# Advisory Committee of Council Staff Report

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| To | Heritage Guelph |
| Date | Monday, March 4, 2024 |
| Subject | **40 Spring Street: Heritage Permit Application** |

## Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 40 Spring Street:

   The proposed rear addition at 40 Spring Street does not negatively impact the heritage attributes identified in By-Law (2004) - 17606

## Executive Summary

### Purpose of Report

This report provides information and staff comments on a heritage permit application for the construction of a rear addition at the detached residential dwelling at 40 Spring Street, a property designated under Part IV of the Ontario Heritage Act.
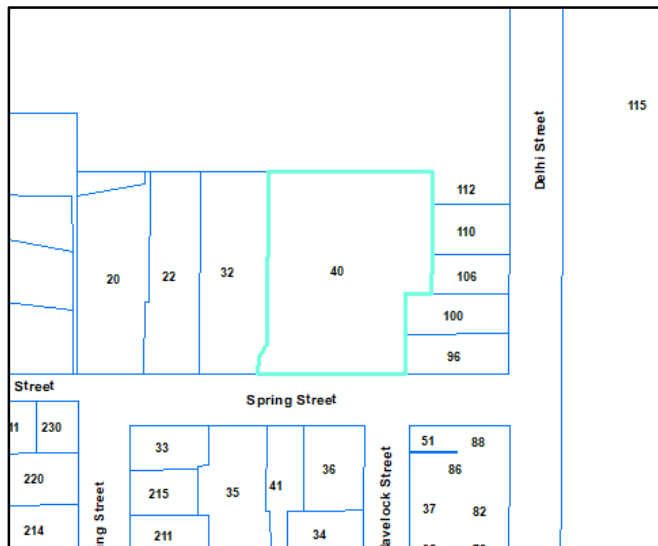
## Report

### Location



Figure 1: 40 Spring Street (City of Guelph GIS)

The subject property is located on the north side of Spring Street, between Delhi Street and King Street. The legal address is Part Lot 10, Concession 1, Division "F" (Guelph Township), (as described in Instrument No. MS104221); City of Guelph

## Background

A complete heritage permit application was received on February 12, 2024, for the construction of an addition at the rear of the brick residence at 40 Spring Street, known as "Woodside." The property is designated under Part IV of the Ontario Act (see Bylaw 2004-17606 in Attachment 1). The heritage attributes of 40 Spring Street include:

- The street facade and the west side yard facades, including all door and window openings;
- The front corner of the east facade as indicated in Schedule D;
- The roofline, with its decorative barge boards;
- The curving driveway, trees and Front Yard as defined by the City of Guelph Zoning By-law as amended from time to time;
- The oblique views and villa appearance of the house from the street as defined in Schedule D showing View Areas A and B as projected from the point of intersection of the front and side lot lines to the points on the original house as indicated.
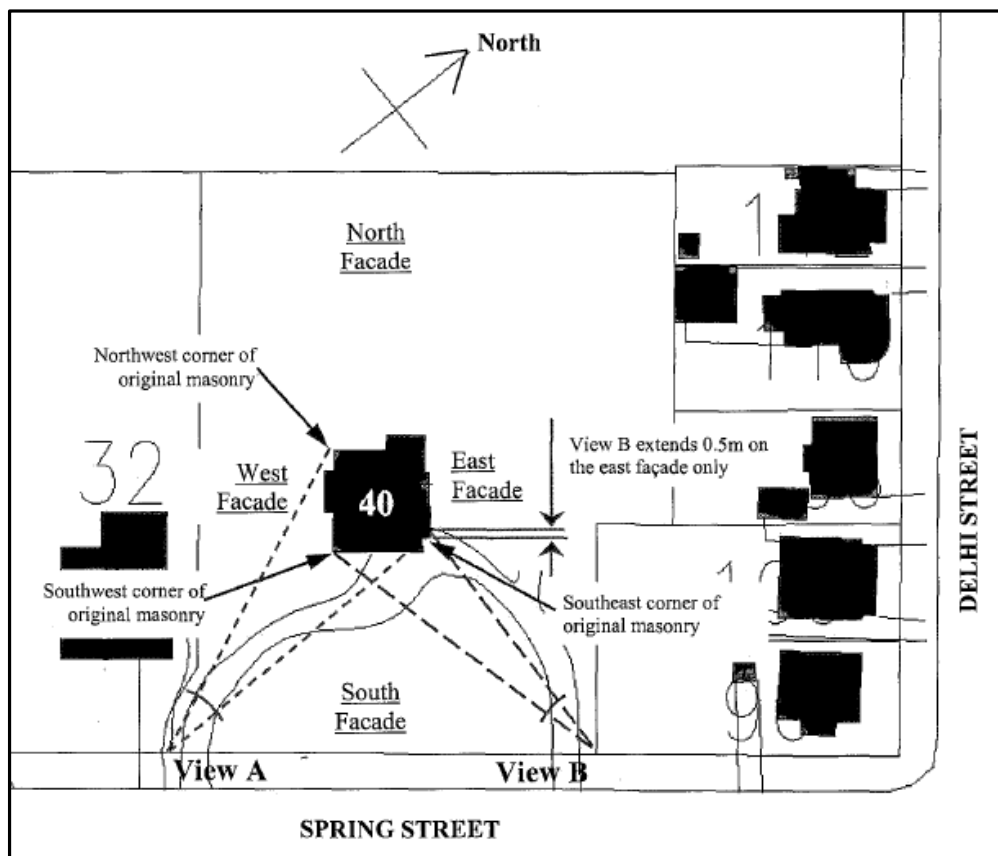


Figure 2: By-law 2004-17606 Schedule D

The heritage permit application proposes alterations to the north and east elevations, which are not listed as heritage attributes in the designation bylaw. The alterations include the removal of a rear addition and its replacement with a new two-storey addition. The addition will be clad with wood board and batten and cedar shingles under the gables. The roof will feature clipped gable ends to ensure compatibility with the unique gables found on the original house.

## Staff Recommendation

Heritage staff have reviewed the heritage permit application and have determined that the proposed alterations would not negatively impact the heritage attributes as identified in By-law (2004) – 17606. The proposed addition aligns with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, specifically Standard 11, which instructs that new additions should "conserve the heritage value and character-defining elements when creating any new additions" and that new additions should be "physically and visually compatible with, subordinate to, and distinguishable from the historic place."

The proposed addition achieves compatibility by utilizing historically appropriate cladding material and architectural details inspired by the heritage residence, namely the clipped gable ends. The proposed addition achieves subordination through its location at the rear of the property where it will be minimally visible from the street and have no impact on the façade. Lastly, the addition achieves distinguishability from the yellow brick heritage residence through its use of wood cladding.

Staff recommend approval of the heritage permit application.

## Attachments

Attachment-1 By-law (2004) - 17606

Attachment-2 Elevations

Attachment-3 Current Photographs

## Departmental Approval

Melissa Aldunate MCIP, RPP, Manager, Policy Planning

## Report Author

Jack Mallon, Heritage Planner, Policy Planning