

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, September 9, 2024
Subject **84 Forbes Avenue – Heritage Permit Application HP24-0006**

Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager of Planning and Building Services with respect to heritage permit application HP24-0006 for 84 Forbes Avenue.
-

Executive Summary

Purpose of Report

This report provides information and staff comments on a heritage permit application for an addition and alterations to 84 Forbes Avenue, a property designated under Part V of the Ontario Heritage Act within the Brooklyn and College Hill Heritage Conservation District.

Report

Location

The subject property (84 Forbes Avenue) is located in an irregularly shaped lot on the east corner of Forbes Avenue and Mary Street and is within the Brooklyn and College Hill Heritage Conservation District.

Background

As the residential building at 84 Forbes Avenue is within the Brooklyn and College Hill Heritage Conservation District it is protected by heritage designation by-law (2014)-19812 under section 41, Part V of the Ontario Heritage Act. According to section 42, Part IV of the Ontario Heritage Act, the proposed alteration of property within an HCD requires the approval of a heritage permit. A heritage permit of this nature may be considered for approval by the General Manager of Planning and Building Services under delegated authority.

A complete heritage permit application was received on August 22, 2024 for a proposed a proposed garage addition and exterior alterations to the 2-storey, brick house on the property built c. 1870 and known as "Braeside".

The property sits on high ground at the top of Mary Street with Forbes Avenue sloping away to the east. The existing house is set well back on the lot as the former rear section of the property was severed to create what is now 41 Fairview Boulevard. The curved gravel driveway enters from Forbes Avenue and Mary

Street. In the side yard between the existing house and Mary Street is an inground swimming pool which is to be removed. The property has mature trees and shrubs that serve to screen most of the west side of the house. A large, mature maple tree on the southwest edge of the property contributes to the street canopy of the HCD.

The existing house was constructed with an L-plan using buff brick laid in a Flemish bond pattern. The protruding front gable has a bay window on the first floor. An original, corbelled buff brick chimney has been retained rising from the east wall of the original house. The roofline has return eaves and wooden soffits supported by ornate, wooden corbels. The existing front door is within the east side wall of an enclosed, flat roof vestibule porch enclosed with buff brick. A semi-circular window into the enclosed front porch faces Forbes Avenue.

Proposed Alterations

Heritage permit HP24-0006 drawings have been submitted on behalf of the owner by Eton Merritt, Rhodes Design Management. After pre-consultation with Heritage Planning staff the proponent made revisions to the initial design. Although garages/additions are intended to be set back from the front façade of the house, the proponent has opted to keep the garage forward to retain a reasonable back yard area.

The heritage permit application proposes the following addition and alterations to the house at 84 Forbes Avenue:

- 1.5-storey, addition to the west side of the house for a 2-car garage and an accessory apartment on the second floor and an additional front door created in the set-in area between the original house and the garage.
- Flat roof porch to be added in front of the existing front door.
- Gable roof second storey addition over existing flat roof tail.
- Single-storey, flat roof additions on both sides of the existing two-storey, gable roof tail.
- Exterior cladding of proposed additions would be HardieBoard (or similar product) in the form of vertical board and batten siding in a colour that is complimentary to the buff brick of the house.

Heritage Planning staff is of the opinion that heritage permit HP24-0006 for the construction of an addition and alterations to 84 Forbes Avenue is in keeping with proper heritage conservation practice and satisfies guideline section 4.2 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 (2014)-19812.

Report Author

Stephen Robinson, Senior Heritage Planner

Figure 1 - Location of subject property. (City of Guelph GIS)

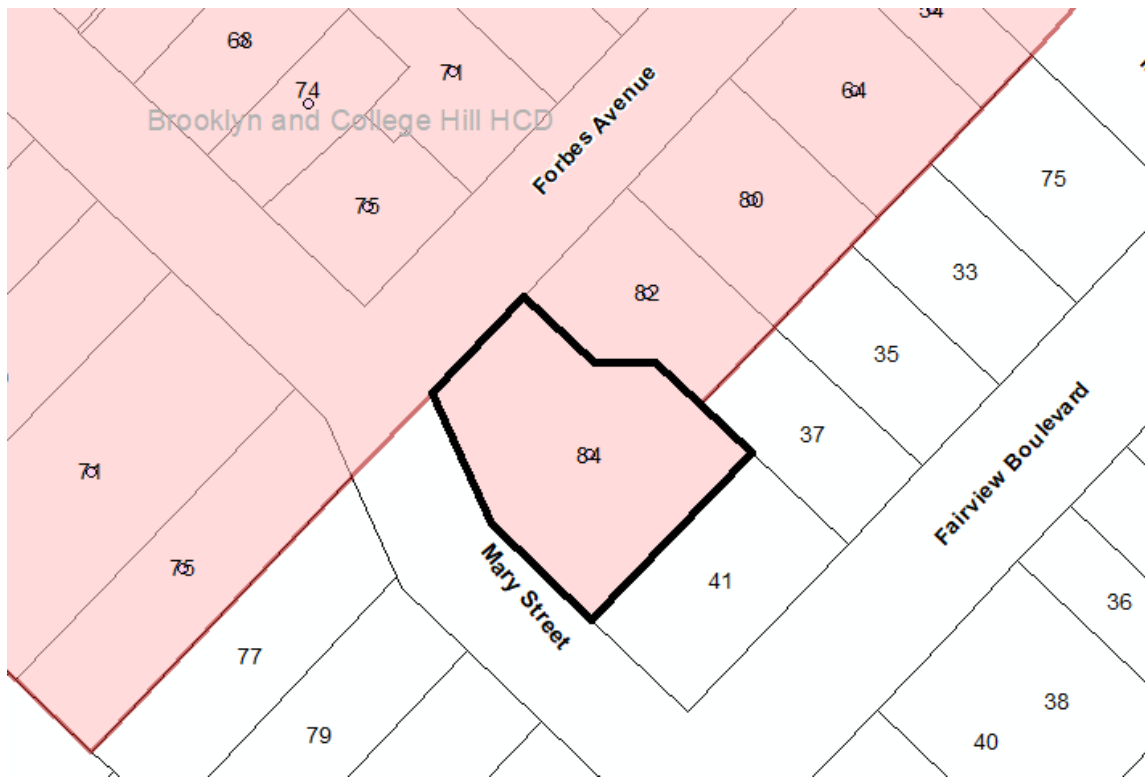


Figure 2 - Air photo showing location of house within subject property. (City of Guelph GIS)

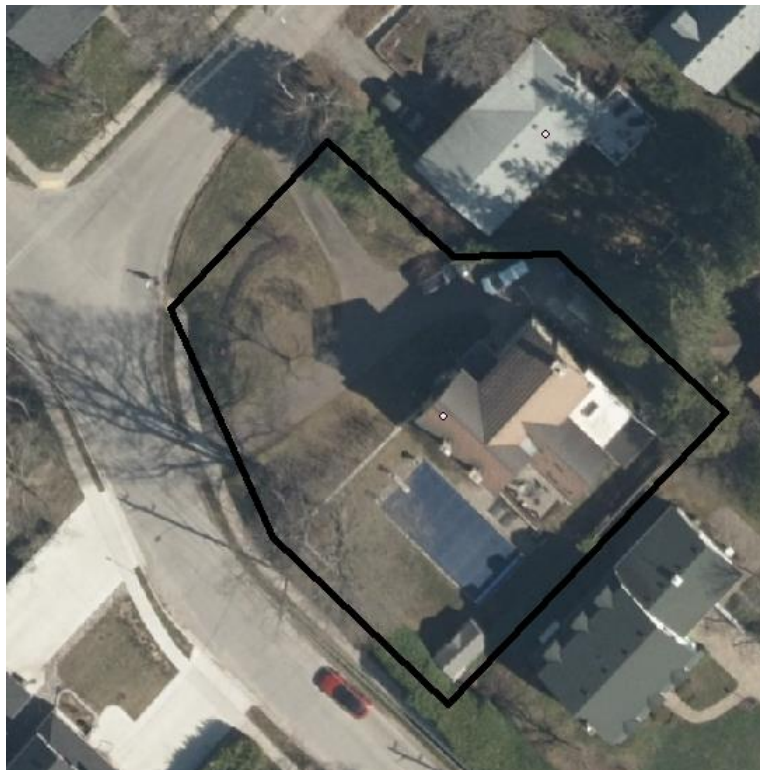


Figure 3 - View of subject property from north from Forbes Ave.



Figure 4 - View of facade from west.



Figure 5 - View of facade from north.



Figure 6 - Northeast side gable wall.



Figure 7 - View of southwest elevation over pool.



Figure 8 - View of subject property from southwest from Mary Street.



Figure 9 - Proposed Site Plan, A107 (Image: Eton Merritt, Rhodes Design Management, August 20, 2024)

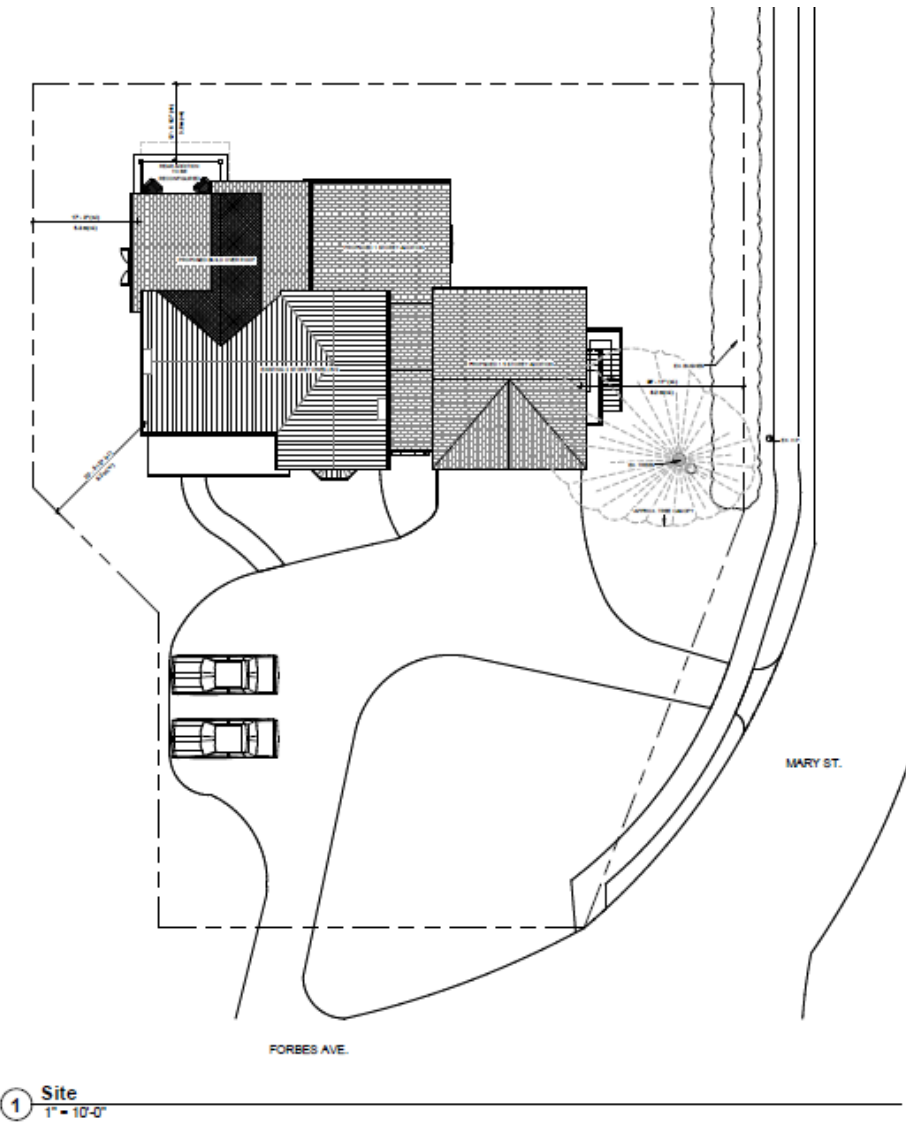


Figure 10 - Proposed Front Elevation, A104 (Image: Eton Merritt, Rhodes Design Management, August 20, 2024)



Figure 11 - Proposed Rear Elevation, A104 (Image: Eton Merritt, Rhodes Design Management, August 20, 2024)

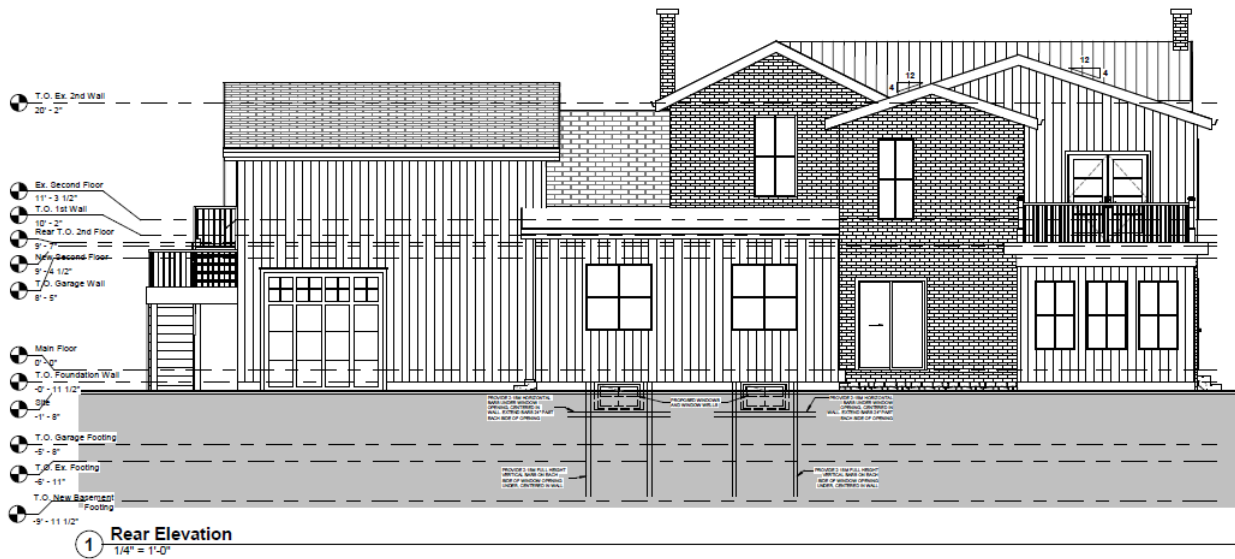


Figure 12 - Proposed Right (Southwest) Elevation, A105 (Image: Eton Merritt, Rhodes Design Management, August 20, 2024)

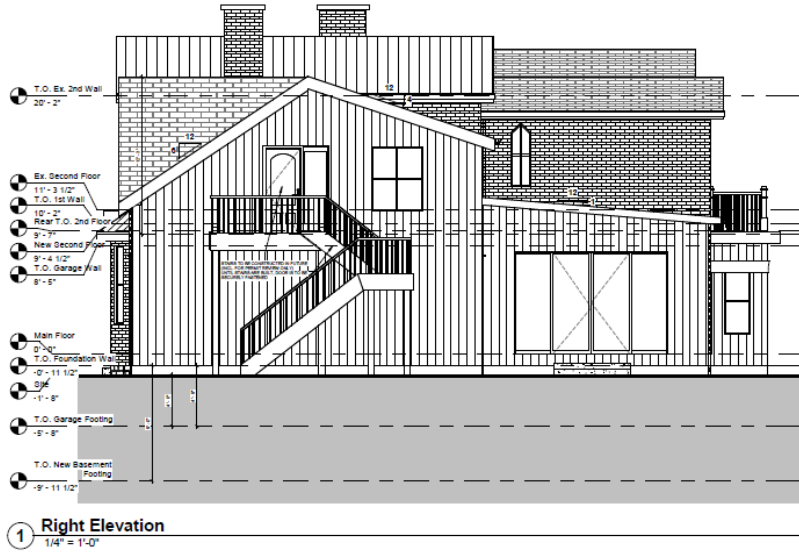


Figure 13 - Proposed Left (Northeast) Elevation, A105 (Image: Eton Merritt, Rhodes Design Management, August 20, 2024)

