

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
September 12, 2012
at 5:30 o'clock p.m.
in Room 407, 400 City Hall Square East

I. CALL TO ORDER

2. ADOPTION OF THE MINUTES

Adoption of the minutes of the meeting held June 13, 2012 (*previously distributed*).

3. DECLARATIONS OF CONFLICT

4. DELEGATIONS

Mr. Yingtao Shi, regarding Item 5.1

5. BUSINESS ITEMS

5.1 Perry-Breault House, 245 Mill Street

Consider recommendation for amendment to the approved installation of solar panels.

5.2 Archaeological study funding

Consider expenditure of \$3500 from the Windsor Heritage Committee Operating Fund to initiate a Stage I and 2 archaeological study of a City-owned site. An in-camera meeting may be needed to describe the site.

5.3 Quadruplex, 534 and 536 Kildare Road

Consider recommendation for amendment of designation to include full list of heritage elements for both properties.

5.4 Heritage Canada Conference, Montreal, October 11-13, 2012

Consider expenditure of \$385 from the Windsor Heritage Committee Operating Fund for the Heritage Planner's registration for the conference.

5.5 Changes to the Windsor Municipal Heritage Register

Consider recommendation to add properties to the Register.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors Open, September 29-30

Status Report

6.2 University of Windsor - historic properties

Transfer of City properties, modification of designated properties, joint meeting proposal:
Windsor Armouries, 353 Freedom Way/ 37 University Avenue East (designated)
Greyhound Bus Station, 44 University Avenue East (listed)
Windsor Star, 167 & 181 Ferry Street (listed)

6.3 War of 1812 anniversary

Events

6.4 Sycamore tree, 4221 Roseland Drive West

Heritage options were considered.

6.5 St. Bernard School, 1847 Meldrum Road

Update concerning the Windsor-Essex Catholic District School Board (WECDSB) proposal to close the school, which is listed on the Windsor Municipal Heritage Register.

6.6 J.E. Benson School, 1556 Wyandotte Street West

Concerning the Greater Essex County District School Board (GECDSB) proposal to close the school, which is listed on the Windsor Municipal Heritage Register.

7. DATE OF NEXT MEETING

At the call of the Chair

8. ADJOURNMENT

**THE CORPORATION OF THE CITY OF WINDSOR
Planning Department**

MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT#:	Report Date: August 27, 2012
Author's Name: John R. Calhoun	Date to WHC: September 12, 2012 ,
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Request to Modify Heritage-Designated Property: Add Solar Panels
Perry-Breault House, 245 Mill Street**

PD#
City Wide: **Ward(s): 2**

1. RECOMMENDATION:

That the Committee recommend to the City Council that the revised proposed modification of the property at 245 Mill Street (Piao 40 Part Lot 5), identified as the Perry-Breault House, **BE APPROVED** as submitted, under provisions of the Ontario Heritage Act, Part IV.

2. BACKGROUND:

In early summer 2011, Mr. Yingtao Shi, the property owner, enquired of the Heritage Plaoner about approval to add solar paoels aod skylights, aod lower the rear chinmey. Subsequent consultation resulted in a version of the proposal, dated October 16, 2011, which the Committee recommended aod the City Council passed on January 23, 2012. (See Appendix B.)

In August 2012, the owner requested a revision to add seven paoels to the east side wall aod dormer, aod to reduce the height of the chimney to about 3 m instead of 1 m. The owner states that building codes did not allow the chinmey to be lowered as much as plaoned; thus the larger shadow from the chinmey would reduce the performaoce of the solar paoels already approved.

The property was heritage-designated with By-Law No. 335-1999 on November 8, 1999, under provisions of the Ontario Heritage Act. The "Reasons for Designation" are attached as Appendix A.

3. DISCUSSION:

Property Description:

The location of this property is on the south side of Mill Street, between Sandwich Street and Russell Street. The back side of the Duff-Baby Mansion is immediately to the west; in 1895 the owners of what we now call the Duff-Baby house built a new house (the subject property) and gave it to one of their children. Very close to the east is another single-family home; other surrounding buildings are a wide mix of residential and commercial forms.

The house is one-and-one-half-storey, L-shaped, with ends of the L terminating in gables facing the street and to the west. The designation identifies the style as "Vernacular Queen Anne Cottage". The front gable retains the original gingerbread; the side gable is plain. The roof has gabled dormers facing in three directions, and is covered with asphalt composition. Two chimneys remain; they are on the east wall and on the back side. The back porch extension has a hipped roof; it appears to be non-original. The detached, rectangular rear garage was built about 1920.

Proposal:

The overall request is to make three changes to the property; item (I)(b) is added with the revision:

(J)(a) Solar panels are to be added to the rear roof, facing south-southwest (see photo to right). These are photo-voltaic cells, in three rows with anchors separating the panels slightly from the roof surface. They will be positioned to within about 30 cm (! ft) from the west edge and 45 cm (1.5 ft) from the ridge and bottom edge. An additional row will extend down to the back porch roof. The panels will not be visible from Mill Street. These have already been approved.

(I)(b) The revised proposal adds more solar panels, with five to be installed on the east-side roof toward the rear, and two on the south side of the east-side dormer.

(2) The rear chimney (see photo to right) will be lowered in height to about 3 m (10 ft) from the bottom edge of the roof and will be taken out of service. The approved design is for a height of just 1 m (3.3 ft). The current chimney has height added with new brick; the proposal would remove the new brick. The original corbelling was gone before the designation in 1999.

(3) Three skylights will be added. One is to be added to the south side behind the shortened chimney; two are to go on the east side between the other chimney and a dormer. None of the skylights will be visible from Mill Street. (These have already been approved.)

Legal provisions:

The designation by-law includes historical and architectural attributes (attached). In accordance with the Ontario Heritage Act, changes to designated property that affect listed features must be considered for approval by Council, after consulting with the Heritage Committee.

The additional changes appear to have little effect upon the specified designated features. They would be seen as not part of overall Queen Anne style mentioned in the designation.

The Green Energy Act provides for some exemptions from the Ontario Heritage Act. However, the municipalities are still involved in decisions about alterations to heritage-designated properties. Overall, green-energy devices cannot be totally prohibited from heritage properties, but the municipality can direct some location of the equipment.

Architectural Considerations:

The proposed changes will be minimally visible from the front of the house.

The solar panels will appear to be an addition, and the original shape of the roof will be clearly discernable. If desired in the future, the panels can be removed and the current state restored; thus the construction is considered "reversible".

Other Considerations:

The originally proposed changes will be visible from the adjacent Duff-Baby Mansion, one of Windsor's most notable heritage buildings, constructed in 1798 and used in the War of 1812. The additional solar panels will not be visible from the Duff-Baby Mansion.

Official Plan Policy:

The Windsor Official Plan includes Objectives "To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor's urban environment." (9.2.1)

The Plan states "Council will recognize Windsor's heritage resources by designating individual buildings ... as heritage properties under the Ontario Heritage Act." (9.3.3.1.a)

The Plan includes protection (9.3.4.1.). "Council will protect heritage resources by: (c) requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property ..."

4. FINANCIAL MATTERS:

There is no identified financial impact to the City.

5. CONSULTATIONS:

The heritage planner and the owner have had ongoing consultations about the design. Legal Counsel provided information about the Green Energy Act.

6. CONCLUSION:

The proposal to modify the Perry-Breault House at 245 Mill Street, to install solar panels in addition to those already approved, should be approved as submitted as a permitted modification to the property designated under provisions of Part IV of the Ontario Heritage Act.

**John R. Calhoun, AICP
Heritage Planner**

**Thom Hunt, MCIP, RPP
City Planner / Executive Director**

**George Wilkki
City Solicitor and Corporate Leader
Economic Development and Public Safety**

NOTIFICATION:				
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