

**Ministry of Tourism,
Culture and Recreation**

400 University Avenue
Toronto ON M7A 2R9

Conservation Review Board

Tel 416-314-7137
Fax 416-314-7175

**Ministère du Tourisme,
de la Culture et des Loisirs**

400, avenue University
Toronto ON M7A 2R9

Commission des

Biens culturels
TJl 416-314-7137
TJl 416-314-7175



REPORT OF THE HEARING OF THE CONSERVATION REVIEW BOARD IN RESPECT OF THE INTENDED DESIGNATION OF 87 REYNOLDS STREET, OAKVILLE

Introduction

A hearing was held pursuant to section 29(7) of the Ontario Heritage Act R.S.O. 1990, Chapter 0.18, at Oakville Town Hall on August 18, 1994. Nathalie Boutet and Robert Bowes of the Conservation Review Board presided. Prior to the hearing, the Board visited the property to view its exterior elements.

The Board opened the hearing by tabling an affidavit that the required notice of hearing had been published in the *Oakville Beaver* newspaper on July 29, August 5 and 12, 1994. The Board explained that, due to an oversight, the owner had not been notified of the hearing and stated that the owner would be given an opportunity to present evidence before the hearing report was finalized.

Beatrice Howell, Assistant City Solicitor, presented the case for the Town of Oakville. She called one witness, David Cuming, Consultant of Unterman, McPhail, Cuming Associates. An objection to the proposed designation had been received in writing from Kenneth Argue, a resident of Oakville (Exhibit #6). Mr. Argue did not attend the hearing.

The Case for the Town

David Cuming was called as an expert witness by the Town. His report (Exhibit #5) contained his qualifications and extensive experience in the heritage conservation field in Ontario. Mr. Cuming noted that Oakville has had extensive experience with designation under the Ontario Heritage Act and pointed out that, under the heritage policies of the City's Official Plan, a property to be designated must meet one of four criteria:

- (a) the building is associated with the life of a significant member of the community;

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- (b) the building has played a role in an important historic event;
- (c) the building has architectural significance, value or interest due to building type, architectural style or period, or if it is the work of an important architect or early builder;
- (d) the building has contextual significance because of its position as an integral part of the surrounding streetscape.

He stated that the intent of his report was to show that the proposed designation satisfied the intent of the Ontario Heritage Act, satisfied the Town of Oakville's Official Plan policies and constituted sound and prudent heritage conservation. He had reviewed the sources of the Town's Heritage Structure Report (Exhibit #4) and supported it.

Charles McDermott had this house built in 1915, as his business prospered. One of his daughters still occupies the house today. The McDermott family was prominent in the business and political affairs of the community and Charles ran a successful cooperage and a coal and ice company.

Architecturally, the 2?-storey brick building displays the form and some of the selective characteristics of the Edwardian Classicism Style which was popular in Ontario in the early 20th century (e.g., hip roof with extended eaves, hip dormers, the front verandah with its brick pillars and colonettes). The location of the building is important. It is one block south of the central business district and residential heritage conservation districts are, in turn, south of it. The building contributes to the character and scale of the downtown area and, as a residential building still in use as a residence, it helps to resist commercial encroachment from Lakeshore Boulevard. Other buildings of this style near the centre core have been altered. Mr. Cuming responded to the written objection that the building was not of historic interest because it was built in 1915 by pointing out that it is an accepted principle in the heritage conservation field that any structure of 40 years of age or older has potential heritage value. He concluded that the property meets three of the four criteria for designation of the heritage policies of the Official Plan (i.e., historical association, architectural significance and landscape interest) and should be designated.

In summation for the town, Ms. Howell stated Mr. Cuming had made a strong case for designation of the property. Its historical association was sufficient to support designation but the building had architectural importance as well. She asked the Board to support the designation of 87 Reynolds Street.

Findings

The Board finds 87 Reynolds Street to be of historic, architectural and contextual interest as a heritage property.

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Recommendation

That 87 Reynolds Street be designated under the Ontario Heritage Act.

(Signed)

Robert Bowes
Chair
Conservation Review Board

Nathalie Boutet
Member
Conservation Review Board

List of Exhibits appended

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Exhibit

- 1 - Affidavit that required notice of hearing had been published.
- 2 - Planning Services Department Resolution, dated January 7, 1993.
- 3 - Deed of Land, with release of Dower, dated April 22, 1952.
- 4 - Affidavits from the Town of Oakville concerning process followed re: the proposed designation (includes Heritage Structure Report).
- 5 - Report by Unterman, McPhail, Cuming Associates, dated August 1994.
- 6 - Letter of objection to proposed designation, from K. Argue to Town of Oakville, dated September 4, 1992.