



# Proposed Window Replacement at 148 William Street

PRESENTATION TO THE OAKVILLE PLANNING AND DEVELOPMENT COUNCIL  
22 JANUARY 2024

# Agenda

- ▶ Request to the Planning & Development Council in speaking today
- ▶ The building in photographs
- ▶ Short history
- ▶ St Jude's record of commitment to Heritage Preservation
- ▶ Proposed windows, features
- ▶ Why this window: Balancing concerns
- ▶ Concerns expressed by the Heritage Committee
- ▶ Request to the Planning and Development Council

# Our request to the Council

- ▶ Our request today is that the recommendation of the Heritage Committee be approved subject to the rewording of item 1b to say that **the nine windows be either wood or aluminum clad wood.**



148  
William  
Street in  
photos





# Side Elevations



# Window details



# Short history of the windows

- ▶ The house at 148 William Street was built in 1835 by mariner Edward Anderson. He constructed the house using local materials and scavenged materials as a home for his family.
- ▶ At some time in 1875 to 1890, the house roof was raised and the floor plan extended. During this time, some new windows were installed.
- ▶ In 1920, the windows were replaced with the current windows, so that all nine windows now matched.
- ▶ The house changed hands several times until in 1915 it was gifted to St. Jude's for use as a sexton's residence. Today the house is owned by the Diocese of Niagara under the care of St. Jude's Anglican Church.

# St. Jude's record of conservation and service

- ▶ In 2011, the building was surveyed by Tom Murison at St. Jude's expense.
- ▶ The rear of the building had severe structural issues making it uninhabitable
- ▶ At that time, it was proposed to demolish the building, however a committee at St. Jude's elected to rebuild the back extension and the church provided funding to do this.
- ▶ The exterior was recoated with original stucco by a restoration specialist using authentic materials and has been maintained in the same way.
- ▶ Interior features such as the stamped tin ceilings have also been preserved.
- ▶ The church building has been carefully maintained to keep its appearance unchanged. Recently, the church elected to spend over \$700,000 to replace the slate roof with new hand cut slate tiles.
- ▶ The church recently spent \$300K to renovate its kitchen where 1000 meals each week are now prepared for distribution as part of the town's food support programs
- ▶ Both an active yoga studio and Montessori pre-school have their homes at St. Jude's
- ▶ The church gardens are maintained as a public resource enhancing the neighborhood



# Pella Reserve Heritage Windows

From the Pella Website:

- ▶ “Exquisitely designed, traditional Pella Reserve windows deliver unparalleled historical detailing and have even been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.”

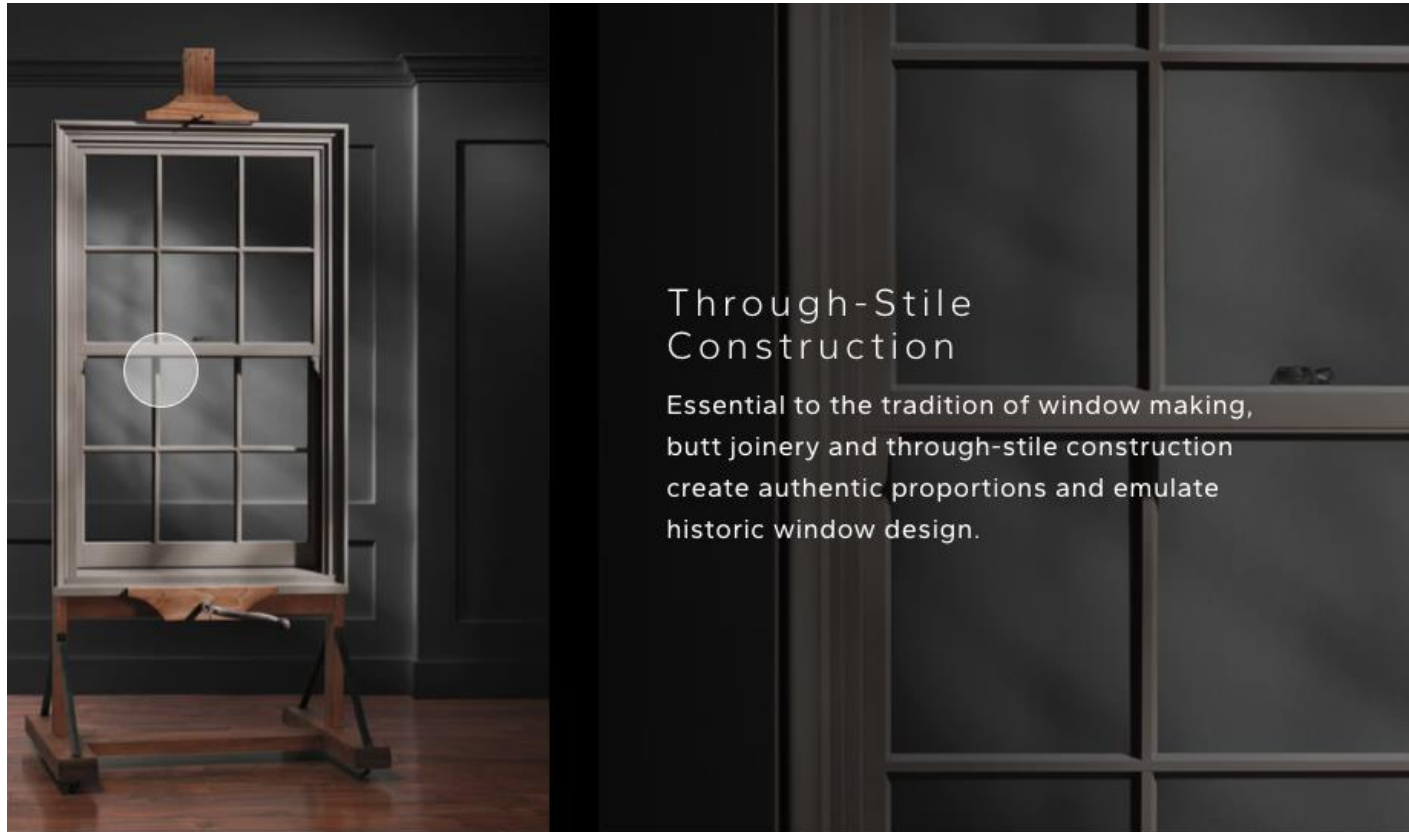
# Proposed window: Muntin Profile



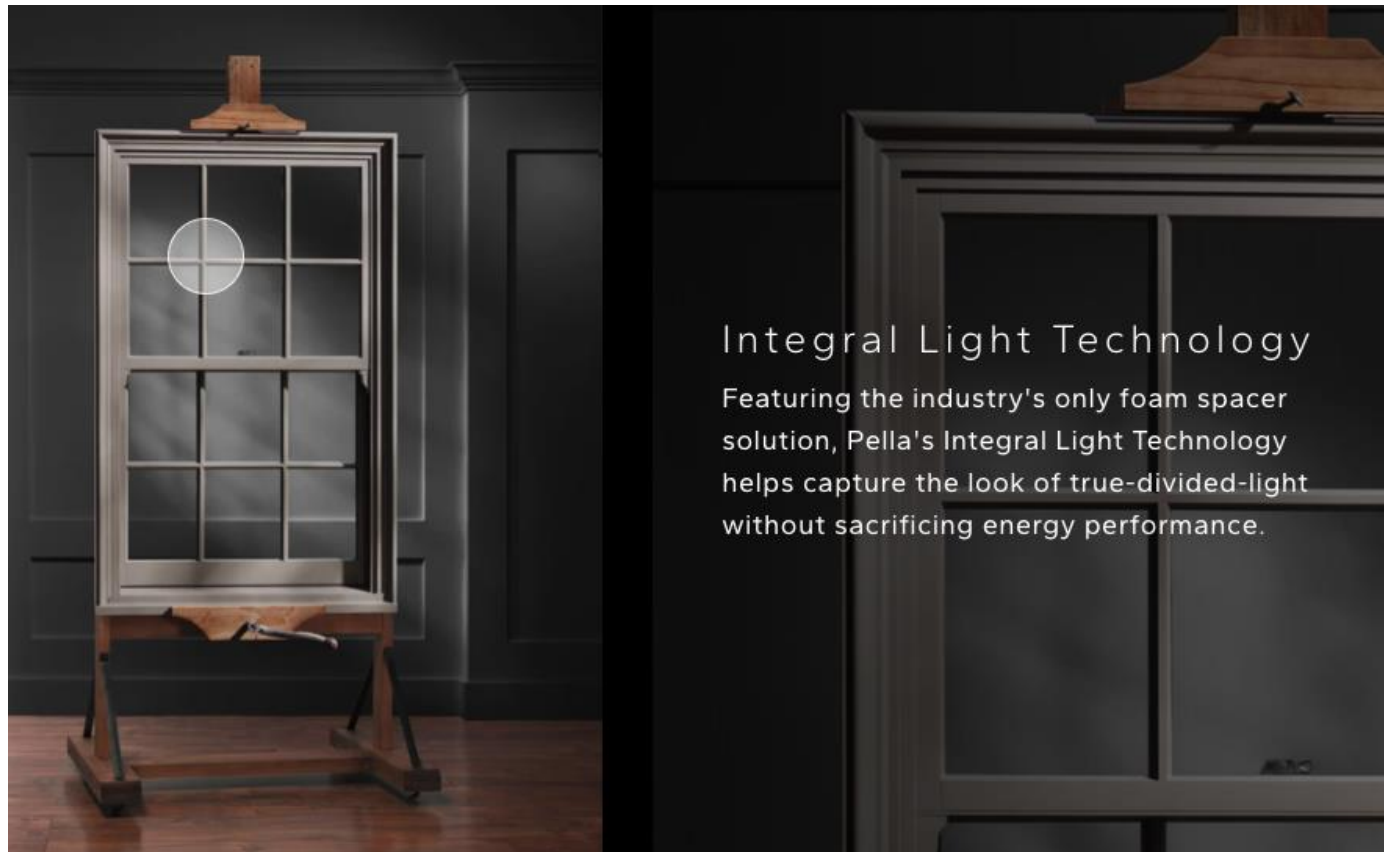
## Putty Profile

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

# Proposed window: Through Stile Construction

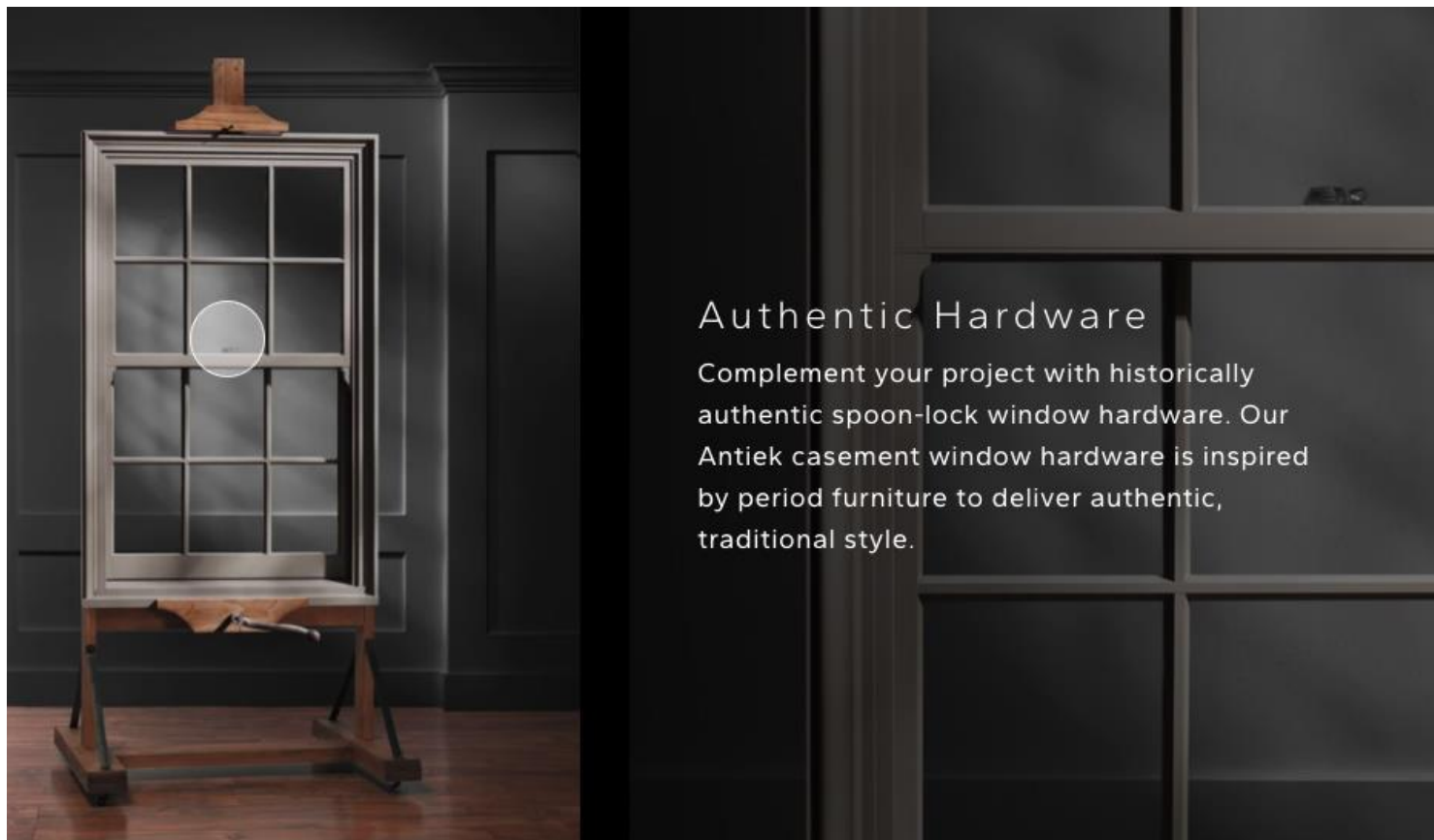


# Proposed window: Integral Light Technology





# Proposed window: Authentic Hardware



## Authentic Hardware

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style.

# Notes on aluminum clad construction

- ▶ Aluminum clad windows are a permitted material for new construction in the Oakville Heritage District as they are believed to be in keeping with the character of the district. They are also allowed on secondary elevations, even though those elevations are equally visible as the front elevation.
- ▶ Major museum projects including the Niagara Power Station Museum have elected to use the Pella Reserve aluminum clad windows for their historical accuracy, efficiency and lower maintenance cost.
- ▶ Installation of these windows will not damage the building. The new windows are made to measure and are simply inserted into the existing openings. This will be the third installation of windows on the property, and if in the future, there is a need to revert to all wood windows, they can be replaced again.

# Modern wood windows are not more authentic than the metal clad wood

From Tom Murison's report in 2011

- ▶ *"Standard window sash were 5/8 inches wide and between 1-3/8 inches to 1-5/8 inches deep, the so called Adams profile."*
- ▶ *"Around Oakville, Adams style muntins were often less carefully made and generally wider from 1 inch to 1-1/4 inch. It may be that the person who made most of the local sash, at a time when Oakville was a very small village), did not fully appreciate the precision of a true Adams muntin, or just could not be bothered to use the best dried red pine stock for his muntin bars, resorting instead to cheaper and slightly weaker white pine, compensating by making them a bit bigger. There is no doubt that the sash are hand planed, and it is this fact that makes it likely that the deviation was because of the particular tradesman involved."*

# Balancing concerns

At St. Jude's, we must balance three concerns:

- ▶ **As a landlord**, we have an obligation to provide a warm, secure home for our tenant, and to maintain the home as an attractive residence
- ▶ **As a charity** with limited ability to raise funds, we must be careful custodians of our parishioners' donations, being vigilant to reduce spending on buildings and to avoid reducing our public services including our many outreach programs
- ▶ **As custodians of a heritage listed property**, we must be careful to maintain the character of our two buildings (Church and 148 William St.)

We believe the best balance we can achieve is the selection of the Pella Reserve aluminum clad wood windows.

- ▶ These are a superior quality with window a lower maintenance load
- ▶ They do not alter the appearance or character of the building.
- ▶ They do not damage the building or limit future options



# Concerns of the Heritage Committee

We attended the Heritage Committee meeting on 19 December 2023 and heard the following:

- ▶ The committee were agreed with St Jude's that all nine windows should be of the same construction. Staff had recommended a split where the aluminum clad windows would be installed on the side elevations and only the three front elevation windows would be of wood construction. As the west side elevation and front elevation are equally visible from the sidewalk, it was not clear what the distinction was.
- ▶ We heard that the desire for wood windows was not supported by arguments, but simply presented as a dogmatic truth. One committee member claimed that allowing these new historically accurate windows would be a disaster but did not explain the nature of the disaster. She also commented that if it were allowed, she would be first in line to replace her own windows with the Pella Reserve metal clad wood windows.

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