

Heritage Report



Brantwood School Redevelopment 221 Allan St. Oakville, Ontario



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1.0 Introduction

The Town of Oakville has commissioned a redevelopment study for the site of the historic Brantwood School at 221 Allan St. in Oakville. This study looks at the possibility of repurposing the school building as a residential apartment building.

The current development scenarios prepared by the Study Architects, Michael Spazini Architect Inc. dated 27 March 2015, include the reworking of the building interior and an addition to the east rear of the building.

Prior to this report a Heritage Impact Assessment for the repurposing of the building was undertaken by ERA Architects Inc. dated October 4, 2013. It is not the purpose of this report is not to undertake a second HIA, but to consider the heritage building's heritage attributes identified in the HIA and the impact of the proposed development on these attributes as a supplemental document to the ERA HIA.

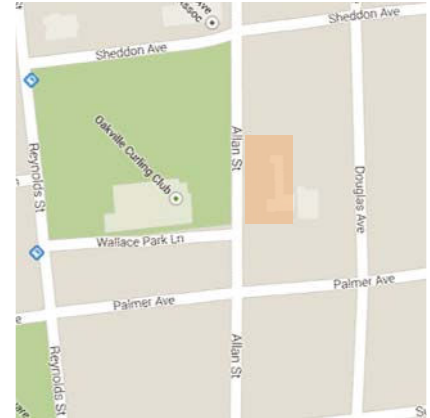
2.0 Heritage Impact Assessment

The HIA prepared by ERA Architects in October 2015 identifies the building's status, sets out its development history, provides notes on its condition, discusses and identifies heritage attributes and goes on to consider a repurposing of the building, largely restricted to the existing interior space.

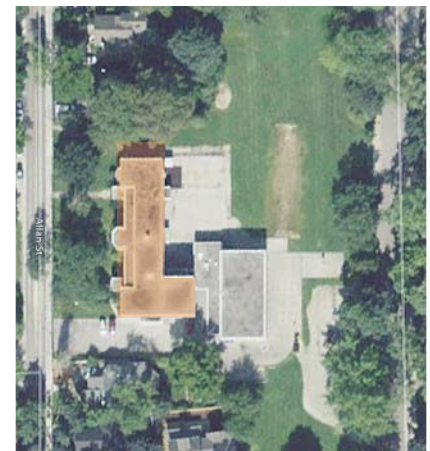
Brantwood School is a listed heritage structure but is not at this time designated under Part IV (single building) of the Ontario Heritage Act (OHA). The west side of the site including this building is, however, designated under Part V of the OHA being within the Trafalgar Rd. Heritage Conservation District.

In brief, this building is the result of 3 major expansions to a single storey school building designed by Molesworth, West and Secord in 1920-21. It was originally an arts and crafts domestic style building with sloping overhanging roofs on stucco walls and a red brick base.

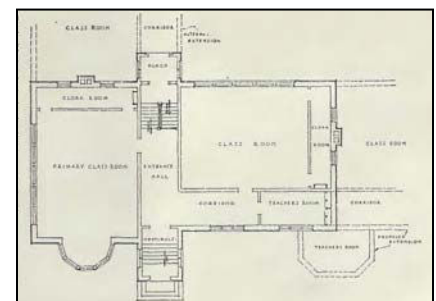
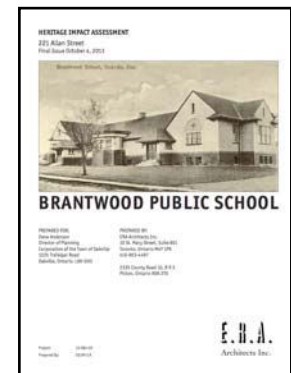
This "first" school was expanded by a mirroring of the original design doubling its size but retaining its original design concept within the first couple of years, part of the original concept for the building.



1. Site Location, Google



2. Aerial view 1947 school coloured, Google



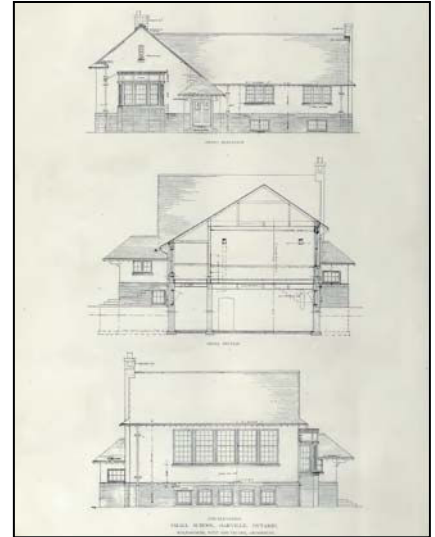
3. 1920 floor plan, ERA HIA

It remained in this configuration until after the Second World War when in 1947 it was expanded again with the addition of a second floor by the Architects Molesworth, Secord and Savage.

This second addition changed the appearance of the building and it took on a simplified modern form with a more traditional flat roofed collegiate appearance. Stone banding was introduced to the building and added to the entrances on Allan St.

Finally the building was expanded a 4th time with the addition of a gymnasium to the rear of the south side (second addition) in 1980. This final addition bears no resemblance in form or material to the historic work and is inexpensively constructed of concrete block.

ERA considered the condition of the building and concluded: "In general, the school is in sound condition. No severe deterioration was seen on the exterior. The interior appears generally dry (except select locations in the basement) and secure."



4. 1920 Elevations, ERA HIA



5. 1920 Photo, ERA HIA



6. Late 1920s Photo after expansion 1, ERA HIA



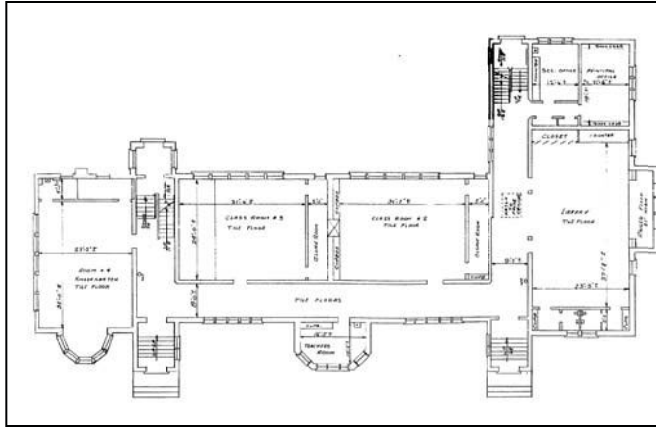
7. 1920s Photo at front door, web



8. Late 1920s Photo after expansion 1 note small trees, ERA HIA



9. Late 1920s Photo group at front door, note multi-light windows, panel door and red brick base, web



10. Plan of second expansion (c1973), the building was 2 stories, stairs had been modified and a small rear addition for school administration added at the SE corner, otherwise the ground floor was the same as the second school. Oakville



11. Photos of the existing building 1947 facades. These are largely intact but would benefit from repairs and possible restoration such as removing paint from the red brick, possible cornice flashing and definitely better designs for windows. PGA

Overall front, west, elevation



Left, north, right, south elevations



Rear, east, elevation

2.2 Heritage Attributes

The following is an excerpt from the ERA Heritage Impact Assessment. In the HIA ERA provides a Statement of Cultural Heritage Value or Interest, and a list of significant Heritage Attributes for the School as it currently exists with 3 expansions from its original form.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the former Brantwood Public School property is found in its 90 year role as the local primary public school. Brantwood opened in 1920 in response to a population boom that caused overcrowding in the downtown public school. The school was located within the 'Brantwood Survey' - a residential development marketed as an exclusive suburb to Hamilton and Toronto.

Brantwood Public School has cultural heritage value associated with the architecture firm of Molesworth, West & Secord / Molesworth, Secord & Savage; George Nepean Molesworth was an Oakville resident. The Toronto firm was known for its residential, ecclesiastical and commercial work in Toronto's prestigious neighbourhoods.

It also completed many residences and school buildings in Oakville.

The school has cultural heritage value as a unique example of a building designed to fit within its residential setting and accommodate increased enrollment. The school was designed to accommodate, and undertook, several additions: a sideways duplication, a second floor and a rear addition.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of Brantwood School as an example of public school architecture in Oakville include its:

- *Front lawn and setback from Allan Street;*
- *Main entrances on Allan Street clad in limestone with stone steps with metal rail leading up to solid wood double doors with an overhead transom;*
- *Two storey facades with a brick foundation and stucco wall treatment accented with horizontal limestone bands; and*
- *The punched openings for banked windows.*

We accept and support the conclusions of the ERA HIA and their Statement of Cultural Heritage Value or Interest and summary of Heritage Attributes. For the purpose of this report I have used these in the following sections which assess the proposed development's impacts on the listed heritage attributes.



12. View of the heavily planted landscaped front yard in summer, Google



13. Detail view of the north front entrance vestibule, south is similar, note the original was clad in stone in 1947 and converted to a simplified neo-classical appearance, PGA



14. Front elevation. In 1947 as the second floor was added the appearance of the building was redesigned to have a simplified neo-classic look including a flat roof, stone banding, paneled and classically framed front doors. At present it we have no images of the 1947 window arrangement PGA

Overall view of front elevation



Detail View of central bay window and embossed lettering. Existing windows are heavily framed aluminum and glass. The 1947 windows were likely different, possibly steel frame and glass. research is required for restoration PGA

4.0 Proposed Development

Following is a description of the two options Proposed by MSAi

4.1 Option 1A

This option includes the repurposing of the interior of the building for the creation of apartments in combination with a rear addition. The 1980's gym addition is proposed to be demolished.

The front elevation is unaltered and could be restored to an original condition.

The north side elevation is largely preserved with only a small alteration at the basement level allowing for the necessary parking garage which extends to the north of the existing north wall at the basement level.

The new rear addition extends the north elevation to the east above the basement level but does not overlap the existing north elevation which would be preserved and could be restored.

The South side elevation is largely preserved and returned to its 1947 appearance after the removal of the gym addition. There is a minor alteration to the west of the south central bay below existing windows for a new entrance doorway. This new doorway serves a new small “core” with stairs and elevator necessary to make an accessible building including the short half level lift between grade and the elevated ground floor.

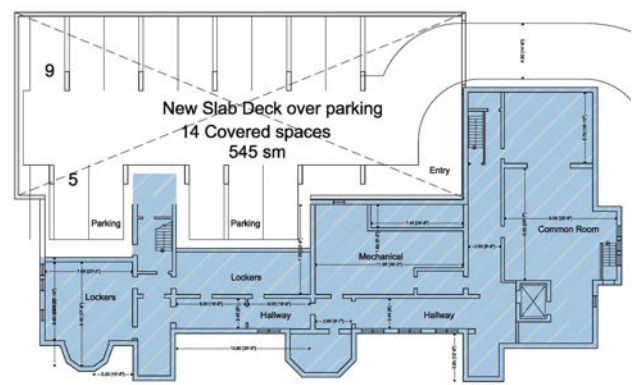
The north elevation is 75% covered by the proposed new addition. At the basement level the parking garage extends east with a south facing entrance. The roof of the parking deck forms a deck platform available to the residents of the first floor above.

At the second floor outdoor space is provided by 3 projecting balconies.

Internally at the basement level, spaces within the building are used for common facilities,



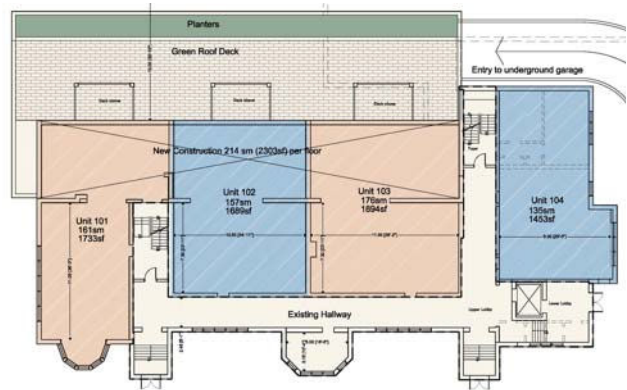
15. Site Plan of option 1A, MSAi



16. Basement Plan of option 1A, MSAi

mechanical, lockers, and a common room. At the, west side, the the rear wall of the building is supported on new structure and opened up so that parking spaces can be provided partially within the existing basement. This helps reduce the extent of the parking deck to the east.

On both upper floors, existing school circulation is preserved including the front, Alan St., entrances, the N-S corridor across the front wall and the E-W corridor extensions to the interior stairs both north and south.



17. Ground Floor Plan of option 1A, second floor similar, MSAi

A north apartment uses the full depth of the building, the existing classroom plus space in the rear addition. A south apartment uses the combined interior space of the existing classroom and school administration offices. Two central apartments use the space of the existing classrooms plus space in the rear addition.

This results in a proposed repurposing with 8 residential units.

A feature of this scheme is that although the historic corridor is preserved, it removes from the residences any view toward the front Yard and Allan St. and from the street perspective any internal life from the front of the building.

There is no vertical expansion of the building.

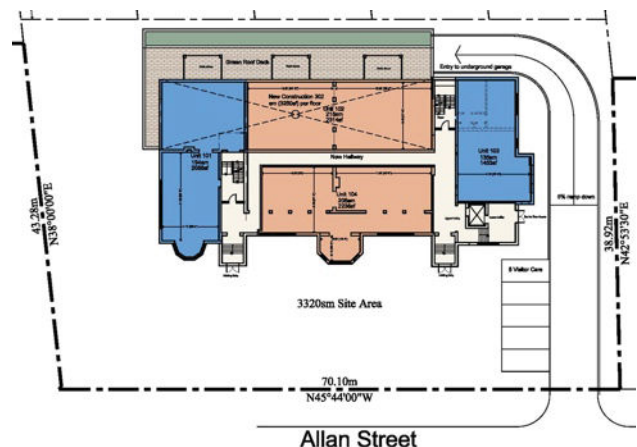
Material pallets and design of the new building elevations has not been considered at this time.

4.2 Option 1B

This option is very similar on the exterior to option 1A. It also includes the repurposing of the interior of the building for the creation of apartments in combination with a rear addition. The 1980's gym addition is proposed to be demolished.

The front elevation is unaltered and could be restored to an original condition.

The north side elevation is largely preserved with only a small alteration at the basement level



18. Site Plan of option 1B, MSAi

allowing for the necessary parking garage which extends to the north of the existing north wall at the basement level.

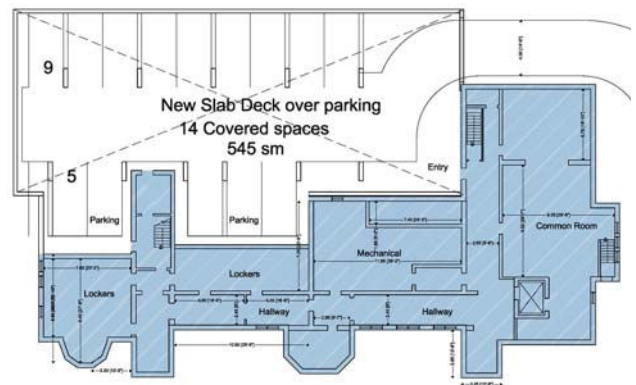
The new rear addition extends the north elevation to the east above the basement level but does not overlap the existing north elevation which would be preserved and could be restored.

The South side elevation is largely preserved and returned to its 1947 appearance after the removal of the gym addition. There is a minor alteration to the west of the south central bay below existing windows for a new entrance doorway. This new doorway serves a new small “core” with stairs and elevator necessary to make an accessible building including the short half level lift between grade and the elevated ground floor.

The north elevation is 75% covered by the proposed new addition. At the basement level the parking garage extends east with a south facing entrance. The roof of the parking deck forms a deck platform available to the residents of the first floor above.

At the second floor outdoor space is provided by 3 projecting balconies.

Internally at the basement level, spaces within the building are used for common facilities, mechanical, lockers, and a common room. At the, west side, the the rear wall of the building is supported on new structure and opened up so that parking spaces can be provided partially within the existing basement. This helps reduce the extent of the parking deck to the east.



19. Basement Plan of option 1B, MSAI

On both upper floors this option uses the internal space differently, existing school circulation is incorporated into apartments and a new N-S corridor is created along the line of the existing East rear wall. This new corridor is appropriately sized and links the two historic stairs and corridors at the north and south.

A north apartment uses the full depth of the building, the existing classroom plus space in the rear addition. A south apartment uses the combined interior space of the existing classroom and school administration offices as in Option 1A, however, there are two central apartments one across the west front of the

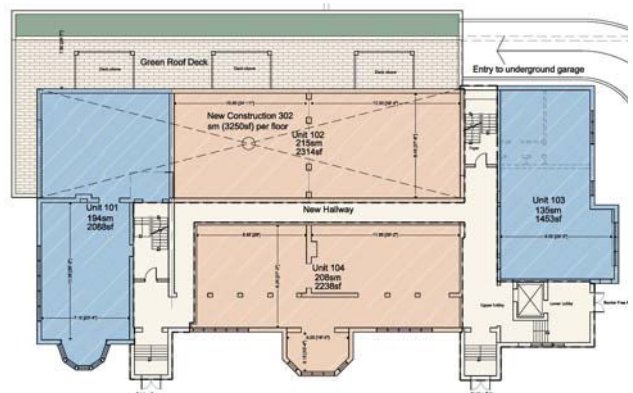
building and one across the east rear entirely within the proposed addition.

This also results in a proposed repurposing with 8 residential units in a more efficient net to gross layout.

A feature of this scheme is that from the street the front of the building is animated by an apartment utilizing the former corridor windows and internally this apartment has a view of the front lawn and street.

There is no vertical expansion of the building.

Material pallets and design of the new building elevations has not been considered at this time.



20. Ground Floor Plan of option 1B, second floor similar MSAi

5.0 Impacts of Proposed Development on Brantwood School

The following section considers the impact of the proposed development schemes for the repurposing of the historic Brantwood School. The Heritage Attributes assessed for impacted are those identified in the ERA HIA.

5.1 Option 1A

5.1.1- Front lawn and setback from Allan Street

The existing school building is set well back from Allan St. This front Lawn originally devoid of any trees has over the years grown into a well treed foreground to the historic building.

As the proposed development schemes do not propose any alteration or additions to the front of the building this landscaped front yard landscape is fully preserved.

There is no impact on this Heritage Attribute.

5.1.2- Main entrances on Allan Street clad in limestone with stone steps with metal rail leading up to solid wood double doors with an overhead transom;

The two principal entrances to the historic school are located on Allan St. These entrances were re-clad in 1947 during its substantial modernization after WW2 with the addition of the second floor. Nonetheless these are the original 1920-23 front entrance both in place after the completion of the first expansion.

As the proposed development schemes do not propose any alteration or additions to the front of the building this landscaped front yard landscape is fully preserved.

There is no impact on this Heritage Attribute.

5.1.3- Two storey facades with a brick foundation and stucco wall treatment accented with horizontal limestone bands

All facades will remain two stories as no vertical expansion is proposed.

As described above the three principal facades visible from Allan Street are preserved in their 1947 appearance, particularly after the removal of the 1980 gym extension on the south side.

There is only a minor alteration at the rear - base of the existing north elevation as the basement parking garage deck level wraps the corner.

An elevation for this addition has not been developed at this time. we recommend that any new addition be simple and contemporary. distinct from the 1947 appearance of Brantwood school but that consideration be given to materials and proportions that reference the original design. This way the line between new and historic will be clear but the new work will fit appropriately against the historic building.

A rear addition is proposed to the building across 75% of the east, rear elevation of the building. This will completely obscure most of this elevation with the exception of the south portion where it currently extends a bit to the east.

An elevation for this addition has not been developed at this time.

There is an substantial impact to the rear elevation of the historic Brantwood School.

5.1.4- The punched openings for banked windows.

This building has large banked windows typical to many school buildings. The existing windows are not original to the building and the building would benefit by new windows designed to respect the original layout and proportions of the 1947 design.

The development proposal for the reuse of the School includes the preservation of the existing banked windows which will be incorporated into the layout of the future residential units on the three principal facades south, west and north.

On the west, front, elevation the existing windows will open onto the existing corridor.

As noted above the east, rear, elevation is substantially altered, the historic elevation is incorporated into the fabric of the new addition. On this rear elevation no original windows will remain with the exception of the south section. Here the building is returned to its 1947 condition with the removal of the gym addition. In this location the original windows can be restored.

There is an substantial impact to the rear windows of the historic Brantwood School.

5.2 Option 1B

5.1.1- Front lawn and setback from Allan Street

The existing school building is set well back from Allan St. This front Lawn originally devoid of any trees has over the years grown into a well treed foreground to the historic building.

As the proposed development schemes do not propose any alteration or additions to the front of the building this landscaped front yard landscape is fully preserved.

There is no impact on this Heritage Attribute.

5.1.2- Main entrances on Allan Street clad in limestone with stone steps with metal rail leading up to solid wood double doors with an overhead transom;

The two principal entrances to the historic school are located on Allan St. These entrances were re-clad in 1947 during its substantial modernization after WW2 with the addition of the second floor. Nonetheless these are the original 1920-23 front entrance both in place after the completion of the first expansion.

As the proposed development scheme does not propose any alteration or additions to the front of the building this landscaped front yard landscape is fully preserved.

There is no impact on this Heritage Attribute.

5.1.3- Two storey facades with a brick foundation and stucco wall treatment accented with horizontal limestone bands

All facades will remain two stories as no vertical expansion is proposed.

As described above the three principal facades visible from Allan Street are preserved in their 1947 appearance, particularly after the removal of the 1980 gym extension on the south side.

There is only a minor alteration at the rear - base of the existing north elevation as the basement parking garage deck level wraps the corner.

This has a very minor impact on the appearance of the existing historic north elevation.

The extent of the north elevation is altered by the addition as it will now extend further east. At the joint between existing and new we recommend the development of a detail, such as a reveal, that distinguishes the new rear addition from that of the original part.

A rear addition is proposed to the building across 75% of the east, rear elevation of the building. This will completely obscure most of this elevation with the exception of the south portion where it currently extends a bit to the east.

An elevation for this addition has not been developed at this time. we recommend that any new addition be simple and contemporary. distinct from the 1947 appearance of Brantwood school but that consideration be given to materials and proportions that reference the original design. This way the line between new and historic will be clear but the new work will fit appropriately against the historic building.

There is an substantial impact only to the east, rear, elevation of the historic Brantwood School and a minor impact to the north elevation.

5.1.4- The punched openings for banked windows.

This building has large banked windows-window openings, typical to many school buildings. The existing windows are not original to the building and the building would benefit by new windows designed to respect the original layout and proportions of the 1947 design and fitted to the original window openings.

The development proposal for the reuse of the School includes the preservation of the existing banked windows will be incorporated into the layout of the future residential units on the three principal facades south, west and north.

On the west elevation the exiting windows will open into a new residential unit. These interior of the unit will be designed to take advantage of the large window openings and the current “teachers” room might be repurposed as an interior sun room for the unit.

As noted above the east elevation is substantially altered, the historic elevation is incorporated into the fabric of the new addition. On this rear elevation no original windows will remain with the exception of the south section. Here the building is returned to its 1947 condition with the removal of the gym addition. In this location the original windows can be restored.

There is an substantial impact to only the rear windows of the historic Brantwood School.

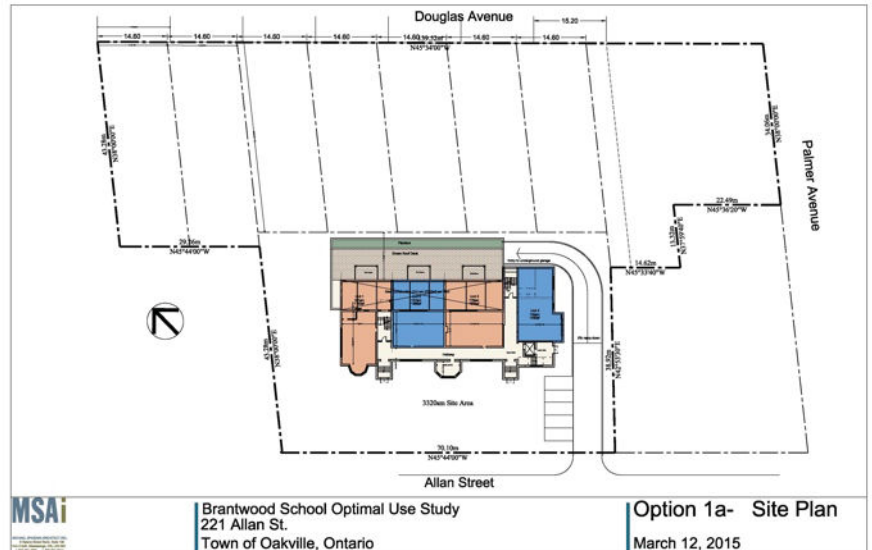
6.0 Impacts of Proposed Development on adjacent properties and HCD

The western portion of the site of Brantwood School is located within the eastern portion of the Trafalgar Rd. Heritage Conservation district. As such consideration should be given to any adverse impacts on the district generally and on the adjacent properties.

In both Option 1A and Option 1B, as noted in detail above, the proposed addition to the building is located to the rear, east,

side of the building and does not in any substantive way project beyond the sidewalls of the building. Only at the basement level does the parking deck structure project slightly to the north of the north side wall.

Access to the site is located at the existing driveway and turns into the parking structure behind the 1947 form of the school made possible through the demolition of the 1980s gym addition.



21. Overall site plan showing option 1A and the proposed house lots to the east on Douglas Ave, MSAi

This is the current location of the driveway so there is no change to this function except that traffic will be significantly reduced from its prior school use bearing in mind the volume of traffic from teachers, administrators, parents and for special events.

A small space for 5 visitors is located to the side of the driveway which is in an alternate location to the current exterior parking removing it from the side yard and reducing impact on the neighbouring property to the South while not significantly impacting the front yard landscape.

The entire front yard landscape is preserved and so there is no impact to the foreground of the building or the street landscape of Allan St.

The north side yard landscape is entirely preserved excepting the very small incursion of the parking deck noted above. This preserves the existing condition and there is no impact on the existing neighbour to the north.

The entire front, south and north side elevations of the existing building are preserved. Proposed development and repurposing of the building on these sides is entirely internal and uses existing window openings also preserving the historic west entrances. The only exceptions are a new entrance door on the south elevation near the SW corner of the building, however, there is no external addition with the exception of a small

weather canopy, and as noted above there is a small low basement parking projection on the north side.

These very minor items will not affect the visible heritage attributes of the building or change its relationship to neighbouring properties nor affect the heritage attributes of the Heritage District.

The rear addition does subsume 75% of the rear elevation but this east facing side will in future face the rear yards of the proposed new houses on Douglas Ave. and area outside the HCD and in future not visible from any street.

I feel the scope and deployment of new development on site is very respectful of the existing heritage Brantwood school building and will not impact the attributes of the HCD.

7.0 Conclusions

From a Heritage perspective, I feel I can fully support the proposed development and repurposing of the Brantwood School building

The rear addition is a necessary element to make the repurposed building a more viable proposition. It provides the necessary parking enclosed in a lower deck construction the roof of which provides outdoor amenity space to the units above.

The rear addition is contained behind the historic Brantwood School building and there is no vertical extension proposed.

Any significant impact to identified Heritage Attributes from this proposed addition is limited to the rear elevation of the building.

Although this addition will obscure 75% of the rear elevation, it is an elevation which is not visible from Allan St. at the front of the building. Following the development of proposed residential lots in the playground to the east of the School facing on to Douglas Ave. the east elevation will not be seen from that direction either.

This strategy for the development of the site balances the impact on the east elevation against the full preservation of the

south, west and north principal facades, the front yard landscape and a viable reuse proposition.

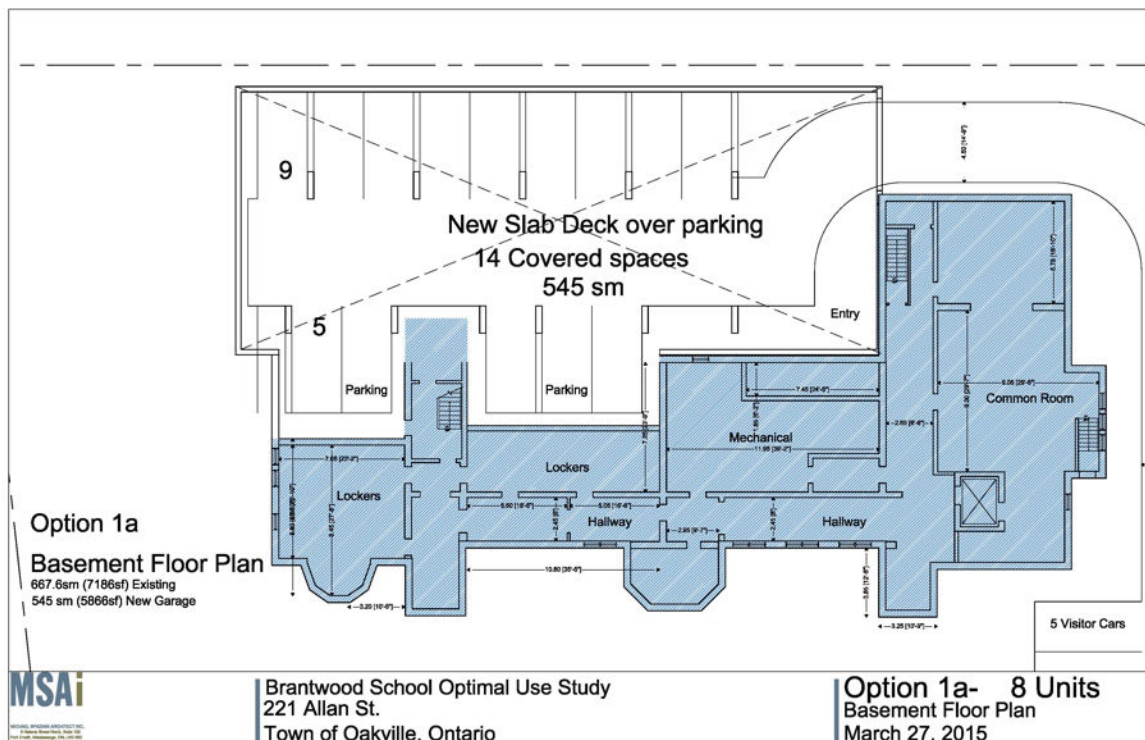
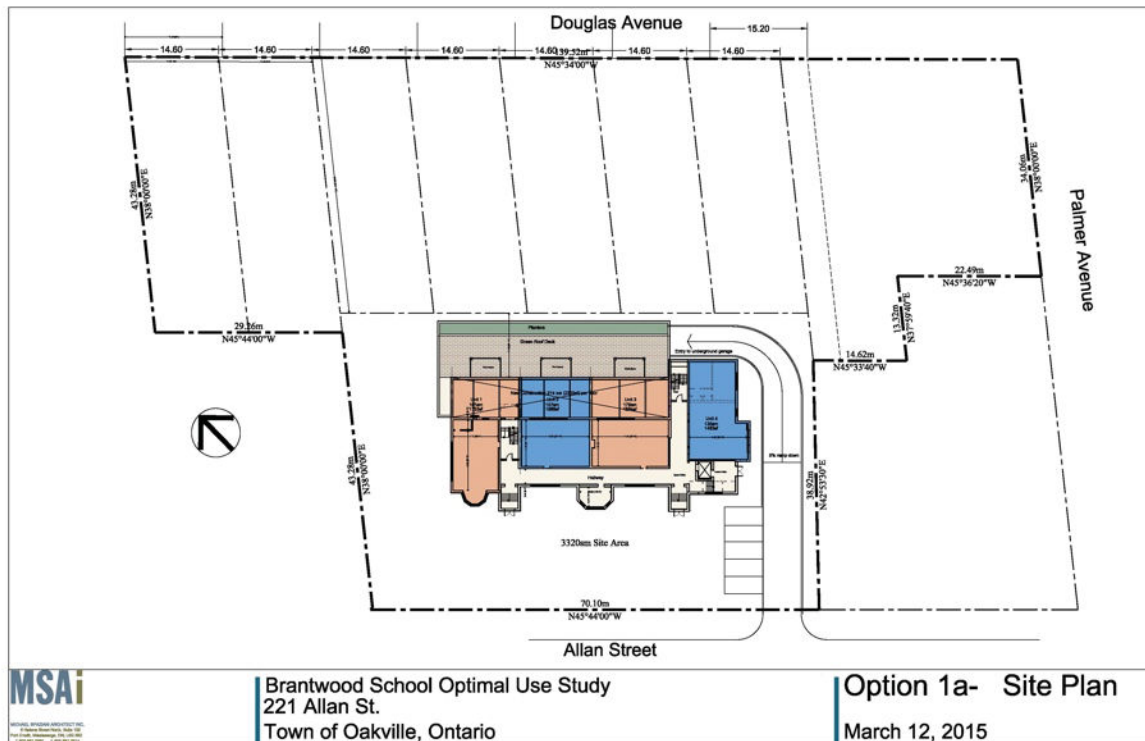
On this basis I consider the east impact to be acceptable overall and supportable.

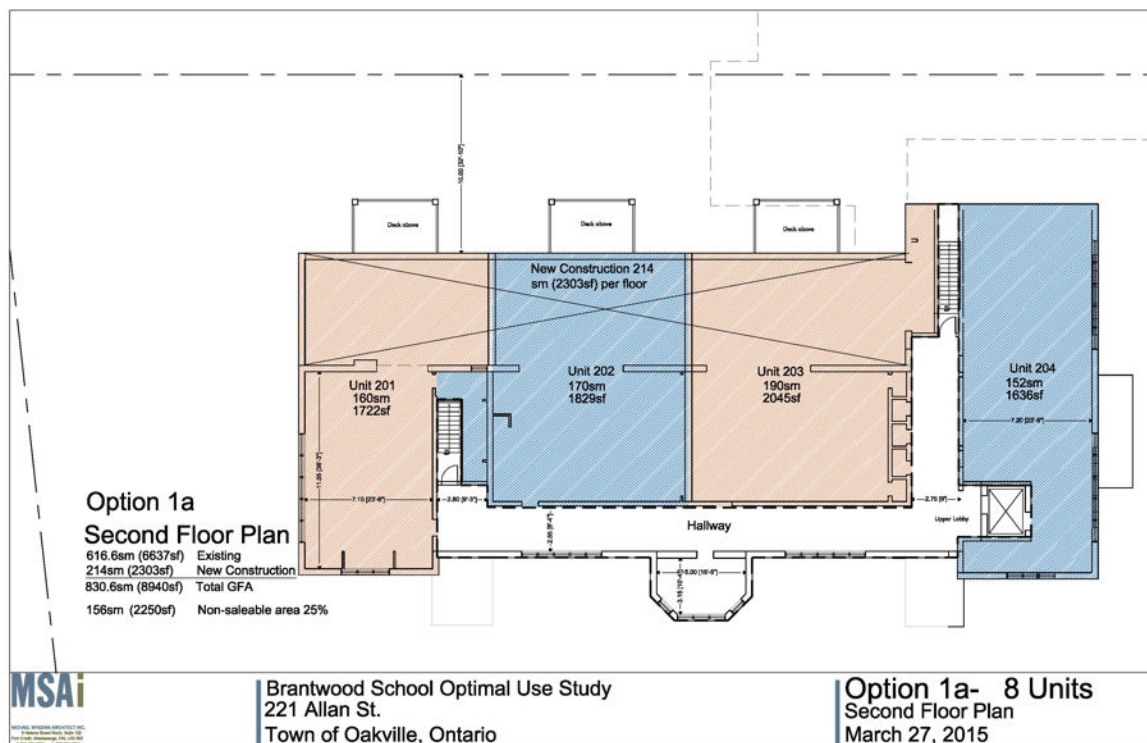
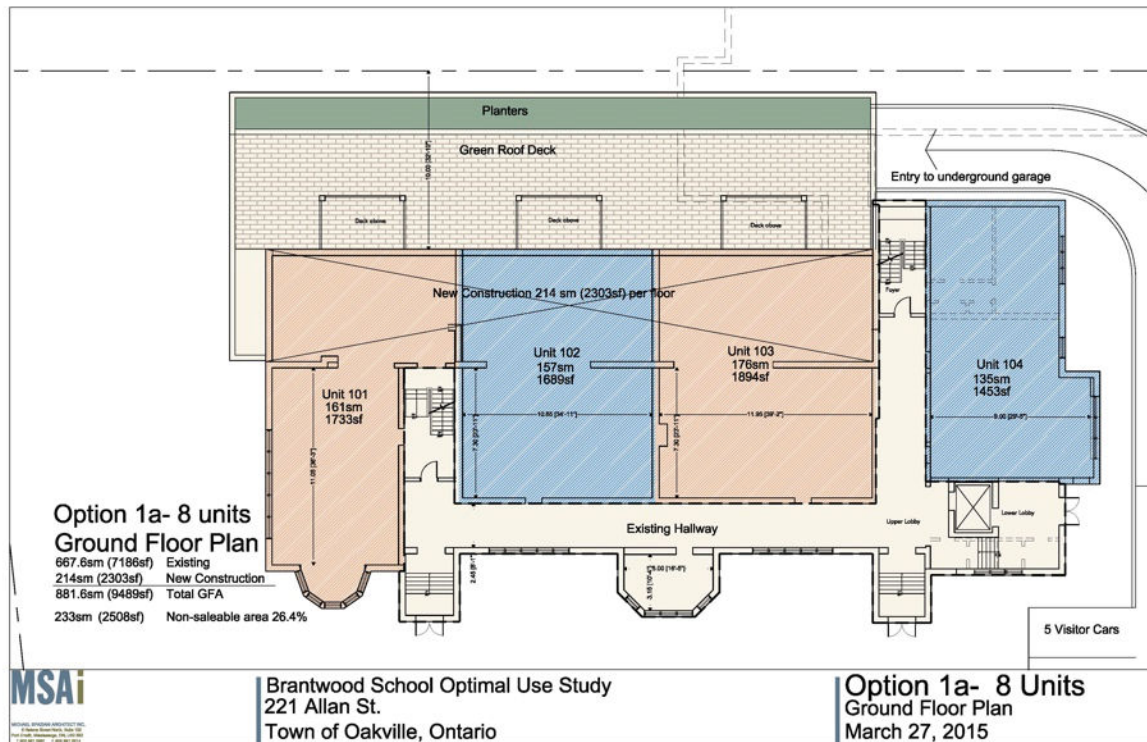
8.0 Afterword

The information and opinions contained herein represents Philip Goldsmith Architect's (PGA) best professional judgment in light of the knowledge and information available to PGA at the time of preparation. PGA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of PGA and the client.

8.0 Appendix 1, Architects Drawings

Option 1A





Option 1B

