



OAKVILLE

REPORT

Heritage Oakville Advisory Committee

Meeting Date: September 17, 2024

FROM: Planning Services Department

DATE: September 3, 2024

SUBJECT: Heritage permit application HP019/24-42.20F 31 First Street –
Construction of a new enclosed rear porch

LOCATION: 31 First Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP019/24-42.20F for the construction of a new enclosed rear porch at 31 First Street, as attached in Appendix B to the report dated September 3, 2024 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, trim, paint colours, brick and stone 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.

KEY FACTS:

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

- The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District.
- The owners are proposing to remove the existing non-historic rear deck and construct a new enclosed porch at the rear of the house.
- Staff is recommending that the application be approved.

BACKGROUND:

The property at 31 First Street is located on the east side of First Street north of the shore of Lake Ontario. A location map is attached as Appendix A. The property contains a circa 1855 frame house known as the William Robertson House. The original structure is a two-storey frame structure clad in wood siding. The historic

structure includes rear additions constructed in the early 1990s and early 2000s, as well as a circa 2001 detached garage. The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District.

The subject heritage permit application is for the removal of an existing non-historic rear deck and the construction of a new enclosed porch in the same location. The application form, photos, and drawings of the proposed work are attached as Appendix B.

As the property is located within the First and Second Street Heritage Conservation District (HCD), the District Plan for the HCD is applicable. Relevant excerpts from the District Plan are attached as Appendix C.

The complete heritage permit application was deemed complete on August 13, 2024. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to deal with this application is November 11, 2024.

COMMENT/OPTIONS:

The applicants are proposing to remove an existing rear deck on the house that was constructed in the early 2000s. In its place, the applicants are proposing to construct a new enclosed porch to provide a screened-in amenity space for the home. The proposed new porch will fill in the ‘L-shape’ of the historic house at the front of the property and the 1990s and 2000s additions to the rear of the house. The flat roof of the porch will be below the historic windows on the second storey of the historic house, minimizing impacts to the heritage attributes of the house.

Traditional round wood columns, wood railings and wood panelling are proposed on both exposed elevations of the porch, to be painted to match the cream trim on the existing house. Wood screens and wood screen doors are to be installed; no glass is proposed. A natural stone veneer is proposed along the base of the structure, with the stone to match as close as possible to the existing lakestone foundation of the historic house. On the south elevation, a wide red brick chimney is to be installed to accommodate a new fireplace. The brick is to match in size and colour to the bricks on existing chimneys.

No changes are proposed to the heritage structure or landscaping, including trees. No minor variances are required for the works proposed in this application.

When evaluating the changes to the subject property, the District Plan for the First and Second Street Heritage Conservation District (HCD) is the primary policy document to use. Additionally, Staff reviewed the proposed application for conformity with the town’s Livable Oakville Plan and its cultural heritage policies,

which support the conservation and enhancement of the town's heritage conservation districts.

Staff is of the opinion that the proposed enclosed porch meets the guidelines of the District Plan. The new enclosed porch is physically and visually compatible with, sympathetic to and distinguishable from the historic house on the property. The porch has a traditional design and materials but is visually distinct from the historic house. The porch is lower in height than the heritage house and is to be tucked in behind the historic structure, with no significant impact on the streetscape of the HCD. No heritage attribute of the original house will be changed or significantly affected by the new porch.

The subject proposal therefore meets the guidelines of the First and Second Street Heritage Conservation District Plan. Staff recommends that this heritage permit application be approved subject to the conditions in the recommendation.

The works proposed are 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

There is no public notification required.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no impact on other departments and users.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability, and Accountable Government.

(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 greenhouse gas emissions. 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 – Excerpts from District Plan

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