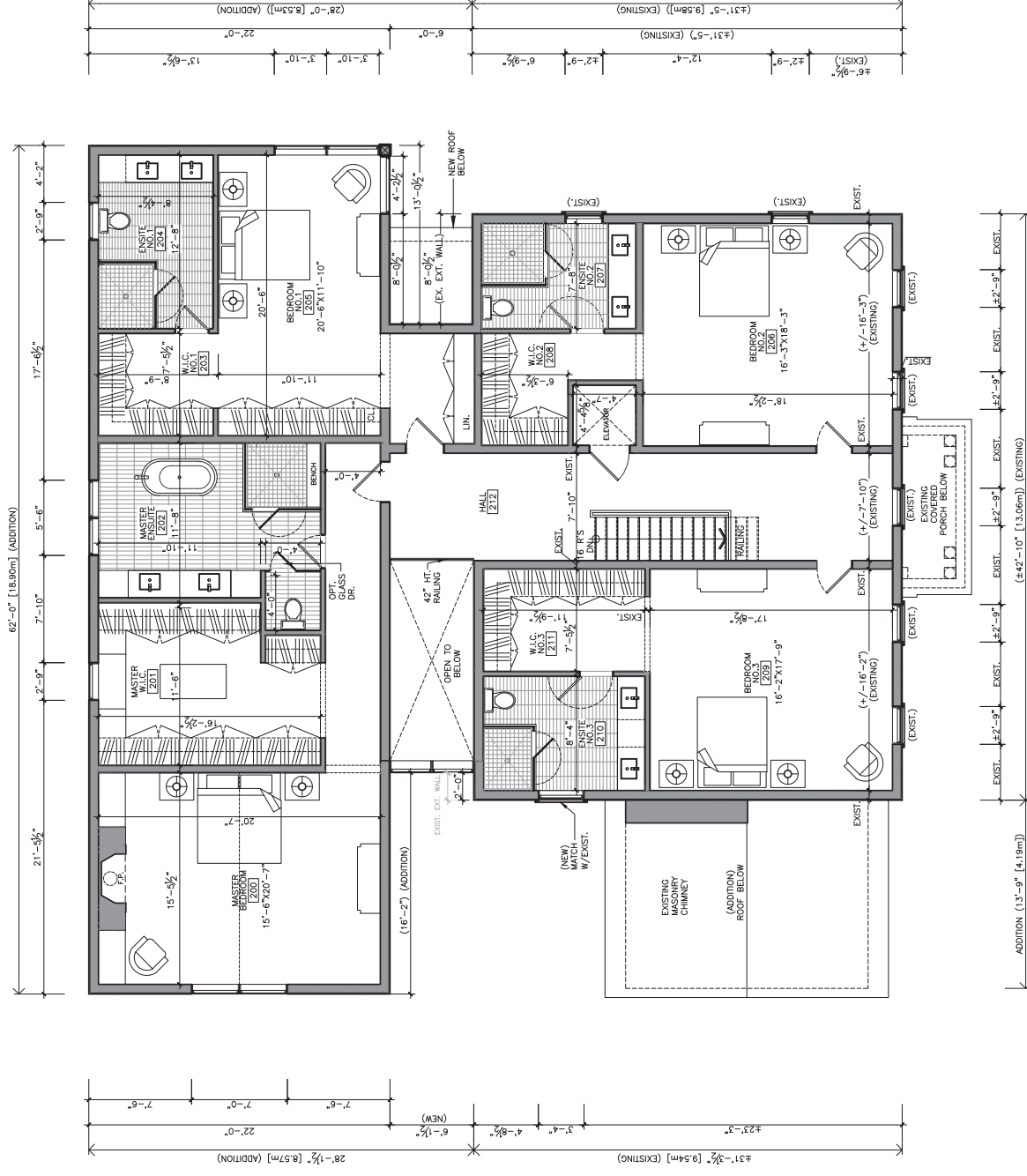
PROPOSED FIRST FLOOR PLAN

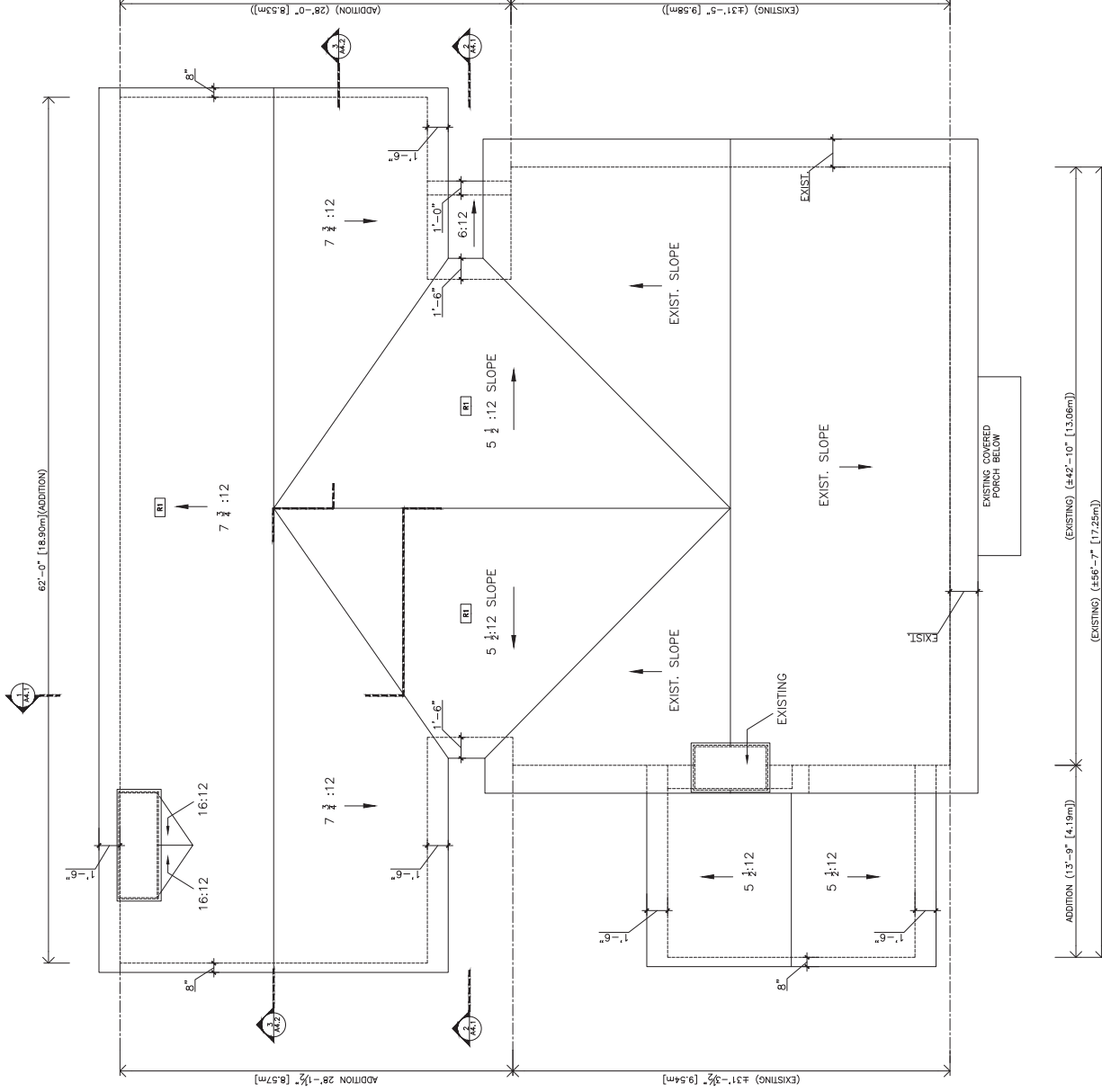
1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
AND ASSOCIATES

1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

1/8"=1'-0"
JULY 15, 2022



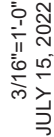


1/8"=1'-0"
JULY 15, 2022

PROPOSED ROOF PLAN

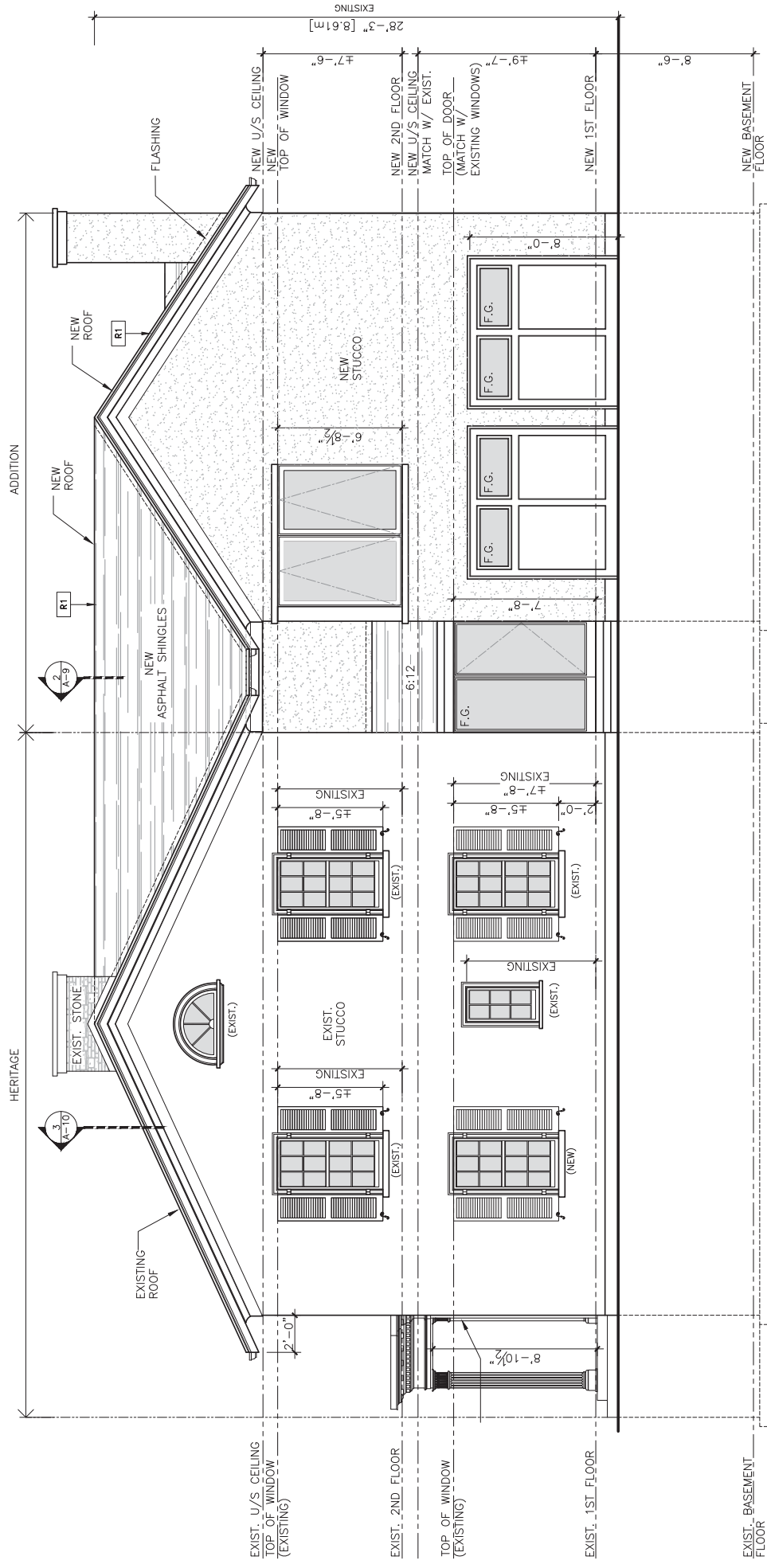
1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
AND ASSOCIATES



1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECTS
A N D A S S O C I A T E S

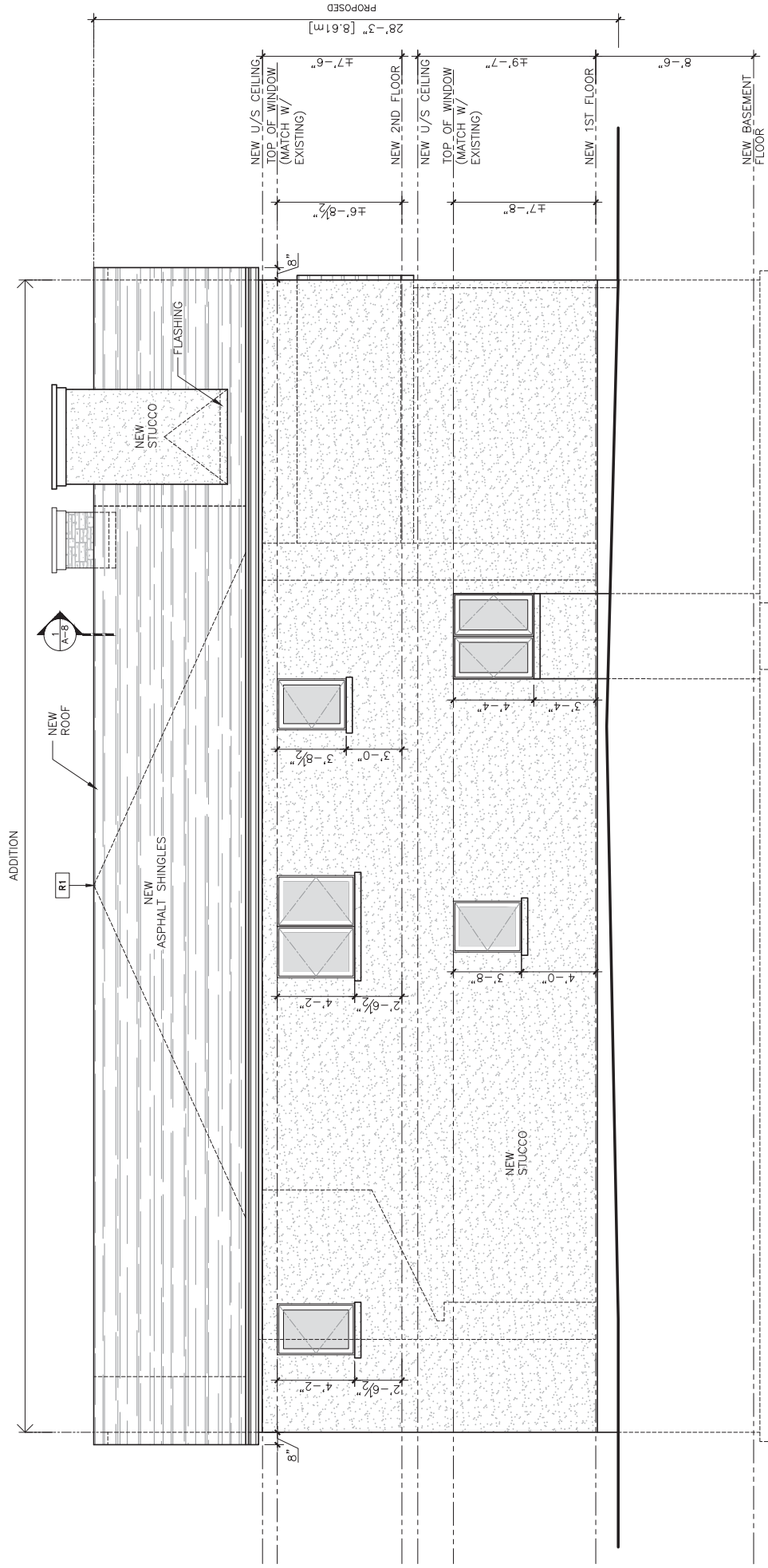


PROPOSED EAST ELEVATION

3/16"=1'-0"
JULY 15, 2022

1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
A N D A S S O C I A T E S

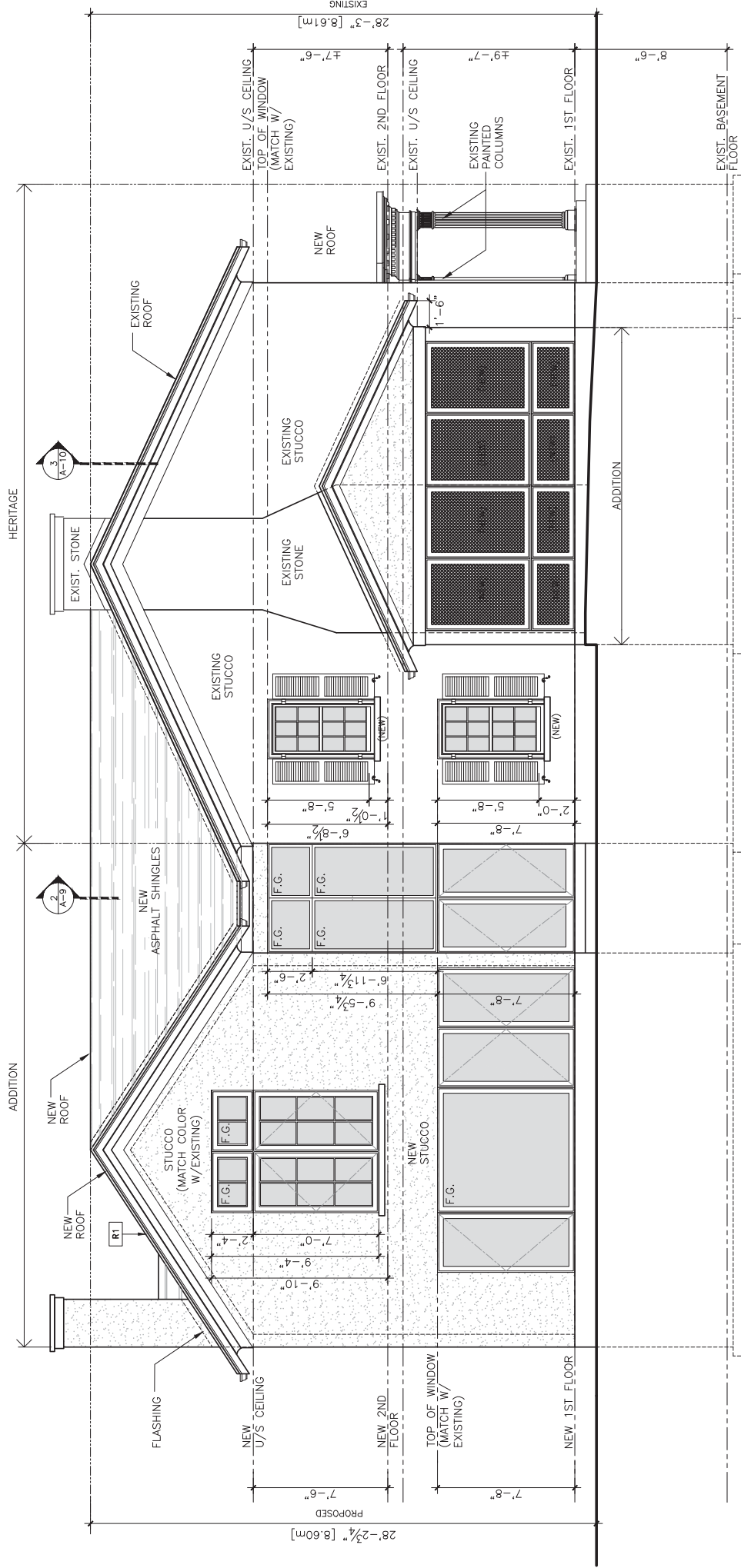


3/16"=1'-0"
JULY 15, 2022

PROPOSED NORTH ELEVATION

1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
AND ASSOCIATES



3/16"=1'-0"
JULY 15, 2022

PROPOSED WEST ELEVATION

1475 Lakeshore Rd.E.- Vranich Residence
Oakville, Ontario

GREN WEIS ARCHITECT
AND ASSOCIATES

APPENDIX B

Town of Oakville, Development Application Guidelines –
Heritage Impact Assessment for a Built Heritage Resource

Development application guidelines

Heritage impact assessment for a built heritage resource

What is the purpose of this?

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).

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development.

The *heritage impact assessment for a built heritage resource* will apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work.

Who should prepare this?

This analysis will be prepared by a qualified heritage specialist. Applicants may refer to the Canadian Association Heritage Professionals (CAHP) at cahp-acecp.ca, which lists members by their specialization. Please note: not all CAHP members may be qualified to complete a heritage impact assessment.

Consideration will be given on a case-by-case basis to non-CAHP members who have specialization in applicable areas, depending on the types of heritage resources being assessed.

When is this required?

In accordance with the heritage conservation policies in the Livable Oakville Plan, a *heritage impact assessment for a built heritage resource* may be required when a development or redevelopment of property is proposed:

- on, adjacent to, or in the immediate vicinity of, an individually designated historic property;
- within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District; or
- on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.

Why do we need this?

The *heritage impact assessment for a built heritage resource* is required in order to:

- determine compliance with relevant cultural heritage policies
- assist staff with their analysis and report preparation

The rationale for the requirement for the heritage impact assessment arises from: the *Ontario Heritage Act*; Section 2(d) of the *Planning Act*; Section 2.6.3 of the *Provincial Policy Statement* (2014); Section 5.3.4 of the *Livable Oakville Plan*.

How should this be prepared?

A *heritage impact assessment for a built heritage resource* will contain, but is not limited to, the following information. As each proposal and property is different, the heritage planner will verify which of the following information is required.

Introduction to the Property

- a location plan and current site plan of the property/properties
- a written description of the property, its location and surroundings, including the heritage status of the development site and adjacent properties
- a written description of the heritage attributes of the site, including any significant features, buildings, landscapes and vistas

Research and Analysis

- a comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence
- a chronological history of the development of any structures, such as additions, removals, conversions, etc.
- an evaluation of the cultural heritage significance of the site in terms of its history, architecture and local context
- the reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc.

Statement of Cultural Heritage Value or Interest

- a statement of cultural heritage value or interest and description of heritage attributes of the cultural heritage resource(s), in accordance with provincial legislation Ontario Regulation 9/06
- this statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions
- this statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site

Assessment of Existing Conditions

- a comprehensive written description of the physical condition of the structures on the site, including their exterior and interior
- current photographs of the property, including:
 - views of the area surrounding the property to show it in context with adjacent properties
 - exterior views of each elevation of each building
 - views of the property including all significant landscape features
 - interior views of each room in each building
 - close-up views of all significant interior heritage features

Description of the Proposed Development

- a written description of the development proposal
- a conceptual site plan and conceptual drawings of all building elevations
- description and drawings should note which heritage attribute(s) are considered for retention and which are considered for removal or alteration

Impact of Development on Heritage Attributes

- a discussion of the potential impacts the proposal may have on the site's heritage

attributes

- negative impacts on cultural heritage resources may include:
 - destruction of any, or part of any, significant heritage attribute
 - alteration that is not sympathetic to the heritage attribute
 - shadows created by new development that alter the appearance of or change the viability of a heritage attribute
 - isolation of a heritage attribute from its surrounding environment, context or significant relationship
 - direct or indirect obstruction of significant views or vistas
 - a change in land use which negates the property's cultural heritage value
 - land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource

Considered Mitigation and Conservation Strategies

- an assessment of alternative options, mitigation measures and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s)
- alternatives and strategies should have consideration for relevant cultural heritage policies (Provincial Policy Statement; Official Plan; Heritage Conservation District Plan, Designation By-law, if applicable)
- recommendations for additional studies to be undertaken related to, but not limited to: restoration specifics, design guidelines, interpretation and commemoration, lighting, signage, landscaping, structural analysis, additional written and photo documentation prior to demolition, long-term maintenance plan

Appendices

- a list of primary and secondary sources consulted
- a summary of the author's qualifications

The study will be submitted in hard copy (2 copies) and in PDF format.

What else should we know?

The Town of Oakville reserves the right to request an independent peer review of a ***heritage impact assessment for a built heritage resource*** at the development proponent's cost. Heritage Planning staff will facilitate peer reviews if deemed necessary by the Director of Planning.

Peer reviews will evaluate the assessments provided in heritage impact assessments. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, inappropriate conservation advice not consistent with recognized standards (see below), omissions and misrepresentations.

It is expected that the preferred protective and mitigative measures will be consistent with recognized standards for heritage conservation, including:

- The Ontario Ministry of Tourism, Culture and Sport *Standards and Guidelines for Conservation of Provincial Heritage Properties*
- The Ontario Ministry of Tourism, Culture and Sport *Eight Guiding Principles in the Conservation of Historic Properties*
- The Ontario Ministry of Tourism, Culture and Sport *Heritage Conservation Principles for Land Use Planning*

- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*
- *The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*
- *the Appleton Charter for the Protection and Enhancement of the Built Environment*
- *the International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter)

What other resources are available?

Town of Oakville - Heritage Planning Information:

<https://www.oakville.ca/business/heritage-planning.html>

Province of Ontario - Ministry of Tourism and Culture:

<https://www.ontario.ca/page/ministry-tourism-culture-and-sport>

Parks Canada:

<http://www.pc.gc.ca/>

The Appleton Charter for the Protection and Enhancement of the Built Environment:

<https://www.icomos.org/charters/appleton.pdf>

The Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites:

https://www.icomos.org/charters/venice_e.pdf

APPENDIX C

CVs of Authors



KELLY GILBRIDE

Partner

Stevens Burgess Architects

Education

*Bachelor of Architectutre
McGill University*

*Bachelor of Engineering
Concordia University*

Professional Associations

Ontario Association of Architects (OAA)

Association of Professional Engineers of
Ontario, PEO

Canadian Association of Heritage
Professionals (CAHP)

Canadian Green Building Council, LEED
AP

Award Winning Projects

Stained Glass Windows Restoration

St Michael's Hospital

- Feasibility Study
- Restoration of Chapel Stained Glass Windows

Dundurn National Historic Site

Hamilton

- Feasibility Study to explore adaptive reuse of the outbuildings to augment the museum experience

Redemptorists Monastery

Toronto

- Conservation of building envelope and interior retrofit and accessibility improvements

Kelly Gilbride OAA, P.Eng., CAHP, LEED AP's architectural training is complemented by her building engineering degree. Shortly after joining SBA in 2001, Kelly became a partner and was able to work hand in hand with Jane Burgess and developed an expertise within the heritage field. Initially focused on built heritage conservation work, Kelly expanded her expertise to include heritage policy, conservation plans, impact assessments, and heritage evaluations and inventories. Kelly is the managing partner in-charge of SBA's Vendor of Record Contracts and, accordingly, is well versed in working with municipal, government and private clients on challenging heritage projects.

SELECT HERITAGE PROJECTS:

McGillivray Fountain Restoration, Exhibition Place

- Restoration of McGillivray Fountain at Centennial Square

Metro Court House and Osgoode Hall Disentanglement from Enwave District Steam Service, Infrastructure Ontario

- Feasibility Study to develop options for Remote Boiler Plant and Heritage Impact Assessment

McConaghy Centre Cenotaph, Richmond Hill

- Restoration of McConaghy Centre Cenotaph

Old Galt Post Office Idea Exchange, Cambridge

- Heritage Architect for Adaptive Reuse and Restoration

Church of the Holy Name, Toronto

- Renovations and accessibility upgrades

Ward's Island Waiting Shed, Toronto

- Feasibility Study
- Restoration of Chapel Stained Glass Windows

Jimmy Thompson Memorial Pool, Hamilton

- Feasibility Study to develop Heritage Intervention Guidelines

Alumnae Theatre, Toronto

- Feasibility Study, Phases I, II and II Accessibility Renovations

Toronto Railway Museum, Toronto

- Restoration of Roundhouse Turntable

Young Peoples Theatre, Toronto

- Heritage Window Conservation Feasibility Study
- Conservation of Wood/Metal windows

Zion Schoolhouse Renovation, Toronto

- Building Condition Assessment
- Renovation of Zion Schoolhouse

Gore Park Fountain

Hamilton

- Disassembly, restoration and re-assembly/conservation of Gore Park Fountain

Gage Park Fountain and Watercourse

Hamilton

- Restoration of historic masonry of fountain and watercourse

Macdonald Institute

University of Guelph

- Renovation to 1903 Italianate load bearing masonry building, reconstruction of Parapet, Terrace and Portico

Whitney Block and Tower

Ontario Realty Corporation (now IO)

- Heritage Conservation Plan
- Conservation of Building Envelope

Sainte Marie Among the Hurons

Huron Provincial Parks

- Conservation of the Chapel and Reconstruction of Blacksmith Shop, Carpentry Shop and Palisade

Lanark Perth Justice Facility Site, Infrastructure Ontario

- Strategic Conservation Plan

Guelph Correctional Facility Site, Infrastructure Ontario

- Strategic Conservation Plan

St. Thomas Psychiatric Hospital Site, Infrastructure Ontario

- St. Thomas Psychiatric Hospital Demolition and Decommissioning Plan for site and sixteen heritage buildings

Thunder Bay District Courthouse, Infrastructure Ontario

- Heritage Inventory and Evaluation of heritage fixtures, fittings, and furniture

Sir James Whitney School, Infrastructure Ontario

- Heritage Conservation Plan and Capital Plan for 96 acre Site and five Designated Buildings

Century Manor, Hamilton Psychiatric Hospital, Hamilton

- Adaptive Re-use Study
- Phase Two design development and construction documents and contract administration for roofing – Central Block

Three Properties on ORC Heritage Inventory, Markham

- Condition Assessment for Adaptive Re-use of three properties

W. Ross Macdonald School, Brantford

- Sardargarh House: Repairs to front porch/rear porch and window restoration (heritage attributes)
- Intermediate and Deaf/Blind Residences: Notice of Violation-Liaison with authorities to protect heritage attributes

Stratmore Building, Cobourg

- Building envelope conservation including of removal of Kenitex non-breathable coating

Hamilton Psychiatric Institute, Ontario Realty Corporation

- Grove Hall: ORC Class EA Consultation & Documentation Report for steel window restoration

Leslie M. Frost Centre, Haliburton

- Strategic Conservation Plan
- Cultural heritage inventory and evaluation of approximately 20 buildings as part of an ORC Class EA

Office Relocation to the Old Kingston Psychiatric Hospital Site, Ministry of Environment

- Heritage Significance Study, Condition Assessment for Islandview Building (1880) and the Industrial Building
- Design and Feasibility Study for adaptive reuse of the buildings within a modern leading edge sustainable complex

Brockville Registry Office, Ontario Realty Corporation

- Coordination of Construction Specifications and liaison with André Scheinman for site works

PAST PROJECTS:

- **Parry Sound Jail, Parry Sound**
Provincial Heritage Property of Provincial Significance, SCP
- **Annual Building Inspection Report Pilot Project, Barrie Jail**
Huronian Regional Centre, Orillia
- **North Bay Normal School / Government Office Building, North Bay**
Designated
- **Thunder Bay District Courthouse, Thunder Bay**
Ontario Government Heritage Inventory
- **Big Thunder Sports Park, Thunder Bay**
- **189 Red River Road, Ontario Government Building, Thunder Bay**
- **Leslie M. Frost Centre, Haliburton**
- **Sir James Whitney School, Belleville**
Ontario Government Heritage Inventory
- **Hamilton Psychiatric Hospital, Century Manor, Hamilton**
Designated
- **Whitney Block and Tower, Toronto**
Ontario Government Heritage Inventory
- **48th Highlanders' Monument, City of Toronto**
- **The Assembly Hall, City of Toronto, Mimico**
Listed
- **St. Lawrence Market Gallery, City of Toronto**
Designated
- **Fort York National Historic Site, City of Toronto**
Designated and National Historic Site
- **Alumnae Theatre Renovations, City of Toronto**
Listed
- **Ward's Island Landing**
Toronto
- **Railway Museum at Roundhouse, City of Toronto**
Designated
- **Zion Schoolhouse Renovation, City of Toronto**
Designated
- **Young People's Theatre, City of Toronto**
Designated
- **Battlefield National Historic Site, City of Hamilton**
Designated, National Historic Site

- **Hamilton Museum of Steam and Technology, City of Hamilton**
Designated, National Historic Site
-
- **Jimmy Thompson Memorial Pool, City of Hamilton**
Designation in process
-
- **Dundurn National Historic Site, City of Hamilton**
Designated, National Historic Site
- **18 – 22 King St. East, City of Hamilton**
- **2 Chapel St. and 55 Queen St., Brampton**
- **361 University Ave and Osgoode Hall, MAT4SITE, Toronto**
Designated Cultural Heritage Landscapes
- **1745-1775 Thorny Brae, Pace Developments, Mississauga**
Designated Cultural Heritage Landscapes
- **Old Kingston Post Office National Historic Site, Kingston**
Designated, National Historic Site
- **Berkeley Castle, Toronto**
Designated
- **McConaghey Centre, Town of Richmond Hill**
Listed
- **Guelph Correctional Centre, Guelph**
Provincial Heritage Property of Provincial Significance, SCP
- **Old Galt Post Office – Idea Exchange, Cambridge**
Designated, National Historic Site
- **Holy Name Church, Toronto**
Designated
- **St. Michael's Hospital, Toronto**
- **141 McCaul St Monastery, Redemptorists of Toronto and Edmonton, Toronto**
Designated
- **St. Thomas Psychiatric Hospital Site, St. Thomas**
Provincial Heritage Property of Provincial Significance, SPC
- **W. Ross Macdonald School, SNC Lavalin/ProFac, Brantford**
Designated
- **Hamilton Psychiatric Institute, Ontario Realty Corporation, Hamilton**
- **Islandview and O.T. Workshop, Old Kingston Psychiatric Hospital, Ministry Of Environment, Kingston**
- **Office Relocation to the Old Kingston Psychiatric Hospital Site, Ministry of Environment, Kingston**



JULIA RADY

*Historian/ Cultural Heritage Specialist
Stevens Burgess Architects*

Education

*PHD History
University of Toronto*

*Masters of Arts
University of Toronto*

*Bachelors of Arts (Honours)
Western University*

Professional Associations

Canadian Historical Association (CHA)

Multicultural History Society of Ontario (MHOS)

Toronto Preservation Board (TPB)

Specialized Skills

- Report writing
- Archival Research
- Presentations
- Cultural Heritage Evaluations

Julia Rady has an academic background in Canadian history and has a special interest in heritage conservation and historical preservation, and the interpretation of Canadian sites of heritage significance. Since starting with SBA, Julia has worked on cultural heritage evaluations, heritage impact assessments, strategic conservation plans, as well as research, and historical interpretations for projects within the firm's portfolio. She has completed work for Infrastructure Ontario, the University of Toronto, the City of Toronto, the Town of Collingwood, the City of Kingston, the Town of Aurora, Toronto Water, Haverhill College, Fort York Officers' Mess, the Guelph Correctional Centre, the St. Thomas Psychiatric Hospital Site, and the City of Cambridge Farmer's Market. She has experience with qualitative and quantitative analysis of history, specialized research skills, and the ability to communicate historical ideas and facts in an accessible way to a variety of audiences.

SELECT PROJECTS:

Thistletown Regional Centre, Infrastructure Ontario, Toronto

- Cultural Heritage Evaluation Report
- Strategic Conservation Plan

Former Hamilton Psychiatric Lands, Infrastructure Ontario, Hamilton

- Cultural Heritage Evaluation Report
- Strategic Conservation Plan

Former Dominion Wheel & Foundry, Eastern Avenue, Toronto

- Cultural Heritage Evaluation Report
- Heritage Impact Assessment

Elmsley Hall, University of St. Michael's College University of Toronto

- Cultural Heritage Evaluation Report

Kelly Library, University of St. Michael's College University of Toronto

- Cultural Heritage Evaluation Report

15 Properties along the main street, Town of Aurora

- Cultural Heritage Evaluation Reports

Poplar Villa, 15074 Yonge Street, Town of Aurora

- Cultural Heritage Evaluation Report

"M" and "T" Buildings – Ashbridge's Bay Water Treatment Facilities, Morrison Hershfield

- Historical Research and Analytical Narrative, and Reg. 9/06 Evaluation

Water Treatment Plant, Centre Island, Morrison Hershfield on behalf of Toronto Water

- Historical Research and Narrative

20908 Leslie Street, East Gwillimbury

- Cultural Heritage Evaluation Report

3824 Holborn Road, East Gwillimbury

- Cultural Heritage Evaluation Report

520 Bronte Road, Milton

- Historical Research and Narrative for Heritage Impact Assessment

Pollination Garden, Queen's Park Circle, Toronto

- Heritage Impact Assessment

78 Park Street East, Port Credit

- Heritage Impact Assessment

1775 Fifeshire Court, Mississauga

- Heritage Impact Assessment

Fort Frances Judicial Complex, Fort Frances

- *Provincial Heritage Property of Provincial Significance, SCP*

Guelph Correctional Centre. Guelph

- *Provincial Heritage Property of Provincial Significance, SCP*

St. Thomas Psychiatric Hospital

- *Provincial Heritage Property of Provincial Significance, SCP*

Chatham Judicial Complex, Chatham

- *Provincial Heritage Property of Provincial Significance, SCP*

SELECT OTHER HISTORICAL CONSULTATIONS / PROJECTS:

- **Historical Consultant** – Osgoode Society for Canadian Legal History and Heritage Toronto
- **Historical Commentator** – CBC's The Goods.
- **"Worshipping,"** an introduction for the SSHRC-funded website, www.wartimecanada.ca
- **Various conference presentations** – to the Canadian Society of Church History, the Canadian Historical Association, and the Political History Group.
- **Dissertation** – Ministering to an Unsettled World: The Protestant Churches in Early Cold War Ontario, 1945-1956." Completed at the University of Toronto.
- **Finalist** - Three-Minute Thesis Competition, University of Toronto, 2017.