

# 104 BURNET STREET, OAKVILLE

## HERITAGE ASSESSMENT REPORT



APPENDIX B

MAY 2016

**ATA**

**ARCHITECTS INC.**

211 LAKESHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1H7



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Front Facade (West)

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# 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

## INTRODUCTION

ATA Architects Inc. was retained to undertake the Heritage Assessment Study of the property listed as 104 Burnet Street, 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 104 Burnet Street and to determine whether there is any negative impact to Burnet Street as a result of the demolition of the existing home.
- 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.
- Elements of Burnet Street were photographed to create a pictorial context for the existing house.
- Research was completed through the use of multiple local organizations and resources, including the Oakville Historical Society, the Oakville Central Library, and the Oakville Museum.
- 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.

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

ATA also took regard to the heritage policies in Oakville's Official Plan; Livable Oakville in its assessment as well as the conservation guidelines and standards outlines 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 HERITAGE ACT ONTARIO REGULATION 9/06 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.

#### 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.

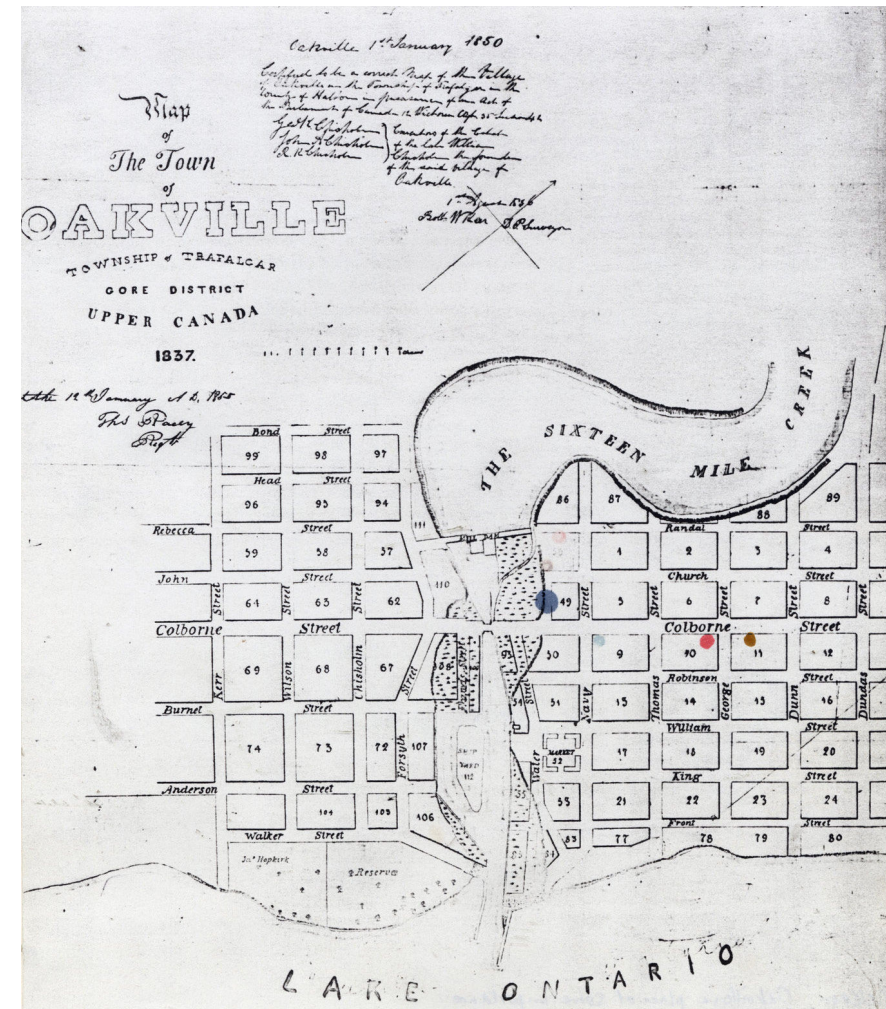
**NOTE:** The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.



## HISTORICAL BACKGROUND OF OAKVILLE

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. Although, according to a 2006 census, over 80% of Oakville's population is white, the Town has a strong connection to its black heritage, including a remarkable exhibit at the Oakville Museum.

When Oakville Harbour was a “bustling” port, and an official Port of Entry into Canada, Oakville became the first glimpse of Canada and freedom for many of the Escaped African American slaves. Seen as the “Promised Land”, after the passing of the Anti-Slavery Act of 1793 and the US’s Fugitive Slave Act of 1850, Oakville was one of the major destinations along the Underground Railroad with over 40,000 African American people migrating from the United States between 1850 and 1860 alone. It was through Oakville that many African American’s were able to gain their freedom and travel throughout Canada to establish homes and families. Although much of the population of Blacks coming into Oakville moved elsewhere for work and land, there were many who stayed and became prominent members in the community and its heritage.

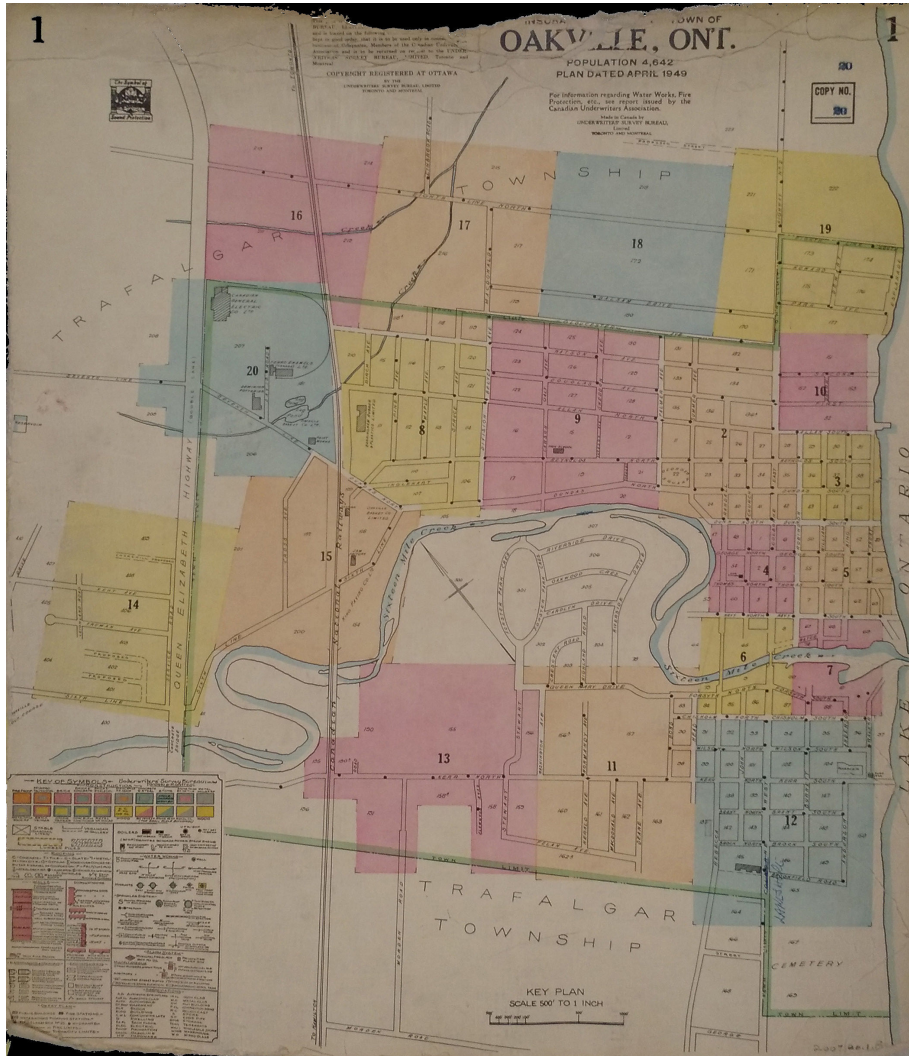


Map of the Town of Oakville, 1837  
Source: City of Oakville

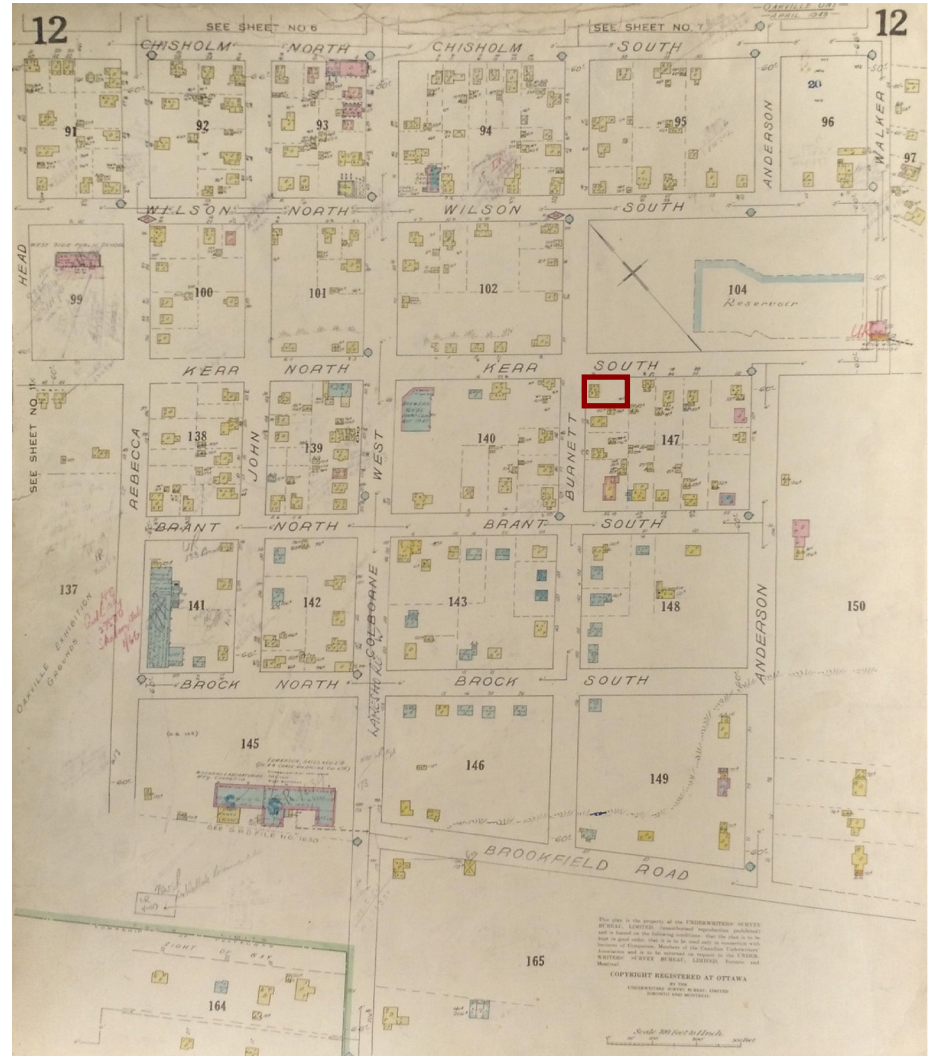


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## HISTORICAL BACKGROUND OF OAKVILLE



Fire Insurance Plan Map, 1910 - Sheet 1 - overall view of Oakville  
Source: Oakville Historical Society

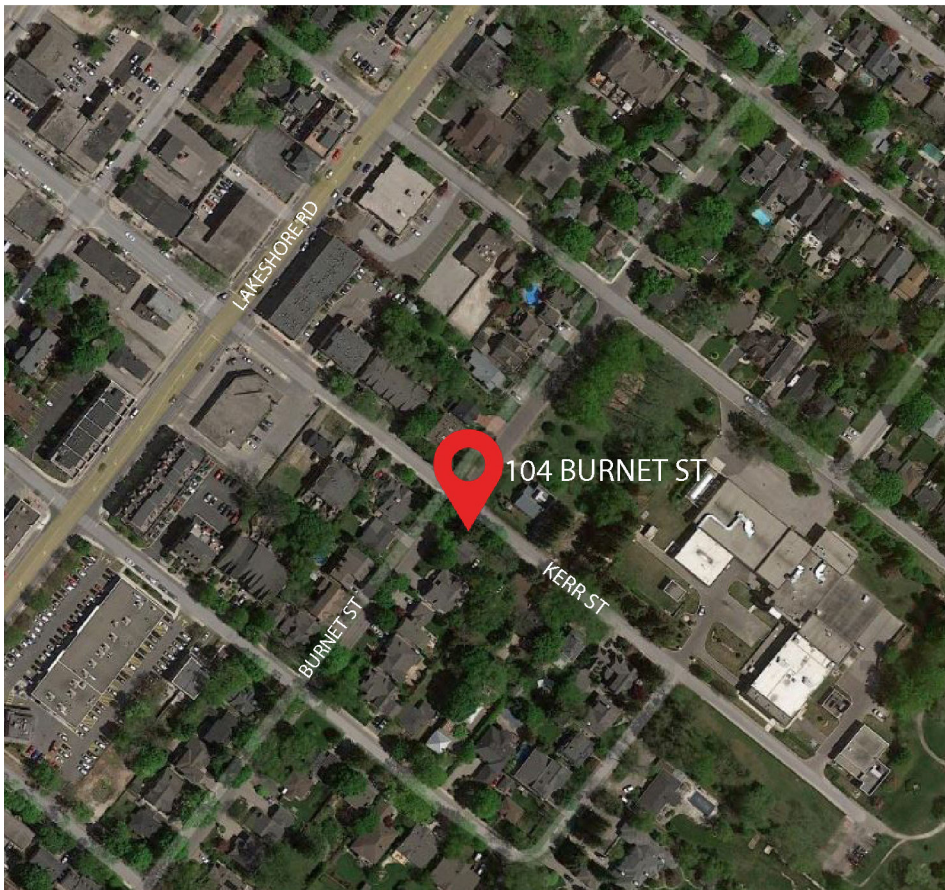


Fire Insurance Plan Map, 1910 - Sheet 12 - Showing Burnett and Kerr Street  
Source: Oakville Historical Society



### LOCATION

The property is situated on the southeastern side of Burnet Street, at the south west corner of Burnet Street and Kerr Street



Key plan showing location of property  
Source: Google Maps (May 20, 2016)



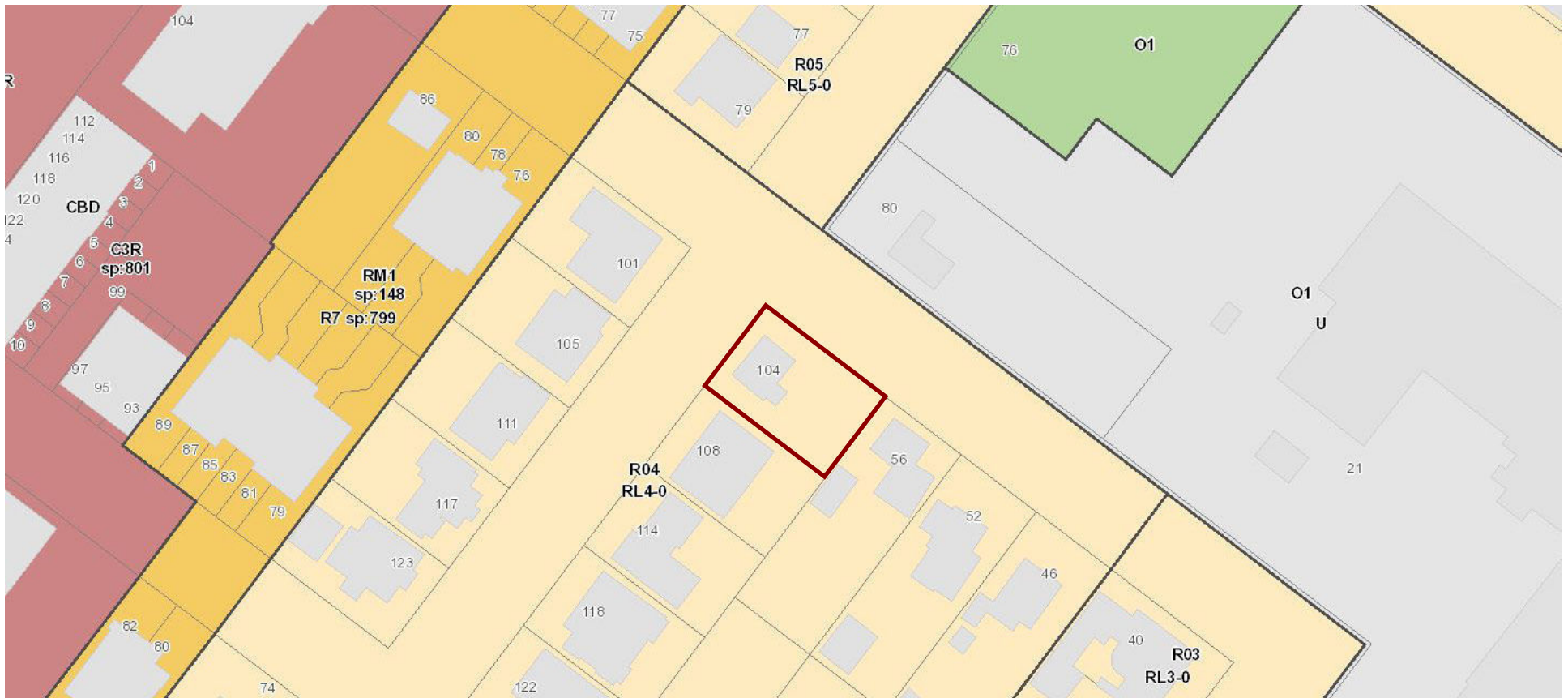
Aerial View of 104 Burnet St.  
Source: Google Maps (May 20, 2016)



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### ZONING

The property is zoned RL4-0 by the Town of Oakville. This zoning permits all the uses indicated on the following chart for a R1-R5 zone for detached dwellings.



Zoning map of 104 Burnet Street, Oakville  
Source: <https://maps.oakville.ca/gxmaps/?map=map05>



## ZONING

The property is zoned RL4-0 by the Town of Oakville. This zoning permits all the uses indicated on the following chart for a R1-R5 zone for detached dwellings.

	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
<b>Residential Uses</b>					
<i>Detached dwelling</i>	✓	✓	✓		✓
<i>Semi-detached dwelling</i>		✓			✓
<i>Duplex dwelling</i>			✓		
<i>Linked dwelling</i>				✓	
<i>Townhouse dwelling</i>					✓
<b>Accessory Residential Uses</b>					
<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)	✓	✓	✓	✓	✓
<b>Community Uses</b>					
<i>Day care</i> (1)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
<i>Emergency shelter</i>					
<i>Place of worship</i>					
<i>Private school</i>					
<b>Open Space Uses</b>					
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓

	RL1	RL2	RL3	RL4	RL5	RL6
<i>Minimum lot area</i>	1,393.5 m <sup>2</sup> (2)	836.0 m <sup>2</sup> (2)	557.5 m <sup>2</sup> (2)	511.0 m <sup>2</sup> (2)	464.5 m <sup>2</sup> (2)	250.0 m <sup>2</sup> (3)
<i>Minimum 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)
<i>Minimum front yard</i> <b>A</b>	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
<i>Minimum flankage yard (2016-13)</i> <b>B</b>	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
<i>Minimum interior side yard</i> <b>C</b>	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
<i>Minimum rear yard</i> <b>D</b>	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
<i>Maximum number of storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
<i>Maximum 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
<i>Maximum dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
<i>Maximum lot coverage for the dwelling</i>	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	(7)

The Town of Oakville's Official Plan identifies the property and surrounding area as Residential Zone. The property is zoned RL4-0 by the zoning By-law. With this zoning the property is restricted to Residential Detached Dwellings, as well as multiple Accessory, Community, and/or Open Space uses.

### Site Statistics:

Lot area: 586.6m<sup>2</sup> (min: 511.0m<sup>2</sup>)

Lot frontage: 19.51m (min: 16.5m)

Continued



## ZONING

**6.4 The -0 Suffix Zone**

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

**6.4.1 Residential Floor Area Ratio**

The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below.

**Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones**

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m <sup>2</sup>	43%
557.50 m <sup>2</sup> – 649.99 m <sup>2</sup>	42%
650.00 m <sup>2</sup> – 742.99 m <sup>2</sup>	41%
743.00 m <sup>2</sup> – 835.99 m <sup>2</sup>	40%
836.00 m <sup>2</sup> – 928.99 m <sup>2</sup>	39%
929.00 m <sup>2</sup> – 1,021.99 m <sup>2</sup>	38%
1,022.00 m <sup>2</sup> – 1,114.99 m <sup>2</sup>	37%
1,115.00 m <sup>2</sup> – 1,207.99 m <sup>2</sup>	35%
1,208.00 m <sup>2</sup> – 1,300.99 m <sup>2</sup>	32%
1,301.00 m <sup>2</sup> or greater	29%

**6.4.2 Maximum Lot Coverage**

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

**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	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones	maximum <i>lot coverage</i> for the parent zone	35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

Continued





## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### HISTORICAL SIGNIFICANCE

The house residing at 104 Burnet St has been noted as a building of interest by the Town of Oakville because of its potential cultural heritage value associated with the early African Canadian community in Oakville, as well as Oakville's Black Heritage.

In conducting its research of the property ATA first contacted the Town of Oakville's Heritage Planning staff who were able to provide a chain of title for the property. Later, when researching the previous ownership ATA found that the property was owned, and presumably lived in, by members of a single lineage of African Canadians, directly descending from African American slaves who escaped to Oakville, and Canada, back in 1855. The Chain of Title is as follows:

March 20 1856 - Robert K. Chisholm to Thomas Best  
March 20 1856 - Thomas Best to Partrick McAllister  
March 20 1856 - Patrick McAllister to Michael Halloran  
May 19 1856 - Patrick McAllister to John White and George C. McKindsey  
December 17, 1857 - Sheriff to Michael Holloran  
January 17 1877 - Michael Holloran to James Brady  
July 6 1891 - James Brady to Robert N. Brady  
June 9 1903 - Robert N. Brady to Elizabeth A. McGill  
**October 8 1909 - Elizabeth A. McGill to Jeremiah B. Adams**  
January 3 1951 - Nina A. Adams et al to Martha J. Wayner  
December 8 1961 - Estate of Martha Wayner to Albert Wayner  
November 29 1968 - Estate of Albert Wayner to Marion Skeete and Dorothy Duncan  
April 6 1981- Dorothy Duncan to Marion Skeete  
March 14 2000 - Marion Skeete to Marion Skeete and Lorraine Unett  
February 7 2014 - Marion Skeete to Lorraine Unett

Over the years it was passed down through generations, with one of the last known owners being one of the few remaining descendants of escaped slaves residing in Oakville as of 2014. The house has not been given designation as a heritage building.

In 1909 the house at 104 Burnet St was purchased by Jeremiah B. Adams and his wife Eliza. This was the beginning of the known African American lineage connected to the house, as Jeremiah B. Adams was the son of well-known Samuel Adams. Samuel Adams had moved from Baltimore to Bronte, in 1851, with his wife and young family, where he worked as a successful blacksmith within the community for many years. His invention of a machine used to lift flat stones from the bottom of Lake Ontario made him quite a wealthy man, and he used this wealth to help other former slaves make a life for themselves in Upper Canada. He also worked with his brother-in-law, Reverend William J. Butler, to organize a group of devout black settlers, which soon joined with a larger group in Oakville. In 1891, they laid the cornerstone for the Turner African Methodist Episcopal Church, which still stands today. The church was not only a large part of the black religious community, but it also served as a hub of social activity. Both Adams and Butler worked hard for the community, a trait they passed on to their children as well.

Growing up heavily involved in his father's church, Jeremiah B. Adams was a dedicated member of society from a very young age. He took on many of the church responsibilities and became a Teamster for the Chisholm Brothers' mill. Married to Eliza Butler, Jeremiah had four daughters and a son, celebrated his 65th wedding anniversary at the age of 97, and died a short while later in 1948.

From Jeremiah B. Adams, 104 Burnet was passed down to his daughter Nina Adams, the only of his children who had not married at the time of his death. She then transferred the property to her sister Martha in 1951, who had married Albert Wayner. At this point it is unclear whether the property was granted to her son, or her husband, both being named Albert Wayner, in 1961, however it was from there that the house moved into the hands of Marion Skeete in November of 1968. Marion Skeete was the daughter of Jeremiah's second daughter Isabella. Marion had married Alexander Skeete and together they had a daughter, Lorraine. Lorraine Unett was transferred the house after her mother's death, at age 94, in 2009. The last record we have names Lorraine as the owner of the house in 2014.



## HISTORICAL SIGNIFICANCE



Sign outside of the Turner African Methodist Episcopal Church explaining the buildings heritage

The African Methodist Episcopal Church sits at 37 Lakeshore Rd W now as an antiques store, with a sign out front commemorating the people who built and contributed to it. The inscription reads:

The African Methodist Episcopal Church  
Turner Chapel  
January 1, 1892  
TO THE GLORY OF GOD

African Americans had arrived in the Oakville Bronte area as early as the 1830's. With the passing of the Fugitive Slave Law (U.S.A) of 1850 a significant increase was noted in the number of former slaves leaving the northern states and following the North Star into Canada West (Ontario).

Among the arriving fugitives was James Wesley Hill, who later would be responsible as an agent of the Underground Railroad for assisting many former slaves into Canada and giving them temporary employment on his farm to help them get established.

About 1860, Samuel Adams and his brother-in-law, Rev. William Butler, (ordained in the A.M.E. church), set about organizing an estimated three or four hundred fugitives in the vicinity.

After many set-backs, suitable land was acquired on the present site for a church.

The corner-stone for the building was placed in 1891.

On January 1, 1892, the doors of Turner Chapel A.M.E. church were flung open for service under the leadership of Rev. William Roberts.

A salute was tendered to Bishop Henry McNeal Turner the first Black Chaplain in Armed Forces of the U.S.A., and a dedicated community worker, when his name was applied to this sanctuary. Oakville Historical Society

## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### HISTORICAL SIGNIFICANCE

The photo shown below is of a group of musicians and singers who performed at concerts and socials, circa 1914, with the Turner African Methodist Episcopal Church included in their many venues. At the back of the group stands Martha Wayner, also known as Mrs. Albert Wayner, with her younger sister Ella Crowley sitting in the front. Both women were daughters to Jeremiah B. Adams and Eliza Butler. Martha Wayner, a one-time owner of 104 Burnet Street was married to Albert Wayner Junior. On the right side of the photo Alexander Duncan holds and instrument. He was the husband to Jeremiah B. Adams' third daughter Isabella.



Labelled photograph of an Oakville performance group circa 1914  
Source: Historical Society of Oakville

Group sang and played - eg Gilbert & Sullivan  
Church was the centre for concerts socials etc  
(AME)  
Martha Wayner worked for Marlatts (Alvin  
aunt,  
Written up in Oakville Am Town.  
Chapter 12  
" \* Johnson - Ira Johnson's mother  
Evelyn Grant - Her son was Stage Manager and  
butler to Arthur Godfrey - every  
year he sent flowers to Evelyn  
on her birthday 104?  
Ella Crowley was Alvin Duncan's aunt also  
Wilbur Johnson was a brother in law of  
Rev Lorenzo Wayner  
His father owned property where  
the Chasex Medical Factory was located  
Johnson girls father was garbage man prior  
to Rev Lorenzo Wayner  
3 Johnson girls married 3 Wayner boys  
brothers of Lorenzo  
Lorenzo Wayner was named Citizen of the Year  
1954 when Hov Deans was mayor -  
when Lorenzo was ill & took 5 men to replace him

Text from the back of the photograph  
Source: Historical Society of Oakville



## HISTORICAL SIGNIFICANCE

Lorenzo Wayner, brother in law to Martha Wayner, was Albert Wayner Senior's 4th son. After moving back to Oakville in 1910, he married Martha Johnson, and became the third Wayner boy to marry a Johnson girl. Lorenzo assumed most of the duties of the then failing African Methodist Episcopal Church, working to repair it, retire the church's mortgage, and become a Pastor, even without the necessary education. In 1940, the Bishop granted Lorenzo, then 53, a license to conduct services. In 1943 he was granted the right to carry out full duties as a Pastor, and in 1947 Bishop Gregg came from Kansas for the burning of the church's mortgage of \$2000. At this point the church only had 20 members. At the age of 66, Lorenzo was given the 1953 Citizen of the Year award for his work within Oakville.

The late Alvin Duncan was another of the many descendants of the family to be prevelant within the Town of Oakville. Alvin was brother to Marion Skeete, and played a major role in the conservation and preservation of Oakville's Black Heritage. He was a war veteran, a father, and a small businessman. He was also well known for his volunteer work with the Oakville Historical Society, Oakville Black History Society, and the Ontario Black History Society. Although his passing was deeply felt within the Oakville community, his volunteer work has helped to keep the memory and stories of Oakville's Black History alive, including the work done to establish the Black History Exhibit at the Oakville Museum.

## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### ARCHITECTURAL SIGNIFICANCE

104 Burnet Street is a modest, undistinguished structure. It is a typical 2 storey building, similar to others from the mid 1800's, built both East and West of the harbour, largely south of Lakeshore Road. In the immediate neighbourhood there are multiple examples of houses built during the same period, with a similar simple frame structure, stucco or siding exteriors, and a stone foundation. Some of these houses have already been given heritage designation, such as 38 Burnet Street and 42 Lakeshore Rd W, while others are simply listed as being of interest to the Heritage Committee due to their age, construction, or associations to prominent events or people.

The house has pleasing proportions, with its asymmetrical façade design and original windows. The exterior is well weathered, with cracks in the stucco and a structurally unsound chimney that is missing bricks. The trim is weathered, with rotten wood at the soffits and fascia. The house lacks eaves troughs and/or down spouts as well. At the back of the house, a cellar is accessible from the exterior of the house. A one storey shed addition was added to the original building on the west side.

On the interior there was a greater care in the design. Upon entry one is greeted by an attractive, fully intact staircase, with heavy newel posts, wood spindles and a small ceiling medallion. From the front entryway the parlour/living room can be seen with its plaster ceiling medallion and an attractive arched moulding over the archway connecting the living room and dining room. The trim on the doorways and windows are also a noticeable feature. A second doorway adjacent to the stair has been blocked with a wardrobe of a later date. It originally provided access to the dining room.

Although the interior seems to have held much of the character of the house, it has been severely neglected and is currently in a very poor state of repair. It is understood that raccoons inhabited the home for a period of time, while the shed kitchen area and ground floor show evidence of a fire. The plaster ceiling was damaged and instead of repairing the original, a drop ceiling was added. The floors of both the first and second level are soft and sloping inward, and although some finished flooring remains, much of it has been damaged or removed. In addition, the bathroom does not appear to have any original fixtures.

The basement, accessed only from the exterior, has low ceilings, and the visible joists are widely spaced. With the basement prone to flooding, the moisture has also rotted the beams. Although make shift beams and posts have been added, there are sections that are still missing portions of the 2x12's which have become soft, easily penetrable, and have begun twisting under the load. Under the addition the small space is largely unexcavated, with an earthen floor and posts that have been added to help support the additional floor. The foundation is made of lake stone, but is collapsing and in need of repointing. Against the exterior walls, spray foam was used to plug holes and add insulation.

The home appears to have been in a derelict condition for a prolonged period of time. In its dilapidated state, the existing house would be considered beyond salvage due to the much higher cost to restructure and restore the home than to construct a new home of similar size. Architecturally the house is not significant or worthy of retention based on its design and craftsmanship. A structural report is attached as to the homes current condition.



Front view of Burnet St from the North



**EXTERIOR PHOTOS OF 104 BURNET STREET**

Note: Photos in this section were taken during site visit, May 2016



Front view from North West.



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### EXTERIOR PHOTOS OF 104 BURNET STREET



Rear view from South East - Access way to the basement, the foundation of a former addition and the additions outline on the rear can all be seen in the above photo



EXTERIOR PHOTOS OF 104 BURNET STREET



Side Elevation from North East - Faces onto Kerr Street



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### EXTERIOR PHOTOS OF 104 BURNET STREET



Side Elevation from South West



EXTERIOR PHOTOS OF 104 BURNET STREET



View down the exterior stairs to the basement



Cracks, deterioration, and outline of a former addition visible on the Exterior wall



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### EXTERIOR PHOTOS 104 BURNET STREET



Views of Exterior Windows

Views of Soffit detailing

Views of the Chimneys



EXTERIOR PHOTOS OF 104 BURNET STREET



Views of the backyard



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### INTERIOR PHOTOS OF 104 BURNET STREET

Note: Photos in this section were taken during site visit, May 2016w



View of the Kitchen.



View of the Kitchen





View of the Kitchen ceiling deterioration



Views of the interior wall construction/wood lath and plaster



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### INTERIOR PHOTOS OF 104 BURNET STREET



View of stairs going up to the second level



View of the archway into the front parlour



INTERIOR PHOTOS OF 104 BURNET STREET



View of the dining room



View of the dining room ceiling

## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### INTERIOR PHOTOS OF 104 BURNET STREET



One of the three bedrooms



Second of the three bedrooms



View of the bathroom



INTERIOR PHOTOS OF 104 BURNET STREET



Third of the three bedrooms



Softening and lifting of flooring on the second level



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### INTERIOR PHOTOS OF 104 BURNET STREET



Older light fixture



Entrance hall plaque



Stove pipe hole



Window sill and apron



Parlour ceiling plaque



Corner block and trim



Parlour ceiling plaque



INTERIOR PHOTOS OF 104 BURNET STREET



Wardrobe blocking door to the kitchen



Solid wood stair post and spindles



Trim and floor within the kitchen



Trim along the stairs



Trim within one of the second level bedrooms



Shelving unit installed in a bedroom



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### INTERIOR PHOTOS OF 104 BURNET STREET



View of rotting joists in the basement



View of a column and post added to support the floor



INTERIOR PHOTOS OF 104 BURNET STREET



Lake Stone Foundation degradation



View of the partially excavated area under the addition



View of a makeshift column and the furnace



### CONTEXTUAL SIGNIFICANCE



108 Burnet St

104 Burnet is located on a prominent corner, just south of Lakeshore Road West, but due to its size and modest design it does not form a visual landmark. The house is representative of the modest homes that typified the area originally, however, over the years the neighbourhood has changed dramatically, as the modest homes and cottages have been replaced by much larger residences such as the adjacent house to the West (108 Burnet St), and the new homes across the street (101 and 111). Due to these changes, the house is no longer of context with its surroundings.

As seen in the streetscape photos, Burnet Street has significantly changed with many new homes or major additions to the smaller modest homes. The intent of the additions/renovations have been to transform the existing residence to create a more contemporary appearance. The new homes have been scaled with porches, verandas, and varying roof forms to give a human scale to the new structures and breakdown their mass in sympathy with the overall character of the area.

Scattered within the mix remain a number of smaller homes.



CONTEXTUAL SIGNIFICANCE



101 Burnet St



111 Burnet St



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### CONTEXTUAL SIGNIFICANCE



Burnet Streetscape of new homes and large old trees



Large porch added to 108 Burnet St



CONTEXTUAL SIGNIFICANCE



Older trees in the area, as well as on the 104 Burnet site, that need protection and conservation plan as described in the survey drawings



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### CONTEXTUAL SIGNIFICANCE

Note: Photos in this section were taken during site visit, May 2016.



101 Burnet Street



CONTEXTUAL SIGNIFICANCE



77, and 79 Burnet Street



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### CONTEXTUAL SIGNIFICANCE



56 Kerr Street



80 Burnet Street



CONTEXTUAL SIGNIFICANCE



Park near the property.



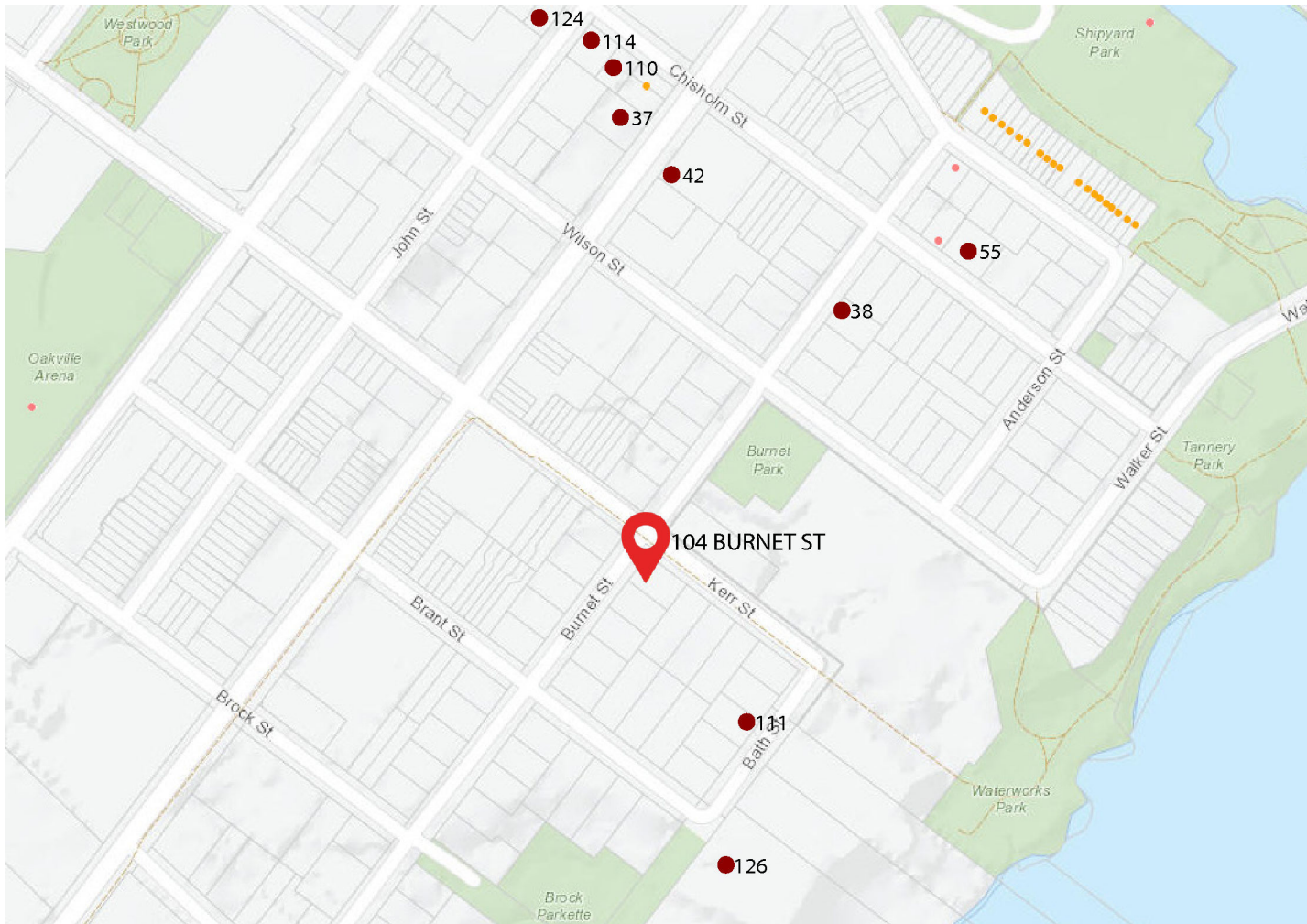
### CONTEXTUAL SIGNIFICANCE

#### Buildings of Interest or With Heritage Designation Within the Immediate Area

Location	Date Built	Description	Designated / Of -Interest
111 Bath St	1850	Frame house built by George Chisholm	Of Interest
126 Bath St	1847	2 storey Georgian brick home	Designated
10 Burnet	1870s	Victorian Gothic style frame and stucco clad 1 ½ storey house	Designated
38 Burnet	1855	1 ½ storey simple frame house	Designated
55 Chisholm	1870	Frame stucco vernacular worker's cottage with saltbox design	Designated
110 Chisholm St	1916	Edwardian Brick house	Of Interest
114 Chisholm	1875	pebble dash stucco with decorated barge boards	Designated
124 Chisholm St	1878	Vernacular frame house built by William McCraney	Of Interest
37 Lakeshore Rd W	1890	Turner Chapel	Designated
42 Lakeshore Rd W	1880	1 ½ storey stucco – typical modest house built at the time for local trades people	Designated



### CONTEXTUAL SIGNIFICANCE



Map of Heritage Properties in the area  
<https://maps.oakville.ca/gxmaps/?map=map07>



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### CONTEXTUAL SIGNIFICANCE

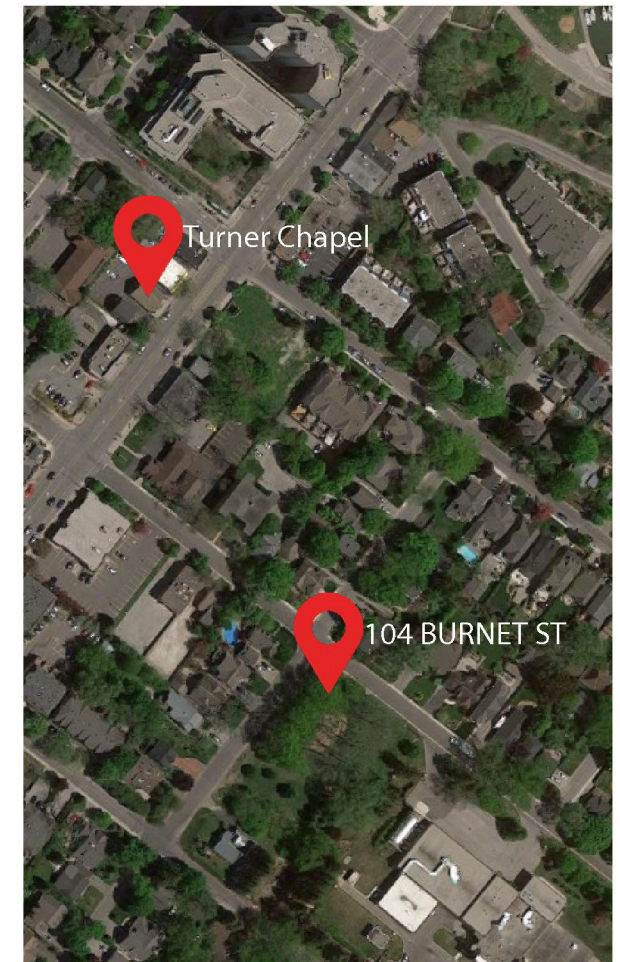


Similar modest houses remaining in the older areas of Oakville



### CONTEXTUAL SIGNIFICANCE

The residence in question is only 400m from what was once the Turner African Methodist Episcopal Church, also known as the Turner Chapel. The chapel, located at 37 Lakeshore Road West, has been restored and repurposed as an antiques store. Outside of the building, a sign has been installed offering a description of the buildings original use and its heritage.



Key plan showing location of property vs location of the Turner Chapel  
Source: Google Maps



# 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

## SUMMARY REGARDING EXISTING STRUCTURE

### RATING SYSTEM

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

Municipal Address: 104 Burnet Street

Date: May 19, 2016

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	This house was owned by direct descendents of African American slaves who fled to Canada and settled in Oakville.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	The founding of the Turner African American Methodist Episcopal Church can be linked back to this house and it's previous owners were major contributors in it's creation.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	The Turner African American Methodist Episcopal Church, and in turn, this home, played a significant roll in the Black Community's religious and spiritual practices.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	Without identification the property would be indistinguishable The property however provides a concrete example of the early Black community's presence in Oakville, not far from the church.
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	No known architect or designer can be linked to 104 Burnet Street.
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	Modest home
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L	The interior contains a number of trim features and ceiling mouldings of the period. The most significant being the archway between the front parlour and dining room.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L	The house does not 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	Character of the area is changing as seen in the photos of the adjacent properties. Reflective of the original scale of homes on the west side of Sixteen Mile Creek.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L	Modest home, linked visually to an area originally of cottages and modest homes, but insignificant transition
11. Is a landmark.	E	VG	G	F	L	Modest home/not a landmark, some visual prominence due to its corner location



### SUMMARY REGARDING EXISTING STRUCTURE

#### CONCLUSIONS

Based on the requirements of Ontario Heritage Act the house at 104 Burnet, in the opinion of this report, is not worthy of retention and designation. The poor condition of the structure and the lack of significance architecturally and contextually, makes its retention unrealistic. It does, however, have historical significance due to the association with Turner African Methodist Episcopal Church, which should be recognized and commemorated.

In its derelict condition, every aspect of the building requires repair or replacement. This includes the shallow foundation, the floor structures, drainage, heating (oil), exterior walls, windows, trim, facia, interior finishes, plaster repairs, floors and floor finishes, insulation, new electrical, plumbing, and roof. The demolition of the building and construction of a new structure would be more cost efficient and environmentally conscious.

Lastly, the house should be recycled to the extent possible as part of the demo-permit agreement. The interior elements such as the staircase/newel spindles, trim, doors and salvageable wood should be sorted and available to architectural salvage companies at no cost. This process should be monitored by Town staff as part of the demolition process.

#### SALVAGE MITIGATION

In lieu of demolition, relocation of the residence is an option. It is a less desirable one, in that it reduces the heritage value. There are examples within the older areas of the Town where existing structures have been relocated in the past. Conservation would be based on the Town of Oakville, obtaining the structure, mothballing it, until funding permits allow reconstruction. Its ongoing viability as a residence would appear unrealistic and its retention would be based on historic merit to be repurposed by the Town for other uses. Due to the size of the structure this option is possible, but impractical, because its' public use would be severely restricted due to its limited interior space.

The author recommends that the project architect ensure that the structure be fully recorded including measured drawings.

#### HISTORICAL COMMEMORATION

Demolition of the structure should be permitted with the condition that the history of the site be recognized. The author would recommend that a minimum 8'-0" (2438.4 mm) long wall of stone reclaimed from the foundation be plaqued with the history of the Adams family and its achievements. The design and details would be submitted to the Town of Oakville's heritage co-ordinator for review and approval. Alternatively, a 5'-0" to 7'-0" (1524.0 mm to 2133.6 mm) height piece or pylon could also be constructed with a width of 24" to 36" (609.6 mm to 914.4 mm) to carry a plaque outlining the history of the site.



APPENDIX



Sheila McCausland led the singing of the carollers.

Mr. & Mrs. Jeremiah B. Adams  
Celebrate Diamond Anniversary

Married 60 Years  
On Christmas  
Day

Pine View School  
Celebrates Christmas

Mr. and Mrs. Jeremiah B. Adams celebrated their diamond wedding anniversary on Christmas Day.

The event was observed at the home of their son, Samuel Adams, Radial Road, Bronte, by a family gathering.

Born in Baltimore, Maryland, 91 years ago, Mr. Adams came to Bronte in 1854, where his father carried on a blacksmith shop. Mr. Adams was employed by the late John White, first federal Liberal member for Halton county.

Mrs. Adams was born in Bronte in 1857. Her father was the late Rev. W. J. Butler.

They were married in Hamilton in 1882. Both are in good health and enjoy reading and listening to the Sunday morning church services.

When weather permits, Mr. Adams helps his son with the farm chores.

Besides their son with whom they live, they have four daughters, Mrs. Alex Duncan and Mrs. Albert Wayner, Oakville; Mrs. W. H. Crowley, Toronto, and Miss Nina, Bronte, also eight grandchildren and three great-grandchildren.

The annual Christmas tree and entertainment at Pine View school 6th line, was held on the afternoon that school closed for the Christmas vacation.

This is the adopted school of the Angela Bruce chapter, I.O.D.E.

Mrs. Alan Read, the school convener and other members of the chapter and the mothers of the pupils were present.

Graham King acted as chairman and the program was in charge of the teacher, Miss Ruth Sine.

A feature of the program was a playette, "Reuben Springs A Surprise." Those taking part were Edward Schroeder as Reuben, Violet Best as Bridget, Murray Best as Lucille, Joan Plummer as Mrs. Brown and Billie Louth as Mr. Brown.

Other numbers were choruses by the school; a trio entitled, "We Three Kings of Orient Are," by Vernon Patterson, George King and Rex Louth; recitations by Winifred Best, George King and Rex Louth.

Gifts donated by the chapter included a pair of mitts, a toy or game and a candy cane, for each child, distributed from the tree.


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Article on the celebration of the 65th Wedding Anniversary of Mr. and Mrs. Jeremiah B. Adams  
Source: Oakville Record Star, published in December 31, 1948  
Oakville Historical Society

Bronte Historical Society Newsletter  
Spring 1998

BLACKS IN OAKVILLE

"A Look Back"  
Sam Adams



Until the early part of the twentieth century, the blacksmith filled an essential role in the community. Sam Adams, the blacksmith, came to Bronte, a village of 150 to 200 people in 1851. He was about 33 years old.

Sam is listed as being born in the USA of African origin, in the 1871 census. He was not a fugitive slave but emigrated as a free man with a respected trade. Lorne Joyce has seen some of his business records, but has not yet determined if, prior to coming to Bronte, he lived in the Washington or Baltimore area. Had Sam not moved north when he did, he might have been pressed into service as a blacksmith in the Union army a decade later.

Sam's forge was on Belyea Street, just east of Bronte Road, close to the present site of the Church of the Epiphany, just behind the Bronte Village Mall. He was not always the only 'smith in the village, but he must have been a good businessman because he gradually bought up several properties.

Sam arrived in Bronte with his family. A relative by marriage was the Reverend William Butler. They began to organize a group of devout black settlers and held church meetings in Bronte homes. Before long they joined with a larger group in Oakville, where in 1891, they laid the cornerstone for the African Methodist Episcopal Church. The building still stands, though now it is used by an Anglican order. It has been designated as an historic building and serves as a reminder of Sam Adams and the other black settlers who helped build our community.

There will be more about Sam and his family in the next newsletter.  
- Barbara Ann McAlpine

Article on Samuel Adams  
Source: Oakville Historical Society Newsletter, 1998  
Oakville Historical Society



This is the last Will and Testament of me Samuel Adams of the Village of Bronte in the County of Halton and province of Ontario Farmer made this sixth day of April in the year of our Lord one thousand eight hundred and eighty nine. Invokes all former wills or other Testamentary Depositions by me at any time heretofore made and declare this only to be and contain my last Will and Testament. I direct all my just debts funeral and Testamentary expenses to be paid and satisfied by my Executors herein after named as soon as conveniently may be after my decease. I give devise and bequeath al my real and personal Estate of which I may (?)possessed in the manner following that is to say. I give devise and bequeath unto my dear wife Eliza Adams the whole of my household furniture and household Effects also (?) to her absolutely. And in lieu of Dower upon all the lands of which I may (due?) possessed I give devise and bequeath unto my said dear wife the sum of sixty dollars a year during the term of her natural life the same to be paid from the Lands herein after devised to my son Jeremiah B Adams and to be made a first lien thereupon. I also give (?) and bequeath unto my said wife the whole of my Interest in all and singular that certain parcel or tract of Land and premises situate lying and being in the Town of Bronte in the County of Halton and Province of Ontario containing by a measurement half an acre be the same more or less being composed of Lot Number Nine North of Triller Street in the aforesaid Town of Bronte for her use during the term of her natural life (only) and at her death I then give devise and bequeath the same to my daughter Josephine Johnson wife of James Richard Johnson to her and her heirs and assigns forever. I also give devise and bequeath unto my said daughter Josephine Johnson one milch Cow. The whole of my personal Estate Chattels and Effects not herein before devised I give Devise and bequeath unto my son Jeremiah B. Adams but subject to the payment of all my just debts and expenses as aforesaid the whole of my Real Estate in the Town of Bronte in the County of Halton or elsewhere (and not herein before given and devised) I give devise and bequeath unto my son Jeremiah B. Adams to him and his heirs and assigns forever but subject to the payment of all my just debts and Expenses and also subject to the payment of Sixty dollars a year to my said wife as herein before given and devised to her. All the residue of my Estate not herein before dispersed of I give devise and bequeath unto my son Jeremiah B. Adams. And I nominate and appoint my son Jeremiah B. Adams and my son in Law James Richard Johnson to be Executors of this my last Will and Testament. In Witness whereof I have hereunto set my hand the day and year first above written.

Signed published and declared by the said Samuel Adams the (estates?) as and for his last Will and Testament in the presence of us who both present together at the same time in his presence at his request and in the presence of each other have hereunto subscribed our names as witnesses

(Signature of Samuel Adams)

(signature of R A Wass) of Oakville Spinster  
(signature of Charles H Parker) of Oakville Gardener

Canada Province of Ontario In Her Majesty's Surrogate Court of the County of Halton Be it known that on the Twentieth day of October in the year of our Lord one thousand eight hundred and ninety six the last Will and Testament of Samuel Adams late of the Township of Trafalgar in the County of Halton and Province of Ontario Farmer, deceased who died on or about the twenty fifth day of May in the year of our Lord one thousand eight hundred and ninety five at Trafalgar in the County of Halton (and who at the time of his death had a (?) place of abode at Trafalgar in the said County of Halton) thus proved and registered in the said surrogate Court a true copy of which said last Will and Testament is hereunto annexed and that the administrator of all and singular property of the said deceased and in any way concerning his will was granted by the aforesaid Court to Jeremiah B Adams and James Richard Johnston both of the Township of Trafalgar in the County of Halton Farmers the Executors named in the said will they having been first sworn will and (?) fully to administer the same by paying the just debts of the deceased and the legacies contained (?) will so far as they are thereunto bound by laws and by distributing the residence (?) of the property according to law and to exhibit unto oath a true and perfect Inventory of all and singular the said property and to render a just and true account of their Executorship within eighteen months or sooner if thereunto required LS

(Signature of W A Lawrener ?)  
Registrar of the Surrogate Court of the  
County of Halton



# 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

**TREE PROTECTION NOTE**

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, EXISTING TREES, WHICH ARE TO BE REMOVED, SHALL BE REMOVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE REMOVAL OF TREES SHALL BE IN ACCORDANCE WITH THE BY-LAW OF THE CITY OF OAKVILLE.
- NO ROOTING CABLES SHALL BE INSTALLED IN THE TRUNKS AND BRANCHES OF TREES. IF IT IS NECESSARY TO INSTALL CABLES IN THE TRUNKS AND BRANCHES OF TREES, THE CABLES SHALL BE INSTALLED IN THE TRUNKS AND BRANCHES OF TREES IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO THE TREES.
- THE DEVELOPER OR HIS AGENTS SHALL TAKE EVERY PRECAUTION TO PROTECT TREES FROM DAMAGE TO TREES OF SHADES TO BE REMOVED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO PREVENT COLLISION WITH THE PROPOSED STRUCTURE, THE REMOVAL SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
- WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE PROTECTED IMMEDIATELY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DECOMPOSITION.
- WHERE NECESSARY, TREES WILL BE GIVEN SPECIAL TREATMENT TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE DEVELOPER SHALL TAKE PRECAUTIONS TO PROTECT TREES FROM COLLAPSE, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

**MUNICIPAL RIGHT-OF-WAY NOTES**

- ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS.
- ADDITIONAL PERMITS MAY BE REQUIRED.
- ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

**BURNET STREET**  
(DEDICATED AS REGISTERED PLAN N° 1)  
P.L.N. 24777-0078

**KERR STREET**  
(DEDICATED AS P.L.N. 24778-0016)

**LOT 14**  
P.I.N. 24777-0031

**LOT 13**  
P.I.N. 24777-0031

**LOT 12**  
P.I.N. 24777-0032

**LOT 10**  
P.I.N. 24777-0034

**2-Storey Stone and Siding Dwelling N° 104**

**2-Storey Frame Dwelling N° 105**

**2-Storey Frame Dwelling N° 106**

**2-Storey Frame Dwelling N° 107**

**2-Storey Frame Dwelling N° 108**

**2-Storey Frame Dwelling N° 109**

**2-Storey Frame Dwelling N° 110**

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**2-Storey Frame Dwelling N° 244**

**2-Storey Frame Dwelling N° 245**

**2-Storey Frame Dwelling N° 246</**



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Hudson, Deborah. Oakville's Black History. Oakville: Oakville Museum at Erchless Estate, 2000. Print.

Mathews, Hazel C. Oakville and the Sixteen; the History of an Ontario Port. Toronto: U of Toronto, 1953. Print.

Peacock, David, and Suzanne Peacock. Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them. Willowdale, Ont.: White/Hounslow Productions, 1979. Print.

#### RESOURCES:

Town of Oakville  
<http://www.oakville.ca/>

Town of Oakville Heritage Planning  
<http://www.oakville.ca/business/heritage-planning.html>

Oakville Heritage Society  
110 King St, Oakville, ON L6J 1B1  
<http://www.oakvillehistory.org/>

Oakville Museum  
<http://www.oakville.ca/museum/>

The Oakville Room  
Oakville Central Library  
120 Navy St, Oakville, ON L6J 2Z4  
<http://www.opl.on.ca/>



### ALEXANDER TEMPORALE CV

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

#### 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:

#### Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation 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



## 104 BURNET STREET - HERITAGE ASSESSMENT REPORT

### Heritage Assessment and Urban Design Studies

- > 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

- > 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
- > 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)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > 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



## STRUCTURAL REPORT



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May 13, 2016  
CEC-16-416

### DCAM Homes Incorporated

Box 35008 - 2441 Lakeshore Road West  
Oakville, Ontario  
L6L 0C8

**Attention:** Danny Cantarelli

**Regarding:** Structural Assessment Report – Existing Structure  
104 Burnet Street, Oakville, Ontario

## 1.0 INTRODUCTION

### 1.1 Scope of Work

Centric Engineering Corporation (CEC) was retained by Danny Cantarelli of DCAM Homes Incorporated to perform a visual site inspection in regards to the existing two-storey residential structure located at the above reference site, and issue a structural assessment report based on our findings.

As requested, we conducted our site review on the morning of May 4<sup>th</sup>, 2016 at 10:00am.

### 1.2 Limitations

In accordance with the scope of work, no physical or intrusive testing was undertaken to determine the condition of the existing structure. The recommendations of this report were based on the visual examination of the existing structure exposed to view. CEC attempted to identify any deficiencies with the existing structure for the purpose of this report, however, in accordance with standard engineering practice, CEC shall not be responsible for conditions arising from deficiencies not noted.

CEC shall not be responsible for conditions arising from information not provided or fully disclosed to CEC at the time of the review.

This report was prepared by CEC for the exclusive use of our client, in evaluating the structural adequacy of the existing structure. This assessment was conducted in accordance with the scope of work, direction provided by the client, and generally accepted structural assessment practices. No other warranty, expressed or implied is made. CEC shall not be responsible for use of, reliance on, or decisions or actions made on this report by any third party.

## 2.0 OBSERVATIONS

Based on our site review, the structural composition of the existing structure appears to be a two-storey residential wood structure supported on rubble stone foundation walls.

The roof and floor structure appears to be supported on the exterior wall framing with an intermediate support along the mid-point of the structure.

During our site inspection, the existing main floor support structure was exposed to our view and consisted of a combination of original rough-cut timber and standard dimension lumber support elements (beams and column).

The existing main floor structure has been severely compromised due to apparent remedial works that appear to have taken place without proper permitted documentation and direction, see Figure 1.0.

It was noted on site, that sections of the existing rubble stone foundation walls are significantly deteriorated, see Figure 1.1., and extensive remedial works and perhaps complete replacement is required (*destructive investigation required to confirm*).

It was also noted on site that extensive foundation works (excavation of native soils around the perimeter of the foundation) have taken place without proper permitted documentation and direction. This is evident in the discovery of several sections of laterally unsupported foundation walls and lack of proper foundation bearing structure. These sections of foundation wall should be shored until proper foundation structures can be installed under the guidance of a professional engineer.

The existing second floor support structure and ceiling/roof support structure were not visible at the time of our inspection. However extensive deterioration of the existing interior wall/floor/ceiling finishes was noted on site.

## 3.0 CONCLUSIONS & RECOMMENDATIONS

Based on the information above, it is our opinion that the existing main floor support structure (beams, columns and pad footings) be removed and replaced with new structure that conforms to the requirements of the 2012 Ontario Building Code.

It is also our recommendation that the existing foundation structure be temporarily shored until project specific documentation for remedial works can be prepared by a professional engineer.

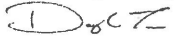
The existing second floor support structure and ceiling/roof support structure should be further analyzed (once the above noted temporary shoring has been completed) to further review the condition of the structural elements.



We trust this report meets your satisfaction, if you need further clarification please do not hesitate to contact us.

Respectfully Submitted,

**Centric Engineering Corporation**



Darryl Twynstra, P.Eng.  
**President**

*Inc. – Appendix A*



### Appendix A



**Figure 1.0 Photo of Main Floor Support Structure (Remedial Works) – Inadequate Support Post/Foundation**



Figure 1.1 Photo of Foundation Wall Deterioration