



TOWN OF AURORA HERITAGE ADVISORY COMMITTEE MEETING MINUTES

Date: Monday, August 17, 2015

Time and Location: 7:30 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: Kathy Constable, Carol Gravelle, John McIntyre (Honorary Member), and Stan Rycobel

Other Attendees: Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:31 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

Moved by Barry Bridgeford
Seconded by Councillor Gaertner

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of July 13, 2015

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT the Heritage Advisory Committee meeting minutes of July 13, 2015, be received for information.

CARRIED

4. DELEGATIONS

- (a) **Peter Kakridonis, Owner of 103 Hillview Road**
Re: Item 1 – Report No. HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

Mr. Kakridonis indicated that he was present to answer any questions of the Committee. He stated that his intention was to demolish the existing home and build a new home that would be suitable for the area, and that no variances were being requested. Mr. Kakridonis noted that an arborist had been retained to prune and assess the trees on the property, and the goal was to preserve all of the existing trees.

**Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the comments of the delegation be received and referred to Item 1.

CARRIED

- (b) **Gary Templeton, representing Owner of 32 Wellington Street East**
Re: Item 2 – Report No. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*

Mr. Templeton noted that he was present along with the owners of the subject property and the Structural Engineer, Mr. Sandro Soscia of Soscia Professional Engineers Inc. He explained that part of the demolition process involved removal of the rear of the building up to the front elevation, which has been braced and the existing footings underpinned. Mr. Templeton advised that Mr. Soscia was asked to investigate the suspected structural issues and prepare a report. He advised that serious problems were found that would jeopardize the attempted attachment of new construction with the wall, and requested that consideration be given in light of the requested financial contribution that is part of the recommendation respecting conditions.

Mr. Soscia provided a brief overview of the findings in his report (Attachment 7 to staff Report No. HAC15-007) and noted that the owners have adequately underpinned and shored the structure as required under the demolition permit. He presented photographs of the site and highlighted the two main concerns: (1) the outer skin veneer is not plum and starting to buckle, and the wall does not have adequate masonry ties to hold the veneer tightly together with the structure; and (2) the bricks of the two wythes that are load-bearing are loose and not mortared in, and are not suitable to act as load-bearing masonry.

Mr. Soscia expressed his opinion that the front façade could not be retained due to the load-bearing concerns, and stated that the owners are proposing the alternative of replicating the front façade as close as possible with new materials. He confirmed that only one structural engineer opinion has been requested. The Committee inquired about other alternatives and Mr. Soscia suggested that the load would have to be transferred off of the masonry and another structural support would need to be identified on the inside of the building.

Moved by Bob McRoberts
Seconded by Councillor Gaertner

THAT the comments of the delegation be received and referred to Item 2.

CARRIED

5. MATTERS FOR CONSIDERATION

1. HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

On a motion of Bob McRoberts seconded by Barry Bridgeford, the Committee consented to move forward Item 1 for consideration prior to Delegation (b).

Staff provided a brief overview of the subject property at 103 Hillview Road, which is listed as a non-designated property on the Aurora Register of Properties of Cultural Heritage Value or Interest, and described as a two-storey Foursquare House Period Revival, built c. 1914 by J.B. Spurr. It was noted that the Evaluation Working Group found the subject property to score in Group 3, which is considered to be moderately significant and worthy of documentation and preservation as part of a historic grouping. Staff recommended that the subject property be delisted, and that the proposed new building be subject to staff review and approval through the building permit process.

The Committee expressed its general support of the staff recommendation and suggested that, if the building was to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements, should

be retained. Staff indicated that, on a recent site visit with the owner, a fairly detailed photographic record of all elevations and the interior had been documented, and there were a few items that may be of significance for potential salvage.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT Report No. HAC15-008 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff;
and

THAT, if the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements, be retained.

CARRIED AS AMENDED

2. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*

Staff clarified that a further report would be submitted for Council's consideration and would include the Committee's recommendations. The Committee was reminded that the approved site plan was for reconstruction of the building, removal of the back portion, and construction of a three-storey, 22-unit apartment building while maintaining the front façade, except for the stripping of paint from the bricks to return the original colour. Staff noted that the current request, based on the reported structural integrity of the wall, is to allow for the removal of the front façade and reconstruction of a similar façade.

The Committee inquired about the designation of a reconstructed building. Staff advised that the intent was to amend the by-law to reflect the new construction once completed and, if Council approved the removal of the front façade and reconstruction, it would still be proposed that the property remain as a Part IV designated property and the by-law would be amended accordingly.

The Committee suggested that a second structural engineer's report be obtained to include not only the condition of the structure, but also recommendations for saving the front façade of the structure. It was further suggested that the firm be experienced in the preservation and restoration of heritage buildings.

The Committee referred to the historical significance of the Doan family and its properties in Aurora, and expressed that all possibilities for preserving the front façade need to be explored before considering the alternative of reconstructing a replica of the façade.

The Committee inquired about the depth and functionality of the façade and whether adding more structural support at the cost of functionality to retain the outward appearance would be a viable option.

The Committee inquired about the timing of moving forward and staff indicated that a report back to the Committee would be provided at the next meeting.

Moved by Bob McRoberts
Seconded by Martin Paivio

THAT Report No. HAC15-007 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT a third-party peer review, to be conducted by a firm with experience in the preservation of heritage buildings, be sought by the Town and paid for by the applicant, with the added objective of determining how to save the front façade of the David W. Doan House, as was originally intended and agreed upon.

CARRIED

6. INFORMATIONAL ITEMS

None

7. NEW BUSINESS

Staff advised that a suggestion had been raised to reschedule the Heritage Advisory Committee meeting currently scheduled on September 14, 2015, due to the observance of a religious holiday on that day.

Moved by Bob McRoberts
Seconded by Martin Paivio

THAT the Heritage Advisory Committee meeting currently scheduled for Monday, September 14, 2015, be rescheduled to Wednesday, September 9, 2015.

CARRIED

The Committee inquired about houses that have been reconstructed and still retain their heritage designation. Staff agreed to provide the Committee with the legislation of the *Ontario Heritage Act* pertaining to this matter.

8. ADJOURNMENT

Moved by Bob McRoberts
Seconded by Martin Paivio

THAT the meeting be adjourned at 8:49 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS OTHERWISE ADOPTED BY COUNCIL AT A LATER MEETING.