



LOWVILLE SCHOOL HOUSE

HERITAGE IMPACT STUDY

ATA

ARCHITECTS INC.

211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

APRIL 2018

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LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

INTRODUCTION

ATA Architects Inc. was retained to undertake the barrier-free improvements to the property Lowville School House located in Lowville Park, Burlington ON. As part of the scope ATA has prepared the following Heritage Impact Assessment for the proposed improvements. The City of Burlington has Designated the property.

ATA Architects Inc. undertook the following process in completing this assessment:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented.
- Reviewed the background information provided by the City of Burlington
 - > Designation by-law 134-1992
 - > Heritage evaluation by Burlington LACAC volunteers, 1992
 - > Some information I compiled for the ward Councillor in January 2018 (with references)
 - > Photos of the school house from the LACAC archive. These were likely taken by LACAC volunteers at different times in the 1990s or perhaps 1980s, and they show different porch/ vestibule configurations as well as what appear to be exterior storm windows in one photo.
 - > Colour photo of the school house, dated December 1993 – likely taken by City staff or a LACAC volunteer
 - > A scanned newspaper article from our archives (unfortunately not labeled – it appears to be from the Burlington Post, from early 1990s)
- Reviewed existing context and zoning
- Researched and reviewed case studies of one room school houses in the Province of Ontario

ATA also took into regard the City of Burlington's heritage policies in its assessment as well as the

conservation guidelines and standards outlined in the following documents:

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit – Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997)
- Ontario Ministry of Culture's Heritage Conservation Principles for Land Use Planning (2007)
- Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1998)
- Ontario Heritage Tool Kit

INTRODUCTION

ONTARIO HERITAGE ACT
ONTARIO REGULATION 12/09
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (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,
 - iii. is a landmark.

TRANSITION

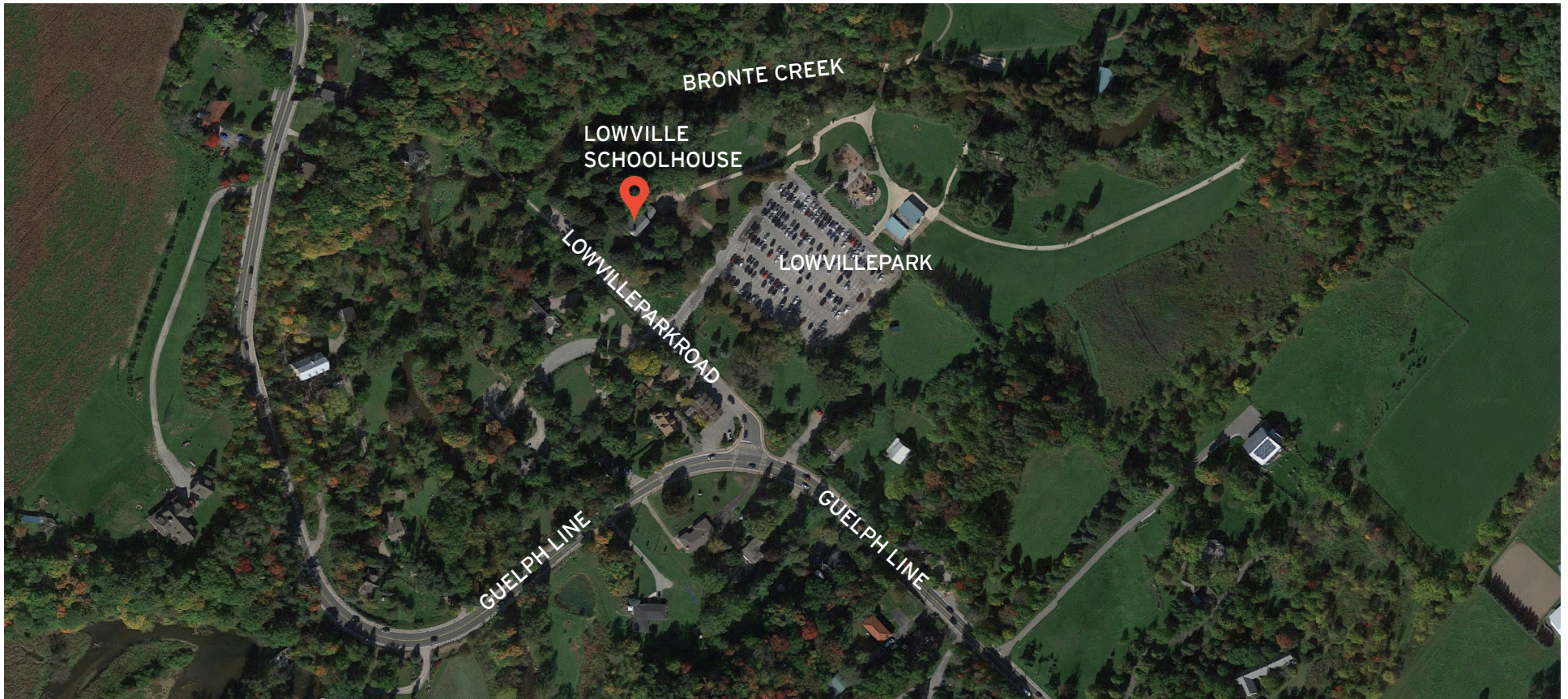
2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

LOCATION

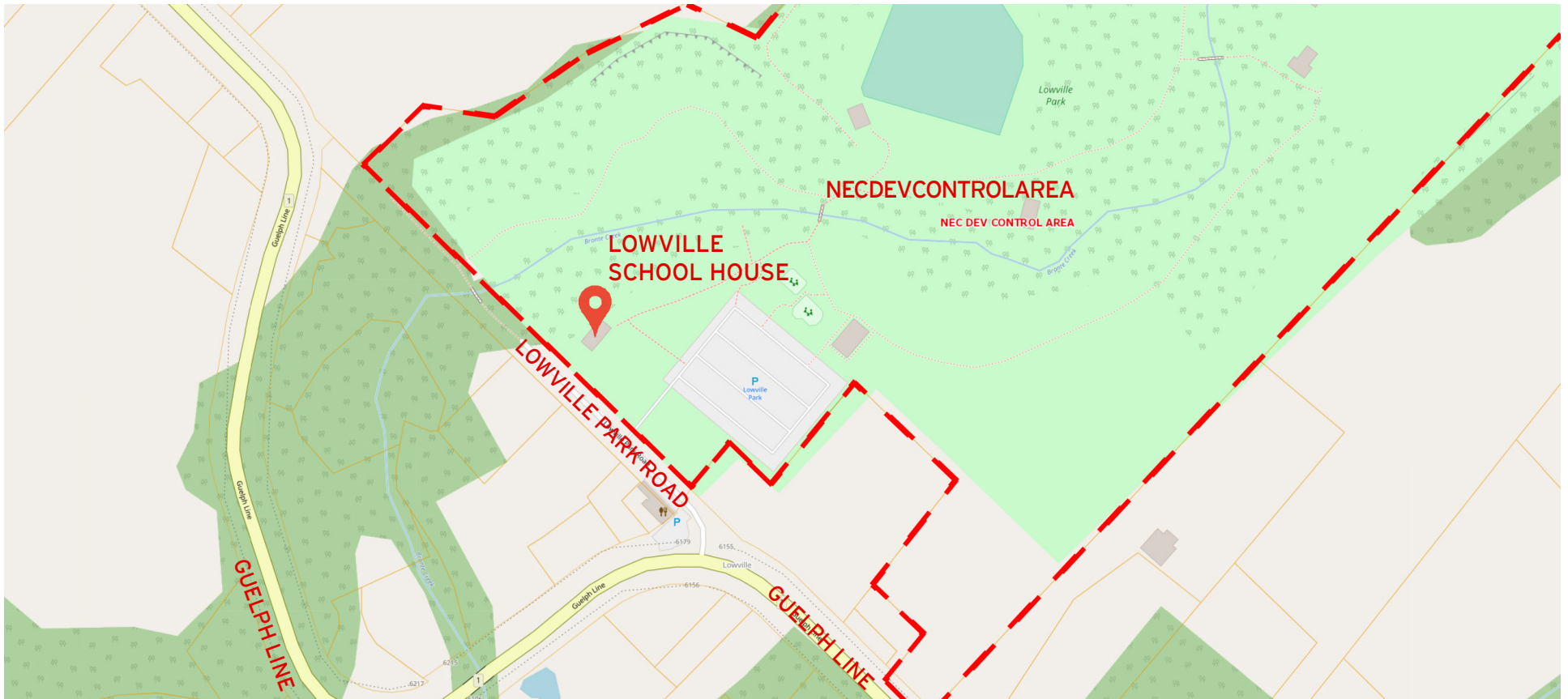
The property is situated within Lowville Park, near the entrance and main parking lot.



Key plan showing location of property
Source: Google Maps

ZONING

The Lowville School House is located within the NEC Development Control Area.



Map showing Lowville School House in the NEC Development Control Area of Lowville Park

Source: City of Burlington Zoning Bylaw, <https://burlington.maps.arcgis.com/apps/webappviewer/index.html?appid=5bfd88175dea4cc080f46140fd839567>

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

ZONING

The school house is located within Lowville Park. The following sheets are taken from the City of Burlington Zoning By-Law 2020, Part 10: Parks & Open Space Zones and outlines the permitted uses and regulations for the following designations; P (Neighbourhood Park)
PC (Community Park)
O (Open Space)

PART 10: PARKS & OPEN SPACE ZONES

ZONE DESIGNATIONS: P (Neighbourhood Park)
PC (Community Park)
O (Open Space)

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 10 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1, GENERAL CONDITIONS AND PROVISIONS
PART 14, EXCEPTIONS TO ZONE DESIGNATIONS

2. P ZONE (Neighbourhood Park)

2.1 PERMITTED USES

- Neighbourhood parks and Parkettes
- Outdoor community and recreation facilities
- Special resource areas
- Cultural Heritage resources and facilities.
- Indoor arena in Kiwanis and Skyway Parks only.
- Indoor tennis facility in Aldershot Park only.

2.2 BUILDINGS AND STRUCTURES PERMITTED

Buildings and structures for permitted uses.
Accessory buildings and structures for permitted uses.

2.3 PUBLIC ASSEMBLY BUILDINGS

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

ZONING

3. PC ZONE (Community Park)

3.1 PERMITTED USES

- Community and City parks
- Community and recreation facilities
- Cultural Heritage resources and facilities
- Festive, cultural and ceremonial uses

3.2 BUILDINGS AND STRUCTURES PERMITTED

Buildings and structures for permitted uses.
Accessory buildings and structures for permitted uses.

3.3 PUBLIC ASSEMBLY BUILDINGS

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

3.4 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for the purpose of applying zoning regulations.

3.5 REGULATIONS

- (a) **Yards:**
Abutting a residential zone: 15 m
Abutting a street: 15 m, 3 m in Beachway and Spencer Smith Parks
Abutting any other lot line: 7.5 m
- (b) **Landscape Area:**
Abutting a street: 6 m, 3 m in Beachway and Spencer Smith Parks
Abutting a creek block: 6 m
- (c) **Landscape Buffer:**
Abutting a residential zone, excluding school properties: 9 m
- (d) **Commercial Floor Area:**
Where accessory commercial uses have direct public access from the building exterior, the total floor area for those commercial uses shall be 450 m².

ZONING

4. O1 ZONE (Open Space)

4.1 PERMITTED USES

- Municipal parks, public and private open space
- Golf Course and associated uses such as Curling Club, Tennis Club, Arena, Gymnasium, Swimming Pool,
- Cultural Heritage Resources
- Storm water management and erosion control facilities
- Cemetery, Crematory

4.2 BUILDINGS AND STRUCTURES PERMITTED

Buildings and structures for permitted uses.
Accessory buildings and structures for permitted uses.

4.3 PUBLIC ASSEMBLY BUILDINGS

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

4.4 REGULATIONS

- (a) **Yards:**
Abutting a residential zone: 15 m
Abutting a street: 15 m
Abutting any other lot line: 7.5 m
- (b) **Landscape Area:**
Abutting a street: 6 m
Abutting a creek block: 9 m
- (c) **Landscape Buffer:**
Abutting a residential zone: 9 m
- (d) A crematory is not permitted within 70 m from the boundary of a Residential, Downtown, MXG or MXC zone.

4.5 ADDITIONAL PROVISIONS FOR LANDS LOCATED NORTH OF HIGHWAY 403, WEST OF KERNS ROAD

- (a) Prohibited Uses:
Golf course and associated uses such as curling club, tennis club, arena, gymnasium, swimming pool
Crematory
- (b) Maximum impervious surface cover per lot: 40%.

ZONING

5. O2 ZONE (Open Space)

5.1 PERMITTED USES

- Municipal parks and public open space
- Storm water management and erosion control
- Public Utilities and services
- Cultural Heritage Resources
- Non-Intensive Outdoor Recreation uses such as walking trails, nature viewing, bird watching, etc.

5.2 BUILDINGS AND STRUCTURES PERMITTED

Buildings and structures for permitted uses.
Accessory buildings and structures for permitted uses.

5.3 PUBLIC ASSEMBLY BUILDINGS

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

6. 03 ZONE (Open Space)

6.1 PERMITTED USES

- Municipal and Provincial parks
- Public and private open space
- Cultural Heritage Resources
- Archaeological Restoration
- Walking trails and nature viewing
- Forest, wildlife and fisheries management
- Transportation and Utilities
- Agriculture, except within a woodlot
- Storm water management and erosion control, excluding permanent detention and retention ponds.

6.2 BUILDINGS AND STRUCTURES PERMITTED

Buildings, structures and facilities for permitted uses.
Accessory buildings and structures for permitted uses.

6.3 PUBLIC ASSEMBLY BUILDINGS

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

DESIGNATION REPORT - LACAC EVALUATION 1992

6207 GUELPH LINE DESIGNATION REPORT

The following evaluation is presented in support of the Burlington Local Architectural Conservation Advisory Committee's judgement that the property at 6207 Guelph Line is worthy of designation under the Ontario Heritage Act.

This evaluation is based upon criteria designed for the classification of heritage buildings, published in Harold Kalman's The Evaluation of Historic Buildings (Ministry of the Environment, 1980).

Name of Owners: City of Burlington

Location: 6207 Guelph Line, Burlington
Con 4 NS Pt Lots 6, 7.
The school house is located in Lowville Park. The designation is for the built structure only, and not the entire Lowville Park.

Inventory No: 39N

A ARCHITECTURE

The Lowville Schoolhouse, known as "Limestone Valley School", was built in 1889 of local fieldstone from the farm of Mervyn Coulson and sand from mill pond of James Cleaver's Mill. Incised lines in the mortar give a suggestion of coursed stonework to the rubblestone construction. The sills and lintels are of dressed stone, and the corners are marked by flush quoins of block stones. The front gable end has no door, but is distinguished by a rooftop bellcote and weather vane. The separate entrances for boys and girls are unusually located, at the sides of the school rather than the ends. The side windows are six-over-six; the two front windows are shuttered, with what appear to be the original louvered shutters. The fine woodshed at the rear is part of the original structure. The simple gable roof has cedar shingles (replacement), simple fascia, and angled soffits. The front gable has a simple kingpost with infill decoration.

B HISTORY

The Limestone Valley School replaced an earlier schoolhouse built of wood, located at the northeast of Guelph Line and Britannia Road, known as Barker's School. Until its closing in 1953, when the new Fairview Consolidated School was opened, it accommodated students from School Section No. 9. Teachers were Ernie Bayley, Hazel Colling, Hester Powell, Vera Bittenhaus, Evelyn Music, Irma Coulson, and Jerry White. The school was built on one acre of land donated by Joseph Featherstone from his farm. A plaque in his memory is set in a rock by the school. The schoolhouse and plaque are illustrated in Dorothy Turcotte's Burlington: Memories of Pioneer Days, p. 118; for an account of Joseph Featherstone, see p. 88. The School is included in the Halton Heritage Features Inventory (1981), "A Driving Tour of North Burlington (West)", and "A Driving Tour of Rural Burlington".

C ENVIRONMENT

The Schoolhouse is a well known landmark in Lowville Park, and makes a particularly important contribution to maintaining the character of the former Village of Lowville.

D USABILITY

It was built for public use and is still suitable for such use.

E INTEGRITY

It stands on its original site, has been well maintained, and is in good structural condition. The restoration cedar shingle roof is very appropriate. The newly installed (in 1991) replacement aluminum fascia is not suitable or recommended; LACAC is concerned about the adequacy of its ventilation.

TOTAL SCORE: A (80): of major significance.

DESIGNATION REPORT - LACAC EVALUATION 1992

REASONS FOR DESIGNATION

The Lowville School, also known as Limestone Valley School, as built in 1889 on land donated from the farm of Joseph Featherstone, and served the students of S.S. No. 9 until 1953, when it was replaced by Fairview Consolidated School. It was built on local fieldstone from the farm of Mervyn Coulson; sand for the mortar came from the Cleaver Mill Pond. Its front gable is marked by a kingpost infill and crowned with a bellocote and weathervane. The woodshed at the end gable is part of the original structure. The separate boys' and girls' entrances are located, unusually, not at the ends but on the four-bay sides. The windows retain their six-over-six panes and some of the original shutters. The Schoolhouse is a well-known landmark in Lowville Park.

BACKGROUND:

Motion passed at the LACAC meeting of June 11, 1991:

"THAT LACAC deems the Lowville School building at 6207 Guelph Line as architecturally and historically significant and worthy of designation:

and that the Assistant Clerk be directed to prepare a report recommending the designation of this property to be considered by the Planning and Development Committee and Council."

This report has been prepared by Jane Irwin on July 2, 1992, from information submitted by Eric Gudgeon to the Assistant Clerk at the LACAC Meeting of July 9, 1991.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

DESIGNATION - BYLAW 134-1992

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 134-1992

A By-law to designate the exterior facade of the property known as 6207 Guelph Line, Part Lots 6 & 7, Concession 4 N.S., in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1990, chapter 0.18, as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS Notice of Intention to Designate 6207 Guelph Line was published in a local newspaper and served on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedule "A" attached hereto and forming part of this by-law;

AND WHEREAS no Notice of Objection was served on the City Clerk of the City of Burlington.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. THAT the exterior facade of 6207 Guelph Line, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.
2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the municipality.
3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the Ontario Heritage Foundation.

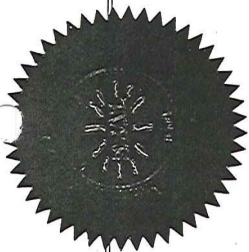
DESIGNATION - BYLAW 134-1992

BY-LAW NUMBER 134-1992

- 2 -


4. THAT this by-law shall take effect on the date of its registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 23rd day of November, 1992.



 MAYOR

 CITY CLERK


DEPUTY CITY CLERK

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

DESIGNATION - BYLAW 134-1992

BY-LAW NUMBER 134-1992

SCHEDULE "A"

REASONS FOR DESIGNATION

6207 GUELPH LINE

The Lowville School, also known as Limestone Valley School, was built in 1889 on land donated from the farm of Joseph Featherstone, and served the students of S.S. No. 9 until 1953, when it was replaced by Fairview Consolidated School. It was built on local fieldstone from the farm of Mervyn Coulson; sand for the mortar came from the Cleaver Mill Pond. Its front gable is marked by a kingpost infill and crowned with a bellcote and weathervane. The woodshed at the end gable is part of the original structure. The separate boys' and girls' entrances are located, unusually, not at the ends but on the four-bay sides. The windows retain their six-over-six panes and some of the original shutters. The Schoolhouse is a well-known landmark in Lowville Park.

BY-LAW NUMBER 134-1992

SCHEDULE "B"

DETAILED PROPERTY DESCRIPTION

6207 GUELPH LINE

Firstly, Part Lot 7, Concession 4 N.S:

COMMENCING at a point in the southwesterly boundary of the said half lot, distance 635' in a southeasterly direction therealong from the westerly angle of the said half lot;

THENCE North 46° 20' East, 189' 7";

THENCE South 81° 10' East, 159' 5";

THENCE North 55° 19' East, 246';

THENCE North 63° 50' East, 248' 1";

THENCE South 63° 07' East, 171';

THENCE North 38° 42' East, 336' 5";

THENCE North 67° 09' East, 251' to a point hereinafter referred to as point "A";

THENCE on the same bearing 114' 10";

THENCE North 80° 17' East, 122' 11";

THENCE North 52° 34' East, 123' 1";

THENCE North 57° 20' East, 351' 7";

THENCE North 50° 31' East, 198' 10" to a point in the dividing line between the northeast and southwest halves of the said lot; the said line being shown on sketch of survey attached thereto to instrument registered as No. 32529 for Nelson;

DESIGNATION - BYLAW 134-1992

TOGETHER WITH a right-of-way over, along and upon a strip of land 20' in width, measured perpendicular from that part of the above described line lying between its point of commencement and the said point "A", and lying immediately northwest of the northwesterly boundary of a portion of the land above described; which right-of-way is shown on the sketch of survey attached thereto to said instrument No. 32529 for Nelson.

AND SUBJECT to the right of the owners of the thirty acre parcel lying to the northwest of a portion of the above described parcel of land, which thirty acre parcel is more particularly described in a certain conveyance Fisher et al to Coulson, dated the 10th day of October, 1949, and registered in the Registry Office for the Registry Division of the County of Halton on the 5th day of December 1949, in Book F-2 for Nelson as No. 32476, and which is shown on the sketch of survey attached thereto to said instrument No. 32529 for Nelson, to use a right-of-way 16 1/2' wide lying immediately southwest of the line dividing the northeast and southwest halves of the said lot and extending in a southeasterly direction from the said thirty acre parcel to the waters of the Twelve Mile Creek.

SAVING AND EXCEPTING however, out of the above described parcel of land the following three parcels:

BY-LAW NUMBER 134-1992

SCHEDULE "B"

- 2 -

FIRSTLY: Part of the southwest half of the said Lot 7 containing by admeasurement 2 acres be the same more or less, as described in instrument registered as No. 223-A for Nelson, as follows:

COMMENCING where a post has been planted at the southerly angle of the said west half lot;

THENCE North 45° West three chains 16 1/5 links; 208.69'

THENCE North 38° East six chains 32 2/5 links; 417.384'

THENCE South 45° East three chains 16 1/5 links more or less, to the southerly limit of the said west half lot; 208.69'

THENCE South 38° West six chains 32 2/5 links more or less to the place of beginning.

SECONDLY: Part of the southwest half of said Lot 7 containing by admeasurement 2/5 of an acre be and the same more or less, as described in instrument registered as No. 163-B for Nelson, as follows:

COMMENCING three chains 16 1/5 links from where a post has been planted at the southerly angle of the said west half lot and at the east side of the allowance for road in front of the said half lot;

THENCE North 45° West two chains;

THENCE North 38° East two chains;

THENCE South 45° East two chains more or less to within three chains 16 1/5 links of the southeast limit of the said half lot;

THENCE South two chains more or less to the place of beginning.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

DESIGNATION - BYLAW 134-1992

THIRDLY: Part of the southwest half of said Lot 7 as described in instrument registered as No. 2112-I for Nelson, as follows:

COMMENCING 8 chains 16 links from where a post has been planted at the southerly angle of the aforesaid west half lot;

THENCE North 45° West along the allowance for road 5 chains more or less;

THENCE North 38° East 2 chains more or less;

THENCE South 45° East 5 chains more or less;

THENCE South 38° West 2 chains more or less to the place of beginning.

ALSO: All and Singular that certain parcel or tract of land and premises, lying and being in the Town of Burlington, formerly the Township of Nelson, in the County of Halton, and being composed of that part of the West Half of Lot 7 in the Fourth Concession, New Survey of the said Township, more particularly described as follows:

COMMENCING at a point in the Southwesterly boundary of the Lot, distance 7 chains 66 links in a Northwesterly direction thereon from the Southerly angle of the Lot;

THENCE in a Northwesterly direction and following along said boundary of said Lot, 5 chains to a point;

THENCE North 38° East a distance of 2 chains to a point;

THENCE in a Southeasterly direction parallel to said first mentioned boundary, a distance of 5 chains to a point;

THENCE in a Southwesterly direction a distance of 2 chains to the place of beginning;

ALL AS DESCRIBED in Instrument Number 106409.

BY-LAW NUMBER 134-1992

SCHEDULE "B"

- 3 -

Secondly, Part Lot 6, Concession 4 N.S.:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Burlington, in the County of Halton and being composed of Part of Lot 6 in Concession 4 New Survey of the Township of Nelson and which said parcel may be more particularly described as follows:

COMMENCING at an iron bar in the northeasterly limit of the Road Allowance between Concessions 3 and 4 New Survey, called the Guelph Line, distance two hundred and thirty-six and twenty-five one-hundredths feet (236.25') South Forty Four degrees fifty minutes and thirty seconds East (S.44°50'30"E.) thereon from an iron bar at the most westerly angle of said Lot;

THENCE South forty-four degrees fifty minutes and thirty seconds East (S.44°50'30"E.) along the northeasterly limit of the Guelph Line, one hundred and thirty-two feet (132') to an iron bar;

THENCE North forty-three degrees thirty-nine minutes and thirty seconds East (N.43°39'30"E.) to and along a post and wire fence and continuing in all a distance of thirty-two hundred and nineteen feet (3219') to an iron bar in the north easterly limit of the lands described in instrument 59311;

THENCE North forty-one degrees and twenty-eight minutes West (N.41°28'W.) along the southwesterly limit of the lands described in instrument number 59311, three hundred and eighty-six one-hundredths feet (300.86') to an iron bar;

DESIGNATION - BYLAW 134-1992

THENCE on the following courses and distances following a post and wire fence:- South sixty-three degrees thirty-six minutes and thirty seconds West (S.63°36'30"W.) forty-eight and one one-hundredths feet (48.01') to an iron bar; South forty-one degrees forty minutes West (S.41°40'W.) one hundred and eighty-nine and ninety-five one-hundredths feet (189.95') to an iron bar; South twenty-five degrees and fifty-seven minutes West (S.25°57'W.) fifty-eight and ninety-four one-hundredths feet (58.94') to an iron bar; South eighteen degrees seventeen minutes and thirty seconds West (S.18°17'30"W.) one hundred and sixty-one hundredths feet (100.61') to an iron bar; South one degree forty-two minutes East (S.01°42'E.) one hundred and eighty-seven and eleven one-hundredth feet (187.11') to an iron bar; South fifteen degrees forty-one minutes West (S.15°41'W.) thirty-eight and three one-hundredths feet (38.03') to an iron bar; South seventy-five degrees and ten minutes West (S.75°10'W.) three hundred and ten and fifty-one one-hundredths feet (310.51') to an iron bar; North seventy-eight degrees forty-one minutes and thirty seconds West (N.78°41'30"W.) forty-one and sixteen one-hundredths feet to an iron bar; North seventy-three degrees twenty-six minutes and thirty seconds West (N.73°26'30"W.) two hundred and thirteen and fifty-four one-hundredths feet (213.54') to an iron bar; South eighty-three degrees and forty-nine minutes West (S.83°49'W.) thirty-six and thirty-one one-hundredths feet (36.31') to an iron bar; North eighty-six degrees twenty-three minutes and thirty seconds West (N.86°23'30"W.) thirty-seven and ninety one-hundredths feet (37.90') to an iron bar in the existing limit between Lots 6 and 7 and which said iron bar is hereinafter referred to as point "A";

THENCE South thirty-nine degrees twenty-one minutes West (S.39°21'W.) along a post and wire fence marking the limit between Lots 6 and 7, eighteen hundred and thirty-four and seventy-nine one-hundredths feet (1834.79') to an iron bar in the line of a post and wire fence extending south easterly therefrom;

THENCE South forty-six degrees and fourteen minutes East (S.46°14'E.) thereon one hundred and one and twelve one-hundredths feet (101.12') to an iron bar in the line of a post and wire fence extending south westerly therefrom;

THENCE South thirty-nine degrees and one minute West (S.39°01'W.) thereon two hundred and ninety-two and eight-five one-hundredths feet (292.85') to an iron bar in the line of a post and wire fence extending south easterly therefrom;

BY-LAW NUMBER 134-1992

SCHEDULE "B"

- 4 -

THENCE South forty-four degrees and fifty-minutes and thirty seconds East (S.44°50'30"E.) thereon one hundred and thirty-two feet (132') to an iron bar;

THENCE South thirty-nine degrees eleven minutes and thirty seconds West (S.39°11'30"W.) one hundred and thirty-two feet (132') to the point of commencement.

BEING SUBJECT to a right-of-way over that portion of the hereinbefore described lands more particularly described as follows:

COMMENCING at the point hereinbefore referred to as Point "A";

THENCE South thirty-nine degrees and twenty-one minutes West (S.39°21'W.) one hundred and thirty-eight and eighty-four one-hundredths feet (138.84');;

THENCE South fifty-seven degrees and forty-five minutes East (S.57°45'E.) seventy feet (70');;

THENCE North sixty degrees and eight minutes East (N.60°08'E.) twenty and forty-two one-hundredths feet (20.42');;

THENCE North thirty-three degrees twenty-three minute and ten seconds East (N.33°23'10"E.) ninety-six and thirty-five one-hundredths feet (96.35');;

THENCE North four degrees thirty minutes and forty seconds West (N.04°30'40"W.) fifty-one and eighty-seven one-hundredths feet (51.87');

THENCE North eighty-six degrees twenty-three minutes and thirty seconds West (N.86°23'30"W.) thirty-seven and ninety one-hundredths feet (37.90') to the point of commencement.

The said parcel containing by admeasurement 27.90 acres be and the same more or less,

ALL AS DESCRIBED in Instrument Number 170427.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

EXTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Northeast looking south - school house to the south side, addition clad in wood siding on north side



Chimney on north side of school house.

EXTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



East elevation of school house.



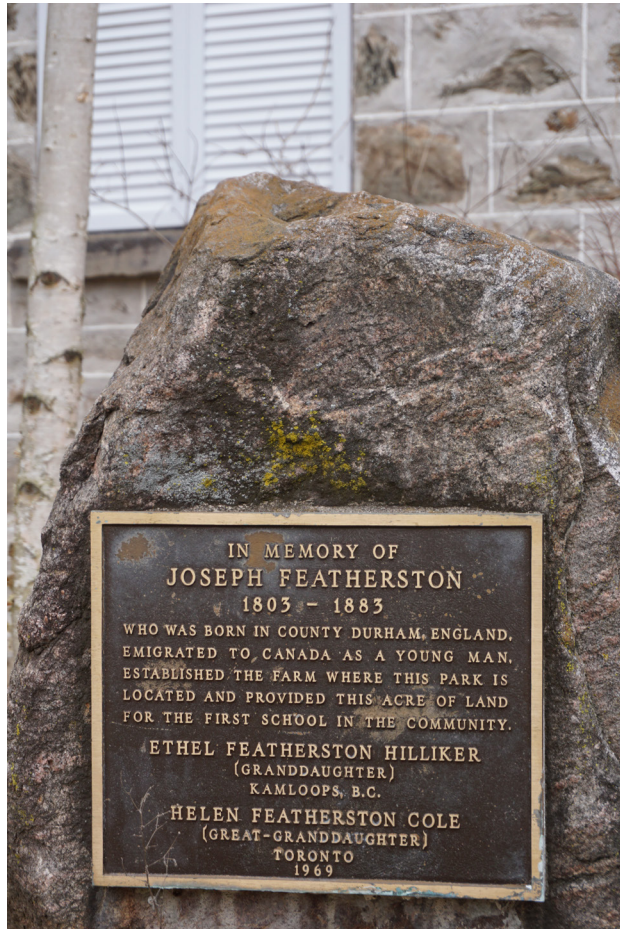
Main entrance on east side of building. Concrete steps and landing with wood frame porch enclosure.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

EXTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



South elevation of the school house. School bell located on south side of building.



Memorial plaque to Joseph Featherston mounted on a marker stone in garden on the south side of the building.



Key stone stating date of construction as 1889

EXTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



West elevation at connection of school house and addition.



West elevation of school house.



Second entrance on west side of the school house.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Interior view looking south in classroom.



Existing ceiling mounted lighting.



Existing ceiling mounted lighting.

INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



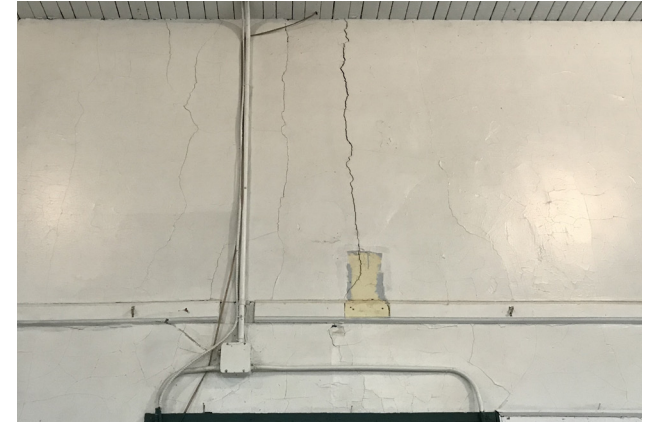
Interior view looking west in classroom.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Interior view looking north in classroom.



Damage to interior plaster work.



INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Interior view looking east in classroom.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Sill and wainscoting on walls.



Sill and wainscoting wrap around all four walls, only interrupted by windows, doors and blackboards.



Original wood window, 6-over-6. Openings angle inward from interior side to exterior side of wall.



Window and door trims.



INTERIOR PHOTOS OF LOWVILLE SCHOOL HOUSE



Doors on east and west are the only emergency exits.



Heating by wall mounted radiators.



Original millwork.

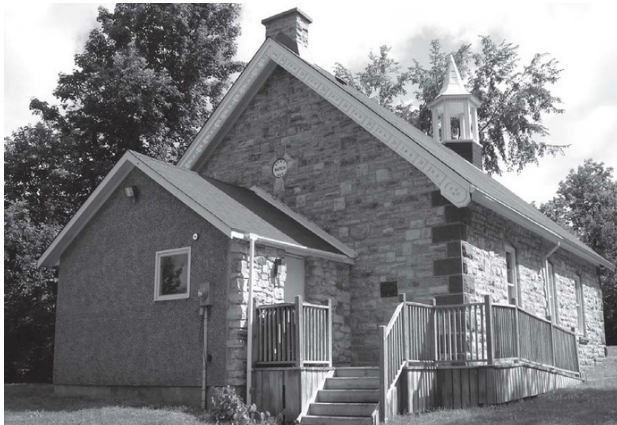
LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

CASE STUDIES OF ONE ROOM SCHOOL HOUSES

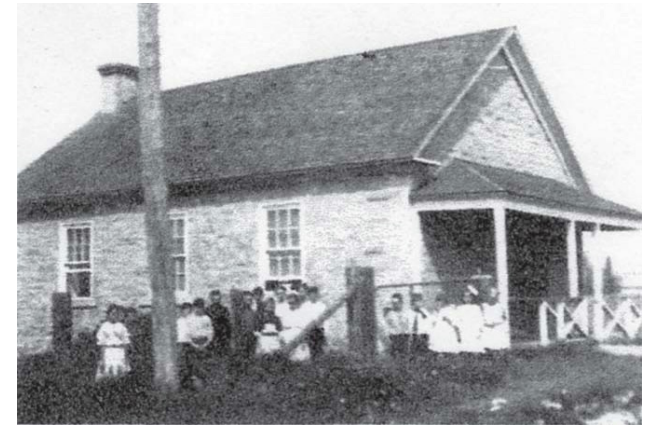
In preparing the proposed design and this assessment ATA undertook research into one room school houses. In the Province of Ontario alone there were approximately 6000 such school houses at the turn of the century. Unlike the Lowville School House the majority of one room school houses were constructed with the entrances being located at the end of the building, not from the sides. The following is a collection of photographs of school houses located in the Ottawa Valley.

Reference: <http://www.oneroomschoolhouses.ca/>

The site contains 75 stories of teachers taught in one room school houses.



SS No 1 March, Kanata



SS No 7 Fitzroy, Kinburn



SS No 5 Goulbourn, Munster



Typical Interior

CASE STUDIES OF ONE ROOM SCHOOL HOUSES



7511 Jock Trail Rd, Richmond

The following is also taken from "The One Room Schoolhouse" site, <http://www.oneroomschoolhouses.ca/rules-for-teachers-in-1872.html>. It is a list of rules for "Bytown" teachers dated from 1872.

1. Teachers each day will fill lamps, clean chimneys.
2. Each teacher will bring a bucket of water and a scuttle of coal for the day's session.
3. Make your pens carefully. You may whittle nibs to the individual taste of the pupils.
4. Men teachers may take one evening each week for courting purposes, or two evenings a week if they go to church regularly.
5. After ten hours in school, the teacher may spend the remaining time reading the Bible or other good books.



SS No 2 North Burgess, Bathurst Township

6. Women teachers who marry or engage in unseemly conduct will be dismissed.
7. Every teacher should lay aside from each pay a goodly sum of his earnings for his benefit during his declining years so that he will not become a burden on society.
8. Any teacher who smokes, uses liquor in any form, frequents pool or public halls, or gets shaved in a barber shop will give good reason to suspect his worth, intention, integrity and honesty.

Note: The teacher who performs his labour faithfully and without fault for five years will be given an increase of twenty-five cents per week in his pay, providing the Board of Education approves.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

CHARACTER CONTRIBUTING ELEMENTS

In undertaking a Heritage Impact Assessment, the character contributing features are not specifically identified; however, the key elements of the building are described and therefore are represented as part of the designation important aspects:

CHARACTER CONTRIBUTING ELEMENTS	CONSERVATION APPROACH BASED ON PARKS CANADA'S "STANDARDS AND GUIDELINES IN THE CONSERVATION OF HISTORIC PLACES IN CANADA", AND THE GUIDELINES OUTLINED IN PROVINCE OF ONTARIO'S HERITAGE TOOL KIT
1) Local Fieldstone (Mervyn Coulson Farm)	<ul style="list-style-type: none"> Repairs to existing structure to be of local fieldstone. Existing stone structure to remain visible and new exterior cladding would not be recommended.
2) Sand (Cleaver Mill Pond)	Mortar for repointing to match existing, preferably from local source matching granular size and colour.
3) King post Bellcote Weathervane Shuttered windows	All four elements to be preserved, maintained and restored as needed.
4) Boy's and girl's entrances	Both entrances to be maintained.
5) Windows (six-over-six panes)	<ul style="list-style-type: none"> Restore and repair as required is the first option. Replacement if required to match in detail and material (wood). Wood storms are an acceptable option for energy conservation.

6) Wood shed (at the gable end) (considered as part of the original structure)	Wood shed to be preserved in its current location.
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OTHER CONSIDERATIONS, STANDARD HERITAGE CONSIDERATIONS	
7) The 1-1/2 storey scale of the school house	Preserve form.
8) High pitched roof with gable ends	Preserve form.
9) Additions	<ul style="list-style-type: none"> Additions must be sympathetic to the design and character of the school, but can be either a contemporary or a traditional design approach. There should be no confusion as to what elements were original and what is new. Preferably changes should be reversible.
10) Existing openings have dressed stone sills and lintels	Any future openings to have dressed stone sills and lintels.
11) Stone cladding	Repointing must match existing ribbon pointing using lime based mortars.
12) School room interior form	Existing form of the space should be retained - not subdivided.
13) Interior finishes	Repair and preserve to extent possible.
14) Integrity of the building shell (water penetration)	All drainage and grading should be away from the school house to direct water away from the foundations.

CHARACTER CONTRIBUTING ELEMENTS



Stone cladding using local fieldstone (Mervyn Coulson Farm) and mortar made with sand from the Cleaver Mill Pond.



King post, bellcote, and weathervane

CHARACTER CONTRIBUTING ELEMENTS



Boy's and girl's entrances



CHARACTER CONTRIBUTING ELEMENTS



Example of windows (six-over-six panes) with stone sill and lintel



Stone sill.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

CHARACTER CONTRIBUTING ELEMENTS



Shutters and stone sill



High pitched roof with gable ends.

CHARACTER CONTRIBUTING ELEMENTS



The 1-1/2 storey scale of the school house

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

CHARACTER CONTRIBUTING ELEMENTS



Wood shed (at the gable end) (considered as part of the original structure)

CHARACTER CONTRIBUTING ELEMENTS



School room interior form

CHARACTER CONTRIBUTING ELEMENTS



Interior finishes - ceiling



Interior finishes - door and window trims



Interior finishes - wainscoting

HERITAGE IMPACT STATEMENT

The renovations prepared by ATA directly address the issue of conserving the heritage features of the building and preparing its continued sustainability, within the Lowville site and community.

The new accessible entrance ramp is set away from the stone building and foundation, to avoid damage and covering up the existing stonework.

The ramp handrail is a picket design in painted steel. The existing wood handrail on the current landing has badly weathered. A painted hot dip galvanized steel solution is proposed. Steel is a traditional building material. If budget permits, a stainless-steel guard railing is an alternative solution to the painted steel. ATA does propose that the handrail be made of high quality stainless steel, due to the frequency of use. It would be the most durable solution in the park setting.

Wood railings would require continued staining or painting every two to three years. Rot resistant woods such as Ipé or thermally modified woods such as the Themory brand will be equally costly to that of steel for the fabrication of the guards and railings, but less resistant to vandalism. Lastly the ramp is a new addition to the design and its choice of materials for railings, and materials can be more contemporary.

The majority of the one room schools in Ontario had enclosed and open porches. The best approach from a heritage perspective is to maintain an open porch that does not conceal the heritage features of the building. Almost all the schools were designed without initial consideration of a porch or enclosed vestibule; therefore, the original design should be respected, and the visual impact of the addition minimized.

Both contemporary and traditional porch designs were considered. A more traditional wood design which extends the roof over the porch was selected as the most appropriate. In the proposed design, the roof drainage system is maintained and the clerestory window above the door is also maintained and left clearly visible. The wood fretwork below the eave adds detail to the entrance. It visually scales down the porch and the detail will compliment the reinstallation of the shutters, at a future phase.

The landing is proposed to be enlarged for wheelchair or scooter access. The surface of the landings and steps are proposed to be in flagstone—thus extending the building material out into the porch linking the new and old through the use of a similar material.

An automatic door operator will be provided at both the girl's and boy's entrances. In order to provide barrier free access, the door widths will also be slightly increased to meet AODA standards. The same size of door trim will be used. A new solid wood panelled door matching the existing rear door will be provided for both entrances.

Due to the current lack of available services, two portable heated washrooms will be installed adjacent the new rear concrete landing. The landing will have a railing, steps and a gate to control access to the washrooms when the building is not in use. Also, when proper facilities are provided in the future, there is no need for demolition of temporary services.

Lighting will be provided to both the landings for security. Other aspects of the exterior will be left untouched by this phase of the work.

The interior space will remain as one large multipurpose area. The exposed electrical conduits will be largely hidden. ATA proposed to utilize the cap rail on the wainscoting to hide the conduit runs, that provide electrical outlets around the room in the wainscoting. The lighting conduits will be hidden above the ceiling. Benches and freestanding millwork will be removed and stored to allow greater flexibility for the space. Stackable chairs and demountable tables are recommended for future use.

Because the wall surfaces are likely finished with lead base paint, sanding and finishing down to original wood is not recommended due to the health issues associated and therefore greater costs to properly undertake. Instead a fill and paint approach to address the paint chips, blisters and wood damage is recommended.

To freshen the appearance and emphasize the spaciousness of the room, a lighter colour scheme is proposed. The current dark green wainscoting and the darker floors anchors the space but at the same time absorbs the light within the space and “deadens” the ambiance. A white(ish) wainscoting is suggested with light grey walls to reflect the light from the windows and create a more spacious, light filled appearance.

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

HERITAGE IMPACT STATEMENT

A dark charcoal colour is proposed for trimming the windows and doors. A mid tone grey is suggested for the interior face of the doors. The windows are suggested to be painted a dark charcoal or black to minimize the muntins and framing. The use of the white, greys and blacks allows the details of the space to be distinguishable and highlights the character of the contributing components.

Lighting will be reclaimed school house light fixtures installed with 2700K LED lamps.

There are two choices for the mechanical system for the building to provide heating, cooling and ventilation. A split system heat pump, through the wall unit was considered; however, this type of unit will not provide an adequate level of ventilation required by the Ontario Building Code for assembly occupancy. A packaged roof top unit was one option. Due to the heritage value of the building, the unit would not be roof mounted, but rather set on a pad at the rear of the shed portion of the building. The area adjacent could be fenced or screened with planting, however the unit and the duct work will be exposed to potential vandalism. Also, the exposed duct work is not complementary to the heritage character of the building. A ducted split system heat pump through the wall as well was another option. This will require an outdoor condensing unit and as well an ERV to bring in sufficient outdoor air. The ERV unit could be installed in the shed portion of the building above the ceiling or attic space; however, space is limited. Only the condenser unit would be exposed to view on the exterior, either on the ground or side of the accessory shed addition.

ATA is suggesting that the duct work distribution take the form of a stove pipe design, replicating symbolically the original heating systems used in the one room schools. It also assures with the ceiling fan even distribution of heating and cooling throughout the space.

PROPOSED DESIGN
EXTERIOR RENDERING



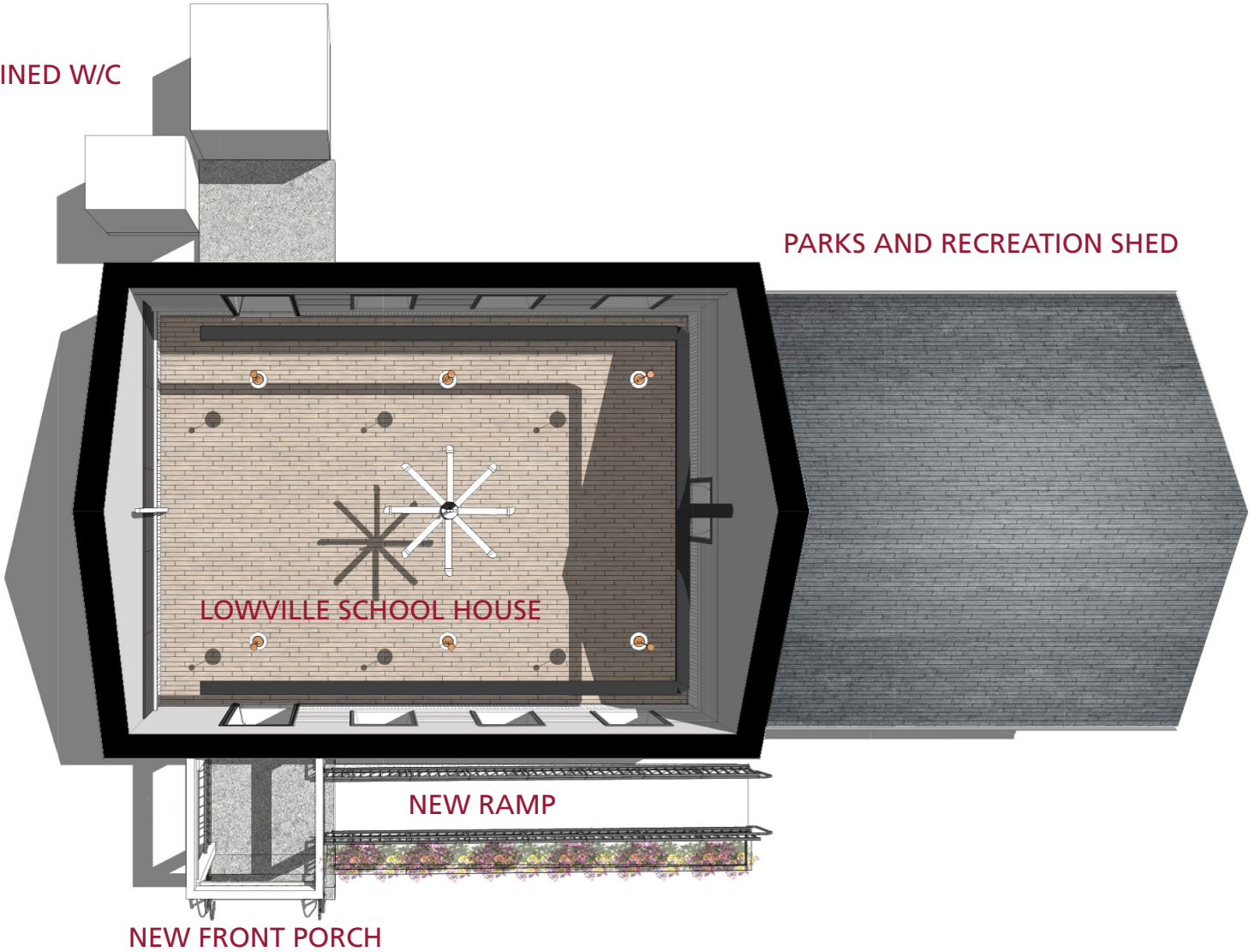
PROPOSED DESIGN
INTERIOR RENDERING



PROPOSED DESIGN
FLOOR PLAN

SELF CONTAINED W/C

PARKS AND RECREATION SHED



LOWVILLE SCHOOL HOUSE

NEW RAMP

NEW FRONT PORCH

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

OPTIONS FOR FIXTURE SELECTION

DOOR STORE - SCHOOLHOUSE LIGHTS



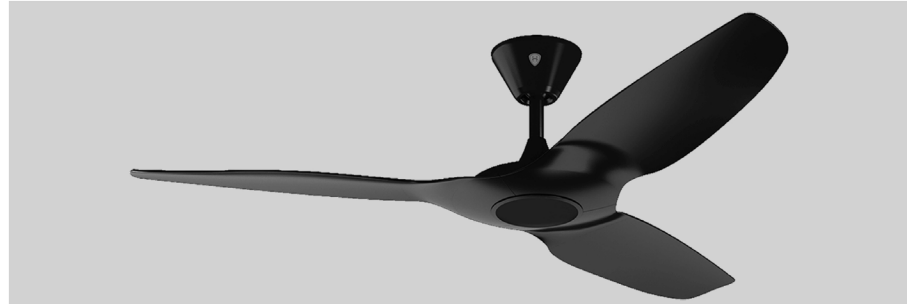
ATA ARCHITECTS

LOWVILLE SCHOOL HOUSE
OPTIONS FOR FIXTURE SELECTION



OPTIONS FOR FIXTURE SELECTION

BIG ASS FANS - ESSENCE, ISIS OR HAIKU, COLOUR BLACK WITH RECESSED LIGHT



WOOD BURNING STOVE



ATA ARCHITECTS

LOWVILLE SCHOOL HOUSE
OPTIONS FOR FIXTURE SELECTION



APPENDIX

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City of Burlington Zoning Bylaw Map,
<https://burlington.maps.arcgis.com/apps/webappviewer/index.html?appid=5bfd88175dea4cc080f46140fd839567>

City of Burlington Zoning By-Law 2020,
Part 10 - Parks and Open Space Zones,
https://www.burlington.ca/en/zoning/resources/Part_10_ParksOpen25700.pdf

Google Maps
<https://maps.google.ca/>

The One Room Schoolhouse,
<http://www.oneroomschoolhouses.ca/>

The One Room Schoolhouse,
Rules for "Bytown" Teachers in 1872
<http://www.oneroomschoolhouses.ca/rules-for-teachers-in-1872.html>

6207 Guelph Line Designation Report,
LACAC evaluation 1992

By-Law Number 134-1992,
By-law to designate the exterior facade of the property known as 6207 Guelph Line, Part Lots 6 & 7, Concession 4 N.S., in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act

RESOURCES:

The Door Store,
Lighting Gallery - Schoolhouse Lighting
<http://thedoorestore.ca/gallery/lighting/>

Big Ass Fans,
Essence
<https://www.bigassfans.com/fans/essence/>

Big Ass Fans,
Isis
<https://www.bigassfans.com/fans/isis/>

Big Ass Fans,
Haiku
<https://www.bigassfans.com/fans/haiku/>

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

ALEXANDER TEMPORALE CV

Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C., C.A.H.P.

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead

(Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Current Offices

- > Ontario Association of Architects
- > Fellow of The Royal Architectural Institute
- > Member of ICOMOS
- > Member of APT
- > Director of the Right Angle Architectural Journal
- > Canadian Association of Heritage Professionals
- > Heritage Trust of Canada

ALEXANDER TEMPORALE CV

Past Offices

- > CAHP Director, Chair of the Communications Committee
- > Perspectives Editorial Committee, Ontario Association of Architects
- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Heritage Committee
- > Member of Meadowvale Heritage District Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada's Main Street Program

Heritage Assessment and Urban Design Studies

- > 3040 & 3048 Trafalgar Road Heritage Assessment, Oakville
- > 650 Sanatorium Road Heritage Assessment, Hamilton
- > 333 MacDonald Road Heritage Impact Assessment, Oakville
- > Locust Lodge, 2477 Queensway Heritage Impact Study, Burlington
- > 337-339, 349, 331 Trafalgar Road & 272 MacDonald Road Heritage Impact Assessment, Oakville
- > 6985 Second Line W Heritage Assessment, Mississauga
- > Cedarvale Community Centre Feasibility Study, Town of Halton Hills
- > 42 High Street Heritage Assessment, Sutton
- > 36 Church Street Heritage Assessment, Keswick
- > 1109 & 1115 Clarkson Rd N. Peer Review of Cultural Heritage Impact Statement, Mississauga
- > 3444 Trafalgar Road Heritage Assessment, Oakville
- > 114 Balsam Drive Heritage Impact Assessment, Oakville

- > 332-338 Robinson St. Heritage Impact Assessment, Oakville
- > 104 Burnet St. Heritage Assessment, Oakville
- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street Heritage Assessment, Oakville
- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario

LOWVILLE SCHOOL HOUSE - HERITAGE IMPACT ASSESSMENT REPORT

ALEXANDER TEMPORALE CV

- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
 - > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage
 - > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
 - > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
 - > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
 - > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
 - > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
 - > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
 - > Brampton Four Corners Urban Design Study (Stark Temporale)
 - > Erindale Village Urban Design Study (Stark Temporale)
 - > Oakville Downtown Urban Design and Site Plan Guidelines Study
 - > Burlington Downtown, Urban Design and Façade Improvement Study
 - > Burlington East Waterfront Study
 - > Victoria Park Square Heritage District Study, Brantford
 - > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
 - > Brant Avenue Heritage Conservation District Study, Brantford
 - > Urban Design Guidelines for Infill Development, Town of Oakville
 - > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
 - > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
 - > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
 - > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
 - > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
 - > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
 - > Kennedy Road, Victorian Farmhouse Study, City of Brampton
 - > Chisholm Estate Feasibility Study, City of Brampton
 - > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
 - > Urban Design Study Canadian General Tower Site, Oakville
 - > Port Credit Storefront Urban Design Study (Townpride)
 - > Port Credit Streetlighting Phases I and II, Lakeshore Road
 - > Urban Design Study for the Town of Grimsby Downtown Area
 - > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
 - > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
 - > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
 - > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
 - > Aurora Library/Public Square Study (Townpride)
 - > Oakville Dorval Glen Abbey Study of High Density Residential
 - > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.
- Partial List of Heritage Restoration Projects
- > Auchmar Coach House Rehabilitation, Hamilton
 - > Locust Lodge, 2477 Queensway, Burlington
 - > Fuller Residence Tower Restoration and Preservation, Brampton
 - > 164 & 166 Main Street Rehabilitation, Brampton
 - > 264 Queen Street Rehabilitation, Mississauga
 - > St Mark's Church Restoration/Rehabilitation, Hamilton
 - > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
 - > Stewart Memorial Church Heritage Grant Application Package, Hamilton
 - > 126-128 Lakeshore Road East Façade Restoration, Oakville
 - > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
 - > Old Springer House, Addition Design, Burlington
 - > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
 - > Adamson House Roof Repair, Mississauga
 - > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate

ALEXANDER TEMPORALE CV

- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Tempore with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Tempore with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Tempore)
- > Peel County Courthouse & Jail Feasibility Study (Stark Tempore)
- > Port Credit Streetscape Improvements (Stark Tempore)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Tempore)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Tempore)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Tempore)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Tempore)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Tempore)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Tempore)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Tempore)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Tempore)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.