

Advisory Committee of Council Staff Report



To Heritage Advisory Committee
Date Thursday, October 2, 2025
Subject **66 Mary Street: Heritage Permit Application HP25-0003**

Recommendation

1. THAT the Heritage Advisory Committee provides the following comments to the General Manager of Planning and Building Services with respect to heritage permit application HP25-0003 for 66 Mary Street.
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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 66 Mary Street, 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 (66 Mary Street) is located on the northeast side of Mary Street between James Street West and Forbes Avenue. The subject property is within the Brooklyn and College Hill Heritage Conservation District.

Background

As the residential building at 66 Mary Street is within the Brooklyn and College Hill Heritage Conservation District ("HCD") 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 heritage permit application has been submitted for a proposed second-storey addition and exterior alterations to the single-storey, brick dwelling on the property.

The subject property is a rectangular lot with the existing dwelling fronting on Mary Street. The existing driveway is on the southeast side of the house. The placement of the existing dwelling has a narrow left side yard beside a narrow strip of land that connects Mary Street to 61 Martin Avenue. Due to this narrow side yard, the proposed also requires approval of a variance from the Committee of Adjustment. A large, mature tree stands in the rear yard and although the tree does not contribute

to the street canopy of the HCD its canopy overhangs 62 Mary Street and the subject property.

Heritage Planning has learned from the property owner that single-storey cottage at 66 Mary Street and the 2-storey house at 62 Mary Street were both built about 1913-14 by builders Edward and Albert Burcombe and the first owners of 66 Mary Street were the Pickett family.

The existing house at 66 Mary Street is a single storey, red brick building with a high pitch hip roof and original hip roof dormers in the front, rear and driveway slopes. The dormer windows have six and four-over-one pane arrangements which is typical of Arts & Crafts architecture in the early 20th century. All windows and doors have rock-faced stone lintels and smooth, lug sills. The exterior basement foundation wall is finely cut ashlar limestone blocks with a rock face. The original front porch on the left of the front elevation has a gable roof with a shingled pediment supported by two tapered panel columns on a railing wall clad in clapboard. The porch was originally open but was subsequently enclosed with 3-over-one window sashes.

Proposed Alterations

Heritage permit HP25-0003 drawings have been submitted by the owner. After pre-consultation with Heritage Planning staff the proponent made minor revisions to the initial design. The owner wants to enlarge the existing dwelling but does not want to remove or harm the large, mature tree in the rear yard. The owner also wants to retain the detached, 1920s metal-clad garage in place. Therefore, with such a narrow lot, an addition in height was considered instead of the typical approach to expand on the rear of the house. The existing ground floor exterior heritage attributes (eg. red brick and stone walls and the wood frame front porch) will be retained while adding a second floor and attic with a design that is in keeping with the style of the existing cottage. The proposed design was influenced by the late Edwardian Arts & Crafts architectural style seen in the foursquare design of 62 Mary St next door and in many homes built in Guelph in the early 20th century. The proposed addition also is compatible in scale with the neighbouring houses and with the historic streetscape.

The heritage permit application proposes the following addition and alterations to the house at 66 Mary Street:

- The addition of a full second storey with a third-floor attic space expanded with hip roof dormers at the front and rear and shed roof dormers on the sides to allow for adequate headroom over the stair ceiling.
- Replacement of windows with units that recreate the original orientation and style as much as possible.
- Repair and retain existing front porch.
- The existing mature tree overhanging the rear yard will be maintained.

Heritage Planning staff is of the opinion that heritage permit HP25-0003 for the construction of an addition and alterations to 66 Mary Street 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)

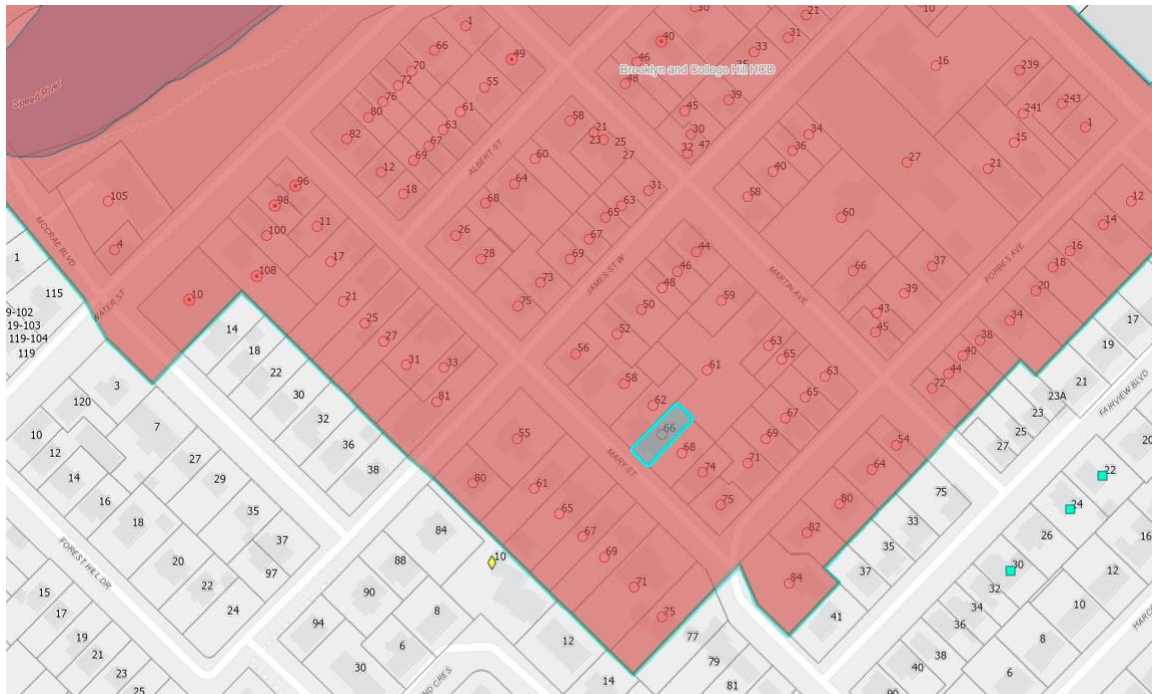


Figure 2 - View of 66 Mary St between adjacent properties (62 Mary St and 68 Mary St).



Figure 3 - 66 Mary St seen from southwest.



Figure 4 - 66 Mary St seen from west.



Figure 5 - 66 Mary St from rear yard with garage on left and large mature tree on right.



Figure 6 - 66 Mary St detached, metal-clad garage.



Drawings and images provided by applicant in Heritage Permit submission.

Figure 7 - Elevations of existing building. (Carrothers & Associates, August 2025).

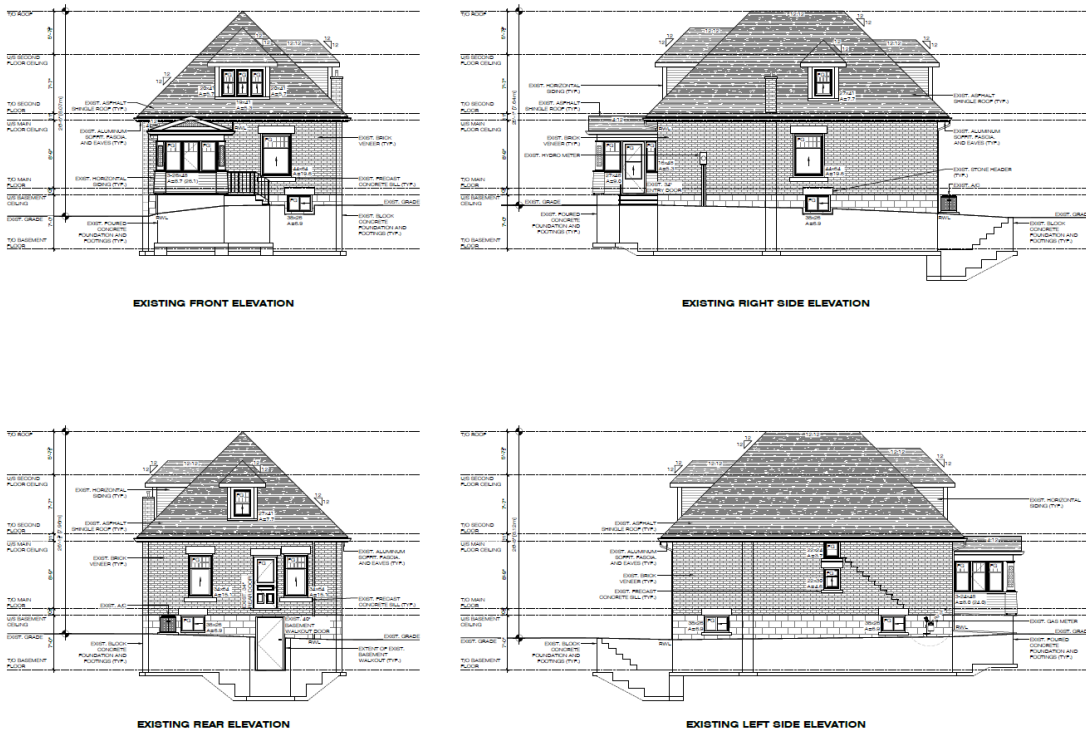


Figure 8 - Front elevations of 64, 66 and 68 Mary St. (Carrothers & Associates, August 2025).



Figure 9 – Proposed front elevation for 66 Mary St between 64 and 68 Mary St.
(Carrothers & Associates, August 2025).



**PROPOSED STREETScape
(ALONG MARY STREET)**



Figure 10 - Proposed Site Plan (Carrothers & Associates, August 2025).

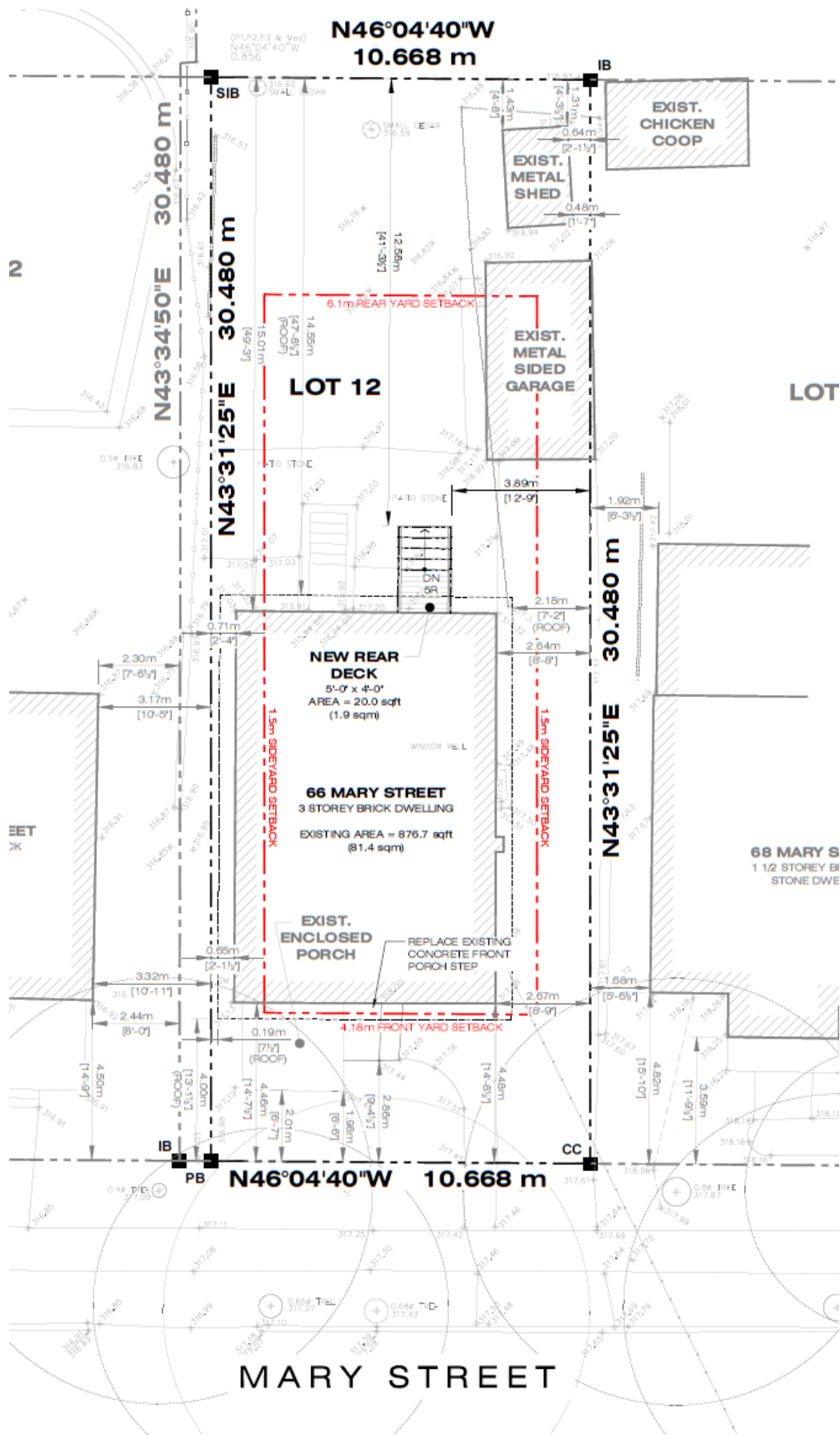
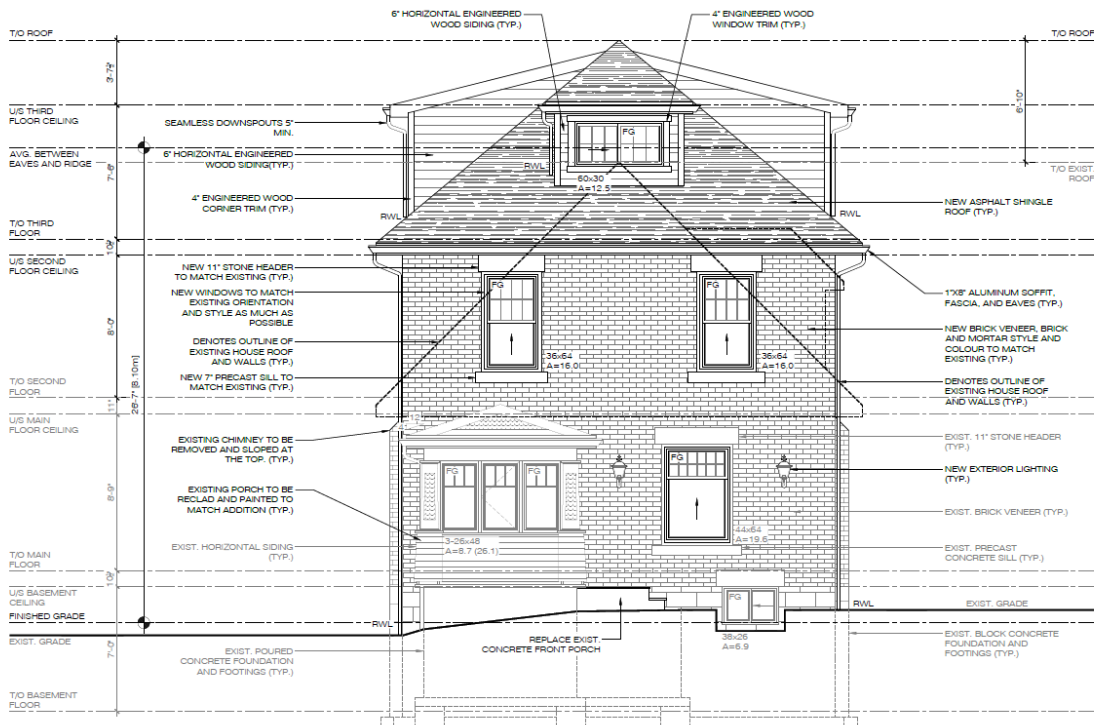


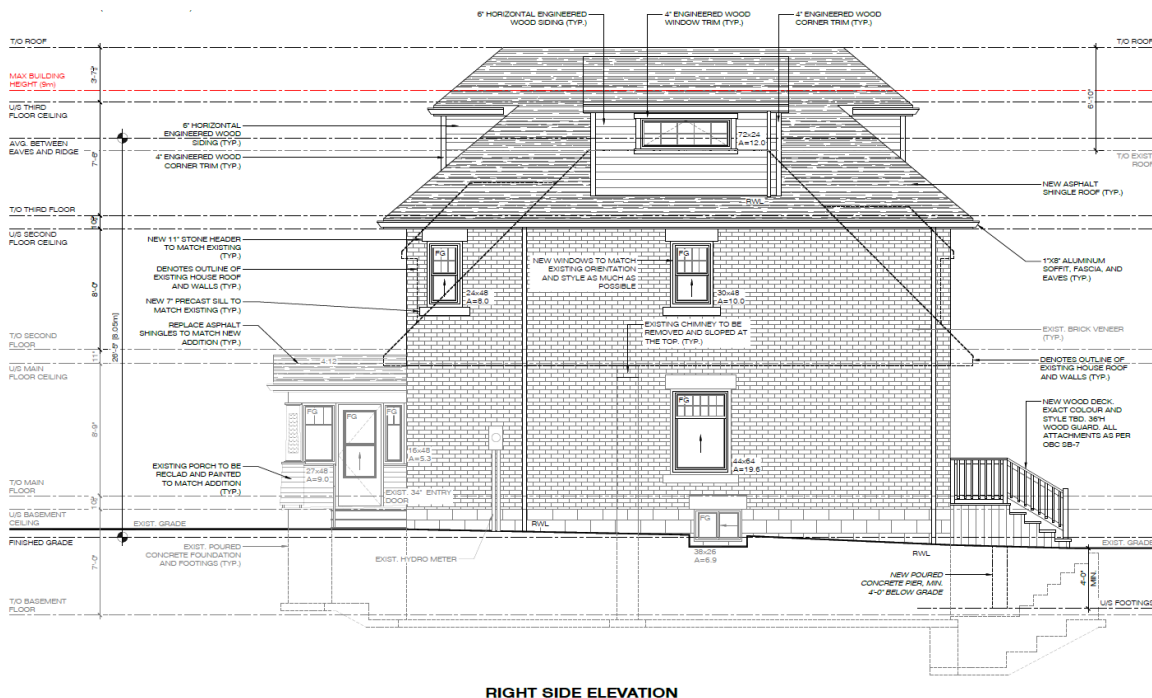
Figure 11 - Proposed Front Elevation (Carrothers & Associates, August 2025).



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FRONT ELEVATION

Figure 12 - Proposed Right Side (Southeast) Elevation (Carrothers & Associates, August 2025).



RIGHT SIDE ELEVATION

Figure 13 - Proposed Rear Elevation (Carrothers & Associates, August 2025).

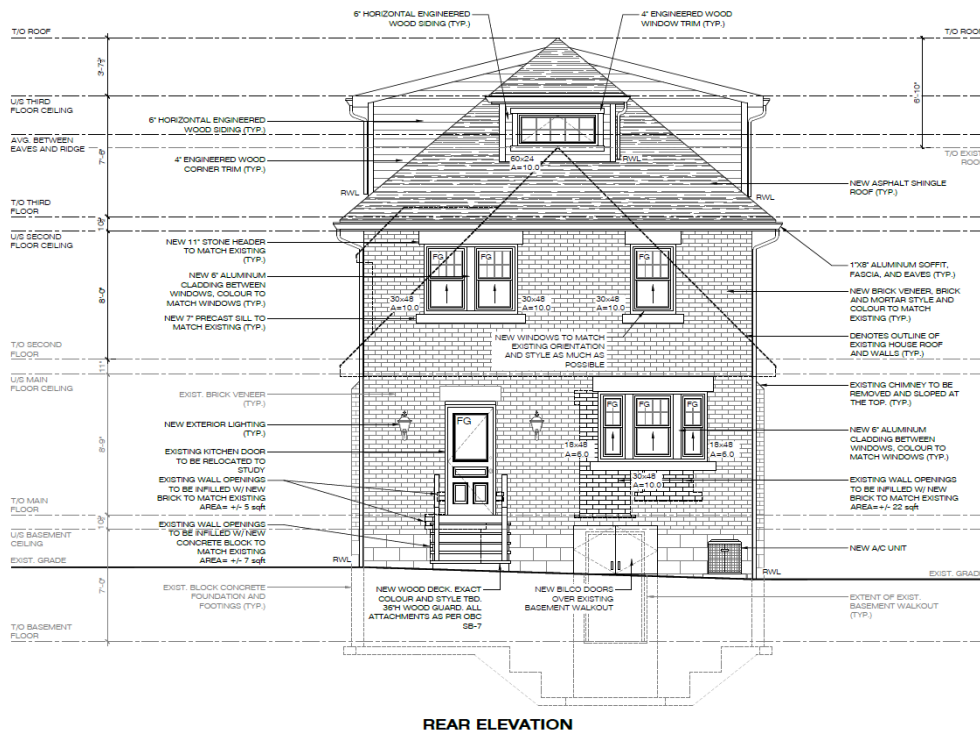


Figure 14 - Proposed Left Side (Northwest) Elevation (Carrothers & Associates, August 2025).

