



COMMUNITY HERITAGE ADVISORY COMMITTEE

Wednesday, October 28, 2020

3:00 – 5:00 pm

Via MS TEAMS

MINUTES

| | | |
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| Present: | Jennifer Clay Philip Baynton Daniel Francis Rob Griesdale Mel Montgomery Alastair Moore Jim Paul (Vice-Chair) Anne Savill (Chair) Cllr. Matthew Bond | Regrets: None |
| Guests: | Paula Grossman (Applicant) Janvin Lowe (Applicant) | |
| Staff: | Nicole Foth, Community Planner Mary Jukich, Community Service Clerk | |

1. Call to Order

The Chair called the meeting to order at 3:05 pm.

2. Adoption of the Agenda

The following items were added under Other Business:

- 1202 Ross Road
- Grant application
- Heritage awards

MOVED by Mel Montgomery and seconded by Alastair Moore
To adopt the revised agenda.

CARRIED

3. Adoption of the Minutes

MOVED by Jim Paul and seconded by Mel Montgomery
To adopt the September 30, 2020 minutes.

CARRIED

4. 281 Braemer Road – Application for Addition

Nicole Foth introduced the application and applicant, Paula Grossman. The property is on the Heritage Register.

The applicant provided an overview of the project and the following items were noted:

- Kitchen renovations
- Enclose the outdoor alcove entrance to the kitchen
- Change the roof line and raise the ceiling height above the kitchen
- Addition of exterior French doors in the kitchen

The colours and finishes will stay the same including the outside shingles, the dark casings of all of the exterior windows and doors, and the same yellow on the exterior doors will be used for the new French doors.

The following questions and comments were presented to the applicant:

- Information was provided that the material for the new French doors would be wood, and would be painted in the same yellow as the other exterior doors.
- Some concern was noted that it was difficult to visualize the proposed roof and to understand the juncture between the high and lower pitch of the roof.
- Information was provided that the proposed roof pitch would be lower than the top roofline.

The applicant left the meeting and the following comments were made during the Committee discussion:

- The proposal is sensitive to the existing house and consider commending it for the attention to detail.
- A suggestion was presented that once the project is completed as proposed, the project could be considered for a heritage award.

MOVED by Jennifer Clay and seconded by Daniel Francis

The Community Heritage Advisory Committee supports the general concept as presented and commends the sensitivity and design resolution.

CARRIED

5. 5766 Sunshine Falls Lane – Preliminary HRA Application

Nicole Foth introduced the application and applicant, Janvin Lowe. The property is on the Heritage Register, and it is in a rural residential land use designation area.

The applicant provided an overview of the project and the following items were noted:

- Proposed new single family dwelling on the property, and retain the heritage house for day-use and water equipment storage (no proposed dwelling unit).
- The general goals of the project include the following:
 - Form and scale – no exterior additions to the cottage and preserve existing attributes.
 - Above grade wood frame walls - an assessment will be conducted to ensure the condition of the walls are conducive to the preservation strategy. The preservation strategies include replacing the wood side that may need repair with wood of the same species and cleaning the surface of the exterior wood surface and painting.
 - Doors and windows – cleaning the exterior surface and repainting. The exterior façade of the windows and doors will be painted white. The interior face of the windows and doors will remain unpainted.
 - Exterior trims, door and window casings and columns – addition of proper wood casings and sills around all windows and doors and matching the existing ones in terms of wood species and size. The existing columns will be painted white. The exterior siding will be painted grey.
 - Roof – the roof appears to be in good condition. Review of the roof will be conducted to look at the shingles and the structural integrity of the roof framing.
 - Building envelope – To bring the cottage to energy efficient code standards would mean the original elements could be lost. As such, the cottage can be preserved as a summer cottage with storage space on the lower floor for water sporting equipment and gear.

The following comments were presented to the applicant:

- As the proposal is decommission the heritage house as a dwelling, further information was requested on the owner's intent for the cottage. The applicant responded that the cottage would not be lived in and used to store water sporting equipment only.
- A question was raised whether there is a way of requesting some consistency with the window finishes as the cottage has three types of window frames: wood, aluminium, and vinyl.

- Address whether there is an alternative to the chain link fence.
- A question was raised whether trees will be removed behind the cottage in order to build the new house. The applicant responded that there are two trees that are likely to be removed as they are in the area of the proposed driveway of the new dwelling.
- A question was raised if there was information on the original colour of the house and if there are any chips showing the colour. The applicant responded that they do not have paint chips from the original house. There is a portrait of the house, but there is some uncertainty if the portrait reflects the original colours. A question was raised if there could be value in engaging a heritage professional to assist in determining paint colours.
- In terms of restoring the wood windows, it was suggested that the homeowners are aware of techniques to preserve the wood window frames to ensure they are saved through the renovations. The applicant responded that visually they appear to be in good condition in the inside.
- Information was requested if there was sewer connection or a septic tank. The applicant responded that there was a septic tank located underneath the cottage.
- Information was requested if sea level rise has been considered given the proximity to the water. The applicant responded that the cottage had been previously raised by one foot and had a concrete foundation.
- Concerns were raised around the way the cottage was renovated over the years and has taken away the character and the charm of the original building, and whether there had been any consideration to strip it back and return it to its original form. The applicant indicated that there have been no discussions.

The applicant left the meeting and the following comments were made during the Committee discussion:

- Concern was raised that the heritage house will be used as a storage building. A question was raised if there was an option to keep the residential functionality of a cottage that would support the character and history of its use, rather than just ending up being a storage shed.
- Many of the heritage features have been altered over time, and did not see the proposal intending to return some of the original features. It was suggested to enclose the lower level by removing the later-added windows to improve the look of the building.
- Encourage the applicant to highlight the original structure's elements.

- Encourage the applicant to work with Council to consider allowing two dwellings on the property to ensure that the cottage retains its original use.
- Reconsider the colour palette. A comment was made that the proposed white and grey paint colours are probably not original. It would be beneficial to select period appropriate colours for the original era of the house, or scrape to find the original colours if desired.
- It was recognized that fibre glass shingles do not replicate the original roofing materials, however it was suggested other features of the house were more important to focus on. It was also recognized this property is within the Wildfire DPA, and materials should be sympathetic and wildfire-approved instead of combustible.
- Comments were made that it is evident many renovations have happened over the years to take away from the original charm and character. Suggest that the building is brought back to more of the original character, e.g. unenclose the veranda. At the same time, it was recognized that some additions become part of the heritage character, e.g. the turret. Addition of the lower level windows and enclosing the turret takes away from the heritage look.
- Concern expressed that the aluminium windows has no casing detail and are not sympathetic to the original wood windows.

MOVED by Jennifer Clay and seconded by Jim Paul

THAT the Community Heritage Advisory Committee has reviewed the proposal, and supports the general concept as presented SUBJECT to addressing to the satisfaction of staff the following items noted by the Committee:

- Continuing to explore with staff and elected officials the potential for continuing the residential use of the cottage instead of only using it as a boathouse/equipment storage building;
- Increasing the consistency of window frame materials, types, size and proportions (i.e. maintaining existing woodframe windows and adding windows that are sensitive to the historical period);
- Return to more of the original character of the house (e.g. unenclose the turret, unenclose the veranda, enclose the lower level by removing the windows and adding back matching siding);
- For the exterior paint scheme, encourage a period-appropriate colour scheme that draws the viewer's eye from the waterfront, such as a bright colour palette to make the house more noticeable from the waterfront. Investigate previous paint colours to inform the colour choice could be considered;
- Impacts of sea level rise and wave action on the heritage building to ensure the building's longevity for its renewed lifespan; and

- Change the chain-linked fencing to fencing that is more sympathetic to the heritage building.

CARRIED

6. Draft Revised Heritage Grants

This item was deferred to a future meeting.

7. Any Other Business

• 1202 Ross Road

The Committee was informed that the property located at 1202 Ross Road is listed for sale. The listing markets it as four lots with no mention that the house is on the Heritage Register. Staff were requested to reach out to the realtor to make them aware that the house is on the Heritage Register.

• Grant application

Members were informed that the District is applying for a provincial grant to refurbish the Murdo Frazer cabin and the Committee was requested to prepare a letter of support.

Action: Anne to prepare letter of support.

• Heritage Awards

The heritage award nominations is live and the intake will be until January 1, 2021. The guidelines, previously reviewed by the Committee, are also posted for clarity and defines the expectations around the heritage awards. Some discussion has been started on Basecamp about the potential nominees and these will be reviewed at a future meeting. In January the Committee will review nominations from the public.

One of the nominations up for discussion is for a person who studies clam gardens in Deep Cove and more information will be gathered on who the person is and whether they may be worthy of an award for advocacy. A suggestion was presented to look into the Indigenous people that she worked with so that they could also be honoured with an award.

8. Adjournment

The meeting was adjourned at 4:58 pm.

9. Next Meeting: Wednesday, November 25, 2020