

## APPENDIX D

# HERITAGE IMPACT ASSESSMENT

2444, 2454 & 2460 OLD BRONTE ROAD  
OAKVILLE, ON

Issued: June 14, 2018



2460

ERA

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Cover Image: East facade of the 2460 Old Bronte Road (ERA, 2017).

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## EXECUTIVE SUMMARY

### Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”), on behalf of Zancor Oakville Ltd. It considers a proposal for the redevelopment of 2444, 2454, & 2460 Old Bronte Road, Oakville (the “Site”).

The Site is currently occupied by a two-and-a-half storey farmhouse, two single storey bungalows, and three outbuildings.

This HIA is being submitted to Town of Oakville Staff to obtain permissions for the relocation of the farmhouse. As per advice of Staff, the applicant is going through a two-step process in order to relocate and reactivate the house as a temporary sales centre, which will be followed by a second approvals process to approve the design and construction of a new rear addition to facilitate continuing commercial uses.

An addendum to this HIA will be submitted once the design of the rear addition is finalized and ready for circulation to Heritage Oakville Municipal Advisory Committee.

### Cultural Heritage Value

The property at 2460 Old Bronte Road is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. The property contains a two-and-a-half storey Gothic Revival house built c. 1875. ERA has evaluated the property against Ontario Regulation 9/06 and has found the property is a candidate for designation under Part IV of the Ontario Heritage Act.

The outbuilding at 2444 Old Bronte Road is identified as a barn c.1900 and as a potential heritage resource in the *The Palermo Village: A Heritage Resources Review and Strategy (2008)*. ERA has evaluated the

property against Ontario Regulation 9/06 and has found the property is not a candidate for designation under Part IV of the Ontario Heritage Act.

The two bungalows at 2444 and 2454 Old Bronte Road are not listed on the Oakville Register. ERA has evaluated the properties against Ontario Regulation 9/06 and found the properties are not candidates for designation.

### Proposed Development

The proposed development anticipates the relocation of the farmhouse at 2460 Old Bronte Road and the removal of the outbuilding at 2444 Old Bronte Road in order to facilitate the construction of a new eight storey condominium with retail at grade.

Portions of the existing rear additions on the farmhouse will be removed in order to facilitate its relocation and allow for a new rear addition, which will facilitate its adaptive reuse to meet contemporary space requirements. The framing of the circa 1820s pioneer farmhouse will be conserved and encased within the interior of the new rear addition.

The farmhouse will be used as a temporary sales office and then tenanted as a commercial space once sales are complete and the rear addition has been constructed.

### Impact on Heritage Resources

The farmhouse at 2460 Old Bronte Road will be conserved. It will be relocated within the Site and rehabilitated for continuing commercial uses.

The impact of the new rear addition will be evaluated in a forthcoming addendum to this report. The replacement of rear additions to historical farmhouses is a typical in order to ensure their continued viability.

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The outbuilding at 2444 Old Bronte Road will be removed and its timbers salvaged and made available.

## Mitigation Strategies

### *Rehabilitation of the Farmhouse*

The farmhouse will be rehabilitated. The phasing and details of the conservation scope of work will be detailed in the forthcoming Conservation Plan.

### *New Location of the Farmhouse*

The property for the new location of the farmhouse was purchased by the applicant at the urging of Town of Oakville Staff. The new location sites the farmhouse adjacent to the heritage house at 2478 Old Bronte Road, and maintains the visual relationships among the cluster of heritage houses including 2467 Old Bronte Road to the east. The farmhouse will be relocated approximately 29.5m north, its orientation maintained, and its front setback will be roughly the same at 0.5m from the property line.

### *Setting*

New landscaping will provide an appropriate green setting around the heritage house. A new pedestrian sidewalk to the south of the heritage house will provide access to the new universally accessible entrance on the rear addition as the existing front portico does not meet the accessibility requirements.

### *Design of the New Building*

The new eight storey condominium has been designed to respect the adjacent heritage resource. The articulated facade steps down to the farmhouse, providing a sense of transition in height. The main driveway, located in between the heritage house and

the new building, provides appropriate “breathing room” as well as views to the south elevation and new entrance.

### *Documentation & Salvage*

The existing building has been documented with measured drawings. The forthcoming conservation plan will describe the work required to carefully remove the contemporary additions while protecting the heritage fabric, especially the pioneer structure, during and following the relocation.

The construction materials of the outbuilding, the lakestone foundation of the farmhouse, and the bowed rafters will be salvaged for adaptive reuse and made available.

## Conclusion

Overall, the cultural heritage value of the Site is appropriately conserved through the rehabilitation of the farmhouse.

This HIA will be followed by a Conservation Plan, which will detail the conservation scope of work related to the relocation and rehabilitation of the heritage resource.





Aerial view looking south-west c. 1950, arrow identifying approximate location of Site (Town of Oakville, annotated by ERA).

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# 1 INTRODUCTION

## 1.1 Scope of the Report

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. to assess the cultural heritage value of the property at 2444, 2454, & 2460 Old Bronte Road, Oakville (“the Site”) and evaluate the impact of the proposed development on heritage resources on and adjacent to the Site.

The purpose of an HIA, according to the Town of Oakville Development Application Guidelines for HIAs (2011), is to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resources.

This report was prepared with reference to the following:

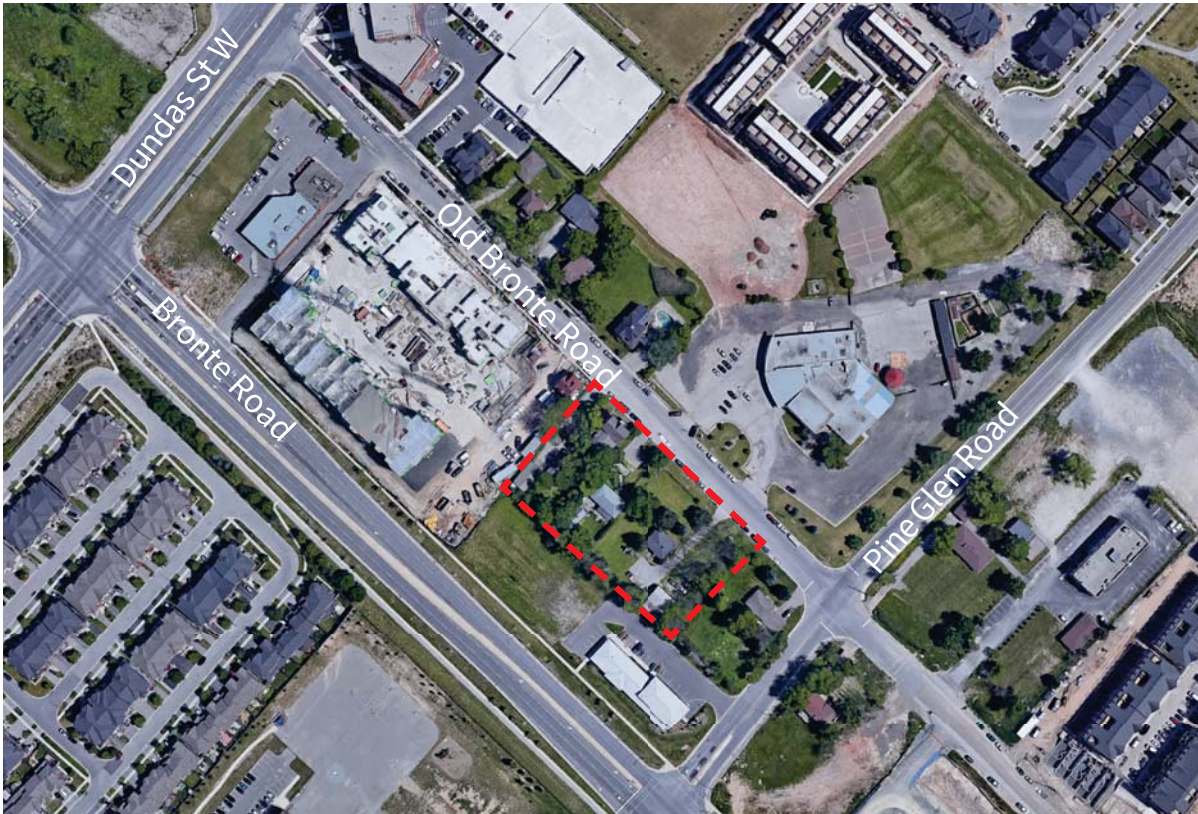
- Town of Oakville Development Application Guidelines for Heritage Impact Assessments (2011);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Ontario Heritage Tool Kit;
- Parks Canada Standards and Guidelines (2003); and
- Provincial Policy Statement (2014).

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## 1.2 Site Description and Current Context

The Site is located on the west side of Old Bronte Road between Pine Glen Road and Dundas Street West, and contains the following:

- A two-and-a-half storey Gothic Revival style house built in stages from the 1820s onwards and an outbuilding, at 2460 Old Bronte Road;
- A one-storey bungalow and an outbuilding at 2444 Old Bronte Road; and
- A one-storey bungalow and an outbuilding at 2454 Old Bronte Road.



Aerial view with Site outlined in red (Google Maps, 2017, annotated by ERA).



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### 1.3 Context Photographs



Looking south on Old Bronte Road, Site to the right (ERA, 2017).



Looking north on Old Bronte Road, Site to the left (ERA, 2017).

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## 1.4 Existing Heritage Recognition

The property at 2460 Old Bronte Road is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. The listing states this property has potential cultural heritage value for its c. 1875 Victorian Gothic style house and for its association with the development of the Village of Palermo.

The outbuilding at 2444 Old Bronte Road is identified as a barn c.1900 and as a potential heritage resource in the *The Palermo Village: A Heritage Resources Review and Strategy (2008)*.

The two bungalows at 2444 and 2454 Old Bronte Road have no formal heritage recognition.

## 1.5 Adjacent Heritage Resources

The Site is adjacent to several properties on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest, including:

- 2467 Old Bronte Road (across the street to the north); and
- 2478 Old Bronte Road (to the north).

The property at 2467 Old Bronte Road was listed for its c.1913 vernacular brick house with Queen Anne style influences and for its association with the development of the village of Palermo.

The property at 2478 Old Bronte Road was listed for its c.1890 vernacular brick house and for its association with the development of the Village of Palermo. The house has been relocated within a larger development site at 2478-2490 Old Bronte Road. It is located adjacent to the north property line of the Site.



Aerial view, Site outlined in dashed red, heritage resource on Site in blue, adjacent heritage in pink (Google Maps, annotated by ERA).





2467 Old Bronte Road (ERA, 2017).



2478 Old Bronte Road c. 2011, prior to its relocation (Google Maps).

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## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Village of Palermo

The community surrounding the intersection of Old Bronte Road and Dundas Street West is the former Village of Palermo. Palermo is the oldest settlement in the Town of Oakville, predating the founding of the villages of Oakville and Bronte by approximately 20 years. The village was founded in 1806 by Lawrence Hagar, a United Empire Loyalist, and was originally known as Hagartown.

The early economic activity in the village was centered around the Lawrence Foundry and Agriculture Works, founded in 1842. Palermo was a prominent supplier of charcoal to blacksmiths and factories in Hamilton. The village had an iron foundry, wagon shop, blacksmith shop, harness shop and wood shop.

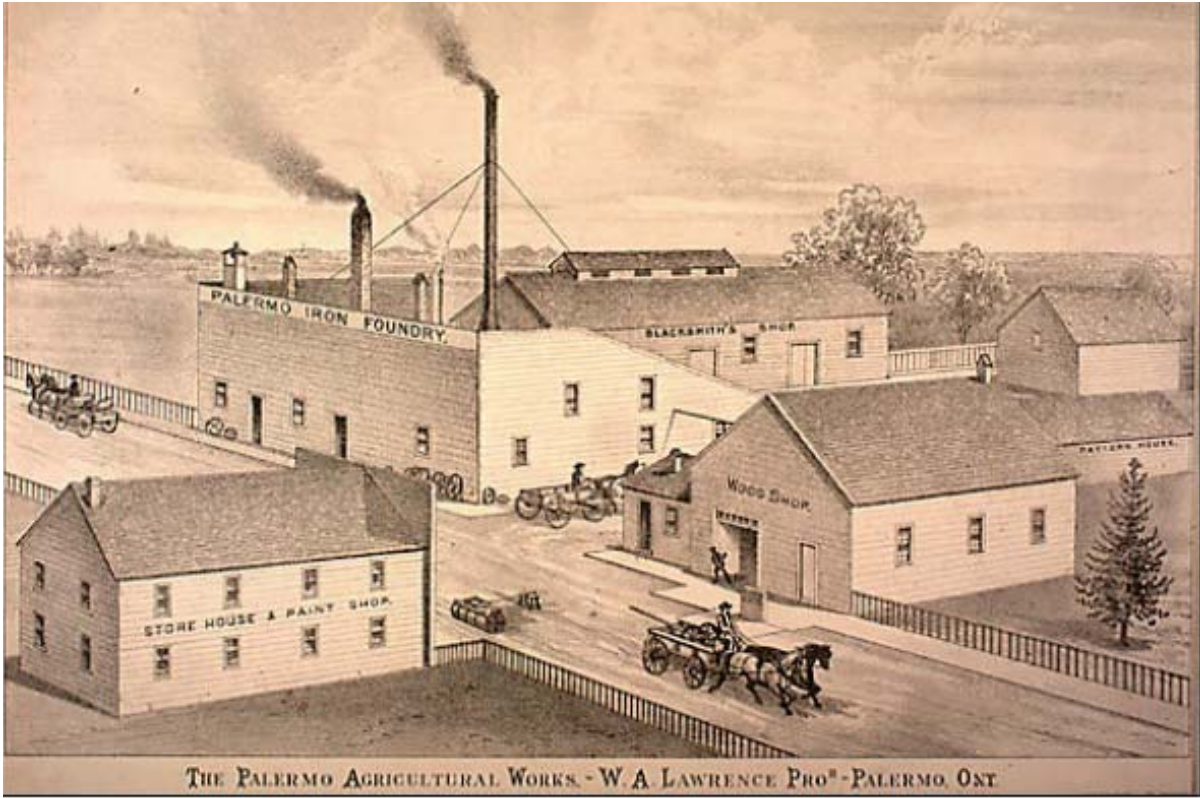
In the early to mid 19th century the village thrived as a centre for the surrounding agricultural area. It was also popular stopping grounds for travellers, as Dundas Street was a major east-west transportation route. After the emergence of the railway in the late 19th century the village experienced little in the way of population growth. The village expanded from approximately 300 in 1877 to a peak population of approximately 400 in 1920. In 1920, the village had about 30 homes, a post office, community hall, blacksmith shop, school house, medical office and several churches.

After 1945 a program of road widening led to the demolition of a number of buildings in Palermo, including the historic general stores. This was soon followed by a fire in 1958, which destroyed the buildings hosting Palermo Agricultural Works.

The Village was amalgamated with surrounding municipalities in Trafalgar Township to create the Town of Oakville in 1962.

The widening of Dundas Street West in the early 2000s led to the demolition of additional properties associated with Palermo and loss of the legibility of the former village as a crossroads settlement. Further changes to the road network came with the construction of the Bronte Road bypass.





Palermo Agricultural Works c. 1878 (Halton County Atlas, 1877).



Looking south on (Old) Bronte Road from Dundas St c. 1905 (Town of Oakville).

## 2.2 Site Evolution

### 1802: Colonial Land Grant

The Site is located on Lot 31 Concession 1 South of Dundas Street (SDS), which was granted to a carriage-maker, Benjamin Smith (1783-1850), by the Crown in 1802. Smith came from a family of United Empire Loyalists who emigrated first to the Grimsby area, and then to Trafalgar Township, following the American Revolution.

Lot 31, Concession 1 was located immediately southwest of the intersection of Dundas Street (a major east-west transportation route) and Line 2, which soon became known as Bronte Road (now Old Bronte Road).



1806 Wilmot Map showing original Trafalgar Township land grants by the Crown. Benjamin Smith's Lot 31 Concession 1 South is outlined in red, while Bronte Creek is emphasized in blue. South of the property, the map shows an early transportation route from York (now Toronto) to Head of the Lake (now the Hamilton area). (Town of Oakville, annotated by ERA)

### 1806: Village of Palermo

While Benjamin and his wife Catherine Smith owned Lot 31, Concession 1, commercial and residential development quickly began to emerge from the intersection at Dundas Street and (Old) Bronte Road as the village of Palermo was established. Village lots were carved out of Concession Lots 30 and 31, North and South of Dundas Street. It is not known whether Benjamin Smith sold street-fronting village lots to other Palermo residents, or whether he chose to develop his street-fronting lots himself.



1912, commerce at the intersection of Dundas and Bronte, looking northeast (Trafalgar Township Historical Society)



## 1810-1820s: Early Lot Development

In 1822, Benjamin Smith built a Georgian-style wood-frame residence on his lot. The residence faced north, fronting onto Dundas Street, but was set far back from the street. It was situated immediately adjacent to (Old) Bronte Road; its address in recent years (prior to its collapse and demolition in 2007) was 2488 Old Bronte Road.

It is unknown whether there were additional village buildings fronting onto (Old) Bronte Road at the time. The rear of the building currently on Site at 2460 Old Bronte Road features log construction that dates the building circa 1813, but it is unclear whether this was an independent Bronte Road-fronting village building, or an outbuilding on Benjamin Smith's property.

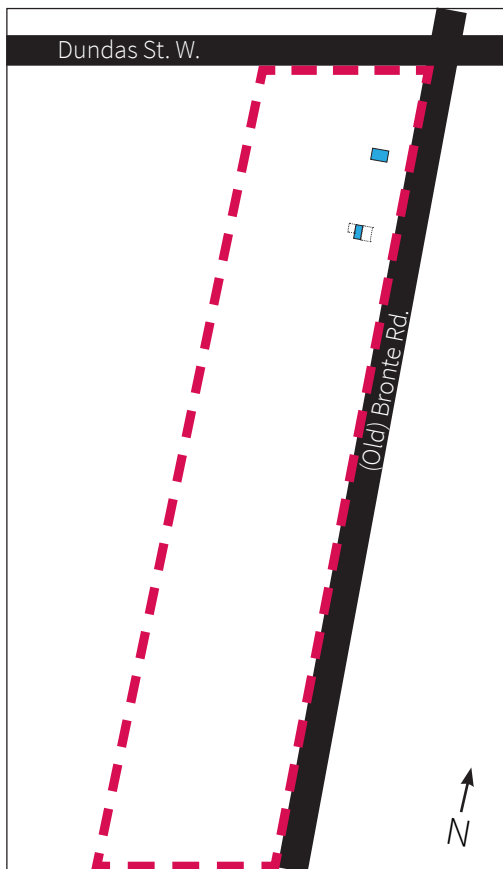


Diagram of Benjamin Smith's property circa 1822, showing the two buildings confirmed to have been on site at the time: to the north, Smith's Georgian-style farmhouse, and to the south, the c. 1813 building, with its the current front and rear additions shadowed in around it. (ERA 2018)



Benjamin Smith's 1822 farmhouse, photographed in the 1970s. (Palermo Inventory of Heritage Resources, 2008).



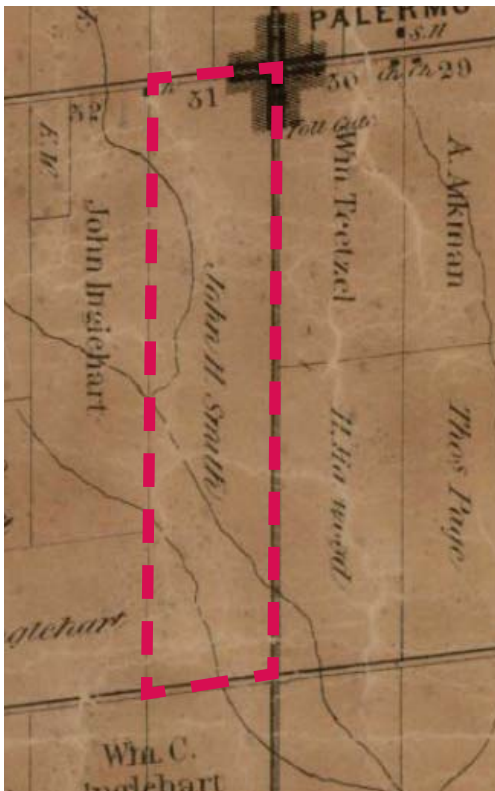
A view of the north side elevation at 2460 Old Bronte Road, where remnants of an 1813 structure have been found within the one-storey white-frame wing at the rear (ERA 2017).

### 1830-1870s: Ownership Transition within the Smith Family

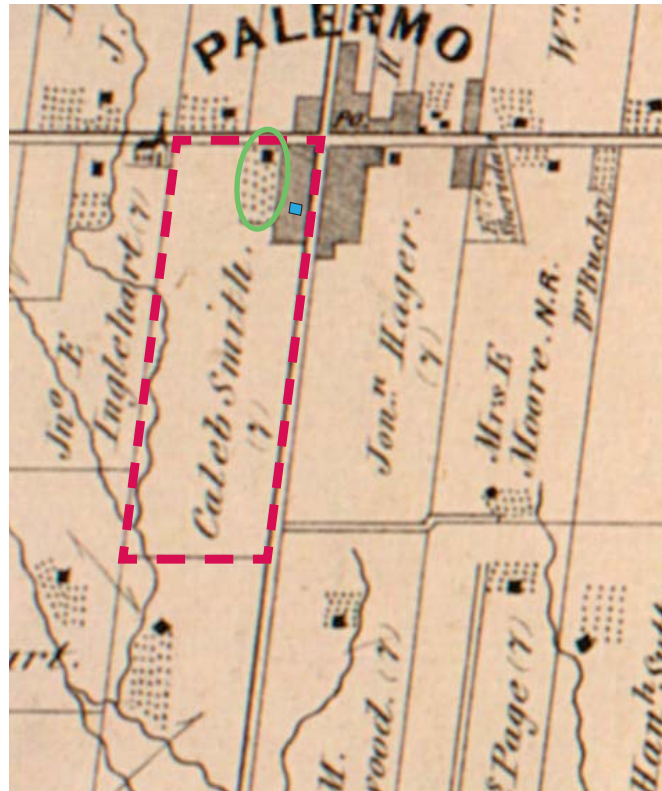
The Palermo Inventory of Heritage Resources (2008) notes that in 1831, Benjamin Smith sold his residence to Colin C. Ferrie, another carriage maker. However, the Trafalgar Township census shows that in 1841, Smith was still living on the lot with his wife and two children. It is possible that he had constructed another farmhouse elsewhere on the lot.

Benjamin Smith died circa 1850. Conflicting records over the next two decades show that the property passed into the hands of various family members. The 1860 Halton County Atlas shows that the property passed in full to Smith's son, John H. Smith, while the legal chain of title indicates that it passed in part to his son, in part to his wife Catherine, and eventually to his daughter Catherine Matilda, and her husband Caleb (also a Smith).

By 1877, the southern half of the property had been sold to Peter James Inglehart, and the northern 100 acres were owned by Caleb and Catherine Matilda Smith. A farmhouse had been constructed to front onto Dundas, at the centre of the property (construction date unknown).



1858 map of the Township of Trafalgar (Ontario Historical County Maps Project).



1877 map of the Township of Trafalgar South. The location of the original 1822 farmhouse is noted in blue, and the newer Dundas-fronting farmhouse circled in green. (Canadian County Atlas Digital Project, annotated by ERA).



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### 1875-1902: On-Site Development at 2460 (Old) Bronte Road

The Town of Oakville's Heritage Register notes that circa 1875, the existing one-and-a-half storey Gothic Revival-style residence was constructed at 2460 Old Bronte Road. As discovered in on-site investigations, the residence appears to have been built in front of a much older log building, which was either an outbuilding on Benjamin Smith's farm lot, or an independently-owned building in the village of Palermo.

The Oakville Heritage Register notes that the existing residence was constructed circa 1875 for Caleb Smith. It is unclear whether there is archival evidence to suggest that this was Caleb and Catherine Matilda Smith's farmhouse, or whether it was assumed to be constructed for Smith due to his ownership of the farm lot. No further evidence as to the house's original ownership has been uncovered at this time.

The residence's ornamental front portico is assumed to have been built shortly after the house's construction in the late 1880s. At this time the front gable and second storey window on the principal elevation were altered. The barn to the rear of the lot is estimated to have been built in 1900.



1991 photograph of the "Caleb Smith House" (Palermo Village Heritage Resources Review and Strategy, Town of Oakville Planning Services Department).

The construction of the house at 2460 (Old) Bronte Road coincided with the construction of village buildings throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in the village of Palermo, some of which are featured below, and some of which remain today and are outlined in blue. All photos sourced from the Palermo Heritage Resources Review, 2008, unless noted as Trafalgar Township Historical Society. All properties addressed "Bronte Rd." should be understood as "Old Bronte Rd.," as the street has been renamed.

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LOT 31, CON. 1 SOUTH OF DUNDAS (SOUTHWEST PALERMO)



A. 2480 Bronte Road, c.1890, moved north 2016.



B. 2488 Bronte Rd., c. 1822, Benjamin Smith House, demolished 2007.



C. 2496 Bronte Rd., c. 1945, demolition date unknown.



D. 3004 Dundas St., c. 1913, appears to have been relocated (TTHS).



E. 300? Dundas St., farming implements store, demolished pre-1975 (TTHS).



F. Dundas St., c. 1860-70s, possible second Smith farmhouse, demolition date unknown.

LOT 31, CON. 1 NORTH OF DUNDAS (NORTHWEST PALERMO)



G. 3015 Dundas St., c. 1848, a Hager house, demolished 2008 (TTHS).

LOT 30, CON. 1 SOUTH OF DUNDAS (SOUTHEAST PALERMO)



H. 2467 Bronte Road, c. 1913, Wettlaufer House.



I. 2477 Bronte Road, c. 1870, demolition date unknown.



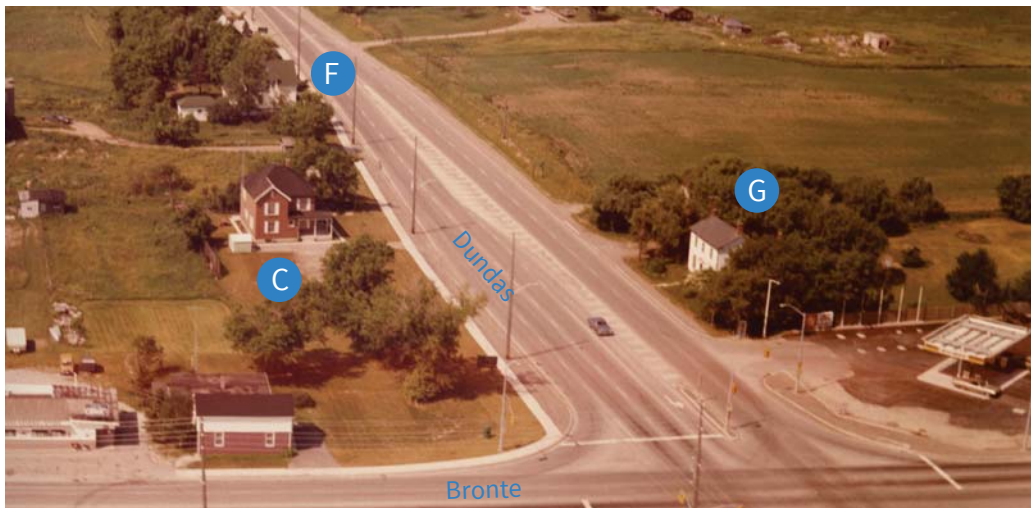
J. 2487 Bronte Road, 1920, G. S. Wood House (TTHS).



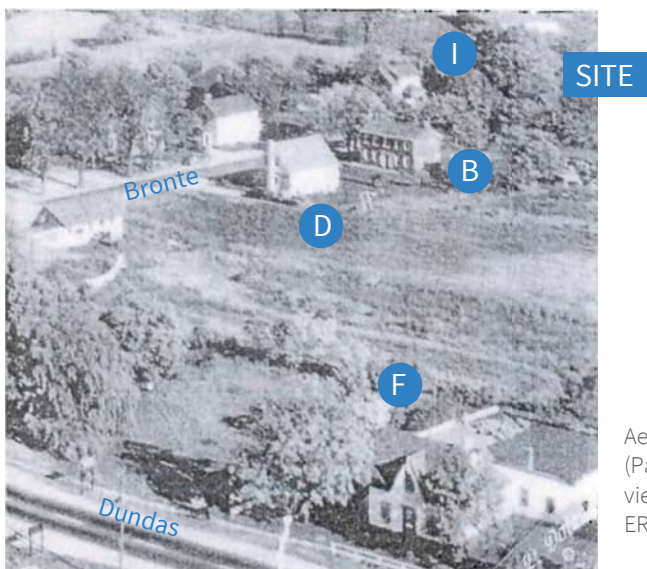
K. 2495 Bronte Road, c.1860, Dr. Anson Buck House.



Aerial view looking southwest c. 1950 (Town of Oakville, annotated by ERA).



Aerial view looking west c. 1975 (Trafalgar Township Historical Society, annotated by ERA).



Aerial view looking southeast c. 1959 (Palermo Village Heritage Resources Review and Strategy, 2008, annotated by ERA)



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According to the Town's report, *Palermo Village: A Heritage Resources Review and Strategy*, the barn at 2444 Old Bronte Road was constructed in 1900. As the lands were not yet subdivided the barn would have been on the same parcel of land as the Smith's home.

### Early 20<sup>th</sup> Century: Sale Outside the Smith Family

In 1902, the Smith family sold the remaining acreage of Lot 31 Concession 1, South of Dundas Street, to Henry Heeks, a local merchant. Shortly afterward, between 1909 and 1911, Heeks sold the lot to William Henry Fox and his wife, Hanna, who moved from a farm in the Hamilton area with their children. They retired from the farm 20 years later, in 1930, and moved elsewhere.

William Henry and Hanna Fox appear to have lived in the residence at 2460 (Old) Bronte Road. In 1922, they sold a residential lot adjacent to the south (today's 2454 Old Bronte Road) to a Lily Evelyn Anderson. The residential lot south of Anderson's lot was already separately by Essie L. Booth, and passed to Hallie Claire Vansickle after Booth's death in 1925.

Upon William Henry and Hanna Fox's departure in 1931, they sold 2460 (Old) Bronte Road to their son, Walter Russell Fox, who owned the property for 18 years.



William Henry and Hanna Fox in 1937-40, following their departure from Palermo (Trafalgar Township Historical Society).



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## Mid-to-Late 20<sup>th</sup> Century: Lot Assembly and Loss of the Village of Palermo

The residences currently on Site at 2444 and 2454 Old Bronte Road are estimated to have been constructed in the 1950s, when the properties were respectively owned by Hallie Vansickle, and Cecil and Eva Joubert.

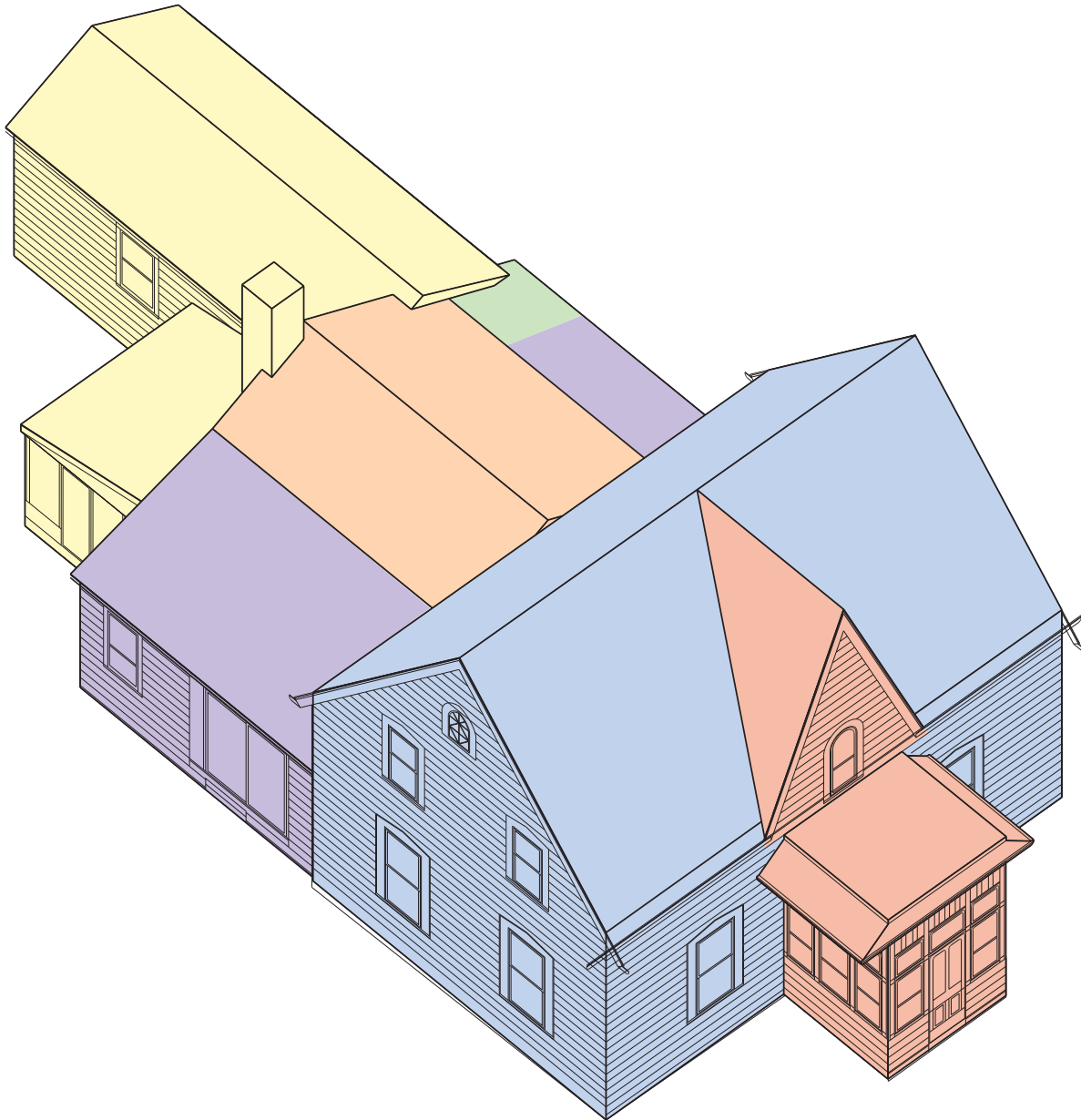
In the following half-century, the residences on all three properties (2444, 2454 and 2460 Old Bronte Road) were sold to various owners, until they were assembled in 2016-2017 by a development company, Zancor Oakville Ltd.



This lot assembly was reflected elsewhere throughout the old Village of Palermo, which had its character eroded throughout the second half of the 20<sup>th</sup> century due to road widening projects that resulted in the demolition of many original village residences.



In the 2010s, large-scale development centred on the corner of Dundas Street West and Old Bronte Road has resulted in a new approach. New development has retained and incorporated historic buildings, balancing contemporary community needs with the adaptive reuse of heritage resources.


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## 2.3 Building Evolution



 Pioneer framing circa 1820s, high quality craftsmanship  
 Later 1820s framing, typical construction

 Atypical c. 1820s framing elements  
 Circa 1850s

 Circa 1870s  
 Contemporary additions

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## 3 HERITAGE POLICY CONTEXT

### *Overview*

The following documents comprise the policy framework relevant to the adjacent heritage considerations on the property:

- Ontario’s Provincial Policy Statement (“PPS 2014”);
- Halton Regional Official Plan, 2016;
- Town of Oakville Official Plan, 2017 (the “Official Plan”);
- Old Bronte Road/Khalsa Gate Streetscape Plan, 2012; and
- Palermo Village: A Heritage Resource Review and Strategy, 2008.

### *Provincial Policy Statement*

The PPS provides policies to ensure new development and site alterations are not permitted on lands adjacent to protected heritage properties except when the proposed has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

### *Halton Region Official Plan*

Policy 167 (3) of the Halton Region Official Plan (consolidated January 13, 2016) addresses development proposals on or adjacent to recognized heritage properties:

- a) Study and consider the preservation, relocation and/or/adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*
- b) Incorporate in any reconstruction or alterations, design features that are in harmony with the area’s character and existing buildings in mass, height, setback and architectural details; and*
- c) Express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.*



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### *Town of Oakville Official Plan*

Chapter 5 of the Town of Oakville Official Plan (consolidated April 4, 2017) address cultural heritage resources identified on the register or designated under the Ontario Heritage Act. Policy 5.3.3 states that:

*Significant cultural heritage resources shall be conserved, and may be integrated into new development*

Policy 5.5.1 addresses retention of heritage resources on-site or relocation:

*All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation*

### *Old Bronte Road/Khalsa Gate Streetscape Plan (2012)*

The objective of the Old Bronte Road/Khalsa Gate Streetscape Plan is to recreate the community and the former Village of Palermo as a destination by setting the tone for well-designed new development. The Streetscape Plan divides the Palermo Village into three character areas. The Development Site is located within the ‘Historic Core South’ character. This character area is defined below:

*This part of the village is located just south of Dundas Street where a cluster of heritage buildings and places of worship line the street. The narrowness of the street creates a quaint atmosphere with many mature trees. This portion of the street can continue the heritage theme. Restored heritage buildings can be adaptively reused to create a heritage village main street. The road could be used to host community events or summer activities, such as weekend farmer’s markets or artisan sales*

A number of guidelines pertaining to integration of heritage properties are contained within the Old Bronte Road/Khalsa Gate Streetscape Plan. These guidelines mirror the policies/guidelines contained within the Oakville Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada.

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*Palermo Village: A Heritage Resources Review and Strategy (2008)*

The Heritage Planning Division of the Town of Oakville conducted a study of the former village of Palermo. The purpose of the study was to document and evaluate the heritage character and resources of the village and to propose conservation strategies for conserving the heritage of the community both as individual elements and collectively as a cultural heritage landscape.

The stretch of Old Bronte Road south of Dundas St has been identified as an area that presents some unique opportunities in terms of heritage conservation and the development of a unique heritage themed urban centre. The Strategy Plan encourages road improvements for the creation of an active pedestrian street and states:

*The potential improvement of the road and sidewalk could be conducive to the creation of a heritage village main street theme, not unlike Main Street Unionville.*

The report identifies three clusters of historic buildings that contribute to the character of the village. The property at 2460 Old Bronte Road and the adjacent heritage resources are included in Cluster 1.

*Main Street Unionville*

*A successful restored village in Markham, where historic commercial buildings and converted residential buildings sit alongside a pedestrian friendly roadway, which was previously a major thruway.*

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## 4 ASSESSMENT OF CULTURAL HERITAGE VALUE

### 4.1 Evaluation Against 9/06

The following properties have been evaluated using the Criteria For Determining Cultural Heritage Value for Interest, Ontario Reg. 9/06.

#### *2444 Old Bronte Road*

ERA finds the property is not a candidate for designation.

##### Value (Ontario Reg. 9.06)

##### Assessment: 2444 Old Bronte Road

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The property has design value or physical value because it,

No, the property is a typical example of a bungalow of its time.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

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The property has historical value or associative value because it,

No, the property does not have a historical or associative value.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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The property has contextual value because it,

No, the property does not have contextual value.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.



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*Barn at 2444 Old Bronte Road Barn*

ERA finds the property is not a candidate for designation.

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Value (Ontario Reg. 9.06)

Assessment: Barn (2444 Old Bronte Road)

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The property has design value or physical value because it,

No, the barn does not have design or physical value. The barn has low integrity; overall, it is in poor condition. Portions of the board and batten walls have been replaced as well as some of the original windows, new openings have been inserted, and the structure appears to be shifting.

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

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The property has historical value or associative value because it,

The barn may be associated with Caleb Smith as it appears to be constructed during his ownership.

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

---

The property has contextual value because it,

No, the property does not have contextual value. The barn is not visible from the public realm.

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

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*2454 Old Bronte Road*

ERA finds the property is not a candidate for designation.

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Value (Ontario Reg. 9.06)

Assessment: 2454 Old Bronte Road

- 
1. The property has design value or physical value because it,
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.

No, the property does not have design or physical value, as it is a typical example of a bungalow of its time.

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The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

No, the property does not have a historical or associative value.

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The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

No, the property does not have contextual value.

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## 2460 Old Bronte Road

The property is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. Using the 9/06 criteria ERA finds the property at 2460 Old Bronte Road is a candidate for designation under Part IV of the Ontario Heritage Act.

### Value (Ontario Reg. 9.06)

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

### Assessment: 2460 Old Bronte Road

The property has design or physical value as a representative example of a Gothic Revival style house. It displays a high degree of craftsmanship in its decorative barge board, pointed-arch shaped windows, the front portico (a later addition), and the framing of the circa 1820s pioneer structure to the immediate rear of the house.

The property has historical or associative value because it yields information that contributes to the understanding of the former village of Palermo.

The property has contextual value because it is historically linked to its surroundings and is important in supporting the historical character of the evolving neighbourhood in the former village of Palermo.



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## 4.2 Statement of Significance for 2460 Old Bronte Road

### *Description*

The property at 2460 Old Bronte Road, Oakville is located on the west side of Old Bronte Road just south of Dundas Street in the former Village of Palermo. The property is a two-and-a-half storey Gothic Revival style house built in stages starting in the 1820s.

### *Historical Value*

The house at 2460 Old Bronte Road holds design and physical value as it is a representative example of a Gothic Revival style house and displays a high degree of craftsmanship. The identifying Gothic Revival features of the house include the steep side-gabled roof, prominent centre gable, decorative bargeboard and lancet windows. The framing of the one storey rear was constructed in stages in the 1820s and has since been enclosed by contemporary walls, ceiling, and roof. The central portion of the 1820s timber frame has high quality craftsmanship elements including post and beam notching, wooden pins, and mortise and tenon joints. The main portion of the house was built in the 1850s and expanded in the 1870s with the addition of the front portico with decorative Italianate brackets and alteration to the front gable roof pitch and second storey window on the principal (east) elevation. It has been subsequently altered. The building is an evolved residential building complex, which was adapted for commercial purposes in the 21st century.

The property holds associative and historical value as it is associated with an early settler family. The building was constructed and evolved during their ownership. The lands were originally granted to Benjamin Smith and then owned by his son-in-law Caleb Smith from 1860-1902.

The property holds contextual value as it is historically linked to its surroundings and is important in supporting the historical character of the former Village of Palermo. The property is located just south of the original commercial centre of the Village of Palermo, at Old Bronte Road and Dundas St. With a construction date starting in the 1820s, the property is one of the earliest remaining examples of a residential dwelling in the former Village of Palermo.

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### *Heritage Attributes*

Key elements that define the property include:

- The orientation of the house facing east towards Old Bronte Road;
- The steep side gabled roof;
- The centre gable;
- The decorative bargeboard on the north and south elevations;
- The lancet windows found in the gable peaks of the flank elevations, with original glazing bars and 19th century crown glass;
- The wood windows; and
- The front portico with Italianate brackets.

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## 5 ASSESSMENT OF EXISTING CONDITION

ERA conducted a condition assessment of the two historic buildings on the Site on February 8, 2018. The assessment was done at grade and is based on visual inspection of all exterior elevations, and the interior spaces of the house at 2460 Old Bronte Road. ERA was not able to inspect the interior of the barn building.

ERA undertook two further site visits to investigate the circa 1820s framing on March 26 and May 1, 2018.

### 5.1 2460 Old Bronte Road (Main House)

The house is a wood-frame building resting on a masonry foundation. The remnants of brick masonry chimneys, since removed, are visible in the attic. These are in fair condition, but later repointing with a cement-based mortar has caused deterioration to the brick.

The building is clad in vinyl siding over a wooden substrate most likely applied sometime in the late 20th century. ERA's assessment concluded that some of the original wooden siding exists underneath the vinyl, though it is in poor condition. The vinyl was generally found to be in good condition, performing as intended. However in select locations – notably the porch addition – the substrate has succumbed to severe wood rot and the vinyl siding is detaching from the building. Severe water ingress is causing damage to this portion of the building.

The building includes a range of millwork, such as decorative bargeboards at the gables and Italianate brackets on the porch. Generally this millwork was found in fair condition, although lack of paint upkeep has led to overall deterioration. In locations it is defective, with evidence of wood rot. A section of bargeboard trim had detached from the front gable and fallen to the ground. The worst affected area is the porch extension where the millwork is severely deteriorated and some components have rotten and fallen off.

Most of the building's original windows were replaced in the past with sealed uPVC units, which appeared in good condition excepting some discoloration from sunlight. The small lancet windows found in the gable peaks of the flank elevations, with original glazing bars and 19th century crown glass, are in good condition and performing admirably. The inoperable 1/1 windows on the porch have an etched decorative pattern and are in fair condition with flaking paint and slight wood rot detected.

*The building components were graded using the following assessment terms:*

**Excellent:** Superior aging performance. Functioning as intended; no deterioration observed.

**Good:** Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

**Fair:** Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

**Poor:** Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

**Defective:** Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.



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Elsewhere the building's wooden window surrounds, executed to a simple profile, were similarly found to be in fair condition; most exhibited peeling and flaking paint and some were showing signs of wood rot, particularly at the wooden sills where water is accumulating. The same applies to the modern aluminum units used for openings on the building's rear extension. The narrow 4/1 wooden windows on the east vestibule (likely a later addition, possibly early 20th century) are in good condition.

The cross-gable roof structure comprises common timber trusses, which appeared in good condition, and the roofing material is asphalt shingle, likely a late 20th-century intervention. Overall the roof appeared to be in good condition, although deterioration of wood trim at the eaves was noticed due to moisture, with some components eroded or missing. Rainwater systems consist of aluminum gutters and downspouts, generally appearing in good condition with typical deterioration.

ERA inspected the cellar and building foundations, which are made of rubblestone masonry, with later concrete render and concrete block additions. No significant defects were observed. ERA also inspected all building interiors, which were found to be in good condition.



Paint flaking and deterioration of wood surrounds, typical (ERA, 2017).



Showing deterioration of wooden decorative elements on front porch (ERA, 2017).



Asphalt shingles in good repair; gutters and downspouts requiring maintenance (ERA, 2017).



Showing wood rot to cladding substrate and sections of vinyl siding in poor condition (ERA, 2017).



Showing wood rot and missing bargeboard (ERA, 2017).



Rubble stone foundation wall in good repair (ERA, 2017).



Porch details in poor condition (ERA, 2017).



Showing original lancet window in attic in good repair, and brickwork in poor condition (ERA, 2017).





South elevation showing various extensions to the rear of the building (ERA, 2017).



North elevation showing various extensions to the rear of the building (ERA, 2017).





East elevation (ERA, 2017).



West elevation (ERA, 2017).

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## 5.2 Rear

The rear tail of the house contains an original 1820s framing structure, which was constructed in stages, as well as contemporary rear additions and alterations (see diagram on page 16).

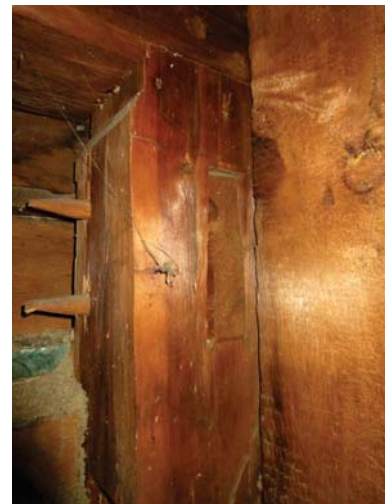
Destructive testing to the interiors revealed that there is wood framing that dates to the 1820s within the rear one storey “addition” immediately behind the main portion of the house. There are original split lath and plaster walls as well as ceiling. It is hand hewn heavy timber framing with pit sawn dimensional lumber infill on walls & levelled off logs supporting the floor. No metal or nails have been used to construct this frame and the roof joist has no ridge beam, which are indicative of its early age. The timber framing is in good to fair condition.

The central portion has high quality craftsmanship details, while the north and south later 1820s additions are typical construction. There is a new roof structure that sits atop the old roof structure, the shingles of which can be seen on the following page.

The rear extension includes a glazed section with a variety of cladding materials including wood, aluminum and corrugated plastic; these were found to be in fair condition.



Earlier chimney visible in between the ceiling and roof (ERA, 2018).



Pioneer mortise and tenon (ERA, 2018).





Early roof structure enclosed within a new roof structure(ERA, 2018).



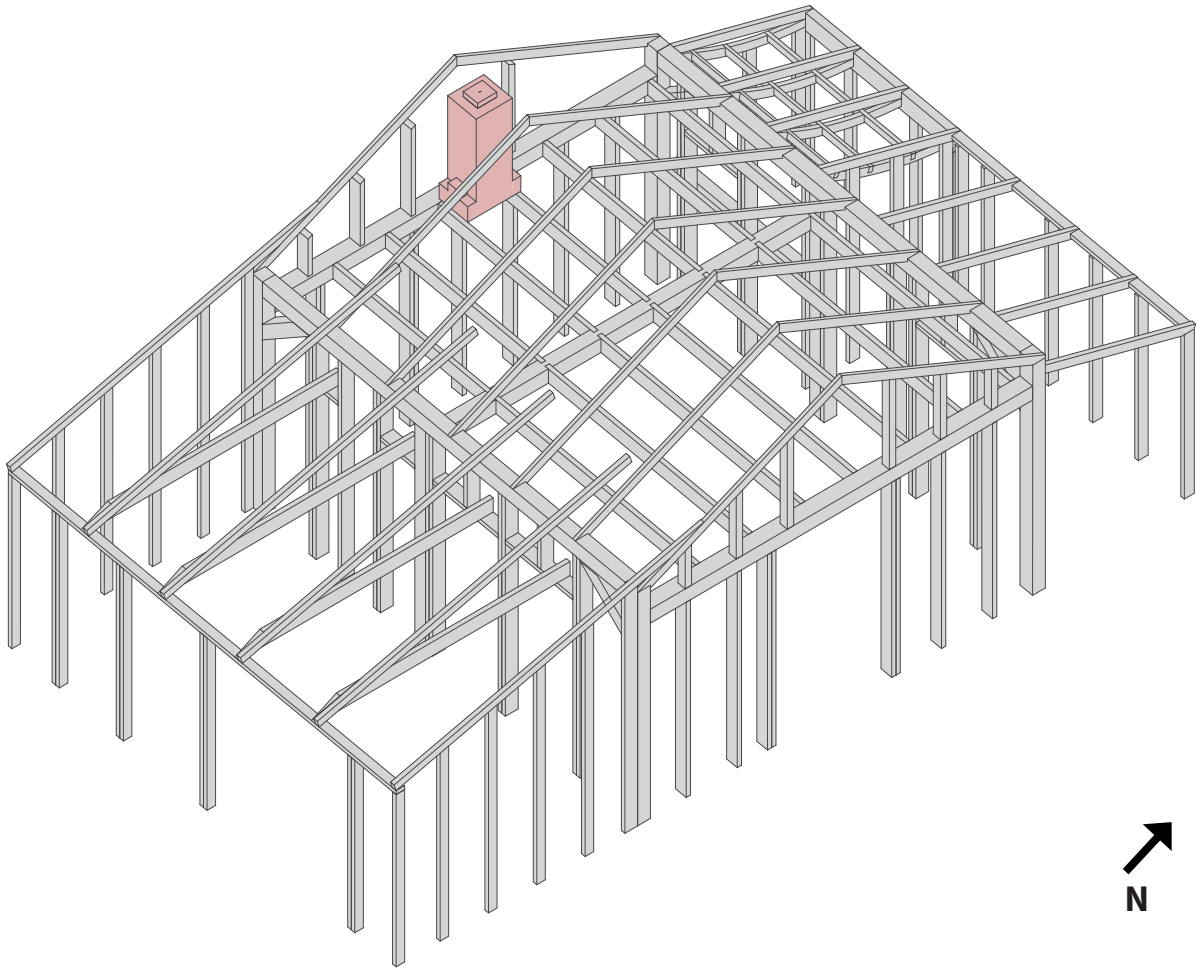
Early roof shingles visible enclosed within the rear structure (ERA, 2018).



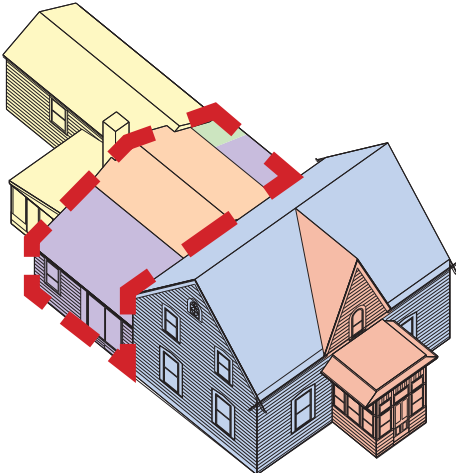
Pioneer post and beam (ERA, 2018).



Bowed roof rafters(ERA, 2018).



Existing framing structure of the circa 1820s pioneer portions with the remnant chimney (ERA, 2018).



Area of 1820s pioneer framing shown circled in red (ERA, 2018).



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### 5.3 Barn at 2444 Old Bronte Road

Sources indicate the barn was constructed c. 1900. It is of rectangular plan with a pitched roof and a lean-to addition to the north, and appears of simple wooden construction with a truss roof structure sheathed in corrugated metal. The building appears to rest on a poured concrete foundation and is clad in board and batten. Along with a large garage entry there are pairs of original wooden windows with wood surrounds along with later modern intrusions.

The building was found to be generally in fair to poor condition. The wooden elements showed signs of advanced deterioration, particularly near the ground plane, and portions of the board and batten appear to have been replaced with plywood in the past, portions of which are succumbing to moisture. The rainwater systems (gutters and downspouts) have failed and detached from the building. Although ERA did not gain access, the building is not weather-tight and it is likely water is entering from various points.



Showing wood deterioration, typical (ERA, 2017).



Showing wood rot of board and batten at grade (ERA, 2017).



Showing remnant of rain gutter at roofline (ERA, 2017).



North elevation (ERA, 2017).



East elevation (ERA, 2017).





South elevation (ERA, 2017).

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## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

### 6.1 Summary

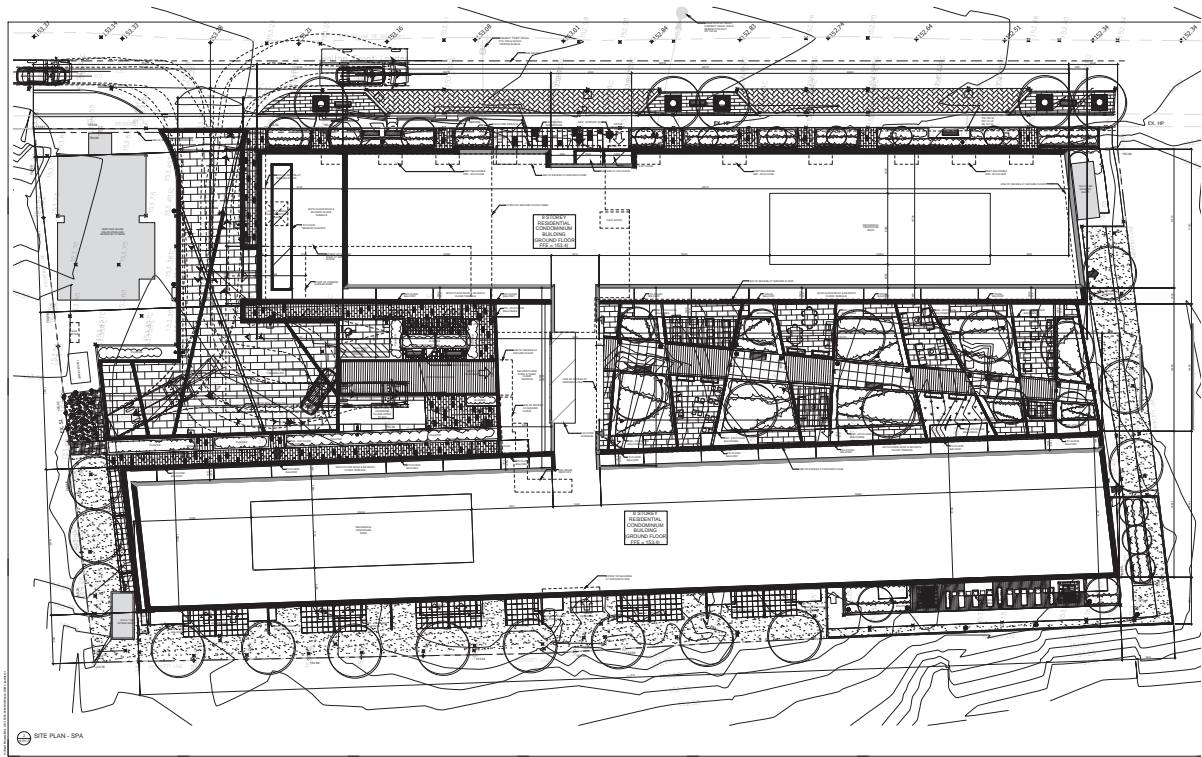
The proposed development anticipates the removal of the barn and the houses at 2444 and 2454 Old Bronte Road and the relocation of the house at 2460 Old Bronte Road for the construction of a new mixed use development on the Site. The proposed mixed-use building will be eight storeys tall in an H-shaped configuration, with two large masses connected at the center.

The new building will provide retail spaces at the ground level with residential uses above along Old Bronte Road. Outdoor amenity space will be provided between the two masses at the south end of the Site. The north end of the site will provide access to loading and the parking garage. The proposed development will include three levels of underground parking, which will connect below ground to the new basement of the heritage house.



Rendering of the proposed development with heritage house to the right (Quadrangle Architects, 2018). Note that no landscaping has been shown in this rendering.

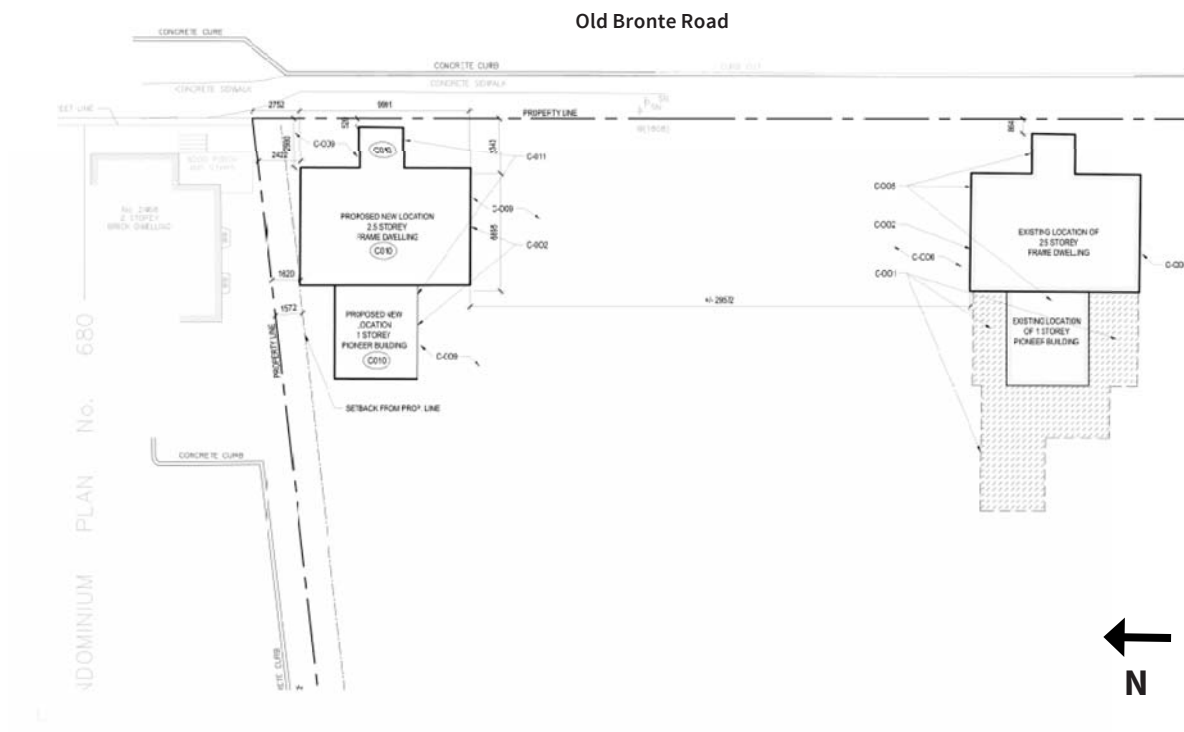




Site Plan (Quadrangle Architects, 2018). Note that this plan shows the preliminary footprint of the new proposed rear addition. Details about the rear addition will be refined through the design process and will be submitted as a forthcoming addendum to this report.

## 6.2 Proposed Relocation and New Rear Addition for the Farmhouse

The heritage house at 2460 Old Bronte Road will be relocated to the north-east corner of the Site, north of its current location, with frontage on Old Bronte Road. The 1850s house and 1870s front portico will be conserved in their entirety. All of the rear additions will be removed, with the exception of the oldest, original pioneer timber framing, which will be conserved in the interior of the new rear addition as a sculptural element. Its high quality craftsmanship will be made visible by removing the drywall on the walls and ceiling. Some of its original lathe and plaster will be conserved and made visible. There may be further alterations to the framing such as removal of some columns or beams. The bowed rafters, outside of this timber frame to the north west, will be salvaged and, if in reusable condition, also integrated as a sculptural element on Site or made available.



Proposed relocation and demolition (ERA, 2018).

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## 7 IMPACT OF PROPOSED DEVELOPMENT

### 7.1 Farmhouse Relocation

The relocation of the farmhouse will facilitate its conservation and adaptive reuse integrated as part of a larger redevelopment. It will maintain the visual and contextual relationships among the heritage houses along this stretch of Old Bronte Road.

The lakestone foundation will be salvaged and made available.

### 7.2 Farmhouse Rear Addition

#### *Removal of Existing Rear Additions*

The rear additions to the farmhouse will be removed, with the exception of the original, oldest portion of the pioneer timber framing. The later 1820s north and south additions will be removed as they are built with typical construction methods and do not contain the same high quality craftsmanship elements as the main portion.

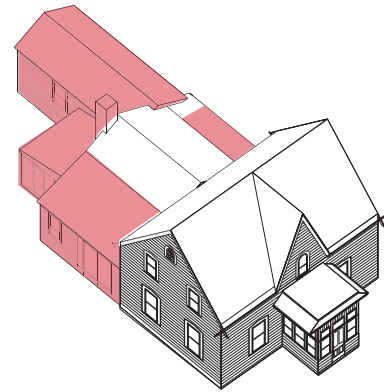
The visual and physical impacts are considered appropriate in order to facilitate the building's adaptive reuse. The pioneer timber frame is the high quality built form heritage fabric and will be conserved along with portions of the original lathe and plaster, and bowed rafters.

#### *Pioneer Frame*

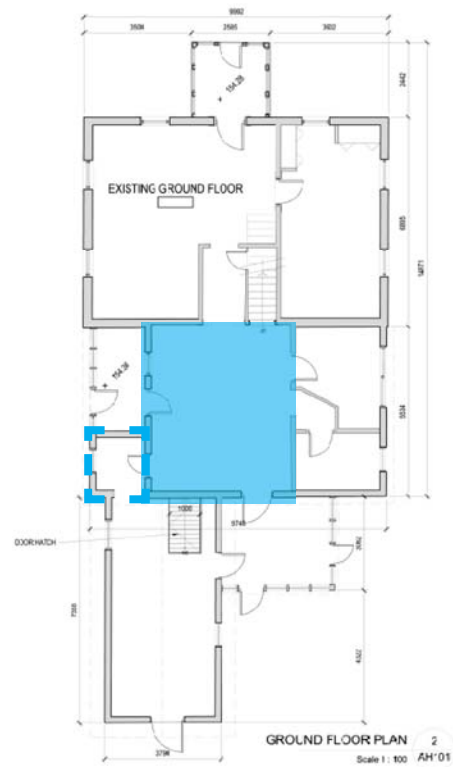
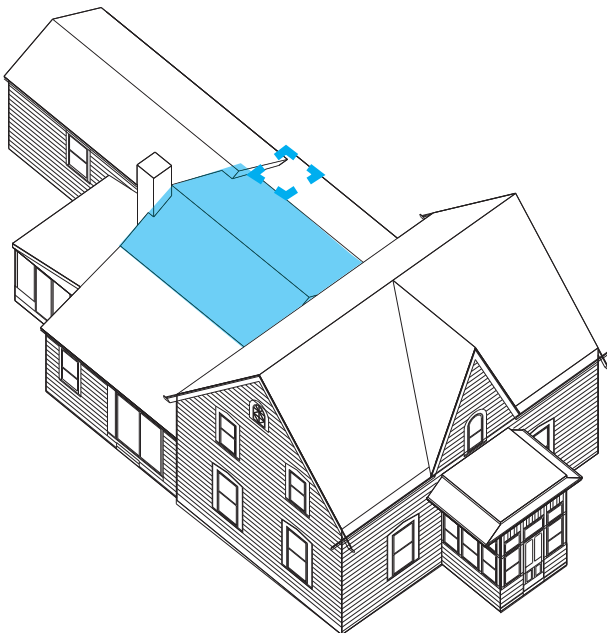
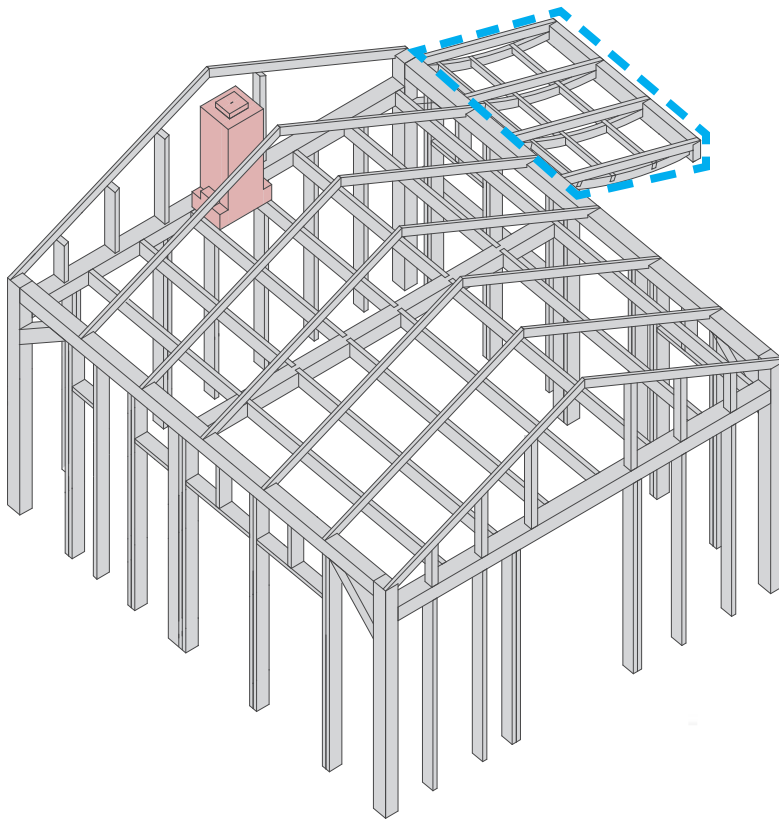
The timber frame will be made legible by the careful removal of the later drywall and conservation in the interior of the new rear addition as a sculptural element. This will make the high quality craftsmanship visible and legible, rather than buried as a structural element. Portions of the original lathe and plaster will be conserved and made visible.

The bowed rafters will be dismantled and salvaged for reuse on site, if in reusable condition, or made available.

The conservation of this resource will be detailed in a forthcoming Conservation Plan. Portions of pioneer framing to be conserved shown on the following page.



Areas of removal highlighted in red (ERA, 2018).

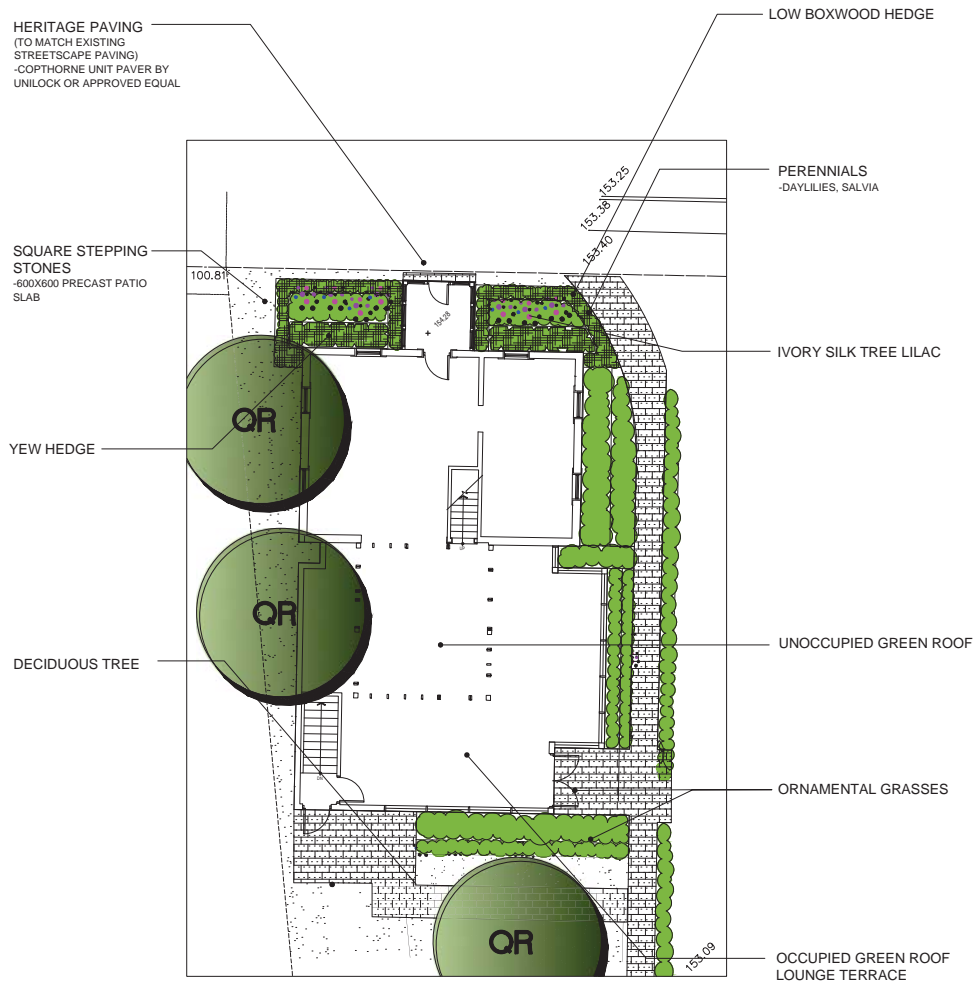


The framing of the pioneer framing shown above (and highlighted in blue in plan and in the axonometric diagram) will be conserved, which may include further alterations such as removal of some columns or beams (ERA, 2018). The area circled in blue will be dismantled and salvaged for reuse on site.



## Setting

New landscaping will provide an appropriate green setting around the heritage house. A new pedestrian sidewalk to the south of the heritage house will provide access to the new universally accessible entrance on the rear addition as the existing front portico does not meet the accessibility requirements.



Landscape Plan for heritage house by Strybos Barron King, 2018. Please note the footprint of the new rear addition is preliminary and will be reviewed in a forthcoming HIA, as its design is refined through the approvals process.

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### 7.3 Removal of the Barn

The barn will be removed. It is not visible from the street, and as such it does not contribute to the heritage nature of the streetscape. Furthermore it is in poor condition and has been significantly altered. Its original wood board and batten walls will be salvaged and made available.

### 7.4 Impact of the New Construction

The new building has an articulated front facade, which provides a transition down to the height of the farmhouse. The driveway, sidewalk, and landscaping between the new condominium and the farmhouse provide appropriate breathing room between the two structures. The new building will be physically connected to the heritage building via an underground connection to the parking lot, increasing its value for future tenants and ensuring its continued activation.



Rendering of the proposed development with heritage house to the right (Quad-angle Architects). All of the new construction between the red line, representing the articulated facade, and the heritage house is set back behind the heritage house. Note that no landscaping has been shown in this rendering.

## 7.5 Impact on Adjacent Heritage Resources

There are no adverse physical or visual impacts anticipated on adjacent heritage resources. The visual and contextual relationships among the heritage houses on this stretch of Old Bronte Road will be conserved.

## 7.6 Assessment

The following table identifies the impacts of the proposal on heritage resources.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	All significant heritage attributes or features will be conserved.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The new location conserves the historic fabric of relationships among the heritage houses and is compatible with earlier approved approaches towards intensifying the old Village of Palermo.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	N/A
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	N/A
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	N/A
Land disturbances such as a change in grade that alters soils, and drainage patterns	N/A
Other possible effects (specify if any)	N/A

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## 8 CONSERVATION STRATEGY

### 8.1 Conservation Approach

The conservation approach is to:

- Restore the main block of the farmhouse, including the later addition of the front portico;
- Activate the farmhouse with a compatible new use, first as a temporary sales centre;
- Construct a new rear addition that facilitates the adaptive reuse of the farmhouse and provide an appropriate setting for the farmhouse, including an accessible entrance and pedestrian walkway to the south elevation of the new rear addition as well as landscaping (to be evaluated in a forthcoming addendum to this report);
- Conserve and incorporate the pioneer timber frame as a sculptural element within the rear addition; and
- Salvage the materials of the barn and the bowed rafters, and either incorporate on site, if in reusable condition, or make available. The lakestone foundation will be salvaged and made available.

The forthcoming Conservation Plan will detail the conservation scope and phasing for the farmhouse.

### 8.2 Considered Alternatives

Alternative locations for the relocation of the farmhouse were reviewed in discussion with Town of Oakville Heritage Staff. The applicant was urged by Heritage Staff to purchase the lands to the north of the site in order to locate the heritage house there; the applicant has complied with this request.

### 8.3 Mitigation Strategies

In summary, the mitigation strategies are:

- Providing a transition in height through the articulation of the front facade of the condominium down to the farmhouse;
- Ensuring appropriate “breathing room” (physical open space) between the new condominium and the farmhouse;
- Maintaining existing the front setback in the new location;
- Ensuring that the visual and contextual relationships are maintained between the farmhouse and nearby heritage properties through the choice of the proposed location;
- Conserving and revealing the high quality craftsmanship of the pioneer timber framing as well as portions of the original lathe and plaster, and bowed rafters; and
- Designing a new rear addition that allows facilitates its adaptive reuse to be evaluated in a forthcoming addendum to this report).



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## 9 CONCLUSION

The proposed development appropriately conserves the cultural heritage value of the structure known as the Caleb Smith House, and ensures its continued viability, contributing to the heritage context of the evolving neighborhood of Palermo.

This report will be followed by a Conservation Plan that details the conservation scope of work and phasing. The new rear addition will be evaluated in an addendum to this report.

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## 10 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

### Jasmine Frolick

Jasmine Frolick is a registered planner with ERA Architects. She received her Master of Planning in Urban Development from Ryerson University after completing a Bachelor of Arts at McGill University.

### Emily Collins

Emily Collins is a planner with ERA Architects. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

### Nicholas Thompson

Nicholas Thompson works with the heritage planning team at ERA Architects. He has Master Degrees in history (McGill University) and planning (University of Toronto), as well as a Certificate in Historic Building Conservation (Cambridge University).