

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, September 9, 2024
Subject **58 Martin Avenue: Heritage Permit Application HP24-0005**

Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager of Planning and Building Services with respect to heritage permit application HP24-0005 for 58 Martin Avenue.
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Executive Summary

Purpose of Report

This report provides information and staff comments on a heritage permit application for an addition and alterations to 58 Martin 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 (58 Martin Avenue) is located on the west corner of Martin Avenue and James Street West and is within the Brooklyn and College Hill Heritage Conservation District.

Background

As the residential building at 58 Martin 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 single-storey addition and exterior alterations to the single-storey, brick dwelling on the property built in the 1920s.

The subject property is a rectangular corner lot with the existing dwelling in the southeast side of the lot and fronting Martin Avenue. The existing driveway is on the right of the front of the house. The placement of the existing dwelling has created a large exterior side yard at the corner of Martin Avenue and James Street West. A large, mature tree is near the rear lot line of the property but it does not contribute to the street canopy of the HCD.

The existing cottage type house at 58 Martin Avenue has a medium pitch hip roof and a three-bay front elevation with a centre door sheltered by the original hip roof, open front porch supported by tapered wood panel columns resting on brick pedestals. The front two windows that flank the front porch are wooden hung sashes with a 6-over-1 pane arrangement and covered by wooden storm sashes with 1-over-1 panes. This type of window design was typical for 1920s residential construction. Another feature that became common in building design of this period was the use of pressed rug brick with a vertically combed face. The right or southeast exterior of the house has two freestanding, rug brick chimneys with corbelled rug brick details. Flanking the chimney closest to the front are two small, original, 4-paned windows. All original windows in the cottage have soldier course heads and rowlock sills in rug brick.

A low-pitch shed roof addition was built on the southwest side of the cottage after 1946. This addition was built with pressed brick of a different colour.

Proposed Alterations

Heritage permit HP24-0005 drawings have been submitted by the owner, Rick Wilson of 2051864 Ontario Inc. After pre-consultation with Heritage Planning staff the proponent made revisions to the initial design.

The heritage permit application proposes the following addition and alterations to the house at 58 Martin Avenue:

- 1-storey, hip roof addition to the existing dwelling with hip roof porch over an additional front door
- Repair existing wood window sashes and replace doors and roof shingles
- Repair and repaint existing front porch
- Change roofline of existing right wing of house to a hip roof
- Existing brick chimneys to be repaired
- Exterior cladding for proposed additions would have the appearance of rabbeted bevel wood siding (ie. horizontal clapboard) in Maibec or similar product with white trim and a wall field colour that is complimentary to the red brick of the house.
- All existing trees that contribute to the street canopy will be maintained.

Heritage Planning staff is of the opinion that heritage permit HP24-0005 for the construction of an addition and alterations to 58 Martin 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)

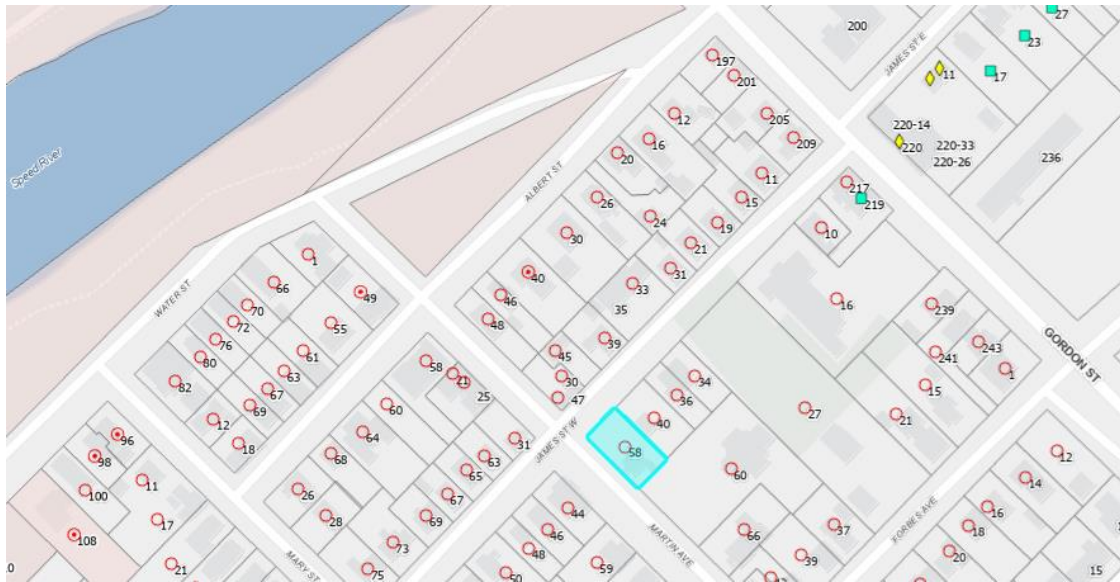


Figure 2 - 2023 air photo showing location of house within subject property. (City of Guelph GIS)

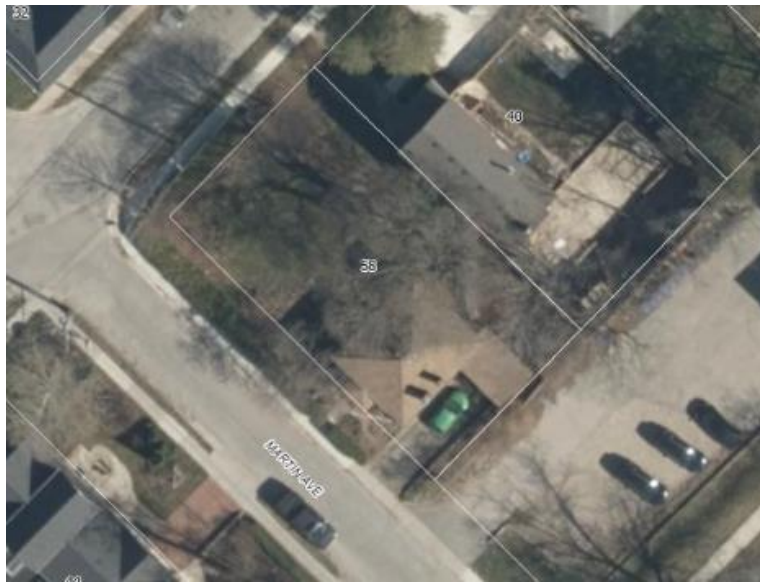


Figure 3 - View of subject property from west (from James Street West) with the house on the right.



Figure 4 - View of subject property from north (from James Street West).



Figure 5 - View of house from north.



Figure 6 - View of facade (front of house) from Martin Avenue.



Figure 7 - View of house from south.



Figure 10 - Proposed rear elevation. (Rick Wilson, 2051864 Ontario Inc.)

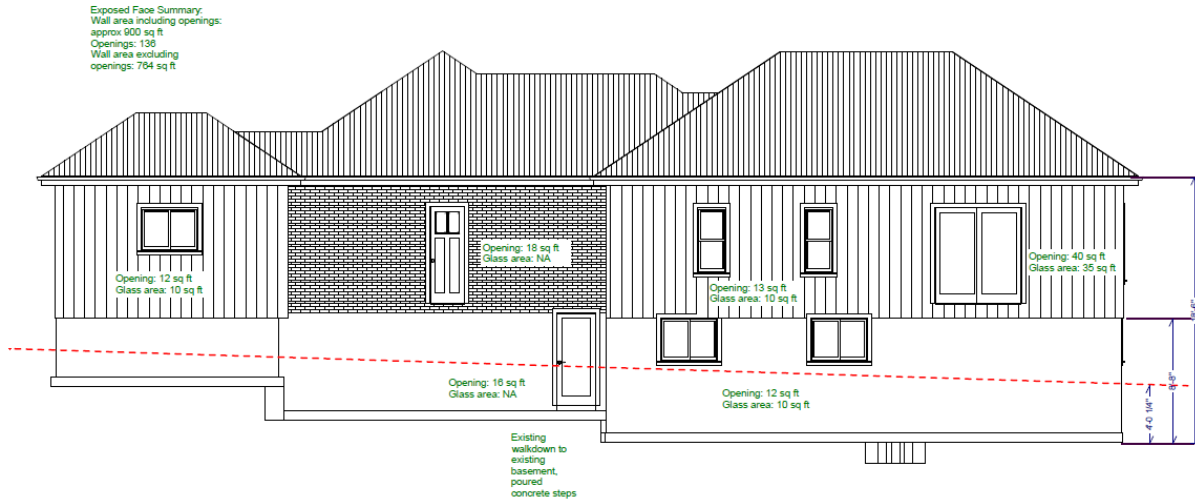


Figure 11 - Proposed right (southeast) elevation. (Rick Wilson, 2051864 Ontario Inc.)

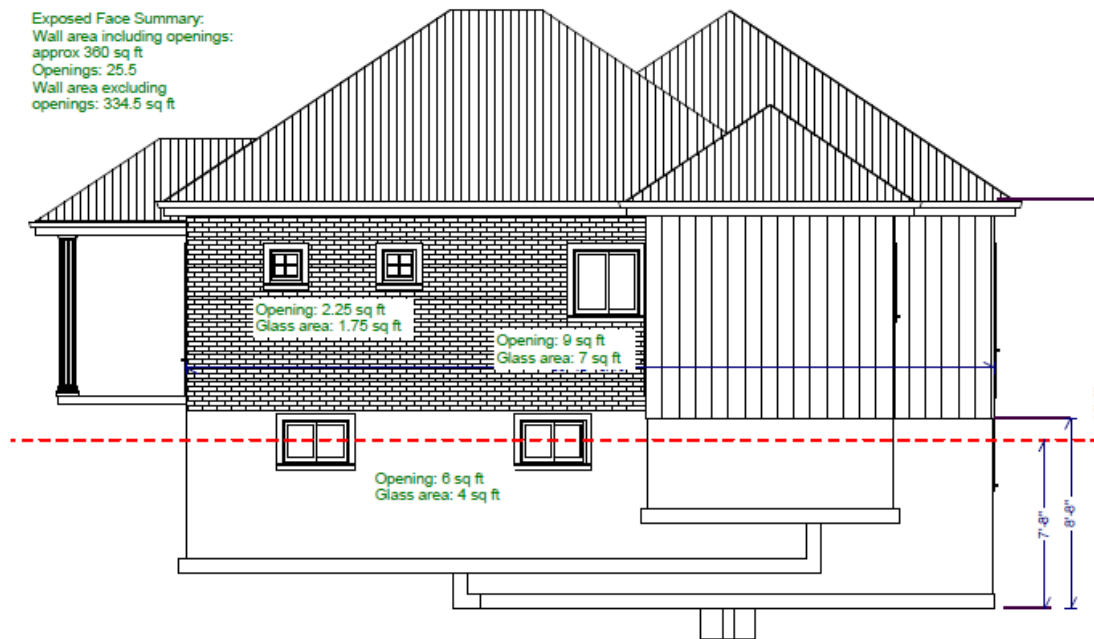


Figure 12 - Proposed left (northwest) elevation. (Rick Wilson, 2051864 Ontario Inc.)



Figure 13 – (left) Maibec clapboard siding sample; (right) James and Martin window sample. (Images provided by Rick Wilson, 2051864 Ontario Inc.)

