

4. **1442 Elford Street
Heritage Designation Application No. 000186**

Attendees: Dan Hagel (applicant); Chris Gower (architect); Brian Kendrick (designer)

John O'Reilly provided a brief introduction. Chris Gower, Dan Hagel and Brian Kendrick presented.

Panel Questions and Comments

- What is the future of the chimney? Chris Gower: The chimney will be reinstated.
- The amount of glazing and the fenestration design on the lower level impacts the historic character. Chris Gower: The applicant is concerned about the liveability of the lower level suites. Much of the lower level will be concealed by landscaping and original window detailing will be replicated. The addition on the rear and the lower level will have different materials to be distinctive from the existing house.
- What is the condition of the foundation and the structure? Chris Gower: The foundation consists of old bricks from the original owner's brick yard. The foundation is not useable as it provides no seismic support. The existing building is a stiff light wood frame. It is expected that it will survive the move and raising. It will be seismically upgraded.
- Will the Rezoning Application be reviewed by the Panel? Steve: No, but the Panel can provide the applicant with general comments about the proposal through the Senior Heritage Planner.
- The Standards and Guidelines have been responded to well, the proposal provides more rental housing and the design has been done in a thoughtful way.
- The applicant wants the lower level to read as new; however, divided lights would give that level more substance.
- The raising will change the scale and massing of the house, but it is a positive project.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approved the designation of the property located at 1442 Elford Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)