

**Minutes of LACAC Heritage Whitby Held on Tuesday, March 9<sup>th</sup>, 2010,  
at the Hour of 7:00 p.m. in Committee Room #1 of The Whitby  
Municipal Building.**

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LACAC Heritage Whitby Members Present:

Margaret Clayton, Chair  
John Ecker, Vice Chair  
Rita Edgell  
Katie Hull  
Jean Pierre Leguerrier  
Rick McDonnell  
Pam McPherson  
Vincent Santamaura  
Brian Winter

Also Present:

Christy Chrus, Secretary/Treasurer

Regrets:

Steve Gusterson  
Larry Jeffreys  
Councillor Sue Pitchforth  
Thomas Marshall-Nicol  
Maria McDonnell, Manager Downtown Development

Guests:

Boro Nikolic, Serbian Orthodox Church (for part of the meeting)  
Svetozar (Zar) Jovanovic, Serbian Orthodox Church (for part of the meeting)

**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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C. Chrus informed the Committee of her conversation with the Town Clerk, D. Wilcox regarding conflicts of interest. She noted that when a member of the Committee has a conflict (financial) it would be in their best interest to leave the meeting for the discussion component of the item. C. Chrus also noted that the Clerk's Department will be bringing forward policies and procedures for Committees of Council in the fall which will speak to these types of issues.

**3. Adoption of Minutes**

The Minutes from the January 12<sup>th</sup> meeting of LACAC Heritage Whitby were distributed and reviewed.

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

“That the Minutes of the January 12<sup>th</sup> meeting of LACAC Heritage Whitby be adopted.”

**CARRIED**

The Minutes from the February 9<sup>th</sup> meeting of LACAC Heritage Whitby were distributed and reviewed.

Moved by P. McPherson  
Seconded by: J. P. Leguerrier

“That the Minutes of the February 9<sup>th</sup> meeting of LACAC Heritage Whitby be adopted.”

**CARRIED**

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**4. Introduction / Information from Town Clerk – Debi Wilcox**

M. Clayton noted that the D. Wilcox was not able to make the meeting tonight. This item will need to be rescheduled for a future meeting date.

**5. Serbian Orthodox Church proposal**

C. Chrus posted the proposed elevation drawings on the wall for the Committee members to review.

M. Clayton informed the members that the Committee approved the copper dome concept in June 2009 and recommended that a plinth be added to provide symmetry to the building.

V. Santamaura was concerned that the split between the dome and the existing roofline was quite severe. He wondered if they could add a base to the dome in order to raise the height to be more proportional with the existing height of the current bell tower.

R. McDonnell noted that the church was quite concerned with the costs associated with this project. He asked V. Santamaura how much more it would cost to add a three foot high plinth.

V. Santamaura stated that to raise it higher would require extra steel as well as the material to enclose the plinth. He recommended a stucco material similar in colour to the existing brick colour for the plinth portion of the addition. He noted that the real costs would be related to the scaffolding in order to get the height to put on the addition. He wondered if there is an ability to provide some decorative moulding below the plinth in order to provide some sculpting to provide more emphasis to the dome.

J. Ecker wondered about the possibility of removing the belfry tower and keeping the flat roof look instead.

M. Clayton noted that a heritage church can still be adapted to meet the needs of another congregation that may be faced with different

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issues and challenges. M. Clayton added that the existing belfry tower is deteriorating and if nothing is done with it, the tower may collapse.

Boro Nikolic and Svetozar Jovanovic from the Serbian Orthodox Church arrived at the meeting at 7:50pm.

M. Clayton asked B. Nikolic if there was a possibility of adding a three foot high plinth to the tower to provide more of a presence to the dome.

B. Nikolic noted that this option would be quite costly and would not be feasible considering the circumstances of the church congregation.

V. Santamaura showed them a photograph of a church in Oshawa which has added a plinth.

B. Nikolic stated that this may cost an additional \$40,000 - \$50,000 to add a three foot high plinth. They noted that this may not be feasible as they have only so much money for this project and their congregation is not growing. B. Nikolic noted that the dome with the cross will almost be the same height as the current belfry tower.

M. Clayton asked when they were planning on getting this work completed.

B. Nikolic stated that they will be doing it this spring / summer. He reiterated the fact that there is major brick spalling occurring on the building right now and it needs to be addressed sooner than later.

S. Jovanovic noted that they will be replacing the brick that will remain on the top of the church tower and there is an added cost to ensure this is done properly. He informed the Committee that they only have 60 families that support the church currently; however they will be losing about 40 families due to boundary adjustments in the near future.

B. Nikolic discussed some of the current financial constraints of the

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church.

V. Santamaura asked if they could look into the costs to add a three foot high plinth.

J. Ecker asked if they ever considered removing the belfry tower and just keeping a flat roof.

B. Nikolic noted that this Committee did not recommend this idea at prior meetings held last summer and that is why they have proposed the dome concept.

B. Nikolic stated that they are proposing to do the demolition by the end of April and have the rest of the work completed by June.

M. Clayton thanked them for attending the meeting and noted that the Committee will need to discuss the proposal further.

C. Chrus will contact B. Nikolic with the Committee's decision.

B. Nikolic and S. Jovanovic left the meeting at 8:12pm

The Committee had further discussions about the matter.

V. Santamaura stated that the Church is not in a prominent location in Town as it is located on a local street and surrounded by residential homes. He added that the condition of the church is of real concern and if nothing is done, then the building will only degrade further.

K. Hull stated that the dome concept maintains the church's cultural identity and M. Clayton added that this can be considered as an adaptive reuse of a heritage building to meet the needs of a different congregation.

R. McDonnell stated that the current financial state of the congregation is limited and may impact any further modifications that this Committee requests.

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Moved by: R. McDonnell  
Seconded by: J. Ecker

“That LACAC Heritage Whitby considered all of the circumstances surrounding this proposal and as a result, approves the architectural drawings, dated January 20<sup>th</sup>, 2010, as submitted to the Building Department.”

**CARRIED**

**6. Town Council Update**

M. Clayton noted that S. Pitchforth has asked that the Town Council Update be a regular item on the Agenda. Unfortunately she was away for the meeting due to budget preparations, so this item will be scheduled for the next meeting.

**7. Sub-Committee Update**

**a. Special Events**

Doors Open Whitby 2010 (May 1<sup>st</sup>)

M. Clayton noted that things are running very smoothly and they are now finalizing the brochure. A copy of the draft brochure was passed around for the Committee members to review. M. Clayton stated that the Doors Open Ontario Guide will be available in the April 16<sup>th</sup> edition of *The Globe and Mail*.

P. McPherson asked if they need any volunteers to help out with Doors Open.

M. Clayton said that they will require volunteers for the Centennial Building, Lynde House and Inverlynn.

P. McPherson said she would volunteer for Inverlynn for the afternoon.

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Brooklin Spring Fair (June 5<sup>th</sup>)

M. Clayton noted that the Committee will do a display on the Luther Vipond Memorial Arena.

County Town Carnival (June 26<sup>th</sup>)

M. Clayton noted that they will open the Lynde House for this event and will require volunteers to assist.

Harbour Days (July 24<sup>th</sup>)

There was no new information to report.

Harvest Festival (September 11<sup>th</sup>)

There was no new information to report.

Heritage Day (September 18<sup>th</sup>)

There was no new information to report.

**b. Communications / Public Awareness**

LACAC Link Spring 2010 Issue

M. Clayton informed the group that Elizabeth Langley, the architect for the new addition to St. Thomas Anglican Church in Brooklin, has written an article for the Spring Issue of the LACAC Link.

C. Chrus passed around a copy of the article and will also circulate via email.

The members were pleased with the level of detail in the article and thought that it would be a nice addition for the LACAC Link issue.

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Durham Region Historical Fair

M. Clayton noted that the Durham Region Historical Fair will be held on April 21<sup>st</sup> at Cullen Central Park. Although LACAC is not able to help out financially, we have permission from the Town to open the Lynde House from 11:30 am – 1:30pm that day to provide tours and showcase the building for the students attending the Fair.

P. McPherson, R. McDonnell, M. Clayton, C. Chrus, Sharon Worsley, and Joyce Marshall have volunteered to participate on this day.

R. McDonnell asked if they could provide a hand out to the students on the history of the building (similar to what is provided to the public for Doors Open Whitby).

**c. Designation**

300 Byron Street South

M. Clayton noted that the Committee approved the new windows for this property through an email resolution as follows:

Moved by: S. Gusterson  
Seconded by: R. McDonnell

“LACAC Heritage Whitby endorses the replacement of all windows, excluding the three new Pella windows on the south side, with windows identical in style, colour, configuration, trim and installation method as was done on the south elevation. The Committee strongly suggests that during installation, the wooden sills are scraped, primed and painted with at least three coats of a quality exterior grade paint prior to being capped with aluminum flashings. Wooden sills are very susceptible to rot once capped and painting them will help obviate this potential. It is also recommended that the two

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operable sashes from the one original window be retained as part of the home perhaps as decorative pieces.”

**CARRIED**

Cullen Central Park & 117 King Street & 316 Colborne St W  
– Architectural Reports

C. Chrus handed out a copy of B. Winter’s historical report with respect to the buildings at Cullen Central Park. C. Chrus has contacted a heritage consultant to undertake the cultural heritage assessment; unfortunately, they have not responded to her emails. She is looking into contacting another heritage consultant from Ajax instead.

360 Columbus Rd W

C. Chrus noted that the last time she spoke with the contractor, he was still reviewing plans to address the fire code upgrades to the building. She will follow up to see if they have come to any resolutions.

Plaques for 75 Baldwin St & 4 Cassels Rd W

C. Chrus informed the Committee that the sales representative that she was dealing with at Behrends Bronze is no longer working for the company and has since started his own company. Therefore, the changes as requested (i.e. adding “heritage conservation district”) to the plaques has not been relayed back to Behrends Bronze. C. Chrus will hopefully be able to move forward soon with this item.

Replacement of Heritage Plaques

M. Clayton wondered if it would be best to have a formal motion that the Committee does not update or replace the Part IV designated heritage plaques.

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J. Ecker was concerned with this approach as there may be certain circumstances where it may warrant a plaque replacement. He thought it would be better for the Committee to remain pragmatic about this situation.

The Committee agreed that they will deal with any of these types of situations on a case by case basis.

**d. Brooklin Heritage Conservation District (HCD)**

38 Baldwin

C. Chrus presented the Committee with paint chip samples and the roof sample for 38 Baldwin Street.

The owners are proposing to paint the board and batten the “HC-81 Manchester Tan” colour (from the Benjamin Moore Historical Colour Collection), the accents, shutter awnings and doors will be “HC-155 Newburyport Blue” colour (from the Benjamin Moore Historical Colour Collection) and the existing window cladding is the “Sandalwood” colour. C. Chrus also noted that the owners are proposing a shingle roof in the “dual black” colour from IKO Company.

Moved by: P. McPherson

Seconded by: R. Edgell

“That LACAC Heritage Whitby approves the following colours and material for the exterior façade of 38 Baldwin Street:

- Manchester Tan (HC-81 from Benjamin Moore Historical Colour Collection) for all board and batten
- Newburyport Blue (HC-155 from Benjamin Moore Historical Colour Collection) for shutter awnings, doors, accents
- Sandalwood for existing and new window cladding
- Dual Black (from IKO Company) for shingle roof material”

**CARRIED**

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C. Chrus informed the Committee that the new windows for the addition will be Farley Windows in the same style as the existing windows. Furthermore, they will also be replacing the side (west elevation) door with a door the same style as the front (south elevation) door. She also informed the Committee that the owners are reviewing new plans for the enclosure of the kitchen hood / fan unit as the original enclosure did not meet fire code regulations and has since been dismantled. C. Chrus added that the owners are also working on their sign for the building which will still need to be reviewed by the Committee. Once the sign design has been submitted, C. Chrus will send off to the Committee for review and approval.

**e. Demolition**

9240 Baldwin Street North

M. Clayton noted that the Committee has signed off on the demolition permit for this property. However, in future instances, she believes it would be a good idea for the Committee to conduct a site visit to make a more informed decision prior to signing off.

**f. Heritage Inventory / Register**

C. Chrus explained that although the Committee had consulted with the Ministry of Culture and came to the conclusion that the Town's Heritage Inventory was indeed a Heritage Register, C. Chrus and M. McDonnell met with the CAO who had some major concerns with this approach. The CAO was specifically concerned with the fact that the individual property owners for the "non-designated" or "significant" properties were not notified that their property was on this Register. He believes that the Town should still consider it as a Heritage Inventory and work towards the development of a Heritage Register. This process will be more transparent and ensure the property owners are aware of any implications it may have. C. Chrus will continue to sign off

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on demolition permits for significant properties, after consulting with LACAC Heritage Whitby.

M. Clayton suggested that the Committee, with the assistance of the summer student, begin to review the inventory against Ontario Regulation 9/06 to determine the significance of the non-designated properties. This will help to short list these properties for inclusion into the Heritage Register.

**g. Ongoing Applications**

31 Baldwin Street

C. Chrus noted that the owners of the Yoga Studio would like to proceed with applying for a sign permit for the banner sign. This item was not addressed at their February meeting as there was a possibility that the banner sign would require a sign variance. The Planning and Building Departments have since further reviewed the sign by-law and have agreed that as long as the sign does not project more than 50cm form the wall, it would be permitted.

R. McDonnell asked what colour the sign would be.

V. Santamaura noted that it would be black with white writing.

R. McDonnell asked if there is a provision in the sign by-law that if the banner sign gets tattered, it should be replaced or removed.

C. Chrus noted that this would be dealt with through the Town's property standards by-law.

V. Santamaura left the meeting at 8:55pm.

Moved by                    J. Ecker  
Seconded by                P. McPherson

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“That LACAC Heritage Whitby approves the banner sign as presented which would be located on the second level on the north end of the building at 31 Baldwin Street.”

**CARRIED**

V. Santamaura remained out of the meeting room as the next item that was discussed on the Agenda was the Stockworth Developments proposal.

Stockworth Developments

V. Santamaura was not in attendance for this discussion as he had left the meeting at 8:55pm.

M. Clayton noted that many members of the Committee conducted a site visit on February 21<sup>st</sup> to get a better sense of the current state of the area.

P. McPherson noted that she would like to see, 14, 16 and 18 Winchester Road East saved and relocated on site. She was also concerned about the demolition of the brick house located at 11 Baldwin Street as it is in very good condition. Furthermore P. McPherson would like the transom windows at 19 Baldwin Street to be saved.

C. Chrus explained that the Committee is providing comments on both the Official Plan Amendment (OPA) and the Zoning By-law Amendment (ZBLA). The OPA is for 18 and 20 Winchester Rd E in order to change the land use designation from Residential to Mixed Use. The ZBLA is for the entire property (along Winchester and Baldwin) to allow additional commercial uses including Business or Professional Office, Day Care, Eating Establishment, Health Club, Personal Service Store and Retail Store.

C. Chrus noted that the applicant has not submitted a formal Site Plan application to date. This Committee will be circulated and

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can provide comments on the Site Plan once submitted.

Moved by: R. McDonnell  
Seconded by: R. Edgell

“LACAC Heritage Whitby has no concerns with the Official Plan Amendment and Zoning By-law Amendment as proposed. LACAC Heritage Whitby looks forward to reviewing the Site Plan and working with the developer in incorporating 14, 18 and 20 Winchester Road East into the future site design.”

**CARRIED**

**NOTE:**

After this meeting, C. Chrus spoke with the Planning Department’s Development Control Section staff as to whether the Committee needed to provide more substantial comments with respect to the possible relocation of the buildings located at 18 and 20 Winchester Rd E. It was determined that Development Control staff would require further details with respect to these buildings prior to bringing a recommendation report forward to the Planning and Development Committee.

M. Clayton noted that she believes the proposed clock tower detracts from the site. She also stated that in the Brooklin HCD Plan (Section 6.4.2) there is a note about a mid-block passage, in order to maintain the character of the street for the Village atmosphere, they should maintain a sense of space between buildings. She does not believe this has been incorporated into the site with the current concept plan.

V. Santamaura returned to the meeting at 9:20pm.

**5. Other Business**

**a. 40<sup>th</sup> Anniversary Station Gallery**

R. McDonnell asked what has happened with the Station Gallery plaque.

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C. Chrus noted that unfortunately she was speaking with the sales representative from Behrends Bronze who is no longer working there about the costs to re-gild it. However, she believes that after looking at the plaque again, she didn't feel it needed to be done.

R. McDonnell wondered if they could have the new unveiling of the plaque to celebrate the 40<sup>th</sup> Anniversary.

B. Winter noted that he believes the celebration will be in September.

**b. Costs of Maintaining Heritage Homes**

R. McDonnell informed the Committee that he had a conversation with an owner of a heritage home, who has voiced their concerns about the lack of funding available for maintaining their heritage property. He wishes there was some type of assistance available.

V. Santamaura asked if they could offer low interest loans for heritage homes.

C. Chrus stated that another option is to provide some financial assistance through the Heritage Tax Rebate program. Unfortunately the Town only offers a rebate of 10% on the municipal portion of the taxes and there are fairly stringent guidelines that the property owner must abide by to participate in the program.

**c. Camp X Artefacts**

M. Clayton asked that there will be no further involvement from the Committee on this matter with regard to the sale of the Camp X museum artefacts from a private owner as the museum is located in the City of Oshawa. However if the members would like to participate on an individual level, they are welcome to.

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**6. Correspondence**

There was no correspondence to review.

**7. Next Meeting**

Moved by: R. Edgell  
Second by: K. Hull

“The next meeting of the LACAC Heritage Whitby will be held on  
Tuesday April 13<sup>th</sup>, 2010 in Committee Room #1 at 7:00 p.m.”

**CARRIED**

**8. Adjournment**

Moved by: R. McDonnell  
Seconded by: J.P. Leguerrier

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

**CARRIED**