

REPORT

Heritage Oakville Advisory Committee

Meeting Date: September 17, 2024

FROM: Planning and Development Department

DATE: September 4, 2024

SUBJECT: Heritage permit application HP018/24-42.20S 93 Second Street – addition and renovations to existing residence

LOCATION: 93 Second Street

WARD: Ward 3 [Click here for multiple wards.](#) Page 1

RECOMMENDATION:

1. That Heritage Permit Application HP018/24-42.20S for the addition and renovations to 93 Second Street, as attached in Appendix B to the report dated September 4, 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; and,
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 construct a new garage and two-storey addition and renovate features of the existing residence that require improvements.
- Staff is recommending that the application be approved.

BACKGROUND:

The property at 93 Second Street is located on the southeast corner of Second Street and Lakeshore Road East. A location map is attached as Appendix A. The

property contains a circa 1860 farmhouse with historic, but not original, Tudor Revival details. 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 a second storey addition to an existing one storey addition on the east elevation of the building, as well as several alterations to the existing residence. 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 (the District), the District Plan for the HCD is applicable. Relevant excerpts from the District Plan are included in this report.

The complete heritage permit application was deemed complete on August 9, 2024. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is November 7, 2024.

COMMENT/OPTIONS:

Alterations to Existing Residence

The original farmhouse, seen in Appendix D, was likely altered in the early 20th century to add the Tudor Revival details, including the false half timbering. While not original, the Tudor Revival details of the residence has been part of the character of the house for over a century. Many alterations have since followed over the decades, including the replacement of all windows and doors, a one storey addition at the south-east corner, a carport, porch enclosures and introduction of an elaborate homemade arbour. These later alterations are generally of poor construction and are not considered to have heritage value. The house has had relatively little maintenance over the past few years and requires significant improvements on the interior and exterior. The proposed alterations are as follows:

- Replacement of all windows with the historic house (noting that none of the existing windows are historic) with wood simulated divided lights (SDL) casements to unify the character of the residence. This project has been approved for a heritage grant.
- Replacement of the stucco cladding due to existing damage and also to accommodate the additions (described in the next section). The replacement stucco will be a traditional three coat application with texture to match the existing as closely as possible.

- Repairs and modification in some places to the false half-timbering. The intention is to maintain the off-white colour of the stucco and dark brown of the half timbering, which is a hallmark of the Tudor Revival style.
- Removal of the enclosure over the front entrance facing Lakeshore Road East.

Details for the new landscaping have not yet been submitted and will need to be processed through a future minor heritage permit application.

Additions to the Existing Residence

In addition to the proposed alterations, the applicant proposes the removal of several non-historic additions. New additions are proposed to be constructed as follows:

- Removal of the existing carport and construction of a new two car garage in approximately the same footprint. The proposed garage will be clad in stucco to match the cladding of the residence. The garage doors will be single car width with design details compatible with the Tudor Revival character of the historic residence. The roof of the garage will be a low slope shed roof.
- Removal of the existing one-storey rear addition and construction of a new two-storey addition in approximately the same footprint. The cladding of the new addition would be stucco with false half timbering to match the patterning on the historic residence. Windows will be wood casements matching the design of the replacement casements on the historic residence. The roofline will match the existing in height but is set back from the front elevation (facing Lakeshore Road East) due to the siting of the garage.
- Removal of the entrance enclosure facing Lakeshore Road East and existing entrance facing Second Street and construction of a new principal entrance to the house. The new entrance creates a focal point on the Lakeshore Road East elevation and clarity about where to access the residence. The current access is hidden behind arbours with a modest entrance door that is easily overlooked. The new entrance will include a glass enclosed vestibule, wood doors and picket style railings on a flat roof.

Zoning

The proposed changes require relief from Zoning By-law 2014-014 for reduced side and rear yards. A minor variance was approved for the property at the Committee of Adjustment on August 21, 2024. This approved minor variance permits an interior easterly side yard of 0.68m whereas the zoning by-law requires 1.2m, as well as a

rear yard setback of 4.23m whereas the zoning by-law requires 7.5m. Heritage Planning staff supported the minor variance as the existing residence currently has similar setbacks that do not meet the standards zoning by-law. Additionally, the proposed second storey addition is limited in size and is considered appropriate relative to the scale of the existing dwelling.

Heritage Assessment

When evaluating the changes to the subject property, the District Plan for the First and Second Street HCD is the primary policy document to use (attached as Appendix C). Additionally, Heritage Planning staff reviewed the proposed application with consideration of the town's Livable Oakville Plan and its cultural heritage policies, which support the conservation and enhancement of the town's heritage conservation districts.

The alterations proposed to the existing residence are a mixture of repair, restoration and rehabilitation. They do not remove historic fabric from the building and are carefully designed to support the heritage character of the property and the District.

The location of the two-storey addition is appropriate for the property as it is sited at the side and rear of the existing house, keeping it subordinate from the historic house. The scale and massing do not overwhelm the residence and are in keeping with the character of the residence. Design, cladding materials and windows reflect the architectural style of the heritage building.

The proposed garage is located on the same approximate footprint as the existing carport, which is to the side of the residence. The garage cannot be recessed due to the siting of the historic residence on the lot. While detached garages are preferable, the proposed garage will be an improvement on the existing carport that has a double width door opening and is in generally poor condition.

The proposed additions and alterations are considered to be compatible with and sympathetic to the existing heritage house and with the streetscape of the District.

Conclusion

The subject proposal is therefore considered to meet 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 HCD Plan and Guidelines

Appendix D – Current and historic photos

Prepared by:

Susan Schappert, CAHP, MCIP, RPP
Heritage Planner

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development