

**Minutes of LACAC Heritage Whitby Held on Tuesday, April 13th, 2010,
at the Hour of 7:00 p.m. in Committee Room #1 of The Whitby
Municipal Building.**

LACAC Heritage Whitby Members Present:

Margaret Clayton, Chair
John Ecker, Vice Chair
Rita Edgell
Steve Gusterson
Larry Jeffreys
Rick McDonnell
Pam McPherson
Councillor Sue Pitchforth
Vincent Santamaura
Brian Winter

Also Present:

Christy Chrus, Secretary/Treasurer
Maria McDonnell, Manager Downtown Development

Regrets:

Katie Hull
Jean Pierre Leguerrier
Thomas Marshall-Nicol

1. Welcome

M. Clayton welcomed everyone to the meeting and reviewed the agenda.

2. Declaration of Interest

V. Santamaura declared a conflict of interest with the Stockworth Development proposal (representing the landowner) located at the northeast corner of Baldwin and Winchester.

M. Clayton declared a conflict with 3 Cassels Rd W in Brooklin.

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3. Adoption of Minutes

The Minutes from the March 9th meeting of LACAC Heritage Whitby were distributed and reviewed.

M. Clayton noted that it should be Camp X artefacts (pg. 16). Furthermore, she questioned the need to include the financial details that the Serbian Church provided to the Committee.

P. McPherson noted that she would prefer that the details on this item be removed. R. Edgell and B. Winter agreed that the financial details should be omitted from the minutes.

S. Pitchforth noted that we could use more generic terms.

Moved by: P. McPherson

Seconded by: R. Edgell

“That the Minutes of the March 9th meeting of LACAC Heritage Whitby be adopted as amended.”

CARRIED

4. Town Council Update

Councillor Pitchforth asked the Committee if they agreed with having this as a regular agenda item at their meetings. The Committee members thought it would be a great addition.

Councillor Pitchforth informed the members that Council has approved and passed their budget at 2.99%. She noted that in the next edition of the Brooklin Town Crier, she will be writing an article about Doors Open and also will be updating Council on the event. Councillor Pitchforth discussed that the Planning and Development Committee reviewed the Official Plan Amendment for the FUDA #4 area at the southwest quadrant of Baldwin and Winchester. At this meeting, there was great discussion on how the Brooklin HCD can have a positive impact to this proposed future development site. The

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Planning and Development Committee also has asked the consultant to provide more visuals so that the public and Council can get a better indication of how this site can be developed.

5. Sub-Committee Update

a. Special Events

Doors Open Whitby 2010 (May 1st)

M. Clayton noted that the event is just over two weeks away. The brochures were handed out to Committee members and the Ontario Doors Open Guide will be in the Globe and Mail on Friday April 16th. M. Clayton informed the group that they have recently put up 5 large sign boards at various sites in the community (i.e. Brock Street by the Seniors Centre) and will also have posters going up this week. She reviewed the schedule of events highlighting the art show at Ontario Shores and the quilt display at Inverlynn.

M. Clayton noted that they still require 3 more volunteers for the day of the event to help out at the Centennial building in the afternoon and at Lynde House in the afternoon (1pm – 4pm shift). V. Santamaura will be able to volunteer for the Lynde House for the afternoon. L. Jeffreys said that he can also volunteer for the Centennial Building.

B. Winter noted that his wife Pat may also be able to stay for the afternoon shift at the Centennial Building.

M. Clayton asked if the Committee would like to do anything special at the Lynde House the day of the event. She added that Sue Green (daughter of Len Cullen) is offering a painting for display for the day of the event.

P. McPherson will lend some quilts and linens for the day as well.

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Brooklin Spring Fair (June 5th)

M. Clayton noted that the Committee will do a display on the Luther Vipond Memorial Arena as well as a short information booth on the history of the fair from 1875 to 1910.

S. Pitchforth wondered if it would be possible to showcase the LACAC display in the display case at the Luther Vipond Arena after the event.

C. Chrus will look into it.

County Town Carnival (June 26th)

M. Clayton noted that they will open the Lynde House for this event and will require volunteers to assist. They will do a display on the old letters from B. Winters collection for this event.

Harbour Days (July 24th)

There was no new information to report.

Harvest Festival (September 11th)

There was no new information to report.

Heritage Day (September 18th)

There was no new information to report.

b. Communications / Public Awareness

LACAC Link Spring 2010 Issue

M. Clayton informed the group that the issue should be out in time for the Brooklin Spring Fair.

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B. Winter asked what they would like him to write about.

M. Clayton asked if there were any lost churches.

B. Winter noted that there was a church in Brooklin that is no longer there.

J. Ecker asked if there were any non-Christian churches that could be reviewed.

B. Winter said not in the early part of Whitby.

M. Clayton noted that they will also do an article on All Saints Anglican Church.

c. Designation

Cullen Central Park – Architectural Reports

C. Chrus noted that Martindale Planning Services in association with Barry-Bryan Associates Limited has been hired to conduct the cultural heritage assessment of the three Cullen buildings. The work will take approximately 4 – 6 weeks to complete. She has provided the consultants with a copy of B. Winter's historical reports as well as copies of the Planning Reports that went to Council in 2009.

360 Columbus Rd W

C. Chrus noted that she contacted the owner Marlene Grass who has provided her with an update of the interior renovations. The main foyer staircase does not need to be changed as they will instead be adding fire rated doors to each of the rooms on the first and second floors. Furthermore, they will add another layer of drywall to the basement ceiling in order to meet fire code requirements. C. Chrus noted that the rear staircase will need to be removed as it was not safe and did not meet building code.

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V. Santamaura asked if they will be using wood or steel fire doors.

C. Chrus noted that the owner was not sure yet which type of door they would be going with.

V. Santamaura stated that if they have to use a steel door, they could add a raised panel to them in order to give the doors a more sympathetic look.

C. Chrus will inform the owner of this suggestion. She added that the Charles H. Best Diabetes Centre plans to open at this site in June. She will bring forward information on the heritage designation for the next meeting.

Plaques for 75 Baldwin St & 4 Cassels Rd W

C. Chrus informed the Committee that the plaques have been ordered last week and they will take approximately 4 – 6 weeks for delivery. She said that the owner of 4 Cassels Rd W will be putting the plaque on his building himself and the owner of 75 Baldwin St would like a post mounted plaque.

d. Brooklin Heritage Conservation District (HCD)

3 Cassels Road West

M. Clayton relinquished the position of Chair to the Vice Chair, J. Ecker for this portion of the meeting as she had declared a conflict of interest with this item.

M. Clayton left the meeting at 7:30pm.

S. Gusterson, R. McDonnell, B. Winter, J.P. Leguerrier and C. Chrus conducted a site visit on March 26th as the owners wanted an opinion on the type of upgrades that would be suitable for their building located within the Brooklin HCD. V. Santamaura conducted a separate site visit as he was not able to make the

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meeting on March 26th. C. Chrus handed out some photographs of the building.

S. Gusterson noted that the owners were very receptive of the Committees ideas. After reviewing the property with the owners, S. Gusterson provided a write up on the general recommendations for the building which include:

- Brickwork – clean and re-point as necessary
- Re-paint, re-store and repair facias, soffits and gingerbread trims as necessary
- Board and batten – re-paint/stain in similar or sympathetic colour
- Roof – re-shingle in asphalt shingles to match or sympathetic style
- Eaves at south end of original building – custom fabrication of bracket(s), wood clad to support eaves and permit removal of 2 x 4 supports
- Original front door on east elevation – restore to original condition
- Both front doors (east elevation) to have matching sympathetic wooden storm doors added. This would lessen the impact of the newer entrance and help create some unity on the front façade.
- New front door on east elevation – re-paint to match restored original door
- Aluminum sided addition on south elevation – re-clad in board and batten to match earlier additions
- Windows -:
 - In additions – re-paint or replace to match existing or to bring to sympathetic standard
 - In original building – recommended to restore existing. If this is not a viable option, consult with LACAC further
- If chimney at the front of the building (east side) is no longer being used, consideration should be given to taking it down as it is not very sympathetic to the front view. The chimney appears to require a lot of work (i.e. repointing, brick spalling)

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- The incoming electrical service wires should be buried if possible

B. Winter asked if someone could get the abstract from the Land Registry Office as he believes there is someone famous who lived in this building at one time.

C. Chrus will look into it.

J. Ecker asked if the chimney was original to the house.

S. Gusterson said no it was a later addition.

V. Santamaura informed the group that the owners are also looking to apply to the Façade Grant program.

R. McDonnell stated that after speaking with the owners, they were quite excited about doing some renovations through the Façade Grant program. The owners have noticed all of the work happening around them and they were quite motivated to keep up in appearance with their neighbours.

M. Clayton returned to the meeting at 7:40pm and resumed her position as Chair.

79 Baldwin Street

C. Chrus handed out some photographs of the building.

S. Gusterson and C. Chrus conducted a site visit to the second floor of the building as the owners would like to replace the lead glass windows. The current use is a law office on the first floor and the second floor is occupied by a residential tenant. S. Gusterson added that the lead windows are not original to the house as he was informed by the owners that Rick Barnes (the previous owner) had installed them.

S. Gusterson noted that the owners are hoping to keep the lead

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look and therefore provided them with a number of manufacturers to consult with further. S. Gusterson stated that all of the windows are not waterproof and have been leaking.

C. Chrus will follow up to make sure the owners have no further questions.

e. Demolition

76 Queen Street

C. Chrus noted that she had a call last week from the new owner about demolishing this house. She added that this building is listed as significant in the Town's Heritage Inventory and was brought forward to the Committee last summer. At that time the members had no concerns about the demolition of the building as most of the building has been damaged by a fire, there were no significant people who lived in the building and there were other better examples of this style of architecture in the community.

f. Ongoing Applications

Stockworth Developments

V. Santamaura left the meeting at 7:51pm.

C. Chrus noted that the purpose of the discussion was to get comments back from the Committee members on the possible relocation of the houses at 18 and 20 Winchester Rd E. She handed out a package of material containing a letter from the owner about relocating 18 and 20 Winchester Rd E to the vacant lot fronting onto Durham Street. There were also revised elevation drawings and a site plan.

The Committee asked whether the owner was planning on relocating 14 Winchester Rd E as well.

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C. Chrus noted that at the present time, she didn't believe they were considering this option. However, the Official Plan Amendment only deals with adding a Mixed Land Use category to 18 and 20 Winchester Rd E.

Councillor Pitchforth noted that there was a local mover (Shawn McCullagh) who noted at a public meeting last year that he would be willing to relocate any of the houses.

C. Chrus stated that the other houses on the site along Winchester and Baldwin will be reviewed through the Site Plan process.

Moved by: J. Ecker
Seconded by: S. Gusterson

"That LACAC Heritage Whitby accepts the proposal by Stockworth Developments Inc. in their letter dated March 18, 2010 to relocate the buildings at 18 and 20 Winchester Road East to the rear yard of 23 Baldwin Street to create two proposed lots that front onto Durham Street."

CARRIED

V. Santamaura returned to the meeting at 8:15pm.

6. Other Business

a. Insurance Premiums for Heritage Homes

M. Clayton asked if everyone received the email C. Chrus sent out with regard to heritage premiums for heritage homes. It appears that this may become an issue for some property owners in the future.

R. McDonnell noted that due to this, he would like to make note again that there needs to be some type of program to offer financial assistance for the upkeep of heritage homes.

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b. DWDSO Terms of Reference

C. Chrus noted that staff will be bringing forward a report outlining a new Terms of Reference for the Downtown Whitby Development Steering Committee at an upcoming Planning and Development Committee meeting. It asks for a representative from LACAC Heritage Whitby to sit as a member of this group. However this will not take effect until January 2011.

J. Ecker asked what the meeting schedule was like for this Committee.

C. Chrus noted that the Committee meets approximately once per month on Friday mornings from 8am – 10am.

c. Downtown Magazine

C. Chrus handed out a copy of the Spring issue of the Downtown Magazine. She referred people to the Doors Open article near the back of the magazine.

M. McDonnell added that the Downtown Development Office provides an update in the magazine. In this issue she writes about the Four Corners reconstruction project at the north east corner of Brock and Dundas (CIBC). She informed the group that the contract for this project has been awarded. The article also speaks to the Official Plan Review and Intensification Strategy updates, the Façade Grant program, and the construction of the Downtown Brooklin Community Centre and Library.

d. Whitby In Bloom Launch

M. Clayton noted that the Whitby In Bloom launch will be held on Thursday April 15th at the Central Library. Doors Open will have a display booth at this event.

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7. Correspondence

CHO News

R. McDonnell noted that the City of Guelph has updated their heritage register. It may be a good article for people to look at.

8. Next Meeting

Moved by: P. McPherson
Second by: J. Ecker

“The next meeting of the LACAC Heritage Whitby will be held on Tuesday May 11th, 2010 in Committee Room #1 at 7:00 p.m.”

CARRIED

9. Adjournment

Moved by: R. McDonnell
Seconded by: L. Jeffreys

“That this Meeting of the Town of Whitby LACAC Heritage Whitby be adjourned”.

CARRIED