

HERITAGE IMPACT ASSESSMENT



FARM MANAGER'S COTTAGE, LISONALLY FARM
1110 Lakeshore Road West, Oakville, Ontario

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TABLE OF CONTENTS

	EXECUTIVE SUMMARY	
1.0	INTRODUCTION	1
2.0	LOCATION	1
3.0	SITE DESCRIPTION	2
4.0	HERITAGE PLANNING CONTEXT	4
5.0	HISTORICAL CONTEXT	5
6.0	HERITAGE VALUE	8
7.0	PROPOSED ALTERATIONS	10
8.0	IMPACT ASSESSMENT	12
9.0	CONCLUSIONS & RECOMMENDATIONS	13
10.0	SOURCES	15
11.0	QUALIFICATIONS OF THE AUTHOR	15
12.0	APPENDICES	ATTACHED
	APPENDIX A: PHOTO DOCUMENTATION	
	APPENDIX B: HISTORIC DOCUMENTATION	
	APPENDIX C: ARCHITECTURAL DRAWINGS (HICKS DESIGN STUDIO)	

EXECUTIVE SUMMARY

The subject dwelling is the former Farm Manager's House for Lisonally Farm, the summer home of Sir Frank and Lady Baillie. It was built c.1926 to designs by Page & Warrington and is the only surviving building from the Baillie Estate. It is a very modest 1-storey dwelling that does not meet the needs of the current owner who is a descendant of the Baillie family.

Rehabilitation of the cottage is challenging given its modest size and its location in the back corner of the lot. Therefore, after much consultation with heritage staff, it was agreed that moving the cottage to the center of the lot so that sensitive additions could be introduced, was preferable to demolition or other options such as an addition in front of the cottage or radical changes to the existing roofline to add additional floors.

The proposal ensures that all exterior heritage elements will be preserved. It is therefore recommended that the proposal be supported and that impacts of the proposed interventions be mitigated in the following ways;

In order to mitigate the proposed alterations, it is recommended that the applicant be required to:

- document the exterior and interior
- salvage interior elements that have potential for reuse

In order to mitigate the risks of moving the heritage building, it is recommended that the applicant be required to:

- submit a Moving Plan by a certified heritage building mover and approved by a structural engineer with experience moving heritage buildings

Furthermore, the Baillie Cottage has been found to meet several criteria for Designation under the *Ontario Heritage Act*. It is therefore recommended that:

- the owner agree to *Designation* of the cottage in its new location
- the owner provide a *Letter of Credit* to the City prior to relocation of the cottage, to be released once it is secured on the new foundation

1.0 INTRODUCTION

This *Heritage Impact Assessment* (HIA) was prepared by Megan Hobson for Jennifer Kravis, as a requirement for obtaining a heritage permit to make alterations to a listed heritage building at 1110 Lakeshore Road, known as the Baillie Cottage. This report meets requirements of the City of Oakville for *Heritage Impact Assessments*.

Two site visits were undertaken in the November 2020 and September 2021 to document the heritage building and its physical context on Lakeshore Road West. Historical research was undertaken and relevant heritage policies were reviewed. Recommendations in this report are consistent with applicable heritage policies and guidelines. Architectural drawings for the proposed alterations included in this report were prepared by Hicks Design Studio. The design is based on input from the consultant and heritage staff at the Town of Oakville.

2.0 LOCATION

The subject property is located at 1110 Lakeshore Road West in a residential neighbourhood in the Town of Oakville. It is situated on the south side of Lakeshore Road West, between Wilder Drive and Westdale Road.



AERIAL VIEW – an irregularly shaped lot with a large front and side yard

3.0 SITE DESCRIPTION

The subject property contains a 1-storey frame dwelling with large masonry piers at the corners, a low hipped roof with a wide overhang and two stone chimneys. The main elevation is oriented towards the driveway on the west side of the property.

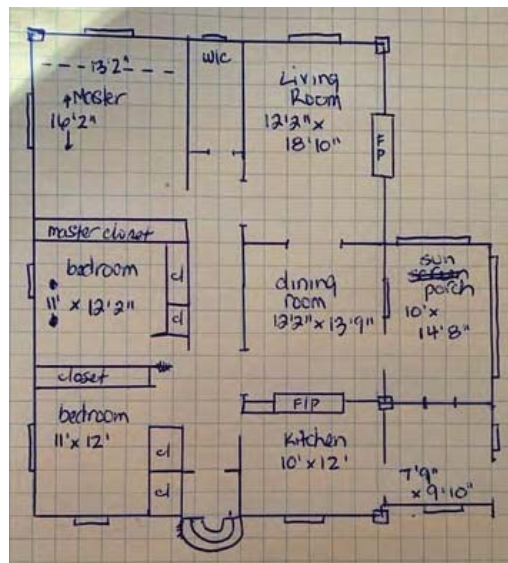


MAIN ELEVATION – oriented towards the driveway

The subject dwelling is situated in the back corner of the property with a large yard in front and on one side. The other side yard is very narrow and there is a small backyard. The front yard contains a lawn and there are mature trees along the Lakeshore frontage and beside the driveway. There is a detached garage with vinyl siding at the end of the driveway.



PROPERTY SURVEY



FLOOR PLAN



SETTING – view of the front lawn and Lakeshore Road West

The interior maintains the original layout with a central hallway flanked by a Kitchen, Dining Room and Living Room on one side and three bedrooms on the other side. The Kitchen and Dining Room open onto a Sunroom located at the back. There are two fireplaces, one in the Dining Room and one in the Living Room that have stone surrounds and plain wood mantles. There is original wood flooring and millwork throughout, with the exception of the Bathroom that has modern finishes and fixtures. The windows include 4 over 4 wood sash and 4 over 4 wood casements in the cottage, and 6 over 1 wood sash in the sunroom. There are original doors throughout, including French doors and solid wood doors with four panels. There are original built-in cabinets in the Kitchen (pantry) and Dining Room (hutch). The entry vestibule has a door with a transom and sidelights.



ENTRY VESTIBULE.



DINING ROOM (12' X 14')

4.0 HERITAGE PLANNING CONTEXT

The Baillie Cottage is listed on the Municipal Heritage Register because it was formerly the Farm Manager's house on the Baillie Estate, known as Lisonally Farm. All of the other buildings associated with Lisonally Farm have been demolished. Stone pillars that originally stood on Lakeshore Road West at the entrance to Lisonally Farm are the only other remnants of the former estate. The pillars have been re-located to 112 Lisonally Court and are listed on the Municipal Heritage Register.



Farm Manager's House



Stone pillars

REMNANTS OF LISONALLY FARM (Baillie Estate) – Farm Manager's House at 1110 Lakeshore Road West and entrance pillars relocated to 112 Lisonally Court (below)

5.0 HISTORICAL CONTEXT

After the death of Sir Frank Wilton Baillie in 1921, Lady Baillie (nee Edith Julia White) oversaw major improvements at their summer estate in Oakville called Lisonally Farm. The new buildings were designed by Page & Warrington, a well-known architectural firm in Toronto.

In 1930, Lisonally Farm was featured in *Canadian Homes and Gardens* in a lengthy article that included descriptions and photographs of the buildings designed by Page & Warrington in the 1920s. A photograph of the subject dwelling is included in the article and it is described as part of a 'new group of farm buildings';

The new group of farm buildings, designed as a unit, and situated not far from the entrance to the property ... are built of Credit Valley stone, taken from the ravine, and stained shingles.

The farm manager's house faces a stretch of green turf, near the entrance gates ... The building is of brown stained shingles with Credit Valley limestone. Page and Warrington were the architects.

The manager's house, has all the charm of the old lodge houses of England. It stands near the entrance gates in its own thick grove of lovely trees.

One of the many interests of Lady Baillie and her farm manager, Mr. Petrie, is the reforestation plantation, where hundreds of seedlings of Spruce Maple, Birch, Hemlock, Elm and other native trees are getting the right kind of start in the world.

The Farm Manager is identified in the article as Mr. Petrie. No further information about Mr. Petrie could be located. He was responsible for operation of the farm. In the 1920s, Lisonally Farm had stables, a dairy, a piggery a poultry house and the ground contained an orchard and many varieties of trees. Water for the farm was pumped from Lake Ontario into a reservoir and water tank on the property. The 1930 article claims that the farm generated income to maintain the estate:

Lisonally demonstrates the wisdom of steady improvement ... and the new big business of making country estates "pay".

In 1939, the Baillie House was destroyed by fire and Lady Baillie had a more modest home designed for her by Hugh Allward, a well-known Toronto architect. Eventually all of the former farm buildings associated with Lisonally Farm, with the exception of the Farm Manager's House were demolished and the estate was subdivided for residential development. The area associated with Lisonally Farm is now covered with new subdivisions with street names that commemorate the former use, such as Lisonally Court. The only other surviving remnant of the Lisonally Farm are a pair of stone pillars that originally stood at the entrance on Lakeshore Road that have been relocated to 112 Lisonally Court.



LISONALLY FARM – the Farm Manager’s House was part of a group of farm buildings designed by Page & Warrington



AERIAL VIEW – the Farm Manger’s House is located near the entrance from Lakeshore Road

6.0 HERITAGE VALUE

The subject dwelling has historical, contextual and design value.

Historical & Contextual Values

It was built c.1926 for the Farm Manager at Lisonally Farm, the summer estate of Sir Frank and Lady Baillie. It was originally part of a group of farm buildings all built in a similar style, but is now the only surviving building associated with the Baillie Estate. It is located on Lakeshore Road West near the entrance to the former Lisonally Farm

Design Value

It was designed by Page & Warrington, a prominent Toronto firm that designed a number of Arts & Crafts style houses in Toronto's elite residential neighbourhoods including Forest Hill and Rosedale. Page & Warrington designed a group of farm building for Lisonally Farm c.1926.¹

The Farm Manager's House is a good example of a modest Arts & Crafts style cottage. The cottage prominently features Credit Valley limestone, said to be quarried from the ravine nearby.² The design is dominated by four tapered masonry piers at each corner, two tall chimneys constructed of the same stone, and a steeply pitched roof with wide overhanging eaves. The exterior is clad with wood shingles and the multi-paned windows include both sash and casement style windows.

List of Heritage Attributes

Physical and contextual features that contribute to its heritage value are:

- compact form with a steeply pitched roof with a wide overhang
- use of natural and locally sourced building materials
- 4 tapered piers at the corners and two tall chimneys, built from Credit Valley stone, of varied sizes laid in regular courses with a quarry cut face
- wood shingle cladding
- wood windows including 4 over 4 sash and casement style windows
- proximity to Lakeshore Road West, near the former entrance to Lisonally Farm
- landscaped setting including lawns and mature trees

¹ Robert Hill

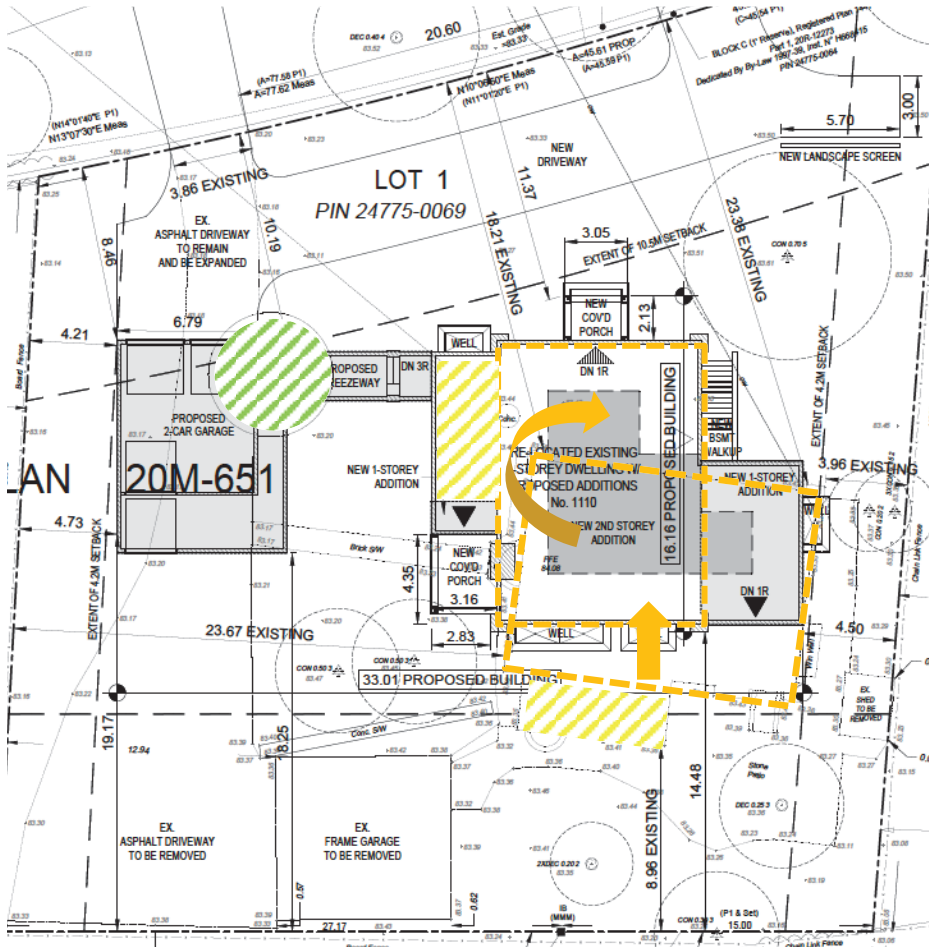
² *Canadian Homes & Gardens* (1930)

Evaluation According to Ontario Regulation 09/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a modest Arts & Crafts style dwelling designed by Page & Warrington c.1926.
ii) Displays a high degree of craftsmanship or artistic merit	YES	It displays a high degree of craftsmanship and artistic merit, particularly in the use of Credit Valley stone for the corner piers and chimneys.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 1-storey residential building.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with the Farm Manager for the Lisonally Farm in the 1920s. It is associated with Lady Baillie who oversaw construction of a group of farm buildings designed by Page & Warrington in the 1920s.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of Lisonally Farm. The contribution is limited because none of the other farm buildings have survived, the entrance gates have been relocated, and the former estate has been built over with new subdivisions.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It was designed by Page & Warrington, a prominent Toronto architectural firm and is a good example of a modest Arts & Crafts style residence by that firm.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It is a remnant of a former Estate that no longer exists.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked with Lakeshore Road West and the former entrance to Lisonally farm that was located here.
iii) Is a landmark	NO	It is listed on the Municipal Heritage Register but is not Designated.

7.0 PROPOSED ALTERATIONS

The Conservation Strategy is to rehabilitate the Baillie Cottage for ongoing residential use by a member of the Baillie family. The cottage will be moved so that new additions can be built in a way that preserves the character of the original cottage.



SITE PLAN – the Bailey Cottage will be moved closer to Lakeshore Road and rotated 90 degrees so that new additions can be built



The cottage will be moved closer to Lakeshore Road and rotated 90 degrees



The existing sunroom addition will be replicated in the same location



One tree will be removed for the proposed breezeway & garage addition



New 2nd floor addition will be built in the existing attic space

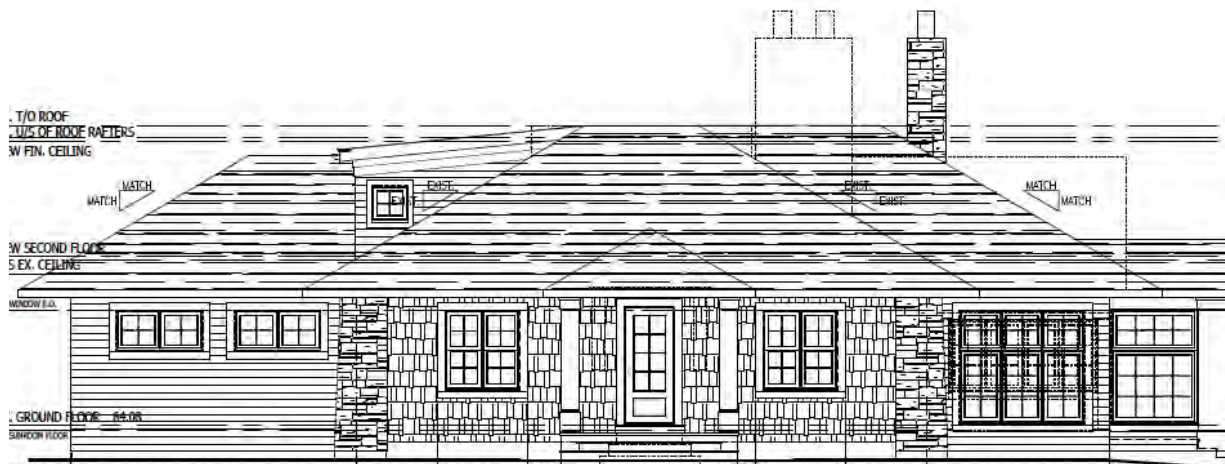


New 1-storey addition on the side elevation will be set back

Additions will be located at the side and rear and will be limited in height to 1-storey. New roofs for the additions will have the same slope as the existing roof. A 2nd floor addition above the existing cottage will be sensitively introduced so that impacts to the original roofline are minimized and so that the two stone chimneys can be preserved. The proposed 2nd floor will have a smaller footprint than the 1st floor. Large dormers and skylights will be introduced so that most of the existing roof framing can be preserved and the existing attic space can be utilized as living space. A roof plan has been provided that shows the extent of the new roof and how it relates to the existing roof of the cottage.



BAILLIE COTTAGE – the Arts & Crafts style cottage will be preserved



PROPOSED ELEVATION – new additions will be compliment the original design

The new garage is attached to the cottage by a 1-storey breezeway. This separation will ensure that the Baillie Cottage remains legible as a discrete structure. The 1-storey addition on the left side is set back from the main elevation for the same reason. The addition on the right side recreates the existing sunporch addition in the same location. The intent is for the character of the main elevation to be fully preserved. The only change to the main elevation will be the addition of a small entrance porch. The existing entrance door and two casement windows on the main elevation will be preserved.

The cladding material proposed for the new additions is horizontal wood siding, a traditional cladding material that is visually compatible but distinct from the wood shingle on the Baillie Cottage. New windows will be multi-paned to match the style and configuration of the original

windows. Some of the existing window openings on the side and rear elevations will be modified to accommodate the new additions and interior layout. Detailed elevations have been provided that show where new openings or changes to existing openings will be made. A demolition plan has been provided that shows what interior walls that will be removed.

8.0 IMPACT ASSESSMENT

The design has evolved so that all exterior heritage attributes will be conserved. Impacts to the main elevation have been avoided, with the exception of a small porch at the front entrance to replace the existing canopy in this location. Impacts are limited to the side and rear elevations where some windows where existing window openings will be modified. Impacts to the roof have been minimized by reducing the size of the 2nd floor addition so that dormers and skylights are introduced so that the existing attic space can be utilized. The new additions will be clad with wood siding and new windows will be installed that match the existing windows.

Changes to the interior include removal of most of the interior partition walls and complete remodeling of the interior. The changes are proposed because the existing layout consists of small compartments along a narrow central hallway. The proposed changes will create a more open plan and improve the flow between the existing interior spaces and the proposed additions. In order to support a rehabilitation that will contribute to the long-term conservation of the Baillie Cottage an ongoing use as a private residence, the changes to the interior are reasonable and the loss of interior features can be mitigated through documentation and salvage.

The proposed change in orientation towards Lakeshore Road will not have a negative impact on heritage value because the original farm layout has already been obliterated by later development. The cottage was originally oriented towards the main road through Lisonally Farm but this road no longer exists. The change in orientation will align the main elevation with the modern street pattern and is seen as a beneficial change that will enhance the Lakeshore Road streetscape and make the cottage.

Although the cottage will only be moved a short distance, relocation of any structure poses significant risks. This risk can be mitigated by providing a detailed plan for how the building will be relocated as well as details about the new foundation that it will be secured to. This information should be provided and reviewed by heritage staff in the form of a Moving Plan and/or a Conservation Plan, prior to the issue of a demolition permit. The condition of the masonry piers and chimneys should be assessed as part of this plan. A certified building mover with experience moving heritage buildings should be consulted. The methodology for moving the building may require partial dismantling of the chimneys above the roofline, and repairs and shoring of the masonry piers and bases of the chimneys. The heritage building should be secured, protected, insured and regularly monitored while it remains vacant during construction.

9.0 CONCLUSIONS & RECOMMENDATIONS

The proposal includes conservation of the Baillie Cottage and construction of compatible additions to support ongoing residential use.

The following interventions to the Baillie Cottage are proposed:

- on site relocation to the center of the lot onto a new foundation
- change in the orientation so that the main entrance faces Lakeshore Road
- demolition of the existing 1-storey sunroom addition and construction of a new sunroom in a similar style in the same location
- installation of new windows in the same style as the original windows with some modifications to accommodate the new additions and interior layout
- changes to the roofline for a 2nd floor addition including new dormers and skylights
- construction of two 1-storey additions on the side elevations with roof heights and slopes that match the original roof
- reconfiguration of the interior including removal of interior walls and original fixtures and finishes

The Baillie Cottage will be lifted from its foundation, moved slightly closer to Lakeshore Road and rotated 90 degrees so that the main elevation faces Lakeshore Road, and placed onto a new foundation. Additions will be compatible with the height, scale, massing, materials and design elements of the heritage building and character-defining elements will be preserved.

The following character-defining elements will be preserved:

- the compact form
- the low sloped roof with wide overhanging eaves
- the 2 stone chimneys
- the 4 masonry piers at the corners
- the exterior walls clad with wood shingle
- the multi-paned sash and casement style windows

The Baillie Cottage is currently located in the back corner of the lot and is a very modest building with small living spaces and bedrooms all on one floor. The existing kitchen and bathroom are small and need to be updated. The attic and basement are unfinished. The proposed changes will enlarge and open up the ground floor of the existing cottage, introduce a 2nd floor within the existing attic space, and create a basement level below the existing cottage and new additions. The proposed 1.5-storey garage is complimentary to the heritage building in its design and materials and replaces an existing vinyl-clad garage that is not complimentary to the heritage building. The new garage will be linked to the house by a breezeway structure to improve its functionality.

In order to mitigate the proposed alterations, it is recommended that the applicant be required to:

- document the exterior and interior with photographs and measured drawings
- salvage interior elements that have potential for reuse

In order to mitigate the risks of moving the heritage building, it is recommended that the applicant be required to:

- submit a Moving Plan by a certified heritage building mover and approved by a structural engineer with experience moving heritage buildings

Furthermore, the Baillie Cottage has been found to meet several criteria for Designation under the *Ontario Heritage Act*. It is therefore recommended that:

- the owner agree to *Designation* of the cottage in its new location
- the owner provide a *Letter of Credit* to the City prior to relocation of the cottage, to be released once it is secured on the new foundation

10.0 SOURCES

Heritage Documents

Ontario Heritage Tool Kit, Ministry of Heritage

Standards & Guidelines for the Conservation of Historic Places in Canada, Parks Canada (2010)

Historical Background

'Baillie Estate to get new Life with plans for Development', *Oakville Beaver* (1995)

Blumenson, John. *Ontario Architecture; A Guide to Styles and Building Terms, 1784 to the Present*.

Heron, Craig. 'Sir Frank Wilton Baillie' entry in the *Dictionary of Canadian Biography*.

Hill, Robert. 'Page, Forsey Pemberton Bull', entry in the *Biographical Dictionary of Architects in Canada 1800-1950*.

Kalman, Harold. *History of Canadian Architecture*, 2 vols.

Macpherson, Mary-Eta. 'Lisonally Farm; a summer home of Lady Baillie', *Canadian Homes & Gardens* vii (May, 1930); 36-39 – detailed description and photographs of Lisonally Farm.

Page & Steele fonds, 1924-1988, Archives of Ontario.

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION – Exterior & Grounds



Entrance from Lakeshore Road West



Main elevation is oriented towards the driveway



Main elevation is oriented towards the driveway



Masonry piers at the corners are flared – wide roof overhang – eyebrow dormers in the low hipped roof



Walkway to main entrance



Main entrance



Main elevation



3 rounded sandstone steps at the front entrance



Main entrance - vinyl siding covers original wood soffit and pediment



Raised stone foundation – metal grate – brackets for window boxes



Flagstone



Main elevation – stone chimney



2 rounded stone steps at sunroom entrance



Sunroom wall extends behind the masonry corner pier



Flagstone paving – loose and missing mortar at the base of the masonry pier



Sunroom entrance



Rear elevation



Rear elevation – sunroom – stone chimney – entrance to basement



Side elevation – narrow side yard



Raised stone foundation



Original window frame with later glass block



Roof overhang – vinyl siding installed over original wood soffit



Flagstone paving – quarry cut Credit Valley sandstone



Front entrance to the cottage - detached garage with vinyl siding



Detached garage and parking area – view to adjacent property and wood fence along rear property line



View towards adjacent property and wood fence along side property line



Walkway to the front door from the driveway



Driveway from Lakeshore Road West



Front Yard looking towards Lakeshore Road West – lawn and mature trees



View from Lakeshore Road West – views of the cottage are blocked by mature trees near the road