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Windsor, Ontario September 11, 2013

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair
Councillor Fulvio Valentinis
Lynn Baker
Simon Chamely
Andrew Foot
Jeffrey Mellow
Noreen Slack

Delegations in attendance:

Mr. Jason Grossi, regarding Item 5.2
Mr. Kyle Gregoire, regarding Item 5.3

Also present are the following resource personnel:

John R. Calhoun, Heritage Plauner
Karen Kadour, Committee Coordinator

CALL TO ORDER

The Chair calls the meeting to order at 5:31 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. ADOPTION OF THE MINUTES

Moved by A. Foot, seconded by L. Baker,
That the minutes of the Windsor Heritage Committee at its meeting held July 30, 2013 **BE ADOPTED** as presented.
Carried.

3. DECLARATIONS OF CONFLICT

None disclosed.

5. BUSINESS ITEMS

5.2 Commercial/Residential Building, 3230-3232 Sandwich Street

Mr. Jason Grossi, Architect, Studio g+G Inc. is present and available to answer questions. A drawing of the exterior of the Sandwich Brewing Company and the site plan is distributed and *attached* as Appendix "A". Mr. Grossi provides the following comments relating to the 3230-3232 Sandwich Street property:

- Owners (local) wish to remain anonymous
- Dilapidated facade, however, the interior is quite significant. Jagged edges of bricks need to be replaced.
- Conducted a facade analysis of Sandwich Street and discovered significant discontinuity.
- Material palette of the building references Mackenzie Hall.
- Storefront articulation follows the profile of a historic footprint.
- Upper level will house the Tap Room
- Engineers will be reinforcing the existing roof structure.
- Some of the features for the new Sandwich Brewing Company include -
 - o Existing J. Robinet brick- restored
 - o Sandstone and limestone base
 - o Existing sloped mortar ramp - restored
 - o Historic metal and glass doors
 - o Historic profile metal windows with ½" clear insulated glass
 - o Stainless steel brewing tanks
 - o Coated copper flat seam panels
 - o Interior and external verandas

Moved by L. Baker, seconded by A. Foot,

- I. That replacement of the facade of 3230-3232 Sandwich Street, a building in the Sandwich Heritage Conservation District, **BE APPROVED** as proposed (attached as Appendix "A"), with the option to use Drawings 11.1 and 27, for those features subject to Council approval according to the Sandwich Heritage Conservation Plan, and under provisions of Part V of the *Ontario Heritage Act*; and
- II. That any further changes determined to be minor by the Heritage Planner to the facades of the building that require Council Approval as per the Sandwich Heritage Conservation District Plan, be delegated to the City Planner for final approval.
Carried.

5.3 House, 1989 Ontario Street

Mr. Kyle Gregoire is present on behalf of the owner, and is requesting demolition of the detached garage on the property at 1989 Ontario Street. He states the home is of

Tudor Revival style and he wants to construct a "period matching" carport. He indicates the carport will not be attached to the home; rather the structure will be freestanding.

Moved by Councillor Valentinis, seconded by N. Slack,

That the proposed demolition of the detached garage on the property of 1989 Ontario Street (Plan 684 East Part Lot 118) **BE GRANTED** under provisions for Register-listed properties according to Part IV of the *Ontario Heritage Act*, and further, in view of the timelines, that the Planning and Economic Development Committee **BE CIRCUMVENTED** and, that this matter **BE FORWARDED** to City Council for approval.

Carried.

5.1 Medical Arts Building, 1011 Ouellette Avenue

No one is present to speak to the matter.

J. Calhoun states the guidelines provide for \$50,000 per year in combined loan and grant, with 15% (\$7,500 per year) available as a grant. The owner is requesting \$15,000 for two years work, with no loan request. Because the recent work had begun prior to this grant request, the work is mostly verified by comparing photos from two or more years ago with the current state. The items most visibly affected by repairs are the entry canopy (\$22,000) and the interior lobby plaster (\$23,052). The stone cleaning and repainting (\$22,000 + \$75,850) had not been completed. The requested \$15,000 grant is 8.7% of \$172,783, the total of the items above (\$142,902) plus the contractor's 7% construction management fee plus 13% HST. This funding is a lower percent than the standard 15%, but is the maximum amount typically funded combined for two years of requests.

Moved by Councillor Valentinis, seconded by N. Slack,

- I. That Council **APPROVE** a request for clarification regarding the exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law for 1011 Ouellette Avenue.
- II. That the request by 1339539 Ontario Limited for a grant of \$15,000 from the Community Heritage Fund **BE APPROVED** for repair of the front canopy, interior lobby and front wall at the Medical Arts Building located at 1011 Ouellette Avenue, provided that funds up to the approved amount will be disbursed when work is complete, and works receipts produced. The Chief Building Official and City Planner will determine if work is according to applicable codes and historic standards.

Carried.

5.4 Windsor Heritage Committee Operating Budget

Moved by A. Foot, seconded by L. Baker,

That the proposed 2014 budget request of \$7,800 for the Windsor Heritage Committee **BE ACCEPTED.**

Carried.

6. COMMUNICATIONS

6.1 Walkerville Heritage Neighbourhood Survey

This item is deferred to the next meeting of the Windsor Heritage Committee.

6.2 Sandwich Development Process

This item is deferred to the next meeting of the Windsor Heritage Committee.

6.3 Archaeological Site

J. Calhoun reports the field work for the archaeological site has not been completed. He notes if the work is not completed by year's end, there will be additional funds remaining in the WHC Operating Budget.

6.4 ACO/CHO Conference. June 7-9, 2013

A memo from the Heritage Planner dated September 11, 2013 entitled "Ontario Heritage Conference, Midland-Penetanguishene-Tay, June 2013" is distributed and ***attached*** as Appendix "B".

Moved by L. Baker, seconded by A. Foot,

That the memo from the Heritage Planner dated September 11, 2013 entitled "Ontario Heritage Conference, Midland-Penetanguishene-Tay, June 2013" **BE RECEIVED.**

Carried.

6.5 Committee Member Observation of Properties

This item is deferred to the next meeting of the Windsor Heritage Committee.

6.6 Doors Open 2014

Moved by L. Baker, seconded by N. Slack,

That **APPROVAL BE GIVEN** to provide any and all surplus funds remaining in 2013 Windsor Heritage Committee Operating Budget to the Doors Open 2014 initiative.

Carried.

6.7 Ontario Heritage Trust Awards

It is generally agreed due to the lateness of the year, that nominations for the 2014 Ontario Heritage Trust Awards be undertaken in March 2014.

6.8 Kevin Flood Letter - 357-359 Indian Road

Moved by A. Foot, seconded by L. Baker,
That the letter from Kevin Flood dated May 6, 2013 regarding his property located at 357-359 Indian Road **BE RECEIVED.**
Carried.

7. DATE OF NEXT MEETING

The next meeting will be held on November 13, 2013 at 5:30 o'clock p.m. in Room 407,400 City Hall Square East.

8. ADJOURNMENT

There being no further business, the meeting is adjourned at 6:53 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
September 11, 2013
at 5:30 o'clock p.m.
Room 407, 400 City Hall Square East

1. CALL TO ORDER

2. ADOPTION OF THE MINUTES

Adoption of the minutes of the meeting held July 30, 2013 (*previously distributed*).

3. DECLARATIONS OF CONFLICT

4. DELEGATIONS

Ms. Jocelyn Amaral, regarding *Item 5.1*

Mr. Ray Redekopp, regarding *Item 5.1*

Mr. Jason Grossi, regarding *Item 5.2*

Mr. Kyle Gregoire, regarding *Item 5.4*

5. BUSINESS ITEMS

5.1 Medical Arts Building, 1011 Ouellette Avenue

Consider recommendation on request for a \$15,000 grant from the Community Heritage Fund. The report of the Heritage Planner dated August 22, 2013 entitled "Medical Arts Building, 1011 Ouellette Avenue - Community Heritage Fund Grant, Change Paint in lobby" - *attached*.

5.2 Commercial/ Residential Building, 3230-3232 Sandwich Street

(File HER-9-2013) Consider recommendation on request to modify this designated property (Sandwich HCD): Replace the facade. The report of the Heritage Planner dated August 22, 2013 entitled "Commercial/Residential Building, 3230-3232 Sandwich Street Replace facade" - *attached*.

5.3 House, 1989 Ontario Street

(File HER-10-2013) Consider recommendation on request to demolish the detached garage at this Register-listed property. The report of the Heritage Planner dated August 21, 2013 entitled "1989 Ontario Street - Partial Demolition - Detached Garage" - *attached*.

5.4 Windsor Heritage Committee Operating Budget

Consider submission to City Council for 2014 funding. The budget template provided by the Finance Department - attached.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Walkerville Heritage

Neighbourhood survey results

6.2 Sandwich Development Process

Implementation of Sandwich Heritage Conservation District (HCD) and Olde Sandwich Towne Community Improvement Plan (CIP)

6.3 Archaeological Site

Status of request

6.4 ACO/CHO Conference, June 7-9

Reports of Committee member and Heritage Planner

6.5 Committee Member Observation of Properties

Suggestion that each non-Council member of the Windsor Heritage Committee become familiar with about 1/6 of the individually designated properties

6.6 Doors Open 2014

Next meeting September 18, 2013

6.7 Ontario Heritage Trust Awards

2013 Recognition Programs nominations

6.8 Kevin Flood Letter - 357-359 Indian Road

The attached letter from Kevin Flood dated May 6, 2013 - to be received.

7. DATE OF NEXT MEETING

To be determined.

8. ADJOURNMENT