

# Heritage Guelph Meeting Agenda



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City of Guelph  
Monday, December 9, 2019  
From 12:00pm to 2:00pm  
Meeting Room C, Guelph City Hall, 1 Carden Street

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## **Call to Order**

## **Acknowledgements**

## **Disclosure of Pecuniary Interest**

## **Approval of Minutes**

October 15, 2019

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## **Committee Consent Agenda**

The following recommendations have been prepared for Heritage Guelph's consideration. If a committee member wishes to address a specific aspect of an item in isolation of the Consent Agenda, it will be extracted and dealt with separately as part of Items for Discussion.

## **Heritage Guelph Meeting – Change of Date, Time and Location for 2020**

Staff Recommendation:

That Heritage Guelph supports the proposal to change its regular meeting to occur on the second Wednesday of the month, from 6:30-8:30 p.m. in the Marg MacKinnon Community Room (Rm 112) at Guelph City Hall beginning on January 8, 2020.

## **Riverslea Estate Cultural Heritage Landscape (Homewood)**

Revised text for heritage designation plaque

Staff Recommendation:

That Heritage Guelph supports the proposed heritage designation plaque text for the Riverslea Estate Cultural Heritage Landscape as presented at the December 9, 2019 meeting of Heritage Guelph, and

That any further text changes required in the plaque production process are to be handled by the Senior Heritage Planner.

## **17 Mary Street**

Designated heritage property (Brooklyn and College Hill Heritage Conservation District)

### Staff Recommendation:

That Heritage Guelph has no objection to the demolition of the existing 2-storey dwelling and detached garage at 17 Mary Street as proposed in demolition permit application (2019-7486 DP) and heritage permit application HP19-0021; and

That Heritage Guelph supports (in principle) the property owner's proposal to construct a single, detached, 2-storey dwelling at 17 Mary Street, as presented in heritage permit application HP19-0021 and in conceptual elevation drawings shown at the December 9 2019 meeting of Heritage Guelph; and

That any modifications necessary to complete the design that are minor in nature may be dealt with by the Senior Heritage Planner.

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## **Heritage Guelph Designation Working Group Report – James Smith**

Recommendation regarding the designation of the James Kidd stone slot barn and Blair farmhouse at 2187 Gordon Street.

## **Next Meetings**

Heritage Guelph – January 2020 (date, time and location to be determined)

Designation Working Group – January 2020 (date, time and location to be determined)

## **Adjournment**

## **Appendix**

### **Riverslea Estate Cultural Heritage Landscape (Homewood) Revised text for heritage designation plaque**

Once a private home set within a large estate landscape, Riverslea was built for Guelph businessman James Goldie in the Richardsonian Romanesque style. The landscape includes two red brick grounds buildings and a stone coach house at Arthur Street North, supporting the private home. Within the larger Homewood campus are three distinct yet related cultural heritage landscapes including the Riverslea Estate.

## **17 Mary Street**

Designated heritage property (Brooklyn and College Hill Heritage Conservation District)

### Staff Comments

The real property at 17 Mary Street is one of the original lots from the Estate of Mr. Robert Thompson or the "Thompson Survey", registered as Plan 37 in 1856. The land title abstracts indicate that Thompson sold Lot 28 to George Sayers, a carpenter, in 1858.

Cooper's 1862 Map of the Town of Guelph shows the footprint of the original portion of the existing house and Cooper's revised 1877 map shows the 2-storey extension to the north.

Guelph's Fire Insurance Plan from 1922 (revised in 1929) indicates the wood frame house footprint with a roughcast stucco exterior. The 1946 Fire Plan shows a simple wood frame garage behind the house.

The original front door, its surround and larger front window openings are still seen in the Couling Inventory photograph from 1974. At that time the exterior was clad in insulbrick. Since that time, the house has been clad in horizontal metal siding and all original doors and all but one original windows have been replaced with modern metal units.

After conducting an interior site visit with the owner to document the current physical integrity of the building, the Senior Heritage Planner found that apart from the original 1877 exterior form, no original exterior or interior heritage attributes have survived and the dwelling has undergone numerous unsympathetic alterations and renovations that have removed almost all of the building's heritage character-defining elements. Although the pre-1946 detached garage is extant it is not considered to be a significant part of the original property.

It is staff's opinion that the existing dwelling contributes very little to the historic Mary Street streetscape and no longer has sufficient architectural, design or contextual cultural heritage value to warrant its retention within the Brooklyn and College Hill Heritage Conservation District. Staff have no objection to the proposed demolition of the house and garage so that the property owner may design a replacement dwelling that is compatible with the historic streetscape and that is in keeping with the HCD Plan and Guidelines through the heritage permit process.

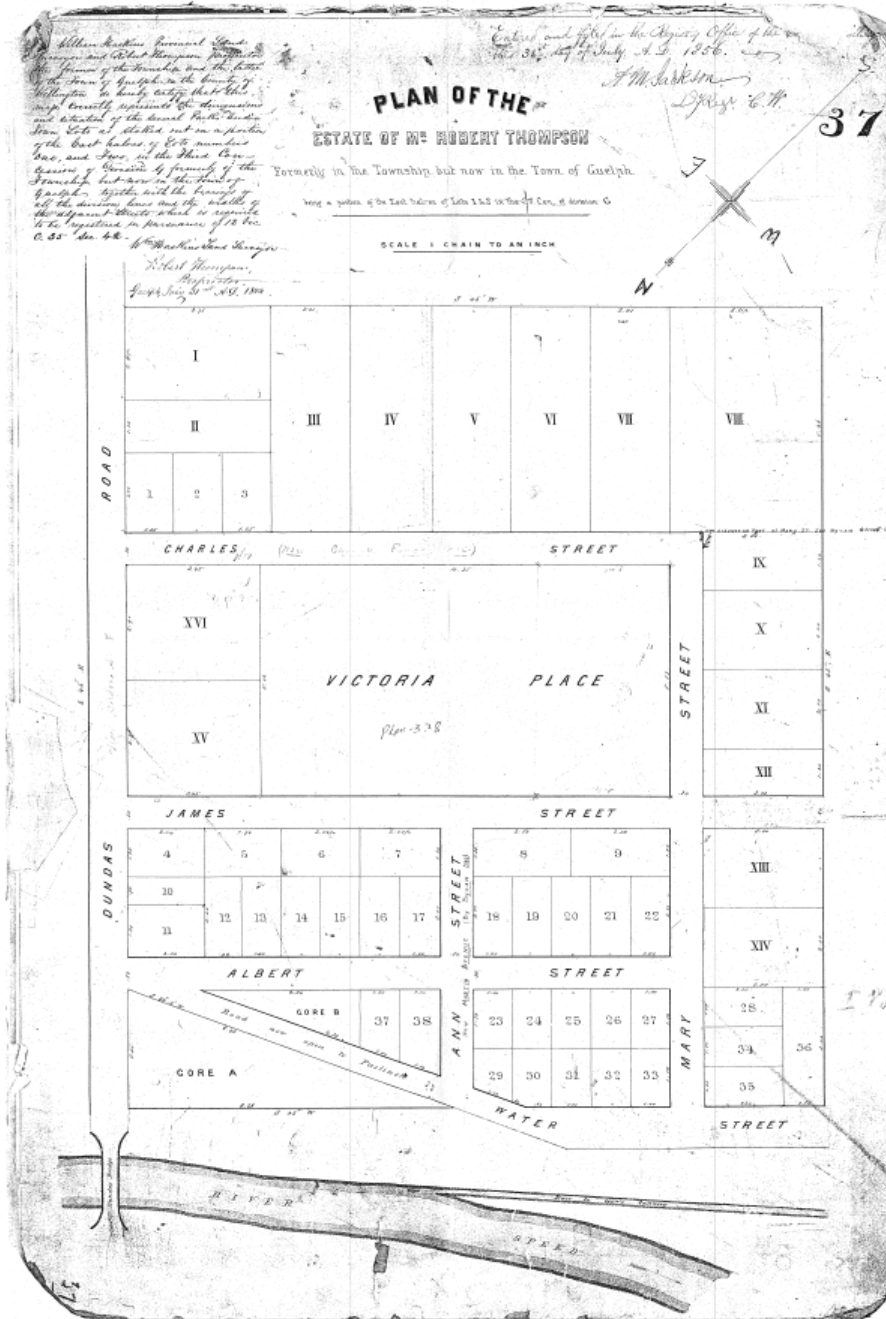
17 Mary Street Images







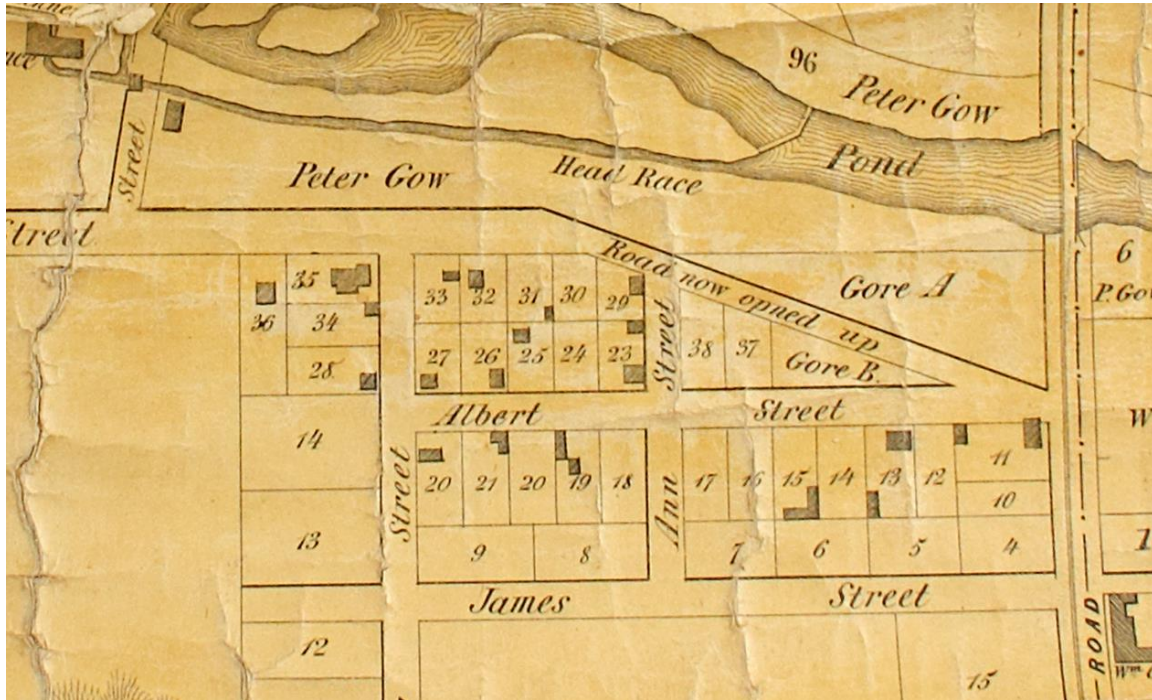
Plan of the Estate of Mr. Robert Thompson or the "Thompson Survey" registered as Plan 37 in 1856.



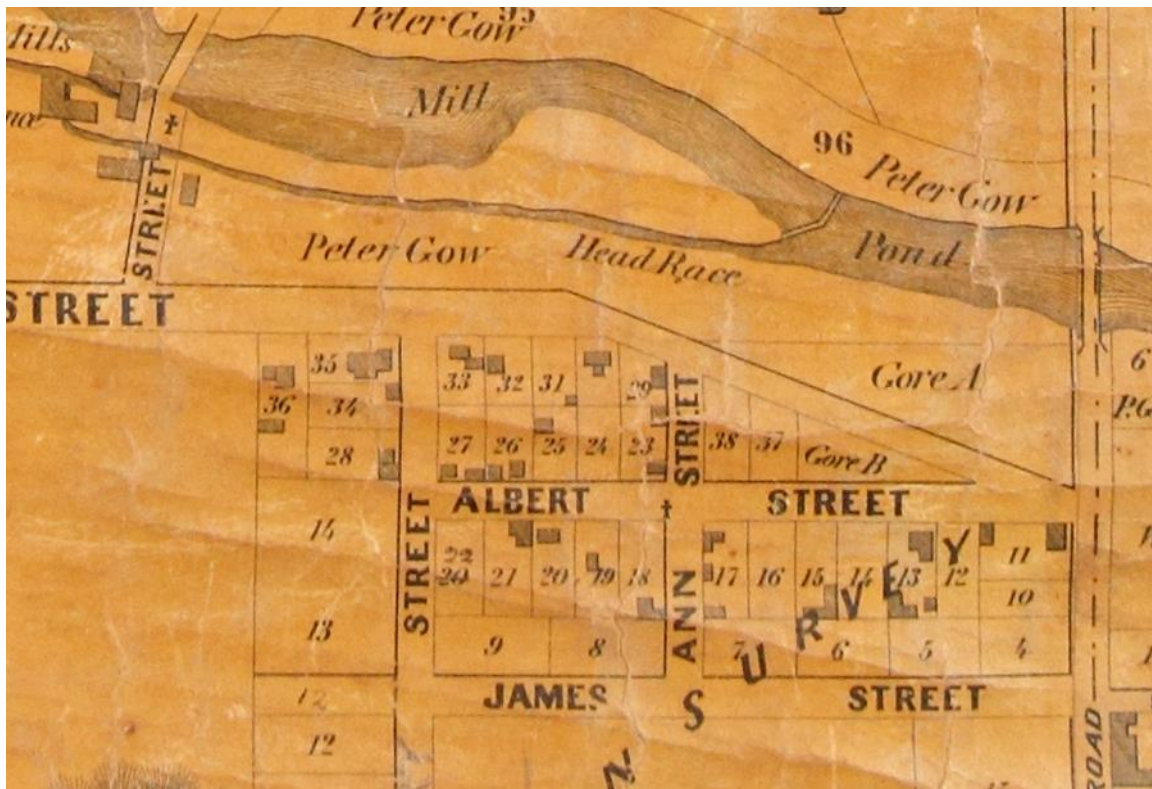




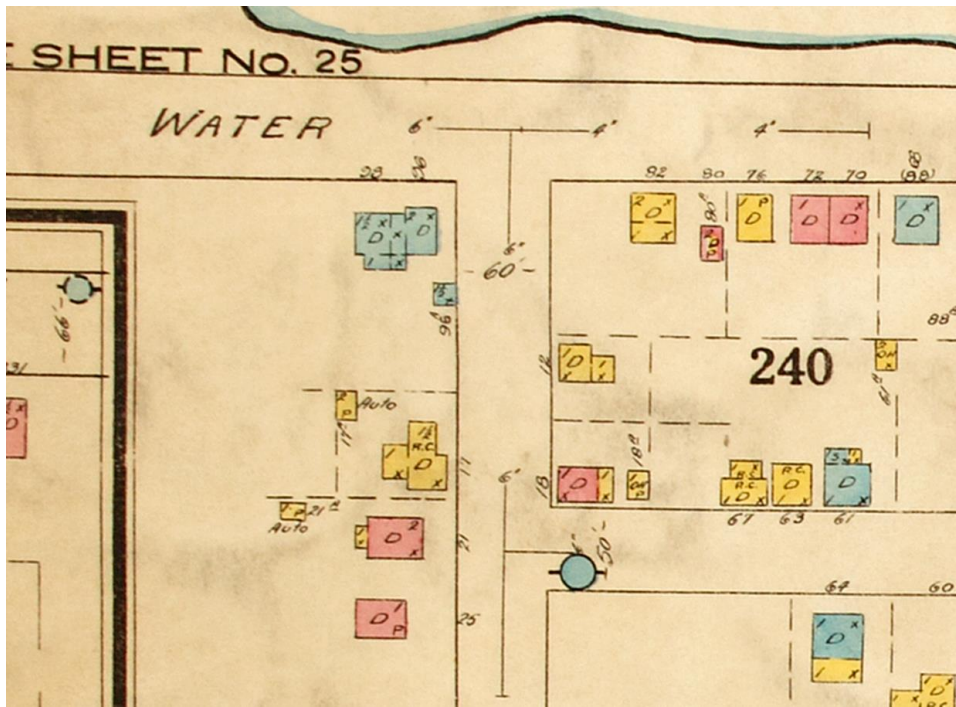
1862 Map (Cooper)



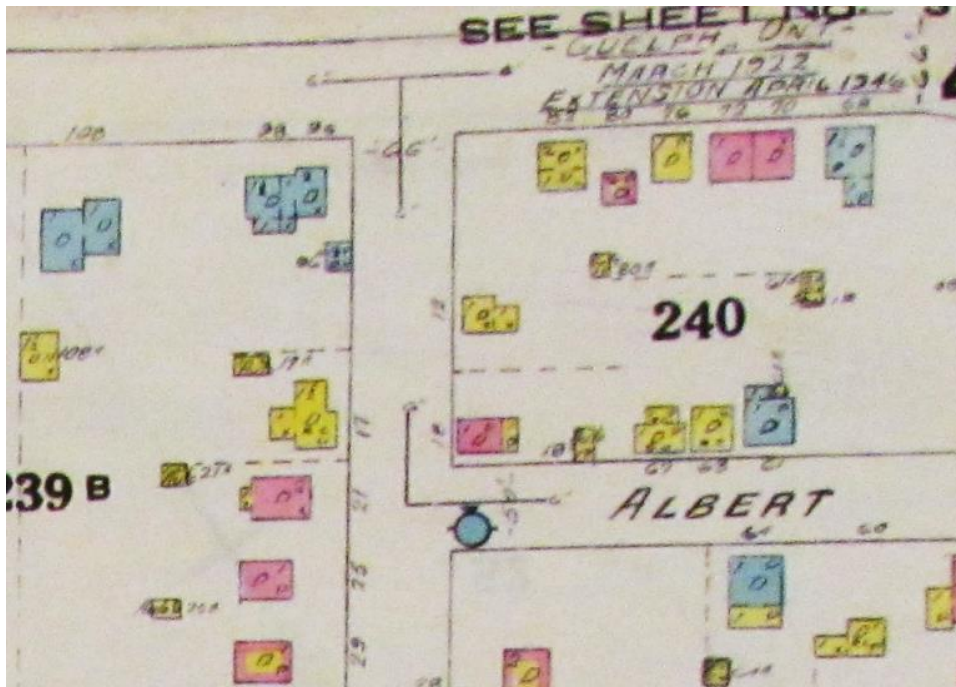
1877 Map (Cooper)



1922 Map (1929)



1946 Map



Couling Architectural Inventory (1974)

ARCHITECTURAL INVENTORY

BLOCK No.  
ITEM.

PAGE

LOCATION 17 Mary street

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION 1880's

BUILDING MATERIAL imitation brick siding over frame.

SIGNIFICANCE limited



PHOTO DATE: 20-6-74

17 Mary St - Concept design elevations drawings (Groen Design, Nov 2019)

