

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 27, 2020
Subject	17 Mary Street- Heritage Permit Application (HP19-0021)
Report Number	IDE-2020-09

Recommendation

That heritage permit application HP19-0021 be approved to allow the demolition of the existing dwelling at 17 Mary Street and the construction of a new dwelling as described in Report IDE-2020-09.

Executive Summary

Purpose of Report

To recommend the approval of heritage permit HP19-0021 to allow the demolition of the existing dwelling at 17 Mary Street and the construction of a new dwelling as proposed in plans prepared for the property owner by Groen Design.

Key Findings

- Although the original portion of the existing dwelling at 17 Mary Street appears to have been built before 1862 then added onto by 1877, over time unsympathetic alterations have removed almost all of the building's heritage attributes and heritage character defining elements that would make it a contributor to the cultural heritage value of the Mary Street streetscape and the Brooklyn and College Hill Heritage Conservation District. Staff have no objection to the proposed demolition.
- The proposed design for the new dwelling (Attachment 4) satisfies the requirements of the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines.
- Heritage Guelph has reviewed the permit application and provided their support for the demolition and the proposed new dwelling design.

Financial Implications

None

Report

As the subject property (17 Mary 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 real property is

one of the original lots created by the registration the Thompson Survey (Plan 37) in 1856. The front gable portion of the existing house was built before 1862 and the addition to the north was built before 1877. The building footprint is indicated on Cooper's maps of Guelph from those dates. The building is shown as wood frame construction with a roughcast stucco exterior on the 1897 (1911), 1922 (1929) and 1946 editions of the Guelph Fire Insurance Plans. A detached, wood frame garage is shown by 1929 and its orientation changes by 1946 to what is seen today.

The Senior Heritage Planner conducted a site visit with the property owner to determine the physical integrity of the built heritage resource. There are no original interior features that could be considered as heritage character-defining elements. The only exterior feature that relates to the original house is the overall 1.5-storey form. As seen in the Couling Architectural Inventory photo (Attachment 2, Figure 8), the original fenestration (window and door openings) has been greatly altered and the original roughcast stucco had been covered with insulbrick and metal siding. Only one original wood window sash remains with all others having been replaced with modern units. The detached garage appears to be as built before 1946 but has little cultural heritage value as it is not part of the original property design.

It is staff's opinion that over time unsympathetic alterations have removed almost all of the building's heritage attributes and heritage character defining elements that would make it a contributor to the cultural heritage value of the Mary Street streetscape and the Brooklyn and College Hill Heritage Conservation District. Staff have no objection to the proposed demolition of the existing house and detached garage.

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 residential building on the subject property requires a heritage permit application as per Section 4.4 of the HCD Plan and Guidelines.

The owner of the property, has proposed demolition of both the existing house and detached garage and has submitted a design for the construction of a new house on the lot. After preliminary discussion between the Senior Heritage Planner and the owner, revisions were made to the initial design. The proposed 2-storey house will face Mary Street and the attached garage will be stepped back from the house front. The house front will have the appearance of traditional limestone construction with the rear exterior in brick (see Attachment 4).

Staff is of the opinion that heritage permit HP19-0021 for the construction of a new dwelling at 17 Mary Street is in keeping with proper heritage conservation practice and satisfies guideline section 4.4 of the Brooklyn and College Hill HCD Plan. 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 HP19-0021 is now recommended for approval under section 42 of Part V of the Ontario Heritage Act.

Financial Implications

None

Consultations

At their meeting of December 9, 2019 Heritage Guelph carried the following motions.

That Heritage Guelph has no objection to the demolition of the existing 2-storey dwelling and detached garage at 17 Mary Street as proposed in demolition permit application (2019-7486 DP) and heritage permit application HP19-0021; and

That Heritage Guelph supports (in principle) the property owner's proposal to construct a single, detached, 2-storey dwelling at 17 Mary Street, as presented in heritage permit application HP19-0021 and in conceptual elevation drawings shown at the December 9 2019 meeting of Heritage Guelph; and

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

Strategic Plan Alignment

The recommendations in this report align with the Sustaining Our Future priority area of the City's Strategic Plan. The conservation of cultural heritage resources, including significant cultural heritage landscapes such as the Brooklyn College Hill Heritage Conservation District, is part of how Guelph is planning for an increasingly sustainable City.

Attachments

Attachment-1 Location of 17 Mary Street and Plan of Survey

Attachment-2 Historical Images Showing Subject Property

Attachment-3 Current Images of Subject Property

Attachment-4 Proposed design for new dwelling at 17 Mary Street (Groen Design dated November 27, 2019)

Report Author

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Attachment-1 Location of 17 Mary Street and Plan of Survey

Figure 1 - Location of 17 Mary Street. (Image: City of Guelph GIS)

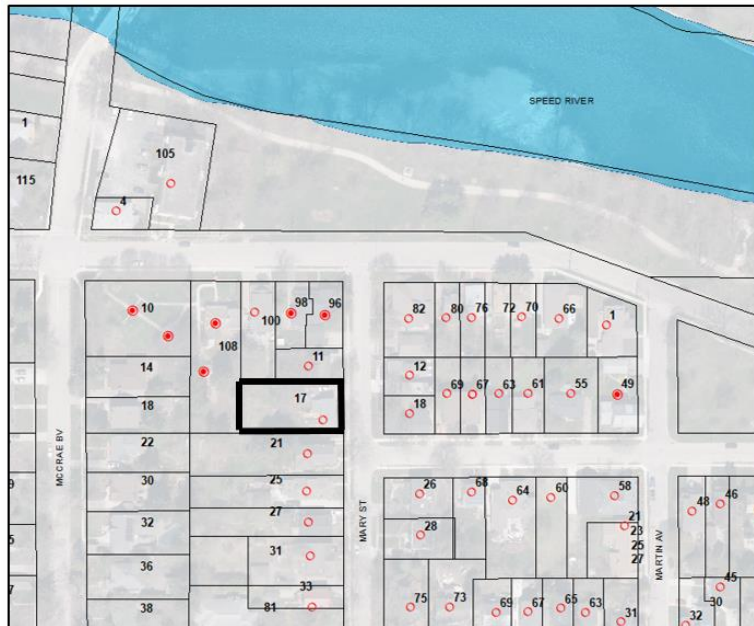
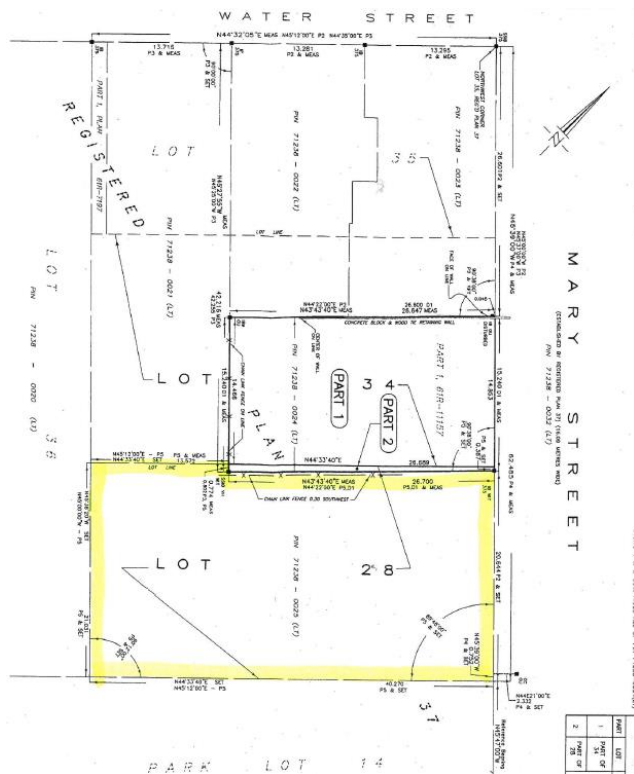


Figure 2 - Detail from Plan of Survey of Part of Lots 28 and 34, Registered Plan 34. (Van Harten Surveying Inc., July 17, 2009)



Attachment-2 Historical Images Showing Subject Property

Figure 3 – Detail from plan of the Estate of Mr. Robert Thompson or the “Thompson Survey” known as Plan 37, registered in 1856.



Figure 4 - Detail from Cooper's Map of the Town of Guelph, 1862 (Image: Guelph Civic Museum)

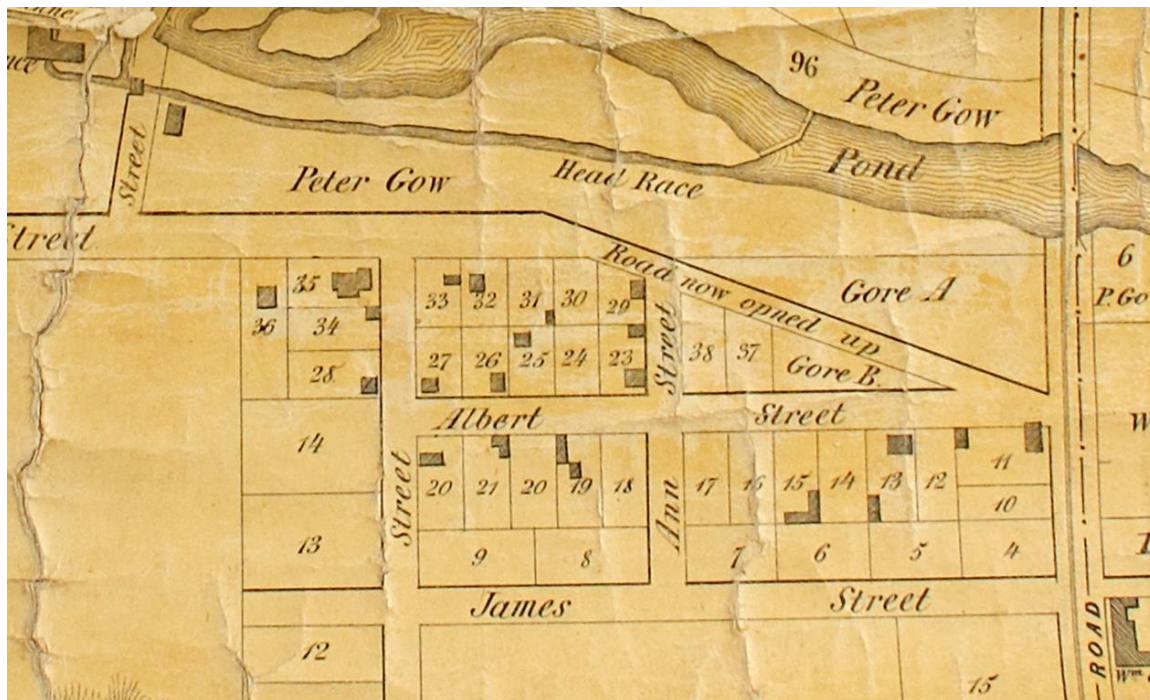


Figure 5 - Detail from Cooper's Map of the City of Guelph, 1877 (Image: Guelph Civic Museum)

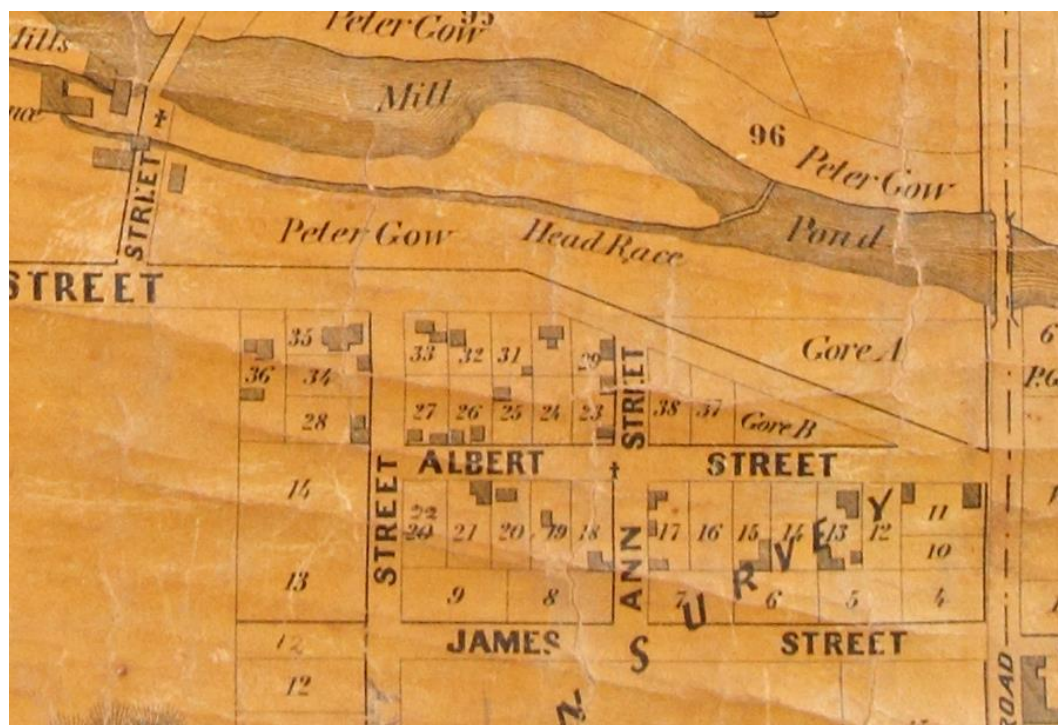


Figure 6 - Guelph Fire Insurance Plan, 1922 (revised 1929). (Image: Guelph Civic Museum)

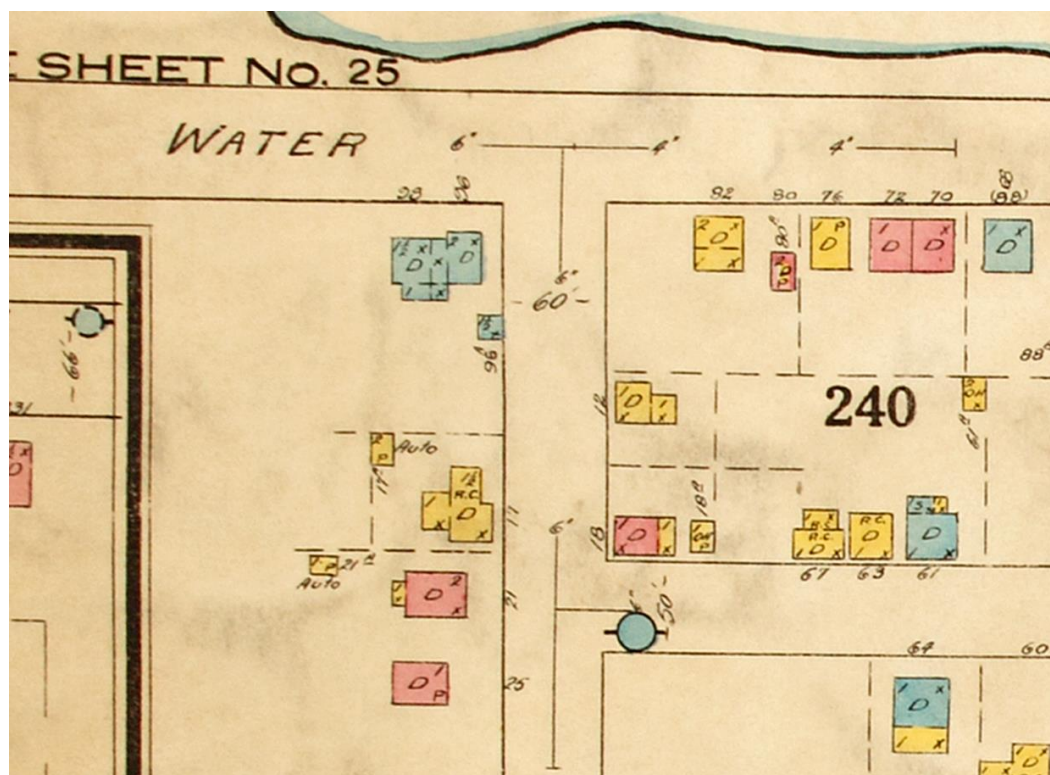


Figure 7 - Guelph Fire Insurance Plan, 1946. (Image: Guelph Civic Museum)

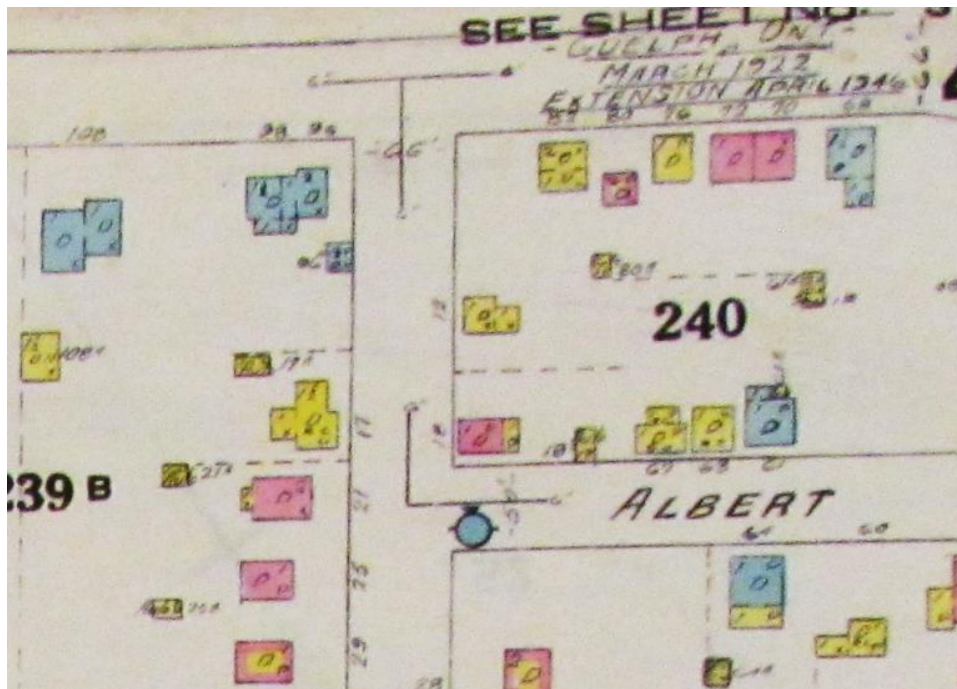


Figure 8 - 17 Mary Street (Photo: Couling Architectural Inventory, 1974)



Attachment-3 Current images of Subject Property

Figure 9 - 17 Mary St



Figure 10 - 17 Mary St



Figure 11 - 17 Mary St



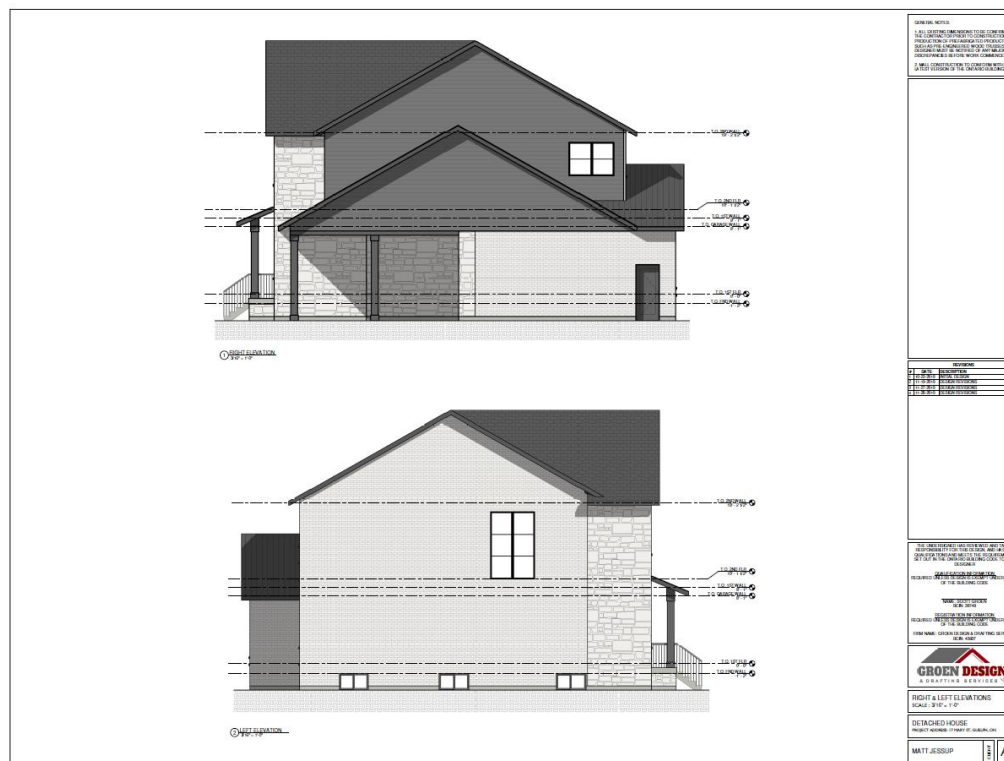
Figure 12 - 17 Mary St



Figure 13 - 17 Mary St, detached garage



Attachment-4 Proposed design for new dwelling at 17 Mary Street (Groen Design, dated November 27, 2019)



SP1