

Heritage Guelph Meeting Agenda



City of Guelph

Wednesday, September 9, 2020

From 12:00pm to 2:00pm

[Remote meeting open to the public via Cisco Webex](#)

Password: Heritage (case sensitive)

To register as a delegate, please contact the Senior Heritage Planner by email at stephen.robinson@guelph.ca or by calling (519) 837-5616, extension 2496.

Delegations will be allocated a maximum of five minutes to present their opinions to the committee. Delegations must register prior to the meeting and no later than 12 noon on Monday, September 7. Persons not registering by the deadline will not be allowed to address the committee.

Call to Order

Acknowledgements

Disclosure of Pecuniary Interest

Approval of Minutes

February 10, 2020

Items for Discussion

68 Albert Street

Designated heritage property within the Brooklyn and College Hill HCD under bylaw (2014)-19812

Heritage Permit Application HP20-0004

See attachment 1

Staff recommendations:

That Heritage Guelph supports heritage permit HP20-0004 to construct a covered front porch addition and new detached rear yard garage at 68 Albert Street as presented at the September 9, 2020 meeting of Heritage Guelph; and

That any modifications to the design that are minor in nature may be dealt with by the Senior Heritage Planner.

61 Mary Street

Designated heritage property within the Brooklyn and College Hill HCD under bylaw (2014)-19812

Heritage Permit Application HP20-0005

See Attachment 2

Staff recommendations:

That Heritage Guelph supports heritage permit HP20-0005 to construct a covered front porch addition at 61 Mary Street as presented at the September 9, 2020 meeting of Heritage Guelph; and

That any modifications to the design that are minor in nature may be dealt with by the Senior Heritage Planner.

Commemorative Naming Committee

A request from the City of Guelph for Heritage Guelph to nominate a member to sit on the Commemorative Naming Committee.

HG Designation Working Group Report (James Smith)

Next Meetings

HG Designation Working Group – Meeting date to be determined

Heritage Guelph - October 12, 2020 (Remote meeting via Cisco Webex)

Adjournment

ATTACHMENT 1 - 68 ALBERT STREET

Staff Report

As the subject property (68 Albert Street) is located within the Brooklyn and College Hill Heritage Conservation District, it is designated under Part V of the Ontario Heritage Act through By-law (2014)-19812.

The property owner has proposed a design for the construction of a new covered front porch and a new detached garage in the rear (southwest) corner of the lot.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage character of the property or the district is required to obtain approval through the heritage permit process. The construction of a new building on the subject property requires a heritage permit application (as per Section 4.4 of the HCD Plan and Guidelines) and Council Approval. The front porch portion of this heritage permit is recommended for approval under the Delegation of Authority Bylaw (2016)-20022.

During pre-consultation, the Senior Heritage Planner encouraged the owner to have the front porch spindles be wood (like the proposed handrail) and to clad the detached garage in wood board and batten (or a cementitious material like HardiBoard or Maibec) rather than the proposed vinyl siding. The plan and elevation drawings attached have been accepted as part of building permit application 2020-003622 RR.

Staff is of the opinion that heritage permit HP20-0005 for the construction of the proposed covered front porch and new detached garage in the rear yard of the lot at 68 Albert Street is in keeping with proper heritage conservation practice and satisfies Brooklyn and College Hill HCD Plan Guideline 4.1 - Alterations to Heritage Buildings:

viii) New design of alterations may be permitted where they:

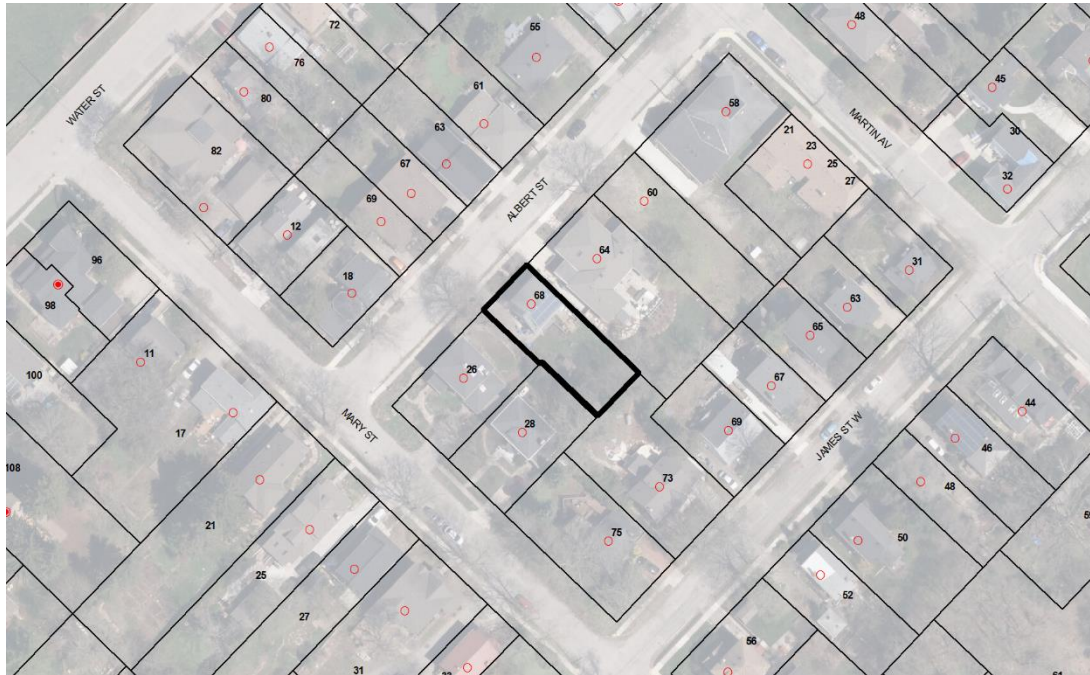
- do not harm, damage or remove valued heritage property, features and other distinguishing historical, architectural, streetscape or cultural features, and
- are of size, location and material that is compatible with the character of the property, building, landscape or streetscape.
- are compatible with, distinguishable from, and subordinate to the original.

ix) Construction comprising new freestanding building masses within the heritage conservation district should fit with the prevailing character of adjacent properties, landscaping and existing grades and be compatible in design, size, location, height, setback, orientation to the street, materials, roof type, and fenestration.

The design as presented does not pose a negative impact to the heritage attributes protected by the heritage district designation by-law. Heritage permit application

HP20-0005 is now recommended for approval under section 42 of Part V of the Ontario Heritage Act.

Location of subject property

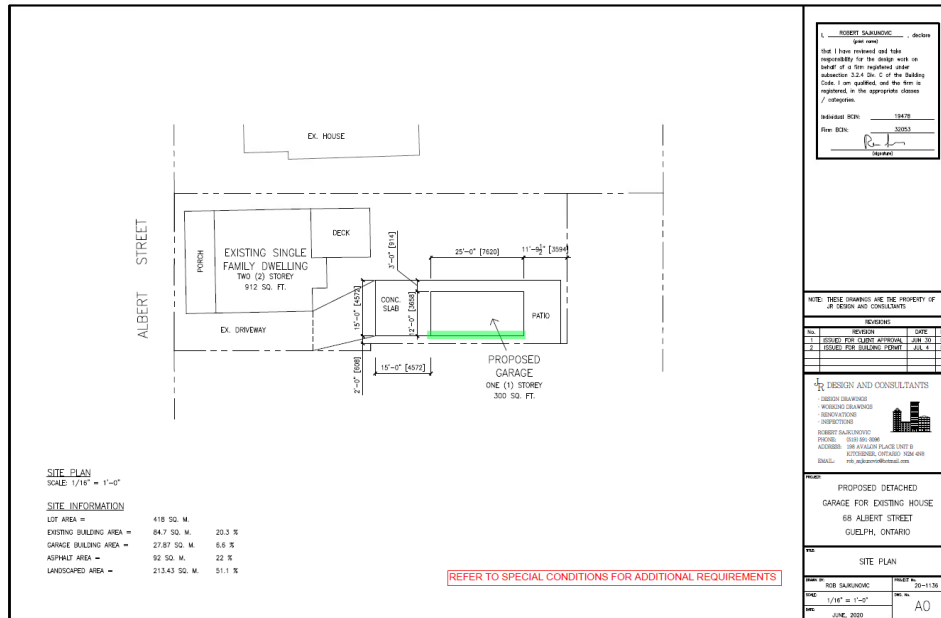


Current image of subject property

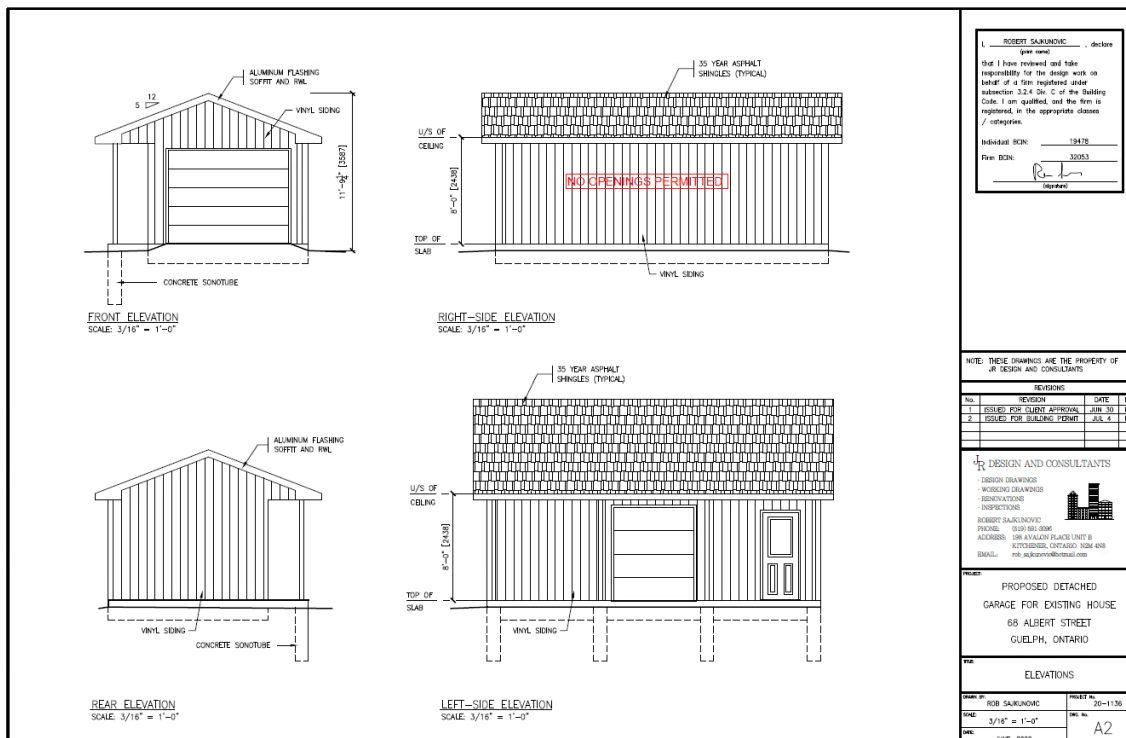


Proposed site plan and design

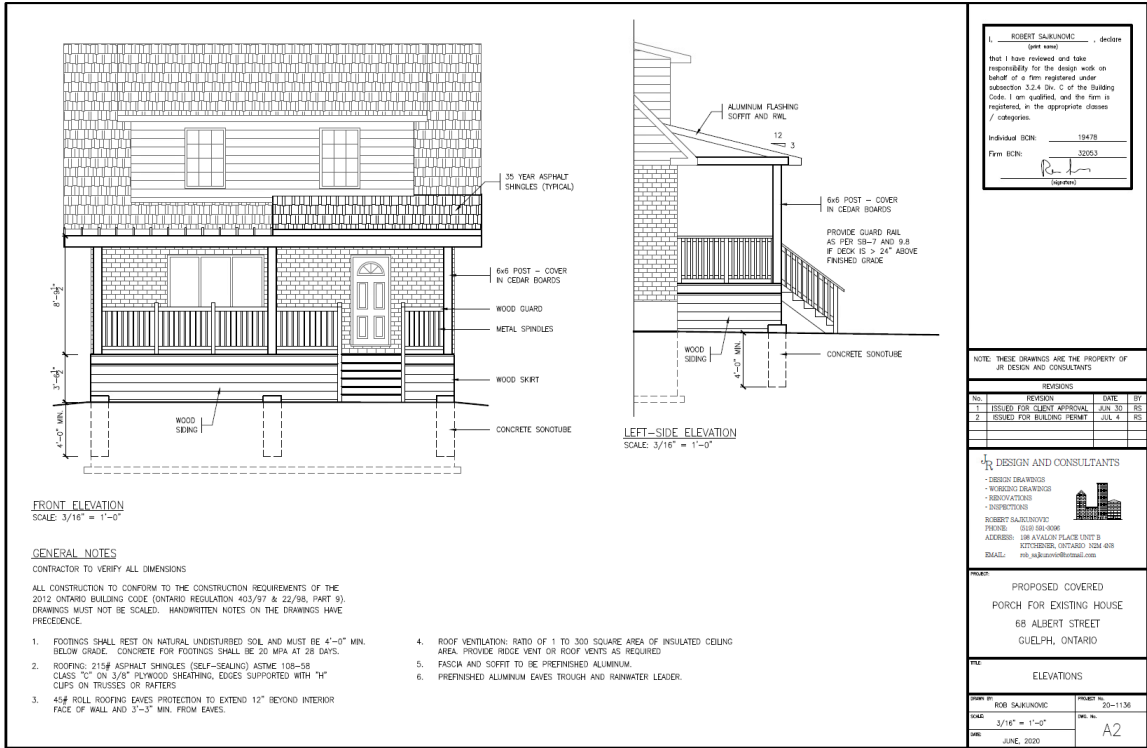
(Also submitted for building permit application 2020-3622 RR)



Site Plan for Proposed Detached Garage (JR Design and Consultants)



Proposed Detached Garage (JR Design and Consultants)



Proposed Covered Front Porch (JR Design and Consultants)

ATTACHMENT 2 - 61 MARY STREET

Staff Report

The property owner has applied for a heritage permit to allow the construction of a replacement front yard porch at 68 Albert Street. The property is designated under Part V of the Ontario Heritage Act as it is located within the Brooklyn and College Hill Heritage Conservation District and subject to the HCD Plan and Guidelines.

In pre-consultation, the owner has agreed to make changes suggested by the Senior Heritage Planner to be redlined on the building permit drawings submitted: a) not to use a curved guard on the sides of the front steps and b) not to extend the wood shingle work below the porch railing wall and instead use a traditional lattice to cover the area under the porch deck. The Senior Heritage Planner has determined the proposed front yard porch to be minor in nature and that its hip roof and stone/shingle materials are in keeping with the design of this 1940s cottage. The porch does not detract from the cultural heritage value of the property or the HCD and for these reasons staff feel there is no negative impact expected from the proposal. The proposed front yard porch is part of a separate building permit application (2020-2944 RR).

Staff is of the opinion that the construction of a roofed front yard porch as proposed by heritage permit HP20-0005 illustrated in the attached drawings by William Spira Architectural Drawing and Design submitted with approved redline revisions for building permit 2020-2944 RR is in keeping with proper heritage conservation practice and does not pose a negative impact to the heritage attributes protected by the designation by-law. The heritage permit application HP20-0005 is now considered complete and is recommended for approval under the Delegation of Authority Bylaw (2016)-20022.

Location of subject property

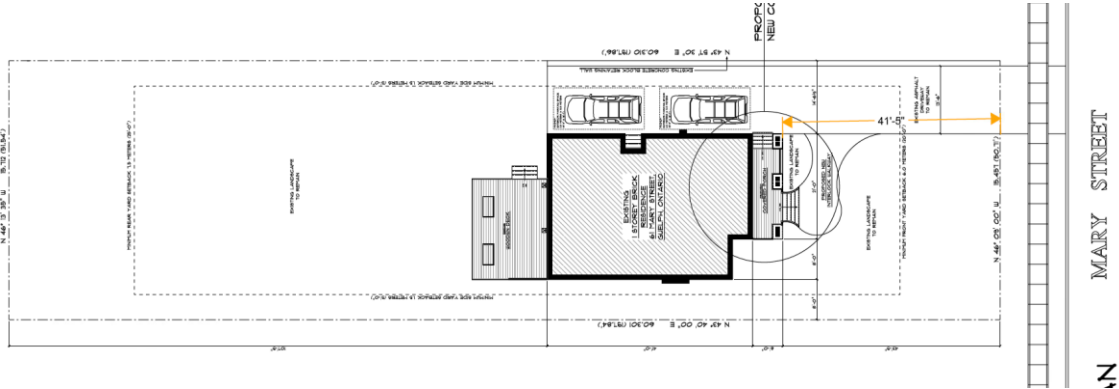


Current image of subject property

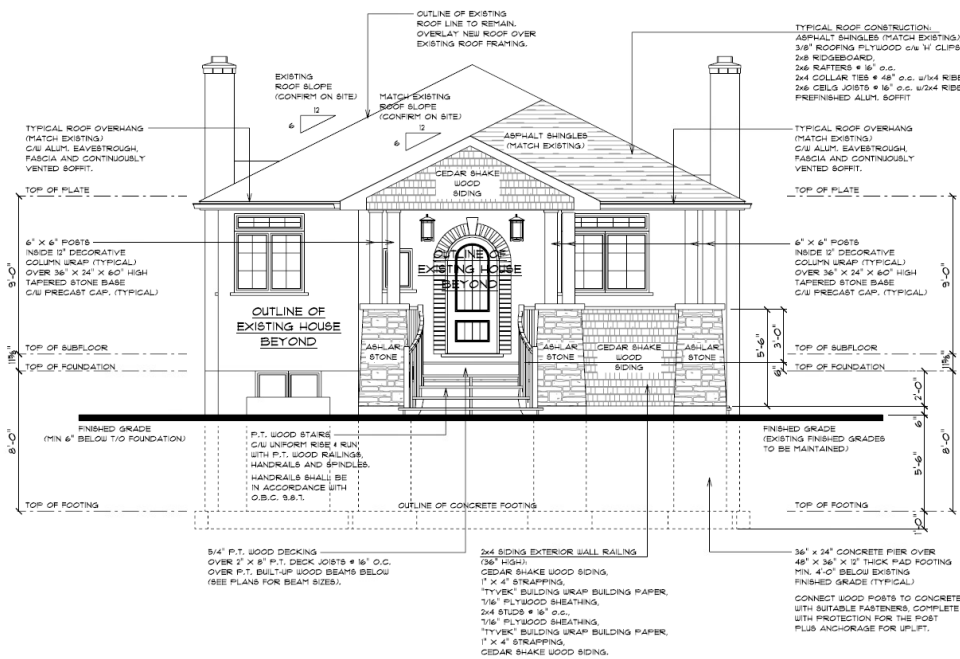


Proposed site plan and design

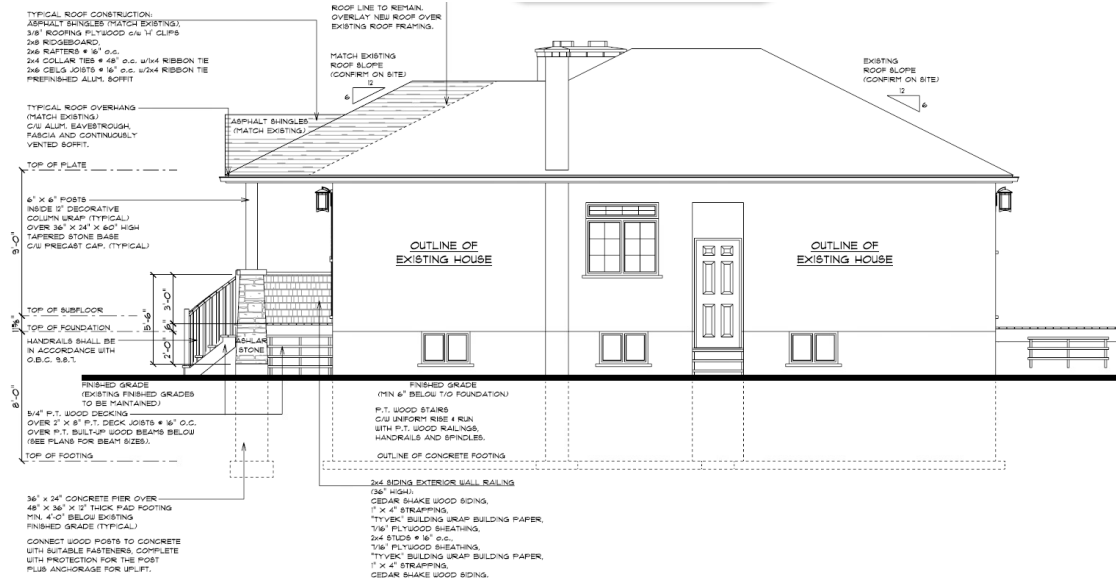
(Also submitted for building permit application (2020-2944 RR))



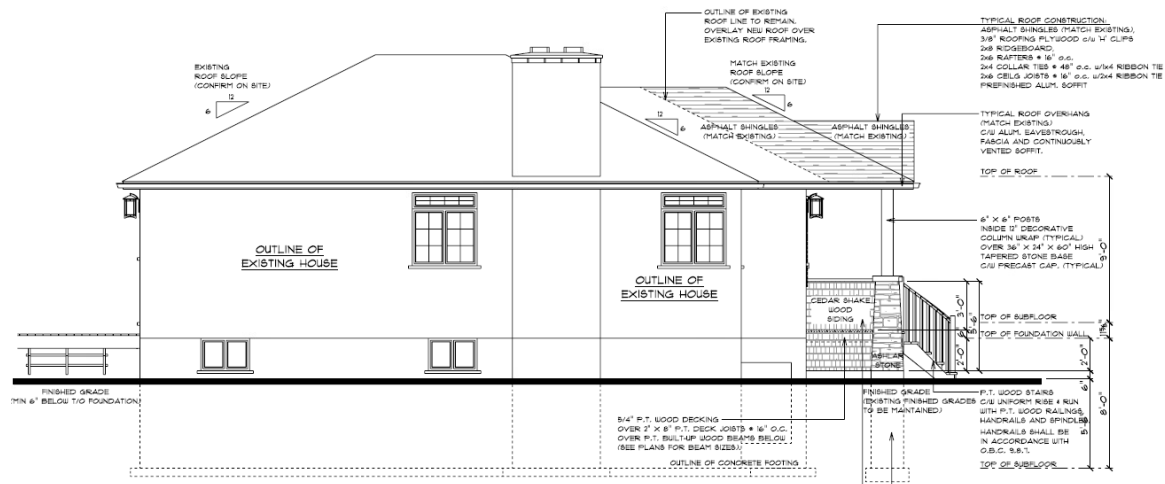
Proposed Site Plan (William Spira Architectural Drawing and Design)



Front Elevation for Proposed Front Yard Porch (William Spira Architectural Drawing and Design)



Right Side Elevation for Proposed Front Yard Porch (William Spira Architectural Drawing and Design)



Left Side Elevation for Proposed Front Yard Porch (William Spira Architectural Drawing and Design)