

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE July 10, 2017

LOCATION City Hall Meeting Room C  
TIME 12:00 PM – 2:00 PM

PRESENT Christopher Campbell (Chair), Daphne Wainman-Wood,  
Bob Foster, Tony Berto, Charles Nixon, Bill Green, Stephen Robinson  
(Senior Heritage Planner), Madeleine Myhill (Planning Clerk)

REGRETS Michael Crawley, David Waverman

DELEGATIONS Lloyd Grinham – Grinham Architects  
Owen Scott – CHC Limited

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<b><u>Welcome and Opening Remarks</u></b>  Christopher Campbell welcomed everyone to the meeting.
2	<b><u>Approval of Agenda and Addendum</u></b>  Moved by Bill Green and seconded by Mary Tivy,  “THAT the Agenda and Addendum for the July 10, 2017 meeting of Heritage Guelph be approved.”  <b>CARRIED</b>
3	<b><u>Declaration of Pecuniary Interest</u></b>  None
4	<b><u>Adoption of Draft Minutes</u></b>  Moved by Tony Berto and seconded by Charles Nixon,  “THAT the minutes from the June 12, 2017 meeting of Heritage Guelph be approved.”

	<b>CARRIED</b>
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>6.1 69 Woolwich Street</b></p> <p>Stephen Robinson introduced Lloyd Grinham from Grinham Architects and Owen Scott from CHC Limited. Stephen explained that there is a Heritage Review application for this property requesting removal from the Municipal Register of Cultural Heritage Properties supported by a Cultural Heritage Evaluation report. Stephen presented images of the subject property and gave background information. The current owner has expressed their desire to demolish the building to prepare for further long term development of the property.</p> <p>Heritage Guelph members raised concerns over the potential loss of the pre-Confederation heritage structure and its context within the historic Woolwich Street streetscape. Considerable discussion took place regarding the perceived heritage significance of this building and its location, and the potential alternatives that could be achieved through a conservation plan.</p> <p><b>Moved by Mary Tivy and seconded by Daphne Wainman-Wood,</b></p> <p><b>“THAT Heritage Guelph recommends delaying consideration of the removal of the existing building at 69 Woolwich Street from the Municipal Register of Cultural Heritage Properties contingent on further consideration of the heritage value of the property, its condition, and site visit.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>Moved by Daphne Wainman-Wood and seconded by Tony Berto,</b></p> <p><b>“THAT the meeting be extended to 2:30 PM.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>6.2 43 Arthur Street South</b></p> <p>Stephen Robinson presented the list of heritage attributes that will be included in the Council report recommending the intention to designate 43 Arthur Street South under Part IV of the Ontario Heritage Act. Stephen reviewed the images taken during a previous site visit with Heritage Guelph members.</p> <p><b>Moved by Tony Berto and seconded by Mary Tivy,</b></p> <p><b>That Heritage Guelph supports the following heritage attributes that express the cultural heritage value of the Metalworks heritage building complex at 43 Arthur Street South as an example of Guelph’s industrial architecture of the 19th and 20th centuries:</b></p>

**Building 1 – (“Allan’s Distillery”)**

- Massing of the building including the exterior walls and the gable roof;
- Exterior limestone walls and board-and-batten dormer (20th-century alteration);
- Original door and window openings;
- 8-over-8 sash windows on the west elevation (facing river);
- Stone fireplace; and
- Five, riveted metal storage tanks below main floor.

**Building 2A - (“Knitting/Japanning Building”)**

- Massing of the building including the exterior walls and the low pitch gable roof;
- Exterior brick and limestone walls;
- Original door and window openings (including those that have been filled in);
- Large I-beam members on interior; and
- Industrial fly wheel mechanism attached to the ceiling of the second floor.

**Building 2B – (“Milling Building”)**

- Massing of the building including the exterior walls and the low shed roof;
- Exterior brick and limestone walls;
- Original window openings (including those that have been filled in);
- Heavy timber interior structure; and
- Large I-beam members on interior.

**Building 2C – (“Tower”)**

- Massing of the building including the exterior walls;
- Exterior limestone walls;
- Original door and window openings (including those that have been filled in);
- Three original wood windows at the north elevation at the third floor; and
- Heavy timber interior structure, and the unique stacked wood and iron rod truss system.

**Building 2D – (“General Office and Shipping Building”)**

- Massing of the building including the exterior walls;
- Exterior limestone walls;
- Taylor-Forbes signage panels on the north elevation (e.g. ‘General Office’ sign);
- Original door and window openings (including those that have been filled in);
- Extant portion of brick chimney; and
- Heavy timber interior structure.

**CARRIED**

### 6.3 106 Carden Street

Stephen Robinson presented the list of heritage attributes to be included in an upcoming Council report recommending an intention to designate 106 Carden Street under Part IV of the Ontario Heritage Act. Stephen and HG members reviewed images and discussed these attributes along with the history of the site. The owners have expressed their desire to develop this property and heritage planning would like to ensure that the front façade, gable roof and chimney stacks are retained.

**Moved by Tony Berto and seconded by Daphne Wainman-Wood,**

**That Heritage Guelph supports the following list of heritage attributes that express the cultural heritage value of the Royal Hotel building at 106 Carden Street as an example of Guelph's 19th commercial architecture:**

#### **Exterior**

- 3-storey, building mass and gable roof lines of the 1862 and 1880-1892 blocks
- Limestone roofline firewalls, corbelled details and parapets from the 1862 and 1880-1892 blocks
- Existing limestone chimney stacks, shafts and remaining chimney pots
- Exterior limestone walls including: smooth-faced, hammer dressed ashlar limestone, tape pointing, stone heads, limestone sills, quoined corners
- Shape and location of all original window and door openings based on historical images and references
- Two carved date stones (one above the triple windows on the third floor and the other above the first floor window in the right block)
- Wooden lintels above the first floor openings (possibly from the original 1840 construction in the left block)
- Scale of opening of the main entrance and two cast iron columns located either side of the entrance door

#### **Interior**

- Original wooden central staircase elements (e.g. bannister, balustrade and newel posts)
- Heavy timber, queen post roof trusses in attic area

**CARRIED**

### 6.4 147 Delhi Street

Stephen Robinson explained that staff would like to recommend listing the Homewood Nurses' Residence building as a non-designated property on the Municipal Register of Cultural Heritage Properties. The owner has decided to retain this building and the site plan application is being revised so that surface parking does not extend over the building. Stephen presented images and the Committee discussed.

**Moved by Mary Tivy and seconded by Daphne Wainman-Wood,**

**THAT Heritage Guelph recommends that the Homewood Nurses' Residence building at 147 Delhi Street be listed on the Municipal Register of Cultural Heritage Properties according to**

	<p><b>Section 27 of the Ontario Heritage Act, R.S.O. 1990.</b></p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>6.5 122 Cardigan Street</b></p> <p>Stephen Robinson explained that staff and the owner of 122 Cardigan Street would like to recommend designation of this property under part IV of the Ontario Heritage Act. The previous owner wanted to demolish this building and took the roof off; however, it was appealed and the review board agreed that it should be designated. Stephen presented images and the list of attributes for designation.</p> <p><b>Moved by Tony Berto and seconded by Charles Nixon,</b></p> <p><b>THAT the following elements of the property at 122 Cardigan Street should be considered heritage attributes in a designation under Part IV of the Ontario Heritage Act:</b></p> <p><b>Exterior</b></p> <ul style="list-style-type: none"> <li>• 2-storey building form with a gable or hip roof form;</li> <li>• original exterior stone walls;</li> <li>• Location and form of original window and door openings</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>6.6 55 Delhi Street</b></p> <p>Stephen Robinson presented images and spoke to his recent site visit. He discussed the use of the building and has commended the owners for the work they have done to retain and restore the heritage value. Stephen asked the Committee if he'd have their support in moving forward to recommend designation under Part IV of the Ontario Heritage Act for this property.</p> <p><b>Moved by Mary Tivy and seconded by Tony Berto,</b></p> <p><b>THAT Heritage Guelph recommends that Council publish its intention to designate 55 Delhi Street under Part IV of the Ontario Heritage Act, R.S.O. 1990.</b></p> <p style="text-align: right;"><b>CARRIED</b></p>		
7	<p><u><b>Information Items</b></u></p> <p><b>Information Items</b></p> <p>7.1 13 Stuart Street - Notice of intention to designate has been appealed by the owner.</p> <p>7.2 Heritage Guelph Conservation Recognition Program</p> <p>7.3 Heritage tours for cyclists</p>		
8	<p><u><b>Next Meeting</b></u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <p><b>Heritage Guelph Meeting</b>  August 14, 2017 (12-2 PM)  Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; border: none;"> <p><b>HG Designation Working Group</b>  July 24, 2017 (12-2 pm)  Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p><b>Heritage Guelph Meeting</b>  August 14, 2017 (12-2 PM)  Location: City Hall, Mtg Rm C</p>	<p><b>HG Designation Working Group</b>  July 24, 2017 (12-2 pm)  Location: City Hall, Mtg Rm B</p>
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9	<p data-bbox="259 168 454 210"><u>Adjournment</u></p> <p data-bbox="259 241 941 283">Moved by Bob Foster and seconded by Tony Berto.</p> <p data-bbox="1380 304 1526 346"><b>CARRIED</b></p>
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