ADOPTED by Council at its meeting held January 23, 2012 **[M43-2012]**
/AA
Windsor, Ontario, January 23, 2012

REPORT NO. 19 of the
ECONOMIC DEVELOPMENT
STANDING COMMITTEE
of its meeting held December 7, 2011

Present: **Councillor Payne (Vice-Chair)**
Councillor Valentinis
Councillor Sleiman
Councillor Marra

Regrets: **Councillor Dilkens**

Referencing: **Report No. 303 of the Windsor Heritage Committee**

That the following recommendation of the Economic Development Standing Committee **BE APPROVED** as follows:

Moved by Councillor Marra, seconded by Councillor Valentinis,
THAT Report No. 303 of the Windsor Heritage Committee meeting held November 9, 2011 **BE ADOPTED** as presented.
Carried.

Clerk's Note: The Report No. 303 of the Windsor Heritage Committee meeting held November 9, 2011 is ***attached*** as background information.

CHAIRPERSON

DEPUTY CITY CLERK

Notification				
NAME	**ADDRESS**	**EMAIL**	**TELEPHONE**	**FAX**
Windsor Heritage Committee				

KK/
Windsor, Ontario December 7, 2011

ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 303
of the
Windsor Heritage Committee
at its meetings held
November 9, 2011
5:30 o'clock p.m.
Meeting Room 402, 400 City Hall Square East

Members Present at November 9, 2011 meeting:

Robin Easterbrook, Chair
Councillor Al Maghnieh
Lynn Baker
Andrew Foot
Jeffrey Mellow
Noreen Slack

Members Absent with regrets at November 9, 2011 meeting:

Simon Chamely

Your Committee submits the following recommendation:

Moved by Councillor Maghnieh, seconded by J. Mellow,
That the proposed modification of the property at 245 Mill Street (Plan 40 Part Lot 5), identified as the Perry-Breault House, **BE APPROVED** as submitted, under provisions of the *Ontario Heritage Act, Part IV.*
Carried.

Clerk's Note: The report of the Heritage Planner dated November 3, 2011 entitled "Request to Modify Heritage-Designated Property: Add Solar Panels, Lower Chimney, and Add Skylights – Perry-Breault House, 245 Mill Street" is ***attached*** as background information.

NOTIFICATION		
Windsor Heritage Committee including resource personnel		

Item No.

THE CORPORATION OF THE CITY OF WINDSOR
Planning Department

MISSION STATEMENT:
"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

MBA/4764 File No.

LiveLink REPORT #:	**Report Date: November 3, 2011**
Author's Name: John R. Calhoun	**Date to WHC: November 9, 2011**
Author's Phone: 519 255-6543 x 6179	**Classification #:**
Author's Email: jcalhoun@city.windsor.on.ca	

To: **Windsor Heritage Committee**

Subject: **Request to Modify Heritage-Designated Property: Add Solar Panels, Lower Chimney, and Add Skylights**
Perry-Breault House, 245 Mill Street

PD#

City Wide: Ward(s): 2

1. RECOMMENDATION:

That the Committee recommend to the City Council that the proposed modification of the property at 245 Mill Street (Plan 40 Part Lot 5), identified as the Perry-Breault House, **BE APPROVED** as submitted, under provisions of the Ontario Heritage Act, Part IV.

2. BACKGROUND:

In early summer 2011, Mr. Yingtao Shi, the property owner, enquired of the Heritage Planner about approval to add solar panels and modify the chimney. Subsequent consultation has resulted in the most recent version of the proposal, dated October 16, 2011.

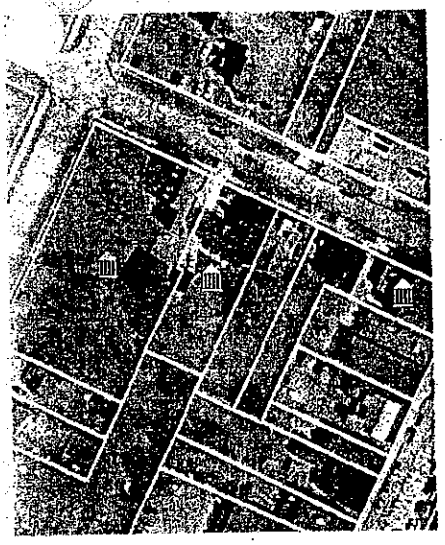
The property was heritage-designated with By-Law No. 335-1999 on November 8, 1999, under provisions of the Ontario Heritage Act. The "Reasons for Designation" are attached.

3. DISCUSSION:

Property Description:

The location of this property is on the south side of Mill Street, between Sandwich Street and Russell Street. The back side of the Duff-Baby Mansion is immediately to the west; in 1895 the owners of what we now call the Duff-Baby house built a new house (the subject property) and

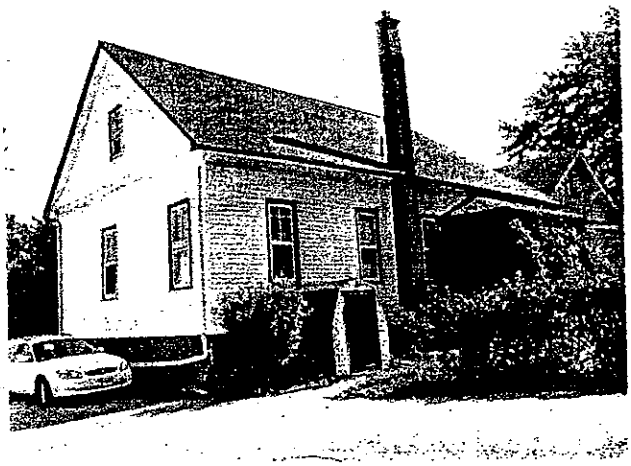
gave it to one of their children. Very close to the east is another single-family home; other surrounding buildings are a wide mix of residential and commercial forms.



The house is one-and-one-half-storey, L-shaped, with ends of the L terminating in gables facing the street and to the west. The designation identifies the style as "Vernacular Queen Anne Cottage". The front gable retains the original gingerbread; the side gable is plain. The roof has gabled dormers facing in three directions, and is covered with asphalt composition. Two chimneys remain; they are on the east wall and on the back side. The back porch extension has a hipped roof; it appears to be non-original. The detached, rectangular rear garage was built about 1920.

Proposal:

The request is to make three changes to the property:



(1) Solar panels are to be added to the rear roof, facing south-southwest (see photo to right). These are photo-voltaic cells, in three rows with anchors separating the panels slightly from the roof surface. They will be positioned to within about 30 cm (1 ft) from the west edge and 45 cm (1.5 ft) from the ridge and bottom edge. An additional row will extend down to the back porch roof. The panels will not be visible from Mill Street.

(2) The rear chimney (see photo to right) will be lowered in height to about 1 m (3.3 ft) from the bottom edge of the roof and will be taken out of service. The current chimney has height added with new brick; the proposal would remove all the new brick and over half the old brick. The intent is to reduce the shadows on the solar panels. The original corbelling was gone before the designation in 1999.

(3) Three skylights will be added. One is to be added to the south side behind the shortened chimney; two are to go on the east side between the other chimney and a dormer. None of the skylights will be visible from Mill Street.

Legal provisions:

The designation by-law includes historical and architectural attributes (attached). In accordance with the Ontario Heritage Act, changes to designated property that affect listed features must be considered for approval by Council, after consulting with the Heritage Committee.

The proposed changes appear to have little effect upon the specified designated features. They would be seen as not part of overall Queen Anne style mentioned in the designation.

The Green Energy Act provides for some exemptions from the Ontario Heritage Act. However, the municipalities are still involved in decisions about alterations to heritage-designated properties. Overall, green-energy devices cannot be totally prohibited from heritage properties, but the municipality can direct some location of the equipment.

Architectural Considerations:

The proposed changes will be minimally visible from the front of the house.

The solar panels will clearly appear to be an addition, but the original shape of the roof will be clearly discernable. If desired in the future, the panels can be removed and the current state restored; thus the construction is considered "reversible".

Other Considerations:

The proposed changes will be visible from the adjacent Duff-Baby Mansion, one of Windsor's most notable heritage buildings, constructed in 1798 and used in the War of 1812. The rear roof of the Perry-Breault House is visible from the large front lawn of the Duff-Baby Mansion (photo at left); however, it is discerned as belonging to another property.

Official Plan Policy:

The Windsor Official Plan includes Objectives "To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor's urban environment." (9.2.1)

The Plan states "Council will recognize Windsor's heritage resources by designating individual buildings ... as heritage properties under the Ontario Heritage Act." (9.3.3.1.a)

The Plan includes protection (9.3.4.1.). "Council will protect heritage resources by: (c) requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property ..."

4. FINANCIAL MATTERS:

There is no identified financial impact to the City.

5. CONSULTATIONS:

The heritage planner and the owner have had ongoing consultations about the design. Legal Counsel have provided information about the Green Energy Act.

6. CONCLUSION:

The proposal to modify the Perry-Breault House at 245 Mill Street, by adding solar panels, lowering a chimney, and adding skylights should be approved as submitted as a permitted modification to the property designated under provisions of Part IV of the Ontario Heritage Act.

John R. Calhoun, AICP
Heritage Planner

Thom Hunt, MCIP, RPP
City Planner

APPENDICES:

Reasons for Designation, By-Law No. 335-1999, November 8, 1999
Applicant's letter, drawings and photos, October 16, 2011

DEPARTMENTS/OTHERS CONSULTED:

Name: Wira H.D. Vendrasco, Legal Counsel
Phone #: 519-255-6100 ext. 6375
Name: Michael Cooke, Manager of Planning Policy
Phone #: 519-255-6543 ext. 6102

NOTIFICATION: Jan 12, 2012

Name	Address	Email	Telephone	Fax
Mr. Yingtao Shi	245 Mill St Windsor ON N9C 2R1	ytshi@yahoo.com	519-800-0340	
Ms. Evelyn G. McLean Les Amis Duff-Bâby	PO Box 7424 Windsor ON N9C 4G1		519-945-2914	

Perry-Breault House, 245 Mill St

Reasons for Designation in By-Law No. 335-1999, passed by Council on November 8, 1999:

Historical

- Built in 1895 by the J.D. Perry family, the owners of the adjacent Duff-Baby house

- Occupied by prominent Sandwich families including the family of Eugene Breault. Eugene Breault (1869-1942) served as Mayor, Reeve, Councillor, Justice of the Peace, Water Commissioner and Police Magistrate for the Town of Sandwich, as well as school trustee for the Separate School Board.

- Long-standing Sandwich landmark that contributes positively to the aesthetic value of the streetscape.

Architectural

- Vernacular Queen Anne Cottage style

- L-shaped with gable ends

- original wood spindle porch altered to cement block columned verandah on east front (1907)

- original gingerbread on front gable intact

- projecting bay at northeast corner with ornamental cornice

- entrance set off to north side of front facade

- double hung windows retain their original form, 2 over 2 on the north wing, 6 & 8 over 2 on the front gable with shutters

- originally had cedar shingle roof, 3 corbelled chimneys, fish-scaled shingles on gable ends

- later rooftop dormers (c1921) emulate original roof style and slope and window design

Application to Install Roof Solar PV &
corresponding minor changes to

Heritage Property on 245 Mill Street, Windsor
(Perry-Breault House, 1895, Queen Anne Cottage, Sandwich)

16-10-2011, 27-09-2011

Dear Council Members,

To well preserve and make good use of the property, as well as, to make the old beauty a functional contemporary residence to prolong its life expectancy for a longer period, or possibly, another 100 years or more, I plan to invest big strength to repair and equip the heritage property.

As one of these efforts, I'll need to make some minor alternations to the outside though I will pay special attention to preserve its historical identities.

The proposed Roof Solar PV (Photovoltaic) project is as following.

1. To install 42-43 solar panels over the back yard (south-west) side of roof (5 of them over the back porch). They will not be visible from the front street even the driveway(Pic 1, 2). They will only visible from the backyard or far west of the back side on Russell Street (Pic 3, 4). The roofing material will be visible on 4 sides of the rims of the roof (Fig 1, main design plan)

2. Current backyard-side chimney(not original) will need to be lowered. As Mr Calhoun suggested, the 1 meter higher over the roof surface is adopted in the plan (Fig 1, Pic 4, pot part is over the 1m height). Though there will still be some shading effect to make the adjacent panels ineffective for a period of time everyday, it will take account of aesthetic and limited shading effect.

Shading effect - as the nature of the PV panel design, there are 3 separate arrays in each panel. If any cell in an array is shaded, the whole array will not produce any electricity due to shaded cell's high resistance.

3. Three Skylight windows are planned. One operable(opening) at the back of the above mentioned chimney(Fig 1) to provide easy access to the roof to wash and clean the PV panels when needed; 2 fixed at the south-east wing between the domer window and the chimney(Photo 2) to provide natural lighting to the two new bathrooms on 2nd floor. They will be totally invisible from any where at the ground level.

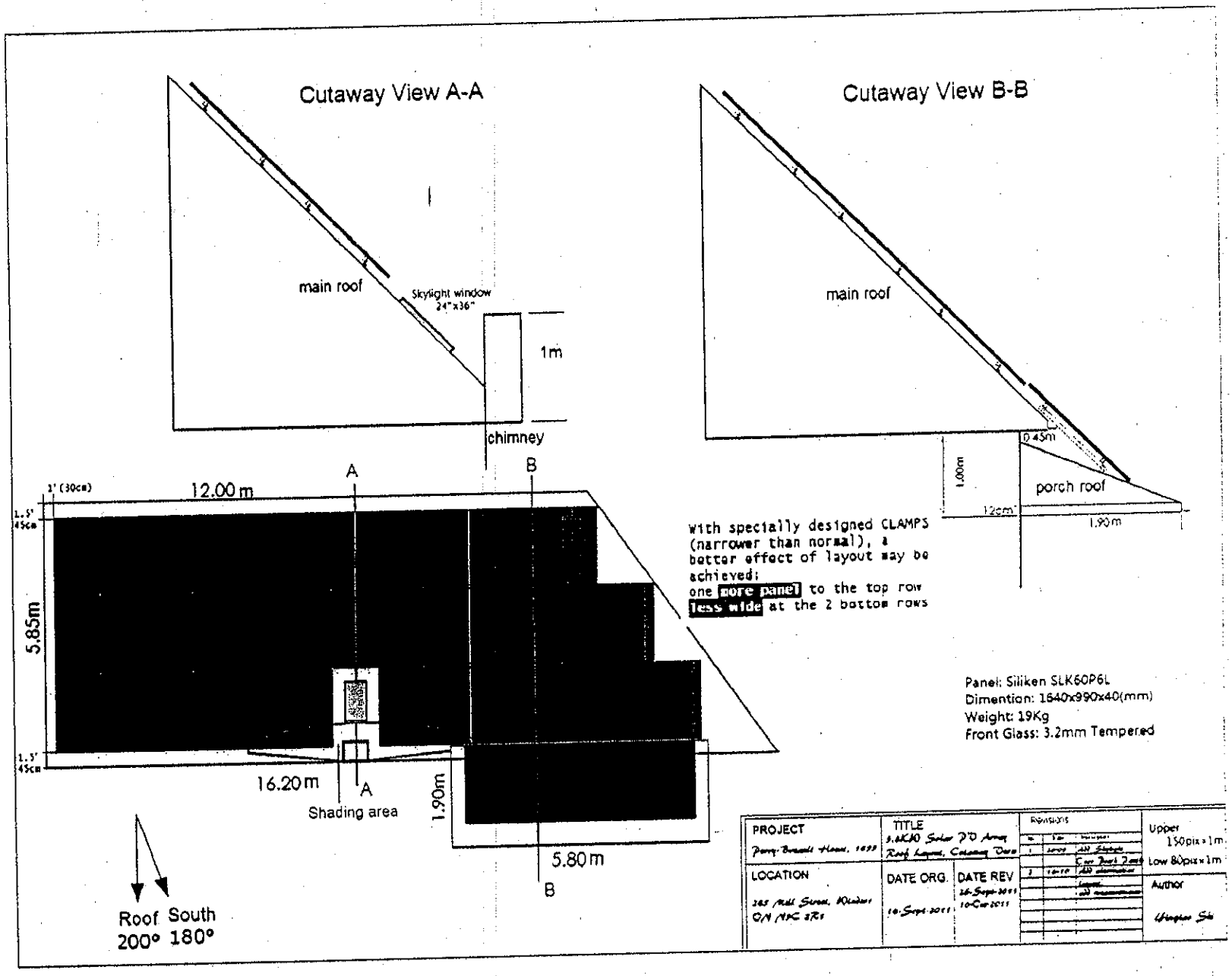
For your reference, in the **Architectural** of the heritage document, what is related to this application is "***originally*** *had cedar shingle roof, 3 corbelled chimneys, fish-scaled shingles on gable ends*".

Appendix:

Fig.1 Layout plan of the S-W side and attached porch roof
Fig.2 Porch roof supporting plan A and B
Fig.3 (Pic 1-4) Sat map with photos to help explain the project

Applicant

Yingtao Shi (CoOwner of the property)
245 Mill St, Windsor ON N9C 2R1
Tel: 519 800 0340
email: ytshi@yahoo.com


Cutaway View A-A
main roof
Skylight window
24"x36"
1m
chimney
Cutaway View B-B
main roof
0.45m
1.00m
porch roof
12cm
1.90m
12.00 m
A
B
1' (30cm)
1.5'
45cm
5.85m
16.20 m
Shading area
1.90m
5.80 m
Roof South
200° 180°
with specially designed CLAMPS
(narrower than normal), a
better effect of layout may be
achieved:
one more panel to the top row
less wide at the 2 bottom rows
Panel: Siliken SLK60P6L
Dimention: 1640x990x40(mm)
Weight: 19Kg
Front Glass: 3.2mm Tempered
PROJECT
TITLE
LOCATION
DATE ORG.
DATE REV
REVISIONS
Upper 150pix=1m
Low 80pix=1m
Author

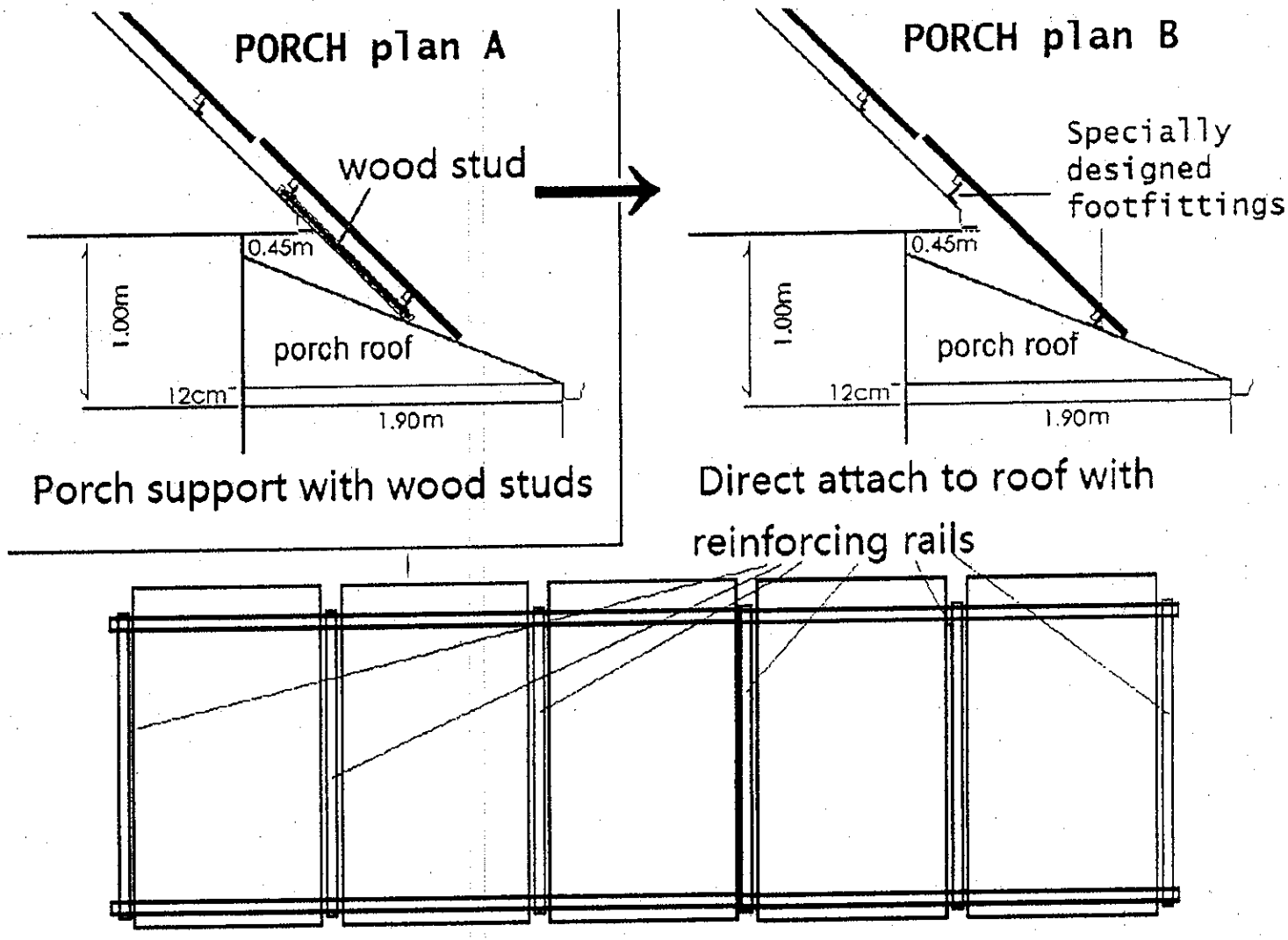


Fig. 2 Porch roof plan

Fig. 3 Map with photos