

Heritage Oakville Advisory Committee

March 26, 2024



OAKVILLE

262 King Street

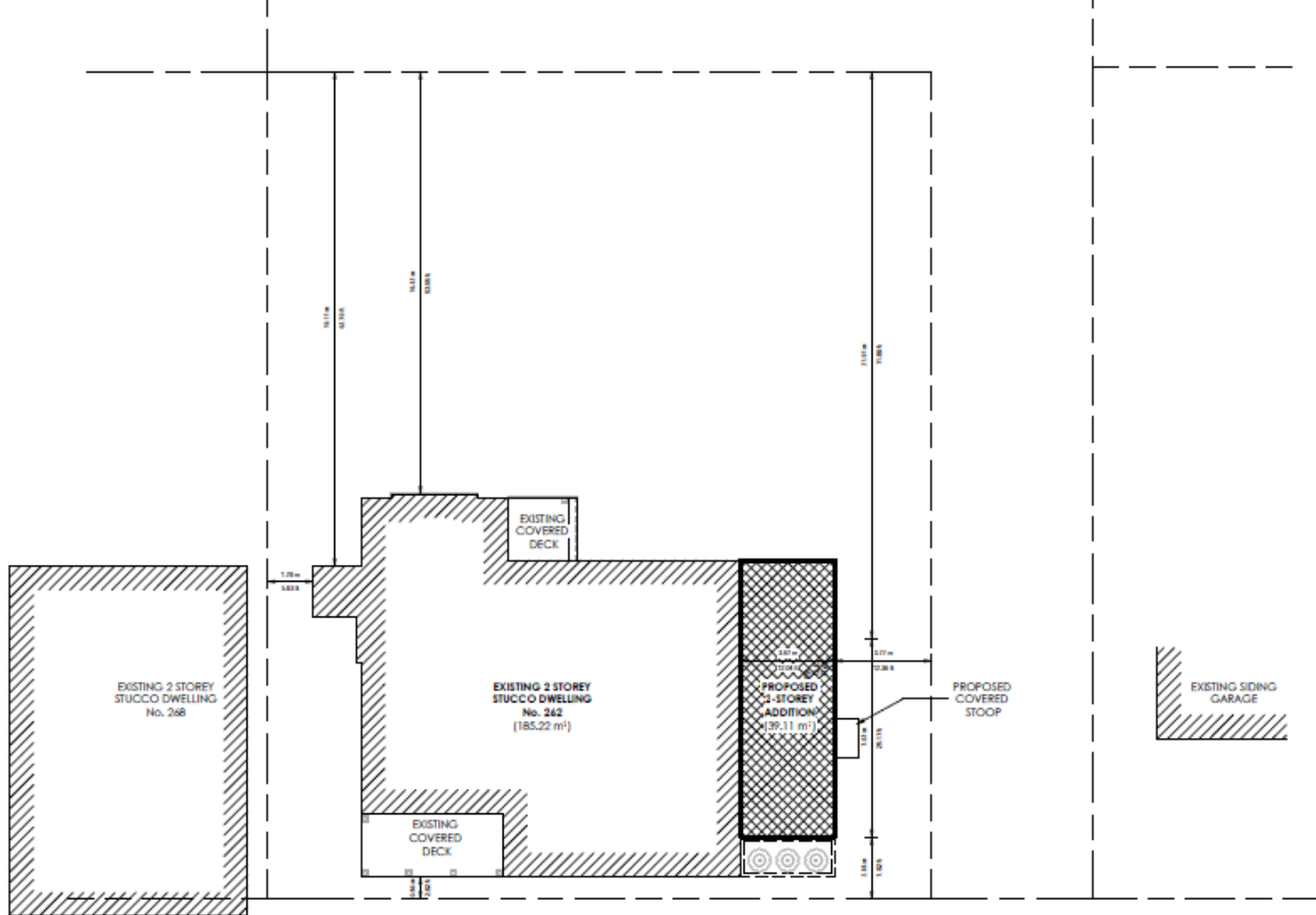


OAKVILLE

262 King Street

Heritage permit application

- Designated as part of Old Oakville Heritage Conservation District
- Circa 1892 Marlatt Coach House (later the Amice Calverly Studio)
- Converted to residential use in 1920s
- ‘Contributing’ property in the HCD
- Application to:
 - Construct two-storey addition on west elevation of existing residence
 - Correction to staff report – addition cladding to be board and batten, not matching stucco/half timbering
- Block 13 in the 1981 Plan, ‘Mixed Residential Development Pattern’ (Area 4) in 2024 Study

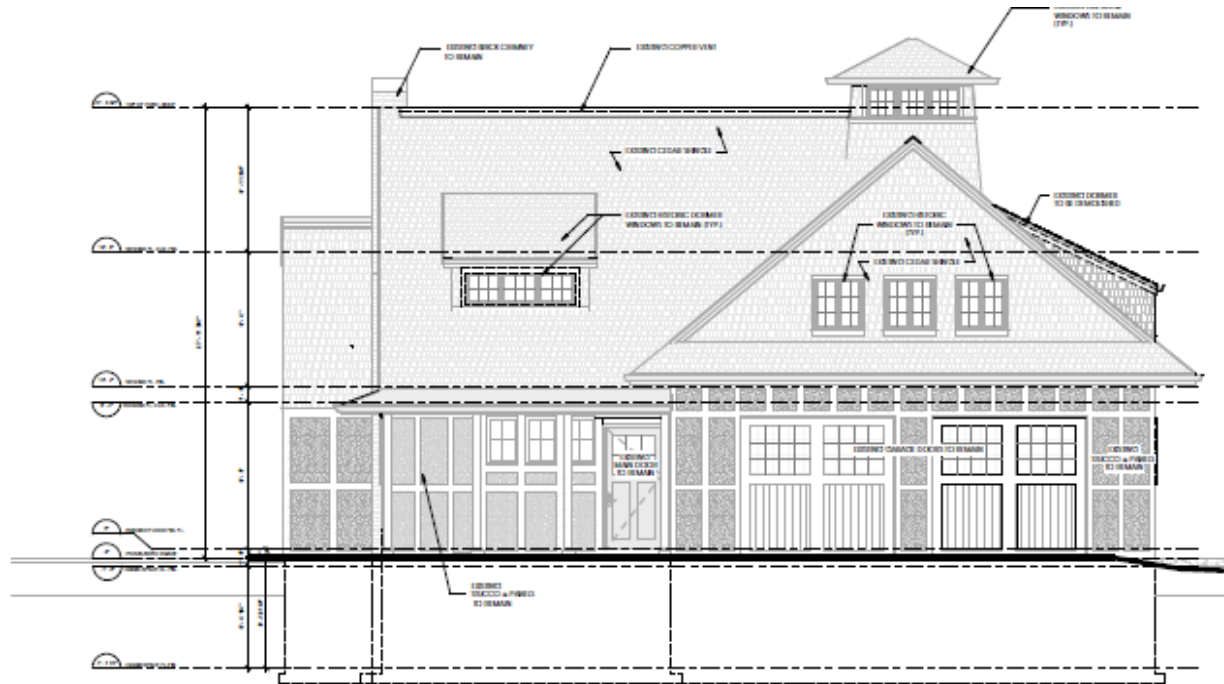


KING STREET

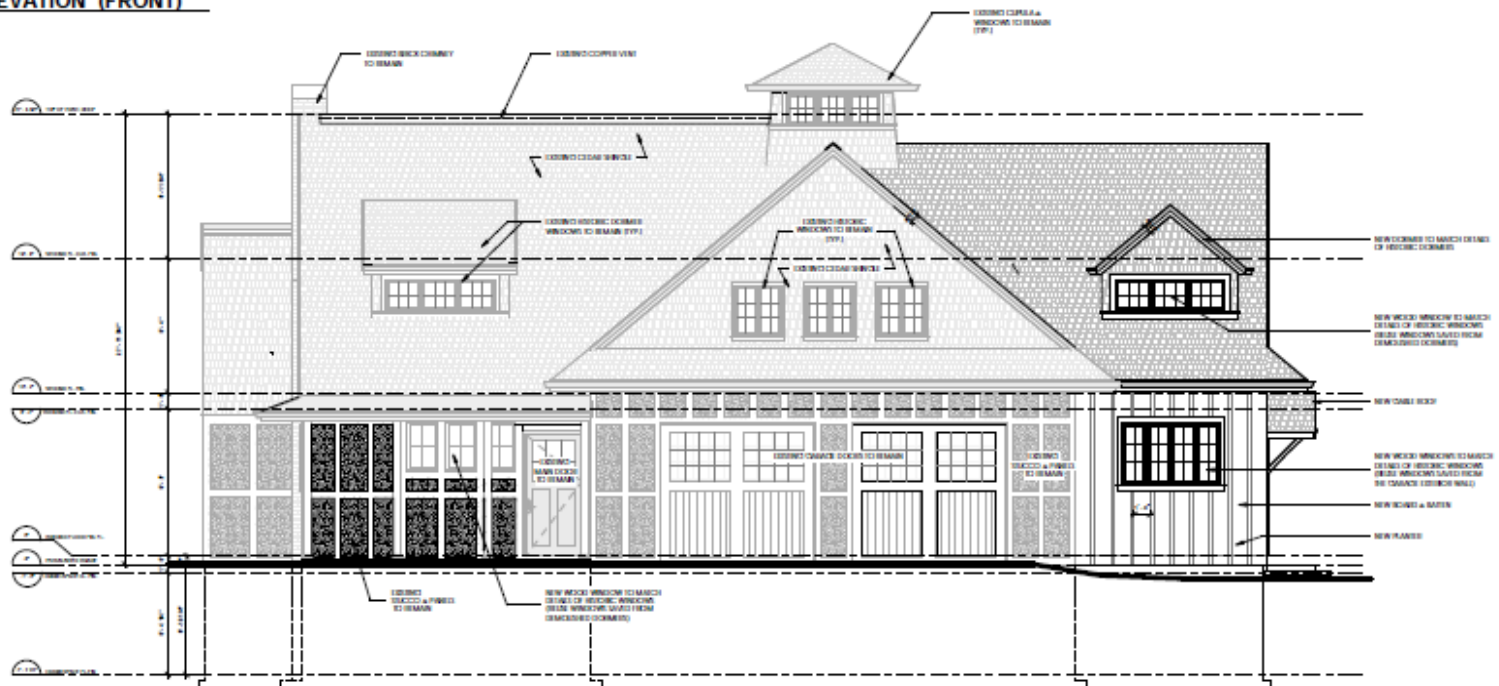


OAKVILLE

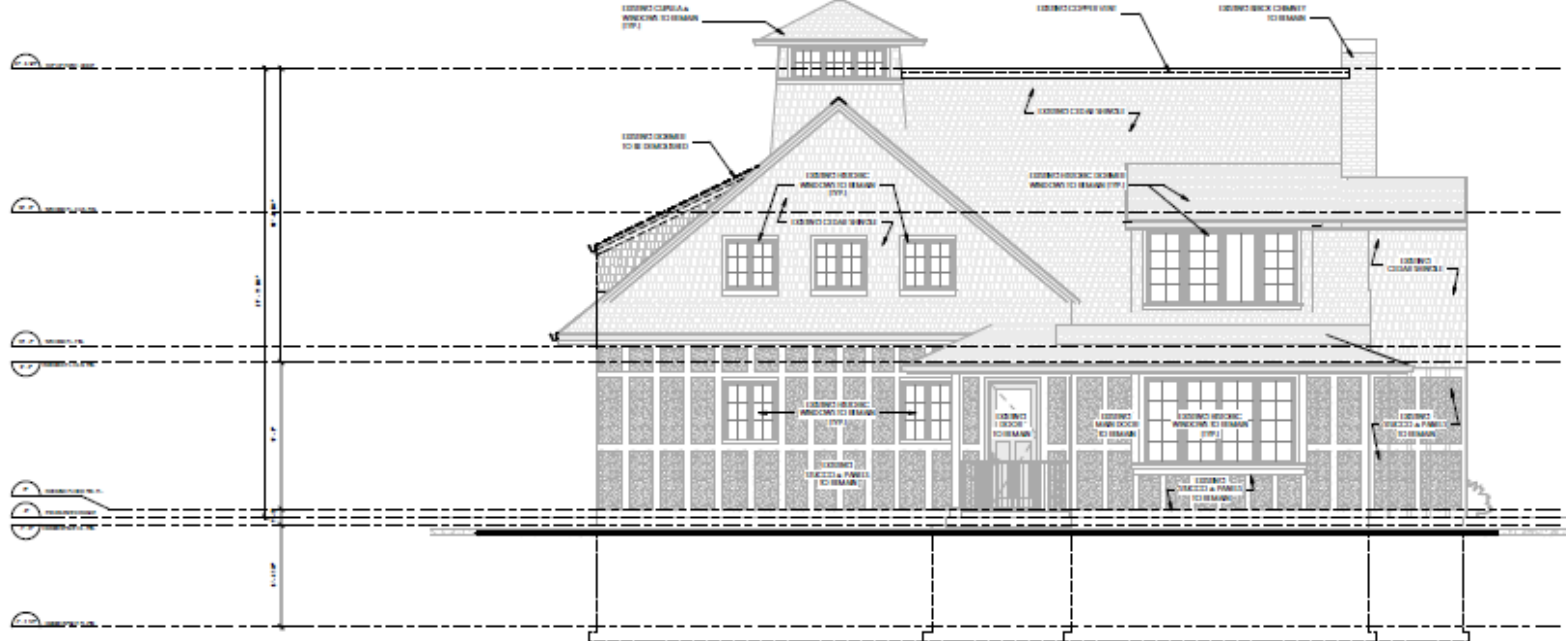
262 King Street



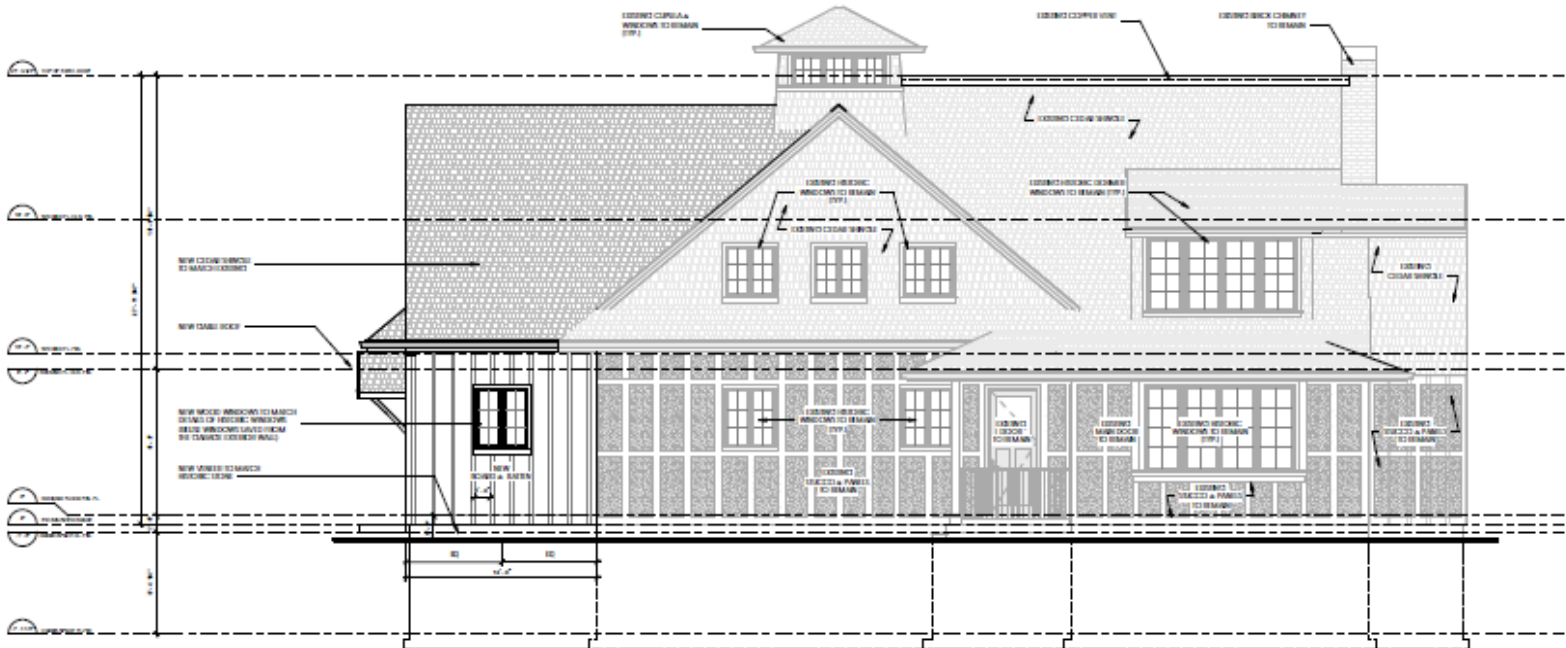
1 **EXISTING NORTH ELEVATION (FRONT)**
AS.1 1/4" = 1'-0"



2 **PROPOSED NORTH ELEVATION (FRONT)**
AS.2 1/4" = 1'-0"

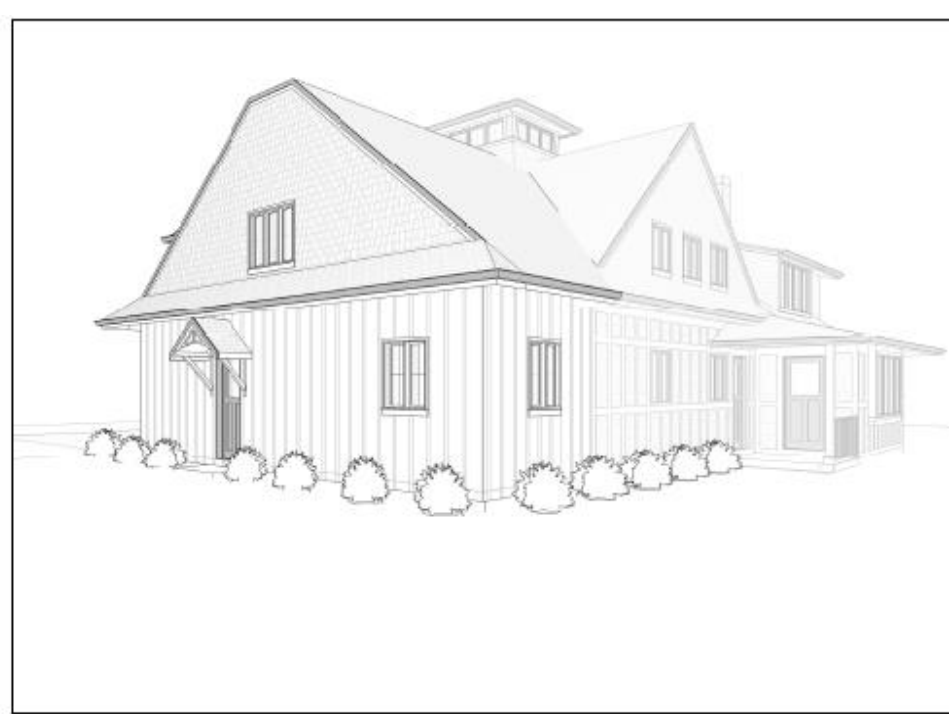


2 EXISTING SOUTH ELEVATION (REAR)
A3.2 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION (REAR)
A3.2 1/4" = 1'-0"







OAKVILLE

262 King Street



OAKVILLE



OAKVILLE

262 King Street

Heritage assessment

- The scale, massing and height of the proposed addition is compatible with the historic residence, being pushed back from the front plane and with a slightly lower roofline.
- Details such as the dormer window and the side gable roof are slightly different than the historic house, but in keeping with the Arts and Crafts aesthetic.
- While the proposed addition does require the removal of some of the historic features of the existing residence on the west elevation to accommodate the new addition, the aesthetic of the new addition and the materials are compatible and unifying with the existing house.
- The multipaned wood windows have been designed to provide a cohesive look with the rest of the house, without mimicking the unique windows on the original house.
- The proposed addition does not negatively impact the varied streetscape character of this section of King Street by maintaining the materials and aesthetics of the historic house.
- Letters of support provided from neighbours (Appendix D and revised agenda)



Staff recommendation:

1. That Heritage Permit Application HP008/24-42.20K for the construction of a new two storey addition at 262 King Street, as attached in Appendix B to the report dated March 12, 2024 from Planning Services, be approved subject to the following:
 - a) That final details on the windows, doors, trim, cladding materials 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.