

Heritage Oakville Advisory Committee

February 27, 2024



OAKVILLE

27 Reynolds Street



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Heritage permit application

- Designated as part of Old Oakville Heritage Conservation District
- c.1943 1 ½ storey shingle-clad house designed by local architect William Gould Armstrong
- ‘Contributing’ property in the HCD, includes non-historic rear wings
- Application to:
 - Construct second-storey addition above existing one-storey rear wing built in 1989; and
 - Construct new staircase to connect first and second storeys.
- Minor variance approved for maximum residential floor area of 34.2% whereas a maximum of 30% is permitted



SOUTH WEST ASPECT



SOUTH EAST ASPECT



NORTH EAST ASPECT



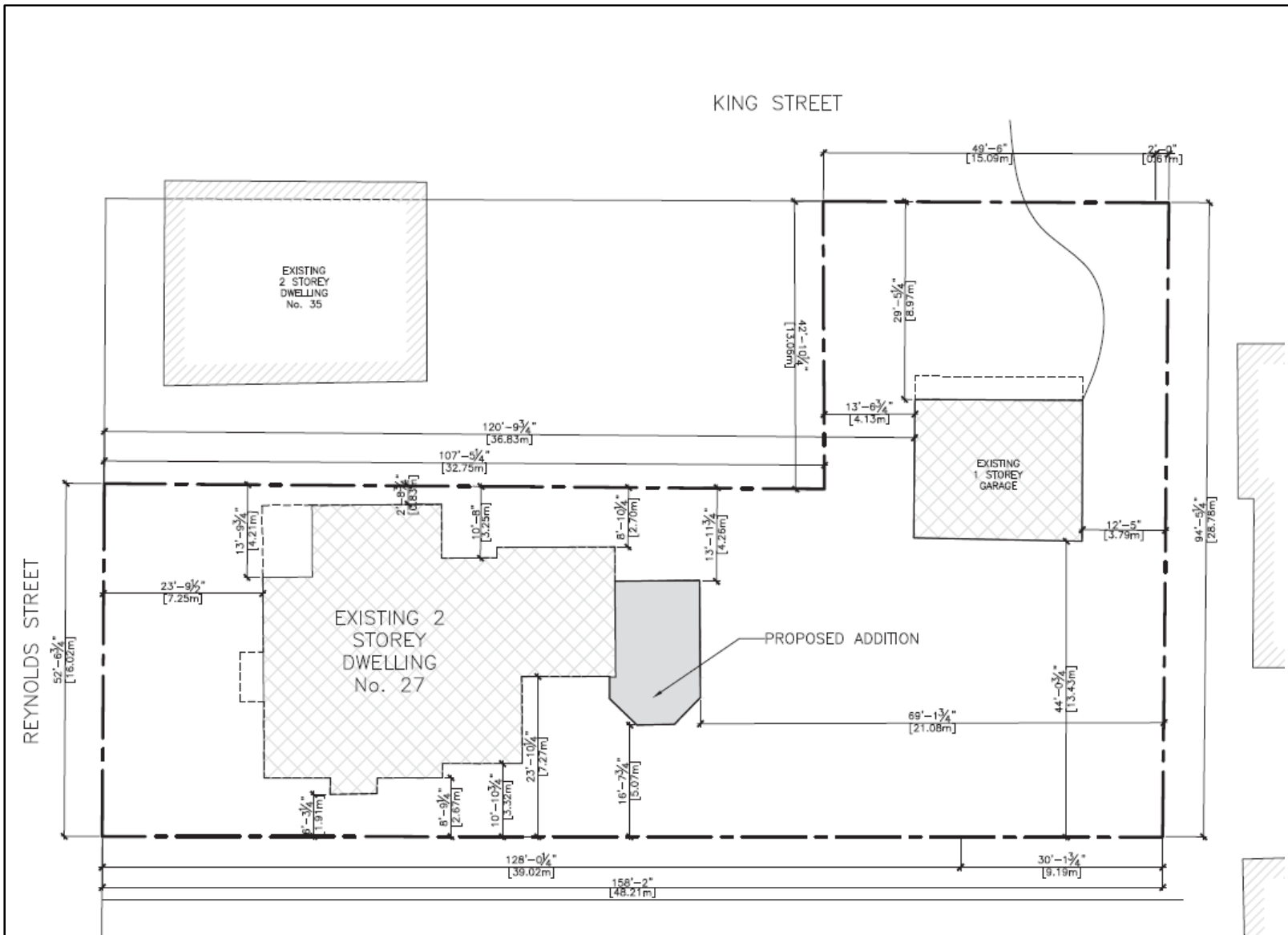
NORTH ASPECT



EAST ELEVATION

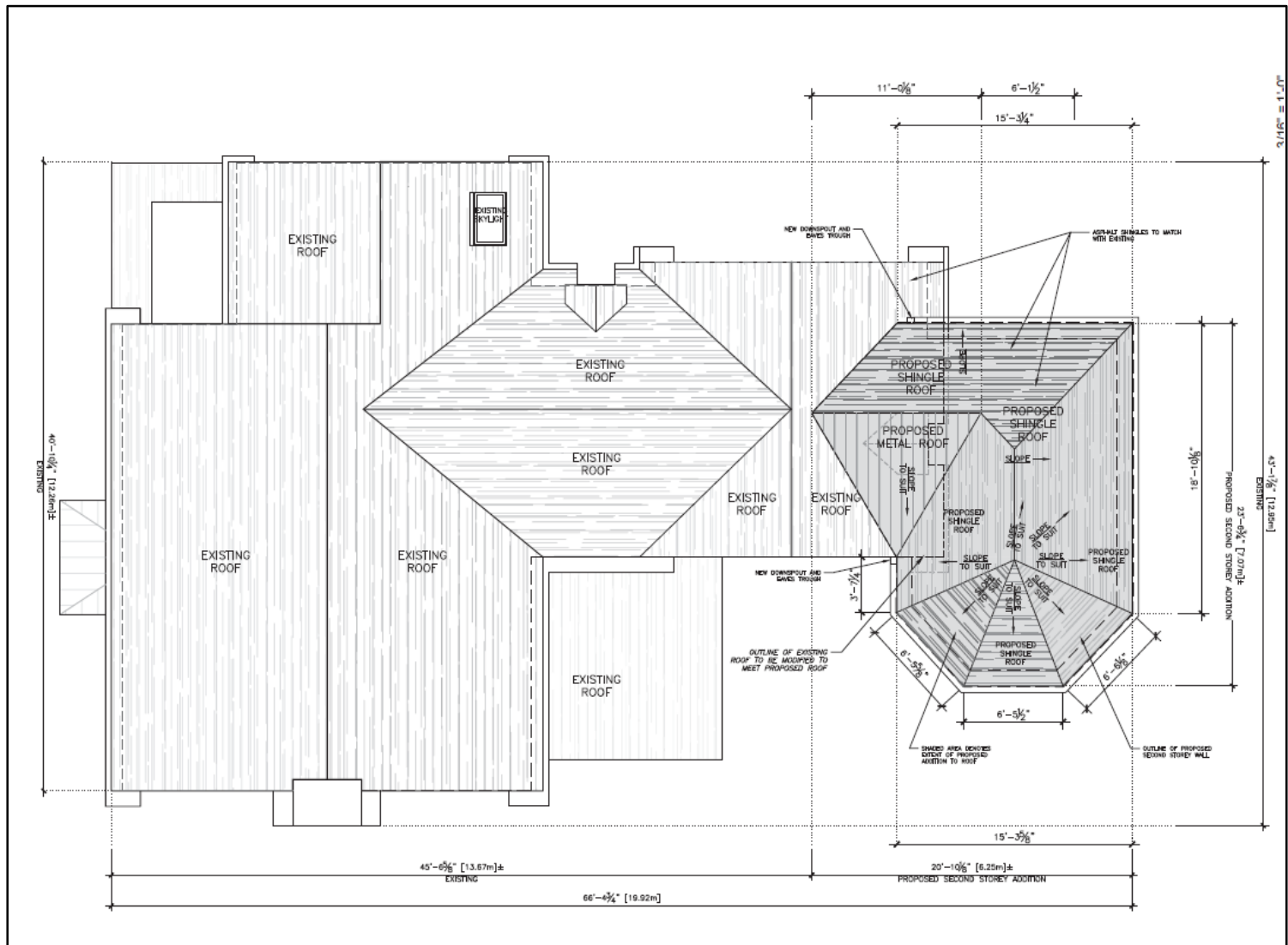


SOUTH EAST ASPECT



OAKVILLE

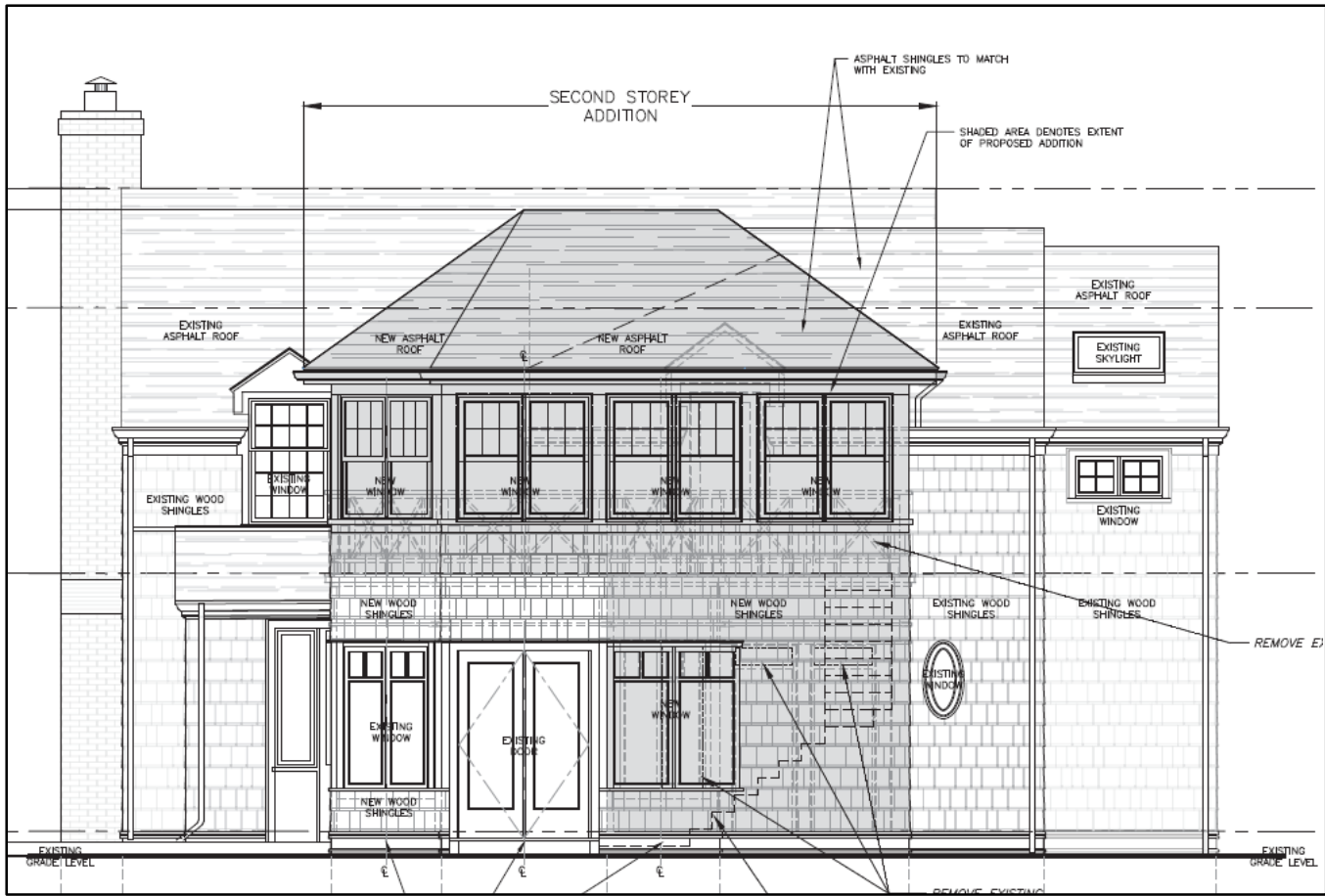
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Heritage assessment

- Scale and height compatible with house and district
- Addition lower in height than heritage structure – not readily visible from the street
- Aesthetic is traditional, materials compatible while remaining distinguishable
- No impacts to heritage house



Staff recommendation:

1. That Heritage Permit Application HP005/24-42.20R for the construction of a new second storey rear addition with ground floor staircase at 27 Reynolds Street, as attached in Appendix B to the report dated February 13, 2024 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, trim, cladding, and paint colours be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.