

APPENDIX B

TOWN OF OAKVILLE
HERITAGE IMPACT ASSESSMENT
for
1399 LAKESHORE ROAD EAST
(formerly 1409 Lakeshore Road East)
Oakville, Ontario



Front Elevation as of 2016

Credit: The Invidiata Team Real Estate Brochure for 1399 Lakeshore Road East, 2016

SBA Project No. 16028

FINAL
October 7th 2016

OWNER



TOWN OF OAKVILLE

Susan Schappert
Heritage Planner, District West-East
Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville, Ontario L6H 3S9
Tel: 905-845-6601 ext. 3870

HERITAGE CONSULTANT

Stevens Burgess Architects Ltd.
40 St. Clair Avenue East, Suite 301
Toronto, Ontario M4T 1M9
Tel: 416-961-5690 Fax: 416-972-6417

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Appendices:

Appendix A: Town of Oakville Terms of Reference for a Heritage Impact Assessment, Planning Services Department, December 2013.

Appendix B: Town of Oakville Planning and Development Designation By-Law 1990-109 for 1409 Lakeshore Road East, Town of Oakville, May 28, 1990.

Appendix C: Town of Oakville Planning and Development Memo: 1409 Lakeshore Road East – A By-Law to designate a Certain Property of Historical and Architectural Value and Interest, dated May 17 1990.

Appendix D: Reference Documents and Bibliography

Appendix E: Resume of Heritage Consultant

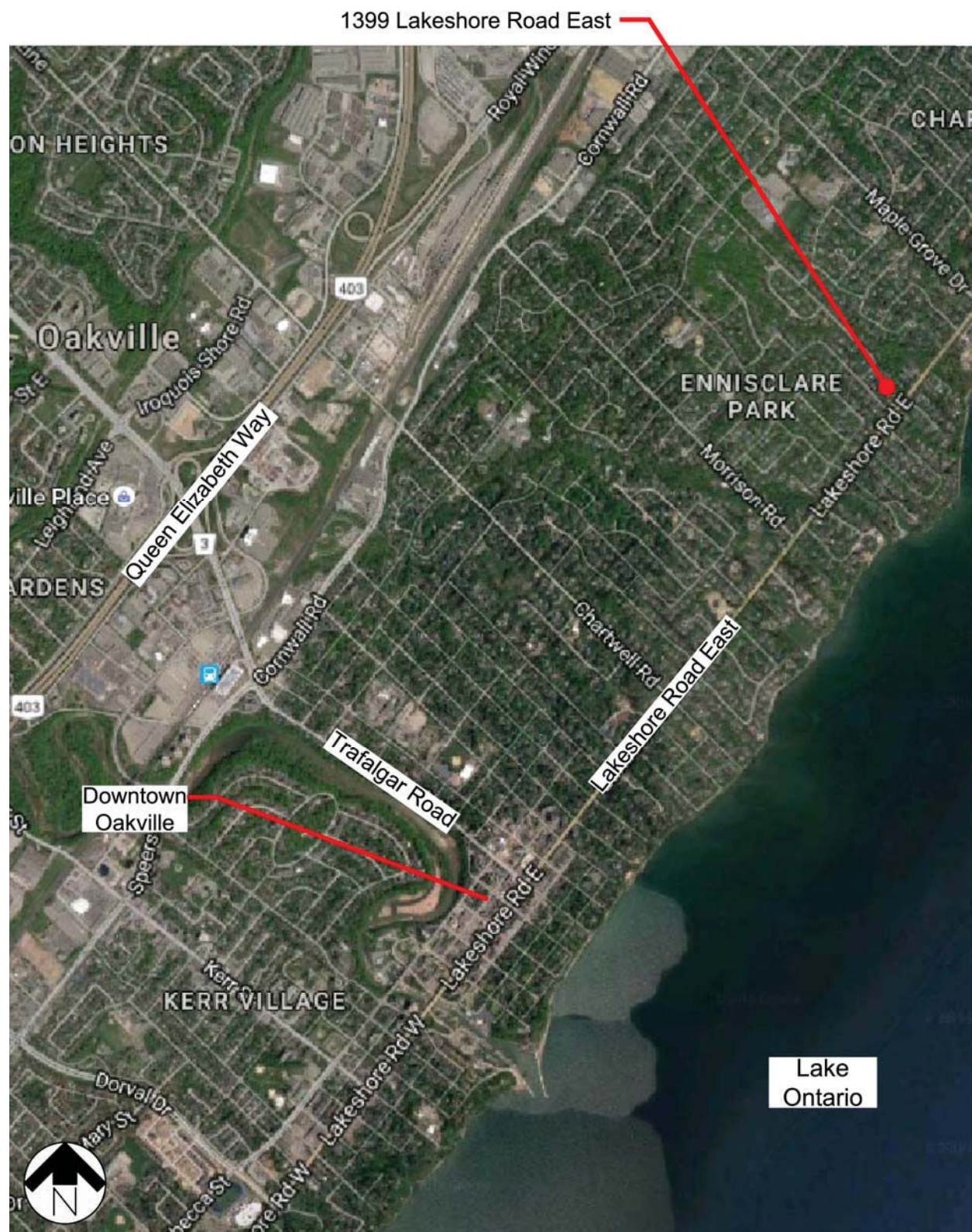
1.0 Introduction

In February 2016 Malvinder Singh, on behalf of the Owners of the property at 1399 Lakeshore Road East, approached Stevens Burgess Architects Ltd. (SBA) with the request to prepare a Heritage Impact Assessment for the property as part of an Owner initiated request to the Town of Oakville to amend the designation of the house in keeping with the Ontario Heritage Act, 30.1 (1) *Amendment of designating by-law*.

The property, municipally identified as 1409 Lakeshore Road East at the time of the 1990 designation (since changed to 1399 Lakeshore Road East), is designated under Part IV of the Ontario Heritage Act and is included on the Town of Oakville Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act. By-Law 1990-109, Schedule "A" designated the house c1880 and stable (prior to 1937) *as a property of historical and architectural value and interest pursuant to the Ontario Heritage Act*. By-law 1990-109, Schedule "B" designated the property. The Owner's application to the Town Council for amendment of the designating by-law is limited to the consideration of the house. The Owner is not requesting the amendment of the designations of the property or the stable.

Kelly Gilbride OAA, P.Eng., CAHP, LEED AP of SBA met with Malvinder Singh on site on February 29th and March 22nd, 2016 and a visual and photographic review was conducted. The Town's Heritage Planner was contacted during the process and the Heritage Impact Assessment was prepared in accordance with the Town of Oakville's Terms of Reference for a Heritage Impact Assessment (**refer to Appendix A**).

1.1 Location of Property



Location of Property

Credit: Google Earth, annotated by SBA, 2016

1.2 Description of Context, Property and Structures

Municipal Address:	1399 Lakeshore Road East (formerly 1409 Lakeshore Road East)
Legal Description:	Concessions 3 SDS S.E. Part Lot 7
Location of Property:	north side of Lakeshore Road East, across from Cox Drive
Ownership:	Private
Current Use:	Single residence (unoccupied at time of 2016 site visits)
Existing Designation:	Designated under Part IV of the Ontario Heritage Act. By-Law 1990-109, Schedule "A" designated the house c1880 and stable (exact date unknown, prior to 1937) <i>as a property of historical and architectural value and interest pursuant to the Ontario Heritage Act</i> . By-law 1990-109, Schedule "B" designated the property.
General Description:	1399 Lakeshore Road East comprises a sprawling 2 storey hipped roof residence with an attached 1 storey 2 car garage along the west side of the house, a detached rear yard single story 2 car garage and attached pool cabana, and a central inground pool in the rear yard flanked by a stable on the east. The grounds are landscaped with a decorative metal fence and gate flanking the street and front entrance. The original 3 bay house was built with a flat roof in 1880 by William Andrew Orr. The stable was added later by the Cox family.



Front Elevation as of 2016

Credit: The Invidiata Team Real Estate Brochure for 1399 Lakeshore Road East, 2016



Site Plan, 2016

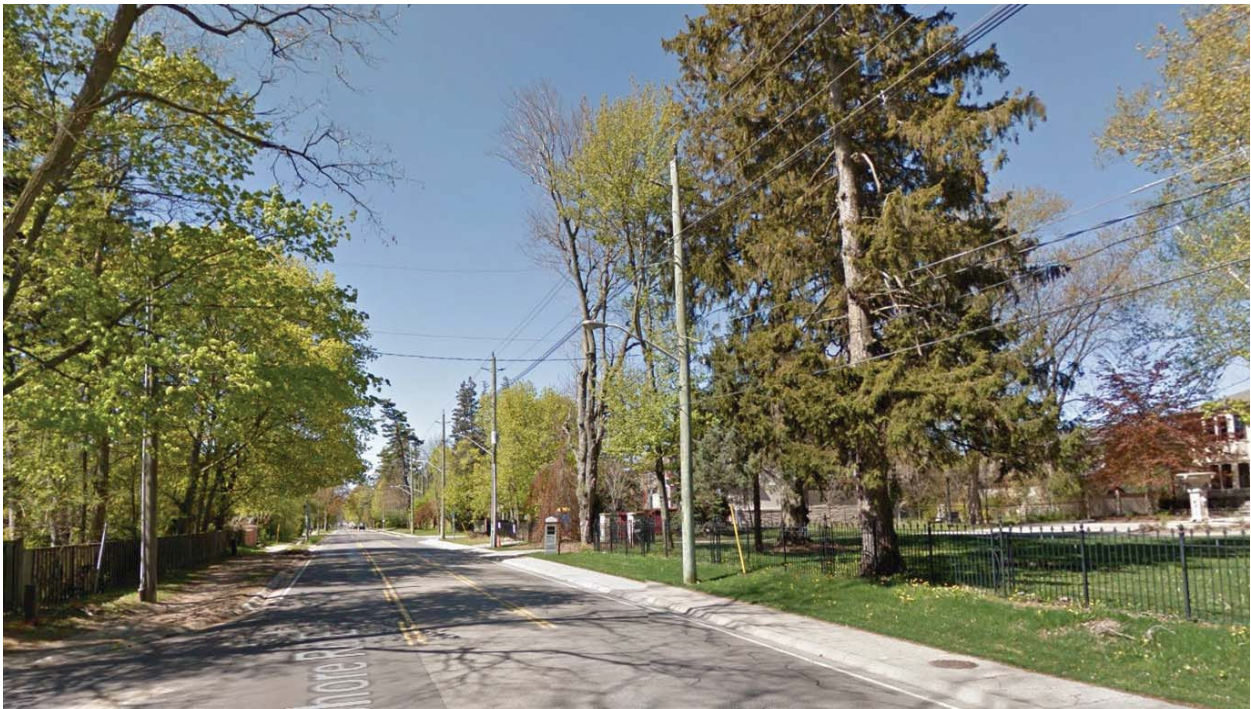
Credit: Town of Oakville Interactive Mapping Tool, 2016

1.2.1 Description of Context

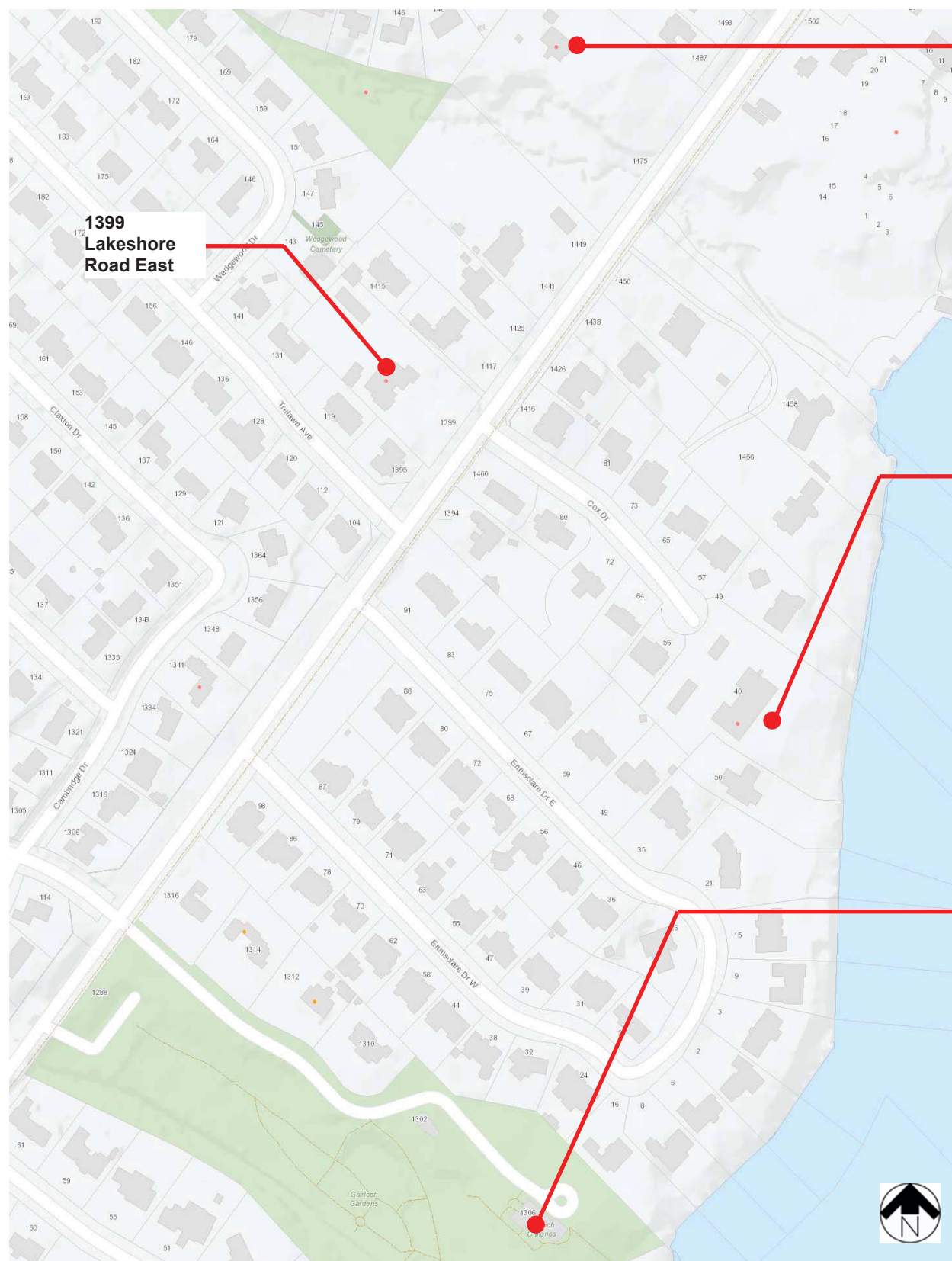
The site is located along the north side of the prestigious Lakeshore Road East, east of Trelawn Avenue, directly north of Cox Drive and one block south of the Lake Ontario shoreline. A 10 minute walk south west of the site, are the Gairloch Gardens and Oakville Galleries. Both are not visible from the site.

Nestled amongst a pocket of large residential lots east of the Oakville downtown core the property fits within the typology of the surrounding context - expansive residential lots with large houses. Many of the homes appear to have been significantly renovated and/or added to or in many instances the original homes demolished and new houses built.

As illustrated on the following context map, several of the neighbouring residences are included on the Town of Oakville's Heritage Register Property Index. These include the Cox Estate and Ryrie Estate.



Looking West on Lakeshore Road East
Credit: Google Maps, 2016



Context Map Showing Adjacent Heritage Properties
Credit: Google Maps, 2016 – annotated by SBA

Ryrie Estate
Designated under Part IV of the
Ontario Heritage Act
Credit: Cultural Heritage
Landscape Strategy
Implementation Individual
Inventory Reports: 1475
Lakeshore Road East, Ryrie
Estate, retrieved from Town of
Oakville website. August, 2016.



Cox Estate
Designated under Part IV of the
Ontario Heritage Act
Credit: Cultural Heritage
Landscape Strategy
Implementation Individual
Inventory Reports: 40 Cox Drive,
Cox Estate, retrieved from Town
of Oakville website. August, 2016.



Gairloch Estate, Gairloch Gardens
Designated under Part IV of the
Ontario Heritage Act
Credit: Cultural Heritage Landscape
Strategy Implementation Individual
Inventory Reports: Inventory Report:
1288-1306 Lakeshore Rd. East,
Gairloch Estate, retrieved from Town
of Oakville website. August, 2016.



1.2.2 Description of Property

The subject property is located along the north side of Lakeshore Road East, within the Town of Oakville. The property fronting the street consists of an expansive 2 storey house set back from the street and within the centre of the 1.4 acre lot. A paved driveway along the west side of the property links the street to an attached two bay garage and a separate garage/pool cabana adjacent to the northwest corner of the main house. The driveway extends across the front face of the house encircling a central landscaped area and fountain.

The site has several mature trees, lush hedges and various landscaping features providing natural vegetation screens of the surrounding properties.

The rear yard includes both soft and hard surfaced areas inclusive of a lawn flanking the northern edge of the property and central pool encircled with a flag stone patio. A 2 story wood framed stable, likely constructed prior to 1937 by the Cox family, flanks the eastern edge of the back garden.



South (Front) Elevation from Lakeshore Road East
Credit: Google Street View, 2016



Rear Yard
Credit: Singh, 2014



Rear Yard
Credit: The Invidiata Team Real Estate
Brochure for 1399 Lakeshore Road East, 2016



Stable in Rear Yard
Credit: SBA, 2016

1.2.3 Description of Structure

The 2 storey house is listed on the Town of Oakville's Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act for its association to the historic settlement of Trafalgar Township – specifically the list of notable figures who have held the property.

Significant additions and renovations to the original house in 2000-2001 drastically changed the overall appearance of the house, inclusive of the 3 bay façade identified within the designation as a heritage attribute.

The designation bylaw ("Schedule A") cited the following heritage attributes: *the T-shaped house □ . is two-storeys with three bays on the ground floor. The basement is constructed in stone. The exterior is stucco. The roof is flat. The typical window is segmented with a plain lug sill. The door is centrally located with a flat transom. The porch is open at the front and sides with metal treillage for decoration.*



Front (South Elevation) View
Credit: SBA, 2016



Rear (Northeast Elevation) View
Credit: SBA, 2016



Side (Northwest Elevation) View
Credit: Singh, 2016



Separate Garage
Credit: Singh, 2016

2.0 Background Research and Analysis

2.1 History of Surrounding Area³

Oakville and Trafalgar Township's roots were primarily Canadian, British and American. The first census for Upper Canada (Ontario), taken in 1841, listed 4,495 residents of Trafalgar Township.

Trafalgar Township residents were largely of Loyalist stock – at the close of the American Revolution (1775-83), their families had fled from New York, New Jersey, Pennsylvania and Vermont to Niagara or Atlantic Canada. They or their children then moved to Trafalgar Township when settlement began, and Loyalist sentiments had substantial influence in the community.

Whether or not they were Loyalists, newcomers perceived opportunities in Trafalgar Township. Land grants or purchases along with family and business networks attracted many of the early settlers.

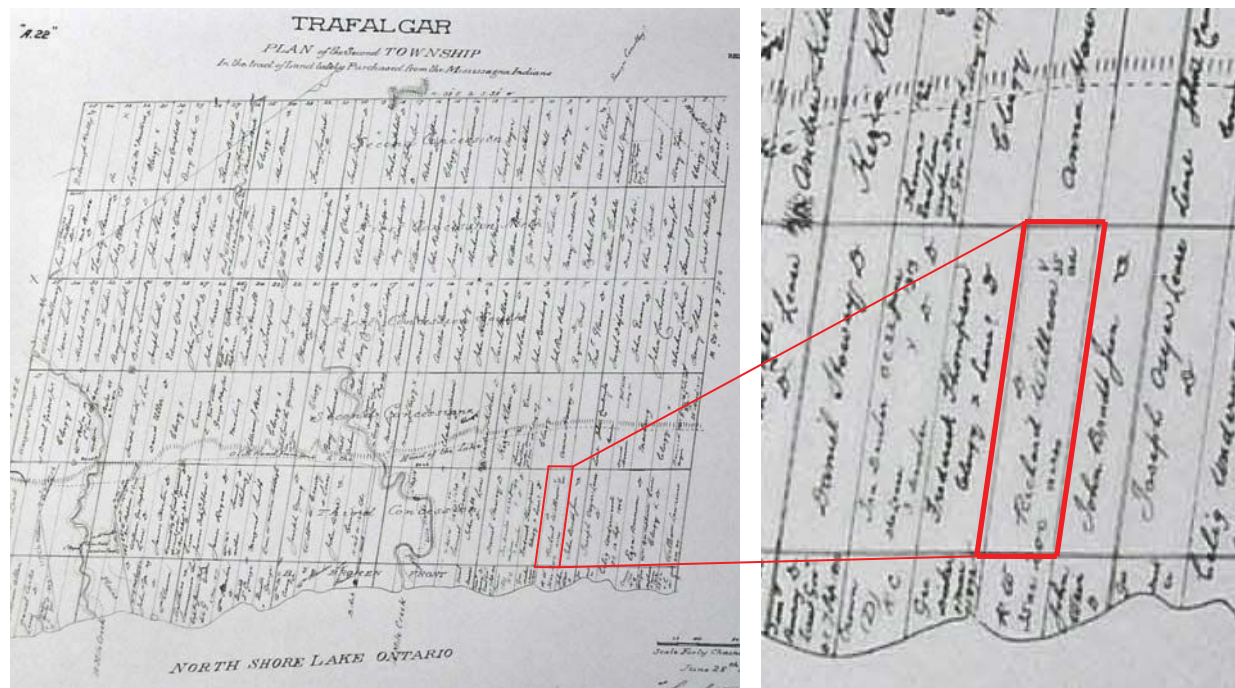
For almost a century following incorporation in the 1850s, Oakville and the rural communities that made up Trafalgar Township remained physically separated from each other by farms and country side. Although distinct, these communities were economically and socially interdependent.

Populations did not grow appreciably in the 1800s, but shortly before World War I, immigration and urbanization began to increase. Immigrants from countries other than the British Isles started arriving in Oakville. Growth accelerated during and after World War II. The area benefited from its strategic location on the main road and rail routes to the United States and between Toronto and Hamilton. Trafalgar and Bronte had land for industrial and residential development, but Oakville had the core services needed to support growth.

When multinational companies like Ford, oil refineries and other companies chose to locate to Trafalgar in the 1950s, the logic of amalgamation became clear to the municipalities surrounding Oakville. For some years they had cooperated through joint boards and agencies, and by mutual agreement they merged on January 1, 1962, bringing together the 10,200 people of Oakville with the 30,000 in Trafalgar and Bronte.

³ *The Roots of Trafalgar Township* by Town of Oakville, www.oakville.com, retrieved July 4, 2016.

2.2 Chronological History of the Property and Structures



Wilmot Survey Map of Trafalgar Township – 1806, identifying Richard Wilcox
Credit: In collection of Trafalgar Township Historical Society, annotated by SBA, 2016

The following is a compilation of research extracted from the *Town of Oakville Memo to Mr. D.W. Brown, Town Clerk, dated May 17, 1990*, (refer to **Appendix C**) and secondary research conducted by SBA.

In 1812, the original land grant for all of Concession 3 SDS Lot 7 was issued to Richard Wilcox. The south-east part of Lot 7 is a portion of the original land grant. No evidence suggests Richard Wilcox ever lived on the property.

The 1806 Wilmot Survey Map of Trafalgar Township indicates that 3 SDS Lot 7 was granted to a Richard Williams. It is assumed that either during research for the designation or the map itself contains an error in the recording of the last name for Richard. For the purposes of this report, Richard will be referred to as Richard Wilcox.

In 1823, the Assessment Roll of Gore District (Township of Trafalgar) shows John C. Harris being assessed for 135 acres of which 15 were cultivated and 120 uncultivated. The Assessment Roll also indicated a 'hewn or squared one storey' house located on the property. Harris was again assessed in 1827 for 135 acres (20 cultivated and 115 uncultivated). In the house the Assessment Rolls list four males and three females.

By 1834 the Assessment Rolls indicated Harris was assessed for 50 acres (15 cultivated and 35 uncultivated) with a one storey log house.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. He petitioned to the Lieutenant-Governor Sire Peregrine Maitland.

The 'hewn or squared one storey' and 'one storey log' house referred to above is not the house that is identified within the heritage designation for 1399 Lakeshore Road East, constructed almost fifty years after this date.

The Assessment Roll for 1847 shows John Moore assessed for 50 acres (25 cultivated and 25 uncultivated). Also a frame house was indicated.

John Moore was married to Sally Griggs, a daughter of Barnet Griggs, and early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property. The abstract of title indicates that a 50' square was allocated for a burial ground on the property. Many 19th century family burial grounds are found along the lot lines of the adjoining property. At first it was suspected that Sally Griggs was buried here; however, on a 1953 Trafalgar Township map of the Wedgewood Manor subdivision shows a 'child's cemetery' approximately 125 feet due north of the house at 1409 Lakeshore Road East. It appears more likely that children were buried there rather than Sally (Griggs) Moore. John Moore did indenture grant of this 50 square foot parcel to persons for the purpose of a burial ground. Every Bargain and Sale in the abstract of deeds exempts the 50 square from the transaction.⁴

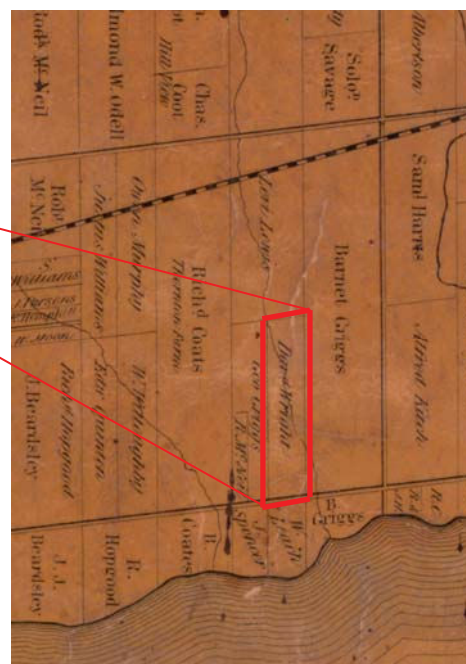
The frame house lived in by John Moore was constructed prior to the house that is identified within the heritage designation for 1399 Lakeshore Road East

In 1858, Charles Gilby, farmer and householder was assessed for 50 acres. The owner of the property was Rev. D. Wright, a clergyman of the Wesleyan Methodist Church and a surgeon. Rev. Wright sold the property to John Rankin, Yeoman. Joseph Rankin was listed as a tenant.

In 1882, Wm. Andrew Orr purchased the property; it was assessed at £200 for personal property. This represents a substantial increase in value compared to other properties in the area. This increase signifies a new house was built or the existing one was completely renovated. Without access into the house it is difficult to determine if a frame structure exists which may date to the 1840's.

Based on the description above, it is assumed that a new house was built by Wm. Andrew Orr. Reviewing the 1877 Historical Atlas by Walker & Miles, the structure identified on the property was located very close to the property line. One of the heritage attributes of the designated house for 1399 Lakeshore Road East is the setback from the road. Therefore, this supports the notion that a new house was built after Wm. Andrew Orr purchased the property, therefore dating the construction to 1878-1885.

⁴ The Cox Pioneer Cemetery is included on the Canadian Register of Historic Places. As per the website's description, The Cox Pioneer cemetery is associated with Trafalgar Township's earliest settlers. It was during the ownership of farmer John Harris that the cemetery was established. As per the Town of Oakville's website, two of the three marked graves are those of the infant children of Samuel and Sophia Harris, probably related to John C. Harris, the owner of the property in 1823. The cemetery was listed on the Canadian Register of Historic Places in 2010.



Tremaine's Map of the County of Halton – 1858, identifying David Wright
Credit: University of Toronto Map & Data Library, retrieved July 2016, annotated by SBA, 2016



James Ryrie was listed as purchasing the property in 1909. In Who's Who and Why Ryrie is listed as the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants located on Yonge Street in Toronto. He held many directorships in various humanitarian activities in the City of Toronto. Born in Toronto, on April 21, 1854, he was the son of James and Margaret Ryrie.

James Ryrie was a very prominent man in both Toronto and Oakville. Additional research identified that he purchased several properties in the Oakville area, specifically along Lakeshore Road East. Within the Cultural Heritage Landscape Strategy Implementation Study (prepared by Laurie Smith Heritage Consulting (Laurie Smith)) the property at 1475 Lakeshore Road East is identified as the Ryrie Estate, which he acquired prior to 1918. His main summer estate, Edgemere (1502 Lakeshore Road East) was on the opposite side of the road. James Ryrie did own 1399 Lakeshore Road East but appears to have never inhabited the house nor the property.

Ryrie sold the property to Herbert Coplin Cox. Also in Who's Who and Why, Cox is mentioned as the President and General Manager of Canada Life Assurance Company in 1912.

Herbert Coplin Cox and Hugh Wilson were involved in horse exhibitions across Canada and the U.S. Wilson and Cox also bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club. His wife Louise (Bogart) Cox, was from Penn Yan, N.Y. The property remained in the Cox Family until 1988.

Subsequent to the 1990 designation of the property, additional research suggests that the purchase of the 1399 Lakeshore Road East property (Louise B. Cox Estate) in 1914 served to further expand the Cox summer estate.

As identified within the Cultural Heritage Landscape Strategy Implementation Individual Inventory Report by Laurie Smith, the main property which Mr. and Mrs. Cox inhabited was their estate located at 40 Cox Drive (directly south of 1399 Lakeshore Road East), the Ennisclare Estate.

The Cox's purchase of 40 Cox Drive in 1909 included 17 acres of apples orchards fronting onto Lake Ontario. In 1910 Herbert (or Coplin) Cox hired the architectural firm Sproatt and Rolph to design the white stucco home in the colonial Georgian style (still in existence) as well as landscape the surrounding property in the European estate style. The report notes that "*the surrounding estate was carefully landscaped and included gardens, substantial stables, a polo field and an arena for the thoroughbred horses he raised; Ennisclare become known as a centre for horse riding in the Oakville area*□ *Cox provided a number of farm workers with housing and transportation*□ *From Mr. Cox's fine stable of horses was formed the famous Ennisclare Hunt, which had its beginning in the years 1910-1912*□ *the hunt itself took place on Cox's large property north of Lakeshore Road.*"

Utilizing the Halton Images website, an archive of historical information and collection of historical images for Trafalgar Township, various photos and their descriptions; a connection between the Cox Estate and 1399 Lakeshore Road East was developed.

John Thomas, called Jack Moulding, a highly respected stable manager and horseman was asked by Herbert Cox to come from England to look after the family hunters, polo ponies, riding

and carriage horses with stables, polo field and riding arena on the Cox Estate. His daughter, Joan recalls the residence was on the north side of the Lakeshore Highway with the stables and other activity areas south of the road.⁵

The purchase of 1399 Lakeshore Road East by the Cox family was a means to expand their grand estate, inclusive of providing additional stables and associated structures for their horses and what can be assumed, to provide housing for their stable manager and his family.

A 1937 survey clearly illustrates the original footprint of the house and adjacent orchard. It is assumed that the stables, and surrounding structures, inclusive of additional barns, stables and greenhouses were built by the Cox family. The last remaining stable, built sometime between 1914 and 1937 is shown below.

A visual connection would have been maintained between the stable manager's house, surrounding equestrian facilities and the main house. Due to Lake Ontario being south of the Cox Estate, one can assume that the well maintained polo fields would have been located north of the Cox home – directly across the street from 1399 Lakeshore Road East.

The extent of the Cox Estate was identified by a rough-cast six foot high wall encircling the property.



Stable Exterior, February 2016
Credit: Singh, 2016

As per the Cultural Heritage Landscape Strategy Implementation Individual Inventory Report for 40 Cox Drive by Laurie Smith, Mr. Cox and his wife died within a year of each other; Herbert in

⁵ Halton Images website, History obtained from images descriptions of Men of Cox Stables, and Joan Moulding and Pony Punch, retrieved July 2016.

1947 and Louise in 1948. Upon Mrs. Cox's death, Ennisclare was put up for sale. The surrounding property was subdivided and houses were built upon the once grand polo field and gardens. The estate house survived, however, and was converted into apartments.

It is assumed that 1399 Lakeshore Road East was included in this division of land. Based upon the 1937 survey, the property was significantly reduced from approximately 50 acres to its current size of 1.4 acres.

This 1.4 acre parcel along with the house and one stable, continued to be held by the Cox family until 1988.

Minimal documentation exists for the time frame from 1988 to 2000. Exterior photos, assumed to be from the late 1980's – early 1990's, obtained by the client via the Town of Oakville, show exterior elevations of the house, stable and property. The rough-cast wall, marking the Cox estate was captured in these photos.



Front (South) Elevation, late 1980s

Credit: Obtained by client from Town of Oakville, 2016



Side (West) Elevation, late 1980s

Credit: Obtained by client from Town of Oakville, 2016



Side (East) Elevation, late 1980s

Credit: Obtained by client from Town of Oakville, 2016



Cox Estate Wall, August 1988

Credit: Obtained by client from Town of Oakville, 2016



Metal Treillage, August 1988

Credit: Obtained by client from Town of Oakville, 2016



Front Door, August 1988

Credit: Obtained by client from Town of Oakville, 2016

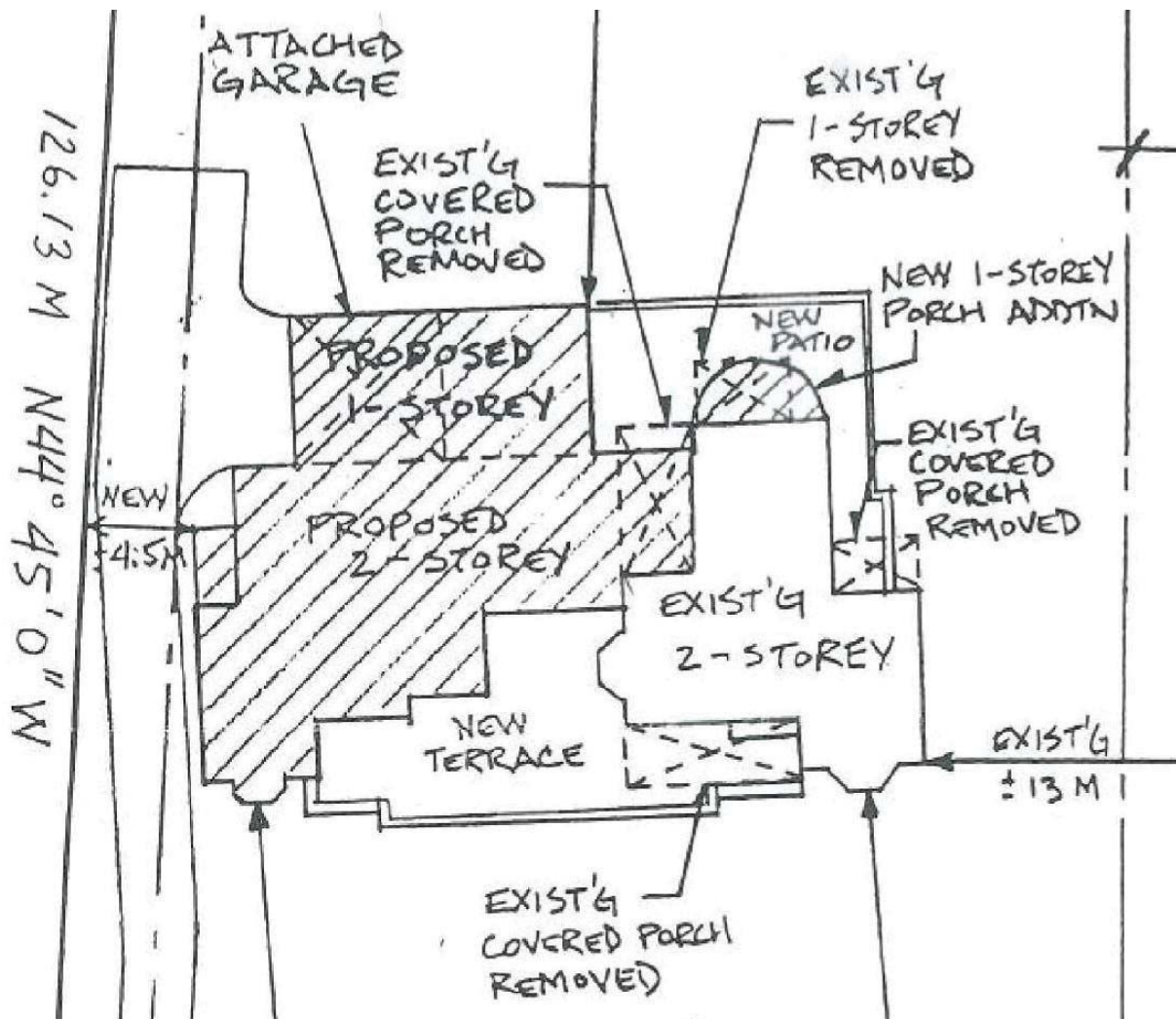
During 1999-2000, documentation identifies that an application was submitted to the Town of Oakville for the development of a condominium and subdivision. Applications for the zoning amendment had escalated to the Ontario Municipal Board by mid-2000.

However by June 2000, the property had been sold, the condominium/subdivision application withdrawn and a new application for a zoning amendment submitted by the new owners, Mr. and Mrs. Forgione.

This proposed zoning amendment application identified the owner's intent to abandon the 3 lot residential plan of a subdivision (or condominium) proposed by the previous owners and use the property for one residential dwelling only. New site-specific requirements were developed to accommodate the proposed renovations to the existing historic dwelling including approvals by the Local Architectural Conservation Advisory Committee (LACAC). The existing historic stable was identified to remain on the property and the request to remove the existing Cox Estate wall was granted with no demolition permit required.

The extent of the exterior renovations is listed below and shown within the accompanying annotated May 2000 elevations (**note:** red line represents the original outline of the house). Interior renovations were not identified.

- Removal of existing covered porches on east, south, and west elevations.
- Addition of terrace to south elevation.
- 2 storey addition attached to west wing of existing house.
- Addition of 1 storey garage behind new 2 storey addition.
- Addition of 1 storey porch along north elevation of the existing house.
- New patio in backyard of property.
- Overall increase in building height, including removal of existing flat roof, and replacement with a series of hipped/sloped roofs.



 NEW ADDTN
 REMOVED

Proposed and Existing Site Plan
Credit: Gren Weis Architect and Associates, 2000



South (Front) Elevations
Credit: Gren Weis Architect and Associates, 2000/2001



East (Side) Elevations

Credit: Gren Weis Architect and Associates, 2000/2001



Credit: Gren Weis Architect and Associates, 2000/2001



In May 2001, the Forgiones submitted a second permit application to the Town of Oakville for the building of a separate garage/pool house, and new entrance gate and fence. It is assumed that the expanded backyard landscaping and pool were also completed at this time.



Separate Garage and Pool Equipment and Changing Area – South Elevation
Credit: Singh, 2016



Separate Garage and Pool Equipment and Changing Area – East Elevation
Credit: Singh, 2014

In 2004, a proposal was submitted to the Town of Oakville requesting permission to demolish the 'barn' (stables as per the designation). This request was denied due to the history of the property and its association with the life of the owner, Mr. Cox. It was identified by the Town as restorable and that it should be preserved.

In 2014, the present Owners submitted a Heritage Permit Application to the Town of Oakville to undertake the alterations noted below. None of these alterations were constructed.

- Construct a new front entry loggia.
- Convert the attached garage into liveable space and construct a new carport.
- Construct a new rear porch.
- Construct a new two storey addition (enclosing an existing walkout).
- Construct a new one storey addition.
- Construct a basement walkout.
- Relocation of selected windows and doors.
- Landscaping at the front and rear of the property.

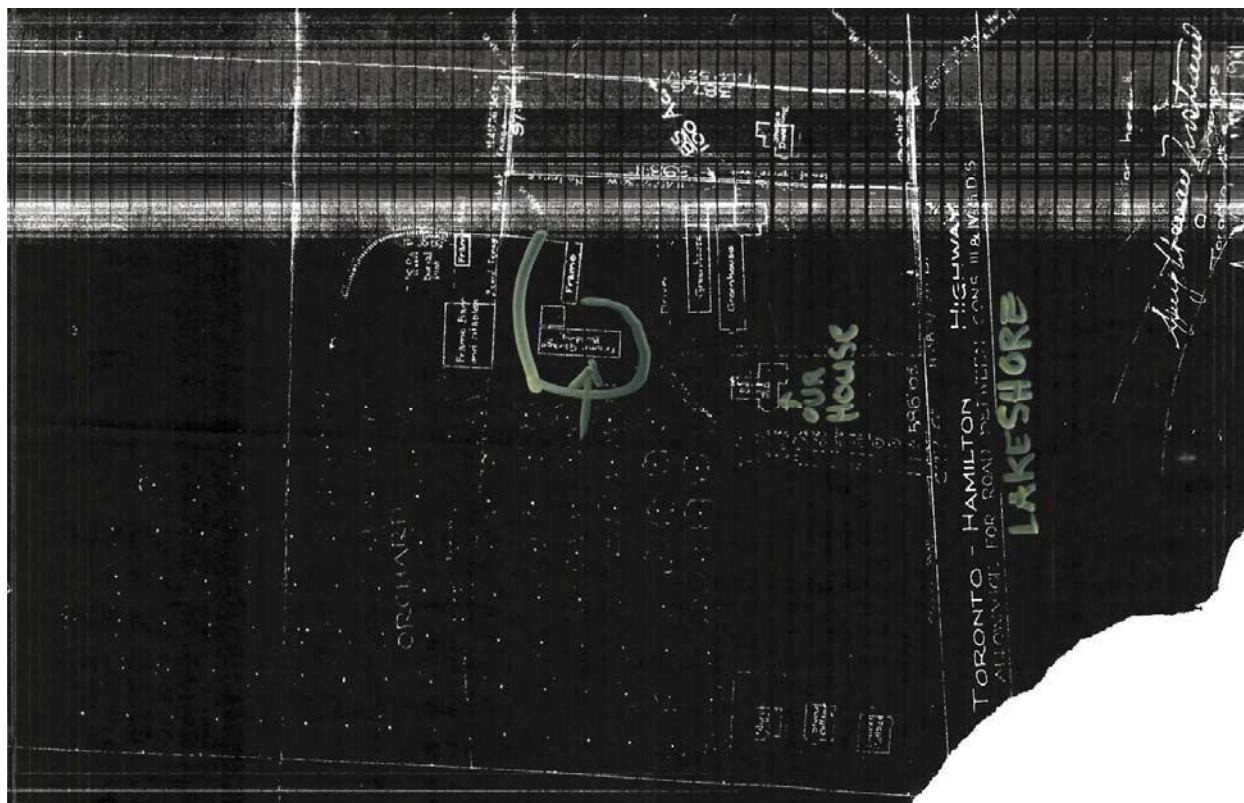
Interior renovations and repainting of the exterior were subsequently completed.

The following chart summarizes the principle owners of the property⁶:

Years of Ownership	Names of Owner(s)	Notes
1812	Crown	
1812 - 1823	Richard Wilcox	
1823 - 1842	John C. Harris	
1842	Levi Haines	
1842 - 1844	Michael Buck	
1844 - 1854	John Moore	
1854 - 1865	David Wright	
1865 - 1878	John Rankin	
1878 - 1885	Wm. Andrew Orr	Assumption that Wm. Andre Orr built the house that is identified within the designation.
1885 - 1901	Wm. H. Greenwood and Florence and Greenwood	
1901 - 1906	Geoffrey W. Black Hall	
1906 - 1909	Vavasor Robin	
1909 - 1914	James Ryrie	1399 was not the primary residence for James Ryrie. His primary residence was the Edgemere Estate.
1914 - 1988	Louise B. Cox (Cox Family)	1399 was not the primary residence for Herbert Coplin Cox and his wife Louise B. Cox. Upon their deaths, the property, house and one remaining stable remained in the family name until 1988.
1988 - 2000		
2000 - 2004	Mr. and Mrs. Forgione	
2004 - 2014		
2014 - present	Mr. Dilsher Singh and Ms. Dilshad Lebas	

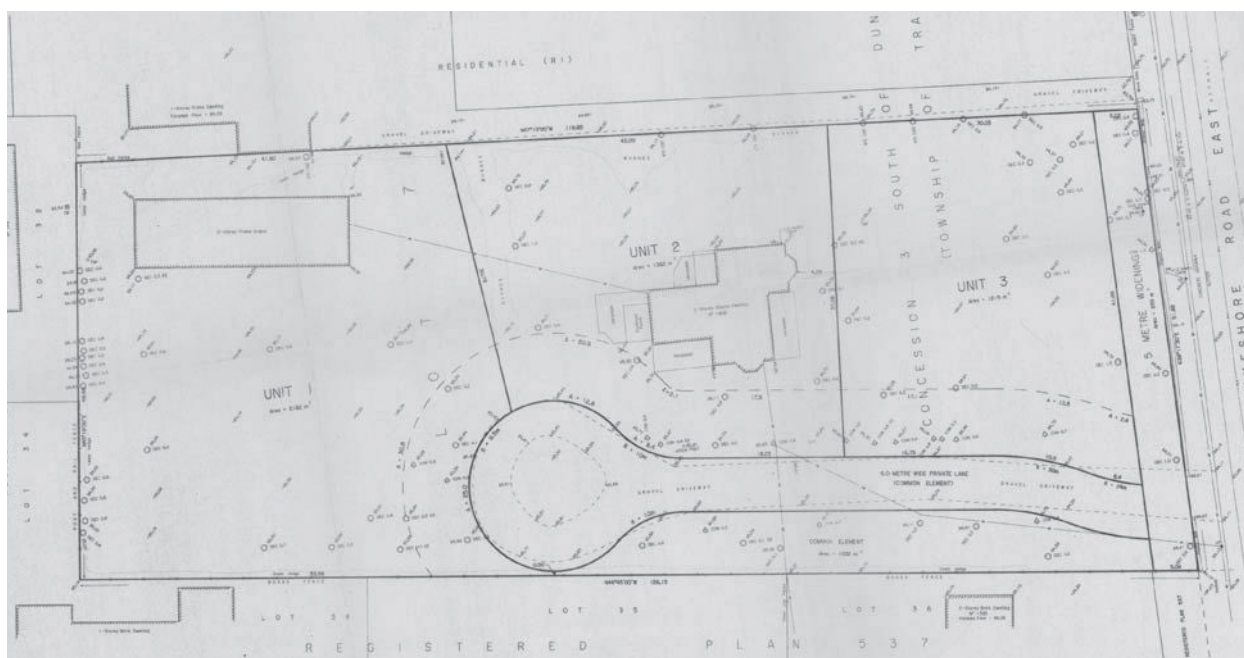
The following **surveys/site plans** illustrate the changes to the property and house.

⁶ Town of Oakville Memo dated January 27, 1989, Subject: Historical Search – Re: Heritage Designation of 1409 Lakeshore Road East, Concession 3 S.D.S. Part Lot 7, TWN of Trafalgar, Assessment Roll #040 170 043 00 0000



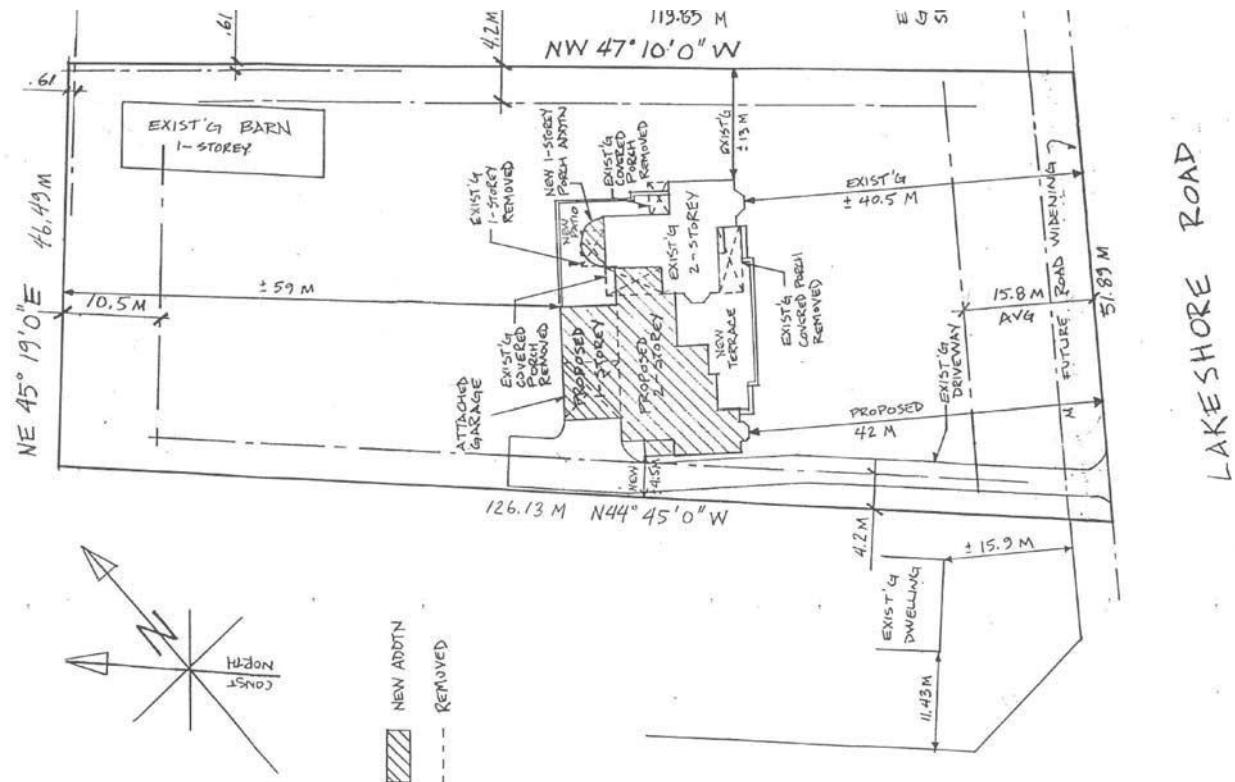
1937 Survey

Credit: Obtained by client from Town of Oakville, 2016



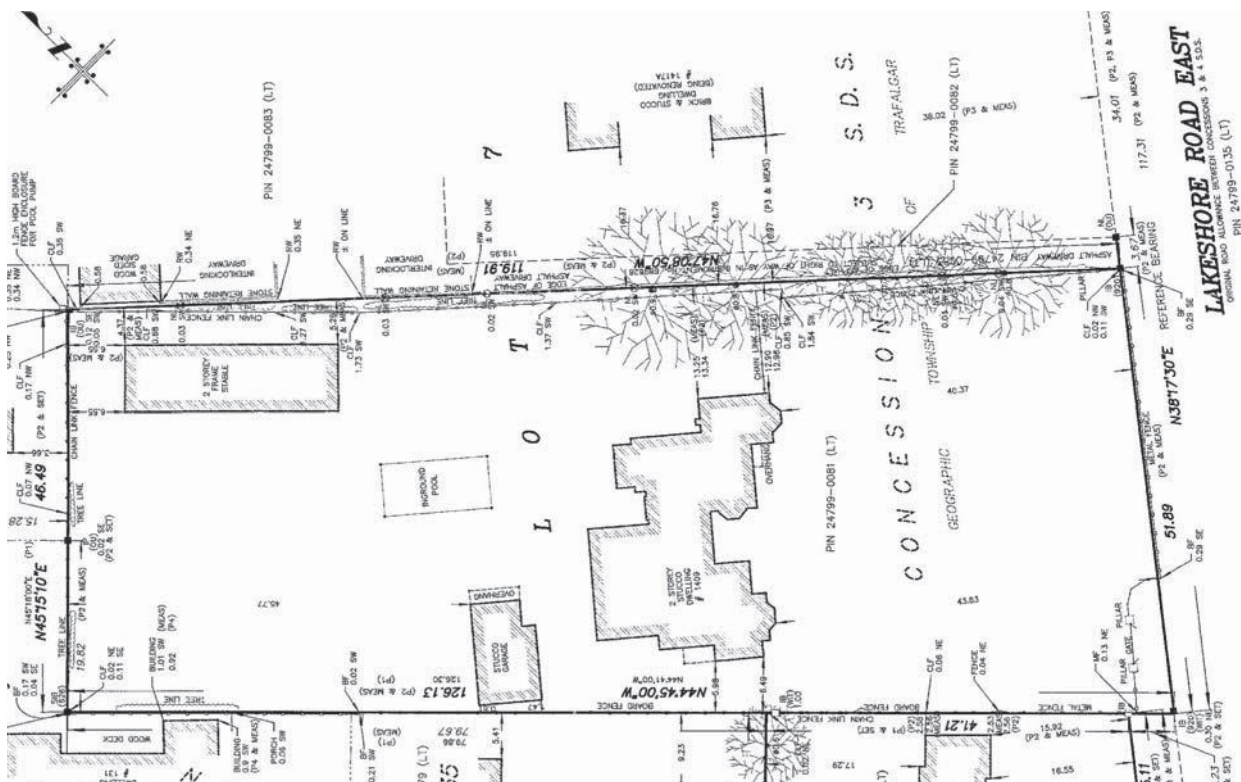
1997 Survey

Credit: Obtained by client from Town of Oakville, 2016



1997 Survey

Credit: Obtained by client from Town of Oakville, 2016



2007 Survey

Credit: MacKay MacKay & Peters Limited, 2016

3.0 Statement of Significance

The property, house and stable at 1399 (formerly 1409) Lakeshore Road East are included on the Town of Oakville's Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act.

The Corporation of the Town of Oakville By-Law 1990-109 designated the property as a property of historical and architectural value and interest and the Council enacted the following (28th May 1990):

1. The property municipally known as 1409 Lakeshore Road East is hereby designated as a property of historical and architectural value and interest pursuant to the Ontario Heritage Act for the reasons set out in Schedule "A" to this by-law.
2. The property designated by this by-law is the property described in Schedule "B" attached to this by-law.

Schedule "A"

The property was held by several notable figures including John C. Harris, John Moore, James Ryrie, and Coplin Cox. The Assessment Roll of Gore Districts (Township of Trafalgar) indicated that John C. Harris owned the property in 1823.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. He petitioned to the Lieutenant-Governor Sir Peregrine Maitland for a grant of either land on the Sixteen Mile Creek to position a mill or money to invent a method of extracting stumps from off the new land.

The Assessment Roll for 1847 shows John Moore owned the property in 1847. John Moore was married to Sally Griggs, a daughter of Barnet Griggs, who was an early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property.

James Ryrie was listed as purchasing the property in 1909. Ryrie is listed in Who's Who and Why as the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants, located on Yonge Street in Toronto. He held many directorships in various trust, assurances, and power companies and was also involved in humanitarian activities in the City of Toronto. In 1914, James Ryrie sold his property to Herbert Coplin Cox. Herbert Cox is also listed in Who's Who and Why, as President and General Manager of Canada Life Assurance Company in 1912. Herbert Cox was also involved in horse exhibitions across Canada and the U.S. In addition, Cox bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club. The property remained in the Cox Family until 1988.

The T-shaped house is setback substantially from Lakeshore Road East. It is two-storeys with three bays on the ground floor. The basement is constructed in stone. The exterior is stucco. The roof is flat. The typical window is segmented with a plain lug sill. The door is open at the front and sides with metal treillage for decoration. Stables are located to the rear of the house.

Schedule "B"

All and Singular that certain parcel or tract of land and premises situate, lying, and being in the Town of Oakville, in the Regional Municipality of Halton (formerly in the township of Trafalgar, in the County of Halton) being Part of Lot 7, Concession 3, South of Dundas Street in the said town and which said parcel may be more particular described as follows:

Commencing at a point in the northeasterly limit of the King's Highway No.2 distant 214 feet 7 inches southwesterly along the said northwesterly limit of the King's Highway No. 2 from the northeasterly angle of said Lot 7;

Thence North 47 degrees 8 minutes West a distance of 393 feet 9 ¼ inches more or less to a point;

Thence South 45 degrees 18 minutes West, 153 feet 0 ½ inches more or less to a point;

Thence South 44 degrees 41 minutes East along the northeasterly boundary of Part of Lot 34 and all of Lots 35 and 36 on Plan 537 and the extension southeasterly of such boundaries 414 feet 4 ¼ inches more or less to the northwesterly limit of the King's Highway No. 2;

Thence northeasterly along the northwesterly limit of the King's Highway No. 2 on a course of North 38 degrees 17 minutes and 30 seconds east a distance of 171 feet more or less to the place of beginning.

As previously described in Instrument No. 706561.

3.1 Evaluation of Cultural Heritage Value or Interest (as per Ontario Regulation 9/06)**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,*

The **stables** may be a rare surviving example from the 1940's of the equestrian history of Trafalgar Township.

- ii) *displays a high degree of craftsmanship or artistic merit, or*
No – not shown.

- iii) *demonstrates a high degree of technical or scientific achievement.*
No – not shown.

2. The property has historical value or associative value because it,

- i) *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*

The **property** is associated with several notable figures including John C. Harris, John Moore, James Ryrie and Herbert Coplin Cox, significant individuals both locally and nationally.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek.

John Moore was married to Sally Griggs, a daughter of Barnet Griggs, who was an early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property.

James Ryrie was the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants, located on Yonge Street in Toronto. He held many directorships in various trust, assurances, and power companies and was involved in humanitarian activities in the City of Toronto.

Herbert Cox was the President and General Manager of Canada Life Assurance Company and was involved in horse exhibitions across Canada and the U.S. He bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club.

The **property and stables** are associated with the Cox Estate and the equestrian history of Trafalgar Township.

- ii) *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*

The **property and stables** has the potential to yield information regarding the Cox Estate and the equestrian history of Trafalgar Township.

- iii) *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

No – not shown.

3. The property has contextual value because it,

- i) *is important in defining, maintaining or supporting the character of an area,*
The **property** helps to define, maintain and support the 19th century roots of Trafalgar Township and the Town of Oakville inclusive of the agricultural history, as well as the relationship to the Cox Estate which addresses a deep foundation in equestrian, hunting and grand estates of the Town of Oakville.
- ii) *is physically, functionally, visually or historically linked to its surroundings, or*
The **property and stables** are physically and historically linked to the surrounding properties, especially the remaining properties that are associated with the Cox Estate.
- iii) *is a landmark. O. Reg. 9/06, s. 1 (2).*
No – not shown.

4.0 Assessment of Existing Condition

A visual assessment of the site and exterior of the house was completed by SBA on March 22nd 2016.



Existing Front (South) Elevation
Credit: SBA, 2016

4.1 Site, Landscape and Structures

The review was completed in early spring prior to the trees and vegetation coming into bloom however it was evident that the site had been carefully maintained and was in good condition. There are mature trees along the perimeter of the site and well maintained landscaping, including hard and soft landscaping elements, surrounding the house, detached garage and pool area.

The entrance to the property is off of Lakeshore Road East through a decorative metal gate and fence fronting the street. The long driveway provides a circular drop off in front of the house and access to the detached garage to the rear of the house. The separate garage replaced the earlier turnaround at the rear of the house, and the driveway has been shifted closer to the west property line to accommodate the west wing addition and access to the garage.

The detached garage/pool change room is in good condition.

The interior of the stables are clean and in generally good condition though they are in need of some maintenance (i.e. painting).



Front Terrace
Credit: SBA, 2016



Rear Terraces
Credit: SBA, 2016



Rear Yard and Stables
Credit: SBA, 2016



Detached Garage and Pool Change Room
Credit: Singh, 2016

4.2 Building Envelope/Exterior

The exterior envelope of the large sprawling 2 storey house is in good condition. Significant renovations were completed in 2000-2001 and additional renovations/upgrades in 2014 (primarily interior). The exterior of the house was refaced in the 2000 renovations with an Exterior Insulation and Finish System (EIFS) inclusive of the windows sills of the original portion of the house. The metal treillage at the front porch was removed at that point. Likewise the original foundation was refaced with new stone and the windows and doors, inclusive of the front door, were replaced and reconfigured. The remaining original elements on the front façade are limited to the round headed wood shutters. It was confirmed at the site visit that the shutters were repaired and repainted at the time the exterior of the house was repainted in 2014. The sloped roofs are clad in asphalt shingles and appear to be in good condition.



Front (South) Elevation, 2016
Credit: SBA, 2016



West (Side) Elevation
Credit: SBA, 2016



North East Elevation
Credit: SBA, 2016



Front Bay Window
Credit: SBA, 2016



Front Entrance
Credit: SBA, 2016

5.0 Analysis and Recommendations

The property, house and stables are designated under Part IV of the OHA (By-law 1990-109). The reasons for the designation are cited within Chapter 3 and are fully attached in Appendix B. The existing by-law designates the property in terms of historical and architectural value and lists specific heritage attributes for the house. The stable is simply noted with no specific attributes associated with it.

The property is associated with both John C. Harris and John Moore though there is no association with the house as it was constructed after they occupied the property by others.

The property is associated and was owned by both James Ryrie and Herbert Coplin Cox though neither lived within the house since they had large estates located on the south side of the street. Research indicated that 1399 (previously 1409) Lakeshore Road East was never inhabited by the Cox Family, instead was purchased to expand their estate, owning the land directly south of 1399 Lakeshore. It is assumed that a series of stables were once located on the property of 1399 Lakeshore and perhaps the house utilized by workers, or most likely, the stable manager. One stable building still remains on the north east corner of 1399 Lakeshore Road East and is included on the designation. The original Cox Estate wall, running along the front edge of the property was lost in the 2000 renovations.

Over the years both the property and house have been drastically altered, most severely by the renovations and additions to the house in 2000-2001.

In 2000 the driveway was altered to accommodate the larger house design. The entrance from Lakeshore Road East remained the same; however a circular drop off in front of the house was added. The separate garage replaced the turnaround at the rear of the house, and the driveway was shifted closer to the west property line to accommodate the west wing addition and access to the garage.

A summary of the heritage attributes of the house and the associated interventions are listed below:

- *T-shaped plan with three bays on the ground floor* - no longer evident due to extensive renovations.
- *Basement constructed in stone* - covered with contemporary stone.
- *Stucco exterior* - covered in Exterior Insulated Facing System (EIFS).
- *Flat roof* - replaced with a hipped roof.
- *Typical window is segmented with a plain lug sill* - replaced with EIFS sills.
- *Centrally located front door with flat transom* - new arched door without a transom.
- *Front porch is open at front and sides with metal treillage for decoration* - porch and treillage removed.



Front (South) Elevation, ± 1980-1990s
Credit: Singh obtained from Town of Oakville, 2016



Front (South) Elevation, 2016
Credit: SBA, 2016



Side (West) Elevation, ± 1980-1990s
Credit: Singh obtained from Town of Oakville, 2016



Side (West) Elevation, 2016
Credit: Singh, 2016



North East Elevation, ± 1980-1990s
Credit: Singh obtained from Town of Oakville, 2016



North East Elevation, 2016
Credit: SBA, 2016



South East Elevation ± 1980-1990s
Credit: Singh obtained from Town of Oakville, 2016



Side (East) Elevation looking Northwest, 2016
Credit: SBA, 2016



Metal Treillage (left) and Front door (right), ± 1980-1990s
Credit: Singh obtained from Town of Oakville, 2016



Front Door, 2016
Credit: SBA, 2016

5.1 Recommendations

The historical and cultural values of 1399 Lakeshore Road East are associated with the property and stable and not the house.

With the exception of a 2 story house set-back from the street the architectural attributes cited for the house at 1399 Lakeshore Road East have been lost. Accordingly it is questionable whether the present house would have significant heritage attributes to merit inclusion on the designation and an amendment to the designation to remove the house is requested.

It is also recommended that the designation be updated at some point to address the connection to the Cox estate, the development of a statement of significance and the detailed description of the property's and stables' heritage attributes.

APPENDIX A:

**Town of Oakville Terms of Reference
for a Heritage Impact Assessment**



Terms of Reference for a
Heritage Impact Assessment
 Required as Part of a Complete Planning/Heritage Application

Description	<p>A heritage impact assessment is a study to determine the impact of a proposed development on the cultural heritage value of a property, or properties, and to recommend an overall approach to the conservation of the resource(s).</p> <p>The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development.</p> <p>The heritage impact assessment will apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work.</p>
Prepared by	<p>This analysis will be prepared by a qualified heritage specialist. Applicants may refer to the Canadian Association Heritage Professionals (CAHP) at www.caphc.ca, which lists members by their specialization. Please note: not all CAHP members may be qualified to complete a heritage impact assessment.</p> <p>Consideration will be given on a case-by-case basis to non-CAHP members who have specializations in applicable areas, depending on the types of heritage resources being assessed.</p>
When Required	<p>In accordance with the heritage conservation policies in the Livable Oakville Plan, a heritage impact assessment may be required when a development or redevelopment of property is proposed:</p> <ul style="list-style-type: none"> ▪ on, adjacent to, or in the immediate vicinity of, an individually designated historic property; ▪ within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District; or ▪ on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.
Rationale	<p>The heritage impact assessment is required in order to:</p> <ul style="list-style-type: none"> ▪ determine compliance with relevant cultural heritage policies ▪ assist staff with their analysis and report preparation

	<p>The rationale for the requirement for the heritage impact assessment arises from: the <i>Ontario Heritage Act</i>; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Section 5.3.4 of the Livable Oakville Plan.</p>
Required Contents	<p>A <i>heritage impact assessment</i> will contain, but is not limited to, the following:</p> <p>Introduction to Development Site</p> <ul style="list-style-type: none"> ▪ a location plan and current site plan of the property/properties ▪ a written description of the property, its location and surroundings, including the heritage status of the development site and adjacent properties ▪ a written description of the heritage attributes of the site, including any significant features, buildings, landscapes and vistas <p>Research and Analysis</p> <ul style="list-style-type: none"> ▪ a comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence ▪ a chronological history of the development of any structures, such as additions, removals, conversions, etc. ▪ an evaluation of the cultural heritage significance of the site in terms of its history, architecture and local context ▪ the reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc. <p>Statement of Significance</p> <ul style="list-style-type: none"> ▪ a statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s), in accordance with provincial legislation Ontario Regulation 9/06 ▪ this statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions ▪ this statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site <p>Assessment of Existing Condition</p> <ul style="list-style-type: none"> ▪ a comprehensive written description of the physical condition of the structures on the site, including their exterior and interior ▪ current photographs of the property, including: <ul style="list-style-type: none"> ▪ views of the area surrounding the property to show it in context with adjacent properties ▪ exterior views of each elevation of each building ▪ views of the property including all significant landscape features ▪ interior views of each room in each building

	<ul style="list-style-type: none"> ▪ close-up views of all significant interior heritage features <p>Description of the Proposed Development</p> <ul style="list-style-type: none"> ▪ a written description of the development proposal ▪ a conceptual site plan and conceptual drawings of all building elevations ▪ description and drawings should note which heritage attribute(s) are considered for retention and which are considered for removal or alteration <p>Impact of Development on Heritage Attributes</p> <ul style="list-style-type: none"> ▪ a discussion of the potential impacts the proposal may have on the site's heritage attributes ▪ negative impacts on cultural heritage resources may include: <ul style="list-style-type: none"> ▪ destruction of any, or part of any, significant heritage attribute ▪ alteration that is not sympathetic to the heritage attribute ▪ shadows created by new development that alter the appearance of or change the viability of a heritage attribute ▪ isolation of a heritage attribute from its surrounding environment, context or significant relationship ▪ direct or indirect obstruction of significant views or vistas ▪ a change in land use which negates the property's cultural heritage value ▪ land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource <p>Considered Mitigation and Conservation Strategies</p> <ul style="list-style-type: none"> ▪ an assessment of alternative options, mitigation measures and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s) ▪ alternatives and strategies should have consideration for relevant cultural heritage policies (Provincial Policy Statement; Official Plan; Heritage Conservation District Plan, Designation By-law, if applicable) ▪ recommendations for additional studies to be undertaken related to, but not limited to: restoration specifics, design guidelines, interpretation and commemoration, lighting, signage, landscaping, structural analysis, additional written and photo documentation prior to demolition, long-term maintenance plan <p>Appendices</p> <ul style="list-style-type: none"> ▪ a list of primary and secondary sources consulted ▪ a summary of the author's qualifications
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Format	The study will be submitted in hard copy (2 copies) and in PDF format.
Requirement for Peer Review	<p>The Town of Oakville reserves the right to request an independent peer review of a heritage impact assessment <i>at the development proponent's cost</i>. Heritage Planning staff will facilitate peer reviews if deemed necessary by the Director of Planning.</p> <p>Peer reviews will evaluate the assessments provided in heritage impact assessments. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, inappropriate conservation advice not consistent with recognized standards (see below), omissions and misrepresentations.</p>
Comments	<p>It is expected that the preferred protective and mitigative measures will be consistent with recognized standards for heritage conservation, including:</p> <ul style="list-style-type: none"> ▪ Ontario Ministry of Tourism and Culture's <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> ▪ Ontario Ministry of Tourism and Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> ▪ Ontario Ministry of Tourism and Culture's <i>Heritage Conservation Principles for Land Use Planning</i> ▪ <i>Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation</i> ▪ the Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> ▪ the <i>Appleton Charter for the Protection and Enhancement of the Built Environment</i> ▪ the <i>International Charter for the Conservation and Restoration of Monuments and Sites</i> (the Venice Charter) <p>Online Resources:</p> <p>http://oakville.ca/business/heritage-planning.html http://www.mtc.gov.on.ca/en/heritage/heritage.shtml http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc.aspx http://www.international.icomos.org/charters/appleton.pdf http://www.icomos.org/venice_charter.html</p>

APPENDIX B:

**Town of Oakville Planning and Development Designation By-Law
1990-109 for 1409 Lakeshore Road East**

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1990-109

A by-law to designate a certain property as a property of historical and architectural value and interest (1409 Lakeshore Road East)

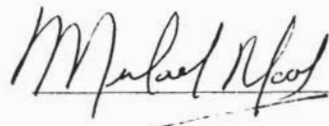
THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 1409 Lakeshore Road East is hereby designated as a property of historical and architectural value and interest pursuant to The Ontario Heritage Act for the reasons set out in Schedule "A" to this by-law.
2. The property designated by this by-law is the property described in Schedule "B" attached to this by-law.

PASSED by the Council this 28th day of May, 1990.



MAYOR



CLERK

SCHEDULE "A"

to By-Law 1990-109

The property was held by several notable figures including John C. Harris, John Moore, James Ryrie, and Coplin Cox. The Assessment Roll of Gore District (Township of Trafalgar) indicates that John C. Harris owned the property in 1823.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. He petitioned to the Lieutenant-Governor Sir Peregrine Maitland for a grant of either land on the Sixteen Mile Creek to position a mill or money to invent a method of extracting stumps from off the new land.

The Assessment Roll for 1847 shows that John Moore owned the property in 1847. John Moore was married to Sally Griggs, a daughter of Burnet Griggs who was an early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property.

James Ryrie was listed as purchasing the property in 1909. Ryrie is listed in Who's Who and Why as the president of Ryrie Brothers Limited, Jewellery and Silverware Merchants, located on Yonge Street in Toronto. He held many directorships in various trust, assurance, and power companies and was also involved in humanitarian activities in the City of Toronto. In 1914, James Ryrie sold his property to Herbert Coplin Cox. Herbert Cox is also listed in Who's Who and Why as the

President and General Manager of Canada Life Assurance Company in 1912. Herbert Cox was also involved in horse exhibitions across Canada and the U.S. In addition, Cox bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club. The property remained in the Cox family until 1988.

The T-shaped house is setback substantially from Lakeshore Road East. It is two-storeys with three bays on the ground floor. The basement is constructed in stone. The exterior is stucco. The roof is flat. The typical window is segmented with a plain lug sill. The door is centrally located with a flat transom. The porch is open at the front and sides with metal treillage for decoration. Stables are located to the rear of the house.

SCHEDULE "B"

to By-Law 1990-109

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying, and being in the Town of Oakville, in the Regional Municipality of Halton (formerly in the township of Trafalgar, in the County of Halton) being Part of Lot 7, Concession 3, South of Dundas Street in the said town and which said parcel may be more particular described as follows:

COMMENCING at a point in the northwesterly limit of the King's Highway No. 2 distant 214 feet 7 inches southwesterly along the said northwesterly limit of the King's Highway No. 2 from the northeasterly angle of said Lot 7;

THENCE North 47 degrees 8 minutes West a distance of 393 feet 9 1/4 inches more or less to a point;

THENCE South 45 degrees 18 minutes West, 153 feet 0 1/2 inches more or less to a point;

THENCE South 44 degrees 41 minutes East along the northeasterly boundary of Part of Lot 34 and all of Lots 35 and 36 on Plan 537 and the extension southeasterly of such boundaries 414 feet 4 1/4 inches more or less to the northwesterly limit of the King's Highway No. 2;

THENCE northeasterly along the northwesterly limit of the King's Highway No. 2 on a course of North 38 degrees 17 minutes and 30 seconds east a distance of 171 feet more or less to the place of beginning.

As previously described in Instrument No. 706561.

APPENDIX C:

**Town of Oakville Planning and Development Memo:
1409 Lakeshore Road East**

TOWN OF OAKVILLE

MEMO

TO: Mr. D.W. Brown, Town Clerk

SUBJECT: 1409 Lakeshore Road East - A By-Law to designate a Certain
Property of Historical and Architectural Value and Interest

DATE: May 17, 1990



Further to Council's decision of March 12, 1990, the attached By-Law, 1990-109, designates 1409 Lakeshore Road East as a property of historical and architectural value.

Ron Foy, Director
Planning and Development

RB:ba

204

Attachment



The Corporation of the Town of Oakville
Planning and Development Department

STAFF REPORT

TO: Chairperson and members
of LACAC

FILE: BL 2.04
Heritage Structure Report
Proposed designation
1409 Lakeshore Rd E

MW

Background

The house on 1409 Lakeshore Road East was listed on the priority listing for 1988 designation. Staff introduced the property to LACAC at its regular meeting of July 6, 1988. The owner had recently died and the estate was handled by National Trust Company. The Committee requested staff to arrange an on-site meeting. The on-site meeting was held on August 22, 1988. The building-design subcommittee did not consider the design of the building to be a very good example of local architecture. However, the Committee requested staff to proceed with the historical research.

The property has been sold to [REDACTED] and [REDACTED]. Staff sent the new owners an information package.

Catherine Campbell, LACAC Chairperson contacted the owners to answer any questions they may have about the designation process.

Staff has notified the owners about the November 1, 1989 LACAC meeting.

The heritage structure report is attached.

Recommendation

That LACAC recommend to Council to designate the 1409 Lakeshore Road East under Part IV of the Ontario Heritage Act on historical grounds.

MW
Marisa Williams
Planner

MW/sb
10067 16

11.3 PROPOSED DESIGNATIONS

1409 Lakeshore Road East

At the request of the property owner, consideration of the property at 1409 Lakeshore Road East for Heritage Designation was deferred to another meeting.



11.4



10.1



10.2

BUSINESS ARISING FROM THE MINUTES

1409 Lakeshore Road East

The Chairman advised that the present owners of the property intend to maintain the building in its present condition. They are aware of the implications of the Heritage Act and would be willing to consider the building being designated under the Act at some time in the future.

MOVED BY: Councillor Behrens
SECONDED BY: Neil McDonald


"THAT the consideration of the premises at 1409 Lakeshore Road East be included on the agenda for the November LACAC meeting."

CARRIED

10.3



HERITAGE STRUCTURE REPORT

Address:	1409 Lakeshore Road East
Legal Description:	Concessions 3 SDS S.E. Part Lot 7
Present use:	Residential
Original use:	Residential
Present owners:	
Original owner:	Original Land Grant issue to Richard Wilcox, 1812
Builder:	Present house was probably built by William Andrew Orr c1850
Date of construction:	
Zoning:	R1 - Detached residential

Historical Significance

In 1812, the original land grant for all of Concession 3 SDS Lot 7 was issued to Richard Wilcox. The south-east part of Lot 7 is a portion of the original land grant. No evidence suggests Richard Wilcox has ever lived on the property. In 1823, the Assessment Roll of Gore District (Township of Trafalgar) shows John C. Harris being assessed for 135 acres of which 15 were cultivated and 120 uncultivated. The Assessment Roll also indicates a 'hewn or squared one storey' house located on the property. Harris was again assessed in 1827 for 135 acres (20 cultivated and 115 uncultivated). In the household the Assessment Rolls list four males and three females. 2

By 1834 the Assessment Rolls indicated Harris was assessed for 50 acres (15 cultivated and 35 uncultivated) with a one storey log house.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. He petitioned to the Lieutenant-Governor Sir Peregrine Maitland. The following excerpt (Oakville and the Sixteen: Matthews: p 10) is Harris' petition:

"Having some two of three years since observed in the papers an advertisement of the Agricultural Society of England promising a reward of fifty guineas or a gold medal to any person who could invent the best method of extracting stumps from off new land ...your petitioner was instigated thereby to make an attempt towards inventing a Machine for that purpose and after much study and perseverance was successful in constructing one which has upon trial been thought well adapted to the purpose". Disappointed in his hopes of obtaining the reward, "as the medal was awarded to a gentleman in Nova Scotia," Harris had intended applying for a patent. But, he continues in all seriousness, he would prefer a grant of land in lieu thereof, "i.e., a situation on the 16 mile creek if the same should be at your Excellency's disposal."

That creek affords excellent mill seats and situations for machinery which your petitioner is desirous of putting in operation should he be so fortunate as to obtain a spot thereon."

Harris secured the signatures of above a hundred settlers in the township and reiterated his appeal, directing Maitland's attention to the privations they were forced to endure for the lack of facilities such as mills would provide. And there were others who requested grants within the two Crown Reserves in the township.

The Assessment Roll for 1847 shows John Moore assessed for 50 acres (25 cultivated and 25 uncultivated). Also a frame house was indicated.

John Moore was married to Sally Griggs, a daughter of Barnet Griggs an early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property.

The abstract of title indicates that a 50' square was allocated for a burial ground on the property. Many 19th century family burial grounds are found along the lot lines of the adjoining property. At first it was suspected that Sally Griggs was buried here; however, on a 1953 Trafalgar Township map of the Wedgewood Manor subdivision shows a 'child's cemetery' approximately 125 feet due north of the house at 1409 Lakeshore Road East. It appears more likely that children were buried there rather than Sally (Griggs) Moore. John Moore did indenture grant of this 50 square foot parcel to persons for the purpose of a burial ground. Every Bargain and Sale in the abstract of deeds exempts the 50' square from the transaction.

In 1858, Charles Gilby, farmer and householder was assessed for 50 acres. The owner of the property was Rev. D. Wright a clergyman of the Wesleyan Methodist Church and a surgeon. Rev. Wright sold the property to John Rankin, Yeoman. Joseph Rankin was listed as a tenant.

In 1882, Wm. Andrew Orr purchased the property; it was assessed at £3800 plus £200 for personal property. This represents a substantial increase in value compared to other properties in the area. This increase signifies a new house was built or the existing one was completely renovated. Without access into the house it is difficult to determine if a frame structure exists which may date to the 1840's.

James Ryrie was listed as purchasing the property in 1909. In Who's Who and Why Ryrie is listed as the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants located on Yonge Street in Toronto. He held many directorships in various Trust, Assurance and Power Companies. He was also involved in humanitarian activities in the City of Toronto. Born in Toronto, on April 21, 1854, he was the son of James and Margaret Ryrie.

Ryrie sold the property to Herbert Coplin Cox. Also in Who's Who and Why, Cox is mentioned as the President and General Manager of Canada Life Assurance Company in 1912.

Herbert Cox and Hugh Wilson were involved in horse exhibitions across Canada and the U.S. Wilson and Cox also bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club.

His wife Louise (Bogart) Cox, was from Penn Yan, N.Y.

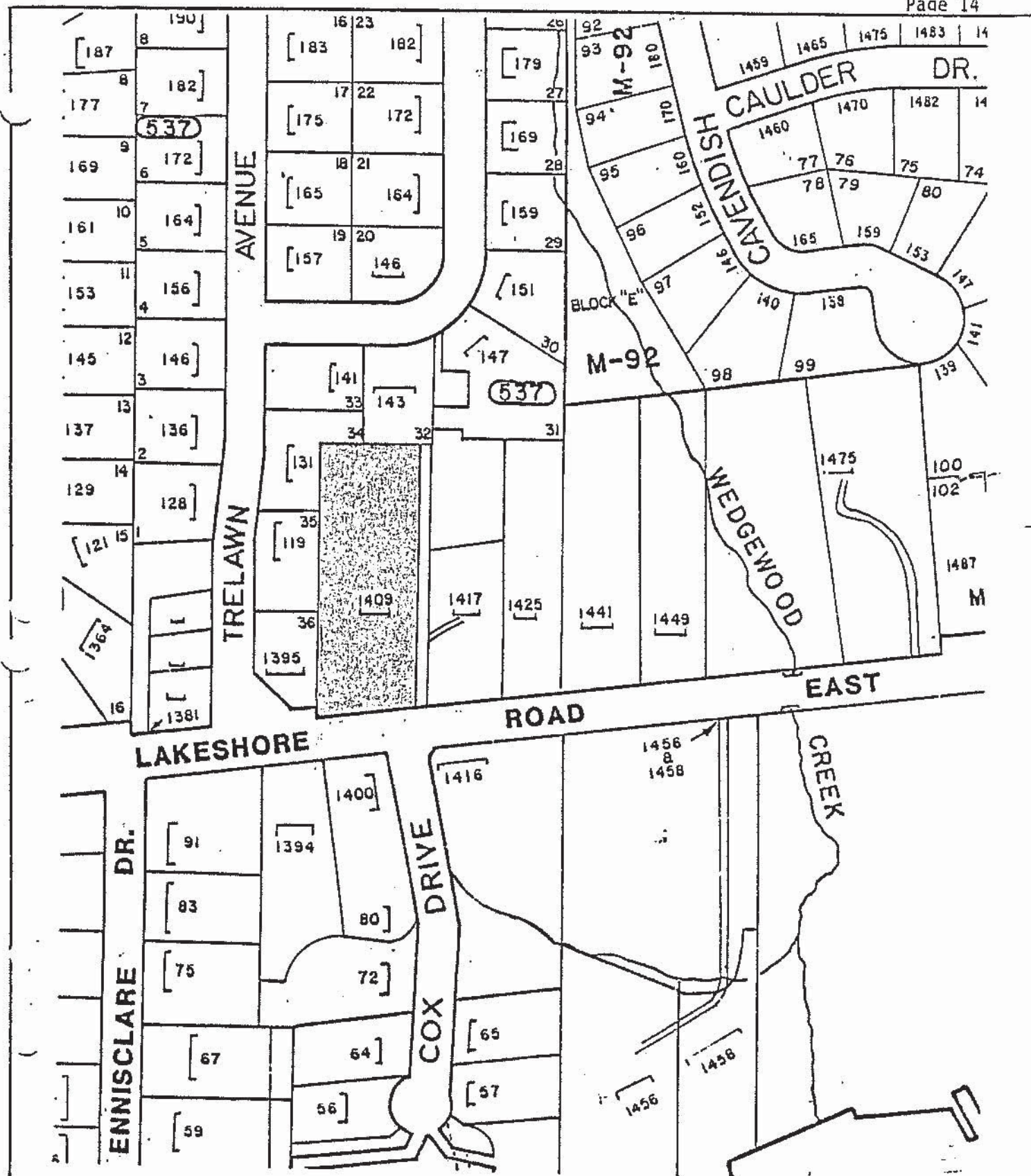
The property remained in the Cox family until 1988.

Architectural Significance

This is a single detached dwelling, in a T-shaped plan. It is two storeys with 3 bays on the ground floor. The basement is constructed in stone. The exterior is stucco. The roof is flat. The typical window is segmental with a plain lug sill. The door is centrally located with a flat transom. Multiple light and with side light. The porch is open at the front and sides with metal treillage for decoration.

Context and environment

The house is set back substantially from Lakeshore Road East. The property contains mature trees and vegetation. Stables are located to the rear of the house.



Name	1409 Lakeshore Road East
File No.	BL2-04
Date	February 23rd, 1989
Scale	N.T.S.

Town Of Oakville
Planning & Development
Department
Drafting Office





The Corporation of the Town of Oakville
Planning and Development Department

STAFF REPORT

TO: Chairperson and members
of LACAC

FILE: BL 2.04
Heritage Structure Report
Proposed designation
1409 Lakeshore Rd E

MW

Background

The house on 1409 Lakeshore Road East was listed on the priority listing for 1988 designation. Staff introduced the property to LACAC at its regular meeting of July 6, 1988. The owner had recently died and the estate was handled by National Trust Company. The Committee requested staff to arrange an on-site meeting. The on-site meeting was held on August 22, 1988. The building-design subcommittee did not consider the design of the building to be a very good example of local architecture. However, the Committee requested staff to proceed with the historical research.

The property has been sold to [REDACTED]
[REDACTED] Staff sent the new owners an information package.

Catherine Campbell, LACAC Chairperson contacted the owners to answer any questions they may have about the designation process.

Staff has notified the owners about the November 1, 1989 LACAC meeting.

The heritage structure report is attached.

Recommendation

That LACAC recommend to Council to designate the 1409 Lakeshore Road East under Part IV of the Ontario Heritage Act on historical grounds.

MW
Marisa Williams
Planner

MW/sb
10067 16

HERITAGE STRUCTURE REPORT

Address: 1409 Lakeshore Road East
Legal Description: Concessions 3 SDS S.E. Part, Lot 7
Present use: Residential
Original use: Residential
Present owners: [REDACTED]
Original owner: Original Land Grant issue to Richard Wilcox, 1812
Builder: Present house was probably built by William Andrew Orr
Date of construction: c1880
Zoning: R1 - Detached residential

Historical Significance

In 1812, the original land grant for all of Concession 3 SDS Lot 7 was issued to Richard Wilcox. The south-east part of Lot 7 is a portion of the original land grant. No evidence suggests Richard Wilcox has ever lived on the property. In 1823, the Assessment Roll of Gore District (Township of Trafalgar) shows John C. Harris being assessed for 135 acres of which 15 were cultivated and 120 uncultivated. The Assessment Roll also indicates a 'hewn or squared one storey' house located on the property. Harris was again assessed in 1827 for 135 acres (20 cultivated and 115 uncultivated). In the household the Assessment Rolls list four males and three females.

By 1834 the Assessment Rolls indicated Harris was assessed for 50 acres (15 cultivated and 35 uncultivated) with a one storey log house.

John C. Harris is mentioned in Oakville and the Sixteen with respect to the opportunity of developing an energy source from the Sixteen Mile Creek. He petitioned to the Lieutenant-Governor Sir Peregrine Maitland. The following excerpt (Oakville and the Sixteen: Matthews: p 10) is Harris' petition:

"Having some two or three years since observed in the papers an advertisement of the Agricultural Society of England promising a reward of fifty guineas or a gold medal to any person who could invent the best method of extracting stumps from off new land ... your petitioner was instigated thereby to make an attempt towards inventing a Machine for that purpose and after much study and perseverance was successful in constructing one which has upon trial been thought well adapted to the purpose". Disappointed in his hopes of obtaining the reward, "as the medal was awarded to a gentleman in Nova Scotia," Harris had intended applying for a patent. But, he continues in all seriousness, he would prefer a grant of land in lieu thereof, "i.e., a situation on the 16 mile creek if the same should be at your Excellency's disposal."

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That creek affords excellent mill seats and situations for machinery which your petitioner is desirous of putting in operation should he be so fortunate as to obtain a spot thereon." 19 Harris secured the signatures of above a hundred settlers in the township and reiterated his appeal, directing Maitland's attention to the privations they were forced to endure for the lack of facilities such as mills would provide. And there were others who requested grants within the two Crown Reserves in the township.

The Assessment Roll for 1847 shows John Moore assessed for 50 acres (25 cultivated and 25 uncultivated). Also a frame house was indicated.

John Moore was married to Sally Griggs, a daughter of Barnet Griggs an early settler in Trafalgar Township. Sally Griggs died the same year that John Moore purchased the property.

The abstract of title indicates that a 50' square was allocated for a burial ground on the property. Many 19th century family burial grounds are found along the lot lines of the adjoining property. At first it was suspected that Sally Griggs was buried here; however, on a 1953 Trafalgar Township map of the Wedgewood Manor subdivision shows a 'child's cemetery' approximately 125 feet due north of the house at 1409 Lakeshore Road East. It appears more likely that children were buried there rather than Sally (Griggs) Moore.

Every Bargain and Sales in the abstract of deeds exempts the 50' square from the transaction.

In 1858, Charles Gilby, farmer and householder was assessed for 50 acres. The owner of the property was Rev. D. Wright a clergyman of the Wesleyan Methodist Church and a surgeon. Rev. Wright sold the property to John Rankin, Yeoman. Joseph Rankin was listed as a tenant.

In 1882, Wm. Andrew Orr purchased the property; it was assessed at ~~3000~~ ^{pounds} plus 200 for personal property. This represents a substantial increase in value compared to other properties in the area. This increase signifies a new house was built or the existing one was completely renovated. Without access into the house it is difficult to determine if a frame structure exists which may date to the 1840's.

James Ryrie was listed as purchasing the property in 1909. In Who's Who and Why Ryrie is listed as the President of Ryrie Bros. Limited, Jewellery and Silverware Merchants located on Yonge Street in Toronto. He held many directorships in various Trust, Assurance and Power Companies. He was also involved in humanitarian activities in the City of Toronto. Born in Toronto, on April 21, 1854, he was the son of James and Margaret Ryrie.

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Ryrie sold the property to Herbert Coplin Cox. Also in Who's Who and Why, Cox is mentioned as the President and General Manager of Canada Life Assurance Company in 1912.

Herbert Cox and Hugh Wilson were involved in horse exhibitions across Canada and the U.S. Wilson and Cox also bought hounds from Montreal and Philadelphia and started the Ennisclare Hunt Club.

His wife Louise (Bogart) Cox, was from Penn Yan, N.Y.

The property remained in the Cox family until 1988.

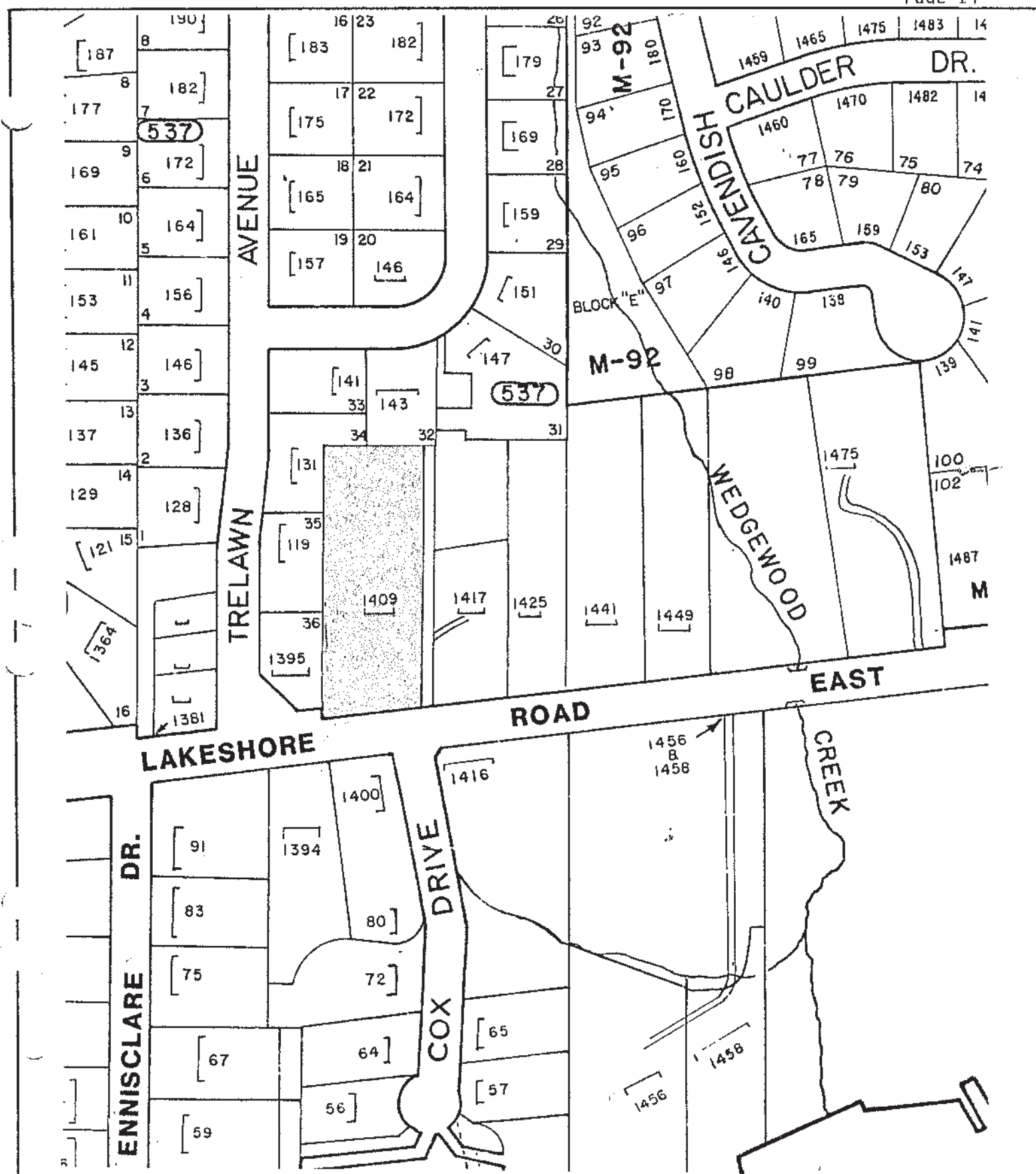
Architectural Significance

This is a single detached dwelling, in a T-shaped plan. It is two storeys with 3 bays on the ground floor. The basement is constructed in stone. The exterior is stucco. The roof is flat. The typical window is segmental with a plain lug sill. The door is centrally located with a flat transom. Multiple light and with side light. The porch is open at the front and sides with metal treillage for decoration.

Context and environment

The house is set back substantially from Lakeshore Road East. The property contains mature trees and vegetation. Stables are located to the rear of the house.

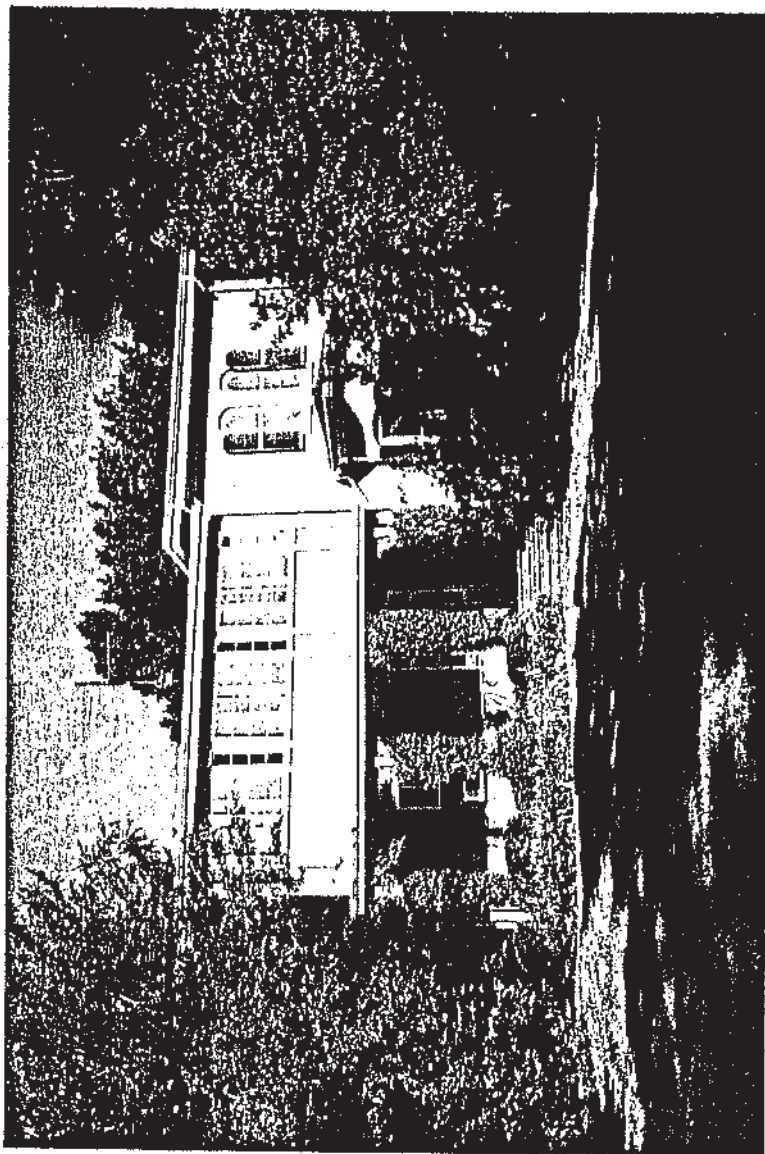
MW:cw
1819



Name 1409 Lakeshore Road East
 File No. BL2.04
 Date February 23rd, 1989
 Scale N.T.S.

Town Of Oakville
 Planning & Development
 Department
 Drafting Office





APPENDIX D:
Reference Documents and Bibliography

Reference Documentation

The Heritage Impact Assessment (HIA) for 1409 Lakeshore Road East was prepared in accordance with the Town of Oakville's Terms of Reference for a *Heritage Impact Assessment* (refer to **Appendix A**).

*A **heritage impact assessment** is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resources.*

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development.

*The **heritage impact assessment** should apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work.⁴*

As a requirement of the above noted Terms of Reference, the HIA was prepared by a member of the Canadian Association of Heritage Professionals (CAHP); namely Kelly Gilbride OAA, P.Eng., CAHP, LEED AP of Stevens Burgess Architects Ltd. (SBA) - (refer to **Appendix E for resume**). SBA is an OAA licensed architectural practice complete with six licensed architects, three members of the Canadian Association of Heritage Professionals (CAHP), three LEED accredited professionals and a staff specializing in architecture, heritage conservation, interior design and master planning.

Since 1988 when SBA was retained to assist the Trustees of The Old Stone Church in Beaverton Ontario to restore the 1840's stone church, SBA has worked on over twenty recognized or designated heritage properties and many more listed or eligible to be listed buildings. Following internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

The rationale for the requirement for the heritage impact assessment arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Section 5.3.4 of the Livable Oakville Plan.⁵

⁴ Excerpted from Town of Oakville Terms of Reference for a Heritage Impact Assessment, December 2013. **Refer to Appendix A.**

⁵ Excerpted from Town of Oakville Terms of Reference for a Heritage Impact Assessment, December 2013. **Refer to Appendix A.**

Ontario Regulation 9/06 Under the Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

Town of Oakville Official Plan (2006) and Livable Oakville Official Plan

Part B Section 7 of the Town of Oakville's Official Plan (2006) states:

Goal

- *To preserve the heritage of such resources as archaeological sites, building, and structure of historic and/or architectural significance, value or interest.*
- *To encourage growth and development patterns which promote the protection and sympathetic treatment and use of heritage resources;*
- *To ensure that all avenues for the conservation of a heritage resource be explored; and*
- *To integrate structures of historic and/or architectural significance into development proposals where appropriate.*

Part C Section 5 of the Livable Oakville Official Plan (2009) states:

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be identified and

conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.

Additionally, under Section 5.3.5:

The Town may impose, as a condition of development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

Town of Oakville Heritage Register

The Town of Oakville Heritage Register includes:

- **Section A: Register of Designated Heritage Properties Under Part IV of the Ontario Heritage Act** (Individually designated buildings or structures designated under Part IV of the Ontario Heritage Act)
- **Sections B to E: Register of Designated Properties under Part V of the Ontario Heritage Act** (Properties designated within Heritage Conservation Districts designated under Part V of the Ontario Heritage Act)
- **Section F: Register of Properties of Cultural Heritage value or Interest (NOT Designated)** (also known as 'listed' properties)

1409 Lakeshore Road East is included within Section A of the Town of Oakville Heritage Register.

Property Address: 1409 Lakeshore RD E

Legal Description: CON 3 SDS PT LOT 7

Owner's Mailing Address: 1409 Lakeshore RD E, Oakville, ON L6J 1L9

By-Law: 1990-109

Date Built: 1850

History: The original owner of the property was John C. Harris in 1823. In 1847 John Moore purchased the property. In 1909 the property was purchased by James Ryrie, a jewelry and silverware merchant who held many directorships and was involved in humanitarian activities in the City of Toronto. In 1914 James Ryrie sold the property to Herbert Coplain Cox, President and General Manager of Canada Life Assurance Company. The property remained in the Cox family until 1988.

Description: This 2-storey T-shaped stucco house is setback from Lakeshore Road. The door is centrally located with a flat transom and the porch is open at the front and sides with metal treillage.

Town of Oakville - Planning Department Reports

The following reports, prepared and issued by the Town of Oakville Planning Services Department, have been used as the background resources for this Heritage Impact Assessment:

- Designation By-Law 1990-109 for 1409 Lakeshore Road East, Town of Oakville, May 28, 1990.
- Town of Oakville Planning and Development Memo: 1409 Lakeshore Road East – A By-Law to designate a Certain Property of Historical and Architectural Value and Interest, dated May 17 1990.

Applicable Heritage Conservation Standards

The ***Standards and Guidelines for the Conservation of Historic Places in Canada*** is a key reference document for the development of the Heritage Impact Assessment for 1409 Lakeshore Road East. The Standards and Guidelines describe the principles and practices that encourage the long-term *conservation* of Canada's historic places based on sound, practical guidance. A second purpose of the Standards and Guidelines was to develop a Canadian set of Standards and Guidelines that could be adopted by federal, provincial, territorial or other authorities as a benchmark for assessing proposed conservation *interventions*. The objective for the *conservation* of a historic place is to meet functional goals while respecting the site/building *heritage value* and character-defining elements. This 'minimal *intervention*' approach is the foundation of good *conservation* practice.

The Standards and Guidelines establishes three conservation treatments: ***preservation***: *the action or process of protecting, maintaining and stabilizing the existing form, materials, and integrity of an historic place, or of an individual component, while protecting its heritage value;* ***rehabilitation***: *the action or process of making possible a continuing or compatible contemporary use of an historic place through repair, alterations, and/or additions, while protecting its heritage value;* and ***restoration***: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while preserving its heritage value.*

In addition to the above, **Heritage Resources in the Land Use Planning Process**, Infosheet by the Ministry of Culture, Tourism and Sport identifies the Cultural Heritage and Archeology Policies of the Ontario Provincial Policy Statement, 2005

Mitigation measures to be consistent with recognized standards for heritage conservations including:

- Ontario Ministry of Tourism and Culture's *Standards and Guidelines for Conservation of Provincial Heritage Properties*
- Ontario Ministry of Tourism and Culture's *Eight Guiding Principles in the Conservation of Historic Properties*
- Ontario Ministry of Tourism and Culture's *Heritage Conservation Principles for Land Use Planning*

- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*
- *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*
- *Appleton Charter for the Protection and Enhancement of the Built Environment*
- *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter)

Bibliography

The following information was a combination of information collected by SBA and the client from the Town of Oakville:

Building Permit Revisions, dated February 15, 2001, retrieved by client from Town of Oakville 2016.

Canadian register of Historic Places, Cox Pioneer Cemetery, retrieved July 2016.

Cultural Heritage Landscape Implementation Individual Inventory Reports, retrieved from Town of Oakville website, July 2016, including Ennisclare Estate – 40 Cox Drive and Cox Estate Cemetery.

Halton Images website, retrieved July 2016, for Kenneth Marlet and Private Moulding, 4th Canadian Mounted Rifles, World War I, John Thomas (Jack) Moulding Jumping Lucy Grey, Jack and Jennie Moulding, 1945, and Toronto and Hamilton Highway.

Heritage Approval for 1409 Lakeshore Road East re: new front boundary wall with gate, swimming pool and new garage, dated August 17 2001, retrieved by client from Town of Oakville 2016.

Heritage Permit Application, dated April 2, 2014, retrieved by client from Town of Oakville 2016

Heritage Permit Application HP012/14-42.20L 1409 Lakeshore Road East – New Loggia, carport and rear additions, dated April 14 2014, retrieved by client from Town of Oakville 2016.

Illustrated Historical Atlas by Walker & Miles, 1877, in the collection of McGill University Library, retrieved July 2016.

Image collection of 1409 Lakeshore Road East, retrieved by client from Town of Oakville 2016.

Image collection of Trafalgar Township Historical Society, retrieved July 2016 from Trafalgar Township Historical Society website.

Staff Report re: Demolition of the barn at 1409 Lakeshore Road East, dated June 24 2004, retrieved by client from Town of Oakville 2016.

The Roots of Trafalgar Township by Town of Oakville, www.oakville.com, retrieved July 4, 2016.

Town of Oakville Memo dated January 27, 1989, Subject: Historical Search – Re: Heritage Designation of 1409 Lakeshore Road East, Concession 3 S.D.S. Part Lot 7,

TWN of Trafalgar, Assessment Roll #040 170 043 00 0000, retrieved by client from Town of Oakville 2016.

University of Toronto Map & Data Library, retrieved July 2016

Zoning Amendment Application – 1409 Lakeshore Road East, dated July 31 2000, retrieved by client from Town of Oakville 2016.

APPENDIX E:
Resume of Heritage Consultant



Kelly Gilbride OAA, P. Eng., CAHP, LEED AP
Partner

EDUCATION	Bachelor of Architecture (Honours), 1991, McGill University Bachelor of Engineering (Honours), 1987, Concordia University	
PROFESSIONAL EXPERIENCE	2001 to date	Stevens Burgess Architects Ltd., Toronto
	1998 to 2001	White and Gilbride Architects Inc., Deep River
	1997 to 1998	Turczyn White + Gilbride Architects, Pembroke
	1996 to 1998	Kelly Gilbride Architect, Deep River
	1991 to 1996	Greer Galloway Architects and Engineers, Pembroke
PROFESSIONAL ASSOCIATIONS	Ontario Association of Architects, OAA Association of Professional Engineers of Ontario, PEO Canadian Association of Heritage Professionals, CAHP Canadian Green Building Council, LEED AP	

Kelly's architectural training is complemented by her building engineering degree. Shortly after joining SBA in 2001, Kelly became a partner and was able to work hand in hand with Jane Burgess in developing an expertise within the heritage field. Initially focused on conservation work, Kelly has been able to expand her experience to include heritage policy, conservation plans, impact assessments, and heritage evaluations and inventories. Kelly is the managing partner in-charge of SBA's Heritage Vendor of Record Contracts and, accordingly, has developed expertise in working with municipal, government and private clients on challenging heritage projects

SELECTED HERITAGE PROJECTS (+ indicates award winning)

Town of Richmond Hill, McConaghey Centre Cenotaph, Richmond Hill, ON

- Restoration of McConaghey Centre Cenotaph

Old Galt Post Office → Idea Exchange, Cambridge, ON (*Designated, National Historic Site*)

- Heritage Architect for Adaptive Reuse and Restoration

Holy Name Church, Toronto, ON

- Renovations and Accessibility Upgrades

St. Michael's Hospital, Toronto, ON

- Restoration of Chapel Stained Glass Windows

Redemptorists of Toronto and Edmonton, 141 McCaul St Monastery, Toronto, ON (*Designated*)

- Study to determine feasibility of conversion to self-contained residential suites.
- Conservation of the building envelope, interior retrofit and accessibility improvements.

City of Hamilton: Jimmy Thompson Memorial Pool, Hamilton, ON

- Feasibility Study to develop Heritage Intervention Guidelines

City of Toronto, Alumnae Theatre, Toronto, ON

- Phases I, II and III Accessibility Renovations

City of Toronto, Railway Museum, Toronto, ON

- Restoration of Roundhouse Turntable

+City of Hamilton - Dundurn National Historic Site, Hamilton (Museum, National Historic Site, Designated)

- Re-use Study for the adaptation of five significant outbuildings to augment the museum experience.

City of Toronto, Young Peoples Theatre, Toronto (*Designated*)

- Heritage Window Conservation Feasibility Study and subsequent conservation of wood and metal windows.

+City of Hamilton, Gore Park Fountain, Hamilton (*Designated*)

- Disassembly, Restoration and Re-assembly/Conservation of Gore Park Fountain

City of Toronto, Zion Schoolhouse Renovation, Toronto (*Designated*)

- Renovation of Zion Schoolhouse
- Building Condition Assessments

City of Hamilton, Gage Park Fountain and Watercourse, Hamilton (*Designated*)

- Restoration of Historic Masonry, Gage Park Fountain and Watercourse

Infrastructure Ontario, St. Thomas Psychiatric Hospital Site (*Provincial Heritage Property of Provincial Significance*)

- St. Thomas Psychiatric Hospital Demolition and Decommissioning Plan for site and sixteen heritage buildings

Infrastructure Ontario, Thunder Bay District Courthouse, Thunder Bay (*Ontario Government Heritage Inventory*)

- Heritage Inventory and Evaluation of heritage fixtures, fittings, and furniture

Infrastructure Ontario, Sir James Whitney School, Belleville (*Ontario Government Heritage Inventory*)

- Heritage Conservation Plan and Capital Plan for this 96 acre site and five designated buildings.

Infrastructure Ontario, Century Manor, Hamilton Psychiatric Hospital, Hamilton (*Designated*)

- Adaptive Re-use Study of Century Manor Building at Former Hamilton Psychiatric Hospital
- Century Manor, Phase Two Design Development and Construction Documents and Contract Administration for roofing ☐ Central Block

+University of Guelph, Macdonald Institute, Guelph (*Heritage Inventory*)

- +▪ Renovation to 1903 Italianate load bearing masonry building, reconstruction of Parapet, Terrace and Portico
- Renovation of MINS 300 Lecture Hall MINS 300 to an IT lecture theater while conserving the heritage elements

Ontario Realty Corporation, Whitney Block and Tower, Toronto (*Ontario Government Heritage Inventory*)

- Heritage Conservation Plan; a maintenance and capital plan for all interior and exterior heritage features.

Ontario Realty Corporation, Three Properties on ORC Heritage Inventory, Markham (*ORC Heritage Inventory*)

- Condition Assessment for Adaptive Re-use of Three Properties

Infrastructure Ontario - Century Manor, Hamilton Psychiatric Hospital, Hamilton (*Designated*)

- Adaptive Reuse Study to convert building use to office, museum, and half-way house

SNC Lavalin/ProFac, W. Ross Macdonald School, Brantford (*Designated*)

- Sardargarh House, Design Development, Construction Documents for repairs to front porch/rear porch and window restoration (heritage attributes)
- Intermediate and Deaf/Blind Residences, Notice of Violation-Liaison with authorities to protect heritage attributes

Ontario Realty Corporation, Hamilton Psychiatric Institute, Hamilton

- Grove Hall ☐ ORC Class EA Consultation & Documentation Report for steel window restoration

Huron Provincial Parks - Sainte Marie Among the Hurons, Midland (*Museum, Ont. Gov. Heritage Inventory*)

- +▪ Conservation of the chapel and reconstruction of blacksmith shop, carpentry shop and palisade.

Ministry Of Environment ☐ Islandview and O.T. Workshop, Old Kingston Psychiatric Hospital, Kingston

- Feasibility Study for reusing a collection of heritage buildings as a showcase sustainable office complex.

Ontario Realty Corporation, Leslie M. Frost Centre, Haliburton

- Cultural heritage inventory and evaluation of approximately 20 buildings as part of an ORC Class EA

Ministry of Environment, Office Relocation to the Old Kingston Psychiatric Hospital Site: Kingston

- Heritage Significance Study, Condition Assessment for Islandview Building (1880) and the Industrial Building.
- Design and Feasibility Study for adaptive reuse of the buildings within a modern leading edge sustainable complex.

Ontario Realty Corporation, Brockville Registry Office, Brockville

- Brockville Registry Office, Coordination of Construction Specifications and liaison with André Scheinman for site works