

## REPORT

### Heritage Oakville Advisory Committee

**Meeting Date: December 13, 2022**

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**FROM:** Planning Services Department

**DATE:** December 6, 2022

**SUBJECT:** Heritage permit application HP056/22-42.20L 1118 Lakeshore Road East – Demolition of rear wings, construction of new additions and alterations to existing house

**LOCATION:** 1118 Lakeshore Road East

**WARD:** Ward 3

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#### RECOMMENDATION:

1. That Heritage Permit Application HP056/22-42.20L for the demolition of rear wings, the construction of new additions and alterations to the existing house, as attached in Appendix B to the report dated December 6, 2022 from Planning Services, be approved subject to the following:
  - a. That the original exterior walls of the c.1866 house be retained, using the existing structural openings to connect to the new addition wherever possible;
  - b. That the stucco cladding on the new additions be a traditional three-coat stucco rather than an EIFS application;
  - c. That the stone cladding proposed on the new additions be a natural material that is complementary to the heritage house;
  - d. That the north wall of the breezeway be clad in either wood or natural stone cladding to provide a distinction between the heritage house and the new additions;
  - e. That the north entrance to the breezeway be designed in a manner and at a scale that is less prominent than the front entrance of the c.1866 heritage house;
  - f. That the stone veneer base be limited to the new additions and not be added to the historic sunroom wing;
  - g. That the new chimney on the sunroom addition be constructed of brick and have a design and scale that is in keeping with the heritage character of this wing;

- h. That final details on the new cladding, windows, doors, and trim be submitted to the Director of Planning Services for final approval; and,
  - i. That materials to be removed as part of this proposal be made available for salvage by the owner.
2. That this heritage permit expire two years from the date of final approval by Council.

### **KEY FACTS:**

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

- The property is designated under Part IV of the *Ontario Heritage Act* by By-law 1993-023.
- The proposal is to demolish existing rear wings and structures, construct new additions and make alterations to the existing heritage house.
- Staff have reviewed this application and recommend that it be approved subject to the conditions in the recommendation.

### **BACKGROUND:**

A heritage permit application has been submitted for 1118 Lakeshore Road East to complete the following works:

1. Demolish three rear wings of the house and a detached shed;
2. Construct a new garage addition in front of the existing garage;
3. Construct a new one-storey wing to the rear of the house;
4. Construct a new covered walkway and porch to the rear of the house;
5. Construct a new accessory building in the rear yard; and
6. Make alterations to the existing heritage house.

The property at 1118 Lakeshore Road East is located on the south side of Lakeshore Road directly west of Burgundy Drive. See Appendix A for the Location Map. The property contains a c.1866 two-storey Italianate house that was originally part of a larger farm. The property is designated under Part IV of the *Ontario Heritage Act* by By-law 1993-023.

The complete heritage permit application was submitted on November 24, 2022. See Appendix B for the application form, photos of the existing conditions and drawings of the proposed work. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to deal with the application is February 22, 2023.

As part of this application, a Heritage Impact Assessment was completed by heritage consultant Christienne Uchiyama at LHC Heritage Planning and

Archaeology. This document is attached as Appendix C and includes Designation By-law 1993-023.

It should be noted that the property owners submitted an application to the Committee of Adjustment for minor variances related to the subject proposal. This application was reviewed by the Committee of Adjustment on November 1, 2022 and was denied by the Committee. The application has since been referred to the Ontario Land Tribunal. The requested minor variances are not directly relevant to the subject heritage permit application.

### **COMMENT/OPTIONS:**

In accordance with Designation By-law 1993-023, the property's cultural heritage value relates to the original portion of the home, the c.1866 two-storey Italianate structure at the front of the property, as well as the early 20<sup>th</sup> century two-storey sunroom to the east of the original house. While there have been numerous other additions to the original house over the past two centuries, these have not been included. As the by-law was written prior to significant changes to the *Ontario Heritage Act* in 2005, it does not include a list of heritage attributes that is required today. The heritage consultants have identified a list of heritage attributes based on the designation by-law, which include the following:

- The L-shaped plan of the c.1866 farmhouse
- Round headed double hung windows and operational shutters on the front and west elevation
- Richly defined cornice on the L-shaped, c.1866 farmhouse
- The circular medallion in the north facing gable;
- The column-like detail and sidelights on the main entrance;
- The shallow roof pitch;
- The ornate front porch; and
- The two-storey sunroom at the east end of the house.

Staff agree with the above list of heritage attributes based on the written descriptions within the designation by-law and have assessed the subject proposal based on its impacts to these attributes.

### **Demolition of existing wings and structures**

The application proposes to demolish several structures on the site. These include:

- The c.1890s tail and kitchen addition;
- The early 20<sup>th</sup> century two-storey sitting room addition;
- The 2004-2008 breezeway, kitchen addition, elevator, pool, pool house and pool equipment storage bunker; and

- The c.2010 shed.

These structures are not included in the designation by-law as heritage attributes. To ensure that historic materials from the older wings are conserved and that materials are saved from the landfill, staff have recommended that materials be made available for salvage.

#### Construction of new additions and structures

The applicants are proposing to construct the following additions and structures on the property:

- A three-car garage addition to the front of the existing three-car garage;
- A breezeway to connect the garage addition to the heritage house;
- A new one-storey addition to the rear of the heritage house;
- A covered walkway and covered porch leading from the breezeway to the rear yard; and
- A new accessory building in the rear yard.

The new three-car garage addition has been designed to appear similar to the existing three-car garage on the property. The gable-roofed structure has a front gable with centred window designed to match the arched windows on the heritage house. While the new garage would be located closer to the front of the property than the existing garage, it would still be set back from the heritage house. The garage is proposed to be clad in stucco. Staff have recommended that a traditional three-coat stucco be used to provide a finish that is complementary to the heritage house.

A one-storey breezeway wing is proposed between the heritage house and the new garage addition. Both options of stone veneer and stucco have been proposed as cladding on the north elevation of the breezeway. Staff have recommended that either natural stone or wood cladding be used on this elevation to provide a visual break between the heritage house and the garage addition. The new door in the breezeway is rounded to reference the historic windows on the house without copying the existing historic front door. All efforts should be made through the final design and colour choice of this door to ensure that it is not too prominent that it overshadows the original front entrance of the heritage house.

A large one-storey addition is proposed behind the heritage house, with a roof height just slightly lower than that of the heritage house. The hipped roof is to include multipaned windows on the west elevation that extend up into rounded window dormers. Decorative trim and brackets are proposed along the roof eaves and a large brick chimney is proposed towards the rear. The addition is to be clad in

stucco with a decorative stone base. Staff have recommended that a traditional three-coat stucco and natural stone be used for the cladding.

A new covered walkway and covered porch are proposed to the west of the rear addition, extending from the garage breezeway to the back of the property. This hip-roofed structure includes columns with decorative brackets and a stone base to match the new addition. An outdoor fireplace with chimney is proposed, with the chimney matching the one on the rear addition.

In the rear yard, the applicants have proposed a one-storey flat-roofed pool house with a standing seam metal roof. The building is to be finished with stucco cladding, a stone base and decorative columns and brackets to match the new additions on the house.

#### Alterations to heritage house

The applicants are proposing to make the following changes to the existing house:

- Install a new set of doors on the south elevation of the first storey of the sunroom wing;
- Install a stone veneer base to the south elevation of the sunroom wing; and
- Install a new brick chimney above the second storey of the sunroom wing.

Staff have recommended that instead of installing new stone veneer to the south elevation of the sunroom, that the existing cladding be retained to ensure the cultural heritage value of this wing is protected and to provide a clear distinction between the historic portion and the new addition.

Two different designs of the chimney have been proposed in the drawings. Staff have recommended that the chimney be constructed of brick and have a design and scale that is in keeping with the heritage character of this wing.

#### Heritage assessment

When evaluating the changes to the subject property, staff are guided by Designation By-law 1993-023 as well as the Standards and Guidelines for the Conservation of Historic Places in Canada, both of which are included in the attached Heritage Impact Assessment.

Because this is an individually designated property, and not a heritage conservation district, Heritage Planning staff's assessment is focused on the direct impact of the proposal on the property's heritage resource: the c.1855 heritage house and early 20<sup>th</sup> century sunroom addition.

The existing rear wings and structures to be demolished are not protected by By-law 1993-023 and can therefore be removed. However, staff have recommended that materials from these wings be made available for salvage to conserve historic features and to save materials from the landfill.

The original c.1866 Italianate heritage house and the early 20<sup>th</sup> century sunroom addition are to be retained and conserved. The designated heritage attributes outlined in the Heritage Impact Assessment are to be retained and restored.

While the additions to the garage and house are large in scale, they are to the rear of the heritage resource. The new garage addition will have a similar appearance to the existing garage and, while moved forward, will still be set back from the front of the heritage house. The rear addition will be located behind the heritage house and will not be visible from the front of the house or from Lakeshore Road. All new additions are lower in height than the heritage house.

The material choices for these new additions have not yet been finalized. These materials include cladding, windows, doors and trim. Staff have made recommendations on what types of materials are appropriate in certain areas and have recommended that the final details on all of these items be submitted to staff for approval.

The alterations to the heritage house are limited to the rear elevation of the sunroom wing. As the final details on the chimney, doors and rear cladding have not yet been decided, staff have recommended that these be finalized at a later date and submitted to staff for approval.

Staff recommend that this heritage permit application be approved subject to the conditions in the recommendation. The works proposed may be subject to other applicable Town regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with applicable staff.

## **CONSIDERATIONS:**

**(A) PUBLIC**

None

**(B) FINANCIAL**

None

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None

**(D) CORPORATE STRATEGIC GOALS**

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

- enhance our cultural environment; and,
- 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 approval of the subject heritage permit supports the town's climate initiatives through the retention and rehabilitation of the existing heritage house on the property.

**APPENDICES:**

- Appendix A – Location map
- Appendix B – Heritage permit application
- Appendix C – Heritage Impact Assessment

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