

**- ADDENDUM -**

**- Planning & Building, Engineering and Environment Committee -**

**Council Chambers @ 12:30 p.m.**

**- February 21, 2012 -**

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**DELEGATIONS:**

**Brooklyn and College Hill Heritage Conservation District Designation Process – Summary of Phase One and Recommendation to Proceed to Phase Two**

- Robin-Lee Norris
- Paul Ross

Correspondence:

- Marilyn Callaghan
- Rick Jamieson
- Paul Jamieson
- Dennis Jamieson
- Michael D. Hadaway

**BY EMAIL TO MR ROBINSON [Stephen.Robinson@guelph.ca](mailto:Stephen.Robinson@guelph.ca)  
AND COPY TO [clerks@guelph.ca](mailto:clerks@guelph.ca)**

February 19, 2012

City of Guelph  
City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

**Property #170 – 53 James Street East**

I live at 53 James Street East, Guelph and I own this house with my brothers.

This property is NOT noted in the Gordon Couling Building Inventory which we were able to locate at the Guelph Public Library.

### **SIGNIFICANCE to Couling: not inventoried**

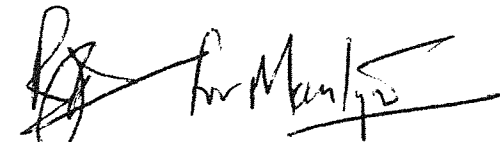
Having done our heritage research we can only come to one conclusion; that there is no heritage value in this home. Therefore, including it in the Brooklyn and College Hill Heritage Conservation District Study is entirely inappropriate.

If you wish to preserve a specific building for heritage purposes on James Street East and the owner agrees, designate it and not the whole street or district.

Please confirm receipt of this letter and its inclusion in any information given to PBEE and City Council, etc.

I look forward to seeing James Street East removed from the study area.

Yours very truly,



Marilyn Callaghan

**BY EMAIL TO MR ROBINSON [Stephen.Robinson@guelph.ca](mailto:Stephen.Robinson@guelph.ca)  
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Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

**Property #161 – 17 James Street East**

My sister, my brothers and I are the owners of the house at 17 James Street East, Guelph.

I have reviewed the Heritage Assessment Report prepared by MHBC dated February 2012. **We are not satisfied with page 332 of the report that states:**

**DATE OF CONSTRUCTION: date uncertain. May have been moved from another location. Appears to be 1870 or earlier.**

**MATERIALS: Insul-brikon frame, probably over log.**

**This is not correct. We have renovated the whole house over the past 35 years and there are no logs in the house. A significant part of the original house fell into disrepair and was removed and replaced in 1994. In renovating we found newspapers from the 1950's behind plaster walls of the original house. This house has been so significantly altered that it bears no resemblance to what our father bought in the 1970's.**

This property is noted in the Gordon Couling Building Inventory which we were able to locate at the Guelph Public Library.

SIGNIFICANCE to Couling: Priority 5 - which is the lowest priority that Couling gives to a property.

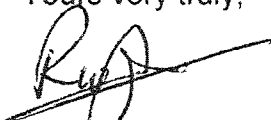
Having done our heritage research I can only come to one conclusion; that there is no heritage value in this home. Therefore, including it in the Brooklyn and College Hill Heritage Conservation District Study is entirely inappropriate.

If you wish to preserve a specific building for heritage purposes on James Street East and the owner agrees, designate it and not the whole street or district.

Please confirm receipt of this letter and its inclusion in any information given to PBEE and City Council, etc.

I look forward to seeing James Street East removed from the study area.

Yours very truly,



Rick Jamieson

ARCHITECTURAL INVENTORY

Block No.  
Item.

Page

LOCATION 17 Bay Street  
*Somes East*

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION uncertain (may have been moved from another location) Appears to be 1870 or earlier.

SIGNIFICANCE Priority #5.

BUILDING MATERIAL - insul-brick on frame, possibly over log

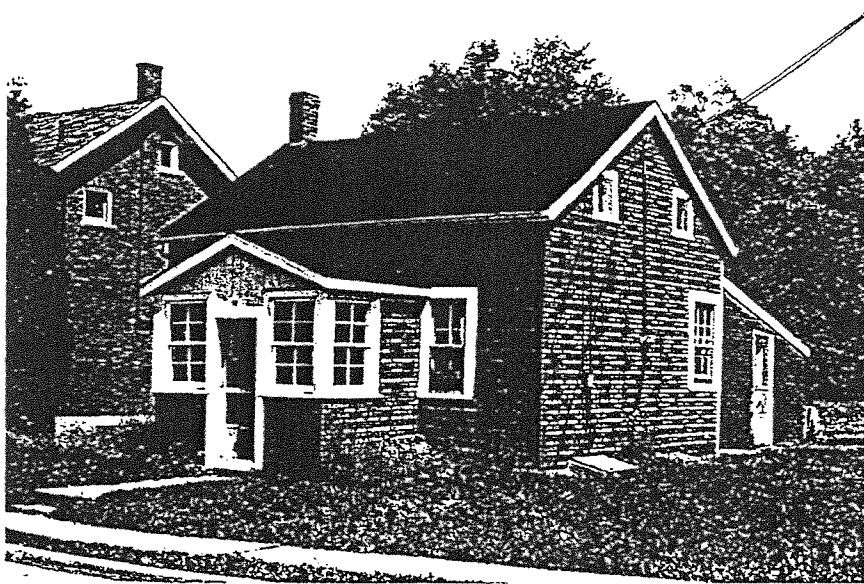


PHOTO DATE 27-6-74

3/3

**BY EMAIL TO MR ROBINSON [Stephen.robinson@queiph.ca](mailto:Stephen.robinson@queiph.ca)  
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February 19, 2012

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N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

**Property #169 – 43 James Street East**

My wife and I are the owners of the house and adjoining lot to the east of the house at 43 James Street East, Guelph.

I have reviewed the Heritage Assessment Report prepared by MHBC dated February 2012 and Reviewed the Ontario Heritage Tool Kit for Heritage Property Evaluation. This property is NOT noted in the Gordon Couling Building Inventory which we were able to locate at the Guelph Public Library.

**SIGNIFICANCE to Couling: not inventoried**

Having done so I can only come to one conclusion: that there is no heritage value in this home. Therefore, including it in the Brooklyn and College Hill Heritage Conservation District Study is entirely inappropriate.

If you wish to preserve a specific building for heritage purposes on James Street East and the owner agrees, designate it and not the whole street or district.

Please confirm receipt of this letter and its inclusion in any information given to PBEE and City Council, etc.

I look forward to seeing James Street East removed from the study area.

Yours very truly,

  
Rick Jamieson

1/1

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N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

**Property #166 – 27 James Street East**

My sister, my brothers and I are the owners of the house at 27 James Street East, Guelph.

I have reviewed the Heritage Assessment Report prepared by MHBC dated February 2012. This property is noted in the Gordon Couling Building Inventory which we were able to locate at the Guelph Public Library.

**SIGNIFICANCE to Couling: NONE**

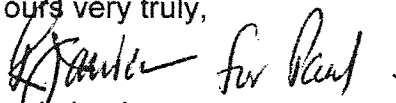
Having done our heritage research we can only come to one conclusion; that there is no heritage value in this home. Therefore, including it in the Brooklyn and College Hill Heritage Conservation District Study is entirely inappropriate.

If you wish to preserve a specific building for heritage purposes on James Street East and the owner agrees, designate it and not the whole street or district.

Please confirm receipt of this letter and its inclusion in any information given to PBEE and City Council, etc.

I look forward to seeing James Street East removed from the study area.

Yours very truly,

  
Paul Jamieson

ARCHITECTURAL INVENTORY

Block No.

Page

Item.

LOCATION                    JAMES E  
27 -29 Bay Street, south side. Double

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE        two unit dwelling

DATE OF CONSTRUCTION        c.1880

SIGNIFICANCE        none

BUILDING MATERIAL    siding , frame clapboard.

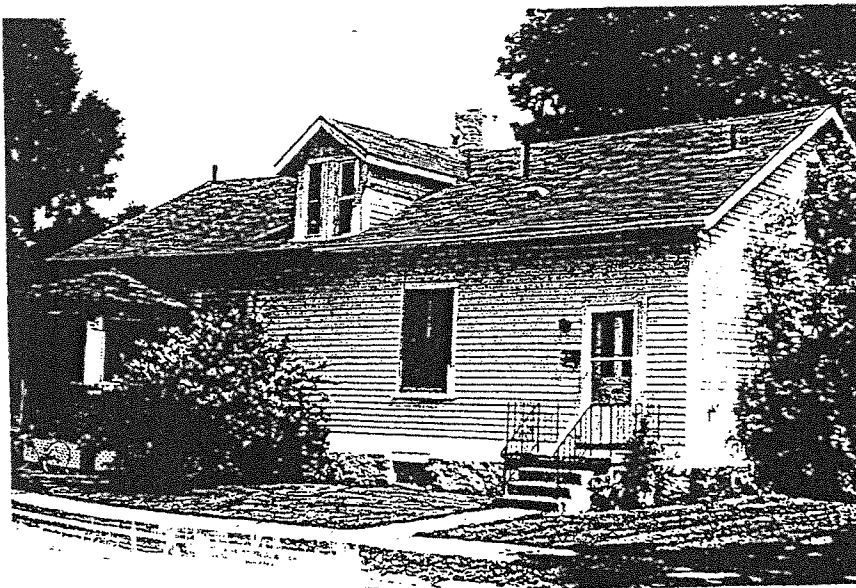


PHOTO DATE    27-6-74

2/2



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Guelph, Ontario  
N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

**Property #168 – 29 James Street East**

I live at and represent the Estate of Bernice Jamieson, the owner of, 29 James Street East.

This property is noted in the Gordon Couling Building Inventory which I was able to locate at the Guelph Public Library.

**SIGNIFICANCE to Couling: NONE**

Having reviewed the Couling Inventory and the "Inventory of Heritage Structures" prepared by Peter John Stokes, Restoration Architect, and Frank H. Burcher, Architect I can only come to one conclusion; that there is no heritage value in my home. Therefore, including it in the Brooklyn and College Hill Heritage Conservation District Study is entirely inappropriate.

If you wish to preserve a specific building for heritage purposes on James Street East and the owner agrees, designate it and not the whole street or district.

Please confirm receipt of this letter and its inclusion in any information given to PBEE and City Council, etc.

I look forward to seeing James Street East removed from the study area.

Yours very truly,



Dennis Jamieson

**BY EMAIL TO MR ROBINSON AND COPY TO clerks@guelph.ca**

February 19, 2012

City of Guelph  
City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner

**RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT**

I am the owner of 29 James Street East, Guelph and I don't want my home, my brother's property at 43 James St. East or the other properties I own as a partner with my brothers and sister included in the above noted heritage district.

The Guelph Mercury featured the column "Flash from the Past" on the Old Guelph Fire Station now part of City Hall. It described it as a "designated heritage landmark". Everyone agrees. But there are no designated heritage landmarks on James St. East, just a bunch of old tired houses.

How these old tired houses on James St. East could somehow suddenly become heritage or cultural is a miracle. John McCrae never lived here, Edward Johnson never lived here, Frank Lloyd Wright, a famous architect, did not design clapboard or insull brick houses that have been spruced up by vinyl siding.

A heritage building must have some unique or distinguishing feature. 98 Fountain Street was high on Gordon Couling's list of historically important buildings on an inventory he compiled in 1975. The old building's stone structure and ornate trim are its most interesting features. In my opinion there are almost no interesting features on the properties on James St. East unless they have been added recently.

Having read Professor Couling's Building Inventory it is noted that he used the following rating system:

1 is the highest rating and 5 is the lowest.

With respect to the Couling Building Inventory in 1975 he found:

Property #160 - 9 & 11 James St East

– significance - rated possibly a 5 on the basis of age and some character.

Property #161 - 17 James St. East

– significance - priority 5 on basis of age. This property has been significantly altered by way of a building addition and renovation since the Couling study. It is essentially completely different since the Couling inventory. Part of the original house was torn down and replaced by an addition in 1994.

Property # 162 - 22 James St. East (Railway Power House)

– significance – NONE

Property # 163 - 23 James St. East

– significance – NONE

Property # 164 - 24 James St East

– not included in the Couling building inventory

Property # 165 - 26 James St East

– not included in the Couling building inventory

Property # 166 - 27 James St. East

– significance – NONE

Property # 167 - 28 James St. East

– vacant land

Property # 168 - 29 James St. East

– significance – NONE

Property # 169 - 43 James St. East

– not included in the Couling building inventory.

– there were two houses on the original property. The vacant lot had a separate house on it that was unoccupied and fell down in the early 1970's.

Property # 170 - 53 James St. East  
– not included in the Couling building inventory

Dr. Couling's was the first study or building inventory available at the public library.

The city's "Inventory of Heritage Structures" prepared by Peter John Stokes, Restoration Architect, and Frank H. Burcher, Architect does not even include James St. East and from my research I note they used the same rating criteria as Dr. Couling.

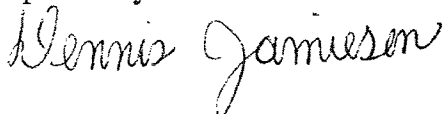
To include the properties on James St East in the proposed heritage district is unjust and odious. A reasonable person would question that after decades of being unhistorical and uncultural this would now suddenly change.

It should be noted that the property on the north side of James St. East was a City dump. Does this mean we will need to return it to a dump to maintain its historical flavour? Of course not, but so should we have the ability to change our properties as we see fit going forward. Obviously this is subject to the building code but not a heritage planner's idea of how I should maintain my property.

A huge amount of common sense must be applied to stop this flawed process.

Please confirm receipt of this letter and its inclusion in any information given to the PBEE Committee and City Council, etc. I do not have the internet so please respond to my brother who is sending this on my behalf.

Respectfully submitted

A handwritten signature in cursive script that reads "Dennis Jamieson".

Dennis Jamieson

Tweet 0

## Inventory of Heritage Structures

The City uses two architectural inventories to monitor change to the historic fabric of Guelph. Both of these inventories are available for viewing at the main branch of the Guelph Public Library.

- "The Couling Building Inventory" is a record made by Gordon Couling over the late 1960s and early 1970s of all structures in the City that were built prior to 1927 (the 100th year of the founding of Guelph), regardless of condition or stature. This record is limited to the pre-1966 annexation boundaries of the City.
- "The City of Guelph Inventory of Heritage Structures" was commissioned by Heritage Guelph during the 1990s and includes over 1,900 entries from all areas of the City.

Proposed changes or alterations to properties on either inventory are circulated to Heritage Guelph for review and comment. Heritage Guelph encourages owners to discuss their plans with the Heritage Planning staff.

4

COULING INVENTORY

VOL.13

INKERMAN STREET  
TO  
KERR STREET

## COULING BUILDING INVENTORY

GUELPH, ONTARIO

1827 - 1927

During the mid 1970's, the late Gordon R. Couling, artist and architectural expert, compiled this inventory of buildings constructed in Guelph before 1927. It is arranged alphabetically by street name, and in ascending numerical order. Where some streets are split up north precedes south and east precedes west.

Wherever possible, Professor Couling recorded the following for each building:

- Location
- Architect
- Contractor
- Original Owner
- Original Use
- Date of Construction
- Building Material
- Significance

It is important to note, however, that these data are not available for each property listed. As well, there are instances where Professor Couling could only estimate or speculate. Researchers are strongly advised to consult additional information sources when examining the history of any of the buildings listed in the inventory.

Each page is illustrated with a 3" x 5" black & white photograph which is dated.

Professor Couling rated each building's architectural or historical significance. His opinion was based on his considerable knowledge and expertise in the area of Ontario architectural history, but does not necessarily reflect any official status accorded by any municipal body.

The Guelph Public Library gratefully acknowledges the generosity of the Guelph LACAC and the Guelph Department of Planning & Development for photocopying the Couling Building Inventory so that it could be made accessible to the citizens of Guelph for their research use.

Linda J. Kearns,  
Archivist  
February, 1989

ARCHITECTURAL INVENTORY

Block No.  
Item.

Page

LOCATION 9 - 11 <sup>James</sup> ~~Bay~~ Street south side

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE two unit dwelling

DATE OF CONSTRUCTION c.1870

SIGNIFICANCE Possibly priority #5, on basis of age, and some degree of character.

BUILDING MATERIAL pebble-dash stucco, red brick east wall



PHOTO DATE 27-6-74

(7)



ARCHITECTURAL INVENTORY

Block No.  
Item.

Page

LOCATION 17 Bay Street  
*Somes East*

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION uncertain (may have been moved from another location) Appears to be 1870 or earlier.

SIGNIFICANCE Priority #5.

BUILDING MATERIAL - insul-brick on frame, possibly over log

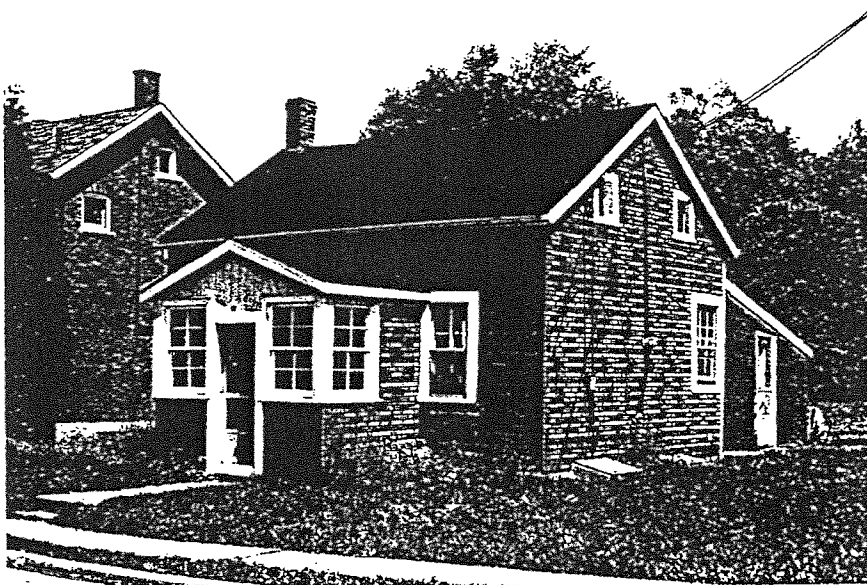


PHOTO DATE 27-6-74

8

ARCHITECTURAL INVENTORY

Block No.  
Item.

Page

LOCATION 23 Bay Street, south side  
James EAST

ARCHITECT

CONTRACTOR

ORIGINAL OWNER James Gaughan

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION c.1890-95

SIGNIFICANCE none

Building Material - Pressed red brick



PHOTO DATE 27-6-74

9

ARCHITECTURAL INVENTORY

Block No.

Page

Item.

LOCATION 22 Bay Street, north side  
JAMES EAST

ARCHITECT

CONTRACTOR

ORIGINAL OWNER Toronto Suburban Railway

ORIGINAL USE Power station for Toronto-Guelph Suburban R.R.

DATE OF CONSTRUCTION c.1915-18

SIGNIFICANCE none

BUILDING MATERIAL Painted yellow brick

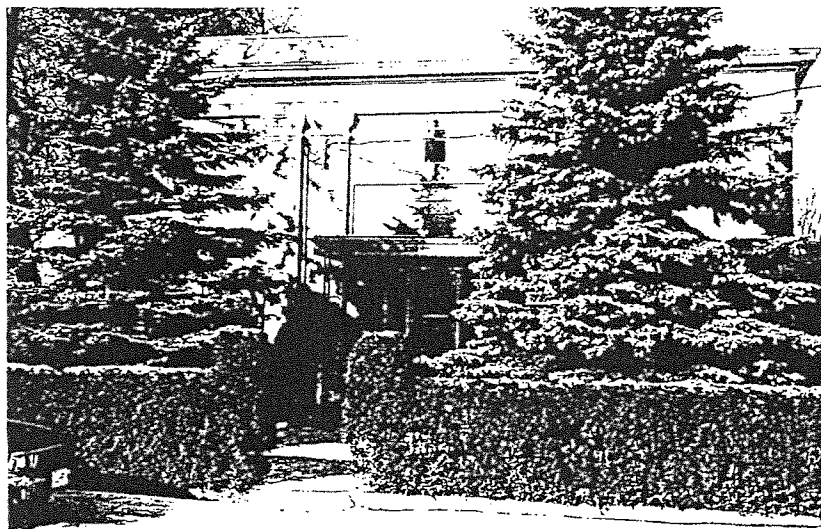


PHOTO DATE 4-12-74

ARCHITECTURAL INVENTORY

Block No.

Page

Item.

LOCATION                    JAMES E  
27 -29 Bay Street, south side. ~~Double~~

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE            two unit dwelling

DATE OF CONSTRUCTION    c.1880

SIGNIFICANCE            none

BUILDING MATERIAL    siding , frame chapboard.

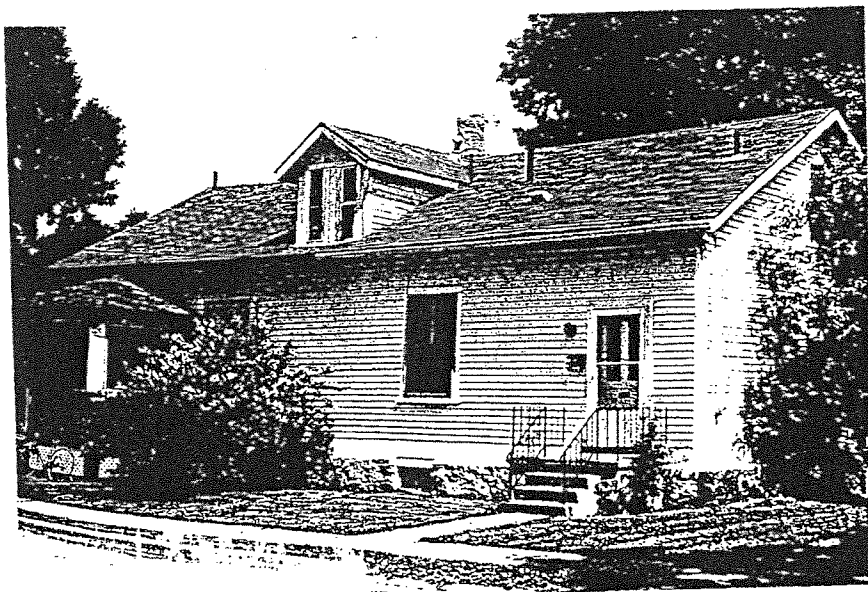


PHOTO DATE    27-6-74

11

GENERAL CRITERIA FOR INTERPRETING PROF. GORDON COULING'S  
ARCHITECTURAL INVENTORY FOR THE CITY OF GUELPH (1974-75)

PRIORITY #1

- (a) Buildings which are key monumental features of the city.
- (b) Fine stone buildings, usually with carved details and dressed stone facade.
- (c) Exceptionally fine craftsmanship.
- (d) Distinctive design.
- (e) Buildings erected prior to 1860.
- (f) Brick buildings of early date built with what appears to be local brick.
- (g) Brick buildings with brick laid in Flemish Bond, usually pre-1847.
- (h) Surviving log houses.

PRIORITY #2

- (a) Buildings of impressive or distinctive design but of lesser importance than those of Priority #1.
- (b) Good stone buildings, with limited decorative detailing. Usually dated 1865 and later.
- (c) Brick houses built before 1875 (if they are of distinctive character).
- (d) Brick houses utilizing two colours of brick (Yellow-white and red).
- (e) Distinctive frame houses or exceptional stucco houses if they are of early date (pre 1867-70) and distinctive design, with much of original detailing intact.

PRIORITY #3

- (a) Minor stone buildings, modest in size with few distinctive features and little distinctive workmanship. Built up to 1900.
- (b) Brick houses, usually of yellow brick, dating to 1890.
- (c) Brick houses of more than average character or with some unusual features.
- (d) Frame or stucco houses of more than average character, with some major features of design, usually pre-1875.

PRIORITY #4

- (a) Brick houses of some distinction from 1875-1914 period.
- (b) Frame and stucco buildings of some distinction, usually pre-1875, and with some significant features.

PRIORITY #5

Most buildings in this classification have significance in the context of street groupings. As a neighbourhood group, they have quality and character but as individual structures they are of limited significance.

COULING INVENTORY

VOL.27

PRIORITY FILES

JAMES STREET

EAST (formerly Bay Street)

Priority #5

#9-11 2 story, stucco house

On basis of age.

#17 1½ story, compved with compo sitting. On basis of age.

JAMES STREET WEST

Priority #2

#10, 1½ story, stucco

On basis of age and some  
degree of character.

## Dolores Black

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**From:** mike hadaway  
**Sent:** February 20, 2012 12:07 PM  
**To:** Leanne Piper; Lise Burcher; Stephen Robinson; rjamiesor.  
**Subject:** James Street East is not a Heritage District

Hello, My name is Michael D Hadaway and I am the owner of 26 James Street East.  
I do not believe my house has any resemblance to a heritage home and therefore should not be designated as such.  
There are a lot of nice Heritage homes in Guelph, But none of them are on James Street East.  
In closing I ask that you remove James Street East from the Heritage District Plan.  
Thank you.  
Michael D Hadaway