

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

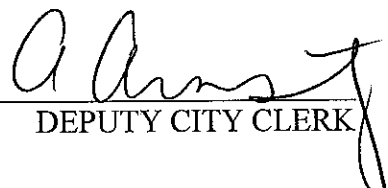
Referencing: Report No. 303 of the Windsor Heritage Committee

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

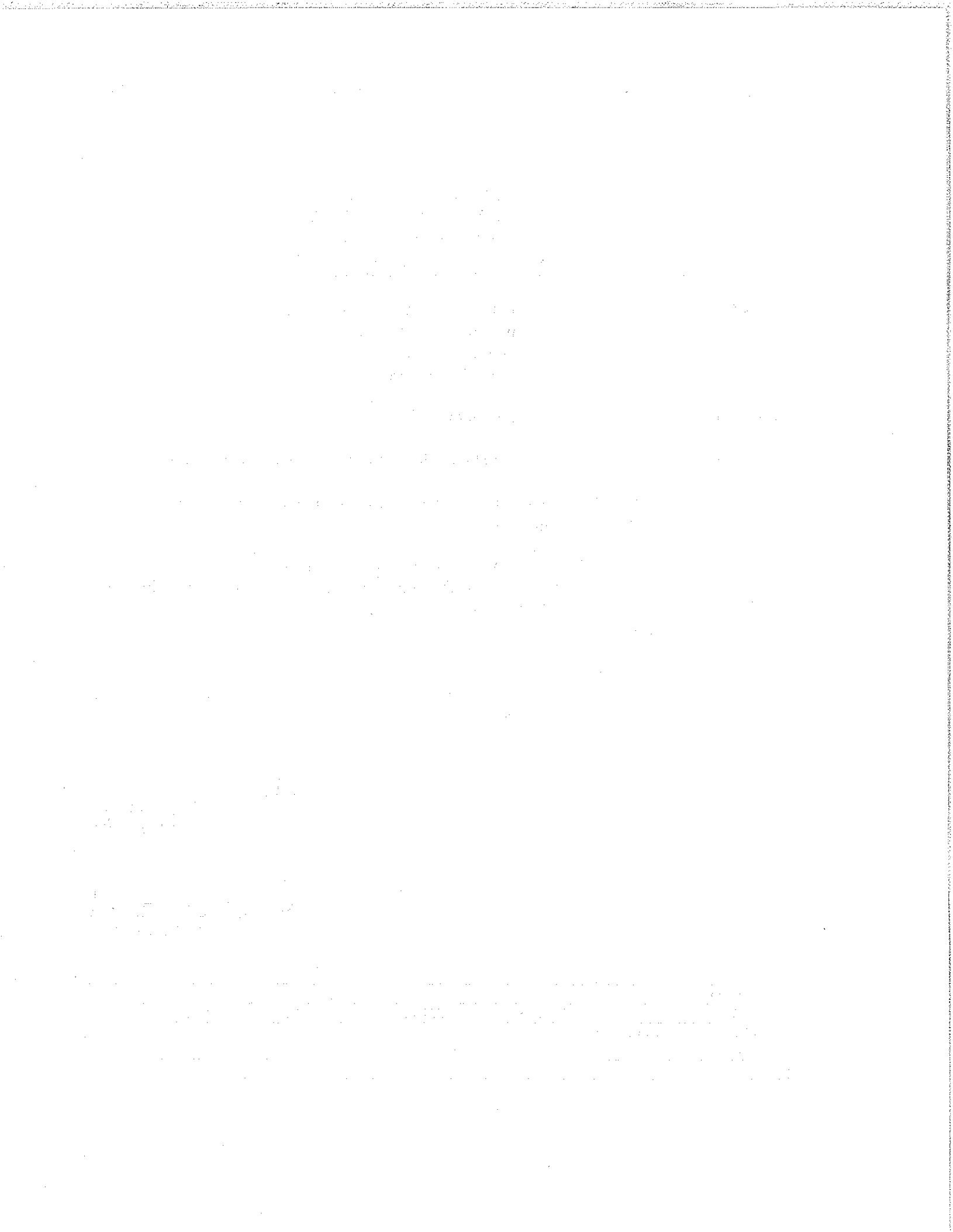
Moved by Councillor Marra, seconded by Councillor Valentinis,
THAT Report No. 303 of the Windsor Heritage Committee meeting held
November 9, 2011 **BE ADOPTED** as presented.
Carried.

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				



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		

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the organization's finances and for ensuring compliance with applicable laws and regulations.

2. The second part of the document outlines the specific procedures that should be followed when recording transactions. This includes the use of standardized forms and the requirement that all entries be supported by appropriate documentation.

3. The third part of the document discusses the role of the accounting department in the overall financial management process. It highlights the department's responsibility for providing timely and accurate financial information to management and other stakeholders.

4. The fourth part of the document addresses the issue of internal controls. It explains how these controls are designed to prevent and detect errors and fraud, and to ensure the integrity of the financial reporting process.

5. The fifth part of the document discusses the importance of regular audits. It explains how audits provide an independent assessment of the organization's financial statements and internal controls, and help to identify areas for improvement.

6. The sixth part of the document discusses the role of the board of directors in overseeing the organization's financial management. It explains how the board is responsible for ensuring that the organization's financial statements are accurate and reliable, and for approving the annual budget.

7. The seventh part of the document discusses the importance of transparency and communication in financial management. It explains how providing clear and concise financial information to stakeholders helps to build trust and confidence in the organization's financial performance.

8. The eighth part of the document discusses the role of the accounting department in the overall strategic planning process. It explains how the department provides valuable insights into the organization's financial performance and helps to identify areas for growth and investment.

9. The ninth part of the document discusses the importance of staying up-to-date on changes in financial reporting standards and regulations. It explains how the accounting department should monitor these changes and ensure that the organization's financial reporting practices remain compliant.

10. The tenth part of the document discusses the importance of maintaining a strong relationship with external auditors. It explains how regular communication and cooperation with auditors helps to ensure the accuracy and reliability of the organization's financial statements.

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.



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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.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial data and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include direct observation, interviews, and the use of specialized software tools.

3. The third part of the document describes the results of the data collection and analysis. It shows that there is a significant correlation between the variables being studied, which supports the hypothesis.

4. The fourth part of the document discusses the implications of the findings. It suggests that the results could be used to inform policy decisions and to guide future research in this area.

5. The fifth part of the document provides a conclusion and summarizes the key findings. It emphasizes the need for further research to explore the underlying mechanisms of the observed relationships.

6. The sixth part of the document includes a list of references to the sources used in the study. These references provide additional context and support for the research.

7. The seventh part of the document contains a list of appendices, which include supplementary data and detailed descriptions of the methods used.

8. The eighth part of the document provides a list of figures and tables, which are used to present the results of the data analysis in a clear and concise manner.

9. The ninth part of the document includes a list of footnotes, which provide additional information and clarify any ambiguities in the text.

10. The tenth part of the document contains a list of acknowledgments, which thank the individuals and organizations that provided support and assistance during the course of the study.

11. The eleventh part of the document includes a list of contact information for the author, which is provided for those who wish to request further information or to discuss the research.

12. The twelfth part of the document contains a list of other relevant documents, which are provided for those who are interested in the broader context of the research.

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
245 Mill St,
Tel: 519



email: ytshi@yahoo.com

Shi (CoOwner of the property)
Windsor ON N9C 2R1
800.0340

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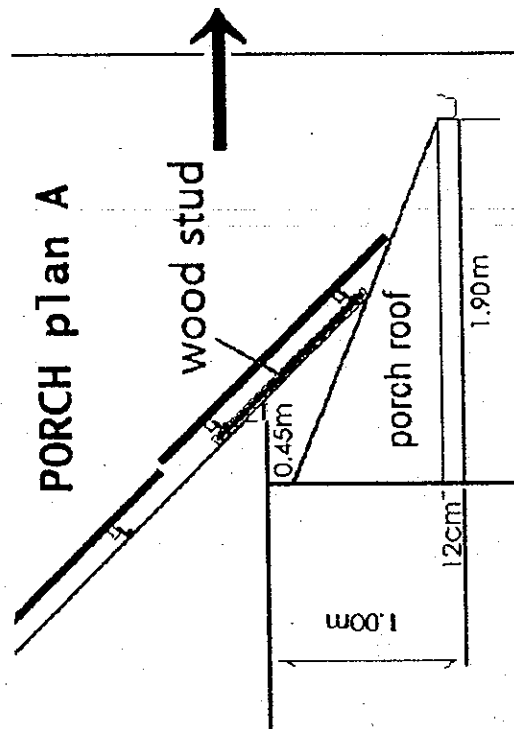
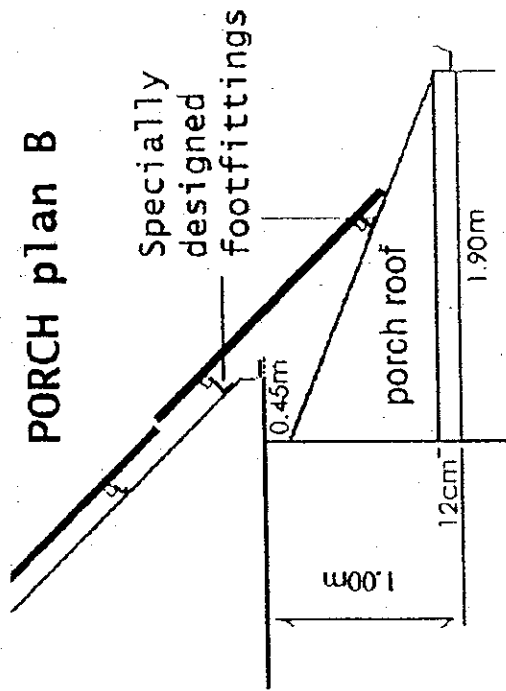
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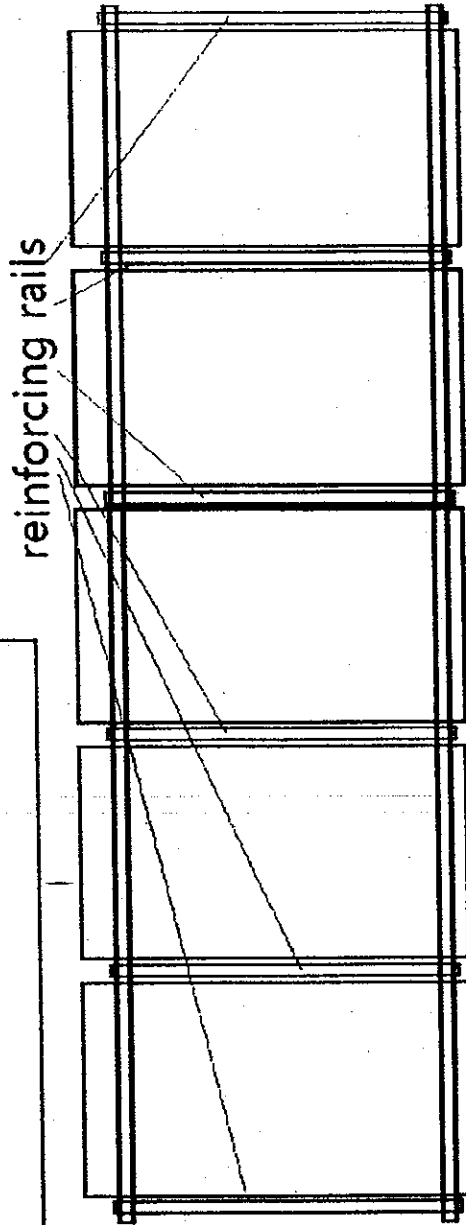
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Direct attach to roof with

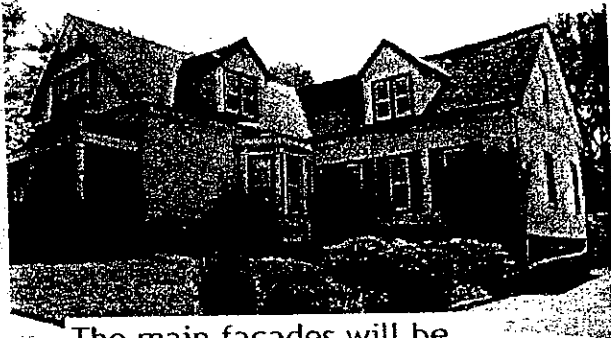


Porch support with wood studs

Fig. 2 Porch roof plan

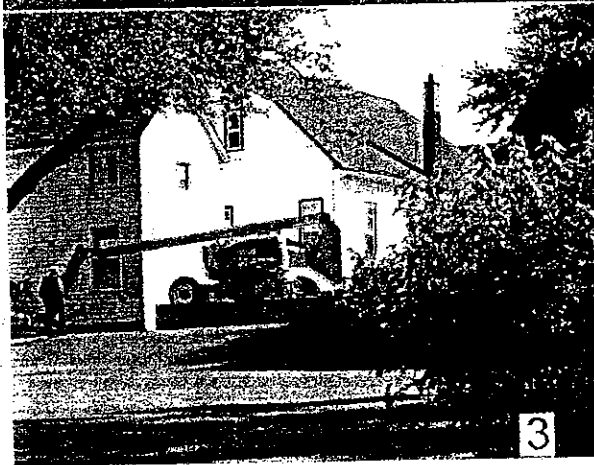
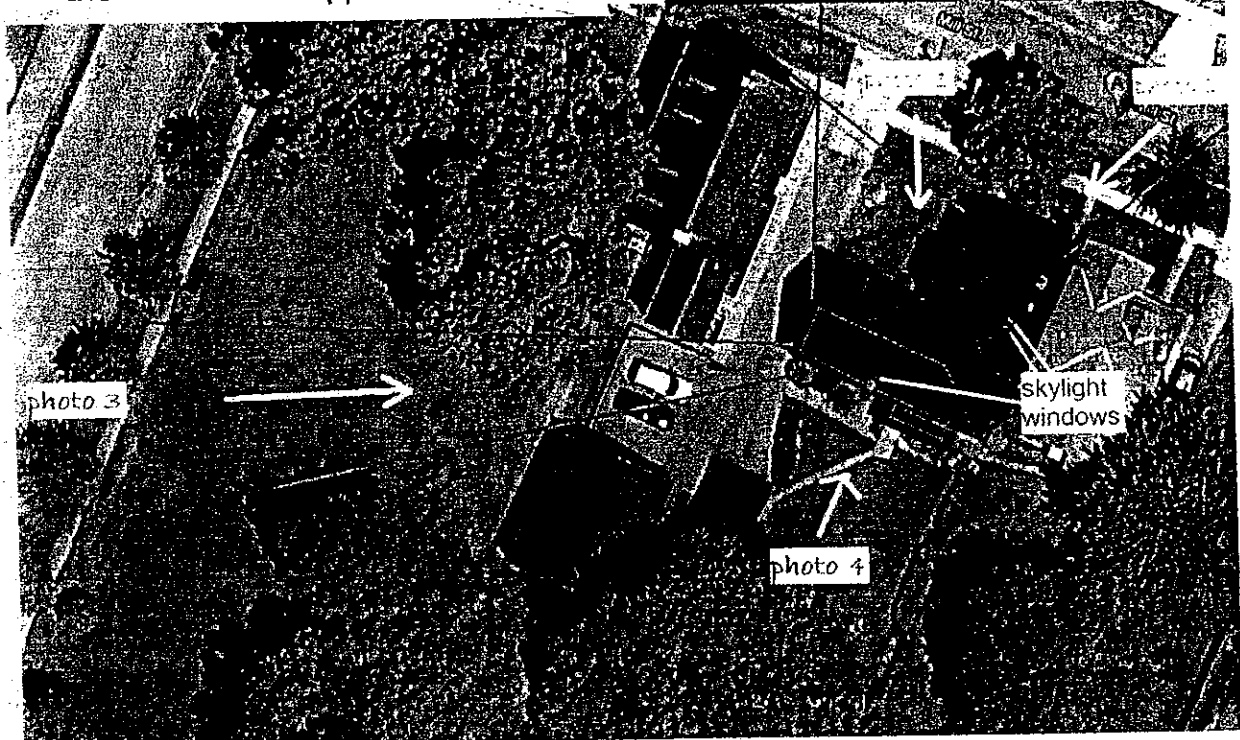
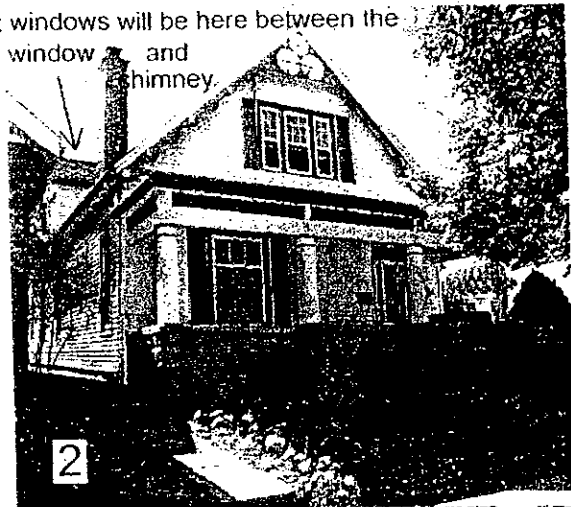


Fig. 3 Map with photos



The main facades will be totally intact after all the work in the application

The 2 skylight windows will be here between the dormer window and chimney.



designed view of the lowered chimney



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