



July 15, 2016

APPENDIX B

HERITAGE CONSERVATION STATEMENT

**William Perkins House
41 Dundas Street East
Part of Lot 15, Concession 1 North
Former Trafalgar Township
Town of Oakville, Halton Region, Ontario**

Submitted to:

Steven Malovic
Sixth Line Corporation
c/o Krpan Group
2500 Appleby Line, Suite 200
Burlington, Ontario L7L 0A2



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REPORT





Executive Summary

In 2015, the Town of Oakville requested that Sixth Line Corporation, part of the Krpan Group, submit a Heritage Conservation Plan (HCP) for the municipally listed heritage property known as William Perkins House, formerly at 41 Dundas Street East in Oakville, Ontario. Development approvals had allowed for the house to be partially demolished and moved from its original location, but many details of the building's future, such as precisely where it should be located on a proposed lot and its new use, have not yet been determined.

Golder has therefore suggested that a Heritage Conservation Statement (HCS) may be more appropriate to guide decision making until a more permanent plan can be formulated. Like a HCP, a HCS defines what is significant about a structure or site and suggests actions to protect those values; unlike a HCP, a HCS 'does not seek to identify the future use of the building; rather, it is intended to inform that decision' (Prince's Regeneration Trust 2009:5).

Following federal, provincial, and municipal guidance, this HCS takes an *understanding, planning, and intervening* approach, and includes:

- An overview of the heritage policies relevant to conserving Perkins House;
- A summary of the context, architectural characteristics, and construction sequence;
- The statement of significance for Perkins House that includes a list of its character-defining elements;
- A description of the building's physical condition;
- Identification of issues to be considered when conserving Perkins House;
- The primary and secondary conservation treatment options and a series of policies to ensure the character-defining elements of Perkins House are conserved; and,
- An implementation schedule.

This document is intended to identify options and opportunities for the future development of Perkins House, and provide a basis for more detailed, heritage conservation planning in the longer term.



Personnel

Project Director	Carla Parslow, Ph.D. (P243), Associate, Senior Archaeologist
Project Manager	Carla Parslow, Ph.D.
HCS Lead	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
Research	Henry Cary, Ph.D.
Field Investigations	Anuj Modi, MSc., P.Eng., PMP, Structural Engineer Michael Greguol, M.A. (formerly Golder Associates Ltd)
Report Production	Henry Cary, Ph.D. Liz Yildiz, Environmental Group Administrator
Maps & Illustrations	Henry Cary, Ph.D. James Willems (John's Drafting Service)
Senior Review	Carla Parslow, Ph.D.

Acknowledgments

Sixth Line Corporation	Steve Malovic
Town of Oakville	Carolyn Van Sligtenhorst, CAHP, MCIP, RPP, Heritage Planner, District East/Central



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HCS-PERKINS HOUSE

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APPENDICES

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APPENDIX B

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1.0 INTRODUCTION

In 2011, Sixth Line Corporation (Sixth Line), part of the Krpan Group, proposed a residential development at 41 Dundas Street East, a 93-acre property near the corner of Dundas Street and Sixth Line in the Town of Oakville, Ontario. This property —known as William Perkins Farm— and its brick-and-timber frame house and two outbuildings was 'listed' in the Town of Oakville's (the Town) *Heritage Register*, and therefore a Heritage Impact Assessment (HIA) was required prior to the development being approved.

Golder Associates Ltd. (Golder) conducted the HIA and found that although the house (hereafter Perkins House) had cultural heritage value according to one criterion of *Ontario Regulation 9/06* of the *Ontario Heritage Act*, much of its original character had been lost, and therefore recommended only that Perkins House be documented with measured drawings and photographs before its demolition (Appendix A).

The Town disputed this assessment and in 2014 requested that Golder further investigate Perkins House to establish the construction sequence of its brick and timber-frame sections. When Golder's subsequent Historic Structure Report (Appendix B) yielded inconclusive results, the Town decided that the house should be preserved, with the proviso that it could be relocated to another lot on the subdivided property.

During the 2015 relocation effort, the Town and Golder staff discovered that the condition of the timber-frame section was too poor for relocation, and documented it as it was being torn down. The brick section of Perkins House was then raised from its foundations on a steel I-beam frame and moved to a temporary location on the property, where it stands today.

To guide further decisions on Perkins House, the Town requested that Sixth Line submit a Heritage Conservation Plan (HCP). However, many details of the building's future, such as precisely where it should stand on the proposed lot and its new use, have not yet been determined. Golder therefore suggested a Heritage Conservation Statement (HCS) may be more appropriate. Like a HCP, a HCS defines what is significant about a structure or site and suggests actions to protect those values; unlike a HCP, a HCS 'does not seek to identify the future use of the building; rather, it is intended to inform that decision' (Prince's Regeneration Trust 2009:5).

Central to a HCS, and heritage conservation in general, is the approach that begins with *understanding* the heritage resource, then *planning* and *intervening* in ways that recognises and respects what is important about a historic place (PCA 2010:4). This HCS is organized by the understanding, planning, and intervening approach, and includes:

- An overview of the heritage policies relevant to conserving Perkins House;
- A summary of the context, architectural characteristics, and construction sequence;
- The statement of significance for Perkins House that includes a list of its character-defining elements;
- A description of the building's physical condition;
- Identification of issues to be considered when conserving Perkins House;
- The primary and secondary conservation treatment options and a series of policies to ensure the character-defining elements of Perkins House are conserved; and,
- An implementation schedule.



Following the advice of heritage conservation pioneer James Kerr (2013:2), this HCS aims to address only what is *relevant* to conserving Perkins House, and so does not extensively cover historical research or the theoretical basis of conservation management. However, this information is found in the appendices and Section 6.0.

2.0 BACKGROUND: THE PLANNING, LEGAL, AND REGULATORY CONTEXT

Heritage properties are subject to a number of Provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels (Figure 1). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

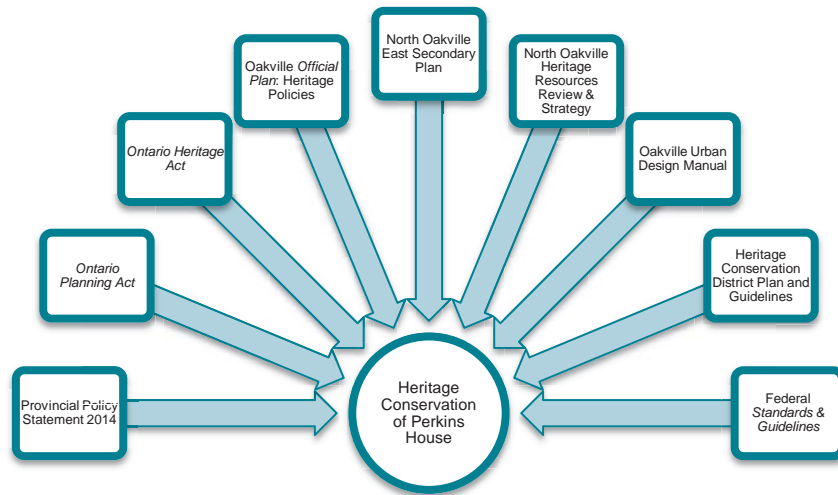


Figure 1: Federal, provincial and municipal policies relevant to the heritage conservation of Perkins House

2.1 Provincial Heritage Policies

2.1.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* states that all decisions affecting land use planning ‘shall be consistent with’ PPS 2014, and both documents identify conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest as also matters of Provincial interest. Additionally, PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:



- Section 2.6.1 – ‘Significant built heritage resources and significant heritage landscapes shall be conserved’; and,
- Section 2.6.3 – ‘Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.’

PPS 2014 defines *significant* as resources ‘valued for the important contribution they make to our understanding of the history of a place, an event, or a people’, and *conserved* as ‘the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attribute, and integrity are retained.’

2.1.2 Ontario Heritage Act

Municipalities and the Province are empowered to conserve significant individual properties and areas through the *Ontario Heritage Act*. The *Act* enables municipalities to ‘designate’ cultural resources as being of ‘cultural heritage value or interest’ and, at a secondary level, ‘list’ a property on a register to indicate its potential cultural heritage value or interest. The Town maintains a *Heritage Register* that includes:

- Individual properties designated under Part IV of the *Ontario Heritage Act*,
- Properties within one of the Town’s four heritage conservation districts (HCDs) designated under Part V of the *Ontario Heritage Act*; and,
- ‘Listed’ properties of potential cultural heritage value or interest.

At the Town, like most local governments, planning staff and heritage committees report to Council on issues pertaining to the *Ontario Heritage Act*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

Another means to identify significant heritage resources and effect the most appropriate conservation option is through a Heritage Impact Assessment (HIA), which is defined in the Ministry of Tourism, Culture and Sport (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* as:

- ‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

Evaluation of cultural resources within a HIA is guided by *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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 **historic 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; or
 - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *Ontario Heritage Act*.

To determine the effects a development or site alteration may have on a built heritage resource or cultural heritage landscape, the MTCS *Heritage Resources in the Land Use Planning Process* outlines six potential direct or indirect impacts:

- *Destruction* of any, or part of any, significant heritage attributes, or features;
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance;
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
- *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

If impacts are identified, mitigation can involve a number of site-specific solutions, but the MTCS *Land Use Planning* guide also suggests the following as considerations:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;



- Limiting height and density;
- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.'

Additionally, the MTCS *Land Use Planning* guide advises how to organize the sections of a HIA and a HCP, although municipalities may also draft their own terms of reference.

2.2 Municipal Heritage Policies

2.2.1 Town of Oakville Official Plan

The Town's *Official Plan*, or *Livable Oakville Plan*, adopted in 2009 and last consolidated in February 2015, informs decisions on issues such as future land use, physical development, growth, and change within the Town limits until 2031. Section 5 of the *Livable Oakville Plan* addresses the goals and policies for 'cultural heritage resources', which are defined in the glossary (Section 29.5) as 'buildings, structures and properties designated or listed under the *Ontario Heritage Act*, significant built heritage resources, and significant cultural heritage landscapes as defined and interpreted by the applicable Provincial Policy Statement.' The *Livable Oakville Plan* sections relevant to this HCS are outlined below and have been considered in Section 4.0 and Section 5.0 of this HCS.

The Town's general objectives for heritage are to:

- 'safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance; and,
- encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community (Section 5.1.1).'

These objectives are further articulated for heritage conservation in many subsections of Section 5.3, primarily:

- Sec. 5.3.1 - The Town shall encourage the preservation and continued use of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms;
- Sec. 5.3.3 - Significant cultural heritage resources shall be conserved, and may be integrated into new development; and,
- Sec. 5.3.5 - The Town may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

Finally, 'retention of heritage resources on-site or [for] relocation' is covered in Section 5.5:



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

Cultural heritage is also addressed in other sections of the *Livable Oakville Plan*. In Section 6.4.2 there is the statement that ‘New development should contribute to the creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features’, and in Section 6.15.3 the Town prescribes that ‘signs [for advertising] on cultural heritage properties or within Heritage Conservation Districts or cultural heritage landscapes shall be compatible with the architecture and character of the property or district.’ The role architectural conservation can play in environmental stewardship is covered in Section 10.6.1, where it states that ‘conserving heritage resources, which contributes to sustainability by reducing landfill and lessening the demand for energy and resources needed for new construction.’

2.2.2 North Oakville East Secondary Plan

William Perkins Farm falls within the North Oakville East Secondary Plan area, for which there are additional heritage conservation policies. The overall objective for this area is to, ‘encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville East’ (Section 7.2.3.7). ‘Integration’ is covered in further detail in Section 7.4.14.3, where it specifies that the Town shall ‘encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site’, and may ‘take additional steps to recognize the heritage of North Oakville East including:

- The use of interpretative plaques and displays; and,
- Provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.

This is further supported under Section 7.5.4 ‘General Design Guidelines’, which states that ‘the incorporation of cultural heritage resources into the community, including their use and adaptive reuse, shall be encouraged.’

2.2.3 North Oakville Heritage Resources Review and Strategy

Linked to the *Secondary Plan* is the *North Oakville Heritage Resources Review and Strategy* adopted by Council in 2010. This document provides an inventory of known built, landscape, and archaeological resources in north Oakville—an area bounded by Ninth Line on the east, Tremaine Road on the west, Highway 407 and Fourth Line on the north, and Dundas Street on the south—as well as ten recommendations, or strategies, to conserve these resources. Of these strategies, the following are relevant to Perkins House:

- Strategy 2: Proactively designate heritage resources;
- Strategy 3: Guide proposed development to ensure compatibility with and respect of heritage resources;
 - Under this strategy, there is a requirement for a Conservation Plan, which ‘outlines various options for the structure, including conservation, restoration, expansion, relocation, and use, as well as any costs associated with these projects.’



- Strategy 4: Seek opportunities to incorporate houses, barns, silos, and other structures into new development;
 - Under this overall strategy, there are 'prioritized conservation strategies'. Since Perkins House has already been relocated, the relevant 'prioritized strategies' are Numbers 2 to 4, which are:
 - No. 2 - If in situ retention is not possible, relocate the resource within the site and manage the new development in a manner that is compatible with and respectful of the heritage resource.
 - No. 3 - If retention in situ or within the site is not possible, relocate the resource to a new site where the surroundings are compatible with and respectful of the heritage resource.
 - No. 4 - In the event that options for retention on site and relocation as a whole structure are determined by staff not to be feasible, another option may be considered which involves the documentation, cataloguing, dismantling and reconstruction of the built resource. The new house should be constructed to be as close as possible to the original house in design, form and materials. The building should be reconstructed in an appropriate location as close as possible to the original site of the house with the original orientation of the house maintained if possible. If on-site reconstruction is not possible, the building should be relocated within the site, and if this is not possible, outside of the site. Detailed architectural drawings and photography is required to accurately reconstruct the building. Each material should be documented, handled and stored carefully for re-use in the new structure. This option is to be considered only in very rare circumstances.
 - Strategy 4 also has a policy on repurposing, which is:
 - 'The best use for a historic building is its original use. However, there may be circumstances where this is not possible and alternative options should be explored which do not significantly alter the heritage features of the building. For buildings historically used as residences, other uses such as commercial, retail, office or institutional are possible options.'
- Strategy 6: Require stabilization and protection of heritage resources which are being conserved.
 - This strategy includes a number of specific actions to protect a built heritage resource before or during conservation work. These are included as conservation policies in Section 5.1.1.1 of this HCS.

2.2.4 Urban Design Manual

Integrating cultural heritage resources into new development is also covered in the Town's *Liveable by Design Urban Design Manual: Urban Design Direction for Oakville*. 'Preserving built heritage, cultural and natural resources' is listed as one of the manual's guiding principles, and one that 'facilitates greater compatibility between old and new elements, strengthens community identity, celebrates the town's cultural and natural assets, and inspires new development to become an asset for future generations' (Town of Oakville 2014:6). How this is achieved is provided throughout the document with direction ranging from maintaining views of heritage assets, design for high, medium, and low structures adjacent to historic buildings, and signage. Of relevance to conserving Perkins House is the advice —repeated throughout the sections— to:



- Design buildings abutting built heritage resources that are sympathetic to the context and heritage characteristics and that incorporate compatible proportions, rhythm of façade openings and bays, height and setback transitions, enhanced façade articulation and materials.

2.2.5 Heritage Conservation District Design Guidelines

Although non-binding since the former William Perkins Farm is not within a HCD designated under Part V of the *Ontario Heritage Act*, it is often advised that new development consider the principles outlined in municipal HCD plans. There are four HCDs in the Town — Old Oakville, First and Second Street, Trafalgar Road, and Downtown Oakville— each of which has a plan illustrating how new construction or development should be compatible with the heritage attributes of the HCD, generally through building height and proportion, number of openings, rhythm of elements and spacing, materials, architectural details, roof shape, landscaping, scale, horizontality and verticality, and orientation to the street (Falkner 1977:198-203). The policies in these plans accord with guidance found elsewhere and are not specifically referenced for this HCS.

2.3 Federal and International Heritage Policies

No federal heritage policies are applicable to Perkins House, although many of the municipal and provincial policies detailed above align in approach to that of the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010). This document was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)* and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The principles provided in the *Standards and Guidelines* form the basis of this HCS and are outlined in greater detail below.



3.0 UNDERSTANDING

3.1 Perkins House Today

3.1.1 Location and Setting

Perkins House is currently located on the south half of Lot 14, Concession 1 North of Dundas, in the former Township of Trafalgar, approximately 300 m north of the intersection of Dundas Street East and Sixth Line (Westfield Trail), formerly known as Munn's Corners. The building was originally located in the south half of Lot 15, approximately 170 metres north from Munn's Corners, and it is assumed the house will find a permanent home on a 0.039 hectare (0.096 acre) lot situated at the corner of Post Road and a currently unnamed street, approximately 200 metres north of its original location, and 340 m northeast of Munn's Corners (Figure 2).

When encountered in 2011, the property retained much of its original agricultural setting to the north, but had been increasingly encroached by residential and industrial development to the south, and residential housing to the west. Nevertheless, it maintained clear sightlines to the church and cemetery of the former hamlet of Munn's Corners, a qualifying criterion for its heritage significance according to the Golder HIA. Since then, the area encompassing Lots 13 to 15 of Concession 1 North of Dundas has been cleared for suburban residential development, with preliminary infrastructure established and extensive clearing, grubbing, and grading carried out over the entire area except for the portion north of the creek that runs through the north half of Lots 13 and 14. Considerable residential development has also been completed on the properties west of Sixth Line.

3.1.2 Perkins House

3.1.2.1 Exterior

Before it was partially demolished and relocated, Perkins House was an irregular plan residence centred on a one-and-a-half-storey and two bay, timber frame section (Figure 3). Oriented east-west, the timber-frame section that had a gable roof and measured 20 feet (6 m) by 16 feet 4 inches (4.97 m). Extending north from the northwest portion of the timber-frame section was a small, single-storey, single-bay and wood frame wing, while attached to the east gable of the timber-frame section and running north-south was a larger, two-bay brick section (Figure 3).

Only the rectangular, one-and-a-half storey brick section survives today, and measures 30 feet 11 inches (9.42 m) by 20 feet 11 inches (6.38 m) (Appendix C). The walls are double-wythe brick and laid in American or common bond with a vast range of stretching courses between each heading course; the heading courses do not align on the south and east façades, and the number of stretching courses between each heading course numbered either three, between five and nine, or eleven. The foundation, now demolished, of both the timber-frame and brick sections was coursed rubble using relatively small local field stone (Figure 5).

The roof of the brick section is a low gable with projecting verges, plain fascia and soffit, and a moulded frieze. On the gables this pattern is continued with the exception that the eaves have 'poor man's returns' (Figure 6 and Figure 7). Piercing the wood frame and asphalt roof at each gable are two brick chimneys parged with cement, with a more recent aluminum heating pipe exiting the building through a hole cut halfway up the east façade wall near the northwest corner of the house.



HCS-PERKINS HOUSE

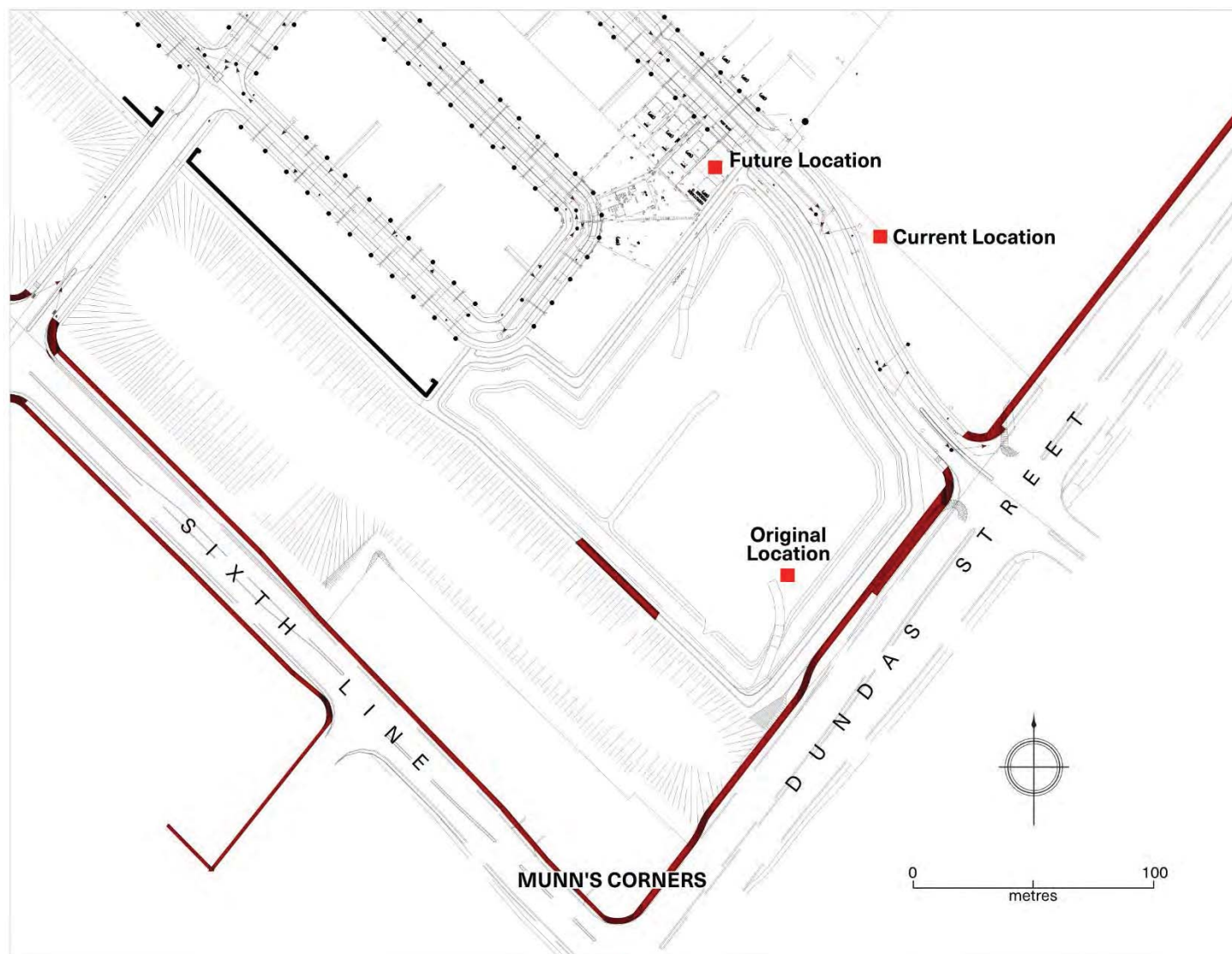


Figure 2: Original, current, and anticipated location of Perkins House (base mapping courtesy Hunt Design Associates)



The first storey windows and two of the door openings have flat-arch, radiating joint voussoirs made with stretchers and half-bats, while the second-level windows on the gable have flat-arch, vertical joint voussoirs made with headers (Figure 8 and Figure 9). All windows have plain wood lug sills. On the south façade one of the original window openings has been made blind, and a newer, smaller opening cut between the original window and the off-centre door. The voussoir for this new opening is made only with stretchers and in new brick and does exhibit the same level of the craftsmanship as found elsewhere on the building (Figure 10). Newer brick has also been used to in-fill the space over the south gable door, and repair the northeast corner (Figure 11).

Two windows are placed symmetrically on the east wall, while fenestration on the north façade is asymmetrical; the two second level windows match the placement of the south façade, but the two first level openings are near each other closer to the northeast corner, and are not aligned beneath the gable windows (Figure 12 and Figure 13). There are two door openings on the west façade, one near the southwest corner that is lower than the off-centre door on the south façade, and another that was an internal, centrally located doorway providing access between the timber-frame and brick sections (Figure 14 and Figure 15).

Measured drawings of the elevations of Perkins House are provided in Appendix C.

3.1.2.2 *Interior*

The brick section interior is divided into seven spaces: two first-level rooms with stairwell and four second-level rooms. The second-level dividing wall runs longitudinally while the first floor division of space runs transversely and is demarcated by what is presumed to be wood framing covered in plasterboard. All interior services, such as baseboard heaters, have been removed and all trim appears to be 20th century in date.

Although no longer part of the interior, an interesting decorative element that survives on the brick section is a stencil that once graced the top of the ground level wall inside the wood frame section. Painted in black or dark brown paint is a repeating series of birds on a thick dashed line under small circles (Figure 16). The style suggests a Victorian period date, possibly from the late to middle 19th century.



3.1.2.3 Perkins House - Figures



Figure 3: View of Perkins House facing north, 2011. The northwest wing is not visible.

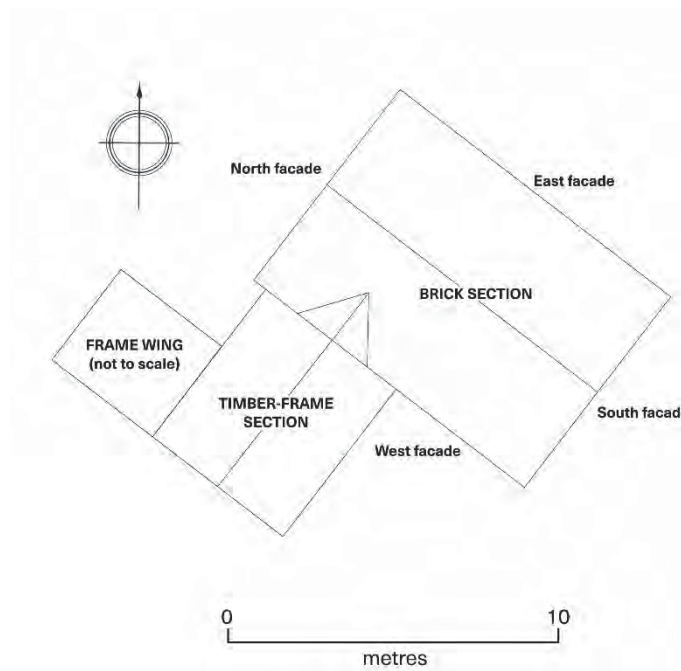


Figure 4: original configuration of Perkins House (scale of northwest frame wing is estimated).



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Figure 5: The partially demolished foundation of the brick section (centre) and timber-frame section (right), 2015.

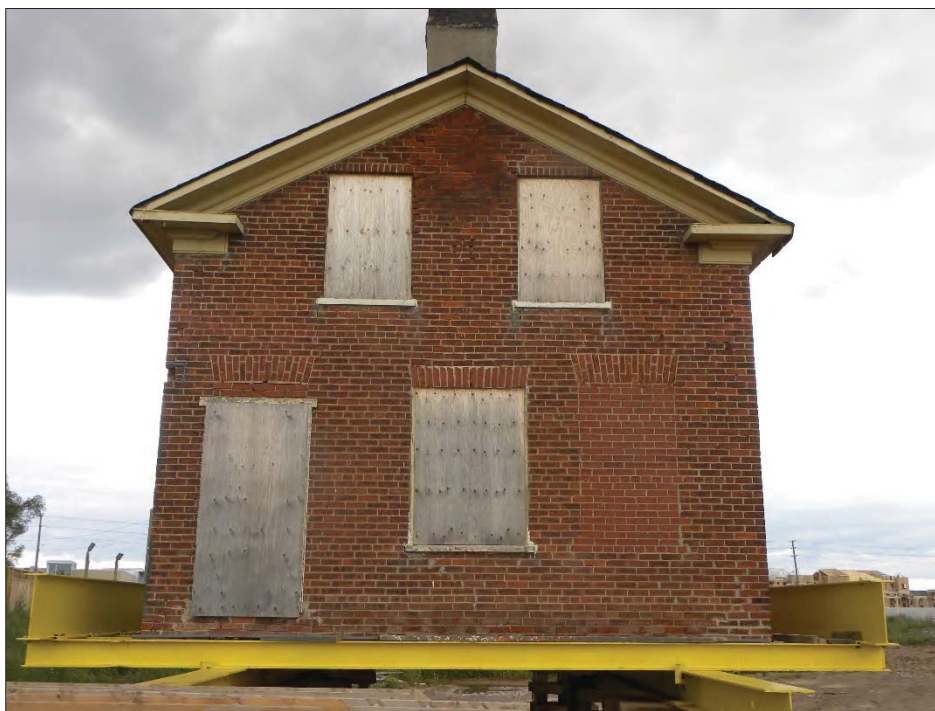


Figure 6: The south façade of Perkins House.

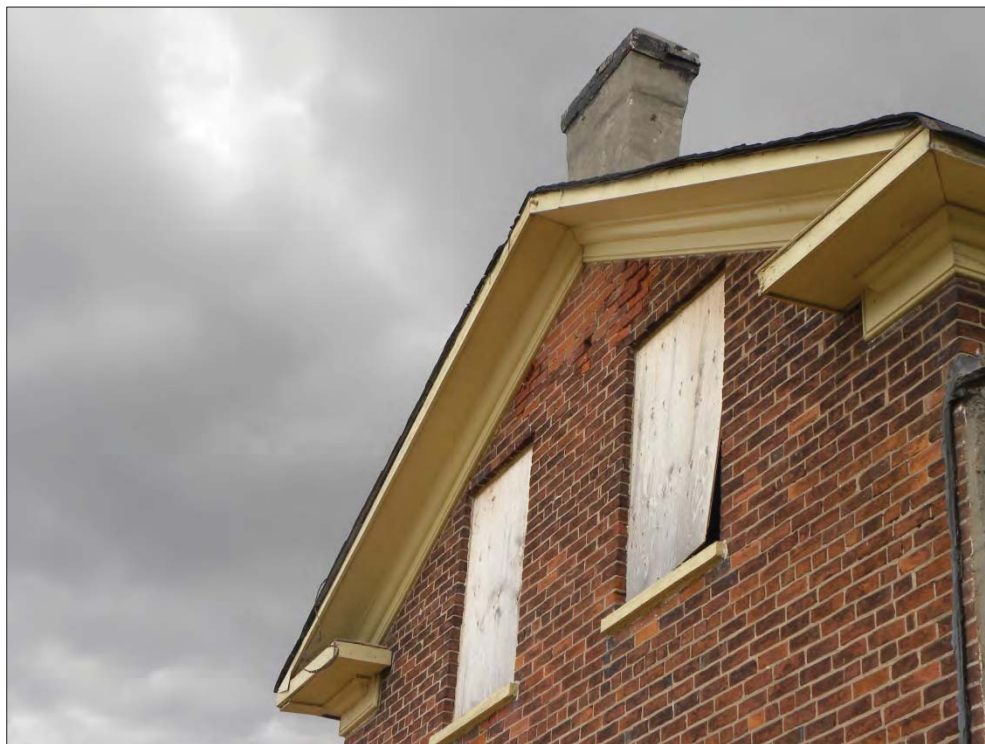


Figure 7: Fascia, soffit, frieze and return details on the south façade gable.



Figure 8: Details of the voussoir over the ground floor windows.



Figure 9: Detail of a second floor window on the gable.



Figure 10: Detail of the later window cut on the south façade.



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Figure 11: Detail of the south entrance.



Figure 12: The east façade.



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Figure 13: The north façade.



Figure 14: South and west façades.



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Figure 15: The west and south façades.



Figure 16: Section of the bird stencilling on the interior plaster of the west façade.



3.1.3 Interpretation and Phasing

In the absence of historic records providing the year of construction, and inconclusive evidence from the structural investigation, Golder had dated Perkins House based almost entirely on architectural style. The symmetry of its fenestration and chimneys on the east façade, as well as its gable roof, classically-inspired voussoirs, and eave returns led Golder to suggest it had been built in the Neo-Classical style, which has been variously defined as between 1800 and 1860 (Blumenson 1990), 1810 and 1830 (Fram 2003; Humphrey & Sykes 1980), and 1810 and 1860 (Maitland 1984). In accordance with that style, Golder determined the principal façade to be the east wall, with the main entrance typically located centrally between the two windows, although in this case Golder noted that there was no evidence for an entrance on that façade. Golder also conjectured that the doorway now on the south façade (the end wall facing Dundas Street) had originally been a window and was later expanded.

A re-evaluation conducted for this HCS suggests the house was not built in the Neo-Classical style, but rather it was designed in the slightly later Classic Revival style. Dated between 1830 and 1850 or 1860 (Humphrey 1974:20; Humphrey & Sykes; Blumenson 1990), and sometimes also referred to as Greek Revival (Fram 2003), the Classic Revival has a number of characteristics that are present at Perkins House. These are:

- A gabled ‘temple’ front with symmetrical window placement and off-centre door;
- A medium to low pitch roof with deep returned eaves or a closed pediment on the gable; and,
- Wings that are smaller, often placed either side, and set back from, the main section.

There are also other clues that the house was intended as a Classic Revival, specifically:

- *Orientation:* In the Neo-Classical tradition the long façade is parallel with the street, while in the Classic Revival it is the gable that is the principal public façade. Perkins House was oriented to Dundas Street East with the gable parallel with the street, in keeping with the Classic Revival orientation,
- *Primary entrance:* There is no evidence on the exterior or interior of Perkins House to suggest that a door had originally been placed on the east façade between the two windows. Evidence for a door in that location could only have been erased if the entire wall had been re-faced in brick, an unlikely scenario for Perkins House, and one supported by a lack of evidence for remodelling in the other façades even though the header courses on the east façade do not align with those on the south or north. The current, off-centre entrance on the south façade follows the Classic Revival style, and does not appear to be an opening originally designed for a window; although it has the same width and voussoirs as the ground level window to the east, the top of the voussoirs in the entranceway are lower by a full course of brick. This could be a builder’s error, but the skill exhibited in the voussoirs negates this hypothesis. The space above the doorway is now filled with brick, but originally may have had a transom.

As for the relationship of the brick section with the timber-frame section, clues in the masonry indicate the brick section was added to the timber frame section. Timber frame construction as seen in Perkins House was common in the first half of the 19th century in Ontario, while brick construction for housing increased dramatically only after 1860, when advances in manufacturing and distribution spurred the widespread adoption of brick (McIlwraith 1999:88). This historical timeline is further supported by looking at the section of wall where the frame section had been attached. Unlike the flush joints seen on the other façades, the mortar where the frame section had once stood is extruded and messy, indicating the end wall of the frame section was already in place and prevented the mason from removing the excess mortar. Additionally, the masonry in this section continues past the level of the



eaves nearly to the apex of the timber frame gable; if the brick section had been built first, the wall would only have been built to the eave, and any later addition would have been framed only in wood.

From the preceding discussion, the construction sequence can now be determined.

3.1.3.1 Phase 1: Circa 1816 to 1841

The earliest portion of Perkins House was the timber-frame section, possibly built by Daniel Munn as early as 1816, although it could date to 1841 when the lot was sold to his son Jordan. As outlined in the Golder Historic Structure Report, this first house was post-and-beam construction with horizontal and vertical squared timbers assembled as one-and-a-half storey 'bents', all connected with mortise-and-tenon joints. The exterior was then clad in horizontal board or shingles, and the interior finished in lathe-and-plaster. Although the interior lathe had been replaced with new material held with wire nails, at demolition the straw insulation, possibly original, was still extant in the walls.

The coursed rubble foundation found under the timber-frame section was probably constructed as part of the timber-framing, since it did not appear to be keyed into the brick section foundation, but rather abutted it.

3.1.3.2 Phase 2: Circa 1841 to 1865

The brick section may have been added shortly after the frame section was built, or was added much later by James Hastings, who purchased the property in 1862.

3.1.3.3 Phase 3: Circa 1865 to circa 1900

The voussoirs above the west side door on the brick section indicate it was not part of the original masonry construction, but this, and the shape of the porch roof evident as a stain in this part of the wall, suggests that the porch—including its entrance and the white paint used to brighten the covered space—was a relatively early feature perhaps added by William Perkins, who took ownership in 1874.

3.1.3.4 Phase 4: Circa 1900 to present

A number of minor changes were made to Perkins House throughout the 20th century, including:

- The shed dormer on the frame section (which appears to have been constructed with wire nails, common after 1890);
- New interior lathe and plaster (held with wire nails);
- Blocking up of the south façade east window and creating a new window opening in the centre of the south façade;
- New plasterboard and wood trim on the interior of the brick section;
- New flooring on the interior of the frame section;
- Repairs to the northeast corner of the brick section; and,



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- Installation of an aluminium stove pipe on the north portion of the east façade.

This site history is graphically illustrated in Figure 17.

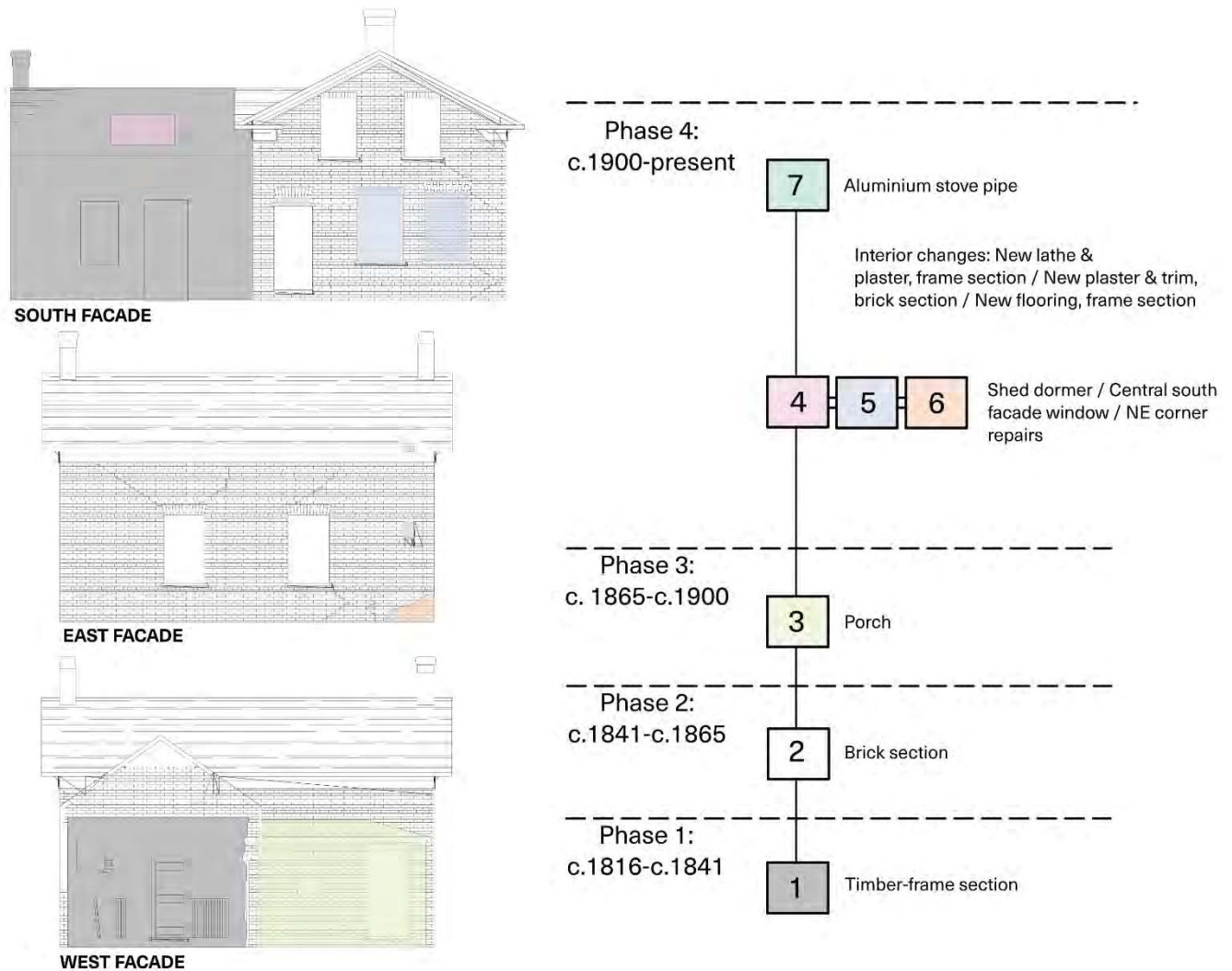


Figure 17: Perkins House construction phases, from circa 1816/1841 to the present. Base drawings courtesy John's Drafting Services.



3.2 Significance

Understanding a heritage resource includes not only being able to trace its date of construction and modifications through time, but also its overall cultural significance and what elements should be prioritized for conservation. This is usually demonstrated through a 'Statement of Significance' (SOS), which includes a 'Description of Historic Place' (where the resource is located), its 'Heritage Value' (why a resource it is important), and its 'Character-defining elements' (what elements need to be conserved for the resource to maintain its heritage value). The latter are often referred to in Ontario as 'heritage attributes', but the former term is applied here because it more clearly refers to why an element is important.

To date, the significance of Perkins House has been contested and not clearly articulated. Its heritage value is recognized through its listing on the Town's *Heritage Register*, but no rationale is provided for its inclusion. Golder's O. Reg. 9/06 evaluation noted its historical association with Munn's Corners and the 19th century agricultural history of Trafalgar Township, and that 'the house is representative of a typical 19th century farm house which has changed overtime [sic]'. However, it did not recommend that the building be designated under Part IV of the *Ontario Heritage Act*, because it was 'not a good example of a 19th century farmhouse, [and since] much of the original character has been lost due to changes overtime [sic].' The Town has rejected this latter assessment and will proceed with designating Perkins House under Part IV.

As mentioned above, defining what is important about Perkins House is critical to its future designation, and the conservation approach and actions that are pursued (PCA 2011). The following sections propose a new SOS for Perkins House, which serve to guide the remainder of this document.

3.2.1 Statement of Significance

3.2.1.1 Description of Historic Place

William Perkins House, formerly at 41 Dundas Street East in the Town of Oakville, southwestern Ontario, is a small farmhouse believed to have been initially built sometime after 1816, then expanded circa 1860. The original section—now demolished—was timber frame and a storey-and-a-half, while the later and surviving section is a vernacular, storey-and-a-half, Classic Revival building constructed in brick. Once part of a large farm fronting onto the historically important Dundas Street and near the historic hamlet of Munn's Corner's at Dundas Street and Sixth Line, Perkins House will be relocated to a lot in a residential subdivision on the original farm property, one that retains views of Munn's Corners and Dundas Street.

3.2.1.2 Heritage Value

Perkins House serves as a tangible reminder of Oakville's agricultural past in a rapidly urbanizing Greater Toronto Area, and represents the transition in rural vernacular housing, found throughout 19th century southern Ontario, from log or timber frame storey-and-a-half construction with simple Georgian symmetry, to larger and more permanent buildings built in the more 'polite' architectural fashions such as Gothic or Classic Revival. However, the combination of the original wood frame section with a later brick section that is neither large, two-storeys, ornamented, or one with consistent masonry courses or elaborate eave returns, illustrates that the owners of Perkins House could not afford to totally replace their original homestead, nor display high social status through architectural style.



3.2.1.3 Character-defining Elements

The character-defining elements of Perkins House are its:

- Association with the historic Dundas Street transportation route, rural hamlet of Munn's Corners, and rural agricultural landscape of Trafalgar Township;
- Association with an earlier timber-frame section, illustrating the transition from homestead to permanent farmhouse;
- Storey-and-a-half height;
- Red brick construction with irregular common or American bond coursing;
- Flat arch voussoirs above the window and door openings;
- Symmetrical placement of windows;
- Simple, vernacular expression of the Classic Revival 'temple' façade that includes a low pitch gable roof; poor man's cornice returns; plain fascia, soffit, and frieze; symmetrical window placement; and off-centre door; and,
- Rough and tall masonry where to the original timber-frame section connected to the brick section.

3.3 Physical Condition

Since Perkins House was lifted on steel I-beams and relocated to its temporary location near the development sales office in May 2015, it has been vacant, boarded up, and raised on wood pillars. A structural engineer conducted visual inspections of the house on April 25 and May 27, 2016, and assessed the condition of the exterior and interior to determine the building's structural integrity prior to it being moved to a permanent site. The resulting engineer's report (Appendix D) determined that Perkins House can be relocated once the masonry is repaired.

The table below provides further details on the physical condition of Perkins House. It follows a systematic approach to visual assessment based on a checklist developed by Fram (2003) and a condition criteria used in the 'English Heritage Buildings at Risk Form' reproduced in Watt (2010: Appendix A). This criteria uses the following language:

- Very bad: will require replacement
- Poor: requiring extensive conservation efforts that may result in replacement;
- Fair: requires a moderate amount of conservation efforts; or
- Good: requires minimal conservation efforts.



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Element	Overall condition	Observations
Building site	N/A	<ul style="list-style-type: none">■ N/A
Roof	Fair to Very Bad	<ul style="list-style-type: none">■ There is minor sagging at the roof ridge line■ Overall there is rot, damage, or peeling paint is visible at the fascias, soffits, and frieze (fair to very bad)■ Open joints at corners of fascia, soffits and frieze (fair)■ Large sections of fascia are missing on the east façade (very bad)■ A section of fascia, soffit, and bedmould have been removed near the northeast corner to accommodate the aluminium heating pipe, now removed (very bad) (Figure 18).■ Much of asphalt roof covering is lifting and degraded (very bad)■ Flashing around the chimney bases has lifted (poor) (Figure 19)■ On the south chimney, the parging has deteriorated and exposed the brick to spalling and mortar loss (fair) (Figure 19)
Walls	Good to Fair	<ul style="list-style-type: none">■ On all façades: mortar loss; open joints; minor cracking, slumping, pitting and breaches; and missing brick (Good to fair) (see Appendix C for crack and missing brick locations)■ Minor repairs in Portland cement but have not causes extensive damage (good) (Figure 20)■ Efflorescence was not observed (good)■ Some rot and longitudinal cracking in sill plate and joists (fair to poor) (Figure 21)■ Painted section of wall where porch once stood appears to be permeable since there is no evidence of peeling, water retention, or spalling (good)
Foundations	N/A	<ul style="list-style-type: none">■ N/A
Windows and Doors	Good to Fair	<ul style="list-style-type: none">■ All windows are covered in plywood but the framing as seen from the interior appears sound (good)■ Many exterior wood sills partially rotted and paint has exfoliated (poor) (Figure 22)



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Element	Overall condition	Observations
		<ul style="list-style-type: none">■ Many panes completely broken or smashed (none are original) (very bad) (Figure 23)■ Original brick voussoirs intact; later voussoir and masonry above door on south façade poorly executed (very good to poor)
Porches and Extensions	N/A	<ul style="list-style-type: none">■ Removed prior to 2011 assessment
Basements	N/A	<ul style="list-style-type: none">■ N/A
Living and working spaces	Fair to poor	<ul style="list-style-type: none">■ Damage from partial demolition, vandalism, and neglect (fair)■ Peeling paint and trim damaged or removed (no original finishes-fair to poor) (Figure 23)■ Plasterboard damage when services removed (fair) (Figure 24)■ Sections of bird stencil now on exterior have exfoliated, cracked or been lost (very bad)
Attics, shafts, and concealed spaces	Not accessed	<ul style="list-style-type: none">■ Not accessed



3.3.1 Physical Condition – Figures



Figure 18: Section of missing fascia, soffit, and bedmould near the northeast corner. A crack in the masonry can also be seen.



Figure 19: Lifted or missing flashing and mortar loss on the south chimney.



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Figure 20: Masonry repair in new brick and Portland cement at the northeast corner. Missing brick and cracks can also be seen.



Figure 21: Rot in the end section of the sill plate

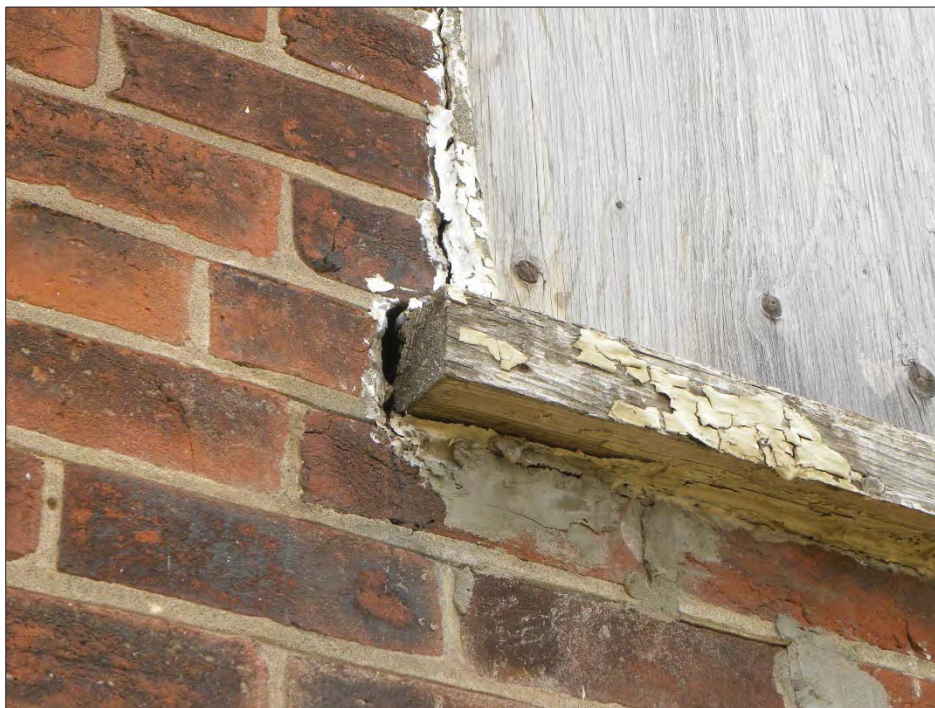


Figure 22: Rot and peeling paint in the wood window sills.



Figure 23: Interior view showing peeling paint and broken window glass.



Figure 24: Plaster damage where services were removed.



4.0 PLANNING

4.1 Issues and Vulnerabilities

There are a number of significant issues facing Perkins House. Foremost among these is the building's relatively low heritage integrity and that a clear repurposing plan has not yet been proposed. In the absence of a repurposing plan, advice regarding the precise placement of the house on the new lot, the size of basement to construct and how it can be extended if a wing is added, or whether to have a basement at all, can only be general in nature. There are also significant constraints on the future development of Perkins House for other reasons, including the overall size and scale of the structure, its original design, the expense of future conservation and repurposing, and compromised authenticity. Each of these are further explained below.

4.1.1 Heritage Integrity

Although the MTCS *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MTCS, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure, it does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* (1980) includes integrity as a criteria, yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'.

Research commissioned by Historic England in 2004, however, proposed a method for determining levels of change in conservation areas (The Conservation Studio 2004) that also has utility for evaluating individual structures. To evaluate the heritage integrity of Perkins House, the Historic England and Kalman's approach have been combined in the table below. The rating is based on survival percentage: 0-25% - poor; 26-50% - fair; 51-75% - good; and 76-100% - very good.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	41 Dundas Street East	Temporary current location – proposed permanent location is no longer on Dundas Street	10	Poor	Perkins House will still be located on the original farm property, but will be on a substantially reduced parcel and no longer associated with Dundas Street
Footprint	L-plan	Timber frame section and later frame wing have been demolished	50	Fair	No comment
Wall	Brick masonry	Window cut on south façade has removed original fabric; repair in new brick on northeast corner; breach for aluminium	75	Fair	Although recent interventions are limited, for a structure of this size these represent relatively significant change



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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
		stovepipe; repointing in Portland cement			
Doors	Wood	All original doors have been replaced	0	Poor	No comment
Windows	Wood	Replacement wood	50	Fair	The windows have been replaced with wood frames, but these do not match the original pane size and arrangement
Roof	Unknown covering; wood fascia, frieze, soffit, and brackets	Asphalt shingle; cut for aluminium stovepipe	80	Good	Apart from the asphalt shingles and localized cut through the fascia, soffit, and bedmould, the roof maintains its original shape and details
Chimneys	Two	None	100	Very good	No comment
Water systems	Unknown	None	N/A	N/A	There are no surviving gutters or rain water leaders, and no evidence that these existed historically
Exterior decoration	'Poor man's' cornice returns; Moulded frieze	None	100	Very good	Decoration is limited but intact
Porches	Porch of unknown appearance on the west façades	Removed	50	Fair	While the porch has been removed, the evidence to potentially reconstruct its height and roof configuration remains
Interior plan	Details of interior plan are unknown but the transverse beam on the first level suggests the former location of a partition	Removed division on first level (as evidenced by exposed transverse beam)	50	Fair	The first level 'open concept' division of space is unlikely to have existed historically
Interior walls	Lathe-and-plaster	Appears to have been entirely replaced with plasterboard	0	Poor	The extent of change to the walls is unknown but the presence of replacement baseboard, and door and



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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
					window surrounds suggests that much of the original wall fabric has been replaced
Interior trim	Unknown	Manufactured wood trim	0	Poor	The extent of change to the interior trim was not calculated but there may have been total replacement in new material
Interior features (e.g., hearth, stairs, doors)	Double chimneys suggest double hearths	Hearths removed	0	Poor	The extent of change is unknown but the lack of hearths associated with the chimneys suggests there have been substantial alterations to the interior.
Landscape features	Outbuildings	All outbuildings demolished and building moved from original site	0	Poor	No comment
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			40	Fair	Rating of fair is based on original element survival rate of between 26 and 50%

This analysis, although partially qualitative, indicates that the overall heritage integrity of Perkins House is low, particularly for the interior.

4.1.2 Size and scale

At just under 750 square feet (69.7 sq. m) of liveable floor area (515.5 sq. ft., or 47.9 sq. m, on first level not including partitions and 232.8 sq. ft., or 21.6 sq. m, of full height space on second level) Perkins House in its current state would be generally perceived as too small for many modern residential, office, or retail purposes. An addition is therefore necessary but this has to be designed in a manner that is sympathetic to the scale and architecture of Perkins House. In general, additions to historic structures should be subordinate in scale, size, and design (PCA 2010:34; Grimmer and Weeks 2010:5), which in the case of Perkins House would result in an addition no higher than a storey and half, and one less than 750 sq ft (69.7 sq. m) in size, making the overall square footage still small: no larger than approximately 1,450 sq ft. (134.7 sq. m). A fully finished basement could help to overcome this issue but the nature of the new lot and the need to conserve the historic appearance of Perkins House negates having this basement space lit with natural light or have direct entry.

Additionally, all surrounding structures in the development are, at a minimum, two full storeys in height. The potential for Perkins House to be overshadowed by this surrounding architecture is therefore high (see Figure 31 in Section 5.1.2.2).



4.1.3 Original Design

Explicit in the design and execution of Perkins House is simplicity and affordability. When Perkins House was expanded the owners chose permanent materials and a design that mirrored a popular style, but one that lacked ornamentation and could be relatively easily executed, likely from a pattern book. Unlike many other surviving historic buildings in Ontario, it therefore lacks a 'curb appeal' that might otherwise attract a prospective buyer interested in returning but house to its 'former glory'.

Similar situations have resulted in the demolition of many of Ontario's vernacular dwellings and agricultural architecture in favour of preserving more unique or grander houses of the middling or affluent classes. At Perkins House the perhaps more interesting insight into vernacular building was to be found in the timber-frame section, and the heritage integrity of the brick section—as mentioned above—reveals far less about the intention of its builders and inhabitants than other surviving examples.

Another issue with the original design is its orientation as gable front Classic Revival, with the original wing extending at right angles from the northwest side. To understand Perkins House in its new location, this orientation to the street and with a wing should be maintained, but will constrain how the building can be placed on the new lot.

4.1.4 Expense in time and expense for conservation and repurposing

As Section 3.3 above illustrates, significant economic investment will be required to conserve Perkins House, and this does not include preparing the site, and the planning and design work necessary to create a compatible addition. When the house is designated under Part IV, further work will be subject to approval of heritage permit applications.

4.1.5 Loss of authenticity

Moving Perkins House to a new location will inherently result in a loss of authenticity, and for this reason relocation is often discouraged or seen as a last resort in heritage policies developed at all levels. Relocation will reduce the clear spatial and historical relationship Perkins House had with Munn's Corners and Dundas Street, while the surrounding residential development will diminish understanding of the building as a rural farmhouse.

The understanding of Perkins House as a farmhouse that evolved from an original timber-frame homestead was tangibly lost when the latter section was demolished. The surviving remnant of the original section on the west façade of Perkins House cannot be left on the exterior and will have to be covered by a new addition; although a necessity from a practical perspective, this action will obscure evidence of the site's evolution over time, a key element of its heritage value.

Overcoming this issue of authenticity will require that Perkins House be well explained to the outside observer, through an interpretive panel, architectural additions that can be clearly differentiated from the historic fabric, and perhaps also through information made available online.



4.2 Re-Use Potential

As mentioned under Strategy 4 in the *North Oakville Heritage Resources Review and Strategy*, ‘the best use for a historic building is its original use’. In the case of Perkins House, its optimal future use is as a residence. However, the issues of size, scale, and orientation outlined above means this may not be attractive for a future purchaser, so other uses have to be considered. The lack of character-defining elements on the interior provides a wide range of options and potentially the building could be repurposed as retail or office space, and all interior divisions, including the second-level floor, could be acceptably removed (see Section 5.1.2.4).

Other potential uses, suggested for discussion purposes, are as a public park feature either for storage or indoor recreation space (as per the ‘additional steps’ included in Section 7.4.14.3 of the *Secondary Plan* to provide ‘incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation’), as a ‘gateway feature’ to the development, or to house utilities such as water pumps in the nearby reservoir.

A decision regarding how Perkins House will be re-used is vital to developing a viable HCP and securing a long-term future for the building. The policies detailed in the next section are provided to help guide interim decision-making, and ensure the survival of Perkins House until a more permanent solution can be met.

4.3 Conservation Treatments and Standards

The Parks Canada *Standards and Guidelines* introduce three ‘treatments’ to guide intervention on a historic structure or site. Although in theory a single treatment would be selected, nearly all projects involve a combination of the three depending on a variety of factors including level of understanding, practicality, and projected future uses.

‘Conservation’, as presented in the Parks Canada *Standards and Guidelines*, is:

All actions or processes that are aimed at safeguarding the *character-defining elements* of an historic place so as to retain its *heritage value* and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

The latter ‘actions or processes’ are then defined in the *Standards and Guidelines*, but perhaps are best understood through illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994). The first depicts a resource as found (Figure 25), with the three remaining associated with a conservation treatment.



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Figure 25: A historic resource as found.



Interim Protection

Figure 26: Preservation – interim protection.



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Stabilization

Figure 27: Preservation - stabilization.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 26 and Figure 27).

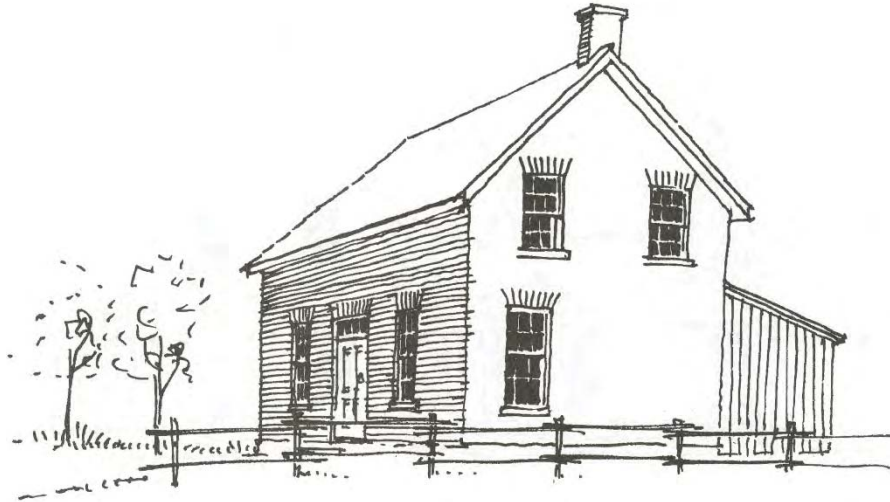


Rehabilitation

Figure 28: Rehabilitation.



Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 28).



Period Restoration

Figure 29: Restoration.

Restoration: the action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 29).

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

- 1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- 2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
- 3) Conserve heritage value by adopting an approach calling for minimal intervention.
- 4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
- 5) Find a use for an historic place that requires minimal or no change to its character-defining elements.



- 6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
- 7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- 8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- 9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to *Rehabilitation* are:

- 10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to *Restoration* are:

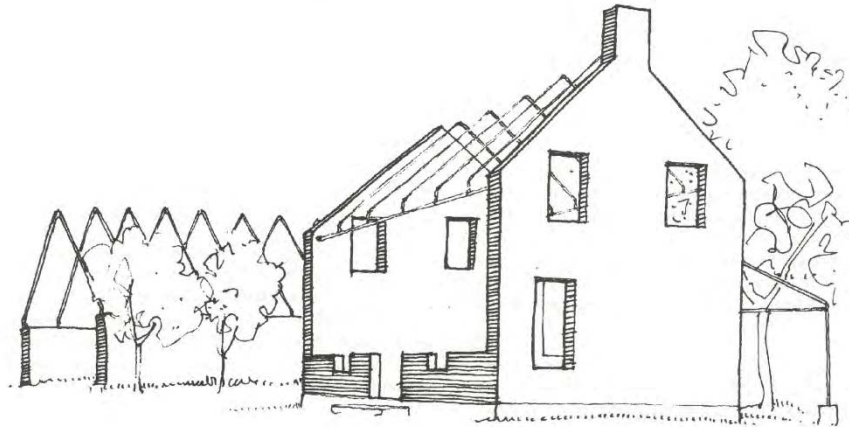
- 13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements
- 14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key theme explicitly or implicitly repeated in the Standards is the principle of *minimal intervention*, that is, 'doing enough, but only enough to meet realistic objectives while protecting heritage values' (PCA 2010:26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

A fourth treatment, which does not appear in the *Standards and Guidelines* yet is occasionally applied and may have relevance when deciding the future use of Perkins House, is *redevelopment*. As defined in the PWGSC Manual (1994:7), redevelopment is 'construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.' As the illustration in Figure 30 shows, what sets redevelopment apart from the other treatments is 'that there is no direct emphasis on protection', and 'procedures



are used which are basically unrelated to the preservation of historic fabric'. There is also a 'continual interaction between contemporary design intentions and the constraints of existing historic resources' (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.



Redevelopment

Figure 30: Redevelopment.

4.4 Primary and Secondary Conservation Treatments for Perkins House

In the absence of a clear plan for future use, this HCS recommends the immediate treatment for Perkins House as **preservation**. This path will stabilize and protect the structure for the interim period, after which the preferred primary approach of **rehabilitation** can be enacted. Sympathetic rehabilitation will allow for changes to be made to the building that accommodate contemporary use, while protecting the structure's character-defining elements, all of which relate to the exterior. The details of this plan should be outlined in a HCP that builds on this HCS. A secondary preferred treatment option is **restoration**, but is limited to the windows, and the south façade.

However, other treatments that should be considered —given the significant issues associated with the building mentioned in Section 4.1 and the constraints of the proposed site— are either **redevelopment** or, more drastically, **preservation by record and commemoration** after demolition. As Robin Thorne, former Head of Architectural Survey at the Royal Commission on the Historical Monuments of England (now Historic England), wrote in 1993, 'we cannot preserve much of the architecture of everyday life, and nor should we try to, but we can document it and explain its significance' (Thorne 1993:94). This approach for Perkins House would result in loss of physical fabric but, through a number of commemorative or interpretive means, an understanding of the property's history, or the rural heritage of the area, would still be preserved and potentially celebrated.



5.0 INTERVENING

5.1 Conservation Policies for Perkins House

If intervention is to be pursued, this section provides a series of recommendations—in priority order and linked to the *Standards and Guidelines*—to enact immediately as a preservation treatment (Section 5.1.1), then presents options to consider as part of the future rehabilitation (Section 5.1.2), restoration (Section 5.1.3), and ongoing maintenance (Section 5.1.5). As stressed above, the overall strategy is to conserve the character-defining elements of Perkins House, an objective often met through minimal intervention.

Conservation work should be undertaken by professionals familiar with heritage properties. Many technical heritage conservation professionals are members in good standing of the Canadian Association of Heritage Professionals (CAHP) or Association for Preservation Technology (APT). For a list of qualified heritage professionals Sixth Line can refer to the Craft and Trade Specialists listed on the Directory of Professionals for CAHP (www.cahp-acep.ca). The trades and expertise for each action are also included under each conservation policy.

5.1.1 Immediate Action

5.1.1.1 Comply North Oakville Heritage Resources Review and Strategy 6

A fundamental first step is to meet the requirements of Strategy 6 in the Town's *North Oakville Heritage Resources Review and Strategy*. This strategy prescribes the following actions:

- Board up all window and door openings and paint the boards;
- Erect a high fence close to the building to limit access to the structure (for distance from the structure, see Policy 5.1.1.2);
- Erect a locked gate at the end of the lane or driveway to prevent vehicular access;
- Erect a sign that is clearly visible at the edge of the roadway, or other area seen by the public, that the building is in the process of being restored for future use;
- Install a video monitoring system to dissuade vandalism activity; and,
- Continue ongoing inspection and monitoring of the building

Additional advice relevant to the care of Perkins House while it is vacant can be found in the Historic England guide *Vacant Historic Buildings: An Owner's Guide to Temporary Uses, Maintenance and Mothballing*.

These actions should be undertaken at the present site, and also immediately after moving Perkins House to its new lot.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.



Required Trades and Expertise:

- No special expertise or skills are required.

5.1.1.2 *Protect from adjacent construction*

Masonry is particularly vulnerable to damage from vibration (Randl 2001). The risk of vibration damage is currently low since the building is raised on wood platforms (which help to dampen vibration), but the following actions are still suggested to ensure the house is protected during construction in the immediate vicinity:

- A buffer of least 15 feet (5 m) should be maintained around the structure to minimize the potential for vibration damage. The buffer should be enclosed with interlocking construction site protection fencing, and indicated on the construction plans provided to supervisors.
- Temporary roads anticipated to have heavy equipment traffic should not be routed in the vicinity of the house.
 - If this cannot be avoided, the section of temporary road nearest the house should be underlain with rig mats to further dampen vibration.
 - The building should be monitored every two weeks for new cracks or slumping while the temporary road is in use. If any changes are noted, equipment operation in the area should be suspended.
- Bi-weekly monitoring should also be conducted during the period of surrounding construction, to ensure that the structural integrity of the building is not being compromised.
 - Sixth Line staff or a designate should keep brief inspection reports recording the date, any changes to the building's status, and actions taken.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No special expertise or skills are required.

5.1.1.3 *Repair and repoint the masonry*

The structural engineer's report (Appendix D) advises that the masonry be repaired and repointed prior to relocation to the new site. This should address all cracks, breaches, missing sections, and slumping, as well involve investigative work to look for hidden areas of concern.

An important 'safety valve' to ensure the long-term conservation of masonry is a stable, soft, and flexible mortar which allows 'moisture to migrate and evaporate through the mortar, not the brick' (Fram 2003:126). Repointing should be undertaken where necessary and other repairs can include filling cracks with mortar, making dutchman repairs, or re-facing eroded masonry with replacement brick or mortar mixed with brick dust. It should be noted,



however, that a complete re-pointing effort is rarely necessary since water infiltration is most often caused by failure in the flashing, roof covering, gutters, or window seals (Pieper 1998:75) (see Policy 5.1.1.4).

Related Conservation Standards:

No. 1: Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- A heritage mason to investigate the structure, prepare and submit a record of an appropriate mortar mixture, and to determine which portions of the walls require repairing and repointing.

5.1.1.4 **Repair or replace the roof**

A sound roof and associated drainage is one of the most significant components for ensuring the long-term survival of a heritage building. Therefore it is integral that initial investments focus on sealing the roofing and ensuring water does not run down the walls.

A detailed assessment has not been carried out, but it may be possible to repair the existing roof, which is the most economical approach and follows the principle of minimal intervention. However, if the existing roof is found to be in poor condition, or is prohibitively expensive to repair, the preferred option is to replace the roof with new materials. There are several options for recladding: wood shingle, ribbed metal sheet, tin plate, and slate were all used in the 19th century, as was asphalt after 1900. A new roof in any of these materials is therefore appropriate for Perkins House, although the selection of roof material should also consider what is the most sustainable economically and practically. With this in mind, asphalt shingle may be the best solution.



New metal gutters, downspouts and rain water leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Regardless of whether the roof will be repaired or replaced, care should be taken to ensure that as much of the fascia, soffit, frieze, and eave returns—which are character-defining elements—are retained during the roof repairs or replacement, are repaired if necessary, and are protected and visible when the roof work is complete.

Replacing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, venting can be moved from the roof faces to the masonry at the gables. Although this will require removing small sections of masonry, it has long-term benefits for the preservation of the house. Replacing the roof also presents an opportunity to install skylights. If this design choice is made, the skylights should be placed between the rafters to reduce the impact to the original construction. These should also have a low profile, and preferably be installed on the façades that are least visible from the street.

Related Conservation Standards:

No. 1: Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- A heritage carpenter, particularly for the fascia, soffit, frieze and eave return repairs, and possibly to repair rot in the roof system.
- A roofing contractor with experience on historic structures; and,



- A heritage architect to assess whether the roof can sustain the loads of the roofing material selected, and ensure that the roof is properly vented, insulated, and drained.
 - Depending on the architect's opinion regarding venting, a heritage mason will be required to install vents in the brick gables.

5.1.1.5 *Inspect and repair the sill and floor joists and beams*

The rot and longitudinal cracking visible in sections of the sill plate and floor joists should be assessed and a strategy devised for its repair, which may include sistering with new material. This work should precede any relocation since the building's current staging on I-beams allows for an unusual level of access to these structural systems. It is also important that these be repaired before the building is set on a new foundation (see Policy 5.1.2.3).

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- A heritage architect to assess the timber rot and determine the method for repair.
- A heritage carpenter to carry out timber beam repairs as recommended by the heritage architect.

5.1.2 **Rehabilitation Actions**

5.1.2.1 *Ensure clear lines of sight from the new lot to Munn's Corners*

Part of Perkins House heritage value is its association with Munn's Corners, so clear sightlines from the house to this historic hamlet should be maintained as much as practically possible.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

Required Trades and Expertise:

- Planning consultant but no heritage-specific expertise is required.



5.1.2.2 *Orient Perkins House on the new site with the principal façade (formerly the south end wall and gable) facing the street*

Perkins House was intended as a Classic Revival ‘temple’, with its low pitch gable roof with eave returns approximating a pediment that projected toward the street. The off-centre door also opened directly onto this public side, as was common for nearly all residential and commercial architecture built during the 19th century. To understand Perkins House therefore requires that this façade be the most prominent, and parallel with the street. The building will no longer be facing Dundas Street, but as a compromise this character-defining relationship can be referenced in an interpretive panel (see Section 5.1.5.1).

When placing Perkins House on the lot in this orientation, care should be taken to ensure there is sufficient space to build a new wing on the north portion of the former west façade (see Policy 5.1.2.5), and that this façade is not overshadowed by adjacent architecture. Ideally, Perkins House would have a setback from the street slightly less than adjacent structures to give it prominence on the streetscape, and side-yard that establishes a 45-degree angular plane from the top of the wall to the roofline of the adjacent new structure. However, the shape of the lot selected for Perkins House provides little room for these distances to be established (Figure 31 and Figure 32).

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

Required Trades and Expertise:

- A planning consultant with heritage expertise is required.



HCS-PERKINS HOUSE

PERKINS HOUSE 41 Dundas Street East TOWN OF OAKVILLE EAST ELEVATION - CONCEPTUAL

Drawn by: HCC
Drawn: 24 June 2016
Base data courtesy:
Hunt Design Associates
John's Drafting Service
NOTE: Conceptual rendering
for discussion purposes only

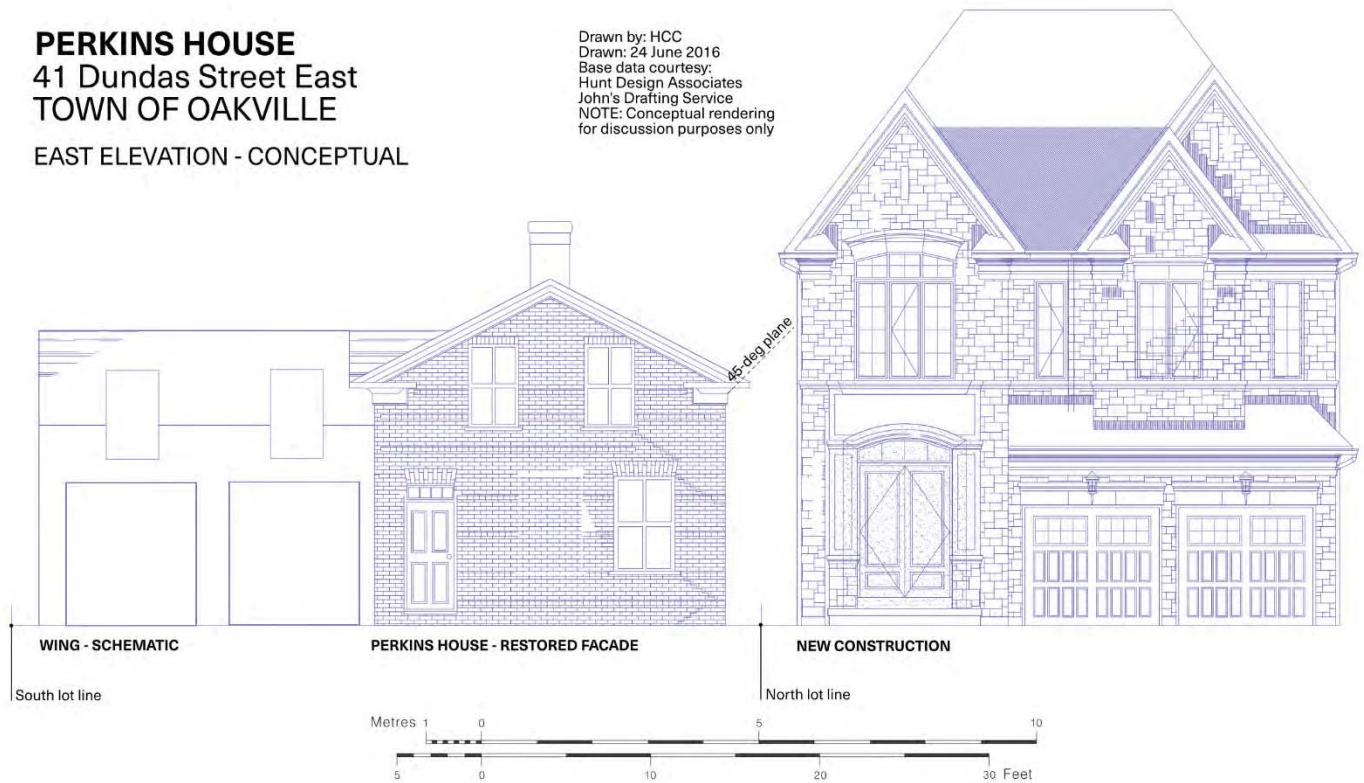


Figure 31: Elevation of Perkins House and adjacent construction showing the constraints of the lot size and scale of adjacent new construction.



HCS-PERKINS HOUSE

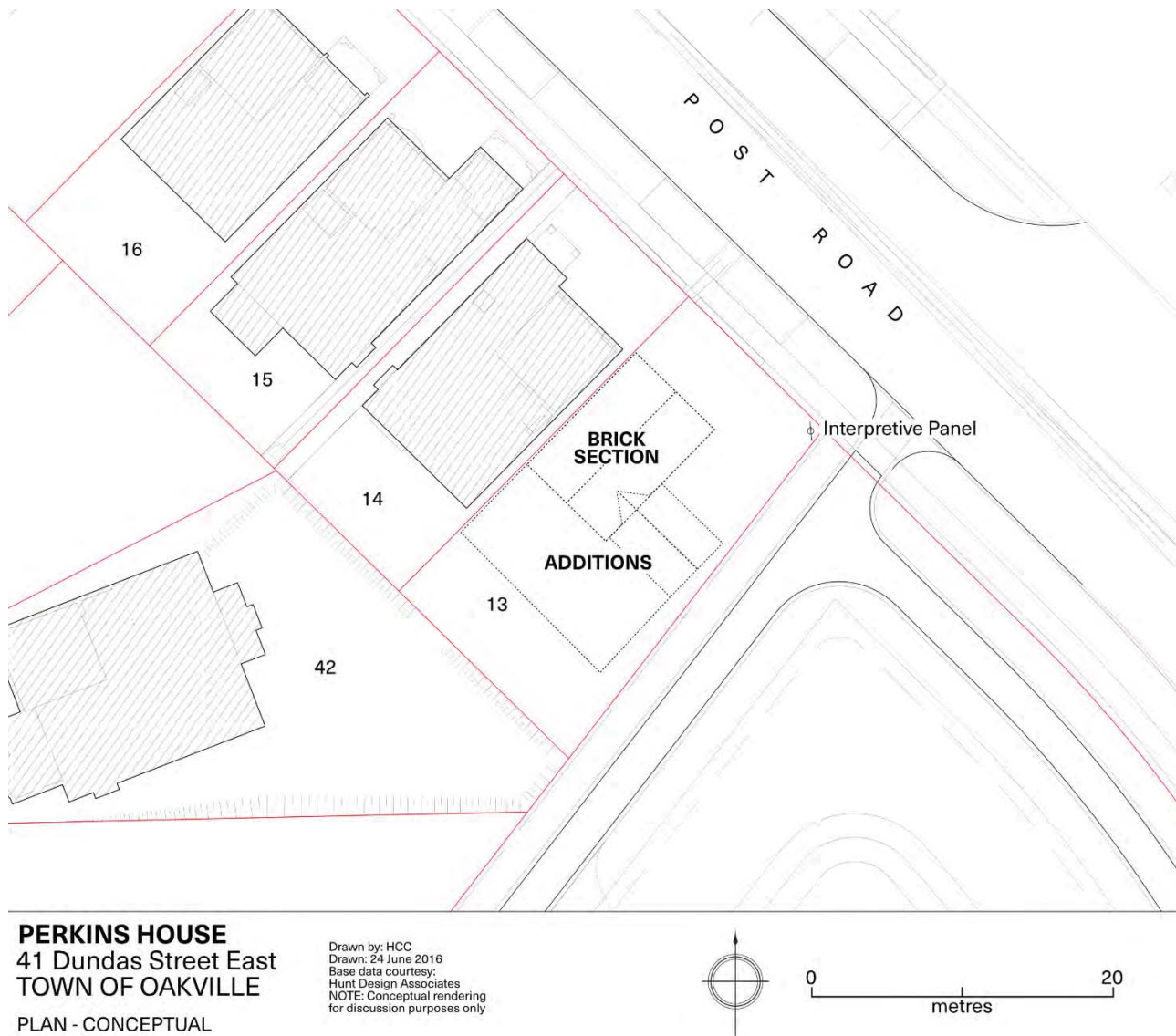


Figure 32: Plan of Perkins House on the proposed lots showing the constraints of the lot size, but also the potential for an additional wing further south that approximates the original configuration of the farmhouse.

5.1.2.3 Build a concrete foundation with full basement

As is true of roofs, a sound foundation is critical to the survival of a historic structure. Under a rehabilitation program the typical approach would be to repair the existing foundation; in the case of Perkins House the foundation was demolished, leaving only the option of moving the house over a newly constructed, poured-concrete foundation with full basement. Providing basement access on the interior of Perkins House will further reduce the ground level floor area, but will aid the long-term preservation of the house both structurally and as a desirable property for future buyers.



To retain the historic appearance of Perkins House the new foundation should not be visible from the exterior. Coursed rubble stone could be used to face the street-side façade of the concrete foundation although this can introduce additional maintenance to ensure the joints remain sound. A better option may be to mask the concrete foundation with sloped fill (to shed water) and low vegetation.

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- A structural engineer to oversee the house relocation effort.
- A specialized contractor with expertise in raising and relocating historic masonry structures.
- A heritage mason to carry out restoration of the brick work at the interface of the new foundation and the original masonry, and to face the above-grade foundation with coursed rubble (dependent on advice from the structural engineer).

5.1.2.4 *Rehabilitate the interior*

Given the lack of internal character-defining elements, there are a wide range of options for rehabilitating the interior. This could include removing all existing finishes, even the second floor, if creating an open concept design is desired. However, any new interior design must incorporate the existing fenestration since the symmetrical placement of windows and doors as seen from the exterior, particularly on the south façade, is a character-defining element.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

Required Trades and Expertise:

- A general contractor experienced in heritage structure rehabilitation.
- Interior designer with experience adapting contemporary design to heritage structures.

5.1.2.5 *Build a compatible new addition*

All new additions to Perkins House should be compatible and subordinate in design to the existing building, not exceeding it in scale, massing, and ornamentation. To protect the rough masonry where the frame section once stood, and reflect the original configuration of Perkins House, an addition should be added to the north portion of the former west façade and extend perpendicular from that wall just as the frame section did prior to its demolition.

Although additions to Perkins House are not constrained by municipal heritage conservation district design guidelines, best practice is to follow the guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia*



(reprinted in Stephen 1972: Appendix A and Faulkner 1977:198-203), *Get Your House Right* (Cusato et al. 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for a general example, see Figure 33). Once the house is designated under Part IV, the design of an addition will be vetted by Town staff prior to issuance of a heritage permit.

It is important that the new addition not replicate the original timber frame section, since this would be an inauthentic restoration and would not be clearly discernable as new construction. Additionally, as much as practically possible, the new addition should connect to Perkins House in such a manner as to be removable without damaging the original historic fabric.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A heritage architect to draft an addition design that compliments but does not replicate the original construction.
- A general contractor experienced with heritage structures to ensure the addition to Perkins House does not damage or destroy any existing fabric.

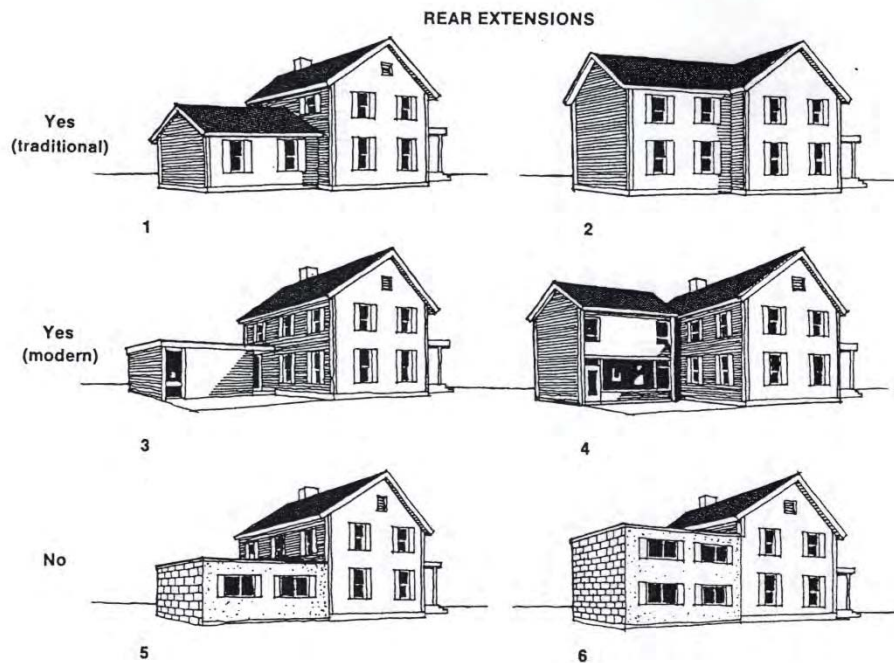


Figure 33: General guidance for adding 'rear extensions' to a heritage building (from Stephen 1972:108).

5.1.3 Restoration Actions

5.1.3.1 Install new windows and repair or replace the wood sills

Although constructed in wood, the windows currently installed in Perkins House are 20th century in date, require extensive repair, and are not character-defining nor contribute to the heritage value of Perkins House. In the absence of historical descriptions or depictions of Perkins House, selecting the most likely window type is speculative, although the age and style of the building allows for comparison with well-documented contemporary structures.

Two-over-two separated panes in a relatively heavy, double-hung frame are the most appropriate windows for a house of mid-19th century date such as Perkins House (see elevation in Figure 31). Wood is by far the preferred material for historic house windows, but these can be expensive, difficult to acquire, and require additional maintenance. However, their aesthetic quality far outweighs other types and modern wood windows match or exceed the efficiency performance of PVC inserts. Regardless of the window material, the panes should be vertically proportioned, and made using true-divided lights. While interior muntins can sometimes approximate multi-pane windows, the effect is noticeably less authentic and can actually detract from the historic appearance of the house.

Any rotted wood sills or surrounds should be replaced in new wood and be protected from water damage by flashing or sealants that are not visually prominent.



Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- If wood windows are selected a heritage carpenter should be retained for their installation. The wood sill repair and replacement will also require the services of a heritage carpenter.
- No special skills are required to install PVC window inserts, although this is not a preferred option.

5.1.3.2 *Block up the centre, south façade window, and re-instate the east, south façade window with a wood window and sill*

5.1.3.3 *Replace the brick over the south entrance with a four-light, fixed sash transom, and install a heritage door frame and door*

5.1.3.4 *Install a new front door and repair the surround*

These conservation policies have been grouped since they are related to actions to restore the south facade. At some point during the last phase of Perkins House occupation, the south façade was altered: the east ground floor window was blocked up and a new window cut in the centre of the wall, the space over the door was blocked up in brick, and a simple wood frame was installed around the entrance.

Under a restoration approach, the centre window would be filled in —preferably with weathered brick that matches the colour of the historic brick and be laid in the same bond pattern as the surrounding masonry— and the original window on the east side re-opened, framed with wood sill, and have a two-over-two wood window installed. Over the door, the brick can be removed and replaced with a transom of four lights separated by muntins, and the wood surround can be removed and replaced with historic moulded door framing (see elevation in Figure 31). Like the windows, the restoration of the door relies on comparison with contemporary examples.

The transom over the door is speculative so should follow historic design in principle yet not be a direct reproduction of any other contemporary building. The front door should have a ‘heritage’ panel design (see elevation in Figure 31). Although the requirement for a fire-proof door may preclude installing a wooden door, there are Building Code approved doors now being manufactured that approximate historic design and construction. A metal door that attempts to replicate the texture of wood, however, should be avoided. Wood steps leading to the door may also be necessary but railings are unlikely to be required to meet Building Code.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- A heritage mason to carefully remove the brickwork in the blind window and replicate the original opening, and to block up the central window in new masonry.



- A heritage carpenter to install the new window, frame and sill, and install the door frame, transom, door, and steps.

5.1.4 Sustainable Conservation Actions

5.1.4.1 *Develop and follow a maintenance and monitoring program*

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. A detailed monitoring program is not recommended at this point since decisions regarding future modification and use of Perkins House have not yet been made.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills are required.

5.1.5 Additional Actions

5.1.5.1 *Commemorate and explain Perkins House with an interpretive panel*

As a condition of development, Sixth Line must install a ‘historical plaque’ on the new lot, but the details of this plaque are not prescribed. This HCS therefore makes a number of suggestions about how this requirement can be met.

Since Perkins House was moved from its original location and a significant element of its architectural story —the original timber-frame section— has been demolished, it is imperative that the plaque include information to help the site visitor understand the building in its new appearance and setting. For this reason, the term ‘interpretive panel’ is favoured over ‘historical plaque’ since the former better conveys the broader range of information that is required to aid understanding.

To protect the building, encourage use, and limit trespass and visual disruption, the interpretive panel should be placed a distance from Perkins House, preferably near the corner of the lot. It is suggested that a graphic of the building’s original appearance be prominent on the panel, and the panel be placed and oriented in such a way that the reader can see both the graphic of the original Perkins House and the building as it exists currently from the same perspective; for example, if the panel shows the original west and south facades of the house, the panel should be positioned in such a way that these same walls are visible in its present location.

The text of the panel should not be brief and accessible, and include a brief history of the house, reference the connection with Munn’s Corners and Dundas Street, include the heritage value and character-defining elements, and clearly explain that the building is not on its original site. A draft mock-up is provided as Figure 34:



PERKINS HOUSE, CIRCA 1845-1865

The brick section of this building, known as Perkins House, was constructed on Dundas Street between 1845 and 1865, and had been added to an earlier timber-frame dwelling, now demolished. Built in the Classic Revival style popular in Ontario during the mid-19th century, Perkins House has a low gable roof with eave returns and symmetrically placed windows that are meant to replicate the appearance of classical Greek or Roman temple.

Perkins House was originally associated with the Munn family and the historic hamlet of Munn's Corners at Sixth Line and Dundas Street East, then became part of a large farm owned by William Perkins. The brick section was moved to its current lot in 2016 and rehabilitated for its present use, which has included adding new elements to match the original layout of the house.

Perkins House is valued as a tangible reminder of Oakville's agricultural past and as an example of a vernacular farmhouse expanded and adapted throughout the 19th century. This pattern of change and adaptation continues today as Perkins House is integrated into the new residential development of Sixth Line.

Figure 34: Mock-up of an interpretive panel for Perkins House. The image is not of Perkins House but is rather a placeholder to show how a line drawing may be preferable over a photograph to show the details of the original configuration.

Required Trades and Expertise:

- A heritage or museum professional with experience in interpretive panel design.

5.1.5.2 Record or salvage a representative portion of the bird stencil

A section of the bird stencil on what was interior plaster of the timber-frame section should be recorded, and possibly also salvaged, for future study. It is difficult to determine the age of this feature, but it may date to the 19th century and, if so, represents a relatively rare example of interior vernacular decoration. In addition to measured



drawings and photography, the paint hue should be identified using a standardized system such as the Munsell Colour System.

Required Trades and Expertise:

- A heritage professional with experience recording architectural detail, rock art, or graffiti.

5.2 Implementation

In the absence of a plan for future use, firm implementation dates are limited to the Immediate Action policies:

- **Phase 1 – Immediate Action (first 3 months)**
 - Develop an adaptive re-use plan – 90 days
 - Policy 5.1.1.1 – Comply with North Oakville Heritage Resources Review and Strategy 6 (first 30 days)
 - Policy 5.1.1.2 – Protect from adjacent construction (first 30 days)
 - Policy 5.1.1.3 – Repair and repoint the masonry (within 90 days)
 - Policy 5.1.1.4 – Repair or replace the roof (within 90 days)
 - Policy 5.1.1.5 – Inspect and repair the sill and floor joists and beams (within 90 days)

Recording or salvaging a section of the stenciled plaster should also occur within this time period.

Once a new purpose for Perkins House has been decided and site plans finalized, an HCP (which will build on this HCS document) with implementation schedule and order of magnitude costs should be developed. Phase 2 Rehabilitation and Restoration, and Phase 3 Sustainable Conservation and Additional Actions, should be completed within the next two years.



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7.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.

Henry Cary, Ph.D., CAHP, RPA
Built Heritage Specialist / Archaeologist

Carla Parslow, Ph.D.
Associate, Senior Archaeologist

HC/CP/ly

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For more information, visit golder.com

Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 44 1628 851851
North America	+ 1 800 275 3281
South America	+ 56 2 2616 2000

solutions@golder.com
www.golder.com

Golder Associates Ltd.
309 Exeter Road, Unit #1
London, Ontario, N6L 1C1
Canada
T: +1 (519) 652 0099

