

APPENDIX B

333 MACDONALD ROAD

HERITAGE IMPACT ASSESSMENT REPORT



NOVEMBER 2017

ATA

ARCHITECTS INC.

211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

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333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTRODUCTION

ATA Architects Inc. was retained to undertake the Heritage Assessment Report of the property listed as 333 MacDonald Road, Oakville ON.

ATA Architects Inc. undertook the following process in completing this assessment:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented, and a study was undertaken to evaluate the heritage value of 333 MacDonald Road, Oakville ON.
- Identified which properties in the surrounding area were historically significant under Part 4 of the Heritage Act.
- A review was undertaken of the historical, contextual and architectural value of the existing home, taking into account previous owners, surrounding neighbourhoods, and the current condition of the home.
- Research was completed through the use of multiple local organizations and resources, including the Halton Land Registry Office, the Oakville Public Library, the Oakville Historical Society and online resources such as Ancestry.ca and Halinet.on.ca

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act.

ATA also took into regard the heritage policies in Oakville's Official Plan; Livable Oakville in its assessment as well as the conservation guidelines and standards outlined in the following documents:

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit – Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997)
- Ontario Ministry of Culture's Heritage Conservation Principles for Land Use Planning (2007)
- Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1998)
- Ontario Heritage Tool Kit

INTRODUCTION

ONTARIO HERITAGE ACT
ONTARIO REGULATION 12/09
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 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.
 2. 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.
 3. 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,
 - iii. is a landmark.

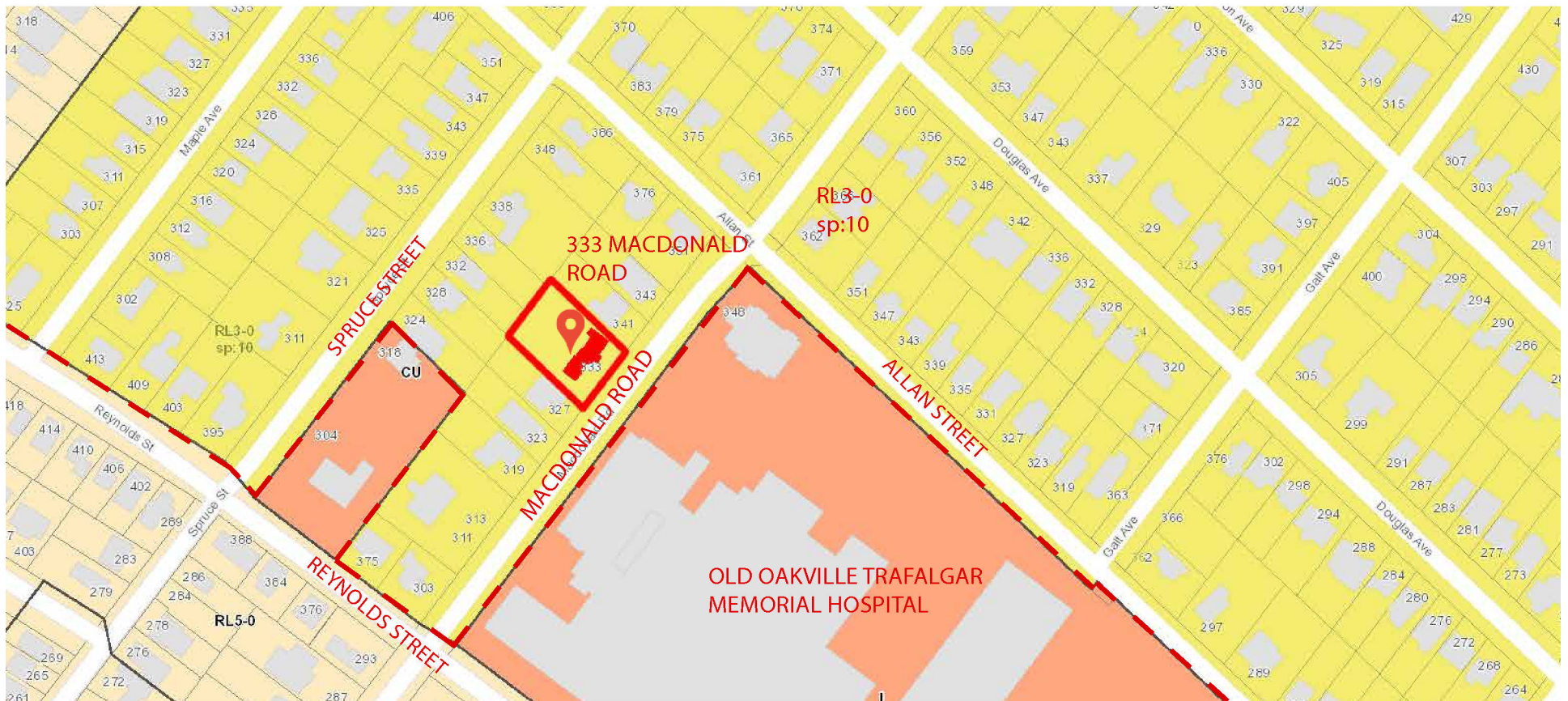
NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

TRANSITION

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

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ZONING



Map showing the zoning for 333 MacDonal Road
Source: Oakville Maps, <https://www.oakville.ca/maps.html>

ZONING

The following is a general description of the Zoning for the site, RL3-0 sp:10. The following charts are taken from Oakville Zoning By-law 2014-014, under Part 6 - Residential.

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone				
	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	
Residential Uses				
<i>Detached dwelling</i>	✓	✓	✓	
<i>Semi-detached dwelling</i>		✓		
<i>Duplex dwelling</i>			✓	
<i>Linked dwelling</i>				
<i>Townhouse dwelling</i>				
Accessory Residential Uses				
<i>Accessory dwelling</i> (1)	✓	✓	✓	
<i>Bed and breakfast establishment</i> (1)	✓	✓	✓	
<i>Home occupation</i>	✓	✓	✓	
<i>Lodging house</i> (1)(2)	✓			
<i>Private home day care</i> (1)	✓	✓	✓	
Community Uses				
<i>Day care</i> (1)	✓	✓	✓	
<i>Emergency service facility</i>	✓	✓	✓	
<i>Emergency shelter</i>				
<i>Place of worship</i>				
<i>Private school</i>				
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	
<i>Park, public</i>	✓	✓	✓	
<i>Stormwater management facility</i>	✓	✓	✓	

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ZONING

Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)
Minimum <i>lot frontage</i>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum <i>front yard</i> A	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum <i>flankage yard</i> B (2016-13)	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum <i>interior side yard</i> C	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum <i>rear yard</i> D	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of <i>storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum <i>height</i>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum <i>dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum <i>lot coverage</i> for the <i>dwelling</i>	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	(7)

Table 6.4.2: Lot Coverage in the -0 Suffix Zones

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum <i>lot coverage</i> for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

10	Former Detached Dwellings R10 Zone	Parent Zone: RL3-0
Map 19(8)	(Part of Lot 11, Concession 4 S.D.S. and Part of Lots 12 and 13, Concession 3 S.D.S.)	(1984-49) (1989-209) (1999-78) (2016-013)
15.10.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one <i>storey</i>	25%
b)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one and one half <i>storeys</i>	22%
c)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i>	19%
d)	Minimum <i>lot depth</i>	30.0 m
e)	Maximum total <i>floor area</i> for a <i>private garage</i>	38.0 sq.m
f)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having one and one half <i>storeys</i> and an attached <i>private garage</i>	1.5 m on both sides
e)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides

HISTORICAL BACKGROUND

Oakville's origins can be traced back to Colonel William Chisholm who purchased 960 acres of land from the Crown in 1827. This land at the mouth of Sixteen Mile Creek would be the location for the Town of Oakville and the Oakville Harbour. In 1835 the first brick building was constructed to serve as a store house and, as some believe, an early Custom House before a permanent one was built in 1856. In these early days the Town thrived as a port of entry in British North America with many sailors and ship merchants passing through. Oakville was finally recognized as a Town in 1857. It would continue to develop with businesses such as a shipbuilder, a blacksmith, a carriage factory, grocers, a hardware store, a druggist and a newspaper.

The village of Oakville attracted many shipbuilders and carpenters in the 19th century with its timber supply and its large river, which provided power for the sawmills. The high expertise of these individuals can still be seen in some of the heritage designated buildings, which still stand after 150 years.

In addition to lumber, Oakville was home to one of the largest Coal Oil (Kerosene) Refinery operations in Canada. The Oakville Oil Refinery was built by Richard Shaw Wood on the eastern bank of Sixteen Mile Creek in the mid 1800's. The refinery burned down in 1869, and was never rebuilt, however Wood's family mansion, built circa 1856, remains. Just East of Oakville, along the Lakeshore is the Suncor Refinery. Two other refineries along the lake shore have been closed in recent decades. The Oil refining business left Oakville due to over production and reduced profits; however, milling and lumber remained an asset in Oakville for years to come.

Farming became a prominent industry in Oakville in the early part of the 20th century. The industry saw a boost once shipping became possible by rail by the Grand Trunk line. The combination of passenger and express trains along with freight trains totaled about 13 a day. Eventually the Town also became a terminus point on a radial railway line servicing Hamilton, Burlington and Oakville.

Wealthy city gentlemen seized upon the opportunity offered by the rail system to live in Oakville and commute into the cities for their work. By the early 1900's Oakville's lakefront property began to be used for estates and cottages.

The invention of the automobile would further impact the shape of Oakville. This mode of transportation could first be seen in the Town in 1909/1910 and its arrival eventually led to the paving of Lakeshore Road between Toronto and Hamilton in 1915/1916. Perhaps the biggest impact would be the development of the QEW in 1920. Up until this point the main arterial routes through Oakville had been Dundas Street (Highway 5) and Lakeshore Road (Highway 2) but these routes were now increasingly congested. The answer was the QEW, a new 4 lane super highway. Opened in 1939 not only did it improve commuting, but it would prove to be a draw to the car manufacturer Ford who would start a plant in the area.

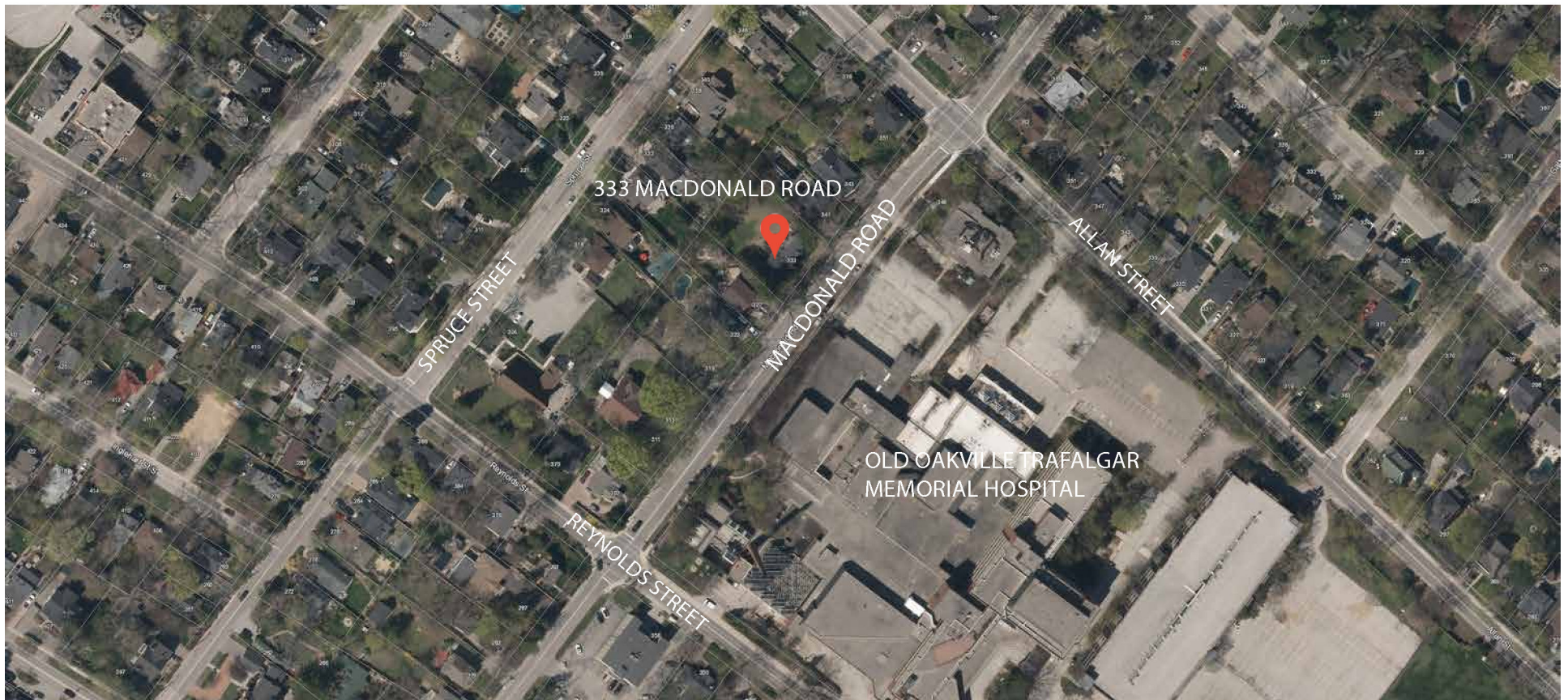
Oakville continued to grow, eventually absorbing surrounding communities such as Bronte, Postville, Palermo, Proudfoot's Hollow, Merton and Sheridan.

Oakville has a rich and interesting history in terms of both its architecture and its people. The Town works hard to conserve and maintain a wide variety of cultural and heritage aspects of the community, through annual events, restoration projects, and their prominent Historical Society.

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LOCATION

The property is situated on the north side of MacDonald Road approximately halfway along the road between Reynolds Street and Allan Street.

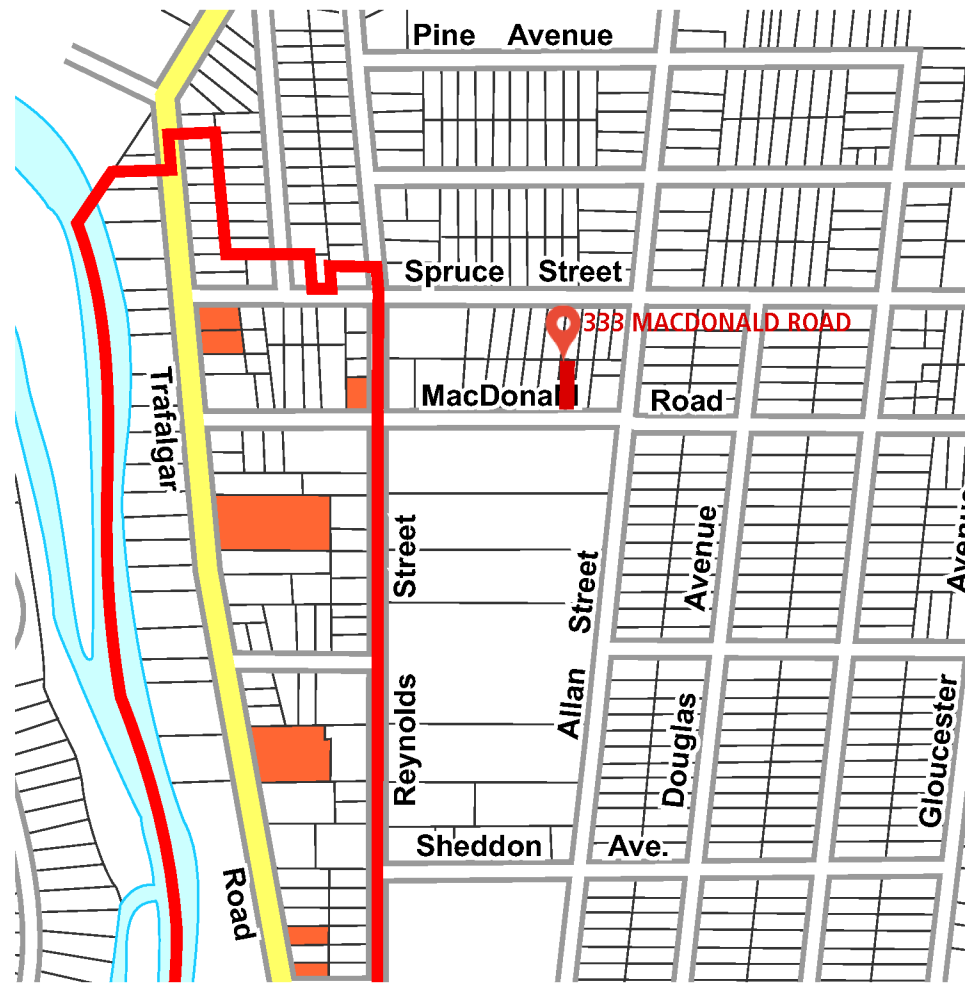


Key plan showing location of property
Source: Google Maps

LOCATION

333 MacDonald Road is situated on a residential street north of Downtown Oakville. The area is home to several heritage districts including the nearby Trafalgar Road Heritage Conservation District. The district is comprised of early homes built along the length Trafalgar Road, as well as late nineteenth-century and early to mid-twentieth-century homes just north of Oakville's downtown commercial district. This district extends slightly north of Spruce Street and as far east as Reynolds Street, approximately a block away from the property. The area is also typified by natural beauty provided by the ravine along Sixteen Mile Creek and mature tree lines.

South of the building, across MacDonald Road, is the former Oakville Trafalgar Hospital. The services of the hospital have recently been relocated to a new location near Third Line and Dundas Street and now the building is unoccupied. The current proposal for the site is to develop the lands with a combination of low and medium density residential and community and civic space. The area along MacDonald Road is proposed for low density residential.



Above map shows the location of 333 Mac Donald Rd in relation to the Trafalgar Road Heritage District.

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HISTORICAL SIGNIFICANCE

ATA has been able to establish a list of individuals/families who have owned the property. The adjacent chart shows;

- who owned the land
- when the land changed hands
- and the total consideration for the property at each transaction

In dating the construction of the building, the best evidence can be found in the adjacent chart and in the materials used for construction. The building's foundations are constructed from concrete blocks. There are cases in which these blocks were manufactured and used by individual contractors as early as the mid 1800's but they didn't enter into widespread manufacture until the early 1900's. The design of the building is in a Colonial Revival style which was popular between 1900 and 2003. The land registry records show there was an increase in value of the total consideration of the property between 1938 and 1945. This can be indicative of some work conducted at the property between these years that resulted in an increase in the property value. Given this information it is reasonable to believe the property was constructed in the late 1930's or early 1940's. This is in keeping with the Town's belief that the house was constructed in the 1940's. A one storey addition and basement on the west is a later construction dating from the 1980's.

DATE	GRANTOR	GRANTEE	CONSIDERATION	TOTAL CONSIDERATION	LOTS
July 15 1909	Louis Philip Snyder				
Aug 17 1909	Louis Philip Snyder	William B. Charlton	\$1,500.00		Lots 5, 6, 11, 12
March 16 1911	William B. Charlton Eliza J. Charlton	Daniel C. Smith	\$1.00		Lots 5, 6, 11, 12
June 18 1914	Daniel C. Smith	Robert Earl Jameson	\$1.00		Lots 5 and 6
Oct 25 1919	Robert Earl Jameson Charlotte Alice Jameson	Alexander Porter	\$1.00		Lots 5 and 6
March 24 1938	Alexander Porter Agnes Porter	Clarence Harold Byers Mary Belle Byers	\$75.00	\$75.00	Lots 5 and 6
May 27 1938	William B. Charlton Charlotte Elizabeth Charlton	Clarence Harold Byers Mary Belle Byers	\$1.00	Nil	Lots 5 and 6
July 16 1945	Clarence Harold Byers Mary Belle Byers	Everette Ethyl Smith Benjamin LeRoy Smith	\$12,000.00	\$12,000.00	Lots 5 and 6
Oct 25 1951	Everette Ethyl Smith	Dolly Stevenson Frank Stevenson	\$20,000.00	\$20,000.00	Lots 5 and 6
Aug 28 1974	Dolly Stevenson Frank Stevenson	James Bruce Templeton Paula Gordon Templeton	\$1.00	\$ 83,500.00	Lots 5 and 6
Aug 16 1977	James Bruce Templeton Paula Gordon Templeton	Claude Normandeau	Record unavailable	Record unavailable	Lots 5 and 6
Sept 26 1984	Claude Normandeau Nicole Normandeau		\$2.00	\$137,500.00	Lots 5 and 6
May 30 2017			\$1,895,888.00	\$1,895,888.00	Lots 5 and 6

HISTORICAL SIGNIFICANCE

Research on the owners associated with the property back to the 1940's has revealed little of interest. The exception being Clarence Byers who acted as Town Clerk. Research through the Oakville Historical Society showed that Clarence appears to have filled this role between the 1930's and 1950's. At the time, unlike the Mayor, Councilors and Reeves, the role was a full-time position and the Town Clerk would have been responsible for preparing Council agendas, recording Council proceedings, maintaining Town records, issuing licenses, etc. Clarence had his offices on the south side of Lakeshore Road just east of Navy Street and his brother operated a drugstore that was located between Thomas Street and George Street.

No information has been found to attribute the house design to a specific architect or designer.

CONCLUSION

The only point of interest discovered about the house is its ownership by Clarence Byers who served as Oakville's Town Clerk at the time. The building itself has never been used or associated with any theme or activity beyond a residential use and appears to be of relatively recent construction. Based on this information there is little in the way of historical significance to this property.



Photograph of Oakville Town Council circa 1954, Clarence Byers in front row on the right
Source: Oakville Historical Society

ARCHITECTURAL SIGNIFICANCE

The building is designed in a Colonial Revival style as evidenced by

- the symmetrical façade of the original building,
- a centred front entrance defined by a gable roof supported by columns
- a rectangular 2 storey mass
- and a medium pitch side gable roof with narrow eaves

A smaller 1 storey later addition is located on the west side of the original building and a garage with a flat roof is located on the east side. The entirety of the structure is clad in brick and the foundations, at least under the original building are concrete block. The main entrance is further defined by the use of stone masonry around the perimeter of the door. The windows in the original building are predominantly double hung 8 over 8 wood windows with a counter weight system. Aluminum storm windows have been placed over the wood windows with faux shutters. Typically, with this style of architecture single windows are used but on 333 MacDonald double windows have been used at the ground floor. On either side of the chimney on the rear of the house at the ground floor are two 2x3 windows. The addition has a separate entrance with 6 over 6 awning windows on either side. Whereas the divided lights of the double hung windows are in a rectangular proportion the light on the awning windows are square in proportion.

The proportions of the house are somewhat awkward due to the narrow project centre bay of the three-bay façade. This centre bay is treated as a gable with aluminum siding in the face of the gable end, similar to the dormers. The dormers are largely in the wall rather than the roof making them neither true dormers or punched windows.

The entry portico emphasizes the doorway but provides little added detail. The stone quoining appears out of place as it is used around the door rather than at the corners of the portico and is not employed elsewhere. In counterpoint to the addition with its gable roof the garage on the east side of the building uses a flat roof. The faux shutters used on the addition are not in proportion to the windows, these were likely later additions. The addition is neither a clear break from the style of the original house nor an enhancement to it.

The building enters onto the central wood staircase leading to the second floor with a large ornate newel post and turned balusters; this is stacked directly above the staircase to the basement. Wood paneling in the entrance is carried over into the living room on the east side of the stairs. In addition to the paneling the living room has built in wood millwork on the

south side, framing one of the windows, and a fireplace on the north side centred in the wall. The kitchen in the northwest corner of the ground floor is small and cramped with finishes incongruous with the rest of the ground floor, possibly newer from some interior renovation. A second small gathering space is located in the southwest corner of the original building. It is not as detailed as the living room space, but it does share some of the trim (baseboards, ceiling cove, window trim) and built in millwork aesthetic.

The addition on the west side of the building shares nothing in terms of design with the original building. The brick of the original west exterior wall remains exposed in the addition and the windows have been left in place with aluminum storms. A fireplace was installed as part of the addition and abuts against the original exterior wall.

The basement under the original house is finished with a rec room, washroom, workroom and pantry/storage. The rec room takes is located directly below the living room on the ground floor and is the same proportions. A fireplace is also located in this space directly below the one in the living room above. What decorative trim there is in the basement is located in the rec room, but there is built in millwork throughout the basement. The basement under the 1 storey addition is largely unfinished, insulation has been installed but no drywall is in place and the floor is unfinished concrete, the exception is a fully finished bathroom. Typical throughout the basement are small windows that let in very little light.

The second floor is limited to the original building, the roof cuts into the space partially on the north and south exterior walls but this has little impact on the head height within the rooms. The wood guardrail along the stairs from the ground floor extends up and into the second floor. The wood paneling from the ground floor entry continues up as far as the landing. The second floor has wood trim around the doors and windows, baseboards and built-in millwork. In the corridor these have been stained a dark colour while in the bedrooms they have been painted and match the colour of the walls. A large bathroom is located on the second floor and it is finished in black and white vinyl tile, black counter tops, mirrored surfaces on the walls and gold coloured fixtures. A second much smaller bathroom is located beside this space and directly above the main entrance. From the east bedroom there is a door that leads directly out onto the flat garage roof. The double hung 8 over 8 wood windows on the ground floor continue throughout the second floor with the exception of the small bathroom above the entrance which has one double hung 6 over 6 wood window.

ARCHITECTURAL SIGNIFICANCE

The building appears to have originally been design with a hot water radiator heating system, some of the units remain in place and where others have been removed the piping still remains in the floor. At some point a forced air heating system appears to have been installed, whether this may have been intended to augment the existing system. As previously stated the foundations appear to be concrete block, at least below the original building. The structure of the floors is wood framing with wood floor boards supported by wood joists.

CONCLUSION

The property is an example of the Colonial Revival style. The original building's form is a simple 2 storey mass with a centrally located entry way. There is nothing unique about the building with regards to its design or its common construction. There are some items such as the windows, doors and the guardrail for the stair that would be worth salvaging from the building. Based on the visual inspection in the author's opinion the house has minimal architectural value.

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EXTERIOR PHOTOS OF 333 MACDONALD ROAD



South (main) elevation facing onto MacDonald Road

EXTERIOR PHOTOS OF 333 MACDONALD ROAD



Faux shutters and aluminum storms are installed over the windows.



Wood double hung windows are used on the original house.



Wood trim attached to brick around the portico at the entrance.



Stone quoins around the main entrance door of the original house.

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EXTERIOR PHOTOS OF 333 MACDONALD ROAD



South (main) garage elevation facing onto MacDonald Road. Flat roof acts as a deck area to a second floor bedroom.



Curved brick arches are used on the original house on its east and north façades while on the south façade soldier course brick lintels are used.

EXTERIOR PHOTOS OF 333 MACDONALD ROAD



North (rear) elevation facing onto backyard and properties behind. A chimney stack is visible that services fireplaces in both the ground floor living room and basement rec room. Aluminum awnings are located above the rear entrance to the house and garage.

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EXTERIOR PHOTOS OF 333 MACDONALD ROAD



2x3 window, one is located on either side of the chimney at the ground floor.



Curved brick arch.



Wood deck behind the later addition with contemporary sliding rear door providing access.

EXTERIOR PHOTOS OF 333 MACDONALD ROAD



Southwest corner of the addition. Contemporary awning windows used on additions south façade.



West façade of addition, contemporary casement windows used.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ORIGINAL HOUSE



Main entrance to the original house with central staircase.



Main entrance looking back to front door.



Paneling along the central wood staircase.



Wood newel post, balusters and railing.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
GROUND FLOOR - ORIGINAL HOUSE



Living room looking toward the fireplace on the rear wall of the house.



Living room looking toward the entryway and rear corridor. Wood paneling along the base of the walls.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ORIGINAL HOUSE



Living room looking toward the front wall and built-in millwork. Signs of a radiator below the window.



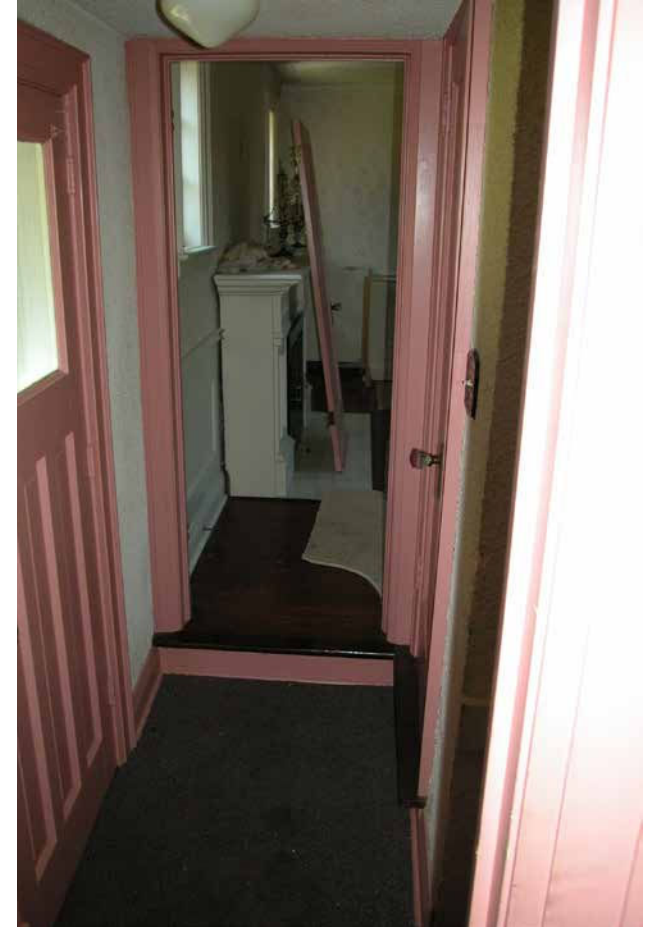
INTERIOR PHOTOS OF 333 MACDONALD ROAD
GROUND FLOOR - ORIGINAL HOUSE



Rear corridor looking from living room to kitchen.



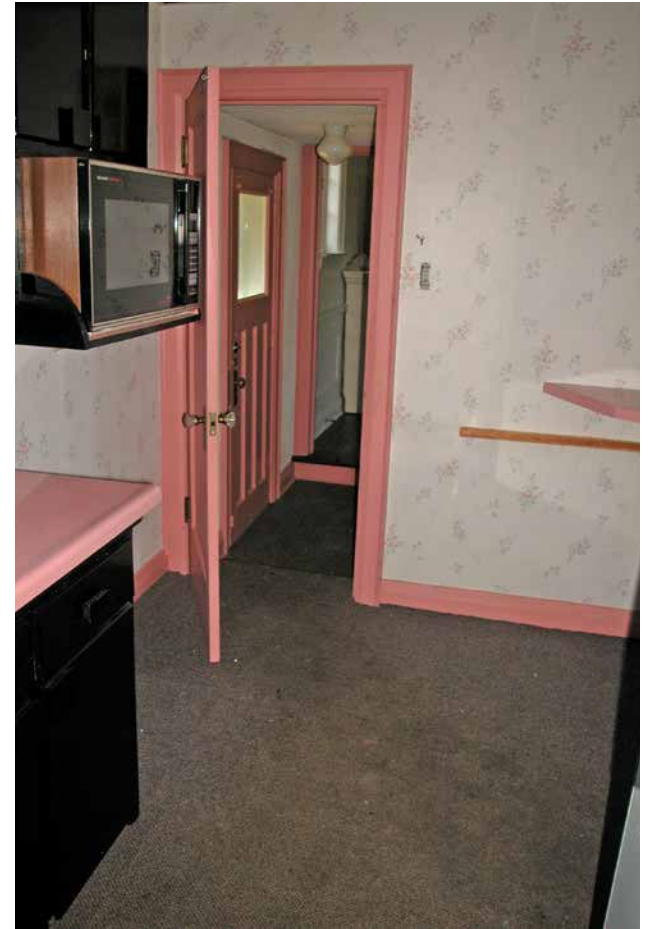
Rear entry door and adjacent built-in cupboard



Rear corridor looking from kitchen to living room.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ORIGINAL HOUSE



The photographs on this page document the kitchen. T-bar drop ceiling in place, area has possibly undergone renovations.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
GROUND FLOOR - ORIGINAL HOUSE



West room just off main entry, built-in millwork in the corners of the room at the front wall.



West room just off main entry, looking toward the entrance to the later addition.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ORIGINAL HOUSE



West room just off main entry, looking toward the main entryway.



INTERIOR PHOTOS OF 333 MACDONALD ROAD
GROUND FLOOR - ADDITION



View into the addition, through kitchenette area. Taken at the access point from the original house.



View through the kitchenette area towards the access point from the original house.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ADDITION



View into living room, fireplace and half wall divide this from the kitchenette space.



Contemporary sliding doors to the back deck.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
GROUND FLOOR - ADDITION



Addition bedroom on the west end of the building.



Looking from the bedroom into the adjoining bathroom.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD GROUND FLOOR - ADDITION



Addition bathroom.



View from addition bathroom through the kitchenette towards the access point from the original house.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
BASEMENT - ORIGINAL HOUSE



View down the staircase to the basement.
Access through the rear corridor.



Metal handrail along the basement staircase.



Corridor at the base of the stairs, small washroom can be seen through the doorway.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD BASEMENT - ORIGINAL HOUSE



View inside basement rec room towards the back of the building with fireplace.



View inside basement rec room towards the front of the building with built-in millwork visible on the right hand side.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
BASEMENT - ORIGINAL HOUSE



Basement workshop



Floor structure visible, typical wood framing.

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INTERIOR PHOTOS OF 333 MACDONALD ROAD BASEMENT - ORIGINAL HOUSE



Basement pantry area with built-in millwork



Access into the basement of the addition is through the pantry.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
BASEMENT - ADDITION



Basement of the addition is unfinished though framing and insulation are in place.



Laundry area in the addition.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF 333 MACDONALD ROAD BASEMENT - ADDITION



Furnace located in the addition basement.



Finished washroom in the addition basement.



Original foundation wall between addition and original building constructed from concrete block masonry.

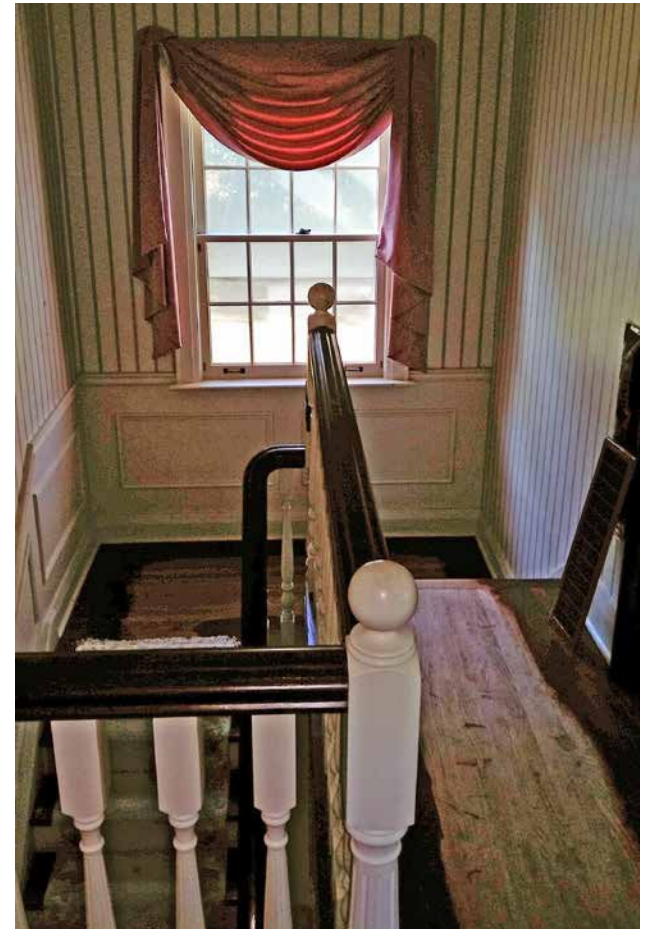
INTERIOR PHOTOS OF 333 MACDONALD ROAD
SECOND FLOOR - ORIGINAL HOUSE



Staircase from ground floor to second floor.



Built-in millwork in the second floor corridor.



View towards the back of the house and the staircase.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF 333 MACDONALD ROAD SECOND FLOOR - ORIGINAL HOUSE



Small second floor bathroom in the centre of the front façade overlooking the entrance.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
SECOND FLOOR - ORIGINAL HOUSE



Bedroom in the northeast corner of the house. Door in this photo provides access out onto the garage roof.



333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF 333 MACDONALD ROAD SECOND FLOOR - ORIGINAL HOUSE



Large bathroom on the second floor.



This space appears to have been renovated. Fixtures, millwork, etc. are all fairly modern.

INTERIOR PHOTOS OF 333 MACDONALD ROAD
SECOND FLOOR - ORIGINAL HOUSE



Walls are covered with mirrored surfaces.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF 333 MACDONALD ROAD SECOND FLOOR - ORIGINAL HOUSE



Master bedroom in the southwest corner of the second floor.



CONTEXTUAL SIGNIFICANCE

As previously mentioned the property is located along MacDonald Road, midway between Reynolds and Allan Street. On either side of the property on the north side of the street are single family dwellings, typically two storeys in height. The houses are set back from the street with enough space for some of the driveways to incorporate a turnaround area.

Materials used on the buildings vary including wood siding, stucco and stone but most incorporate at least some brick into the design. Similarly, the roofs vary with gable roofs, hip roofs, articulated roofs and a barn roof. The property line is typically defined with hedgerows, plantings and mature trees. The house lacks a prominent enough position along the street to make it a landmark.

Across MacDonald sits the old Oakville Trafalgar Memorial Hospital. The Town is currently conducting a study to develop plans for the development of the land. At this time what is proposed for the land is a combination of residential (low and medium density) and community space. Low density residential is specifically proposed along the south side of MacDonald Road.

333 MacDonald Road is not the only example of the Colonial Revival style in the area and not unique. The Town has noted at least 25 houses either utilize this style or elements of it, and that are either listed or designated. A number of them can be considered better examples of the style, such as 184 Douglas Ave, 405 Galt Ave, 289 Spruce St, 296 Reynolds St, etc. The following pages show the location of some of these houses and photos are provided.

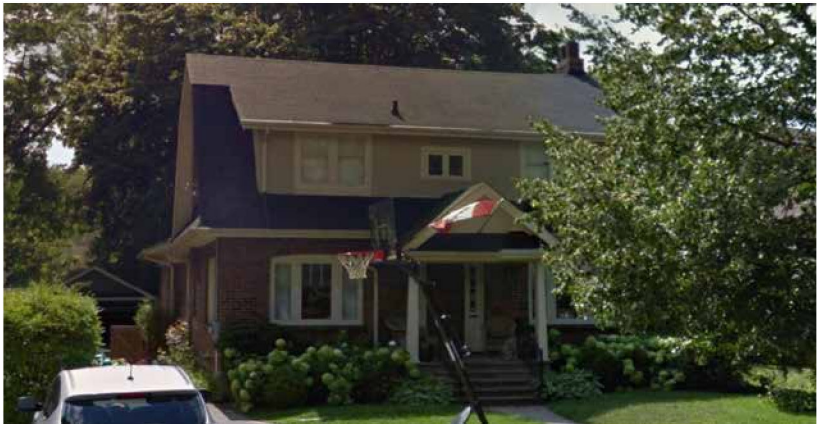
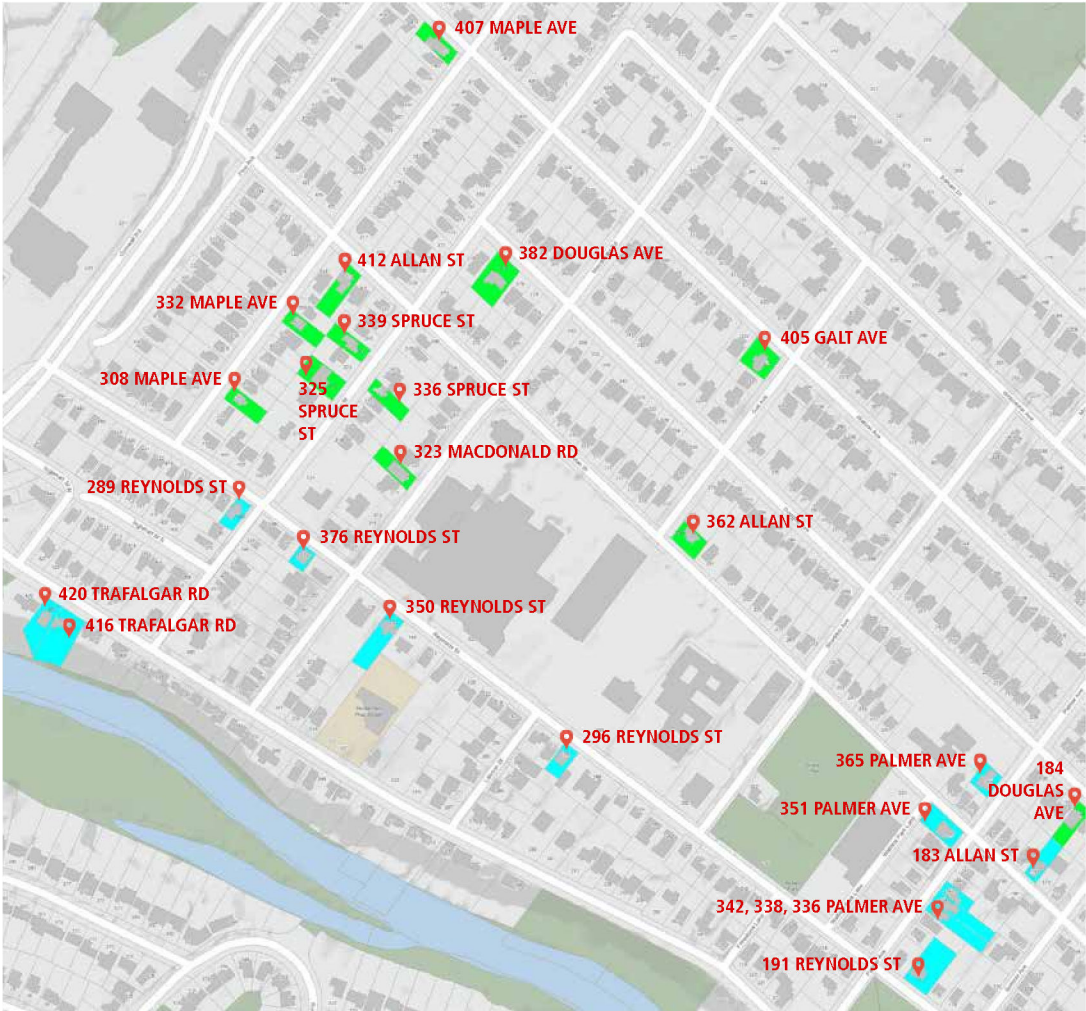
The building itself lacks any architectural detail that would make it visually prominent. Landscaping varies between the properties ranging from fully landscaped to partially landscaped in front of the property. Driveways tend to range between 1/3 and 1/2 of the lot width with a few properties providing parking/turn around areas in front of the house. For most of these properties the main door faces onto the street.

CONCLUSION

MacDonald Road is poised in the future to see development along the south side of the street of a low density residential nature and there may be renewal and replacement of the homes on the north side as a result. 333 MacDonald is not an important building in the streetscape that already has a variety of styles. If the home were demolished a new architecturally designed house could add to the quality of the streetscape beyond what the current structure provides. It also may be compatible with the future character of the south side of MacDonald.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

COLONIAL REVIVAL STYLE HOMES



184 Douglas Avenue - Listed



405 Galt Avenue - Listed

COLONIAL REVIVAL STYLE HOMES



336 Palmer Avenue - Designated



289 Spruce Street - Designated



296 Reynolds Street - Designated



336 Spruce Street - Listed

CONTEXTUAL PHOTOS



Streetscape photograph centred on 333 MacDonald Road and showing properties on either side.

CONTEXTUAL PHOTOS



333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

CONTEXTUAL PHOTOS



361 MacDonald Road



351 MacDonald Road



343 MacDonald Road



341 MacDonald Road

CONTEXTUAL PHOTOS



327 MacDonald Road (left) and 333 MacDonald Road (right)



323 MacDonald Road (left) and 327 MacDonald Road (right)



319 MacDonald Road



313 and 311 MacDonald Road

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

CONTEXTUAL PHOTOS



303 MacDonald Road



293 MacDonald Road



358 Reynolds Street

CONTEXTUAL PHOTOS



Chimney stack of the old Oakville Trafalgar Memorial Hospital at the corner of MacDonald Road and Reynolds Street.



View east along MacDonald Road of the south side of the road and the old hospital lands.



View of the old hospital lands on the south side of MacDonald Road.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

CONTEXTUAL PHOTOS



348 Allan Street



362 MacDonald Road

EVALUATION OF EXISTING STRUCTURE

RATING SYSTEM

E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

Municipal Address: 333 MacDonald Road

Date: November, 2017

Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE		Grade					Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L		The property is associated with Clarence Byers who was the Town Clerk of Oakville at the time. Given the estimated time of construction he would have been the owner who had the house built.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L		No association with an event or activity significant to the community.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L		No direct association with a theme or belief significant to the community.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L		Doesn't yield or have the potential to yield information that contributes to an understanding of a community
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L		No none architect, builder or designer is associated with the building
DESIGN OR PHYSICAL VALUE		Grade					Rationale
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L		Building is an example of the Colonial Revival style. It is not a unique example of the style, several are located throughout this area of Oakville.
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L		Design lacks architectural detail and doesn't strictly hold to the style it represents. Modifications have been made that aren't in keeping with the style. Better examples exist of this style.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L		Building doesn't demonstrate a high degree of technical or scientific achievement.
CONTEXTUAL VALUE		Grade					Rationale
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L		The character of the street is well defined by the other properties along its length. Should this house be removed it would have little impact to the streetscape.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L		The house shares some basic characteristics with the others along the street such as height, massing and setback from the street.
11. Is a landmark.	E	VG	G	F	L		The house lacks a prominence along the street to be considered a landmark.

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

HERITAGE ASSESSMENT SUMMARY

CONCLUSION

In summary the existing house at 333 MacDonald Road, constructed circa the 1940's, is not of historical, architectural or contextual value to the Town of Oakville. The building is neither a fine example of the Colonial Revival style it represents or a particularly good demonstration of craftsmanship. It's only significant feature is its tie to Clarence Byers, former Town Clerk for Oakville. The house is in keeping with the basic characteristics of the street (massing, height, setback) but is not critical in helping to define these characteristics or maintain them.

Prepared by,
Alexander Temporale

A handwritten signature in black ink, reading "Alexander Temporale". The signature is written in a cursive, flowing style with a large initial 'A'.

APPENDIX

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

LAND REGISTRY RECORDS



ServiceOntario

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24807-0131 (LT)

PAGE 1 OF 1
PREPARED FOR JASON TRUELOVE
ON 2017/10/03 AT 10:53:26

teranet express

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 5, PL 121 ; LT 6, PL 121 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1995/12/20

OWNERS' NAMES

SHI, JINYONG
JIA, JINGMIN

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/12/20 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/12/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/12/19 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1995/12/20 **</p>						
607663	1984/10/01	TRANSFER		*** COMPLETELY DELETED ***	GARABEDIAN, LORRAINE	
H801543	1999/07/26	TRANSFER		*** COMPLETELY DELETED *** GARABEDIAN, LORRAINE	GARABEDIAN, LORRAINE GARABEDIAN, CINDY DALLIS	
HR1458420	2017/05/30	TRANSFER	\$1,895,888	GARABEDIAN, CINDY DALLIS GARABEDIAN, LORRAINE		C
HR1458421	2017/05/30	CHARGE	\$1,425,888		SCOTIA MORTGAGE CORPORATION	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records 333 MacDonald Road
Source: Halton Land Registry

Land Registry Records 333 MacDonald Road
Source: Halton Land Registry

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

LAND REGISTRY RECORDS

12088	Grant	25 Feb. 1958	25 Feb. 1958	Alexander Porter and wife	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	990
12125	Quit Claim	27 May 1958	28 May 1958	William A. Charlton and wife	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1500.
13530	Grant	16 July 1945	14 July 1945	Clarence Harold Byers and Mary Belle Byers his wife	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	51.00
17984	Deed of Trust	18 Aug. 1945	11 Jan. 1951	William A. Charlton and wife	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1100.00
18346	Grant	26 Oct. 1951	14 Nov. 1951	Everette Lloyd Smith and wife	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1100.00
18547	Quit Claim	1 Nov. 1951	14 Nov. 1951	Dolly Stevenson and Frank Stevenson her husband	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1100.00
12151	Quit Claim	26 Oct. 1951	14 Nov. 1951	James A. Charlton	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1100.00
13063	Deed of Trust	26 Oct. 1951	14 Nov. 1951	Joseph A. Charlton	Clarence Harold Byers and Mary Belle Byers his wife, or joint tenants	Lot 5 & another lot.	1100.00
399060	Grant	28 Aug. 1974	16 Sept. 1974	Dolly Stevenson, wife of Frank Stevenson, & son Frank Stevenson	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	Lot 5 & another lot.	1000.00
41001	Mortgage	25 Sept. 1974	16 Sept. 1974	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	Lot 5 & another lot.	1000.00
412510	Grant	8 Aug. 1977	16 Aug. 1977	James Bruce Tompkins and Paula Gordon Tompkins, his wife	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	Lot 5 & another lot.	1000.00
412511	Quit Claim	15 Aug. 1977	16 Aug. 1977	Paula Gordon Tompkins	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	Lot 5 & another lot.	1000.00
412512	Deed of Trust	15 Aug. 1977	16 Aug. 1977	Paula Gordon Tompkins	James Bruce Tompkins, & Paula Gordon Tompkins, co joint tenants	Lot 5 & another lot.	1000.00

Land Registry Records 333 MacDonald Road
Source: Halton Land Registry

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

LAND REGISTRY RECORDS

PAGE NO.		LOT 6		PLAN 121			
REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAY/MON/YR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
597139	Mort		02 04 84	NORMANDEAU, Claude	Fonds F I O Inc.	411 & 06	Asst. Dep. Land Reg. 157
607663	Grant		01 10 84	NORMANDEAU, Claude	GARABEDIAN, Lorraine	All & OL	
<p>NOTICE The land in this abstract index is designated as of DEC 20 1995 under part II of the L.R.R.A. and all qualified properties are registered under the Land Titles Act pursuant to Sec. 32. All Registrations subsequent to that date are recorded in the parcel register set out in Subsection 141(5) of the Land Titles Act.</p>							

LAND REGISTRY RECORDS

7120 N	Grant	25 Oct 1919	27 Oct 1919	Robert Earl Jameson wife	Agnes J. Jameson, spinster	Lot 6 - another lot in same	20/11/21	2000.00
12108 G	Grant	24 Feb 1938	31 Feb 1938	Alexander Porter and wife	Robert Earl Jameson	Lot 6 - another lot	20/11/21	2000.00
12128	Quit Claim	27 May 1938	28 May 1938	William B. Charlton and wife	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
18331 R	Grant	16 July 1945	17 July 1945	Clarence Harold Byers and Mary Belle Byers his wife	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
19954 U	Dis. of Mort.	18 Aug 1948	11 June 1951	Everette Edgell Smith, widow	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
18346 U	Grant	26 Oct 1951	14 Nov 1951	Dolly Stevenson and Frank Stevenson her husband	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
19547	Mortgage	1 Dec 1951	14 Nov 1951	James W. Allan	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
128751	Assignment	25 Aug 1951	11 Dec 1951	James W. Allan	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
130637	Long Term	26 Oct 1951	21 Dec 1951	James W. Allan	Charles Harold Byers and Mary Belle Byers his wife, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
399060	Grant	28 Aug 1974	10 Sept 1974	Dolly Stevenson and wife of Frank Stevenson, as joint tenants	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
399061	Mortgage	9 Sept 1974	16 Sept 1974	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Dolly Stevenson and Frank Stevenson, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
462510	Grant to use	8 Aug 1977	16 Aug 1977	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
462511	Mort	15 Aug 1977	16 Aug 1977	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
462512	Mort	15 Aug 1977	16 Aug 1977	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Lot 6 - another lot	20/11/21	2000.00
462762	P of M	19 Aug 1977	19 Aug 1977	Dolly Stevenson and Frank Stevenson	James Bruce Tompkins and Paula Gordon Tompkins, as joint tenants	Lot 6 - another lot	20/11/21	2000.00

LAND REGISTRY RECORDS

Land Registry Records 333 MacDonald Road
Source: Halton Land Registry

BIBLIOGRAPHY

REFERENCES:

Town of Oakville
SECTION A: Part IV Designated Properties
<https://www.oakville.ca/assets/general%20-%20business/hrtg-ScheduleA.pdf>

Town of Oakville
SECTION F: Register of Properties of Cultural Heritage Value or Interest (NOT Designated)
<http://www.oakville.ca/assets/general%20-%20business/hrtg-ScheduleF.pdf>

The Oakville Historical Society Newsletter, June 2006
http://www.oakvillehistory.org/uploads/2/8/5/1/28516379/june_2006_-_december_2016_revised.pdf

1947 Oakville Phone Book - Updated April 24, 2017
Oakville Historical Society
http://www.oakvillehistory.org/uploads/2/8/5/1/28516379/170424_1947_oakville_phone_book.pdf

Oakville Maps
<https://www.oakville.ca/maps.html>

Former Hospital Site Project - Town of Oakville
<https://www.oakville.ca/townhall/former-hospital-site-project.html>

Photo of Oakville Town Council, 1954
Oakville Historical Society
<http://oakvillehistory.pastperfectonline.com/photo/B5D4AD47-8A72-4A75-A5A2-366001926881>

About Oakville History
<http://www.oakvillehistory.org/oakville-history.html>

RESOURCES:

Teranet Express,
<https://www.teranetexpress.ca>

Land Registry Records,
Halton Land Registry Office #20

Ancestry.ca
<https://www.ancestry.ca>

Town of Oakville, Heritage Planning

Oakville Historical Society

Oakville Public Library

ALEXANDER TEMPORALE CV

Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C., C.A.H.P.

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead

(Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Current Offices

- > Ontario Association of Architects
- > Fellow R.A.I.C
- > Member of ICOMOS
- > Member of APT
- > Director of the Right Angle Architectural Journal
- > Canadian Association of Heritage Professionals
- > Heritage Trust of Canada

ALEXANDER TEMPORALE CV

Past Offices

- > CAHP Director, Chair of the Communications Committee
- > Perspectives Editorial Committee, Ontario Association of Architects
- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Heritage Committee
- > Member of Meadowvale Heritage District Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada's Main Street Program

Heritage Assessment and Urban Design Studies

- > 2nd Line Heritage Assessment
- > 6985 Second Line W Heritage Assessment, Mississauga
- > 42 High Street Heritage Assessment, Sutton
- > 36 Church Street Heritage Assessment, Keswick
- > 1109 & 1115 Clarkson Rd N. Peer Review of Cultural Heritage Impact Statement, Mississauga
- > 3444 Trafalgar Road Heritage Assessment, Oakville
- > 114 Balsam Drive Heritage Impact Assessment, Oakville
- > 332-338 Robinson St. Heritage Impact Assessment, Oakville
- > 104 Burnet St. Heritage Assessment, Oakville
- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street Heritage Assessment, Oakville

- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario
- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage Assessment
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment

333 MACDONALD ROAD - HERITAGE IMPACT ASSESSMENT REPORT

ALEXANDER TEMPORALE CV

- > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton
- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)
- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area
- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission

- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

- > St Mark's Church Restoration/Rehabilitation, Hamilton
- > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- > Stewart Memorial Church Heritage Grant Application Package, Hamilton
- > 126-128 Lakeshore Road East Façade Restoration, Oakville
- > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > Old Springer House, Addition Design, Burlington
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)

ALEXANDER TEMPORALE CV

- > Peel County Courthouse & Jail Feasibility Study (Stark Temporeale)
- > Port Credit Streetscape Improvements (Stark Temporeale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporeale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporeale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporeale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporeale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporeale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.