

APPENDIX B

Heritage Impact Assessment

152 Chisholm Street

Oakville, ON



April 2023

Prepared for:

Shahjehan Rao

152 Chisholm Street, Oakville ON

Prepared by:

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EXECUTIVE SUMMARY

Shahjehan Rao, the property owner, retained KSA Architectural Solutions in April 2023 to conduct a Heritage Impact Assessment (HIA) of the property at 152 Chisholm Street, Oakville, Ontario.

The property owner is proposing significant alterations to the existing house. The property is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest (NOT Designated).

A Heritage Impact Assessment is required when significant changes are proposed for properties listed on the Oakville Register of Properties of Cultural Heritage Value or Interest according to the heritage conservation policies in the Livable Oakville Plan (the Town of Oakville Official Plan) when demolition is requested. As such, the Town of Oakville has requested a Heritage Impact Assessment (HIA).

The guidelines in the Ontario Ministry of Tourism & Culture, *Ontario Heritage Toolkit*, (2006) (MTCS) *Heritage Resource in the Land Use Planning Process* were used in the assessment. An evaluation using the criteria prescribed in *Ontario Regulation 9/06* is included.

The assessment determined that the property does not meet any of the criteria for design or physical value, historical or associative value, and contextual value as prescribed in *Ontario Regulation 9/06*.

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INTRODUCTION

The property is located at 152 Chisholm Street, Oakville, Ontario. A one-storey single-family dwelling is situated on the lot.

The property owner is proposing substantial alterations to the property, which include retaining the original structure and adding a second storey. The Town of Oakville considers these changes to the building to be a demolition. As such, the Town has requested that a Heritage Impact Assessment be submitted.

This report was prepared by heritage consultant Kathy Stacey of KSA Architectural Solutions Inc. The report follows the Town of Oakville's guidelines for Heritage Impact Assessments (HIA).

Historical research and site investigation was completed by the consultant. Information was sourced from the Town of Oakville, the Oakville Historical Society, the Oakville Library local history collections, the Ontario Land Registry and John Willmott Architect. A site visit to the property and surrounding neighbourhood was also undertaken to complete the analysis. The primary focus of this report is on the history of the early to mid-twentieth century period to which the property has been attributed.

POLICY FRAMEWORK

The Ontario Planning Act and Provincial Policy Statement 2020:

The Ontario *Planning Act* and the *Provincial Policy Statement, 2020* (PPS 2020) Provide the legislative framework for heritage conservation in land use planning. The *Planning Act* states that all decisions affecting land use planning shall be consistent with the PPS 2020. Both documents identify the conservation of significant architectural, cultural, historical, archaeological, or scientific interest as matters of provincial interest. The PPS 2020 acknowledges that the Province's cultural heritage resources provide important

environmental, economic and social benefits and that the wise use and management of these resources over the long term is a key provincial interest.

Identification and evaluation of built heritage and cultural heritage landscapes are recognized in the PPS 2020:

- Section 2.6.1 'Significant built heritage resources and significant cultural heritage landscapes shall be conserved.'

The PPS 2020 defines the following:

Built Heritage Resource - Means a building structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act* or that may be included on local, provincial, federal and/or international registers.

Conserved – means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternate approaches can be included in these plans and assessments.

Significant – In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

The Ontario Heritage Act:

The *Ontario Heritage Act* is the legislation that enables municipalities and the Province to designate individual properties and districts of cultural heritage value or interest. The Province or municipality may 'list' a property on a municipal register to indicate its potential cultural heritage value or interest. The Town of Oakville maintains a List of *Designated Properties* under the *Ontario Heritage Act*. The List includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Individual buildings or structures designated under Part V of the *Ontario Heritage Act* within the Heritage Conservation Districts (HCDs)

The Town of Oakville identifies 'listed' properties not designated under Part IV or Part V On its Register of Property of Cultural Heritage value or interest.

The Livable Oakville Plan (2009 Town of Oakville Official Plan):

All heritage properties in Oakville are included in the Oakville Heritage Register, an official list of properties which are identified by the Town as having cultural heritage value or interest. The Town is required to create and maintain the Heritage Register in accordance with the *Ontario Heritage Act* (OHA).

The Heritage Register includes the following types of heritage properties: individually designated properties which fall under Part IV of the OHA, properties designated within Heritage Conservation Districts which fall under Part V of the OHA, properties which are not designated but believed to be of cultural heritage value or interest (also known as 'listed' properties). Oakville's designated properties are outlined in Sections A, B, C, D, and E of the Register below. The Town's non-designated, or listed, properties are outlined in Section F.

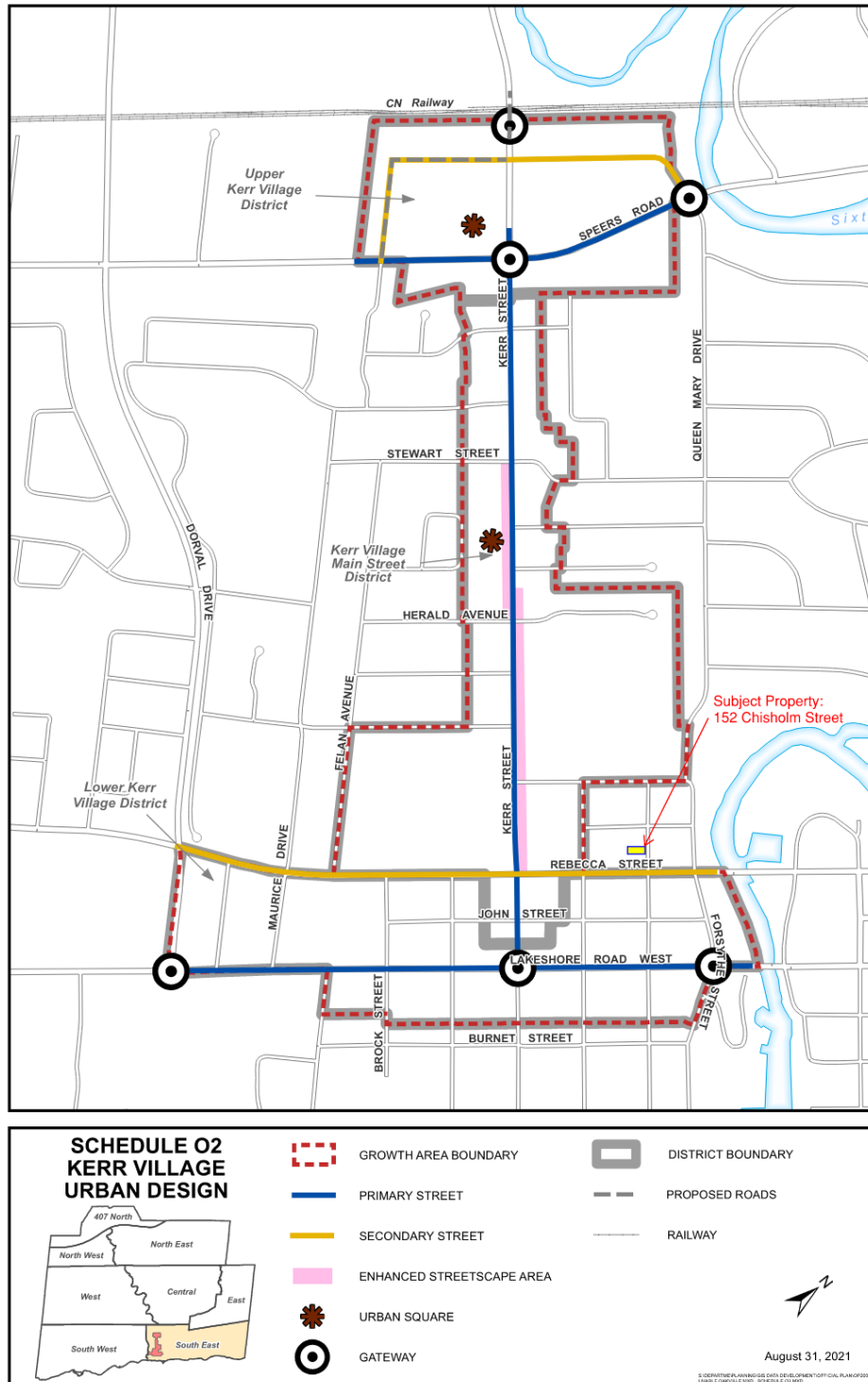


Image: Town of Oakville

Figure 1: Kerr Village Plan

LOCATION

The property is located in the Town of Oakville, Ontario, in Ward 2, at 152 Chisholm Street. The Oakville Official Plan urban structure for the area identified in the Plan as South East Oakville, which includes Chisholm Street is low-density residential. It is on the west side of Chisholm Street between Rebecca Street to the south and Head Street to the north, and one block west of the Kerr Village Growth Area; Forsythe Street is one block to the East of Chisholm Street. Sixteen Mile Creek is approximately 150 meters to the East of the property.

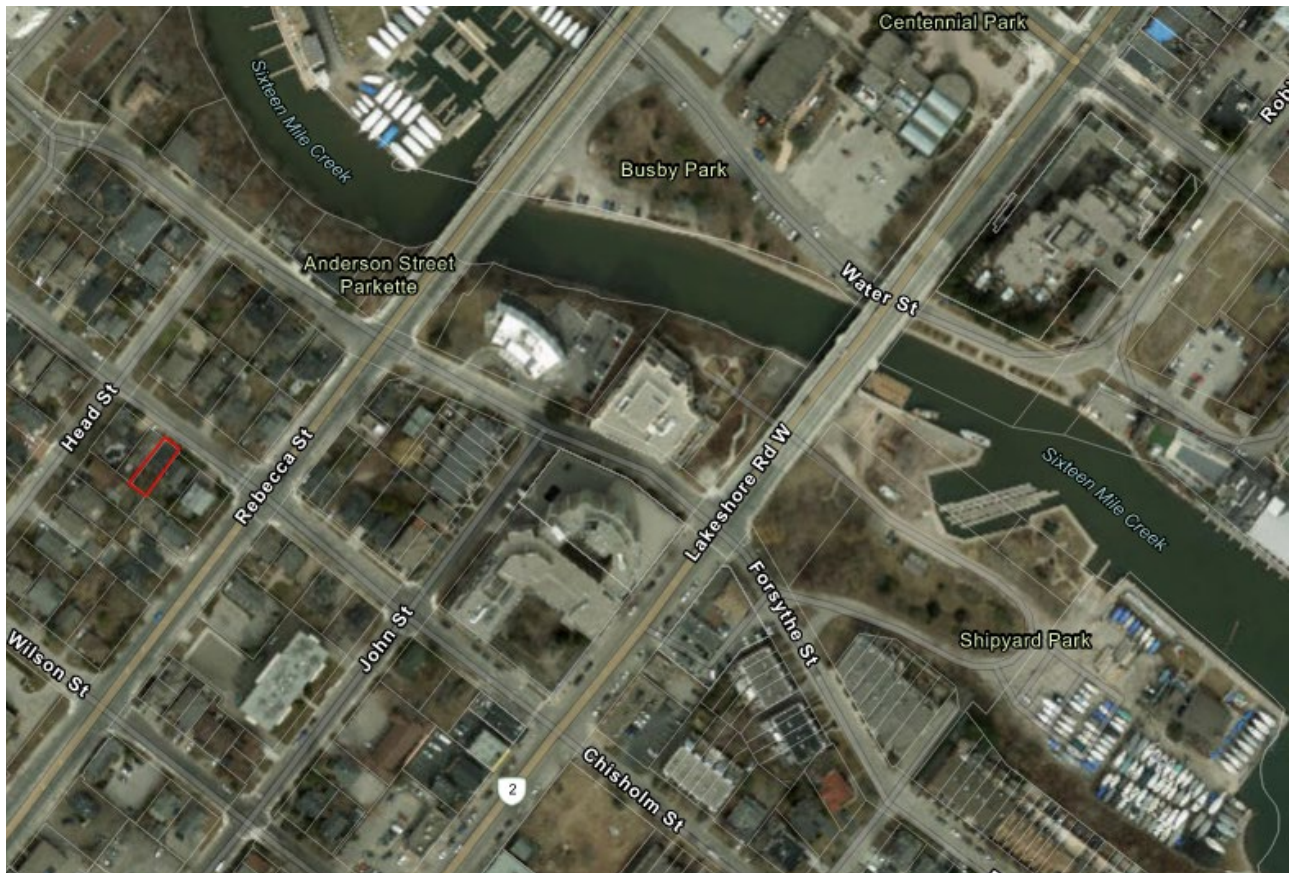


Image: Town of Oakville

Figure 2: Location of Property Relative to Sixteen Mile Creek



Image: Town of Oakville

Figure 3: 152 Chisholm Street Parcel Lot

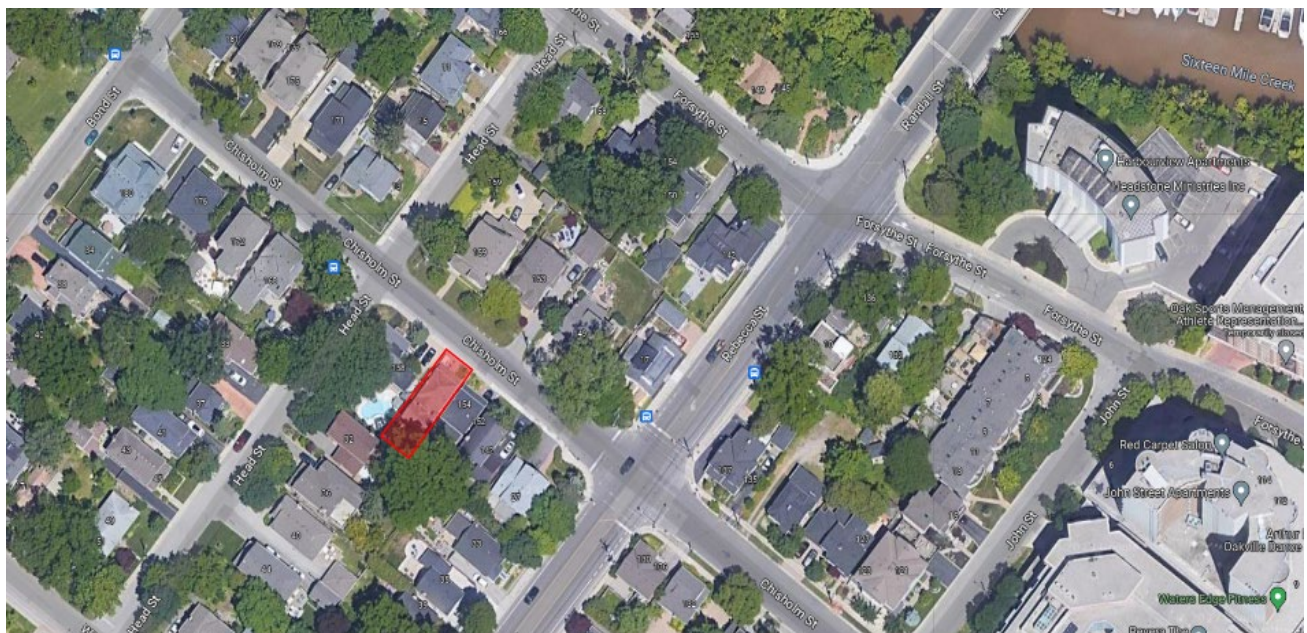


Image: Google

Figure 4: Surrounding Neighbourhood

HERITAGE STATUS

The property is currently included in the Town of Oakville Register of Properties of Cultural Heritage Value or Interest (NOT Designated). There is no supporting information or rationale for including 152 Chisholm Street on this Register.



Image: Town of Oakville

Figure 5: Heritage Properties Town of Oakville

HISTORICAL CONTEXT

The subject of this report, 152 Chisholm Street, was originally Crown Land. William Chisholm received title to a large section of land surrounding Sixteen Mile Creek on March 25, 1831 (figure 6) land which was subsequently registered as Plan 1 in 1850. (figure 8) Robert Kerr Chisholm, the son of William, purchased the south half of the original Chisholm land in 1856. He then conveyed his interest in this land to his brother George King Chisholm in March of 1859. George Chisholm sold all of Block 95 Plan 1 to Bridget Culhain in 1871. George Chisholm lived at the corner of Bond and Forsyth Streets with a prime view over Sixteen Mile Creek (figure 15). Robert Chisholm's residence was on Navey Street overlooking Lake Ontario (figure 16).

William Chisholm (1788-1842)

Colonel William Chisholm is known as the founder of Oakville. He was born in Jordan Bay, Nova Scotia in 1788. He was married in May of 1812 to Rebecca Silverton; they had eleven children, including four daughters and seven sons. He fought in the battle of Queenston Heights in the War of 1812, After which he was promoted to lieutenant. Chisholm was involved with the Burlington Bay Canal and served as director of the Desjardins Canal in Dundas. He was a partner in the firm of McCay, Smith and Company, which had a store on Burlington Beach. Chisholm's interest in shipping and the lumber industry led him further to the East, and in 1827 he made a proposition to Lieutenant Governor Peregrine Maitland for acquiring land that had been reserved for the Mississauga Ojibwa at the mouth of Sixteen Mile Creek in Oakville. He was successful with the offer and received 960 acres around Sixteen Mile Creek. In 1827 the Act which vested Chisholm the rights to use the harbour for 50 years was passed. Chisholm and his sons continued to develop lands in what became the Town of Oakville in 1837.

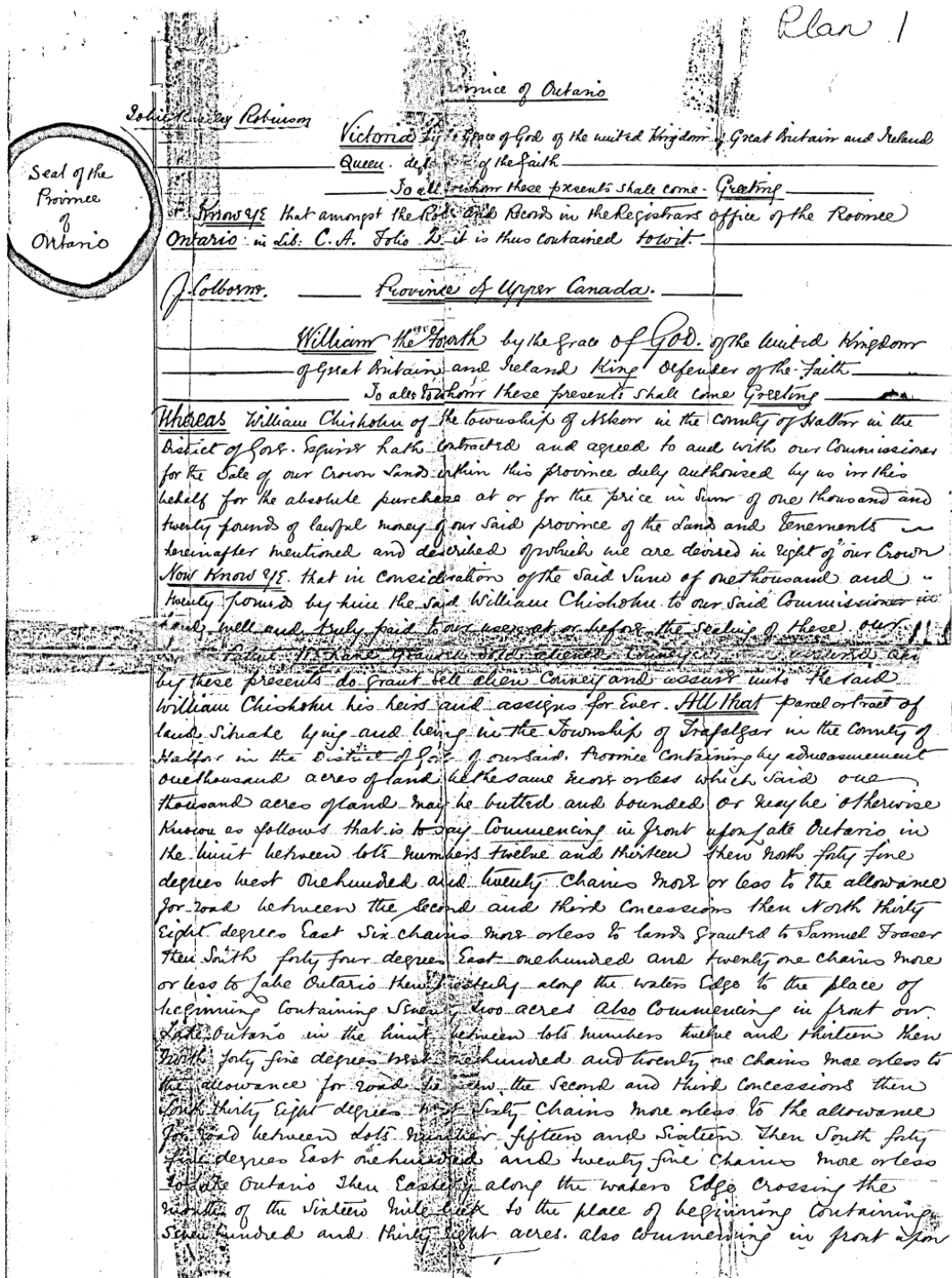


Figure 6: Page 1-Original Land Transfer Crown to William Chisholm 1831

Lake Ontario in the western limit of the allowance for roads between Lots
number fifteen and sixteen then North forty five degrees west one hundred
and twenty four chains more or less to the allowance for roads between the
second and third Concessions then South thirty eight degrees west sixteen
chains more or less to land granted to James Brock Esquire then South
forty five degrees East one hundred and twenty four chains more or less
to Lake Ontario then East along the water edge to the place of beginning
containing one hundred and twenty acres. Reserving free access to the
beach by all vessels boats and persons, and also reserving one chain as
an allowance for roads between the broken front and the said third
Concession which said parcel or tract of land is otherwise known and
described as the west part of Lot number twelve in the third Concession
South of Dundas Street with the broken front thereof on Lake Ontario
Lot number thirteen fourteen and fifteen in the third Concession
South of Dundas Street with the broken fronts thereof on Lake Ontario and
the Easterly part of Lot number sixteen in the third Concession South of
Dundas Street with the broken front thereof upon Lake Ontario in the
said Township of Trafalgar.

J. F. Boulton

Recorded. 25th day of March 1831.

and records unto the said William Chisholm his heirs and assigns for ever
having excepting and reserving nevertheless unto us our heirs and successors all mines
of Gold and Silver and the free uses passage and enjoyment of, in, over and
upon all navigable waters that shall or may hereafter found on or under or
be flowing through or upon any part of the said Parcel or Tract of Land hereby
granted as aforesaid.

And whereas by an Act of the Parliament of Great Britain passed in
the thirty first year of the reign of the late King George the Third entitled
"An Act to repeal certain parts of an Act passed in the fourteenth year of
His Majesty's reign entitled 'An Act for making more effectual
provisions for the Government of the Province of Quebec in North
America and to make further provision for the Government of the said
Province' it is declared that no Grant of Land hereafter made should
be valid or effectual unless the same should contain a specification of
the Land to be allotted and appropriated solely to the maintenance of
a Protestant Clergy within the said Province in respect of the Land
to be thereby granted. Now know YE that we have caused an
allocation or appropriation of one hundred and forty two acres and
six tenths to be made in Lot number six in the eighth Concession
of the said Township of Trafalgar.

Given under the Great Seal of our Province of Upper Canada.
Witness our Trusty and well beloved Sir John Colborne K. C. B.
Lieutenant Governor of our said Province and Major General

Figure 7 Page 2 -Original Land Transfer Crown to William Chisholm 1831

3.

Commanding our forces therein at York. This twenty fifth day of March
in the year of our Lord one thousand eight hundred and thirty one and
in the first year of our Reign

By Command of His Excellency in Council
Saml. P. Jarvis
Secy. to the Govt.

Witness with the Auditor
25th March 1831.
J. Boulton per:
Aud: Genl.

O.C. 22 March 1831.
Adm^r of Sir Geo Colborne.
purchase money
paid to the Rec^d. Genl.
£1020. C.Y. being at
the rate of £1/3 per acre
Exclusive of water.

All of which we have transmitted to be exemplified

In testimony whereof we have caused these our letters to be made
Patent and the Great Seal of the Said Province to be hereunto affixed

Witness the Honorable John Beverley Robinson Lieutenant Governor of the
Said Province of Ontario this seventeenth day of November in
the year of our Lord one thousand eight hundred and eighty four and
in the forty eighth year of our Reign

By Command

Figure 8 Page 3 Original Land Transfer Crown to William Chisholm 1831



Figure 9: Block 95 Plan 1 – 1850

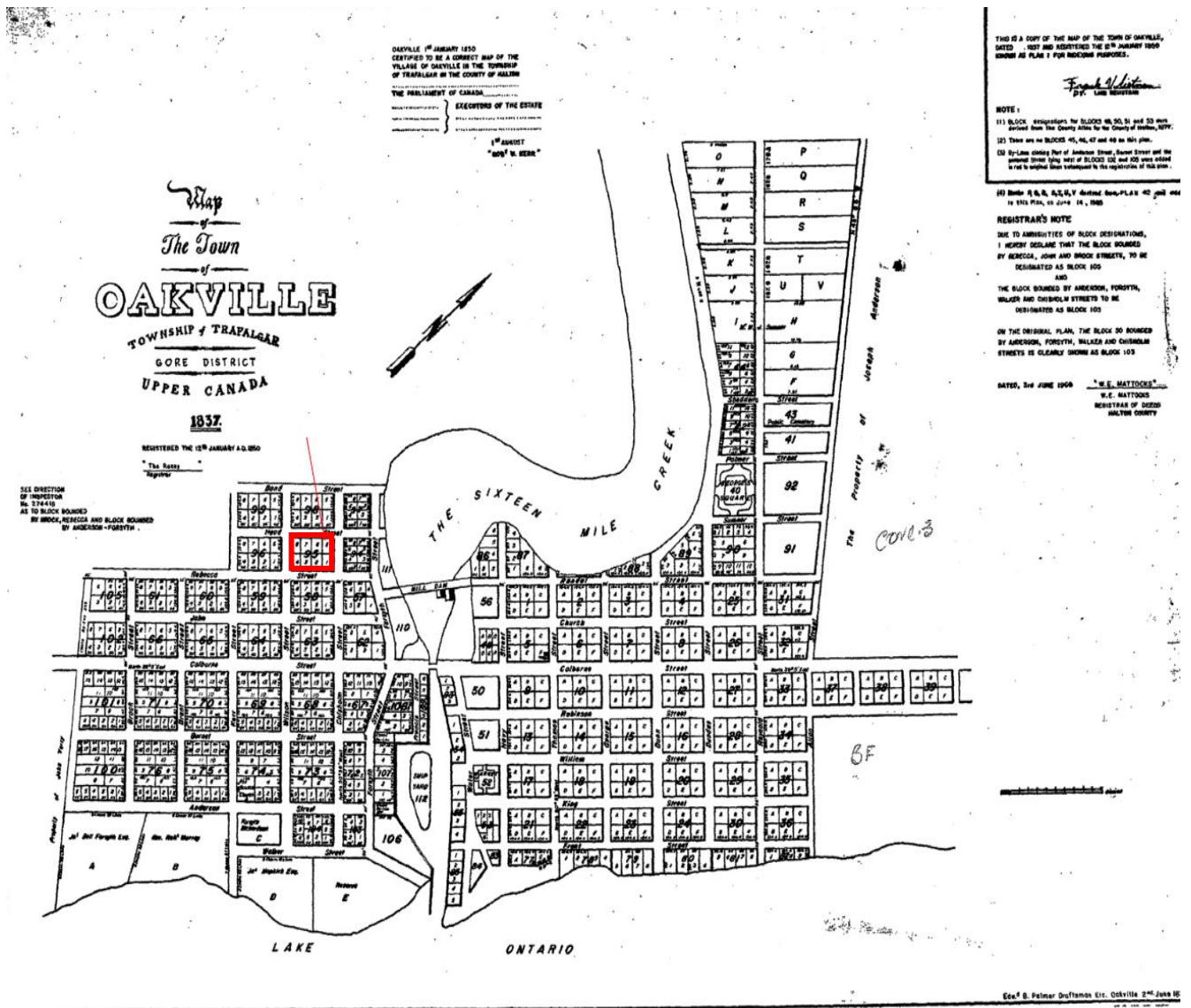


Figure 10: First Registered Plan of Oakville - January 12th, 1850

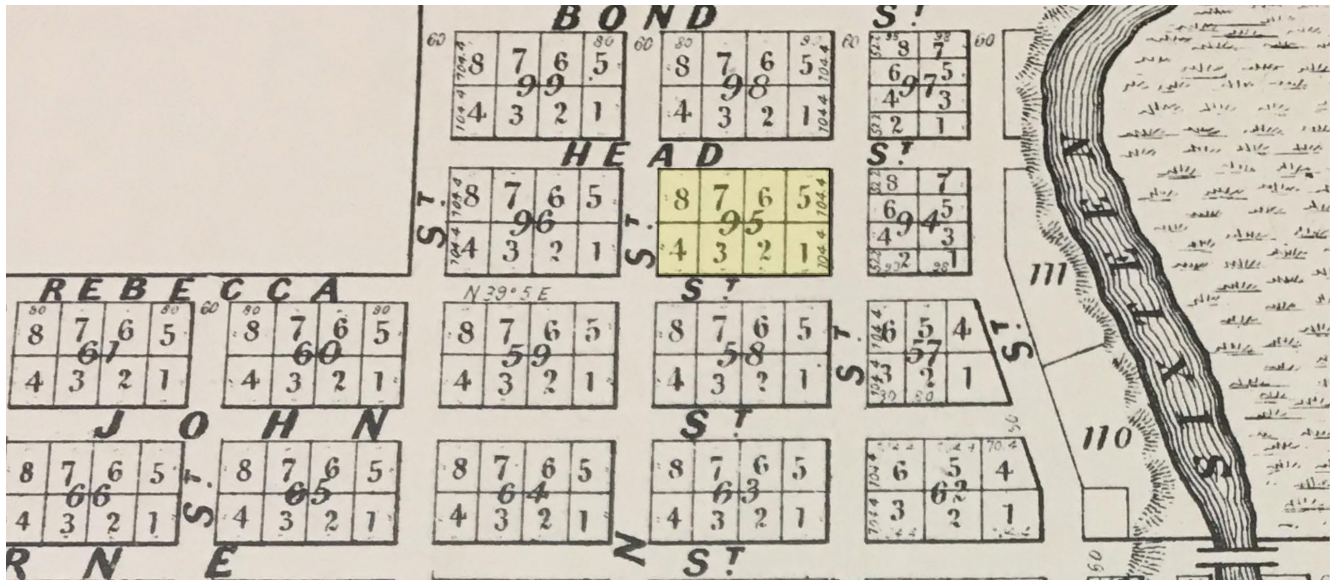


Figure 11: Block 95 - First Registered Plan of Oakville January 12th, 1850

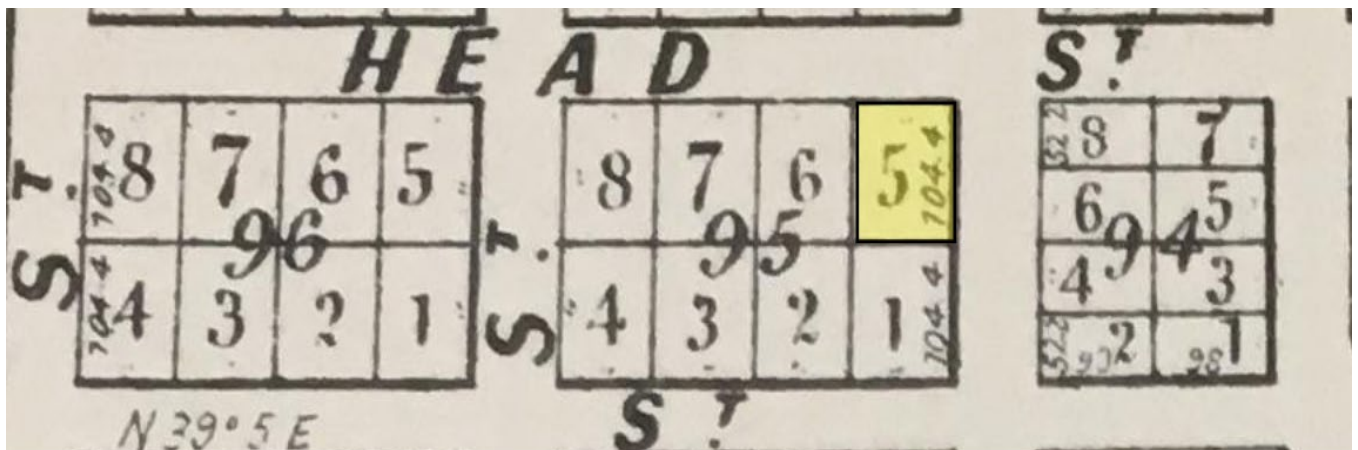


Figure 12: Block 95, Lot 5 - First Registered Plan of Oakville January 12th 1850



Figure 13: Tramaine's Map 1858

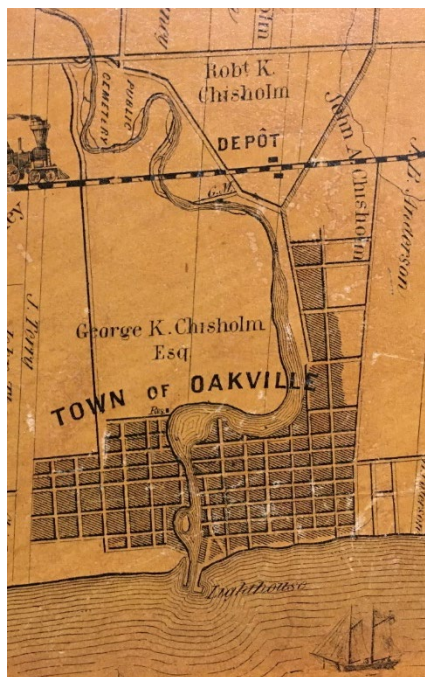


Figure 14: 18 Town of Oakville 1858

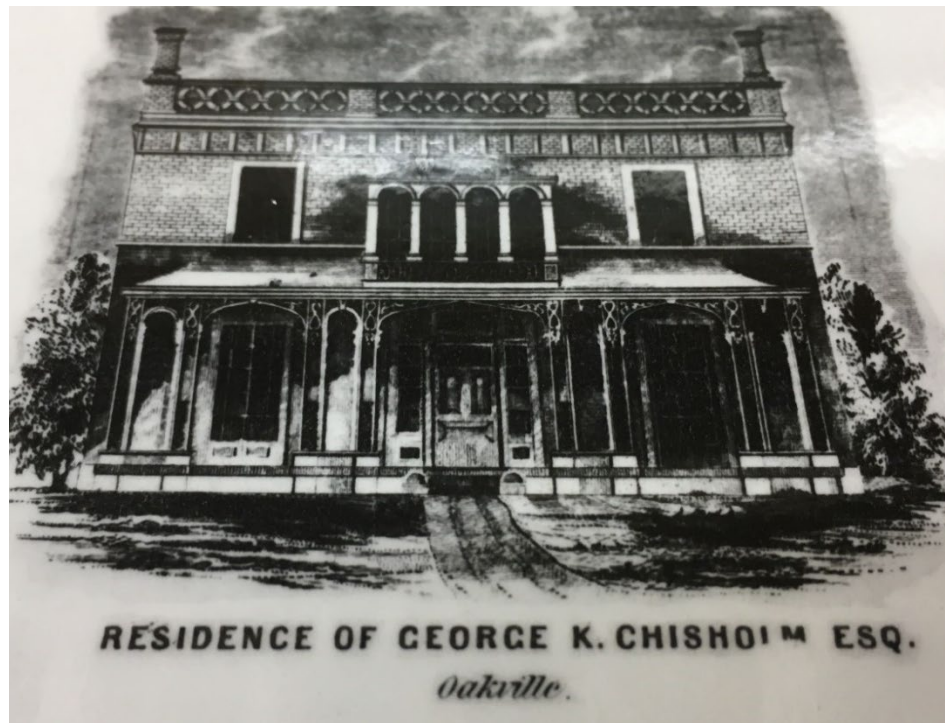


Figure 15: Circa 1858:" The Retreat" Bond & Forsyth Street

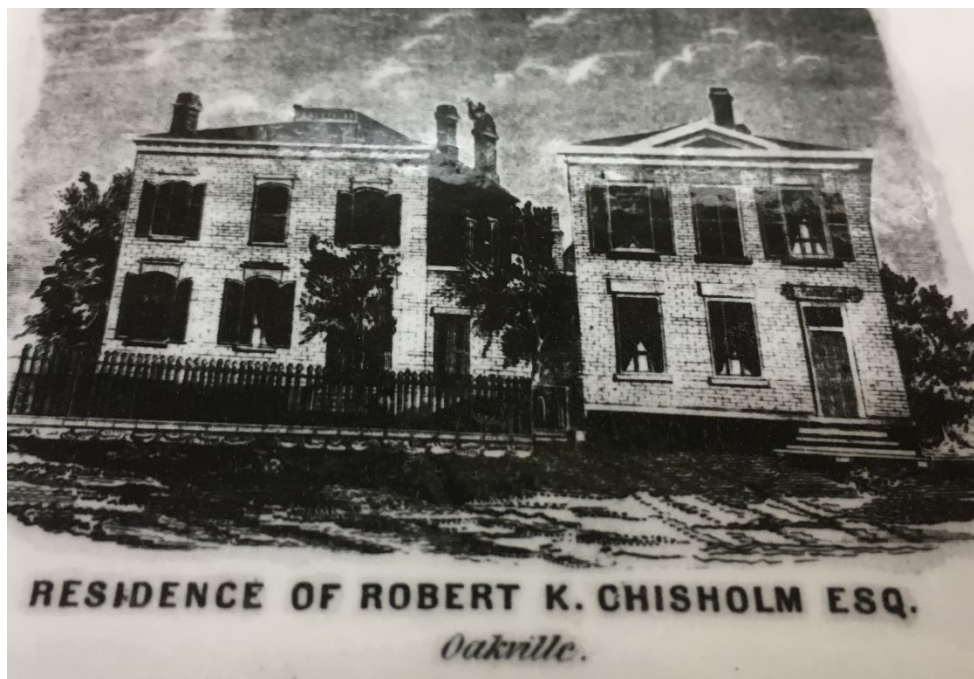


Figure 16: Circa 1858 Navy Street

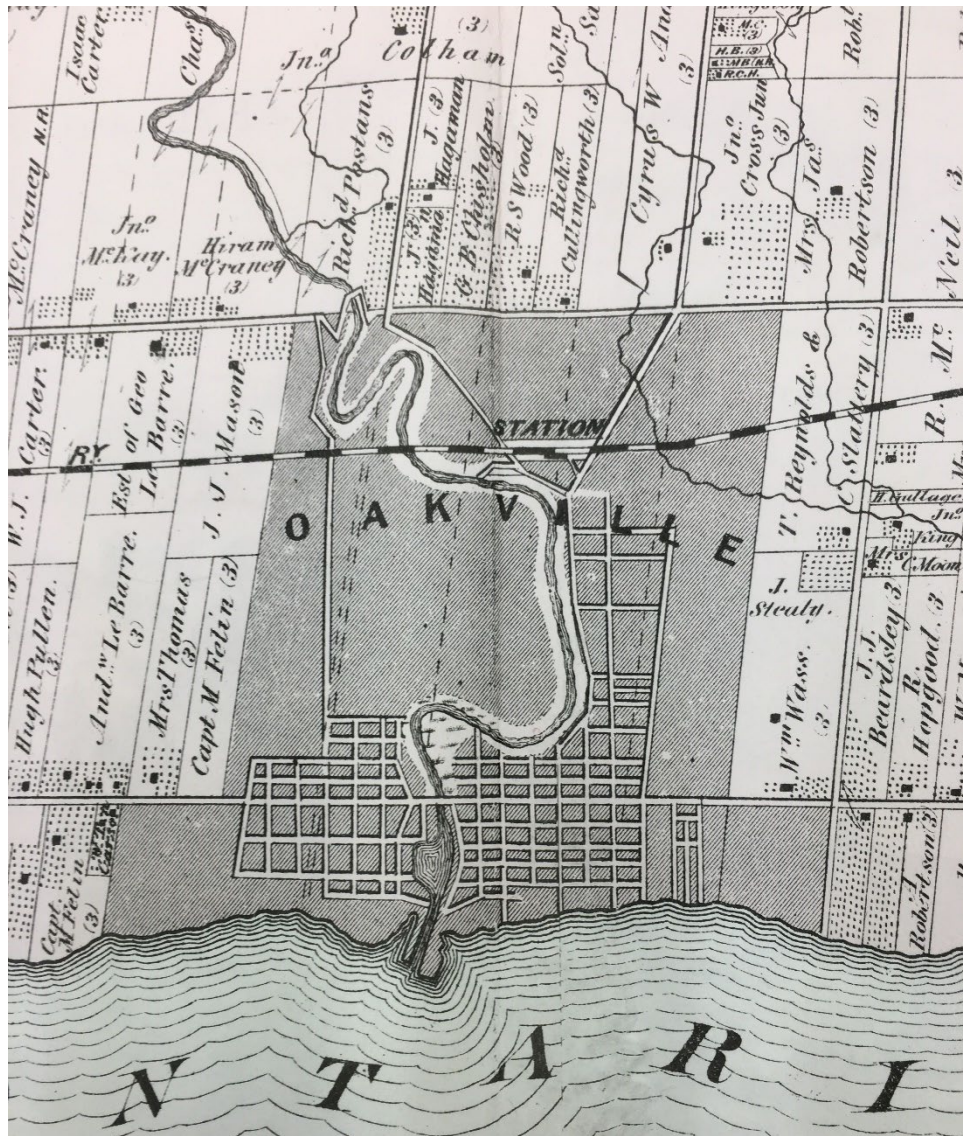


Image: Oakville Historical Society

Figure 17: South Trafalgar Historical Atlas of the County of Halton 1877

Industrial History of the Area

William Chisholm realized the value of Sixteen Mile Creek and the surrounding areas to his plans to industrialize the area. A partnership between Chisholm and the firm of Forsyth, Richardson & Company partnered on a large dam project for Sixteen Mile Creek. The intention was to harness the power to operate numerous mill buildings in the area. One hundred fifty lots were sold in 1835-1836. Several blocks to the west of the creek were re-surveyed into more modest lot sizes. (Figures 9 and 10) This was in expectation of the housing needs for the workers required to meet the demand for the expansion of industry in the area.

The second half of the 19th century saw an economic downturn that affected the harbour and the town. A decrease in exports and a significant drop in the price of wheat contributed to the financial decline of the area. Tourism and the fruit industry provided some relief from the financial trouble. Oakville began a period of transition in the late 1800s. Changes to the harbour area addressed the shift of some of the economic activity to tourism and recreational.

Oakville Harbour and the area around Sixteen Mile Creek, including Kerr Village and Chisholm Street, were known in the 19th and 20th centuries for local industries such as the tannery, the shipyard, the basket factory, and other factories. The basket factory and the tannery were the largest businesses in Oakville in the late 1800s and early 1900s. Wm Whitaker & Sons, known as horseless carriage makers in the 1920s, was also a source of employment in the area. James R Kendall, located at Navy and Colborne streets, manufactured fine glove leathers until after the Second World War.

The early years of the twentieth century were a progressive period for the development of electric lighting, water and sewage systems, and paved sidewalks in Oakville. Beginning in 1904, the Radial Railway line from Hamilton travelled along Rebecca Street with a station located on Randall Street.

Many of the homes in this area would have been occupied by workers for the local companies as per Chisholm's intention when the blocks to the west of the creek were re-surveyed into smaller lot sizes. These houses were modest and affordable for the local workers and labourers. To maintain affordability, the homes were simple and constructed to minimal standards.

Postwar development further expanded the need for working-class trades and labourers. Numerous factories located in Oakville provided employment for many. Companies such as the Ford Motor Company 1951, Procor Railway Shipping Cars 1952, and Cites Services Canada -Oakville Refinery 1958 took advantage of the access to transportation and local labour.

DEVELOPMENT AND OCCUPANTS OF THE SUBJECT LANDS:

152 Chisholm Street was originally Crown Land. William Chisholm received title to a large section of land surrounding Sixteen Mile Creek on March 25, 1831 (figure 6), which was subsequently registered as Plan 1 in 1850. (figure 8) Robert Kerr Chisholm, the son of William, purchased the south half of the original Chisholm land in 1856. He then conveyed his interest in this land to his brother George King Chisholm in March of 1859. George Chisholm sold all of Block 95 Plan 1 to Bridget Culhain in 1871.

The 1891 Census of Canada lists Bridget Culhain (Culhane), born in Ireland in 1826, living in Oakville, and married to Patrick Culhain. Patrick's occupation was listed as a Railroad Hand in 1891. Bridget and Patrick's children, Patrick and Ellen Culhain, ages 29 and 27, are also listed in the household at this time. The 1871 Census of Canada shows William Quinn, who is age 18 and also from Ireland, living in the same household with Patrick, Bridget, Patrick Jr, and Ellen Culhain. William's brother Edward Quinn age 20, is also listed in the household at this time. The Census of 1881 includes the same members (Culhain and Quinn) of the household with the exception of William. Edward's occupation was recorded as a Mariner in 1881. This Census lists William Quinn as married to Bridget

Quinn; three children are included in the household Mary, age five; Magga age three and James, age eight months. William's occupation was Sailor in 1881. There are no others listed in William Quinn's household at this time, suggesting that he has moved away from the Culhains.

William Quinn received the land by grant from the estate of Ella (Ellen) Culhane in 1916. Edward Quinn purchased the lot from Culhain in 1909, and Edward sold the lot in 1910 to Ella Culhane. Block 95 was divided, and the southern easterly half was granted to Luigi Bracci by William Quinn in May of 1921. Bracci granted part of the south easterly half to Charles Copper in August of 1921. The lot known today as 152 Chisholm Street was established by the Bracci Copper transaction on August 8th of, 1921.

The chain of title for Lot 5 Block 95 Plan 1 – Oakville indicates that Lot 5 was a complete lot until 1921. The south-easterly half of the lot was sold to Luigi Bracci on May 31, 1921. This half of the original lot includes the current parcels known as 152 and 154 Chisholm Street. 152 and 154 were likely built at the same time, as the properties are very similar in style. Luigi Bracci sold part of the south-easterly half (depicted in Figure 17) to Charles Cooper in August of 1921. This lot is the current property and the subject of this report. The Census of June 1st, 1921, lists a Charles Cooper living on Forsythe Street in a rented house; his occupation is listed as Carpenter. Given the short period of Copper's ownership of the property and his occupation as a Carpenter, it is likely that he is the builder of the house.

Figure 16, taken from Goad's Fire Insurance Map of the town of Oakville in 1910, shows Lot 5 as one complete lot as per the first registered plan of Oakville in 1850. A wood structure is located at the corner of Chisholm Street and Head Street. The lot has not been divided further at this time. 152 and 154 Chisholm Street were not present in 1910.

Charles Copper sold the property to Helena Taylor in May of 1923. Helena owned the property for forty years. The first record of the metes and bounds description for the lot is in the abstract book 151812 on May 28, 1963. There is a record of a Helena Taylor in Oakville in the Census of 1921. She is listed as being of Dutch origin, married to Ernest Taylor and

living on Sumner Street. Helen's children Austin, Inez, Lorna and Claire are also listed in the household. However, this Helena Taylor died in 1942, which does not match the information of the Helena Taylor for Chisholm Street. No other information was found for the Chisholm Street Helena Taylor, suggesting that she did not live in the house or perhaps even in Halton. The house may have been rented for the period of the Taylor ownership.

James and Isabella Pentland lived at 42 Chisholm Street in 1958; the Pentlands purchased 152 Chisholm Street in 1963 from the estate of Helena Taylor. James and Isabella Pentland are listed in the 1971 Town Directory at 152 Chisholm Street. James worked as a labourer, according to the 1957 voters list.

Historical photos of the property at 158 Chisholm Street to the north of 152 indicate the established neighbourhood in the 1960s. It is likely that the house at 158 is the same building shown on the 1910 Fire Insurance Map (figure 18) 154 Chisholm St. can be seen to the south in both the old photo and the current photo of 158 Chisholm Street.

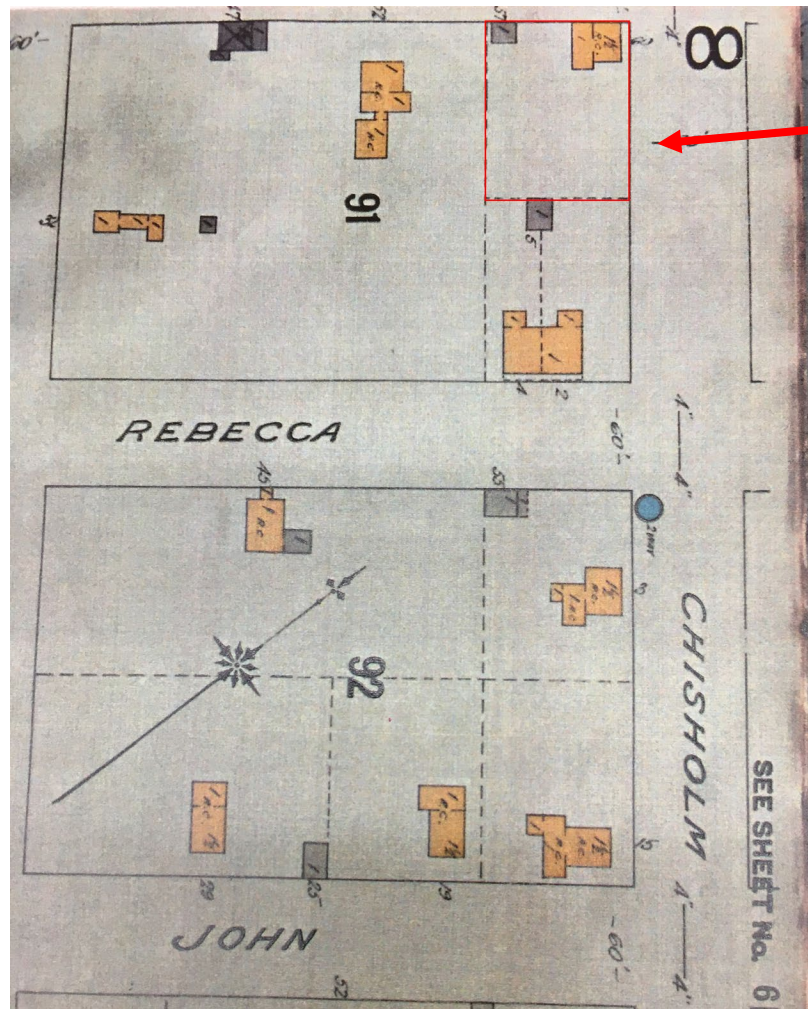


Image: Town of Oakville

Figure 18: Goad's Oakville Fire Insurance Map 1910

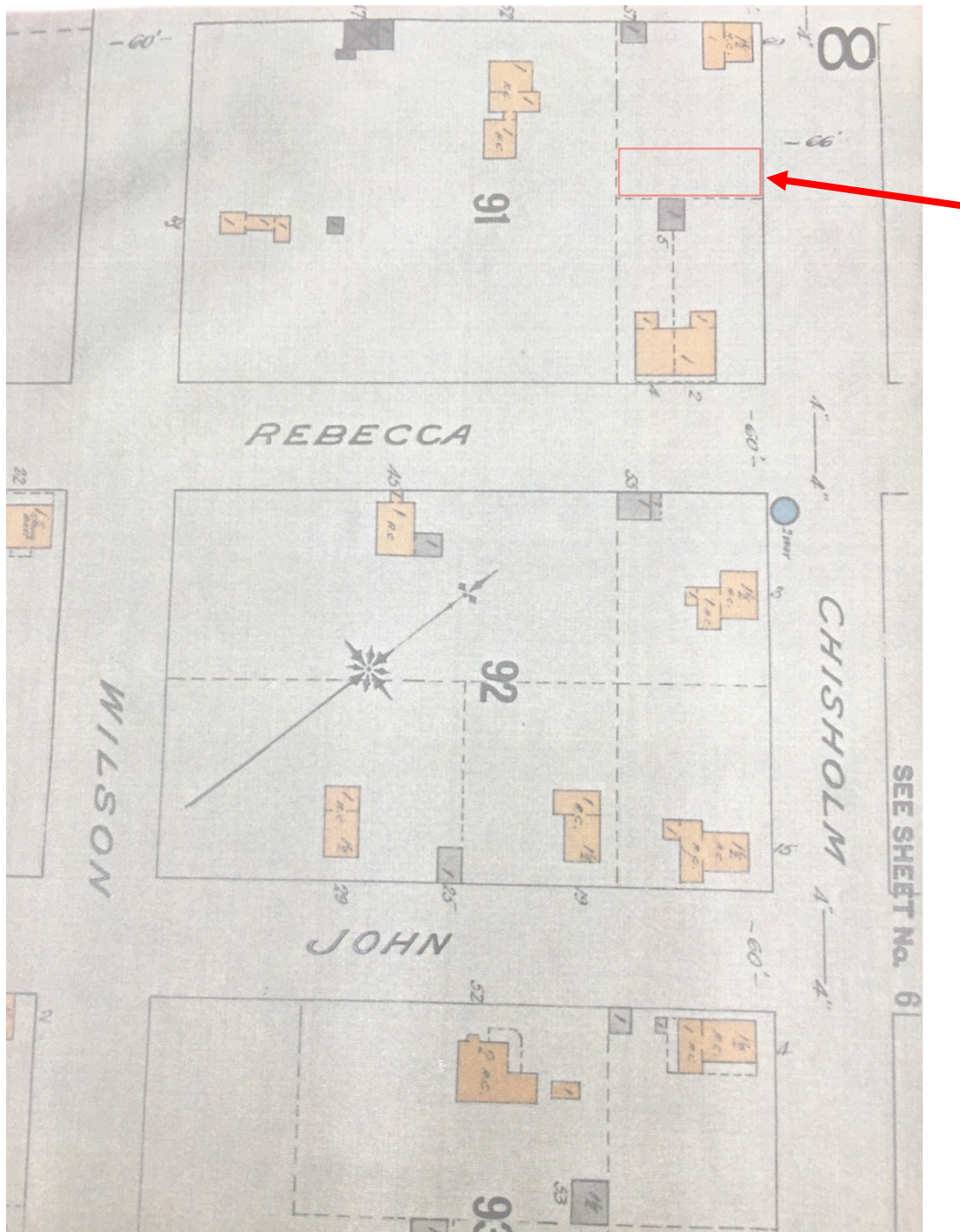


Image: Town of Oakville

Figure 19: Goad's Oakville Fire Insurance Map 1910



Figure 20: Service Ontario - Current Lot – 152 Chisholm Street

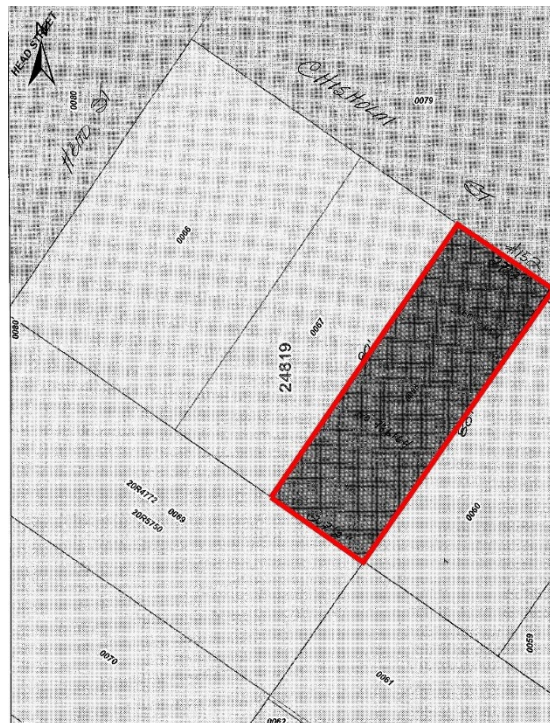


Figure 21: Service Ontario Current Lot

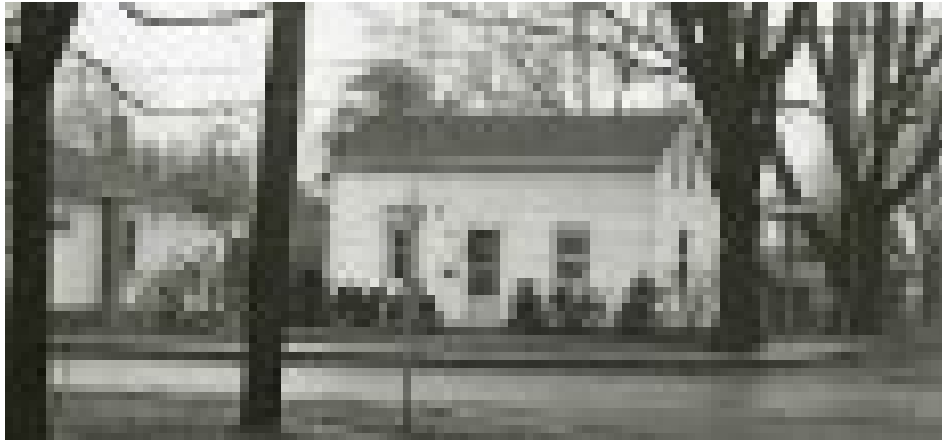


Image: Town of Oakville

Figure 22: 158 Chisholm Street (South West Corner of Chisholm and Head Street)



Image: KSA

Figure 23: Current 158 Chisholm Street

PROPERTY DESCRIPTION

Legal Description Pt Lt 5, Blk 95, Pl 1, As in 786164; Oakville

The lot is approximately 203 square meters, 0.05 of an acre (0.02 hectares). A one-storey single-family dwelling occupies a large percentage of the lot area. This house is characteristic of the early to mid-1900s style of working-class housing, with the floor plan divided into four rooms with a central hallway leading from the front entrance. The building is simple wood framed construction with a hip roof typical of small single-storey homes of the period. A small additional area was added to the rear of the building. This space is covered by a low-sloped roof. The wood framing and windows suggest that it was either built at the same time as the main structure or within a short period of the original construction. This home was built to minimal specifications; the materials and skill applied to the building were of a low but sufficient standard for the type of housing.



Image: JWA

Figure 24: 152 Chisholm Street 2022



Image: KSA

Figure 3: Current Front of Property



Image: KSA

Figure 24: Current Rear Yard



Image: Google

Figure 5: 152 and 154 Chisholm Street 2022



Image: KSA

Figure 25: Adjacent properties on Chisholm Street



Image: KSA

Figure 26: Adjacent property to the East on Chisholm Street

Heritage Integrity

Many of the original features of the building have deteriorated, been removed or altered at some time in the past. The historical integrity of the building, for the most part, is non-existent.

Physical Condition

The overall condition of the building is poor. Substantial renovations are required to restore and upgrade the building to a habitable condition.

EVALUATION ACCORDING TO ONTARIO REGULATION 9/06 (*O.Reg. 9/06*)

Regulation 9/06 Prescribes the criteria for determining a property of cultural heritage value or interest.

O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest to establish that a property must meet two or more criteria in the regulation to be designated.

O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest to establish that non-designated properties included on a municipal register must meet one or more of the criteria outlined in the regulation.

The regulation requires that to be designated; a property must meet two or more criteria grouped into the categories of Design or Physical Value, Historic or Associative Value or Contextual Value.

The regulation requires that to be included on a municipal register, a property must meet one or more of the criteria grouped into the categories of Design or Physical Value, Historic or Associative Value or Contextual Value.

Design or Physical Value

Criteria	Evaluation
<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Does not meet criteria. Rationale: The building is typical of its era; there are other remaining examples of similar structures in the Town of Oakville.
<i>Displays a high degree of craftsmanship or artistic merit.</i>	Does not meet criteria. Rationale: The building was originally built to very minimal basic standards to serve as workers' housing.
<i>Demonstrates a high degree of technical or scientific achievement.</i>	Does not meet criteria. Rationale: The structure was built using basic timber framed construction that was typical of the period and style of building.

Historical or Associative Value

Criteria	Evaluation
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Does not meet criteria. Rationale: The property was built to provide housing for workers in general.
<i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</i>	Does not meet criteria. Rationale: The property is a typical dwelling; it does not provide insight into the community or culture.
<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Does not meet the criteria. Rationale: There are no known significant architects or builders associated with the property at the time of original construction.

Contextual Value

Criteria	Evaluation
<i>Is important in defining, maintaining or supporting the character of an area.</i>	<p>Does not meet criteria.</p> <p>Rationale: The area contains a mix of building styles, including many that date to the twenty-first century.</p>
<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	<p>Does not meet criteria.</p> <p>Rationale: The neighbouring properties are of varying age, style and materiality.</p>
<i>Is a landmark.</i>	<p>Does not meet criteria.</p> <p>Rationale: The property is not a place that is easily recognized or that one could use to distinguish a specific location.</p>

SUMMARY OF CULTURAL HERITAGE EVALUATION

This evaluation determined that the property at 152 Chisholm Street, Oakville, Ontario, does not meet any of the criteria prescribed in Ontario Regulation 9/06

STATEMENT OF CULTURAL HERITAGE VALUE

The property does not meet any of the criteria to be considered of cultural heritage value.

HERITAGE ATTRIBUTES

There are no heritage attributes of value.

PROPOSED ALTERATIONS

Alterations to the property include a substantial renovation of the existing structure, including the foundations. The addition of a second floor is proposed to upgrade the house to provide suitable living space to align with current standards for a modest single-family dwelling. The design includes the retention of the front yard layout, parking space and a small front porch. Traditional style materials and tones are proposed to be in keeping with the other homes on the street. Horizontal plank siding to the lower level, shingle style siding to the upper level and casement and sash windows are proposed in the architectural design.

IMPACT OF THE PROPOSED ALTERATIONS

The impact of the alterations is considered when the property is deemed to have cultural heritage value. This does not apply to 152 Chisholm Street, as this assessment concludes that it is not a cultural heritage resource.

The (MTCS) *Heritage Resource in the Land Use Planning Process* identifies potential negative impacts on cultural heritage resources.

Destruction of any or part of any significant heritage attributes or features

Alteration that is not sympathetic or is incompatible with historic fabric and appearance

Shadows created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden

Isolation of a *heritage attribute from its surrounding environment, context, or a significant relationship*

Direct or indirect obstruction of *significant* views or vistas within, from, or of built and natural features

A change in land use such as rezoning a battlefield from open space to residential use, allowing new *development* or *site alteration* to fill in the formerly open spaces

Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource

CONSERVATION STRATEGY

A conservation strategy is applicable when the property meets at least some of the criteria for being of cultural heritage value. This conservation approach does not apply to 152 Chisholm Street.

The (MTCS) *Heritage Resource in the Land Use Planning Process* identifies the principles in the conservation of historic properties.

Respect for Documentary Evidence: do not base restoration on conjecture

Respect for Original Location: do not move buildings unless there are no other means to save them

Respect for Historic Material: repair/conservate rather than replace building materials and finishes, except where absolutely necessary

Respect for Original Fabric: repair with like materials

Respect for The Building's History: do not restore to one period at the expense of another period

Reversibility: alteration should allow a resource to return to its original conditions

Legibility: new work to be distinguishable from old

Maintenance: with continuous care, future complete restoration will not be necessary

CONCLUSIONS AND RECOMMENDATIONS

This report concludes that 152 Chisholm Street, Oakville, does not meet any of the criteria prescribed in Ontario Regulation 9/06. The property is not considered to be of cultural heritage value.

The proposed alterations will not have an impact as the property is not of cultural heritage value.

152 Chisholm Street does not meet the criteria to be deemed a historic property and does not require a conservation strategy.

A documentation and salvage report to record the existing building should be considered.

The proposed alterations to the property are in keeping with the current design and scale of the neighbourhood.

QUALIFICATIONS OF THE AUTHOR

Kathy Stacey is a built heritage specialist with thirty years of experience in the preservation field in Canada and the UK. Kathy's education includes both a Bachelor of Science (University of London UK), Architectural Technology Advanced Diploma (Mohawk College, Canada) and Urban & Region Planning Diploma (Mohawk College, Canada). Her experience in the UK includes working as a Project Manager - Special Projects City of London UK Cultural Facilities and working in private conservation practice. In Canada, Kathy has consulted on projects of significant cultural value, National Historic Sites and properties subject to Conservation Easements and protection under the Ontario Heritage Act. Professional accreditations include professional member Canadian Association of Heritage Professionals (CAHP), Certified Engineering Technologist - Ontario Association of Certified Engineering Technicians and Technologist (OACETT), and Technologist - Ontario Association of Applied Architectural Sciences (OAAAS).

Representative Canadian Presentations and Projects

Presentations:

- Ontario Heritage Trust Conservation Workshop Presenter
- Construct Canada Speaker Historic Building Conservation
- Dundas Museum & Archives – Heritage Window Conservation Workshop
- Author Construct Canada Magazine - Restoring Historical Architectural Woodwork
- Heritage Canada National Conference Montreal and Hamilton Presenter
- Construct Canada Speaker Historic Window Conservation
- Heritage Workshop for Haldimand County

Projects:

- City of Guelph Historic Guelph Train Station - Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- City of Cambridge Historic Town Hall – Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- City of Toronto Spadina House Museum - Designated Ontario Heritage Trust Conservation Easement
- City of Hamilton Dundurn Castle National Historic Site - Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement

- City of Hamilton Auchmar Heritage Estate - Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- St Thomas Historic Courthouse (IO) - Designated Part IV Ontario Heritage Act
- Haldimand County Historic Caledonia Town Hall - Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- City of Welland Historic Courthouse - Designated Part IV Ontario Heritage Act
- City of Guelph Courthouse Historic Old City Hall - Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- Seneca College Historic Eaton Hall - Designated Part IV Ontario Heritage Act
- City of Brampton Alderlea Heritage Estate - Part IV Ontario Heritage Act Ontario Heritage Trust Conservation Easement
- City of Hamilton Hammill House – Designated Part IV Ontario Heritage Act
- City of Hamilton Griffin House – National Historic Site Part IV Ontario Heritage Act
- City of Hamilton Whitehern – National Historic Site Part IV Ontario Heritage Act
- City of Hamilton Battlefield House Museum - National Historic Site Part IV Ontario Heritage Act
- City of Burlington Historic Palletta Mansion
- City of Burlington The Old Pump House - Part IV Ontario Heritage Act
- Sandyford Place (Hamilton)- National Historic Site - Designated Part IV Ontario Heritage Act, Ontario Heritage Trust Conservation Easement
- Knox Presbyterian Church Oakville - Designated Part IV Ontario Heritage Act

SOURCES

Ontario, G. o. (n.d.). Ontario Heritage Act, R.S.O. 1990, c. O.18.

Ontario, T. M. (2006). *Ontario Heritage Toolkit* Toronto, ON: Queen's Printer for Ontario.

Valpy, L. &. (2021). *Modest Hopes*. Toronto: Dundurn Press.

Town of Oakville - Heritage Property Map, Online

Town of Oakville - Livable Oakville Map Online

Oakville Historical Society

Oakville Local History and Archives

Oakville Harbour CHL Strategy Implementation Phase 2: Research and Assessment Report, Common Bond Collective, Timmins Martelle, Sean Hertel, Mark Laird 2019

(MTCS) *Heritage Resource in the Land Use Planning Process*

APPENDICES

APPENDIX A: CHAIN OF TITLE CHAIN OF TITLE: SUMMARY OF LAND

TRANSACTIONS FOR 152 CHISHOLM STREET, OAKVILLE (1831-2022)

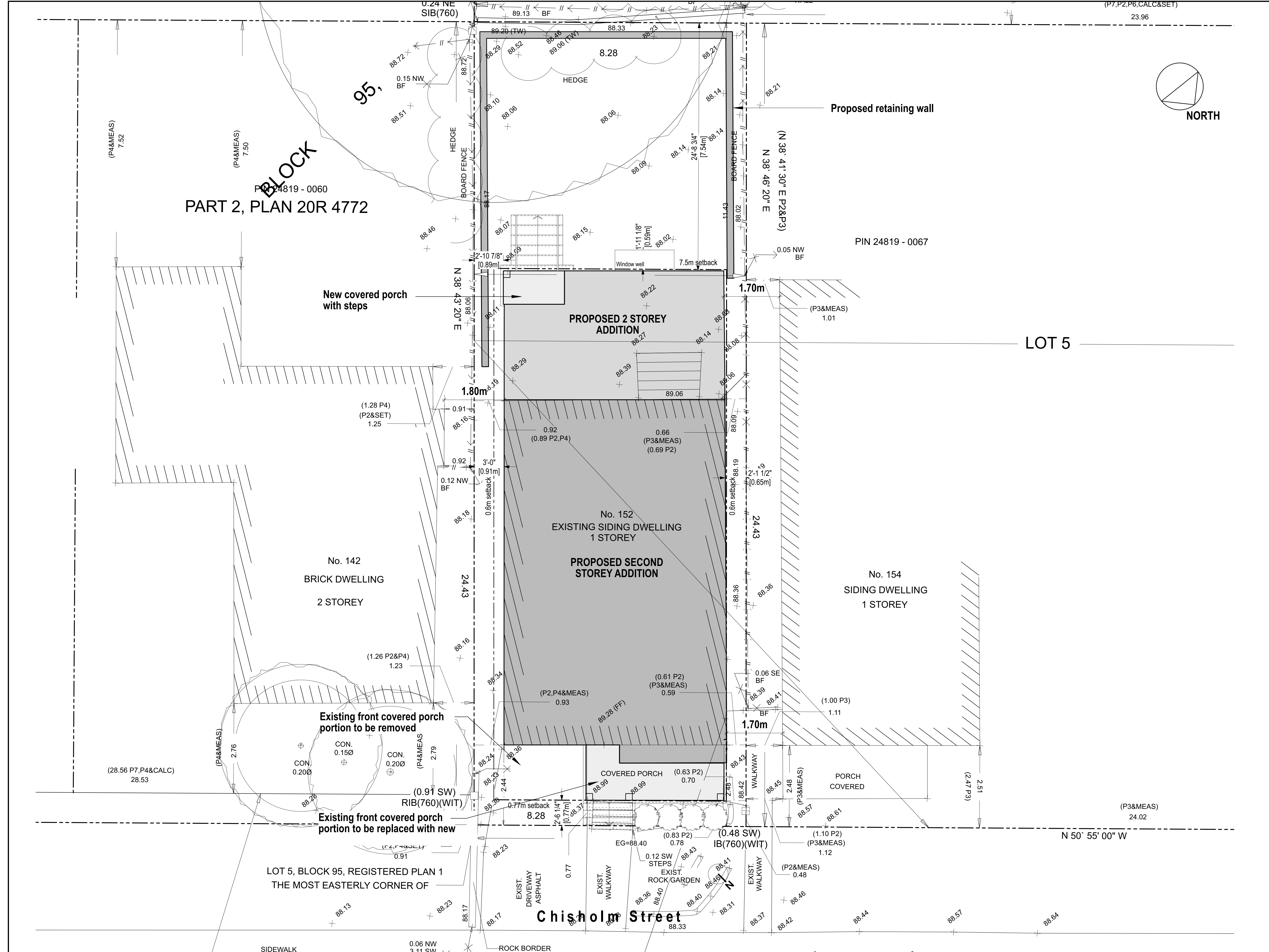
APPENDIX B: CONCEPT DRAWINGS PROPOSED DEVELOPMENT

APPENDIX A:
Chain of Title: Summary of Land Transactions for 152 Chisholm Street, Oakville (1831-2022)

Lot 5 Block 95 Plan 1 - Oakville

Document	Document Type	Registration Date	Grantor/Transferor	Grantee/Transferee	Description
Patent	Crown	25-03-1831	William Chisholm		All
	Bargain & Sale	11-09-1856	Robert K. Chisholm		Part S 1/2
	170 Quit Claim	23-03-1859	George King Chisholm		
OC508	Bargain & Sale	25-04-1871	George King Chisholm	Bridget Culhain	All of Lot 5 Block 95 Plan 1
OC4136	Bargain & Sale	07-04-1909	Bridget Culhain	Edward Quinn	
OC4438	Bargain & Sale	09-08-1910	Edward Quinn	Ella Culhane	
OC6276	Grant	28-08-1916	Estate of Ella Culhane	William Quinn	
OC7872	Grant	31-05-1921	William Quinn	Luigi Bracci	South-Easterly Half
OC7968	Grant	13-08-1921	Luigi Bracci	Charles Cooper	Part of the South-Easterly Half
OC8685	Grant	04-05-1923	Charles Cooper	Helena Taylor	
151812	Executor's Deed	28-05-1963	Estate of Helena Taylor	James Pentland Isabella Pentland	Same as in HR1904887 (as below)
786164	Transfer	05-06-1992	Estate of Isabella Pentland	Michael Watson Newman Lisa Jane Belford	
H654908	Name Change	29-11-1996	Lisa Jane Belford	Lisa Jane Newman	
H654909	Transfer	29-11-1996	Michael Watson Newman Lisa Jane Newman	Gina Marie Andrew	
HR432503	Transfer	24-11-2005	Gina Marie Andrew	Christine Louise Andrew Gina Marie Andrew	
HR1688310	Name Change	05-03-2020	Gina Marie Andrew	Gina Mary Andrew	
HR1688311	Transfer	05-03-2020	Christine Louise Andrew Gina Mary Andrew	Gina Mary Andrew	
HR1904887	Transfer	05-07-2022	Gina Mary Andrew	Shahjehan Rao Nohzat Choudry-Rao	

APPENDIX B



2	Apr. 28, 23	Issued for Heritage
1	Jan. 12, 23	Issued for Committee of Adjustment
No.	Date	Issue/Revision

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Project:
RAO RESIDENCE

152 Chisholm, Oakville, ON

Drawing:
SITE PLAN

Drawn By:

Project No: 22.24

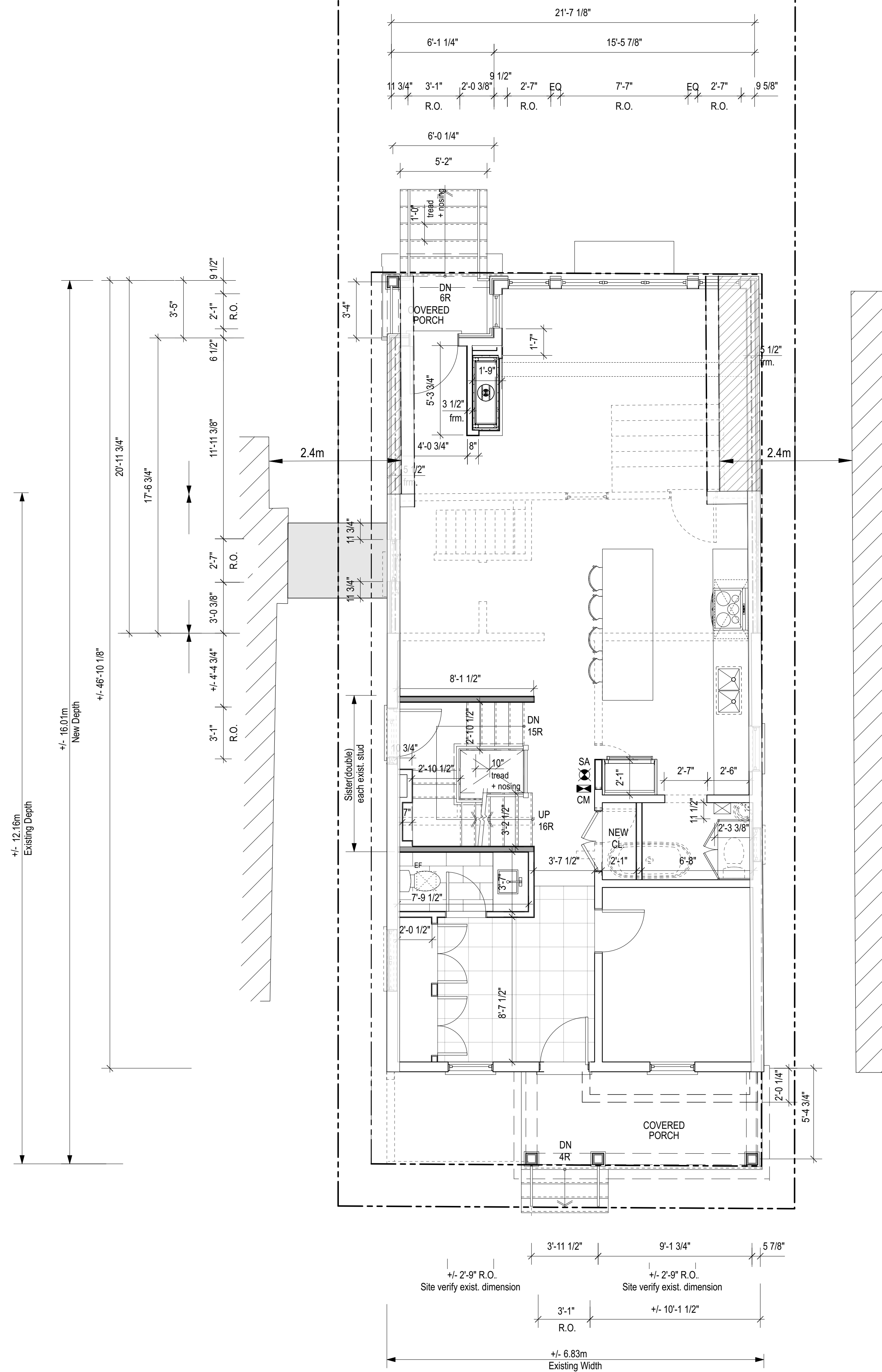
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Date: January 2023

Drawing Number:

A01

1 GROUND FLOOR PLAN
1/4" = 1'-0"



2	Apr. 28, 23	Issued for Heritage
1	Jan. 12, 23	Issued for Committee of Adjustment
No.	Date	Issue/Revision



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Project:
**RAO
RESIDENCE**

152 Chisholm, Oakville, ON

Drawing:
**GROUND FLOOR
PLAN**

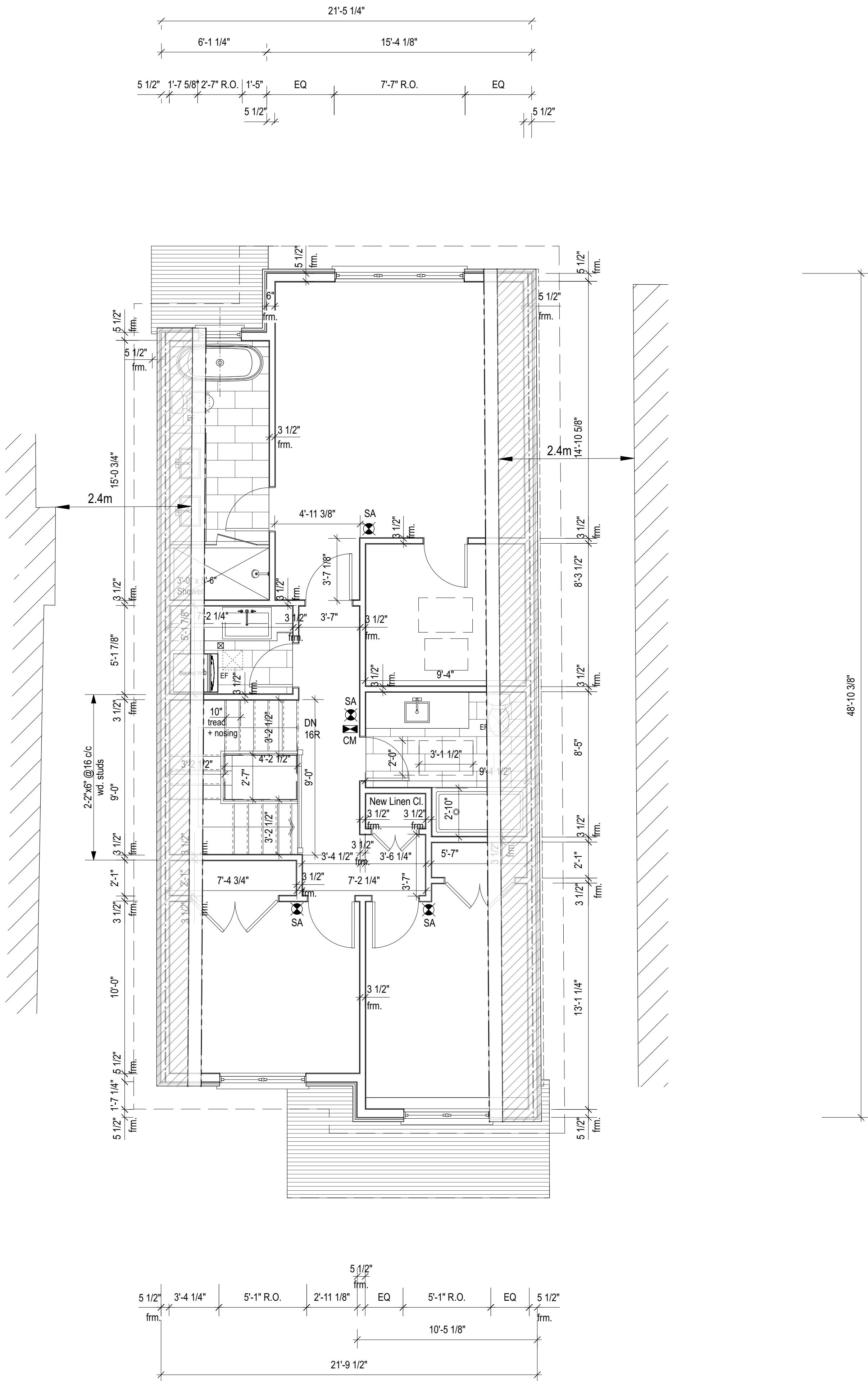
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Drawing Number:

A02


1

SECOND FLOOR PLAN

1/4" = 1'-0"



2	Apr. 28, 23	Issued for Heritage
1	Jan. 12, 23	Issued for Committee of Adjustment
No.	Date	Issue/Revision



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Project:

**RAO
RESIDENCE**

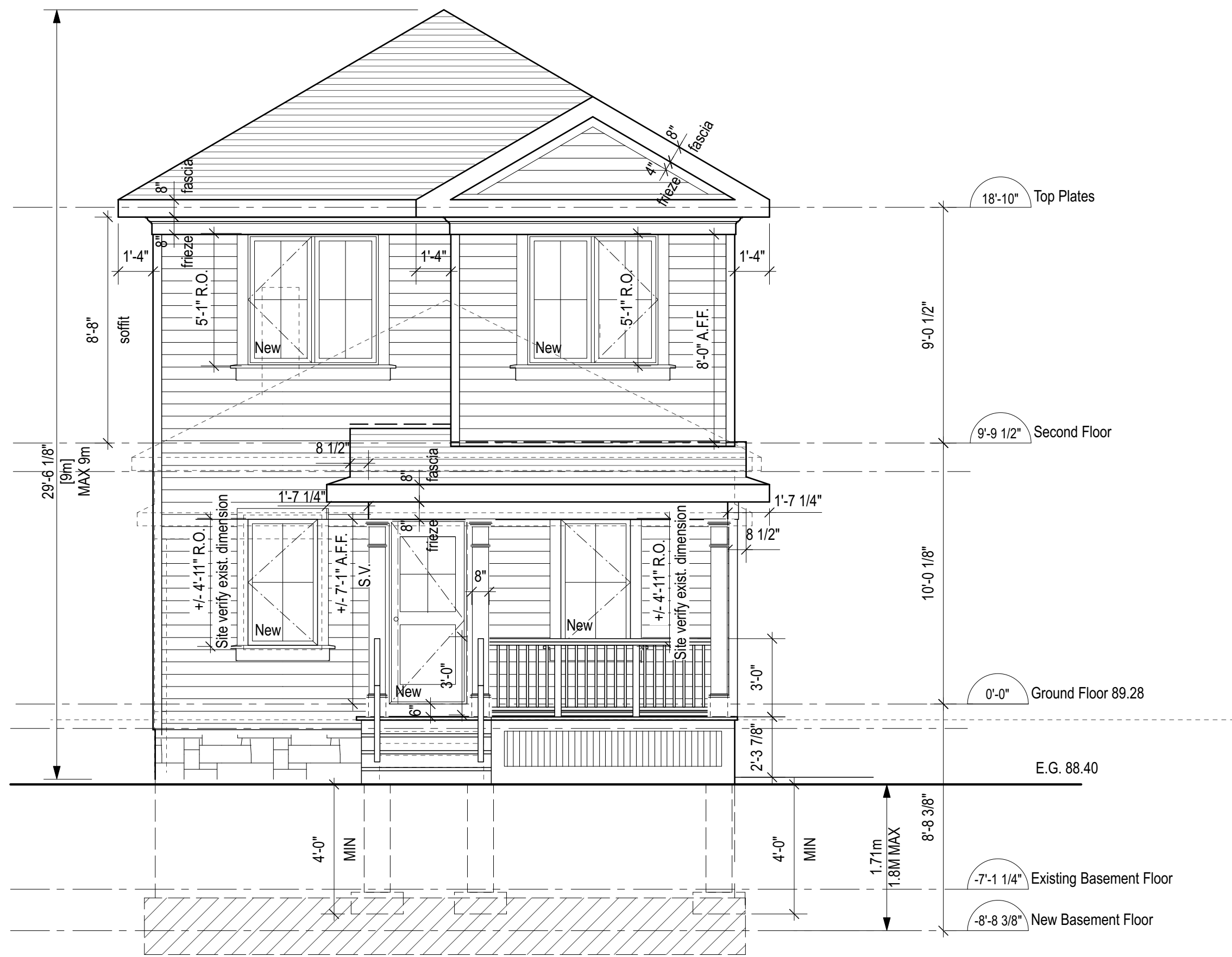
152 Chisholm, Oakville, ON

Drawing:

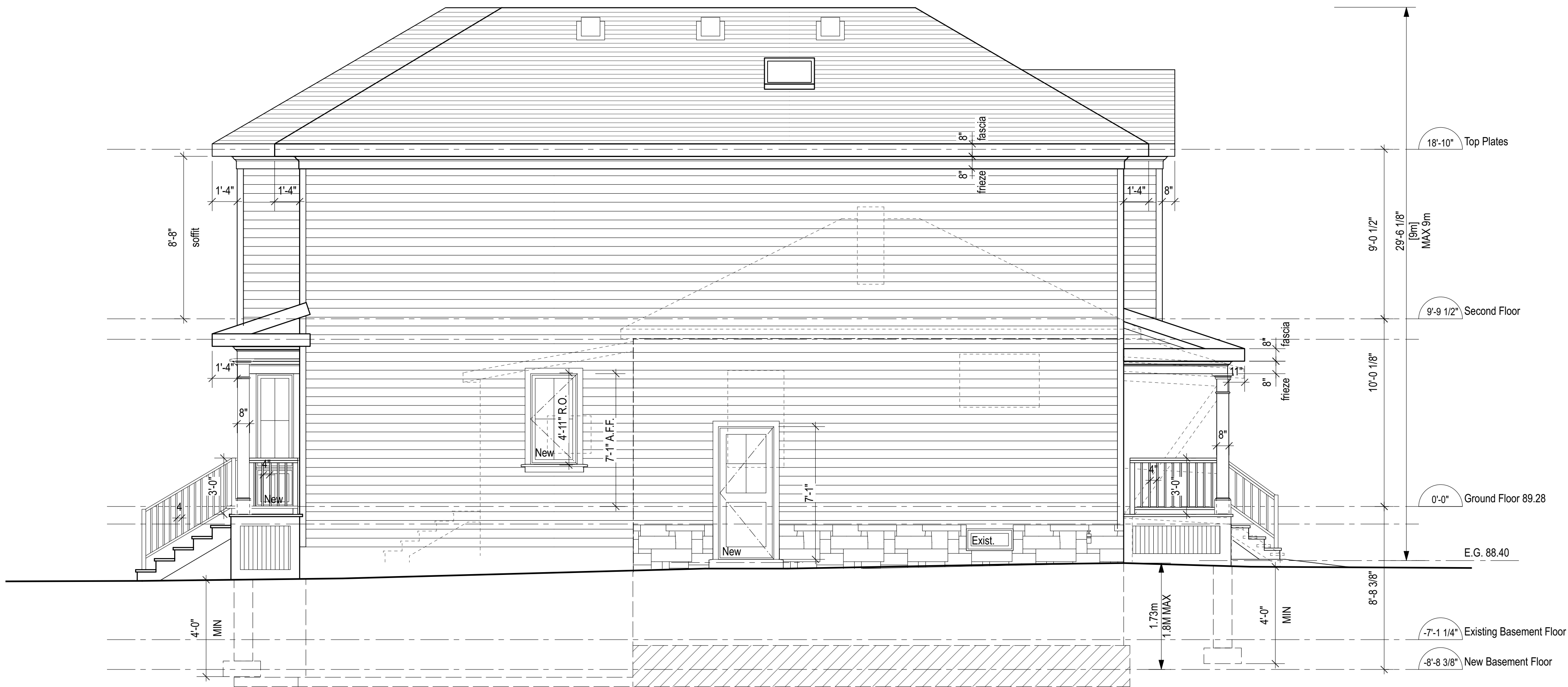
**SECOND FLOOR
PLAN**

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Scale:	1/4"=1'-0"	Date:	January 2023
Drawing Number:			

A03




1 NORTH ELEVATION (FRONT)
1/4" = 1'-0"



2 EAST ELEVATION (SIDE)
1/4" = 1'-0"

2	Apr. 28, 23	Issued for Heritage
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Project:

**RAO
RESIDENCE**

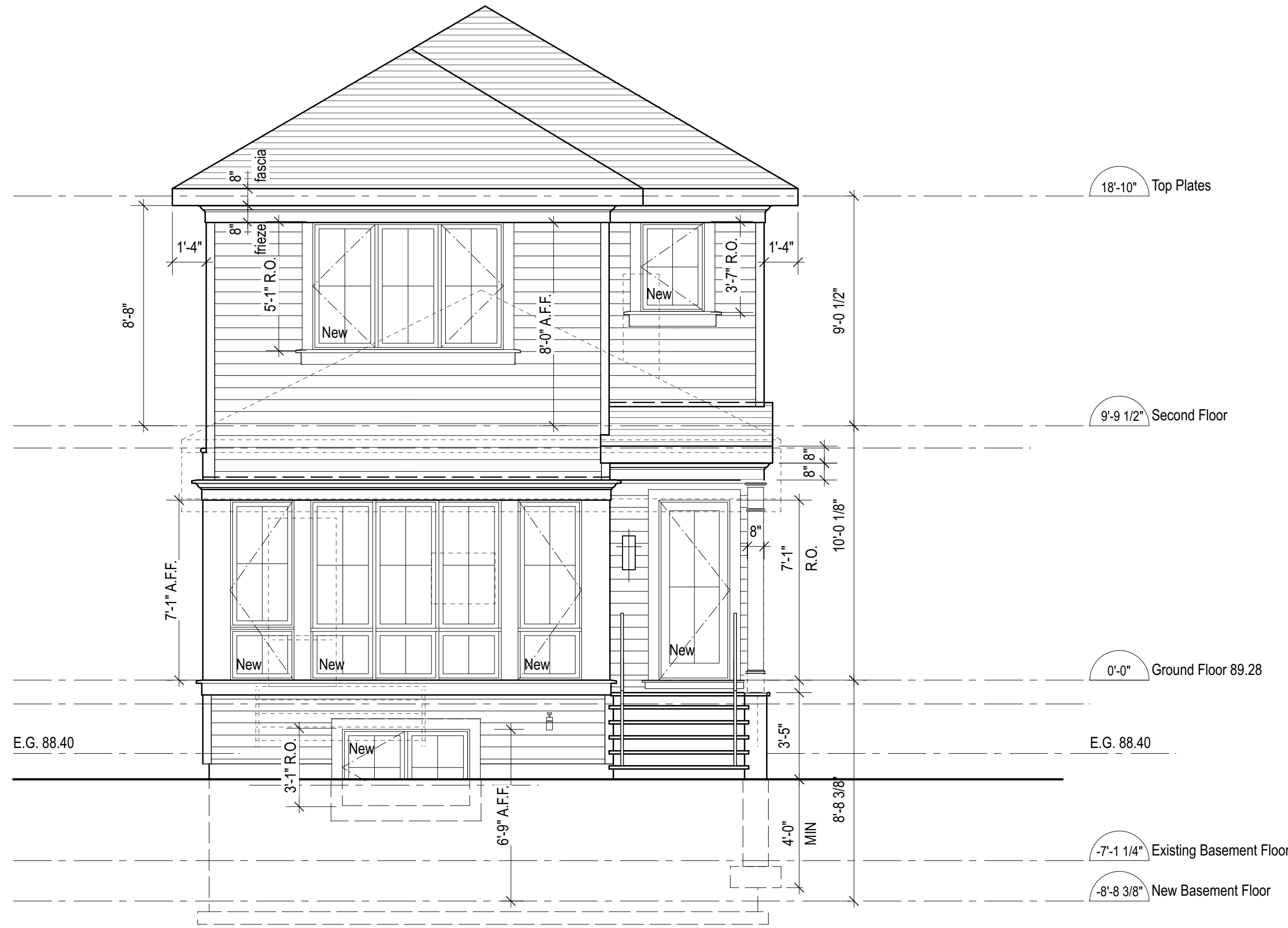
152 Chisholm, Oakville, ON

Drawing:

ELEVATIONS

Drawn By:	AM	Project No:	22.24
Scale:	1/4"=1'-0"	Date:	January 2023
Drawing Number:			

A04




2 SOUTH ELEVATION (REAR)
1/4" = 1'-0"



2 WEST ELEVATION (SIDE)
1/4" = 1'-0"

2	Apr. 28, 23	Issued for Heritage
1	Jan. 12, 23	Issued for Committee of Adjustment
No.	Date	Issue/Revision



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Project:

RAO
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152 Chisholm, Oakville, ON

Drawing:

ELEVATIONS

Drawn By:	AM	Project No:	22.24
Scale:	1/4"=1'-0"	Date:	January 2023
Drawing Number:			

A05