

May 5, 2014

**Town of Oakville,**  
Planning Services  
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(905) 845-6601 ext. 3870  
E: [sschappert@oakville.ca](mailto:sschappert@oakville.ca)

**Attn: Susan Schappert, CAHP, MCIP, RPP**  
Heritage Planner, District West/East

**Re: Supplemental Commentary regarding the Heritage Conservation Plan for  
2480 Old Bronte Road, Oakville, Ontario**

Dear Ms. Schappert,

As requested, a Heritage Conservation Plan was submitted to the Town of Oakville's Heritage Planning Department on Monday April 28<sup>th</sup>, 2014 for the above noted project. Subsequent to this submission, we received some preliminary comments and would like to provide some additional clarification to the following areas of concern.

- 1. "Replacement windows are only permitted if it has been clearly demonstrated that the existing windows cannot be restored – I haven't seen any evidence of this. If replacement of the windows is permitted in the end, we do not allow vinyl replacements. All windows must be wood to match the existing openings and designs (please note that aluminum clad wood windows are not allowed either".***

2480 Old Bronte Road currently has 19 windows to be reviewed, including the following:

Elevation	Basement	First Storey	Second Storey
North	0	3	2
East	2	2	1
South	0	3	1
West	2	2	1
	<b>4</b>	<b>10</b>	<b>5</b>

14 of the total number of windows have been covered with modern storm windows.

The Owner/Developer understands Window Energy Conservation Solutions and “Best Practices”, including:

- Repair existing windows (frame, sash and glass)
- Draft proof and insulate window frames (caulking and weatherstripping)
- Add storm windows - exterior

However, the Owner/Developer has proposed replacement of all existing windows with new wood windows for the following reasons:

- to significantly improve overall energy efficiency,
- to improve the overall look of this heritage resource as many of the existing windows have been modified and/or fitted with modern storm windows;
- to resolve issues of evident damage, weathering and rot;
- to improve the overall security required for the adaptive reuse of this heritage resource.

Understanding the importance of maintaining cultural heritage attributes, the Owner / Developer would invite the Town of Oakville Heritage Planning Staff to review the existing condition of the windows along with their consulting team and to further discuss the options available, should any of the windows thought to be worthy of retention.

*REFER TO APPENDIX 1 – EXISTING WINDOWS*

2. ***“Similar to the windows, I do not see that there is a demonstrated need to rebuild a ‘more compatible’ porch, as the existing porch appears to be in good shape and is certainly compatible with the existing structure. If the porch must be removed to accommodate the relocation of the building, it should be rebuilt to match the existing using materials that were carefully salvaged during its removal. That means retaining the existing roofline and footprint”.***

Upon further design review, the Owner/Developer will maintain the existing porch as found at 2480 Old Bronte Road and will not modify its size, shape or orientation.

Based on a visual inspection, there is significant evidence of deterioration which will require attention and repair; including the following:

- Support structure to be reviewed and the porch reinforced accordingly for safety and to improve structural integrity;

- Existing columns to be repaired and restored;
- There are obvious signs of weathering, dirt and possible mould. Sanding, cleaning and painting work should be completed accordingly.
- All existing porch deck boards show signs of extreme weathering, rot and significant damage. It should be anticipated that all porch deck boards will be removed and new boards installed.
- Railings are in generally good condition and can be restored with some sanding, cleaning and painting. There is some weathering or signs of rot visible along the bottom rail where water tends to accumulate. The integrity of the pickets will be reviewed for safety.
- Fascia and soffit materials to be repaired where damaged.
- Roofing materials to be replaced.

*REFER TO APPENDIX 2 – EXISTING PORCH*

**3. *“Again, the removal of the existing shingles has not been demonstrated as necessary – is their condition an issue”?***

Based on a visual inspection of the house, the existing asphalt shingles are showing significant signs of deterioration on all surfaces; although it appears to be more advanced on surfaces with a southern exposure.

On the north side of the house, shingles are just beginning to show signs of cracking, curling, cupping, granular loss and weathering; while on most other surfaces, there is evidence of advanced and more significant damage.

The house appears to have succumbed to significant weather damage as there is evidence (both on the roof and on the ground) where shingles have been blown off. In one area in particular, located at the south-east corner of the house, roof boards have been completely exposed to the elements.

Although natural weathering is an issue of concern, there is also evidence of significant damage caused by rodents; especially on the north facing porch roof, just above the front door, where raccoons and squirrels have pulled back prefinished metal flashing materials to expose wood roof boards and fascia.

In preparation for the temporary move and relocation, where there appears to be openings in the roofing material where water and rodents could penetrate the structure, the Owner will patch these areas in order to maintain a weather tight structure.

Based on the existing condition of the roof system, upon completing the structure's final move, removal of all existing roofing materials (shingles and underlayments) will be necessary. The existing asphalt shingle roof will be replaced with a new asphalt shingle roof, in a colour more appropriate for this heritage resource.

*REFER TO APPENDIX 3 – EXISTING ASPHALT SHINGLE ROOF*

4. ***“While I don’t have an issue with the removal of the wood protrusion under the front gable end, the proposed window is not appropriate – we would prefer a window that is more in keeping with the character of the house with a square top transom, similar to the existing”.***

The arched window, as depicted in the rendering found in Appendix “C” in the Heritage Conservation Plan, dated April 2014, was proposed as a way to tie both the heritage structure and the new development together; as arched windows have been incorporated into the design of the new condominiums.

Instead, the Owner will provide a window with a square, top transom, more in-keeping with the character of the original house.

5. ***“The terra cotta block foundation of the house is one of the more unique features and those materials need to be reused, at least as a facing material, on the new foundation”.***

From a visual inspection, the existing terra cotta block foundation appears to be in generally good condition, as it exists, in-situ.

There is some evidence of isolated damage that was documented along the existing grade line (west elevation). This particular damage is irreversible and therefore, these blocks could not be salvaged for future use.

Along the north elevation, at the bay window where new concrete block has been constructed in front of the terra cotta; the condition of existing terra cotta is unknown.

The Owner will engage the project Structural Engineer to review the terra cotta for its potential reuse as part of the heritage structure's relocation plan; either to be returned as its use as a structural element or to be repurposed as a facing material for new poured foundations. A written update will be provided to the Town of Oakville's Heritage Planning Staff.

Depending on the outcome of this review, the terra cotta could be carefully numbered, removed and stored until it can be repurposed. It should be noted that due to the age and fragility of this building material, it should be anticipated that some damage may occur during a relocation and repurposing process.

*REFER TO APPENDIX 4 – EXISTING TERRA COTTA FOUNDATION*

**6. “In reference to the barn building located on the same property, what plans have been made to salvage and re-purpose building materials from this structure”?**

The project Landscape Architect, GSP Group Inc. has investigated ways to salvage and re-purpose building materials. The existing barn boards will be reused as follows:

- To construct proposed benches in the garden area between the heritage house and the new building. Refer to Landscape Sketch #1, as found in Appendix “B” in the Heritage Conservation Plan, dated April 2014.

Approximately 300 linear feet would be required; if all 5 benches were to be constructed using reclaimed barn boards.

- Add a mural feature in Tower 1 using barn boards.
- The remaining barn boards will be given to the Town of Oakville to repair the Glenorchy Barn, located within the southern limits of the Glenorchy Conservation Area, near Palermo Village.

It should be noted that until controlled demolition of the barn structure occurs, GSP does not have an accurate figure on the number/length of the boards that can be salvaged from the building.

*REFER TO APPENDIX 5 – EXISTING BARN INTERIOR*

**7. *“Again, the removal of the existing shingles (located in the gable ends) has not been demonstrated as necessary – is their condition an issue”?***

Currently, all gable ends are clad in cement-asbestos siding.

Overall, we are of the opinion that this material would not have been original to the heritage structure (neither in material, pattern nor colour).

Although this material is not harmful if left untouched, it does pose health concerns if the product is drilled, cut or altered in some way. The current Owner/Developer is very concerned that this material contains asbestos and would not want to leave this material on the heritage structure for future Tenants and/or Property Owners to have to address at a later date.

Upon visual inspection, the material is showing signs of weathering and the material has been damaged along the east elevation, adjacent to the second storey window.

Finding a replacement shingle to address this damaged area will be extremely challenging and due to the nature of the design, there are little to no options to remove material from another, more inconspicuous part of the house.

***REFER TO APPENDIX 6 – CEMENT ASBESTOS SIDING***

*APPENDIX 1*  
*EXISTING WINDOWS*



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*APPENDIX 2*  
*EXISTING PORCH*



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*APPENDIX 3*  
*EXISTING ASPHALT SHINGLE ROOF*



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*APPENDIX 4*  
*EXISTING TERRA COTTA FOUNDATION*



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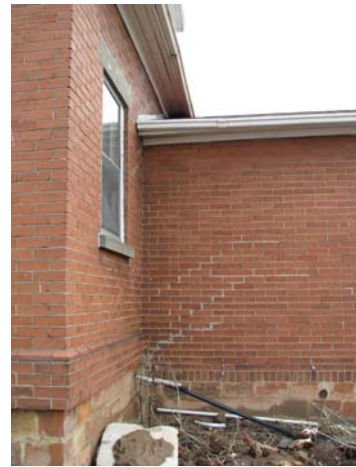
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*APPENDIX 5*  
*EXISTING BARN INTERIOR*



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*APPENDIX 6*  
*ASBESTOS CEMENT SIDING*



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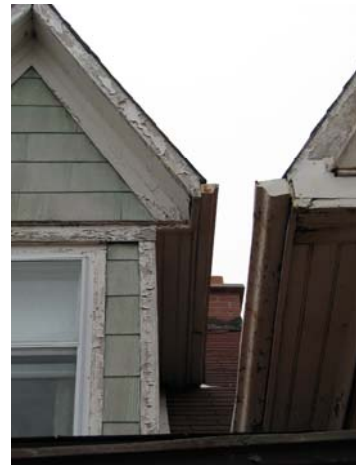
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