

THE CORPORATION OF THE TOWN OF MILTON
HERITAGE MILTON MINUTES

Report No. 03

APRIL 10, 2014

PAGE 1

Heritage Milton met this evening at 6:30 p.m. in the Esquensing Room at Town Hall, with Mirella Marshall in the Chair.

THOSE PRESENT: Chair: M. Marshall

Councillors: Councillor C. Lunau (arrived 7:11)
Councillor G. Nelson

Members: R. Ali
B. Bousfield
L. Dennis
M. Sedgwick
J. Smith
B. Tyers
C. Walton
L. Wells (arrived 6:38)

Regrets: M. Figueira

I. AGENDA ANNOUNCEMENTS/AMENDMENTS

N. Lecic addressed the Committee with respect to the following:

- Introduction of Monica Brown, Acting Committee Clerk.

II. DISCLOSURE OF CONFLICT OF INTEREST

None

III. RATIFICATION OF PREVIOUS MINUTES

Rec. HM-026-14: THAT the Minutes from the Heritage Milton Meeting held on March 20, 2014 be approved. **CARRIED**

IV. UPDATES ARISING FROM PREVIOUS MINUTES

Councillor G. Nelson addressed the Committee with respect to the following:

- Appreciation from the owners of The Works for the heritage award.

V. PRESENTATIONS/DELEGATIONS

1 22 King St

Name(s) • Keith Hadlow

K. Hadlow addressed the Committee with respect to the following:

- Overview of possible design and concept.

2 Harrop Barn

Name(s) • Sam Head & Brian McCulloch

S. head addressed the Committee with respect to the following:

- Update from the March 20, 2014 Heritage meeting, including an overview of the joints between the barns posts and beams, and the relocation plans.

VI. NEW BUSINESS/ FUTURE ITEMS/ ADMIN MATTERS

Following the completion of the public delegations the members of the public were asked to leave so the Committee could continue the meeting.

VII. CONFIDENTIAL SESSION

1 22 King St – Pre-application advice regarding design for new house in the Character Area (King/Bronte)

A. Fisher addressed the Committee with respect to the following:

- Overview of proposed house design.

Rec. HM-027-14: Policy 2.10.3.20 of the Town of Milton Official Plan states:
“All new development permitted by this plan which involves, or is located in or near, heritage resources shall be required to:.....

b) incorporatedesign features that are in harmony with the area’s character and existing buildings in mass, height, setback and architectural details and, in particular:

- i) new additional features should generally be no higher than the existing heritage buildings*
- ii) new construction and/or infilling should compliment the immediate physical context and streetscape by generally being of the same height....of adjacent buildings (and) being of similar setback...”*

Heritage Milton has no objections to the principle of having a new detached house on the property at 22 King Street. However, this should be designed with a mass, height, and setback that is generally the same as the buildings in its immediate context. There are heritage properties on both sides of 22 King Street, and both of these heritage properties include buildings that appear to be under 7m high (when measured from grade to ridge). Although, all of the house designs you have shown would be noticeably taller than this, and would therefore not comply with the above policy the committee has no objection to the style of the designs.

Nevertheless, Heritage Milton recommends that any new house designed for this lot should:

- be no higher than 8m (when measured from grade to ridge);
- have a similar setback to adjacent buildings;
- include a recessed garage set behind the house (preferably detached and at the rear of the lot in line with the Town's Design Guidelines for this area);
- include a front porch that is no higher than 1m above grade level as this reflects the character of this part of Milton's Downtown Character area where front porches are generally only 3-4 steps above the level of the front yard; and

Heritage Milton considers the design of the third house (dark grey) would be likely to be appropriate for this location, provided you could comply with the above mentioned regulation. **CARRIED**

2 1455 Lower Base Line – Demolition of house (Lower Base Line/Fourth Line)

A. Fisher addressed the Committee with respect to the following:

- Overview of proposed demolition of the house.

Rec. HM-028-14: Heritage Milton consider that the Joseph Peacock farmhouse at 1455 Lower Base Line forms part of a heritage landscape but this American Foursquare style house is not rare, unique, representative or early example of this style of architecture. As such it is not considered to comply with the "Design Value or Physical Value" criteria as set out in O'Reg 9/06.

The property does include some Historic or Associative Value in connection with its association with Dowler and Peacock families, however this is not considered sufficient to warrant designation under the provisions of O'Reg 9/06. The property is also considered to have only limited contextual value.

In conclusion Heritage Milton raise no objections to the demolition of the house on this property. The original internal doors, door hardware and floorboards from the house should be salvaged if possible. **CARRIED**

3 11195 Fifth Line, Nassagaweya – New addition to heritage house (Fifth Line/15th Side Road)

A. Fisher addressed the Committee with respect to the following:

- Overview of new addition to heritage house.

Rec. HM-029-14: Heritage Milton considers that the Sayer Mill property at 11195 Fifth Line, Nassagaweya is a significant heritage resource that should be conserved. The Committee raises no objections to the proposed side addition that is proposed for the existing house on this property, as it is set back from the existing front gable and does not compromise the roof of the house.

CARRIED

4 5703 Tremaine Road – New accessory building (Tremaine/Britannia)

A. Fisher addressed the Committee with respect to the following:

- Property overview of new accessory building.

Rec. HM-030-14: Heritage Milton raises no objections to the demolition of the circa. 1840 one and a half storey brick farmhouse from this property as it is already partially collapsed and in considerable disrepair. The Committee would welcome the salvaging of original material such as the bricks, from the house in order to erect a new replica house in the position of the original house.

Heritage Milton raises no objections to the design of the new accessory building and recommend that, in order to replicate the original Joseph and Mary Brown Regency cottage, the new house should:

- use salvaged original material wherever possible;
- be the same height as the original Regency house (measured from grade to ridge);
- be in the same location and have the same width as the original Regency house;
- include Flemish brick bond on the front of the house and Scottish bonding on the sides and rear of the house, if possible;
- include fanned brick voussoirs above the windows on the front of the house;
- include two panel front entrance doors of the same size and style as those on the original Regency house;
- include a fanlight and pediment above the main entrance door to reflect the design for the original front door; and
- replicate the barge board with the dentile trim and return eaves at the front and sides of the house.

CARRIED

5 108 Bowes St – demolition of existing house (Bowes/John)

A. Fisher addressed the Committee with respect to the following:

- Overview of the demolition of the existing house.

Rec. HM-031-14: Heritage Milton raises no objections to the demolition of the buildings on this property. They are not of any heritage significance.

CARRIED

6 Harrop Barn – barn reconstruction details (Steeles/Wheelihan)

A. Fisher addressed the Committee with respect to the following:

- Overview of barn reconstruction details.

Rec. HM-032-14: Heritage Milton welcomes the proposals to conserve and reposition the historic barn on the former William Elliot farmstead at 345 Steeles Avenue.

Heritage Milton recommends that :

- the barn is clad in new or reclaimed barn board
- the loft floor boards are salvaged, if possible
- securities are taken as part of the Site Plan Agreement to ensure that if the barn is damaged during the construction process it can be properly repaired by experienced professionals; and
- that the Harrop House and barn are designated under the provisions of the Ontario Heritage Act when the building works are complete.

CARRIED

7 12386 First Line, Nass - New side addition (First Line/20 Side Road)

A. Fisher addressed the Committee with respect to the following:

- Overview of proposed new side addition, including historical overview.

Rec. HM-033-14: Heritage Milton raises no objections to the removal of the old wooden single storey side wing to the John Kitching farmhouse at 12386 First Line, Nassagaweya and its replacement with a new side and rear addition and a new front entrance porch. The Committee considers that the proposed additions have been carefully designed to respect the heritage character and appearance of this significant heritage resource. **CARRIED**

VII. NEXT MEETING

Date: May 8, 2014 Time: 6:30 p.m. Place: Town Hall, Milton Room

VIII. ADJOURNMENT

There being no further business to discuss, Heritage Milton adjourned at 7:25 p.m.