



A meeting of the **Heritage Stratford Committee** was held on the above date at 7:00 p.m., City Hall Annex, 82 Erie Street – Avon Meeting Room, Stratford ON.

Present: Allan O'Neill, Wayne Graham, Tom Hamza, Nancy Murie, Patrick O'Rourke, Amanda Langis, Pat Bolton

Staff Present: Russell Harley – Municipal Building Official, Rachel Tucker - Planner, Casey Riehl – Recording Secretary

Absent: Councillor Danielle Ingram

Also Present: Kevin Larson, Jeremy Damen, Rebecca Damen, Laura Cudworth – The Beacon Herald, Robin Linley, members of the public.

MINUTES

Tom Hamza, Chair of Heritage Stratford, explained the committee's mandate and the steps involved in designating a heritage property. Heritage Stratford is an advisory committee, thus would be recommending Council consider the designation of 265 St. David Street. Ultimately, the final decision on designation will be up to Council to approve. Identification and evaluation of criteria are a critical part of the committee's mission and the process is defined by the *Ontario Heritage Act*, directly relating to Regulation 906 within the Act. This establishes the three possible criteria that a property is assessed on: design/physical value, historical value and contextual value. The property must, at minimum, meet at least one of these criteria. The Heritage Stratford designation review committee evaluates and scores the property established by the Federal Heritage Building Review Office, which helps the committee assess each of these three characteristics.

Heritage Stratford committee member Patrick O'Rourke has declared a conflict of interest and will not be participating in the discussion, nor will he be voting on any motions related to 265 St. David Street.

1. DELEGATE: Robin Linley (on behalf of the Friends of the Stratford Whitehouse)

Robin Linley introduced himself to the committee. He owns a neighbouring property to 265 St. David Street. He is speaking as a private citizen, as well as on behalf of the Friend of the Stratford Whitehouse. After learning last week of the demolition application, he felt it was important to speak about the property. He outlined the qualities of the property that he feels meet the criteria of *Ontario Heritage Act* for designating properties, such as its Italianate style, date built, original builder, notable past owners, cultural values and physical attributes. He noted that the property falls within Stratford's heritage corridor. Mr. Linley stated that when this property was before the OMB in 2007 (File No. PL050930), when Dill Farms owned the property, it was documented that the location included a prominent building in a prominent location and all parties involved considered the building a heritage resource, however was not designated as such. He also noted that Heritage Stratford should not shy away from designating the property and that there is not a prerequisite that consent be required from the property owners to designate a property.

2. DELEGATE: Kevin Larson – Co-owner 265 St. David Street

Kevin Larson introduced himself to the committee as the co-owner of 265 St. David Street, as well as a neighbour of the property. He requested to note that past owner, Tina Dill, did not directly create the previous commentary regarding the heritage value of the property, as noted previously by Mr. Linley. She did not apply for this designation, nor did she ask for her comments to be noted. Mr. Larson agreed that the original home was built in 1866, however the building that is there currently is not the same one you see in photo's. The home itself is a much taller, leaner structure than what you actually see now. The columns were added in the 1930's, the roof has been repitched and redesigned many times, both before and after the columns were added. The garage was added on in the 1930's and redone again in the 1950's. The entire house, in his opinion, is piecemealed. From the outside, you can see the major and minor additions over the years. The brick work, after you remove the paint, is decrepit. The front of the house needs complete brick repair work, costing thousands of dollars. The side facing west, is a two-level space and then comes down to a one-level space with an addition and the brick does not match. This area would have to be maintained with paint, which Mr. Larson noted is not a position Heritage Stratford has supported in the past. He agreed there is potential for this property to be something if someone wanted that, however, from an ownership perspective, it is not their objective at this time. In his opinion, past owners have allowed the house to become decrepit and some have tried to renovate and repair it. Photo's in the archives show how bad this house has become over the years. If they do not consistently maintain this house or do something about the property, it will cease to exist the way it sits today. Regardless of whether or not it has a heritage designation, the process will be that someone will have to incur the costs to service this house. The current owners

are not going to put the money in to do so. Mr. Larson stated he understands and appreciates the process that is taking place to request heritage designation, but feels he was not given adequate time to prepare for this meeting.

3. BUSINESS ARISING FROM PREVIOUS MINUTES

(a) 265 St. David Street – Heritage Designation

Tom Hamza reviewed the points discussed by Mr. Linley, as well as Mr. Larson. After the designation review committee completed their evaluation, they felt there is merit in declaring this a heritage property. Most importantly, the property unanimously met the third criteria of contextual value. As stated previously, only one of the criteria must be met to deem the property has significant historical value. For this reason, the designation review committee recommends to Heritage Stratford that the committee consider recommending to the Planning & Heritage Sub-committee and Council that this property be considered a heritage property.

Allan O'Neill stated for clarification purposes, that even if the property does indeed get a heritage designation, it does not necessarily guarantee the property is safe from issues such as future demolition. It may just delay the process for a considerable amount of time and allow for discussion prior to demolition.

Motion by Patricia Bolton, seconded by Allan O'Neill that Heritage Stratford recommends that Council proceed on giving notice of intention to designate the property at 265 St. David Street, Stratford under Part IV of the Ontario Heritage Act. Carried.

Patrick O'Rourke asked that it be noted on record that he did not participate in this vote.

Tom Hamza thanked everyone involved for attending on short notice to discuss this very important matter.

4. ADJOURNMENT

Motion by Allan O'Neill, seconded by Nancy Murie to adjourn the meeting. Carried.

Time: 7:35 p.m.