




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services

DATE: December 11, 2008

SUBJECT: Proposed Replication of John Mapes House
7166 14th Avenue
Box Grove Hill Developments Inc.



This item was referred to Council (December 16, 2008) by Development Services Committee on December 2, 2008 to allow further discussion between the applicant, staff and members of Council.

On December 11, 2008, the applicants (David Stewart and Silvio DeGasperi) met with Councillors Virgilio, Burke, Kanapathi and Moretti, and Heritage Section staff (George Duncan and Regan Hutcheson). The objective of the meeting was to balance the concerns expressed by the applicant regarding the value and condition of the dwelling with the heritage conservation objectives of the Town. Upon review of the original proposal and the current condition of the dwelling, a revised proposal was generally supported by those in attendance. The revised proposal includes:

- Retaining, repairing and relocating as a complete structure the eastern portion of the dwelling which is the oldest component;
- Permitting the demolition of the western portion of the dwelling;
- Permitting the replication of the western portion of the dwelling and a new rear addition to add additional living space. See attached drawings (will require revision to the existing Site Plan Agreement);
- Retaining and re-using the original windows and selective interior features in the original and replicated portions.

Heritage Section staff agreed to work closely with the applicants as the project proceeds through each stage.

Revised Recommendation:

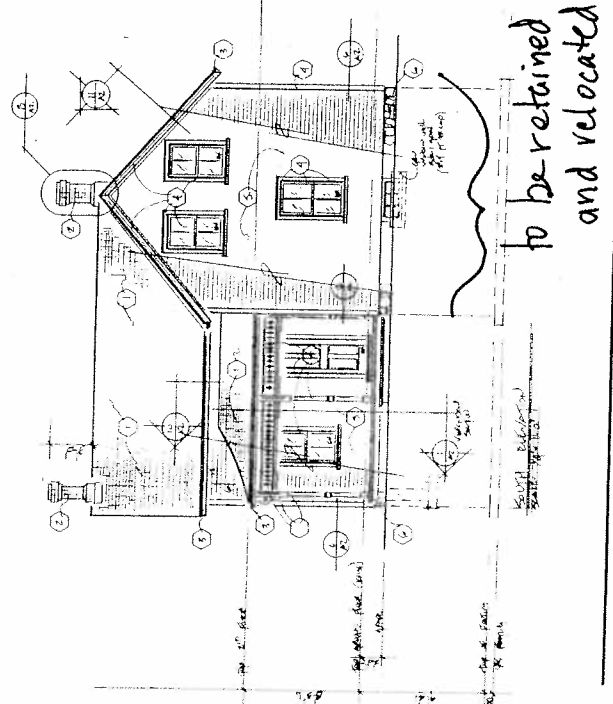
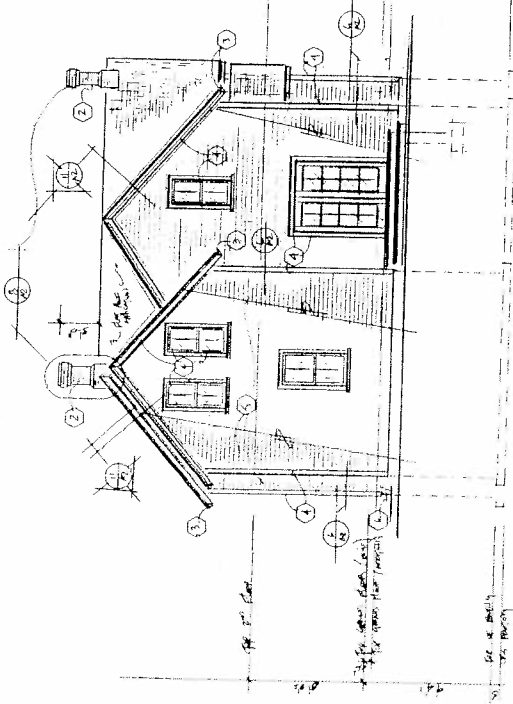
That the original proposal by Box Grove Hill Developments Inc. to replicate the entire John Mapes House (7166 14th Avenue) not be supported;

That a revised proposal to retain, repair and relocate the eastern portion of the dwelling (the oldest component); to demolish and replicate the western portion of the dwelling; to permit a new rear addition for additional living space; and to retain and re-use original windows and selective interior features in the original and replicated portions of the dwelling, be supported;

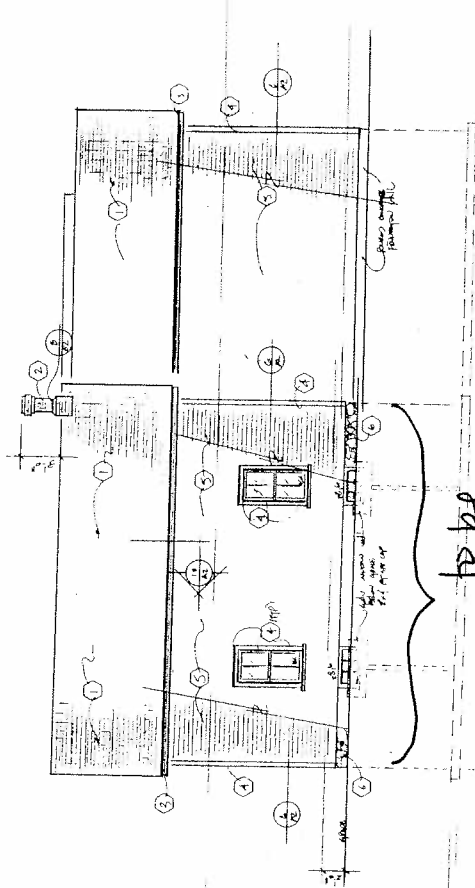
That staff be authorized and directed to do all things necessary to give effect to this resolution.

File:

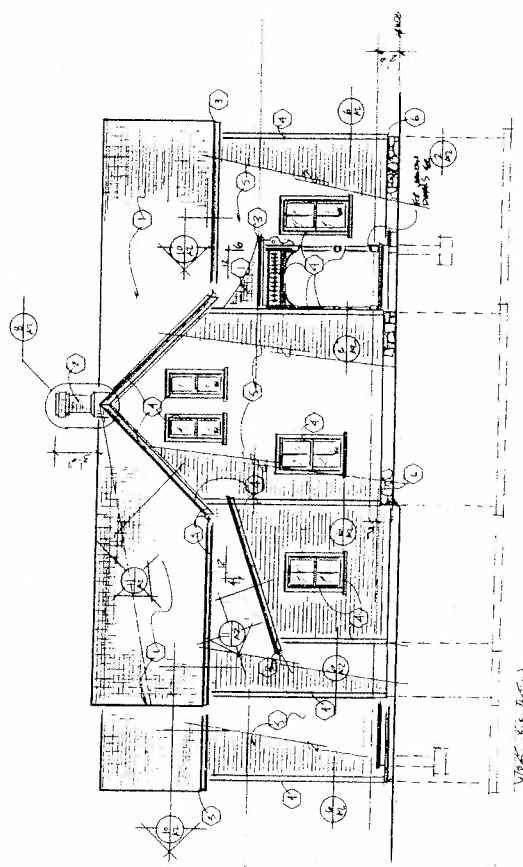
Q:\Development\Heritage\PROPERTY\FOURTNTH\6888 Mapes House\Council Memo for Dec 16, 2008 RH.doc



to be retained
and relocated.

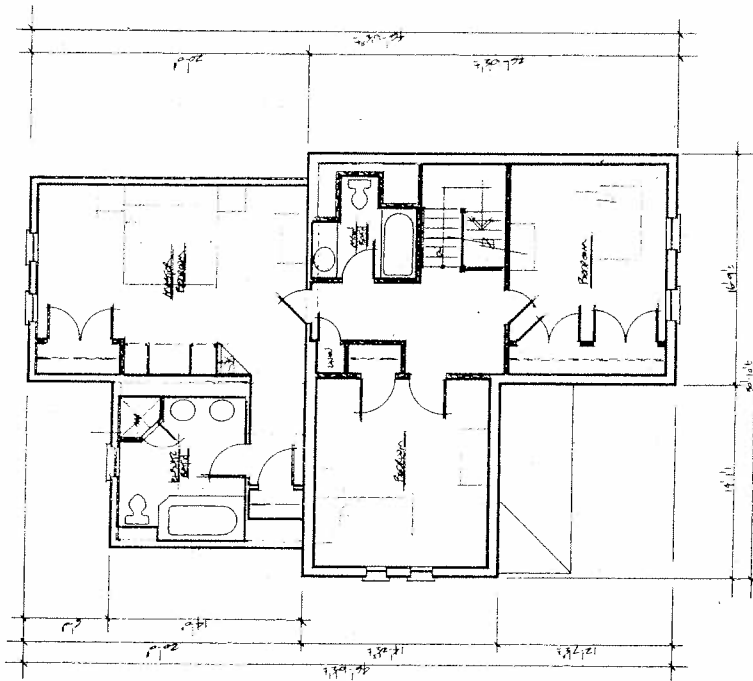
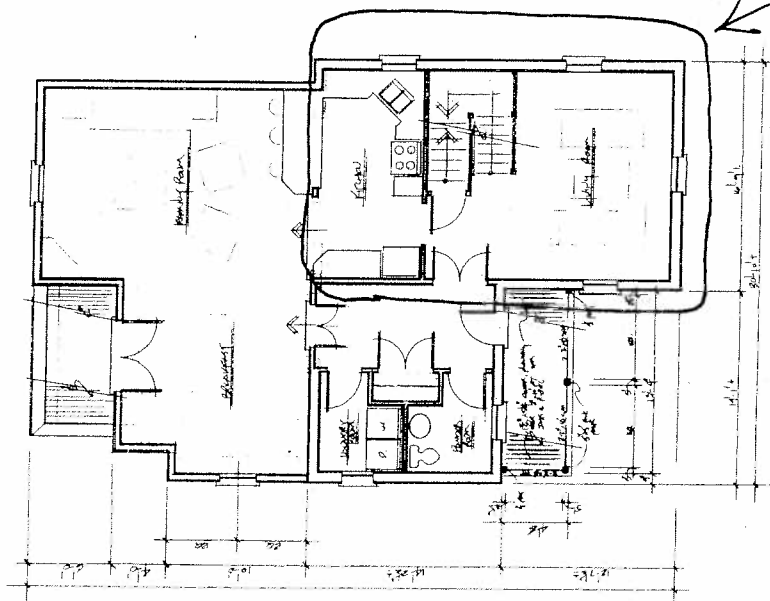


to be
retained + relocated



No.	Description	Date
This drawing is to be used only for the project and site shown on the drawing. It is not to be used for any other project or site without the written consent of the architect.		
QUALIFICATION INFORMATION NAME: SCOTT RUSHLOW ADDRESS: 1000 1st Ave. S.W. CITY: SEASIDE, CALIF. 94061 PHONE: (415) 435-1000 FAX: (415) 435-1001 E-MAIL: scott@rushlow.com		
PROJECT NAME: 1000 1st Ave. S.W. ADDRESS: 1000 1st Ave. S.W. CITY: SEASIDE, CALIF. 94061 PHONE: (415) 435-1000 FAX: (415) 435-1001 E-MAIL: scott@rushlow.com		
DRAWING TITLE 1000 1st Ave. S.W.		
DRAWING NO. 1000 1st Ave. S.W.		
Job No. 1000 1st Ave. S.W.		
Checked By 1000 1st Ave. S.W.		

Page 10 of 10



SECRET

Stewart, John A.

Original Component to be retained & relocated

No.	Description	Date
<p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and experience to design and construct the building in accordance with the Ontario Building Code as a designer.</p>		
<p align="center">QUALIFICATION INFORMATION</p>		
First Signature	DATE	2022
NAME	SIGNATURE	BCIN
<p align="center">REGISTRATION INFORMATION</p>		
First Signature	DATE	2022
NAME	SIGNATURE	BCIN

SCOTT RUSHLOW

R. 372, 1. *Hydrolysis*, Ontario, 1997, 142 (1997) 153-159

SUBJECT:

fall water plants
7/16 1st above
water, 1st 10
the end of the

AWDAG TITLE:

DATE: 10-10-01
BY: [Signature]
CHECKED BY: [Signature]