

MEETING MINUTES



MEETING **Heritage Guelph**

DATE January 14, 2013

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Paul Ross, Tony Berto, Susan Ratcliffe, Bill Green, Joel Bartlett, Mary Tivy, Christopher Campbell, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

REGRETS Lorraine Pagnan, Russell Ott, Doug Haines, Martin Bosch

DELEGATIONS 132 Harts Lane West – Astrid Clos (planning consultant), David Brix (Terraview Homes, potential purchaser), Owen Scott (heritage consultant) and Chris Sims (Gamsby & Mannerow Engineering); 75 Arthur Street North - John Clark (real estate agent), Kate Homes, Darrell Homes (potential purchasers)

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 Mary Tivy and seconded by Christopher Campbell,</p> <p>“THAT the Agenda for the meeting of January 14, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>none</p>
4	<p><u>Approval of Meeting Minutes from December 10, 2012</u></p> <p>Under Item 2 of the draft Minutes – Approval of Agenda, change to read “THAT the Agenda and Addendum....”</p>

	<p>Moved by Paul Ross and seconded by Tony Berto,</p> <p>“THAT the Minutes from the meeting of December 10, 2012 be approved as amended.”</p> <p style="text-align: right;">CARRIED</p>
<p>5</p>	<p><u>Matters Arising from Previous Minutes</u></p> <p>none</p>
<p>6</p>	<p>New Business</p> <p>Item 6.1 132 Harts Lane West, “Hart’s Farm”</p> <p>Delegation – Astrid Clos (planning consultant), David Brix (Terra View Homes, potential purchaser), Owen Scott (heritage consultant) and Chris Sims (Gamsby & Mannerow Engineering)</p> <p>Stephen Robinson provided some background information on Terra View Homes's application to demolish the existing bank barn at 132 Harts Lane West. Stephen advised that both the Hart farmhouse and the bank barn are listed on the Heritage Register as heritage attributes of this non-designated heritage property. Stephen provided a map of the subject property and showed some photos from his site visit in early 2012.</p> <p>Astrid Clos advised that the owner submitted a demolition permit for the barn to Building Services on December 20th. The owner wants to have the barn demolished prior to Terra View Homes taking possession of the property at the end of March. Astrid advised that there are serious structural issues with the barn such as deterioration and concerns with wind and snow load and that the recommendation from their structural engineer is to demolish as soon as possible. Astrid advised that the plans for the property include low and medium density residential development and they will be going through a zone change. The plans also include the incorporation of the farmhouse and and the salvage/reuse of the barn materials in the new subdivision. The owner plans to conduct a Cultural Heritage Resource Impact Assessment. Astrid also advised that their plans include a park and that she has spoken to the City’s Parks Department about a future use for the barn as part of the park. Parks staff indicated no interest in including the barn in the park area. Astrid stated that it is the owner's intention that the materials from the barn will be salvaged and stored for re-use and that any required documentation done prior to demolition.</p> <p>Discussion took place by the Committee regarding possible repair and reuse of the barn materials. Stephen informed the Committee that he has recommended that a Cultural Heritage Resource Impact Assessment be provided by the owner for the entire property prior to Council making a decision on whether to remove the bank barn from the Heritage Register in order to allow demolition.</p>

Moved by Mary Tivy, Seconded by Tony Berto,

“THAT Heritage Guelph requests a Cultural Heritage Resource Impact Assessment be conducted by the owner for the entire property prior to Heritage Guelph making a recommendation to Council as to whether the bank barn at 132 Harts Lane West should be removed from the Heritage Register and whether the barn should be demolished.”

CARRIED

Item 6.2

75 Arthur Street North, “Mavis Bank”

Delegation – John Clark (real estate agent), Kate Holmes, Daryl Holmes (potential purchasers)

Stephen Robinson provided information and photos from a recent site visit at the subject property located at 75 Arthur Street North, a designated heritage property. Currently the property contains 4 apartments and the new buyers are interested in converting it back to a single family home. Stephen provided some history on the property and presented some archival photos and maps. Christopher Campbell noted that he thinks the garage was changed to a permanent structure in the 1940’s.

Daryl Holmes provided details on the plans they would have for the house if they they were to purchase. Their plan would be to convert back to a single family home, convert the carriage house to a garage with living space above and raise the roof of the carriage house to the height of the existing house. They would also like to add windows to the Arthur St façade (where there are currently no windows) to allow for more light .

John Clark advised that they have had limited access to main floor of house but from what they have seen there is a lot of deterioration in the property and that it would be a good opportunity to restore the house closer to its original state.

Discussion took place by the Committee with respect to the proposed changes and it was determined that the Committee has no real concerns with what is being proposed as long as the alterations are sympathetic with the heritage character of the property.

Stephen Robinson added that the carriage house is not listed as a protected feature of the property, however, the two black walnut trees along Arthur Street North and the cedars on the river side are included as the designating by-law names all mature trees located on the property.

Daphne Wainman-Wood thanked the guests for attending to provide the Committee with their preliminary proposed plans and that the Committee looks forward to seeing more detailed plans if the purchase is successful.

Item 6.3

785 York Road, “Willowbank Hall”

	<p>Stephen Robinson provided an update and photos from a recent site visit he had at Willowbank Hall located at 785 York Road within the former Guelph Correction Centre lands. The house is listed as a non-designated property in the Heritage Register and Stephen believes it was built about 1915. Infrastructure Ontario is doing an Environmental Assessment of the property and they have informed Stephen that they have concerns regarding the condition of the. Stephen advised that although the building exterior is in need of repair and maintenance, he feels that much of the rear part of the building is original and is not sure why the Province feels the back would need to be removed. Stephen will provide further updates as they become available.</p> <p>Item 6.4 28 Norfolk St, Rectory at Church of Our Lady</p> <p>Stephen Robinson provided an update on a recent site visit to the Rectory at Church of Our Lady located at 28 Norfolk Street which is listed on the Heritage Register. Stephen advised that he has met with Father Noon and was informed that they have had a structural engineering report done that states that the front of the building may be sinking. As this site visit was only of the exterior of the building, Stephen is trying to arrange for a site visit with Father Noon of the inside.</p> <p>Committee discussion took place regarding some concern about the potential for loss of the Rectory building and that the City should be talking to the Hamilton Diocese about the potential re-use of building. Discussion also took place regarding the designation of the entire Catholic Hill property. Stephen advised that we need to have a better understanding and a clear list of what the heritage attributes actually are on the property. Stephen will invite Gil Stelter to a future Designation and Research Working Group meeting to discuss the work he has already completed regarding Catholic Hill and will circulate a copy of his report.</p>
7	<p><u>Working Group Reports</u></p> <p>Communications</p> <p>Item 7.1 Upcoming “Heritage” promotional events “Spotlight on Heritage” at Stone Road Mall will be held on February 16th , the Saturday before Heritage week.</p> <p>Doors Open Guelph will be held in April. There are 6 confirmed buildings in this year’s tour including the Gummer Building.</p> <p>Designation Research and Heritage Review</p> <p>No update</p>
8	<p><u>Information Items</u></p> <p>Item 8.1</p>

	<p>Ontario Heritage Awards Announcement Stephen Robinson congratulated Susan Ratcliffe for her Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement.</p> <p>Item 8.2 Letter from Province re: 2013 Volunteer Service Awards Program Stephen Robinson advised he received a letter from the Province regarding the 2013 Volunteer Service Awards Program for youth involvement in heritage. Stephen noted that we need to look at how we can involve youth more in our heritage activities.</p> <p>Item 8.3 Edifice magazine to air new TV show “Heritage Places”, 14 January Stephen Robinson brought the upcoming TV show to the Committee’s attention and there were no comments from the Committee.</p> <p>Item 8.4 GHS Lecture: “Trees of Guelph and the Great Tree Hunt”, 5 March at 7:30 (St. Andrew’s Church) Stephen Robinson brought the upcoming lecture to the Committee’s attention and there were no comments from the Committee.</p> <p>Susan Ratcliffe advised that the ACO is holding a meeting on Wednesday night with Ben Polly presenting.</p> <p>Paul Ross advised that both sides of the designed property at 96-98 Water St (House of Heads) are currently for sale.</p>
<p>9</p>	<p><u>Next Meeting</u></p> <p>Regular Meeting - Monday, February 11, 2013 in City Hall Meeting Room “A” Working Group Meeting(s) – Wednesday, February 25, 2013 in City Hall Meeting Room “A”</p>
<p>10</p>	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Moved by Mary Tivy, Seconded by Paul Ross,</p> <p>“That the meeting be adjourned.”</p> <p>Adjourn –1:50 pm</p>