

Town has 720 properties in heritage inventory

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He used a photo from the Whitchurch-Stouffville Museum as his point of reference — which meant putting a front porch back onto the home.

Mr. Clubbe said he went to a heritage advisory committee meeting and explained his plans. He was approved by the committee and shortly thereafter, council.

"When we blasted the brick to get all the paint off it we realized why they painted it — there were some foundation cracks," Mr. Clubbe said.

A mason who knew how to restore old structures was able to find the right type of bricks and replaced the compromised ones.

While blasting the brick, some of the window frames had their paint removed, which revealed red cedar, a wood that was readily available in this area during the 1800s, but subsequently logged out, according to Mr. Clubbe.

Wanting to remove 124 years worth of paint from the red cedar, Mr. Clubbe hired his nephew for two summers to scrape it off 34 windows and door frames. Only one window was rotted.

'Being on the list doesn't preclude you from doing anything to the house. It's not something to be afraid of and that is something we do come across.'

"The rest were in pristine condition," he said.

They are now protected with clear urethane.

The main floor's living and dining rooms now house work stations, the kitchen is a common room and the library has been turned into Mr. Clubbe's office.

A previous owner added a 14 by 22-foot master bedroom with two bathrooms onto the main floor, which they use as a conference room.

Upstairs, there is 2,500-square-foot, two-bedroom apartment that Mr. Clubbe rents out to a family.

Mr. Clubbe's experience in purchasing a designated heritage home was quite easy. But some people aren't so lucky, according to Councillor Ken Ferdinands who noted during the May 17 council meeting, a financial institution rescinded a buyer's mortgage 24 hours before the sale was to close because it was for a heritage home.

"There is a lot of lack of understanding of what it means to be on the built heritage inventory," said Alan Drozd, manager of planning services for the Town of Whitchurch-Stouffville. "We need better education of everybody, including real estate people and

lending institutions."

"Being on the list doesn't preclude you from doing anything to the house," said Bob Curgenven, chairperson of the town's heritage advisory committee. "It's not something to be afraid of and that is something we do come across."

Which is part of what the town and its heritage advisory committee hope to rectify through its review of the built heritage inventory.

SUMMER PROJECT

There are currently six properties designated under the Ontario Heritage Act, which means they are protected.

Those properties include 6060 Main St., 19 Civic Ave. (the Lebovic Centre for Arts and Entertainment - Nineteen on the Park), the clock tower at 19 Civic Ave., 6528 Main St. (Stouffville Christian Memorial Church) and 2051 Davis Dr.

"Municipalities are only provided with power to control alterations and ensure permanent demolition control if the property is designated on the built heritage inventory," according to a May 17 report to council by Catherine Kerr, planner, urban design for the town.

There are 720 listed properties in the inventory, which means council believes they have cultural heritage value to Whitchurch-Stouffville. If the property is listed, the owner must provide council 60 days notice of demolition.

When the built heritage inventory list was last reviewed in 2005, structures constructed in or before 1925 and any public landmark building constructed before 1945 were put on the list, according to the report.

"The actual listing is not very sophisticated," Mr. Drozd said.

Ms. Kerr, along with a summer student from Young Canada Works in collaboration with the heritage advisory committee, will review about 300 properties on the inventory within the community of Stouffville.

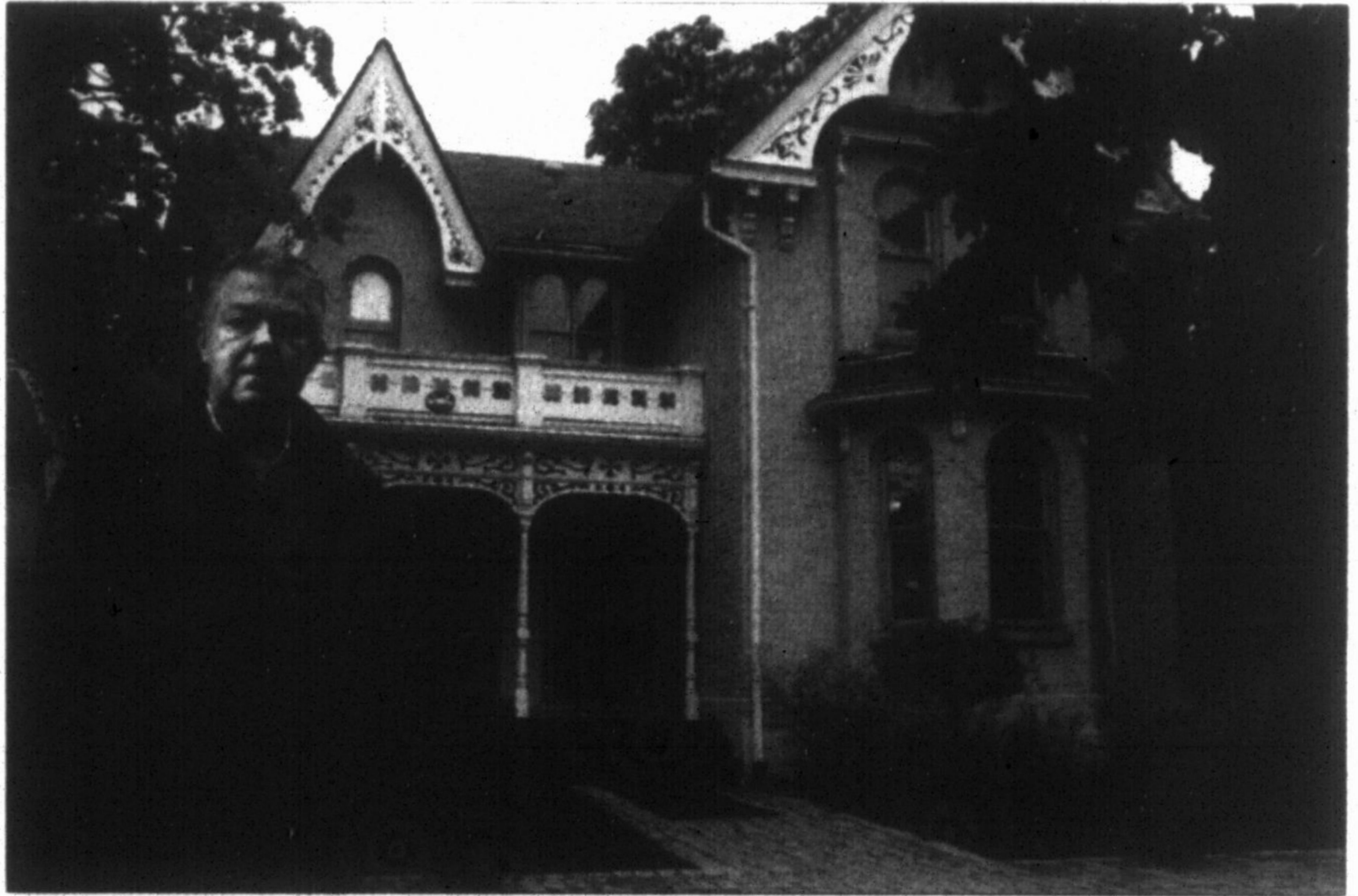
Each property will be ranked in a manner that is consistent with the municipality's official plan and Ontario Regulation 9/06, which prescribes the criteria for determining a property of cultural heritage, value or interest.

INFORMATION CENTRE

Properties with an 'A' designation will have protection and conservation priority. A 'B' designation has potential for conservation, while a property with a 'C' designation is a possible candidate for removal from the built heritage inventory.

The site review, including data compilation and evaluation is expected to take place throughout June, July and August.

A public information centre is anticipated to open in September and in December, if adopted by council, there will be a new built heritage inventory list for the community of Stouffville.



STAFF PHOTOS/STEVE SOMERVILLE

Paul Clubbe bought this 1885 two-storey, 4,500-square-foot home on Main Street in 2004 and turned it into his company's offices. It's one of six local properties protected under the Ontario Heritage Act.

Connie Leung of Paul Clubbe Marketing stands behind frosted glass inside the company's Main Street offices.

Paul Clubbe used the photograph below, taken in the 1800s and part of the local museum's collection, to work on his Main Street property.

