

Minutes of LACAC Heritage Whitby Held on Tuesday, February 9th, 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
Rita Edgell
Katie Hull
Jean Pierre Leguerrier
Pam McPherson
Councillor Sue Pitchforth
Vincent Santamaura
Brian Winter

Also Present:

Christy Chrus, Secretary/Treasurer

Regrets:

John Ecker, Vice Chair
Steve Gusterson
Larry Jeffreys
Thomas Marshall-Nicol
Rick McDonnell
Maria McDonnell, Manager Downtown Development

Guests:

Jennifer Maddigan, Durham Region Heritage Fair
Mike Fourcaudot, owner 300 Byron Street South
Rob Cotton, owner 9240 Baldwin St N
Paul Cotton (father), previous owner 9240 Baldwin St N

1. Welcome

M. Clayton welcomed everyone to the meeting and introductions were made.

2. Declaration of Interest

V. Santamaura declared a conflict of interest with 31 Baldwin Street (representing the landowner) and the Stockworth Development proposal (representing the landowner) located at the northeast corner of Baldwin and Winchester.

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3. Adoption of Minutes

The adoption of the Minutes from the January 12th meeting were deferred to the next meeting.

4. Presentation by Durham Region Heritage Fair

M. Clayton welcomed Jennifer Maddigan from the Durham Region Heritage Fair to the meeting.

J. Maddigan thanked the Committee for letting her present the information about the Durham Heritage Fair. She informed the group that the goal of the program is to offer students in Durham Region an opportunity to explore and present a project on Canadian Heritage at a public forum. This year's event is being held at Cullen Central Park over a two day period (April 21st to April 22nd). J. Maddigan noted that the projects can vary and include such things as model airplanes, speeches, poster boards and costumes with storey telling. Last year 28 elementary schools and 4 high schools took part in the event with over 2,700 students participating.

J. Maddigan informed the Committee that Durham Heritage Fair is seeking support and / or financial assistance from the community to help promote and administer the fair this year.

M. Clayton wondered if there may be an opportunity to open the Lynde House for the students to tour through on the day of the event.

C. Chrus will check with the Operations staff to see if the Lynde House is available.

The members of the Committee agreed that this was a great initiative and thanked J. Maddigan for presenting the information. The Committee will discuss further and report back to J. Maddigan on how they can assist with this event.

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5. Sub-Committee Update

a. Special Events

Doors Open Whitby 2010 (May 1st)

M. Clayton noted that things are running very smoothly and they are now working on the brochure.

Brooklin Spring Fair (June 5th)

There was no new information to report.

County Town Carnival

There was no new information to report.

Harbour Days

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 noted that Elizabeth Davidson, the architect who worked on the addition to St. Thomas Anglican Church, has agreed to write an article about her history with the church and the new addition. The members will need to discuss the other

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articles at their next meeting.

c. Designation

300 Byron Street South

C. Chrus noted that this is a designated heritage property under Part IV of the Ontario Heritage Act. She stated the property has recently been purchased by Mike Fourcaudot who is here to discuss the replacement of all the windows with the exception of three newer windows on the south side of the house.

M. Fourcaudot noted that he had an energy audit completed on the building and the results showed that the house is not very energy efficient. Therefore he would like to replace the windows with a vinyl clad window on the outside and a wood window on the inside. The existing windows are all wood (inside and out).

M. Clayton noted that we have a member on the Committee that is experienced in windows as well as a member who owns a heritage home. She thought it may be a good idea to have S. Gusterson and R. McDonnell conduct a site visit in order to get their opinions on the window replacement. M. Clayton noted that the Committee has had concerns about replacement of windows in the past.

V. Santamaura noted that there are key components to window replacement. The first is to ensure the sash matches what is already there (to keep it quite thin) as this is key to the architectural look. The other is the muntin bars – existing windows have the authentic mutton bars. He suggested they look at the Marvin windows.

J.P. Leguerrier asked if the windows would match the panes (12 panes).

M. Fourcaudot said yes that the look of all of the windows will be kept the same.

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M. Clayton asked if they would consider keeping the street fronting windows.

Mike noted that the majority of the windows are street fronting as this is an exterior lot. He added that the three south facing windows have recently been replaced and that there was a verbal approval from John Taylor in the Planning Department to change these windows out.

C. Chrus noted that there is no record of approvals for these three window replacements on file.

C. Chrus will try and set up a meeting with M. Fourcaudot and S. Gusterson and R. McDonnell.

Cullen Central Park – historical reports

B. Winter has completed the historical reports for the buildings at Cullen Central Park.

C. Chrus will look into an architect to conduct the architectural documentation of the buildings.

360 Columbus Rd E

This item was deferred to the next meeting due to time constraints.

Plaques for 75 Baldwin St & 4 Cassels Rd W

This item was deferred to the next meeting due to time constraints.

117 King Street & 316 Colborne St W

B. Winter has updated the historical reports for these buildings.

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C. Chrus will be contacting an architect to conduct the architectural reports.

d. Brooklin Heritage Conservation District (HCD)

22 Baldwin Street

C. Chrus noted that there is an application for a Zoning By-law Amendment (Z-22-09) to permit the additional use of an eating establishment in the Mixed Use Residential Zone for 22 Baldwin Street.

C. Chrus noted that there was a public meeting last week and staff are seeking comments from this Committee as this property is located within the Brooklin Heritage Conservation District. The owner is looking at converting the house to a tea house on the first floor with residential units on the second floor. C. Chrus noted that the applicant is proposing to add an accessible ramp to the south side of the building that will connect into the front porch as well as an accessible parking space in the front yard.

S. Pitchforth noted that at the public meeting, she asked staff to seek input on what Port Hope and Markham does for similar types of applications where an accessible ramp and front yard parking is being proposed.

V. Santamaura believed that in Part 11 of the Ontario Building Code, heritage buildings do not need to be modified to meet barrier free requirements.

M. Clayton noted that she didn't believe the Committee should be discouraging accessible entrances.

V. Santamaura noted that the other option is a lift as compared to a ramp.

M. Clayton noted that she has concerns with the parking on the front yard.

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C. Chrus noted that there is an opportunity for the applicant to provide an accessible entrance and all parking at the rear of the building. She passed around photos of the building for the Committee to review.

Moved by: P. McPherson
Seconded by: V. Santamaura

“LACAC Heritage Whitby recommends that the accessible ramp and any parking not be located in the front and side yards of the building as visible from Baldwin Street. The streetscape view shall remain undisturbed.”

CARRIED

31 Baldwin Street

V. Santamaura, on behalf of the owner of 31 Baldwin Street, and not acting as a member of LACAC Heritage Whitby, made a presentation to the Committee on the proposed changes for 31 Baldwin Street.

V. Santamaura noted that this is the building at the junction of Durham and Baldwin Streets. It has been bought by a new owner who is looking to upgrade the Baldwin Street Façade in order to provide a more heritage look to the building. V. Santamaura stated that currently the building is quite flat and there was very little attention to detail planned when it was built.

V. Santamaura noted that they are proposing to remove the porches, and add an exterior wainscoting that will be over the windows of the shops. The sign boards will also be replaced with wood signs that will be hand painted and lit with gooseneck lighting. They will add shutters to the windows and fibreglass window surrounds. As an aside, they are looking at trying to add a banner sign.

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C. Chrus asked what colour the signs and awnings will be.

V. Santamaura stated that the awnings and the signs will be black and the signs will be hand painted to provide the colour.

S. Pitchforth asked if the banner would need MTO approvals.

C. Chrus said it may, the owners would need to check with MTO.

V. Santamaura noted that the sign box at the south end of the building will be removed and replaced as well with wood sign.

J.P. Leguerrier noted that he believes this will be an improvement to the building.

R. Edgell asked if there will be a new ground sign.

V. Santamaura said that they will be installing a ground sign at the north end of the building.

C. Chrus noted that they may also need MTO approval for the ground sign and that the applicant should check on this as well.

Moved by: R. Edgell

Seconded by: P. McPherson

“LACAC Heritage Whitby has no objections to the changes as proposed, which include:

- demolition of the porches;
- removal of the backlit signs;
- installation of a wood panelling across the front (Baldwin Street) façade with decorative moulding;
- installation of black goose neck lamp sign lights;
- installation of hand painted wood signs (black background in colour);
- installation of hand paint building address and unit signs;
- installation of black vinyl / canvass awnings with down

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lighting inserted in them;

- installation of new shutters;
- installation of a frieze board;
- installation of prefabricated headers, key stones and stool trim around the windows on the second floor;
- installation of a weathervane on the corner turret; and
- installation of new hand painted ground sign at the north end of the building”

CARRIED

C. Chrus will send a letter to building department noting the approved changes.

e. Demolition

9240 Baldwin Street North

Rob Cotton and his father Paul Cotton were in attendance at the meeting to speak to the demolition permit for 9240 Baldwin Street North.

C. Chrus informed the members that this property is listed as “significant” in the Town of Whitby Heritage Inventory / Register and therefore the Committee needs to provide a recommendation to Council on the demolition permit.

R. Cotton noted that he is seeking permission for demolition of the existing house as he plans on building a new house on site. He has been working with staff as this property is also located within the Oak Ridges Moraine.

P. Cotton bought the house in 1982 and has extensively renovated the inside and outside of the house. There is new drywall, new windows, a new shingle roof, and new board and batten on the outside. He noted that the two additions were completed prior to them buying the house.

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J.P. Leguerrier asked if it the exterior finish was board and batten prior to P. Cotton replacing it.

P. Cotton said yes.

B. Winter wanted to clarify where this property was located. B. Winter did not have any current history on this house and was unaware of any person(s) or events of cultural heritage significance associated with this property. However he would need to get the abstract to know more details.

C. Chrus asked B. Winter if this style of house was either unique or common within the Town of Whitby.

B. Winter said it was a Victorian Centre Gable style and is fairly common in the Town of Whitby.

B. Winter asked if they have researched any of the property transactions.

P. Cotton said he had not done that.

M. Clayton asked if they were building the new house behind the old house.

R. Cotton said yes and he showed the members the site plan and the architectural drawings for the new house.

S. Pitchforth asked what they were doing with the outbuildings and the barn.

R. Cotton noted that the barn fell down a while ago and he plans on keeping the outbuilding.

V. Santamaura asked if they were trying to replicate the look of the old building.

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R. Cotton noted that he likes the look of older homes and therefore is proposing a stone material for the bottom of the new house complemented by board and batten for the upper part of the house. R. Cotton noted that only the bedroom has the old plaster walls.

P. McPherson asked if they plan on keeping any of the old features of the house to reuse in the new home.

R. Cotton stated that he has kept the beams from the old barn and he plans on keeping some of the old board and batten, although it is fairly new (1985).

M. Clayton asked if there were any interior features that may be salvaged.

P. Cotton noted that there are not many original interior features left to be kept. They plan on keeping the bedroom wood floor. He also noted that there is water in the basement and it is corroding the floor and walls.

M. Clayton asked if anyone had any objectives to proceeding with the demolition.

J.P. Leguerrier noted that it looks like many of the features are removed or changed. B. Winter agreed with J.P. Leguerrier comments.

V. Santamaura noted there may be other better examples of this particular style of house within the community.

Moved by: R. Edgell
Seconded by: P. McPherson

“LACAC Heritage Whitby has no objections to the demolition of 9240 Baldwin Street North and asks that any salvageable items from the building be saved where necessary.”

CARRIED

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f. Ongoing Applications

Stockworth Developments

V. Santamaura, on behalf of the owner of Stockworth Developments located at the northeast corner of Baldwin Street and Winchester Road East, and not acting as a member of LACAC Heritage Whitby, made a presentation to the Committee on this development.

V. Santamaura noted that there has been a large parcel assembled at the northeast corner of Baldwin and Winchester. The owner of the property is looking to intensify this area and is proposing ground floor retail units with residential on the second floor. The proposed buildings are all pushed out to the street edge with parking being provided internal to the site. V. Santamaura provided a conceptual elevation with a mix of Georgian and Second Empire styles. He noted that there is a variety of material including brick, stucco and stone. He added that this information was obtained from the Town's Heritage Guidelines and believes there is a nice variety of built form being proposed on this site.

V. Santamaura noted that he is coming to seek input from the Committee on the two houses located at 18 and 20 Winchester Road East. His client is proposing two options. The first and more preferred option is to relocate these two buildings to 63 Baldwin Street which is currently a vacant site. The second option is to move these two buildings onto Durham Street and keep on site as residential units.

The development being proposed along Winchester Road East is to maintain the Edwardian style façade of 18 and 20 Winchester and infill the area with Second Empire style buildings. The new buildings would be moved about 10 -15 feet forward to the street line. The second empire style buildings would be setback slightly from the Edwardian style buildings.

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K. Hull noted that she would like to know how old the houses are along Winchester and Baldwin that are proposed to be demolished or relocated. She stated that any new development could affect the archaeological components of the site.

M. Clayton noted her concerns with the proposal as she believes this development may detract from the character of the Village of Brooklin. She was concerned about moving the buildings to the street line as it takes away from the character of the village lifestyle with larger setbacks and views and vistas of open spaces. She believes the open spaces between the buildings will be lost with this intense development.

V. Santamaura noted that Baldwin Street is fairly built up.

M. Clayton stated that that is mostly found in the original commercial area but not in the residential part of the village.

M. Clayton said that she would prefer to have the buildings from 18 and 20 Winchester Road East maintained on site but would be open to having them moved to the Durham Street location.

S. Pitchforth thought that it may be a good idea for the members of the Committee to conduct a site visit to get a better feel for the current character of the area.

C. Chrus will send out an email and set up a date for the site visit.

J.P. Leguerrier asked whether the second empire style was prevalent to Brooklin.

C. Chrus noted that it was not that prevalent in the village.

B. Winter noted that there were a lot of buildings from the war era in the Village of Brooklin. He added that he would like to see the two buildings at 18 and 20 Winchester Rd E moved to preserve

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their integrity.

5. Other Business

a. Archaeological Proposal

K. Hull provided a handout to the Committee on her proposal for archaeological sites. K. Hull stated that there were two sites in Whitby which she has obtained information on the archaeological components of the site. The first site is the Lynde House in which there are several personal items / artefacts that could be readily ascertained. The other site is the Delong II site that dates from the 1800s to the 1860s. This site also has many archaeological artefacts. K. Hull stated that the artefacts from both of these sites are kept at the Archaeological Services downtown Toronto. She stated that the Ministry does not give out this information and that she was able to obtain it through the company she works for.

K. Hull stated that the Town of Whitby has the ability to “adopt” these artefacts but clarified that this is not a loan program (i.e. you either take possession of the artefacts or you don’t). They require that if a community were to take possession of such artefacts, that certain criteria is met including the storage facilities where the artefacts are kept.

M. Clayton stated that the Town of Whitby or the Whitby History Museum does not have any storage facility at this time to keep these artefacts. She wondered if this idea could be something the Town may want to consider when reviewing the use rights of the buildings at Cullen Central Park.

V. Santamaura asked if this is like scavengers rights if you find it you keep it.

K. Hull said no. The artefacts are owned by the Ministry.

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V. Santamaura noted that any sub-division developments may require archaeological reports. The Town may have this information readily available for review.

K. Hull clarified that the Town of Whitby wouldn't buy the items, but they would request to adopt the items and keep them.

K. Hull informed the Committee that there may be a possibility to request a short term loan.

M. Clayton stated that they would still need permission from the Town Council due to liability.

Lynde Shores Public School Naming

M. Clayton wondered if the Committee would like to submit a name for the contest. She will send out an email to ask for suggestions.

Camp X

M. Clayton noted that she ran into Evelyn Davis who previously worked at Camp X. Evelyn had some concerns with the Camp X sign board display located along the trail route by Intrepid Park. She noted that the sign indicates that Ian Fleming trained there. Evelyn believes that Ian Fleming was not trained there but he may have visited there. Furthermore, Evelyn believes the date on the photo of the Operations Room currently dated 1942 is incorrect as she is pictured in the photo and she didn't arrive at Camp X until November 1944 so this photo is probably from then or 1945.

C. Chrus will follow up with Community and Marketing Services.

Note:

There was some discussion amongst the Committee members after the Minutes were sent out about whether or not Ian Fleming

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did or did not train at Camp X. The members were of the opinion that further research was needed in order to clarify this matter.

M. Clayton wondered if Evelyn could provide us with further information on the cottage that has been relocated to Animal Services.

6. Correspondence

There was no correspondence to review.

7. Next Meeting

Moved by: R. Edgell
Second by: B. Winter

“The next meeting of the LACAC Heritage Whitby will be held on Tuesday March 9th, 2010 in Committee Room #1 at 7:00 p.m.”

CARRIED

8. Adjournment

Moved by: B. Winter
Seconded by: R. Edgell

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

CARRIED