



BINNING RESIDENCE, 2968 MATHERS CRESCENT HERITAGE REVITALIZATION AGREEMENT CONDITIONS

This revised application proposes the conservation and revitalization of this significant heritage site through a subdivision of the existing property to allow an infill dwelling, and conversion of the existing residence into a private gallery.

This will include the restoration of exterior and interior architectural details, the restoration of the landscaping, placement of original furniture, exhibition of select personal items owned by the Binnings, and storage of all Binning related contents. Significant restoration of the Binning Residence and grounds are proposed, as detailed in the accompanying architectural drawings. A Revised Conservation Plan, dated December 2018, has been prepared to accompany the Heritage Revitalization Agreement for the Binning Residence.

The extent of the proposed conservation work is presented in this package. In addition, a Heritage Revitalization Agreement (HRA) is being negotiated that will include significant additional protection for interior elements of the house, including elements excluded from the original interior designation, including the “kitchen with U-shaped layout of custom-made fir plywood cabinets fitted with standard chrome handles” (identified as character-defining elements in the Parks Canada Statement of Significance) as well as cabinetry elements in the main bathroom.

As part of the HRA, limited public access will be provided to the Binning Residence. The house will be available for regular viewings by the public as well as private event bookings. This will include access by visiting scholars, and architecture and design students, continuing the Binning educational legacy. This access will be controlled by the owner and will respect the fragile nature of the House and Collection and will be comprised of a minimum of six opportunities a year for public viewing. At least one of these viewings per year will be an opportunity for the general public. There are numerous examples of private galleries and historic sites around the world that allow access to the public on an ongoing basis. This includes local examples such as the Rennie Art Gallery in Chinatown, and the Stahl and Eames Houses in Los Angeles. The Binning House would operate in the same way, through advance bookings and appointments.

This proposed conservation work will ensure that the Binning Residence is conserved and maintained and will remain as an educational resource for generations to follow.

Sincerely,

Donald Luxton, FRAIC, CAHP
Principal, Donald Luxton & Associates Inc.