

REPORT

Heritage Oakville Advisory Committee

Meeting Date: November 29, 2022

FROM: Planning Services Department

DATE: November 22, 2022

SUBJECT: Development Application – 492 Lakeshore Road East

LOCATION: 492 Lakeshore Road East

WARD: Ward 3

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RECOMMENDATION:

1. That a Heritage Easement Agreement for the relocation, rehabilitation and restoration of the Symmes House, located at 492 Lakeshore Road East, be entered into between the town and the owner in keeping with the content of this report, with the Agreement to be in form and content satisfactory to the Town Solicitor and the Director of Planning Services or their designate;
2. That the Heritage Easement Agreement be executed in accordance with Executions By-law 2013-057 and be registered on title to the lands on which the Symmes House is located; and
3. That the Town Solicitor be authorized to discharge the Heritage Easement Agreement from title to the lands on which it is registered, at the expense of the owner, once the requirements in the Heritage Easement Agreement have been fully satisfied to the satisfaction of the Director of Planning Services or their designate.

KEY FACTS:

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

- The property at 492 Lakeshore Road East is listed on the Oakville Heritage Register for the potential cultural heritage value of its c.1926 house and garage with Arts & Crafts influences, designed by George Molesworth.
- The owners are proposing to relocate the historic Symmes House to the north half of the property, restore the house and construct a new addition.
- The south half of the property is to be severed off to provide a new lot with a new detached home.

- Staff are seeking Heritage Oakville support to execute a Heritage Easement Agreement for the relocation, rehabilitation and restoration of the Symmes House.

BACKGROUND:

The subject property is located on the southeast corner of Lakeshore Road East and Park Avenue. The property contains a 1 ½ storey frame house built in 1926, as well as a detached one-storey garage. A location map is attached as Appendix A.

The property owners have submitted a proposal to sever the property and relocate the historic house to the north half of the property, creating a new lot on the south half of the property for a new detached home. The owners also plan to restore the heritage home and construct a new 1 ½ storey addition.

A Heritage Impact Assessment (HIA) has been completed by Megan Hobson, Heritage Consultant, to assess the impact of this proposal on the property's cultural heritage value. The HIA also includes a history of the Symmes House and provides an evaluation of the cultural heritage value of the property. Included with this evaluation is a proposed statement of cultural heritage value or interest and a proposed list of heritage attributes. The document recommends that the property be designated under Part IV of the *Ontario Heritage Act* to protect and conserve its cultural heritage value. The HIA is attached as Appendix B.

Drawings that show the proposed severance, the proposed new detached home, as well as the proposed restoration work on the heritage house and new addition, are attached as Appendix C.

COMMENT/OPTIONS:

The purpose of this report is to seek support from the Heritage Oakville Advisory Committee to move forward with a Heritage Easement Agreement between the town and the owner that supports the severance of the property at 492 Lakeshore Road East, as well as the relocation, rehabilitation and restoration of the historic Symmes House.

Severance of the Property

The current property is approximately 1,950 square metres in size with frontage onto Lakeshore Road East and vehicle access from Park Avenue. The owners are proposing to sever the property to create one retained lot and one new lot, both with frontage onto Park Avenue. The dimensions of both proposed lots meet the requirements of the town's Zoning By-law.

The heritage house is proposed to be relocated onto the north half of the existing lot, retaining its visibility from Lakeshore Road as well as its current orientation. Its new

frontage, however, will be on Park Avenue, along with vehicular access. Once the house is established on its new lot, it will meet all requirements of the town's Zoning By-law and no variances will be required.

On the new lot to the south, the applicants are proposing a new two-storey detached home with a one-storey detached garage in the rear yard. The new house has been designed in the Neo-Tudor Revival style, with a nod to the Arts & Crafts styles of homes in the local area. No minor variances are required for the new home and no trees are proposed to be removed as part of this development.

Rehabilitation of the Heritage House

In addition to the relocation of the house, the project includes the following work on the heritage house:

- Removal of the one-storey rear enclosed porch;
- Removal of one rear dormer;
- Removal of the detached garage;
- Construction of a new 1 ½ storey addition with integral garage on the south elevation;
- Construction of a new porch on the west elevation;
- Reconstruction of the existing front porch; and
- Restoration of the exterior, including historic wood windows and doors.

Both the rear enclosed porch and the rear dormer proposed to be removed were later additions to the house and are not considered to be of cultural heritage value. While there is no confirmed date for the original garage, it may have been constructed with the house, and was most certainly constructed by 1949. When the pool was installed in the early 1990s, the garage was added to and converted into a poolhouse. While the front portion of the garage does retain its original form, the building has been updated and altered and is not considered to be a significant or unique example of an early 20th century garage. Its removal is not considered to have a significant negative impact on the cultural heritage value of the property.

The proposed 1 ½ storey rear addition has been designed with a contemporary Arts & Crafts style aesthetic that is compatible with but distinguishable from the heritage house. The addition is lower in height than the existing house but continues the roof and dormer styles found on the original house. The addition is to be clad in vertical wood siding to differentiate it from the heritage house. Included in the addition is a single-bay integral garage with access to a new driveway from Park Avenue. The addition is pushed back from the west elevation of the house to minimize its visual impact on the heritage house and the streetscape. While the new addition is easily visible from Park Avenue, it is tucked behind the original front elevation of the heritage house.

A new porch is proposed on the west elevation of the heritage house to provide a secondary entrance to the house, which will be accessed from Park Avenue. The new porch has been designed as a simpler and smaller version of the historic front porch so that it is compatible but distinguishable from the heritage house. A contemporary new door with sidelights is also proposed.

The heritage house is to be restored where needed, including its cedar shingle roof and cladding, wood windows and doors. The front porch has some deterioration and there are concerns that it would not remain intact during the relocation process. The applicants are therefore proposing that the porch be reconstructed to match the existing porch using reclaimed and new materials where needed.

The HIA supports the proposed alterations to the heritage house and recommends that several documents be completed in order to ensure that the work outlined in the HIA is properly executed. These documents include:

- Moving Plan
- Conservation Plan
- Heritage Easement Agreement
- Proof of Insurance
- Letter of Credit (financial securities)

Conclusion

Staff are supportive of the proposed alterations to the Symmes House which will help ensure its long-term conservation. The overall approach is one that respects the heritage value of the building through sensitive restoration and compatible interventions.

The significant historic features of the house are to be retained and restored, including the cedar shingle roof and walls, brick chimney, wood windows, front porch and front entrance. The proposed new addition is located to the rear of the house and is set back from the west elevation of the house. The new addition complements the heritage house by continuing its overall form and aesthetic, but the use of vertical wood siding and a lower roofline allow the new addition to remain distinguishable from the original house. The proposed porch on the west elevation is a simple and modest addition to the building that respect the historic design and character of the heritage house.

In order to ensure that the Symmes House is protected and conserved for the future, staff have included three recommendations in this report.

The first is that a Heritage Easement Agreement be prepared in accordance with the content of this report. The purpose of this agreement is to outline more specifically the work that to be completed on the property, as outlined in the attached HIA. The agreement will reference important documents such as the HIA, drawings of the proposed work and a relocation plan, among others. It will also require financial securities to be submitted to cover the cost of the overall project.

The second staff recommendation is that the HEA be executed in accordance with the Executions By-law 2013-057 and be registered on title to the lands on which the house is located. The third and final recommendation authorizes staff to discharge the HEA from all lands on which it was registered once the agreement has been fully implemented to the satisfaction of the Director of Planning. Included in the list of items required to remove the HEA from title will be the long-term conservation of the property through either an additional Heritage Easement Agreement (to be registered in perpetuity) or through a Part IV designation by-law.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Planning staff will continue working with the Legal Department and Finance Department to carry out the conditions of the development application.

(D) CORPORATE STRATEGIC GOALS

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

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

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The rehabilitation of the historic Symmes House at 492 Lakeshore Road East reduces landfill and therefore contributes in a positive way to the town's climate initiatives.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage Impact Assessment

Appendix C – Drawings of the proposal

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP

Heritage Planner

Recommended and Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services