

MEETING MINUTES



MEETING **Heritage Guelph**

DATE April 14, 2014

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Tony Berto, Martin Bosch, Lorraine Pagnan, Russell Ott, Susan Ratcliffe, Joel Bartlett, Christopher Campbell, Paul Ross, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Ryan Mallory (Site Plan Coordinator)

REGRETS Doug Haines, Bill Green

DELEGATIONS 33 Arkell Rd: Puni Piyasena (proponent), Owen Scott (consultant); 86 Glasgow Street: Greg Elliott, Terry Crawley (St. James the Apostle Church); 150 Delhi St: Hugh Handy (GSP Group)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda</u></p> <p>Moved by Tony Berto and seconded by Lorraine Pagnan,</p> <p>Susan Ratcliffe requested that the following be added: 7.5 – Real Estate 101 Course, 7.6 – ACO Meeting, 7.7 – Jane’s Walk.</p> <p>“THAT the Agenda for the Heritage Guelph meeting of April 14, 2014 be approved, as amended.”</p> <p>CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>None</p>
4	<p><u>Approval of Meeting Minutes from March 10, 2014</u></p> <p>Moved by Paul Ross and seconded by Tony Berto,</p> <p>“THAT the Minutes from the meeting of March 10, 2014 be approved.”</p> <p>CARRIED</p>

Matters Arising from Previous Minutes**Item 5.1****154 Ontario St**

Stephen Robinson advised that the owner of 154 Ontario Street is proposing to demolish the existing house and sever the property to allow for two new dwellings. The existing structure is on the Couling Inventory but is not listed on the Heritage Register. Variances will be required for the new structures. Stephen reviewed photos from a recent site visit and reviewed maps and fire plans showing some of the historical development of the property. Stephen believes the house wasn't built before 1862 however was built before 1890. The house has some original interior woodwork, doors and baseboards.

Moved by Paul Ross and seconded by Martin Bosch,

“THAT Heritage Guelph rescind the motion of March 10th 2014 with respect to 154 Ontario Street.”

CARRIED

Moved by Paul Ross and seconded by Martin Bosch,

“THAT Heritage Guelph has no objection to the demolition of 154 Ontario Street; and

THAT Heritage Guelph has no objection to the proposed severance and related minor variances with the following recommendations:

THAT the owner be asked to make all efforts to salvage for reuse any original interior features such as woodwork and wood trim (e.g. baseboards, door and window surrounds); and

THAT the owner be encouraged to design the new dwellings in such a way that they are compatible with the height, massing and setbacks of this portion of the Ontario Street streetscape using materials and finishes that are compatible with the heritage character of the area; and

THAT in light of the adjacency to the protected heritage property at 157 Ontario Street that Heritage Guelph be given the opportunity to review the proposed designs of the infill houses.”

CARRIED

Item 5.2**74 Macdonald Street (Macdonald Hall, University of Guelph)**

Stephen Robinson advised that a building permit application has been submitted for an addition on the main roof for a clerestory. The alteration is part of the University's improvements to the building to allow for a change in use from a residence to a business school. The Committee held a discussion on the proposed options and raised concerns about how the clerestory design is not in keeping with

	<p>the heritage character of the building.</p> <p>Moved by Paul Ross and second by Tony Berto,</p> <p>“THAT Heritage Guelph does not support any of the options presented at the meeting of April 14th 2014 with respect to 74 Macdonald Street. The University has not submitted sufficient information and documentation to allow the Committee to reach a recommendation, and none of the options are in keeping with the heritage character of the existing building. Heritage Guelph would appreciate appropriate persons to appear before the committee to discuss other possible design options.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.3 59 Carden St (Annex Building)</p> <p>Stephen Robinson provided an update to the proposed renovations to the designated Annex building behind Old City Hall at 59 Carden Street. The City is planning alterations and repairs that include turning one of the front windows into a door, repairing and repointing some of the limestone exterior and making improvements to the single-storey western portion of the building, a portion not indicated as a heritage attribute in the designation by-law.</p> <p>Moved by Susan Ratcliffe and seconded by Mary Tivy,</p> <p>“THAT Heritage Guelph has no objection to the repairs and alterations proposed by the City for the addition of a second front door and for the proposed exterior alterations to the single-storey west wing, as presented at the April 14 2014 meeting, provided that Heritage Planning staff are satisfied with the proposed specifications for:</p> <ul style="list-style-type: none"> - the re-pointing of the exterior limestone walls including materials, the required technique, expected final appearance, bidders’ qualifications and how they intend to meet the specifications; - traditionally built (one glass pane over two wood panel) wood doors (Pella Architect Series) with wood frames with a painted finish would be the most appropriate choice for both new doors; - paint colour choice for the doors should be same or similar to the exterior doors on Old City Hall (POA Courts); - new “rock-faced” parging on concrete block wall including materials, required technique, expected final appearance, bidders’ qualifications and how they intend to meet the specifications; - how appropriate screening may hide the rooftop elements to remain” <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 100 College Avenue East (University of Guelph, President’s House)</p>

Stephen Robinson advised that the University of Guelph has applied for building permit for the President's House at 100 College Avenue East. The application is for a partial demolition and replacement of the rear porch including adding an additional entrance as the interior of the porch was damaged by a fire in December 2013. The University is planning on retaining the stone element below the deck. Stephen noted that the porch is not included in the designation. They are also replacing the exterior doors and the upper balustrade on the front facade.

The Committee reviewed the item and indicated that they would like to see more detailed plans and elevations, would like to know what the planned use for the space will be and that they would like to have the University and their architect attend Heritage Guelph to provide more detailed information.

Item 6.2

86 Glasgow Street (St. James the Apostle Church)

Delegation: 86 Glasgow Street – Greg Elliott, Terry Crawley (St. James the Apostle Church),

Stephen Robinson advised that St. James the Apostle Church is proposing to install a kitchen exhaust fan at the designated church property at 86 Glasgow St N. Stephen reviewed photos of the church and the plans showing where the exhaust fan would be located. The congregation would plant a tree to partially block the view of the fan mechanism from the street. Coniferous trees or shrubs were recommended for screening. Greg Elliott advised that there would be no impact to the existing stone walls and that they were using existing openings.

Moved by Martin Bosch and seconded by Lorraine Pagnan,

“THAT Heritage Guelph accepts the plans as presented at the meeting of Heritage Guelph on April 14th 2014 and that a landscaping plan be submitted that is appropriate to the aesthetics and construction of the Church”

CARRIED

Item 6.3

33 Arkell Road

Delegation – Puni Piyasena (proponent), Owen Scott (consultant)

Stephen Robinson advised that a Cultural Heritage Resource Impact Assessment has been submitted for the property that is located in a proposed subdivision at 33 Arkell Road. The proposal presents a 4-storey apartment building and individual building lots. Stephen informed the committee that barn and drive sheds are not listed on the Heritage Register and that the barn has already been dismantled by the owner. The stone foundation still exists and the heavy timber beams have been saved. Stephen will bring this application back to Heritage Guelph when more information is available.

Item 6.4

150 Delhi Street (“Workside”, Homewood Health Centre)

Delegation – Hugh Handy (GSP Group)

	<p>Stephen Robinson advised that the Homewood Healthcare Centre is proposing to make an addition and some additional work to the former Superintendent’s House at 150 Delhi St. They are proposing to change the use from a day care to an overnight accommodation facility. The addition would add an elevator shaft and stairs. The materials for the addition have not yet been determined however the architect is looking at red brick and will reclaim the current brick for the visible elevations. They are going to look at repairing the windows instead of replacing them.</p> <p>Committee members discussed the proposed work and commented that they had concerns over the size of the windows in the addition and that there are no windows on the wall on the front elevation. Stephen will circulate the plans to the Committee members.</p> <p>Moved by Paul Ross and seconded by Martin Bosch,</p> <p>THAT Heritage Guelph has no objection in principal to the rear addition and related repairs as proposed by the Homewood Healthcare Centre for the former Superintendent’s House at 150 Delhi Street, as presented at the April 14 2014 meeting; and</p> <p>THAT Heritage Guelph looks forward to receiving the more detailed drawings of the proposal including proposed building materials which should be compatible to the existing structure.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.5 Heritage Guelph member future nominations</p> <p>Stephen Robinson advised that this will be Russell Ott’s last meeting as a member of Heritage Guelph as he is moving away from Guelph. Stephen presented Russell with a gift and thanked him for his service on the Committee. Stephen will work with the Clerk’s office to fill the vacant position. Discussion took place regarding the number of years that the other Committee members have served on the Committee. Stephen advised that the maximum term is 10 years and a number of members have reached that at the end of the current term. Stephen will follow up with the Clerk’s office on whether the maximum is 10 years or 4 terms.</p>
7	<p><u>Information Items</u></p> <p>Item 7.1 - Guelph Urban Design Summit Item 7.2 - 2014 Ontario Heritage Conference Item 7.3 - CHOnews, March 2014 Item 7.4 - Letter from MP Frank Valeriote Item 7.5 - Real Estate 101 Item 7.6 - ACO Meeting Item 7.7 - Jane’s Walk</p>
8	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, April 28, 2014 in City Hall Meeting Room “B” Regular Meeting – Monday, May 12, 2014 in City Hall Meeting Room “B”</p>

9	<u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> None
10	<u>Adjournment</u> Adjourn – 2:35 p.m.