

132-136 DUNN STREET, OAKVILLE
SCOPED HERITAGE IMPACT ASSESSMENT

APRIL, 2017

DAVID CUMING, MCIP, MRTPI, RPP, CAHP
PROFESSIONAL CONSULTING SERVICES
CULTURAL HERITAGE RESOURCE
PLANNING AND CONSERVATION

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1.0 BACKGROUND

1.1 Introduction

The purpose of this scoped heritage impact assessment (HIA) report is to provide opinion and advice on the cultural heritage value of the above noted property: 132, 134 and 136 Dunn Street (see below). The property is listed in the Town of Oakville's register of properties of cultural heritage value or interest as a non-designated property under Part IV of the *Ontario Heritage Act*.

The scoped HIA is required to address a number of matters described in the Town of Oakville's *Development application guidelines; Heritage Impact Assessment* [Undated]. Town staff has directed that not all of the requirements are to be fulfilled. This is discussed in the following section entitled *Structure of Report*.



132, 134 and 136 Dunn Street (A site visit was conducted on January 18th, 2017.)

2.0 STRUCTURE OF THIS REPORT

The structure of this scoped heritage impact assessment generally follows the outline and structure provided in the Town's HIA guidelines. The report includes the following sections and addresses the following subject areas:

- Introduction to development site:
 - Location
 - Surroundings
 - Heritage status of property
 - Heritage attributes of the site

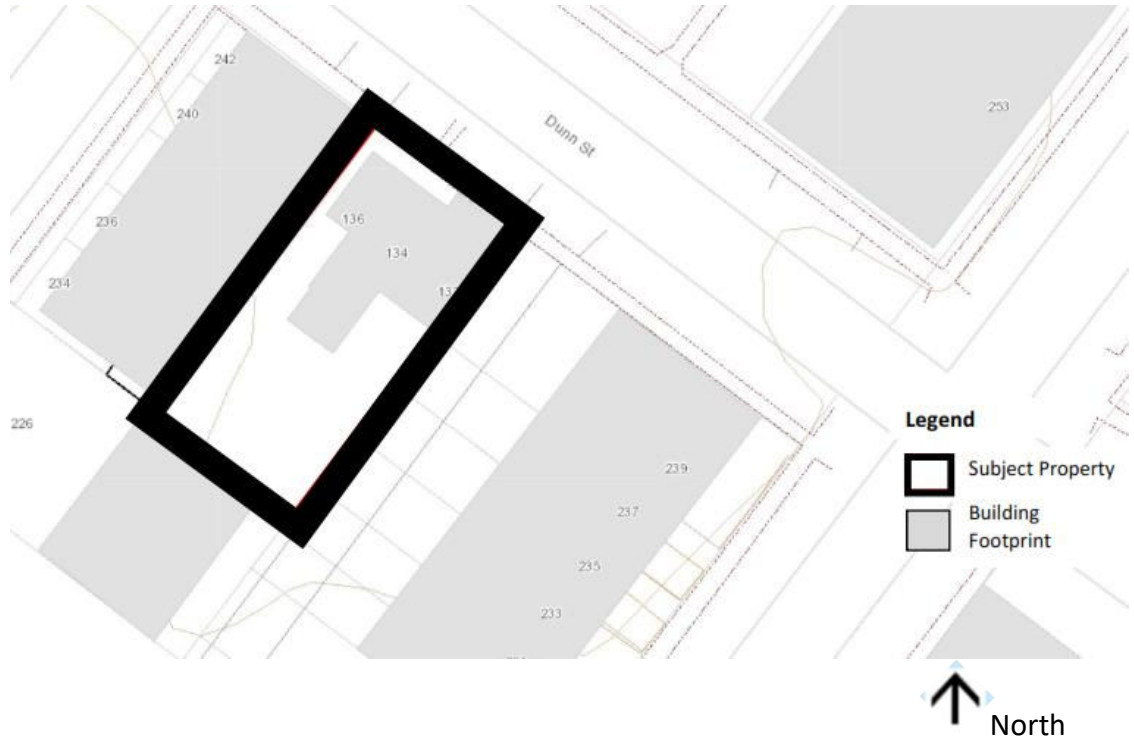
- Research and analysis:
 - Property development
 - Chronological history of development
 - Evaluation of cultural heritage value
 - Statement of cultural heritage value

- Sources

3.0 INTRODUCTION TO DEVELOPMENT SITE

3.1 Location

132-136 Dunn Street is generally located in Downton Oakville and is specifically located on the west side of Dunn Street between Randall Street to the north and Church Street to the south.



Location of 132-136 Dunn Street, Oakville

The subject lot has an approximate lot frontage of 14.5 metres (47 feet) with a lot depth of 31.5 metres (104 feet) and area of 456 m² (4,908 square feet). The former use of the building was office-commercial but the building is currently unoccupied on the ground floor. The upper floor is currently in residential use as an apartment unit. There is no vehicular driveway access to the property along the Dunn Street frontage.



Front (east) facade of 132-136 Dunn Street (April 10, 2017)

The property is currently occupied by a two storey building with one storey additions which have been made to the rear and southerly façades of the building. The building is located close to the front lot line and the building width occupies most of the lot frontage.

A mature tree and several lilac plantings are located in the rear yard of the property. There are two municipal trees that are located in a grassed planting strip or boulevard within the municipal right of way along the property frontage. A concrete sidewalk is located between the street boulevard and the property frontage. The entire front yard area of the property is paved.

The original structure is believed to have been constructed between 1860 and 1870. The later office addition at the south side may have been constructed post-1970. A 1967 Fire Insurance Plan does not show the addition.

3.2 Immediate surroundings

To the north of 132-136 Dunn Street are the rears of properties fronting on Randall Street. These buildings comprise three-storey town houses with parking and access routes immediately adjacent to the subject property above which are located patio decks and balconies.



Rear of 242 Randall Street with 136 Dunn Street at left in photograph (April 10, 2017)

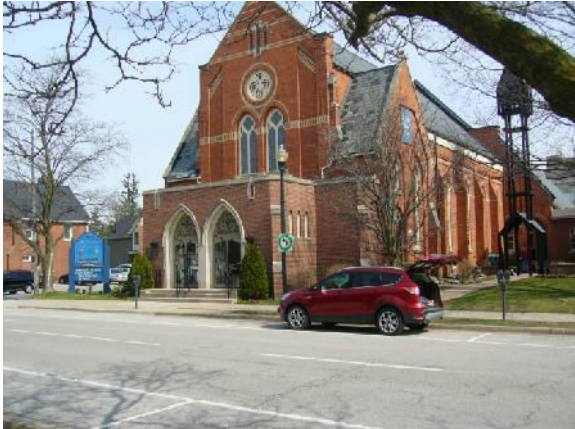
To the south are the rears of properties fronting on Church Street. These buildings also comprise three-storey town houses with parking and access routes immediately adjacent to the subject property over which are located amenity areas.



Rear of 239 Church Street with 136 Dunn Street at right in photograph (April 10, 2017)

To the west at the rear of the subject property is a one and a half storey office building and surface parking area with frontage on Randall Street.

Immediately to the east of the subject property is the Dunn Street road right of way. Beyond the Dunn Street road right of way at the northeast corner at Randall Street is St. John's United Church. At the southeast corner with Church Street are four storey town houses.



St. John's United Church 262 Randall Street (April 10, 2017)



St. John's United Church 131 Dunn Street (April 10, 2017)



Rear of 253 Church Street (April 10, 2017)

3.3 Downtown Oakville Central Business District

The subject property is located within the Downtown Oakville Central Business District. The Central Business District has historically developed with a wide range of land uses including commercial, office and residential uses. The immediately abutting properties to the north and south have been developed with residential uses in the form of three storey townhouses. The property to the west comprises a one and a half storey structure containing office commercial uses. The properties to the east are distinguished by a place of worship (St. John's United Church 131-137 Dunn Street and 262 Randall Street) and a four-storey residential condominium fronting on Church Street.

The public realm fronting the property comprises a concrete sidewalk with a grassed boulevard. Municipal tree plantings are included within the boulevard area. On-street metered parking is provided on both sides of Dunn Street. With the exception of the building located on the subject property and St. John's United Church, all buildings abutting the Dunn Street frontage, between Church and Randall Streets, have been oriented so that the main building façade is directed to either Church Street or Randall Street. The streetscape along Dunn Street is predominantly made up of building side walls with very little street presence.

The context of the subject property has changed dramatically from its former nineteenth century appearance with a number of contemporary buildings and construction forming part of the streetscape, surroundings and area. This has been documented in *Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.)* as part of *Appendix D Streetscape and landscape inventory*, Page D-69 to D-72. It is not reproduced as part of this report but is available for review at:

<http://www.oakville.ca/business/downtown-oakville-heritage-conservation-district-study.html>

3.4 Heritage status of property

Town of Oakville’s register of properties of cultural heritage value or interest

The subject property is listed in the Town of Oakville’s register of properties of cultural heritage value or interest as a non-designated property under Part IV of the *Ontario Heritage Act*. Demolition or removal of a building or structure on the property requires a notice to demolish to be served on the municipality by the property owner. Demolition or removal is prohibited for a minimum of 60 days, after which demolition may proceed subject to approvals under any other applicable legislation.

The register’s description of 132-136 Dunn Street identifies “potential cultural heritage value” being vested in the “historic vernacular frame house” (See extract below).

Town of Oakville
SECTION F: Register of Properties of Cultural Heritage Value or Interest (NOT Designated)

132-136	DUNN ST	This property has potential cultural heritage value for its historic vernacular frame house.
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The heritage status of adjoining properties is listed below:

103-105	DUNN ST	This property has potential cultural heritage value for its historic brick commercial building.
131-137	DUNN ST	St. John’s United Church - this property has potential cultural heritage value for its c.1877 brick church building.
132-136	DUNN ST	This property has potential cultural heritage value for its historic vernacular frame house.
145	DUNN ST	This property has potential cultural heritage value for its Queen Anne style brick house.
149	DUNN ST	This property has potential cultural heritage value for its c.1849 frame house.

Town of Oakville’s heritage property file

A review of the Town’s heritage file on the property (Courtesy: Susan Schappert, CAHP, MCIP, RPP Heritage Planner, District East/West) revealed two black and white photographs (*Circa 1991*) showing the subject building much as it exists today. There were no other historical research materials or historical documentation available.

Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.)

The subject property has been subject to prior study in the Town of Oakville’s initiative to designate a portion of Downtown Oakville as a Part V designated

heritage conservation district. The property is shown below as part of the initial study area.



Figure 1.2: The Council approved heritage conservation district study area

Extract: Figure 1.2 Study Area

Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012



Extract: Proposed heritage conservation district, Executive summary, Page 1.

Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012

After examination of the original study area by the Town of Oakville the subject property and the adjacent Dunn Street streetscape were subsequently excluded from the Council designated heritage conservation district.

3.5 Heritage attributes of the site

Physical description of the existing structure

The subject property contains a former residence, (recently in commercial office use on the ground floor), comprising a two-storey side gable structure, of frame construction, and built to a “T” plan.

A two-storey rear tail extends westwards from the main building mass and to which is added a single storey, timber clad, lean-to addition. The roof is clad in asphalt shingles. A red-brick, parged chimney is located on the south façade. The side gable roof features wood eaves returns.

Windows and doors are a mix of wood, metal or synthetic construction (sash windows of two over two, one over one or slider windows) with a few original windows appearing to survive. Extensive alterations to windows and doors are most readily evident at the ground floor of the front façade. Here the former residence has been re-used for office purposes with three entrance ways allowing access to the street addresses of 132, 134 and 136 Dunn Street.

Described by the Town of Oakville as a “historic vernacular frame house” the eaves returns mark the building as having limited Classic Revival (*circa* 1860) influences but otherwise there are no other extant features suggesting that this building is anything more than a vernacular, frame structure, i.e., crafted by local trades and constructed from local materials.

A verandah on the front façade is shown in the *1949 Underwriters’ Survey Bureau Fire Insurance Plan*. The *1967 Underwriters’ Survey Bureau Fire Insurance Plan* does not show this feature. The existing front and side addition on the south façade is also not shown in the *1967 Underwriters’ Survey Bureau Fire Insurance Plan* and is presumed to be of post-1970 construction

General condition of the existing structure

The building and additions appear to be moderately well maintained and in a sound condition. There are cracks in the cementitious render and it is inconclusive whether this has enabled any water infiltration. Several of the older wood windows and wood shutters have suffered from paint failure and the condition of wood is likely compromised. Glazing units have been reputted and/or caulked. The roof appears sound although there appears to be past water damage to an interior ceiling in the upper storey apartment. The basement appears dry.

The front (east) facade

The front façade appears originally to have comprised three bays, with a central entranceway. On the ground floor the central entranceway is flanked by much altered window openings and glazing that have been altered for commercial office purposes. Rectangular window openings and glazing in the side bays remain extant on the second floor. A central window above the entranceway may have existed at one time but there are no visible traces remaining. Interior inspection suggests that the former existence of a window is unlikely.



Front (east) façade

The façade is clad in a grey, cementitious render with cracks visible in several areas. A former verandah was removed between 1949 and 1967.

The side (south) facade

A substantial single-storey side addition is constructed along the south façade of the original structure. It projects both at the front and rear from the original façade and wraps around at the rear. The addition is distinguished by a large tripartite “storefront” window facing Dunn Street, a blind or windowless side wall, with an entrance and window at the rear.

The upper floor is distinguished by a number of sash windows of wood or synthetic materials. Hinged wooden window shutters are featured on the rear tail.



Ground floor side (south) façade



Upper floor (south) façade

The rear (west) facade

The rear façade comprises a timber clad, lean-to addition on the ground floor which is not original to the structure. The upper floor contains the gable end to the structure's rear tail. The surface is clad in a grey, cementitious render. The barge board is of wood, as are the eaves returns. A single window is located at the north façade side and comprises a one over one sash with a single, hinged, wood shutter.



The rear (west) facade



The rear (west) addition and side (south) facade

The side (north) facade

The side façade includes the main body of the structure, the rear tail and a side of the timber clad, lean-to addition on the ground floor. The surface is clad in a grey, cementitious render. The barge board is of wood, as are the eaves returns. A variety of wood windows are located along the north façade on lower and upper floors and comprise a mix of sash windows and wood sills with hinged wood shutters on the upper floors.



Side (north) facade



Side (north) facade

Heritage attributes exterior: significant features, buildings, landscapes and vistas

There are no significant features, buildings, landscapes and vistas associated with this property. The integrity of the subject property and building as a property of potential cultural heritage value or interest with any outward display of physical heritage attributes is considerably compromised. The quantity and extent of past alterations to building fabric and additions at the front, side and rear are extensive.

Accordingly, the design or physical value of the structure as well as its contextual value is similarly diminished. Any vestiges of the property's physical or design values to mark it as an intact and thus representative example of "vernacular" construction have been lost.

Moreover, the evidence of any landscape features and scenic values such as vistas would have been accounted for and inventoried as part of the previously referenced *Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.)* as part of *Appendix D Streetscape and landscape inventory*, Page D-69 to D-72. None were described. Site visits conducted as part of this report verify these findings.

The context of the subject property has changed dramatically from its former nineteenth century appearance with a number of contemporary buildings and construction forming part of the "new" streetscape, surroundings and area.

Heritage attributes interior: significant features,

The lower floors of the subject building have been substantially altered to accommodate office use. The southern portion of the building (addressed as 132 Dunn Street) is of comparatively recent construction and exhibits no interior heritage features. The ground floor of northern portion of the building (addressed as 136 Dunn Street) contains some original features comprising windows and window surrounds.

The upper apartment (addressed as 134 Dunn Street) is accessed by a straight stairway leading to a small landing area with a number of rooms leading off. As the apartment was occupied a limited number of photographs were taken. Nineteenth century features include windows and window surrounds and doors.

In the basement, foundations walls comprise limited stone construction at the rear north side (thinly coursed stone), mass concrete reinforcements towards the north side, and concrete block at the east end. A crawl space with mud/soil floor was located at the south portion of the basement.

Exterior and interior photographs



Front (east) façade with cementitious render, synthetic doors and windows, January 18, 2017.



Projecting office addition (132 Dunn Street), January 18, 2017.



Window and door alterations (134 Dunn Street), January 18, 2017.



Shopfront and door alterations (136 Dunn Street) January 18, 2017.



South façade with eaves return at roof level and altered windows, January 18, 2017.



Rear façades of main building and addition (foreground), January 18, 2017.



South façade of rear tail and lean-to addition, January 18, 2017.



South façade with wrap around addition, April 10, 2017



West façade with timber clad, rear lean-to addition, April 10, 2017



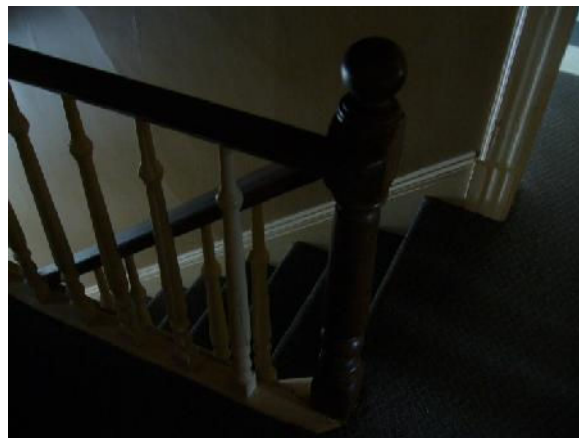
Interior window on north façade of 136 Dunn Street, April 10, 2017



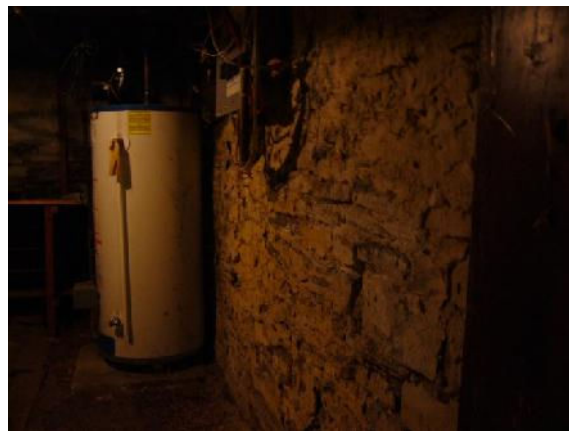
Interior at north side looking east to front façade of 136 Dunn Street, April 10, 2017



Interior of north office portion (136 Dunn Street) looking upwards to staircase to apartment at 134 Dunn Street, April 10, 2017



Interior of apartment portion (136 Dunn Street) looking downwards to staircase, April 10, 2017



Interior of basement with remnant stone foundation, looking west, April 10, 2017

4.0 RESEARCH AND ANALYSIS

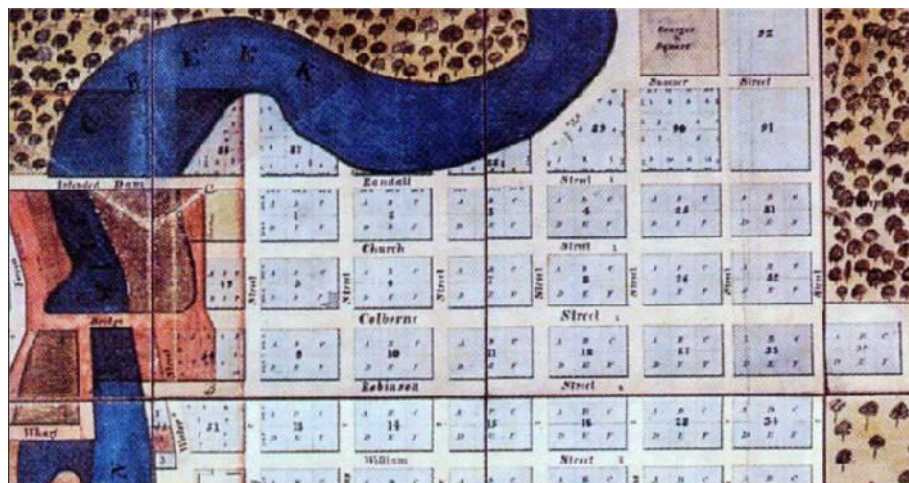
4.1 Introduction

This section of the report includes a broad contextual overview of the area as well as the results of a title search related to the property. The history and settlement of Oakville has been well documented most notably in the following published material, including the Town of Oakville's own studies. These have been consulted to provide an historical context to the settlement of the downtown area and the subject property:

- *Downtown Oakville Heritage Conservation District Study, Heritage Assessment Report*, May 2012, MHBC, George Robb Architect and Meghan Hobson Research
- Ahern, Frances Robin. *Oakville; A Small Town, 1900-1930*. (Oakville; Oakville Historical Society, 3 ed. 1986).
- Mathews, Hazel C. *Oakville and the Sixteen; The History of an Ontario Port* (Toronto; University of Toronto Press, 1953, reprinted 1994).
- Peacock, David and Suzanne. *Old Oakville*. (Willowdale, 1979).

4.2 Property development: Early Euro-Canadian settlement context

The Euro-Canadian settlement of Oakville was founded in 1827 by Colonel William Chisholm who acquired 980 acres of land at public auction previously reserved by the Crown for the Mississauga, the Anishnaabe speaking dominant First Nation living in this area of present day Ontario. In order to attract to attract settlers Chisholm's developed a plan (1835) for a new town that was popularized by a colourful promotional map of Oakville.



Extract from Plan of Oakville, Township of Trafalgar, Upper Canada, 1835

The proposed town site was laid out in a traditional grid of streets with two blocks set aside for public use. Component streets were named after Chisholm family members, friends, prominent early settlers and Members of the Government of Upper Canada. According to a recent land title search the subject property appears to have been acquired by Chisholm in 1835. In a matter of years, *Smiths Canadian Gazetteer* (1846) provided an effusive account of the settlement as follows:

“A Village in the township of Trafalgar, situated on Lake Ontario, at the mouth of Sixteen Mile Creek, sixteen miles West from Toronto. It contains about 550 inhabitants. This is a place of considerable business for its size; about 150,000 bushels of wheat, besides large quantities of lumber, being annually shipped here. Twelve schooners are owned in Oakville; and there are three extensive warehouses for storing grain. Churches and chapels, three; viz., Episcopal, Catholic and Congregational.

Professions and Trades. - One steam grist mill, one water do., one saw mill, one distillery, one physician and surgeon, six stores, one druggist, one threshing machine maker, three taverns, two wagon makers, five blacksmiths, one watch and clock maker, three cabinet makers, two saddlers, two butchers, two bakers, one tinsmith, four tailors, twelve shoemakers.”

The 1835 town plan remains in the present-day street plan and most of the street names also remain. Dunn Street, a north-south street, connecting Lake Road (later called Colborne Street East or Lakeshore Road East) with Randall Street was likely named for John Henry Dunn who served as Receiver General for Upper Canada from 1820-1841.

4.3 Property development: Downtown Oakville nineteenth and twentieth century character

The overall character of the downtown area, of which the subject property forms part, is a mix of commercial and residential buildings that range in date from the 1830s to the present. Much of the commercial building stock is located along Lakeshore Road East, from Navy Street to Dunn Street and corresponds to the historically defined commercial area of Chisholm’s original 1833-35 “Old Town”.

Streets surrounding the downtown commercial core originally contained a mixture of modest frame workshops and residential buildings. Some of the early residential buildings remain scattered throughout the downtown area. Many of these were wood frame buildings, small in scale and typically vernacular examples of Classic Revival, Gothic Revival or Regency styles and all re-clad at some time, including stucco or modern siding. These changes often altered their

original context and use as well as resulting in the removal of original features. Such is the case with 132-136 Dunn Street

Many early commercial buildings along Lakeshore Road East had residential accommodation on the upper floors. East of Dunn Street, Lakeshore Road East was primarily residential with numerous small residences to the north. While the commercial character of Lakeshore Road remained consistent, by 1910 the residential area to the north appeared to comprise a landscape of modest frame residences.

Subject property (showing verandah in 1949 and loss of feature in 1967)



Fire Insurance Plans showing location of subject property
1949 1967

1949 Underwriters' Survey Bureau Fire Insurance Plan and 1967 Underwriters' Survey Bureau Fire Insurance Plan

From 1910 to the late 1940s the area transitioned with many of these modest frame residential structures appearing to have been demolished and replaced by new structures and uses or sometimes simply left vacant. Certainly by 1967, gaps were appearing in the urban fabric with vacant lots providing needed parking to support the Lakeshore Road commercial uses. From the 1970 and 1980s onwards residential development in the form of terrace town houses distinguished Randall, Church and Dunn Streets.

4.4 Chronological history of development

Summary chain of title and sale dates

As part of the historical research of the property and in the absence of any readily available historical materials respecting the property a titles searcher was retained to establish the chain of title and sale dates. The summary provides some insights into the history of property development.

The title search did not reveal any land transaction between November 14th, 1859 and September 29th, 1894. It is conjectured in this report that the subject building was constructed between the late 1860s and early 1880s. Features such as the basic frame construction, wood window sills and sash windows of two-over two would typically suggest construction in this era of the 1870-80ss.

A summary of the land transactions are presented below:

25 Nov 1831	William Chisholm (Original Crown Patent)	
7 Sept 1835	Robert Robinson	
30 Oct 1841	Joseph Londry (Possibly Londree)	
14 Nov 1859	Louis Londre (Possibly Londree)	
Intervening years	Not available	
29 Sept 1894	Michael Murphy	
10 Oct 1894	William I. Leach (1817-1901)	See commentary following
21 Mar 1895	Isaac Boon (1823-96)	See commentary following
6 July 1896	James McDonald	See commentary following
11 Mar 1897	Henry James Bain	
24 Apr 1902	Isabella Caverhill	
2 Apr 1909	Isabella Caverhill (the younger)	
5 Feb 1910	Rosie Scott Caverhill	
8 Aug 1910	Margaret Fisher	
18 May 1928	Lorne C. Ashbury	See commentary following
26 Feb 1934	Lorne C. Ashbury	
26 Feb 1934	Ethel Savery Ashbury	
19 Jul 1947	Margaret Haddin	
22 Jun 1955	Gladys Vera Milligan	
4 Mar 1959	Frederick Mair Fenton	
16 Aug 1973	Bunty Alf Limited	
23 Mar 2016	San Sea Construction Company Limited	

The names of these property holders were cross-referenced to local histories to establish and identify any property holders that appeared to be of historical importance and potentially significant to the local community.

Past property owners

Aside from the early land holdings of Chisolm and Robinson, reference to **Joseph Londry** and **Louis Londre** may be related to the Londree or Londray family which are referred to in *Oakville and the Sixteen - The History of an Ontario Port* (Page 53). These are reported to be early nineteenth century French Canadian who settled around the shipyard of the Sixteen Mile Creek. There is no description that accounts for any association of the subject property with this family.

The title search offers no available information of property ownership between 1859 and 1894. Between 1894 and 1910 there appear to be nine (9) owners. None are holding the property for any considerable length of time. It is likely that the property was being leased or rented by the property owners.

William I. Leach (1817-1901) is likely the son of Joshua Leach (1776-1862) who settled two miles east of the future town site of Oakville in 1822. Ransom, William and Robert were the sons of Joshua Leach who later became carpenters and joiners (*Oakville and the Sixteen - The History of an Ontario Port*, Page 188 and *Old Oakville*, Page 135). There is no reported association of William Leach with the subject property that would appear to be of any significance.

Isaac Boon is reported as being one of two brothers (Isaac and Joseph Boon) who settled in Oakville *circa* 1849 from North Devon. Both were stone masons and brick layers, and later painters. (*Oakville and the Sixteen - The History of an Ontario Port*, Page 227 and *Old Oakville*, Page 135-136). In commenting on hotel and inn ownership in the Town during the 1860s and 1870s, Mathews suggests (page 363) that *“the business of being a hotel proprietor was more precarious than in former times. The same owners continually changed establishments: ...Joseph and Isaac Boon”*. The ownership of the subject property by Isaac Boon was only for one year and it appears unlikely that he lived here or was associated with the property in any meaningful way.

James McDonald (likely “junior” and son of James McDonald) is cited as a builder, carpenter, contractor and owner of McDonald’s planing mill. The mill was destroyed by fire in 1889 and its replacement again in 1893 (*Oakville and the Sixteen - The History of an Ontario Port*, pages 418, 427-428 and *Old Oakville*, Page 136). There is no description of their (father or son) association with the subject property.

The Ashbury family appears to have had interests in the property from 1928 to 1947 either as **Lorne C. Ashbury** or **Ethel Savery Ashbury**. Lorne Ashbury lived at 423 Dundas Street near the Sixth Line (*Oakville A Small Town 1900-1930*, Frances Robin Ahern, 1981, The Oakville Historical Society and The Boston Mills Press) and was one of the sons of T.H. Ashbury and Sons, who ran a local milling

enterprise. There is no further description of the Ashbury's association with the subject property.

In reviewing the chain of title there appears to be no suggestion that the property was retained in the same family ownership for any considerable length of time. This is in contrast to rural areas where farming families may have owned agricultural lands for many generations. There appear to be no associations of the subject property with a person of historical significance that is meaningful for the purposes of cultural heritage evaluation or assessment.

Notwithstanding the foregoing, it is likely that the former residence may have had potential historical or associative values with the theme of development of the mid-nineteenth century downtown commercial core. The pattern of past development in this area is generally characterized by residential buildings surrounding the commercial core and usually occupied by artisans or tradespeople. Again, the compromised structure and its poor integrity suggest that the former residence is neither exemplary nor typical in its depiction of historical associations or values that are significant to the community.

4.5 Evaluation of cultural heritage value

The evaluation of the subject building has been undertaken using criteria contained in *Ontario Regulation 9/06* pursuant to Part IV of the *Ontario Heritage Act*. The criteria are organised around three core criteria: design or physical value, associative or historical value, or contextual value. These core criteria are subsequently subdivided into a series of three subsets and a number of indicators.

The results of the building evaluation are contained in the following table. It is concluded that there are insufficient extant cultural heritage values or interests that would establish a rigorous and robust foundation for any further conservation initiative, notably designation under Part IV of the *Ontario Heritage Act*. The analysis also supports the findings contained in the *Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.)* wherein the subject property and streetscape of Dunn Street were of insufficient cultural heritage value or interest to merit inclusion in the eventual Downtown Oakville Heritage Conservation District.

DESIGN OR PHYSICAL VALUE	ASSESSMENT	RATIONALE
i) Is a rare, unique, representative, or early example of a style, type expression, material, or construction method;	Not satisfied.	The building façade (front) has been considerably altered and there have been substantial building additions to the side and rear. The compromised building is not considered to be 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	Not satisfied.	The building is of vernacular construction and much altered with no evidence of a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	Not satisfied.	The building is of vernacular construction and much altered with no evidence of a high degree of technical or scientific achievement
HISTORICAL OR ASSOCIATIVE VALUE		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Not satisfied.	The building has no direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community that are evidenced in the remaining property fabric
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	Not satisfied.	The building does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Not satisfied.	The building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
CONTEXTUAL VALUE		
i) Is important in defining, maintaining, or supporting the character of an area;	Not satisfied	The character of the area is typified by new town house development. The building is not important in defining, maintaining, or supporting the character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	Not satisfied	The surroundings of the subject property are much altered. The building is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	Not satisfied	The building is not a landmark.

4.6 Statement of significant cultural heritage value

The Town of Oakville's *Development application guidelines: Heritage impact assessment* require inclusion of a Statement of Significance (Page 2) for properties with identified cultural heritage values or interest that have been established after using *Ontario Regulation 9/06*. In the absence of cultural heritage values or interests as established in the preceding section 4.5 no such statement is included in this report.

The subject property has a limited historical narrative, and exhibits very little original exterior building fabric. The property is set in a much changed former residential area. Its "potential cultural heritage value" is severely diminished and the integrity of the built structure is also substantially compromised. The property does not exhibit cultural heritage values or interests in a sufficiently robust and defensible manner to support any prospective future designation under Part IV of the *Ontario Heritage Act*.

The property's continued inclusion in the Municipal Heritage Register as a non-designated property under Part IV of the Act is no longer sound as the property's cultural heritage value is severely diminished.

Respectfully submitted.

A handwritten signature in black ink that reads "David Cuming". The signature is written in a cursive style with a long, vertical stroke at the end.

David Cuming, MCIP, MRTPI, RPP CAHP

5.0 SOURCES

Ahern, Frances Robin. *Oakville; A Small Town, 1900-1930*. (Oakville; Oakville Historical Society, 3 ed. 1986).

Mathews, Hazel C. *Oakville and the Sixteen; The History of an Ontario Port* (Toronto; University of Toronto Press, 1953, reprinted 1994).

Peacock, David and Suzanne. *Old Oakville*. (Willowdale, 1979).

Smiths Canadian Gazetteer: comprising statistical and general information respecting all parts of the Upper Province, or Canada West (1846). H. & W. Rowsell. Toronto.

Town of Oakville's. *Development application guidelines: Heritage Impact Assessment*

Town of Oakville. *Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.)*

Town of Oakville. *Downtown Oakville Heritage Assessment Study, Heritage Assessment Report, Final Draft, May 2012, (MHBC, George Robb Architect and Megan Hobson Research.) Appendix D Streetscape and landscape inventory.*

Town of Oakville. *Downtown Oakville Heritage Conservation District Study, Public Information Meeting # 2, Lusk Hall, St. John's United Church, April 25th, 2012 (Power Point Presentation: 1949 Underwriters' Survey Bureau Fire Insurance Plan and 1967 Underwriters' Survey Bureau Fire Insurance Plan)*

APPENDIX

Curriculum Vitae

EDUCATION:

- 1973 B.Sc. (Honours) in Town Planning Studies, University of Wales, Cardiff, U.K.
 1975 Post-Graduate Diploma in Town Planning, University of Wales, Cardiff, U.K.

PROFESSIONAL AFFILIATION:

- Member of the Canadian Institute of Planners (1977)
 Member of the Royal Town Planning Institute (1979)
 Member of the Canadian Association of Professional Heritage Consultants (1988-2002)
 Member of the Canadian Association of Heritage Professionals (2011- Present)
 Registered Professional Planner, Ontario, (1995)

PROFESSIONAL EMPLOYMENT:

- | | |
|----------------|---|
| 2013 – Present | David J. Cuming, Consultant, Cultural Heritage Resource, Planning, Design and Conservation. |
| 2011 – 2013 | Managing Coordinator, Cultural Heritage Planning, MHBC |
| 2009 – 2011 | Senior Project Manager (Heritage and Urban Design), Community Planning and Design Section, City of Hamilton |
| 2007 – 2009 | Acting Manager, Community Planning and Design Section, City of Hamilton |
| 2003 – 2007 | Senior Project Manager (Heritage and Urban Design), Community Planning and Design Section, City of Hamilton |
| 2003 – 2003 | Acting Manager, Heritage and Urban Design Section, City of Hamilton |
| 2001 – 2002 | Senior Heritage Planner, Heritage and Urban Design Section, City of Hamilton |
| 1998 - 2001 | Archaeological Services Inc., Manager, Built Heritage, Cultural Landscape and Planning Section |
| 1987 - 2000 | David Cuming and Associates, Owner and Principal Consultant |
| 1989 - 1998 | Unterman McPhail Cuming Associates, Partner and Principal Consultant |
| 1978 - 1987 | Ontario Ministry of Citizenship & Culture, Conservation Officer |
| 1977 - 1978 | Town of Oakville, Community Planner |
| 1975 - 1977 | The Planistics Group, Community Planner |
| 1973 - 1974 | London Borough of Harrow (U.K.), Intern Planner |

PROFESSIONAL EXPERIENCE:**Municipal planning (1973-1978)**

- Comprehensive experience in a diverse range of planning and development matters gained in the public and private sectors in England and Ontario comprising review of development applications in the London Borough of Harrow (including analysis of shadow and privacy effects), the review and/or preparation of Official Plan policies, Official Plan Amendments, Zoning By-law amendments, plans of subdivision, variances and severances.

Provincial planning and environmental management (1978-1987)

- Extensive participation and authoritative experience in many conservation, planning and environmental programs of all levels of government.
- Participated as a reviewer in the Province's and Ministry of Culture's review function of Official Plans, Official Plan Amendments and plans of subdivision.
- Provincial EA reviewer of many major individual projects (including Red Hill Creek Expressway/Cross Mountain Freeway, MTC's Highway 403/407, and Ontario Hydro Transmission projects) and Class EAs (including MNR's Timberlands, Docks and Dams, GO Transit Facilities and MTC Roads and Bridges).
- Key responsibility and involvement at a senior level in major developmental initiatives including: authorship of the Province's *Advisory Notes on Heritage Conservation and Municipal Planning*, the establishment and management of the *Ontario Heritage Bridge Program*, preparation and authorship of the Province's *Heritage Conservation District Guidelines*, and the review of the *Ontario Heritage Act*.

Management and heritage planning (1987-2001)

- extensive project and management experience in a variety of conservation and planning work with public and private sector clients, pursuant to the *Ontario Heritage Act*, *Planning Act* and *Environmental Assessment Act*, including participation in Highway 404 extension, landfill site searches in Peel, York and Durham, and many municipal roads, bridge and water supply projects, including the management of multidisciplinary consultants (budgets up to \$250K).

Consultant in planning, design and cultural heritage resource conservation (2011 – present)

- providing consulting services in a diverse range of planning, urban design, heritage and development matters including expert witness testimony and peer review.

PUBLICATIONS:

- *Discovering Heritage Bridges on Ontario's Roads*, Boston Mills Press, 1983.
- *Mines and Mills at Gold Rock (in Continuity with Change)*, Dundurn Press, 1984.
- *Ontario's Heritage Conservation District Guidelines*, MCC, 1985.
- *Advisory Notes on Heritage Conservation and Municipal Planning*, MCC, 1985.
- *Building Road Bridges: The Ontario Vernacular Way*, (In *Vernacular Architecture in Ontario*), 1992.
- *The Commercial Core: Seat of Merchant Princes*, (In *Downtown Hamilton: The Heart of it All*), 1995-6.

RECENT MAJOR SPEAKING ENGAGEMENTS (2001-2013):

- Planning and Development Forum. April, 2015. Panellist. *Cultural Heritage Resources and Cultural Heritage Landscapes*.
- Architectural Conservancy of Ontario - Community Heritage Ontario – Canadian Association of Heritage Professionals Joint Annual Conference. May, 2015. Panellist. *The Role of the Heritage Professional*.
- OPPI, March 2013, Western Lake Ontario District Chapter, *Cultural Heritage landscapes: Origins, studies and policy provisions*.
- Regional Municipality of Waterloo, Panelist, *Heritage Impact Workshop*, November, 2012.
- Heritage Canada Foundation National Summit, October 2012, Panelist, *Municipal Planning – Pressure Points*,
- OPPI, 2009 Conference, Panellist, *Cultural heritage districts: The Port Dalhousie Decision and where do we go from here?*
- Community Heritage Ontario, Workshop 2007 (*Conservation, change, communication and conflict: or "I didn't know...nobody told me"*)
- Architectural Conservancy of Ontario - Community Heritage Ontario – Canadian Association of Professional Heritage Consultants Joint Annual Conference 2007 (*Provincial Heritage and Planning Initiatives: A Hamilton View*)
- Canadian Association of Professional Heritage Consultants, Annual Conference 2005, (*Cultural Heritage Landscapes: A Municipal Perspective or "Where do you get your authority from?"*)
- University of Waterloo, 2003 and 2004 guest lecture, (*Municipal Planning and Heritage Conservation*)
- Community Heritage Ontario Workshop, 2003 (*How to designate Heritage Conservation Districts under Part V of the Ontario Heritage Act*)
- Regional Municipality of Ottawa-Carleton Heritage Workshop, 2001, (*Identifying and Conserving Cultural Heritage Landscapes*)

SOCIETY MEMBERSHIPS:

- Heritage Canada Foundation

AWARDS:

- Canadian Association Heritage Professionals, Heritage Planning Award, *Rondeau Park: A Cultural Heritage Landscape Assessment* (2012)
- City of Ottawa Architectural Conservation Awards, Award of Excellence – Adaptive Use (Public Works) Laurier Bridge (2006)
- Hamilton Society of Architects (Ontario Association of Architects), Medal of Award of Excellence for the Durand-Markland Heritage Conservation District (1996).
- Greater Hamilton Heritage Association Recognition Award for Dundas Heritage Conservation District Study (1990).

VOLUNTEER SERVICE:

- Director, Lower Grand River Land Trust (2017- Present)
- Member (External Heritage Specialist), Metrolinx Heritage Committee (2014- Present)
- Member, Ruthven Building Conservation Committee, Lower Grand River Land Trust (2004- Present)
- Member, Bay Area Restoration Council Access and Watershed Committee (1995-1997).
- Member, City of Hamilton Planning Director's Advisory Committee (1995-1997).
- Member and Past Chairman, City of Hamilton Historical Board (1987-2000)
- Member-at-Large, Executive Committee, Architectural Conservancy of Ontario (1999-2000)
- President, Canadian Association of Professional Heritage Consultants (1999-2001).

CONTINUING PROFESSIONAL DEVELOPMENT:

- "New Models for Mixed Use: Infill Strategies", OPPI Seminar, 2014
- Short Course, "Mediation for Municipal Planners", 2005.
- Seminars on Municipal Class EA procedures (Pam Hubbard and Associates)
- Seminar, Volunteer Program Management, Planning and Organization (OOAG Professional Development Program, 1999.
- Canadian Institute of Planners Certificate of Achievement in Continuing Professional Development, 1997.
- Short Course, "Negotiation, Mediation and Facilitation", OPPI/SCRO/OPF, 1996.
- Seminar, MMAH: New Planning process and procedures under the New Planning Act, 1996
- Short Course, "Design: Briefing and Guidance", University of the West of England, November, 1995.
- Short Course, "Design Control in Conservation Areas and Area Character Analysis",

University of the West of England, May, 1995.

- Ontario Professional Planners Institute, Short Course on the New Planning Act, 1995.
- Seminar, New Land Use Policy Statements, University of Waterloo, 1994.
- Seminar, Cultural Landscape Analysis, University of Waterloo, 1994.
- Short Course, Industrial Archaeology, University of Vermont, 1980.
- Conserving Ontario's Main Streets, Trent University, 1978.