

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE October 21, 2015

LOCATION City Hall Meeting Room B  
TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Tony Berto, D'Arcy McGee, Michael Crawley, Bob Foster, Lynn Allingham, Charles Nixon, Uli Walle, Bill Green, Christopher Campbell, Stephen Robinson (Senior Heritage Planner), Douglas McGlynn (Planning Technician II)

REGRETS

DELEGATIONS 15 Wyndham Street North: Kirk Roberts, Peregrine Wood (Owners) and Allan Killin of AKA (Allan Killin Architect Inc.); 132 Harts Lane West: David Brix of Terra View Homes (Owner); Petrie Building 3-D model and Wyndham Street North video: Alex Christie

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<b><u>Welcome and Opening Remarks</u></b> Daphne Wainman-Wood welcomed everyone to the meeting.
2	<b><u>Approval of Agenda</u></b> Moved by Tony Berto and seconded by Bill Green, <b>“THAT the Agenda and Addendum, for the October 21, 2015 meeting of Heritage Guelph be approved.”</b> <p style="text-align: right;">CARRIED</p>
3	<b><u>Declaration of Pecuniary Interest</u></b> None
4	<b>Adoption of Draft Minutes from the meeting of September 14, 2015 Heritage Guelph</b> Moved by Tony Berto and seconded by Uli Walle, <b>“THAT the Minutes from the Heritage Guelph meeting of September 14, 2015, be approved.”</b> <p style="text-align: right;">CARRIED</p>

5	<p><b><u>Matters arising from the Minutes</u></b></p> <p>None</p>
6	<p><b><u>New Business</u></b></p> <p><b>Item 7.1 15 Wyndham Street North (Petrie Building)</b></p> <p>Kirk Roberts and Peregrine Wood, owners of the subject property, described their intention to rehabilitate the Petrie Building and their building next door 19 Wyndham Street North within one development proposal to re-establish the main floor restaurant area with a “nano” brewpub, a comedy club and games café tenants on the second floor and a single commercial tenant on the third floor. The owners described their phased approach to the development: first - research on proper conservation methods for the building (especially Petrie Building’s galvanized zinc front façade); second - work to stabilize and preserve the physical building to achieve occupancy; and third – to pursue a 3-way partnership funding strategy to complete the rehabilitation.</p> <p>Allan Killin of AKA (Allan Killin Architect Inc.), the owner’s heritage consultant, described the current need to repair/replace the existing roof membrane, cover the top coping of the exterior walls to prevent moisture penetration and to remove most of the brick chimney shaft from the mid-point of the north side wall of the Petrie Building. Allan Killin recommended that the top coping of the walls be covered with lead-coated copper. Stephen Robinson recommended that as these proposed repairs to the Petrie Building do not involve elements identified specifically as heritage attributes in the designation by-law, there should be no reason to object to these repairs as the proposed work seemed to be supported by the Heritage Planner and Heritage Guelph. Stephen stated that the owner and their heritage consultant/architect are in discussion with Heritage Planning staff as to the requirement of an overall Conservation Plan for the property.</p> <p><b>Item 7.2 132 Hart’s Lane West – Hart Farmhouse</b></p> <p>David Brix presented a conceptual plan for Terra View Homes’ proposal to rehabilitate the Hart Farmhouse either as a shared amenity for the future property owners or as a private single family residence within the draft plan of subdivision.</p> <p>David Brix described the need to raise the farmhouse building enough to be able to replace the bottom course of logs in the farmhouse exterior walls with timbers salvaged from the dismantled barn on the property. The proponent described the benefit of slightly raising the house would reduce the amount of grading necessary around the house and would allow many of the mature trees in the vicinity to be retained. The basement would be expanded under the entire house footprint and a basement walkout would be installed on the eastern elevation of the building. The proposal would seek to remove the garage and kitchen wing of the house and the current exterior cladding would be removed in order to determine the condition and salvagability of what is likely the original 1850s wood clapboard siding underneath. Discussion ensued whether the attic space could be expanded with a shed dormer on the rear slope of the roof. The committee members raised concerns of the requirement to achieve accessibility in this rehabilitated building and that parking areas would need to</p>

	<p>be designed in a way that was sensitive to the heritage character defining elements of the farmhouse.</p> <p>Stephen stated that the proponent recognizes that they are required to create an overall Conservation Plan for the farmhouse rehabilitation as a condition of approval for the draft plan of subdivision. The proposed plans for the Hart farmhouse will be reviewed by Planning staff before further consultation occurs with Heritage Guelph.</p>		
7	<p><b><u>Information Items</u></b></p> <p><b>Item 8.1</b>  A brief presentation was given by Alex Christie showing a partial 3D printed model of the Petrie Building. Alex also showed a short video that he had produced to describe the historic streetscape of Wyndham Street North and the Petrie Building.</p>		
8	<p><b><u>Next Meeting</u></b></p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%; vertical-align: top;"> <p><b>HG Designation Working Group</b>  (To be determined)  Location: City Hall, Mtg Rm B</p> </td> <td style="text-align: center; width: 50%; vertical-align: top;"> <p><b>Heritage Guelph</b>  November 9, 2015 (12-2pm)  Location: City Hall, Mtg Rm C</p> </td> </tr> </table>	<p><b>HG Designation Working Group</b>  (To be determined)  Location: City Hall, Mtg Rm B</p>	<p><b>Heritage Guelph</b>  November 9, 2015 (12-2pm)  Location: City Hall, Mtg Rm C</p>
<p><b>HG Designation Working Group</b>  (To be determined)  Location: City Hall, Mtg Rm B</p>	<p><b>Heritage Guelph</b>  November 9, 2015 (12-2pm)  Location: City Hall, Mtg Rm C</p>		
9	<p><b><u>Other Matters (introduced by Heritage Guelph Members)</u></b></p> <p>None</p>		
10	<p><b><u>Adjournment</u></b></p> <p>Moved by Mary Tivy and seconded by Bill Green,</p> <p><b>“THAT the meeting be adjourned at 2:20 pm.”</b></p>		