

ADDENDUM

**Heritage Guelph Meeting
12:00 noon – 2:00 pm
Monday, June 8, 2015
1 Carden St., City Hall**

COMMITTEE ROOM A

Supplementary information related to current business Items

Item 6.1 5 Arthur Street South

ERA Architects have submitted a revised version of the Conservation Plan Stage 1 (dated 2 June 2015) on behalf of the property owner Fusion Homes based on comments received from staff and from Heritage Guelph at their April 13 meeting. The revised document has been attached to this addendum.

Item 6.2 Notice of Motion

The notice of motion given 11 May 2015 has been withdrawn.

CULTURAL HERITAGE CONSERVATION PLAN - STAGE 1

5 Arthur Street South, Guelph, Ontario



5 Arthur Street South

PREPARED FOR:

Fusion Homes
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1

PREPARED BY:

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Issued: May 28, 2014
Revised: July 7, 2014
Revised with City Comments: May 5, 2015
Final Revision: June 2, 2015

Project: 10-011-05
Prepared By: ER/LR



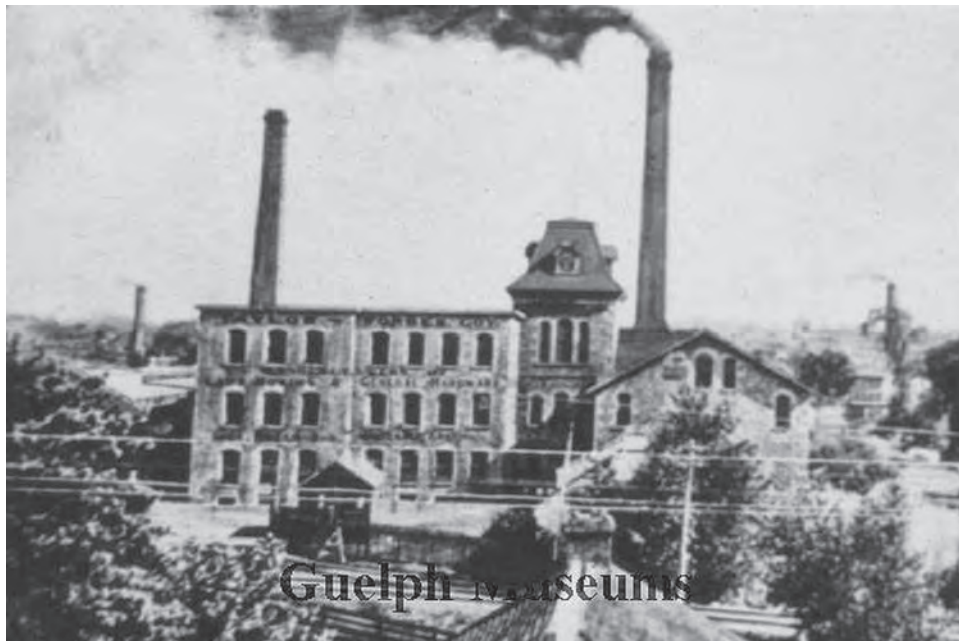
CONTENTS

1	INTRODUCTION	1
1.1	Present Owner Contact	
1.2	Scope of Cultural Heritage Conservation Plan	
1.3	Heritage Guidelines	
2	BUILDING INSPECTION	5
2.1	Building #1 – Office Building (1835)	
2.2	Building #2 – Former Industrial Buildings (1847 – 1860s)	
2.2.1	Building #2a – The Japanning Building	
2.2.2	Building #2b – The Milling Building	
2.2.3	Building #2c – The Tower	
2.2.4	Building #2d – The General Office and Shipping	
3	CONCLUSION	31
4	APPENDICES	
Appendix 1:	Excerpt from Heritage Impact Assessment, 5 Arthur Street South August 12, 2010 (Revised May 15, 2013)	
Appendix 2:	Existing Building Drawings by Fusion Homes (Dated May 28, 2015)	
Appendix 3:	Summary History by Libby Percival (August 2010)	

Cover Image: 5 Arthur Street Buildings 1, 2a and 2b, west elevation. (Credit: Steven Evans)



1. "Taylor Forbes 1890s", Wellington County Archives (Source: City of Guelph)



2. "1905 Alan's Taylor Forbes Coulman", Guelph Museums (Source: City of Guelph)

1 INTRODUCTION

The purpose of this Cultural Heritage Conservation Plan is to record ERA's review of the Buildings 1 and 2 on April 17, 2014, to define the heritage attributes of the buildings for heritage impact analysis, and to provide recommendations for the ongoing protection of the buildings' heritage attributes while the long-term plans for the buildings are finalized.

This inspection found the buildings to be in sound condition. There are select areas of deterioration and/or exposure to the elements that require attention in the short-term in order to prevent further deterioration of heritage fabric and water infiltration. Specific repair instructions for 2015 are identified on a building-by-building basis and are identified on the existing building drawings (see Appendix 2). City of Guelph staff are to be notified when the work is to be undertaken.

These recommendations take into consideration that the buildings currently undergo a maintenance review twice a week. Any repairs required to ensure the buildings are secure and weathertight are undertaken in a timely manner.

This report also identifies visible heritage attributes on a building by building basis. This record is intended to inform the adaptive re-use and conservation strategy for the property. New attributes uncovered as work progresses on site will also be incorporated into the conservation strategy .

Of note, this property is currently listed on the *Municipal Register of Cultural Heritage Properties*. This record may inform the property's designation by-law under Part IV of the *Ontario Heritage Act* as indicated in Section 1.2. It is understood the designation by-law will include a Statement of Cultural Heritage Value identifying the cultural heritage value and heritage attributes.

Further background information on the property can be found in the Heritage Impact Assessment for 5 Arthur Street South by ERA Architects revised May 23, 2013 and the "Summary History" by Libby Percival dated August 2010 (see Appendix 3).

1.1 Present Owner Contact

Fusion Homes

Neal Hallock

Architectural Technologist & Estimator

500 Hanlon Creek Blvd.

Guelph, Ontario N1C 0A1

1.2 Scope of Cultural Heritage Conservation Plan

This Cultural Heritage Conservation Plan has been undertaken as a requirement of the Zoning By-law Amendment ZC1305 and Official Plan Amendment OP1302 for the site as described in the Heritage Guelph Meeting Minutes for January 13, 2014 under Item 5.1 (shown in bold):

THAT Heritage Guelph supports approval of Zoning By-law Amendment ZC1305 and Official Plan Amendment OP1302 for 5 Arthur Street South subject to the conditions below:

- 1) For heritage buildings 1 and 2, the proponent will submit to the satisfaction of Planning staff and Heritage Guelph a Cultural Heritage Conservation Plan (CHCP) to be completed in two stages:**
- a. CHCP Stage 1 will determine the heritage attributes of the property and guide stabilization, interim maintenance, and temporary uses of the heritage buildings 1 and 2 including measured elevation, plan and section drawings. CHCP Stage 1 to be completed prior to Site Plan Approval of Phase 1 of the redevelopment**
- b. CHCP Stage 2 will guide the proposed reuse, redevelopment and long-term maintenance of the heritage building complex and is to be completed prior to Site Plan Approval of Phase 4 or the Heritage Phase of the redevelopment, whichever comes first.**
- 2) For the remaining brick walls of heritage buildings 3 and 4, the proponent will submit to the satisfaction of Planning staff and Heritage Guelph a representation plan prior to Site Plan Approval for any riverwalk portion of the site.**
- 3) That Heritage Guelph be circulated on all Site Plan Approval submissions for 5 Arthur Street South that may impact the property's identified heritage attributes.**

- THAT Heritage Guelph supports a mix of uses including commercial, residential, institutional or community uses for the heritage buildings and encourages the timely development of the heritage buildings 1 and 2; and
- THAT at this time and with the information available to date, Heritage Guelph does not support the addition of extra floor levels to heritage buildings 1 and 2, with the exception of the reconstruction of the original central tower form of heritage building 2; and
- THAT Heritage Guelph encourages the reconstruction of the original central tower form of heritage building 2 based on historic photographs or other documentary evidence; and
- THAT Heritage Guelph identifies to Planning Staff that sufficient number of parking spaces needs to be accommodated within the development for the intended use of the heritage building complex to ensure its long-term viability; and

THAT working with the owner, following the completion of the Cultural Heritage Conservation Plan Stage 2 for heritage building 1 and 2, Heritage Guelph intends to recommend to City Council that an intention to designate these buildings be published under Part IV of the Ontario Heritage Act.

1.3 Heritage Guidelines

ERA has considered the following heritage charters, principles and guidelines as points of reference for developing this Conservation Plan and evaluating the proposed conservation work.

- Ministry of Ontario's *Eight Guiding Principles in Conservation of Historic Properties*;
- Ontario Ministry of Culture's *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessment and Conservation Plans*;
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*;
- *The Burra Charter for the Protection and Enhancement of the Built Environment*.

2 BUILDING INSPECTION

ERA Architects Inc. reviewed the buildings at 5 Arthur Street South on April 17, 2014 for the purposes of undertaking this inspection. The inspection included walking around the building and through each floor area, including the basement. The roof was not accessible for review.

This review follows the *Mothballing and Preventative Maintenance* recommendations include in the Heritage Impact Assessment for 5 Arthur Street South by ERA Architects Inc. and dated August 12, 2010 (Revised May 24, 2013) (see Appendix 1).

This inspection found the buildings to be in sound condition. There are select areas of deterioration and/or exposure to the elements that require attention in the short-term in order to prevent further deterioration of heritage fabric and water infiltration. Documentation of the existing conditions and the recommended stabilization work is included in Appendix 2. Please note that these annotated drawings also document areas of minor deterioration for ongoing monitoring purposes.





4. Building #1, North Elevation, 2014 (Source: ERA)



5. Building #1, East Elevation (Source: ERA)



6. Building #1, West Elevation, 2014 (Source: ERA)

2.1 Building #1 – Office Building (1835)

The Office Building is a limestone building with a gable roof. It has a one-storey appearance on the north elevation (see figure 4) and east elevation (see figure 5), and reveals a second storey on the west elevation overlooking the Speed River (see figure 6). There is a short stone chimney at the peak of the north elevation. The south elevation is attached to Building 2.

The front (east) elevation displays a centrally located front entrance with two window openings to the south and a single window opening to the north (see figure 5). There are two smaller window openings on the north elevation. All openings have stone lintels and the windows have stone sills. On the north and east elevations, the random pattern limestone walls currently display ribbon pointing and quoined corners.

On the west elevation, the roof has a full-length shed dormer that allows for a full second floor (see figure 6). This dormer was added in 1979; the roof originally had a gable roof profile (see



7. Building #1, West Elevation. Upper photo from 1968 taken prior to renovations by WC Wood Company shows original roof profile. Lower photo from 1980 shows roof dormer. (Source: "Summary History", p. 18)



8. Building #1, door opening on East Elevation, 2014 (Source: ERA)



9. Building #1, representative window opening on East Elevation, 2014 (Source: ERA)



10. Building #1, representative window at lower floor of West Elevation, 2014 (Source: ERA)



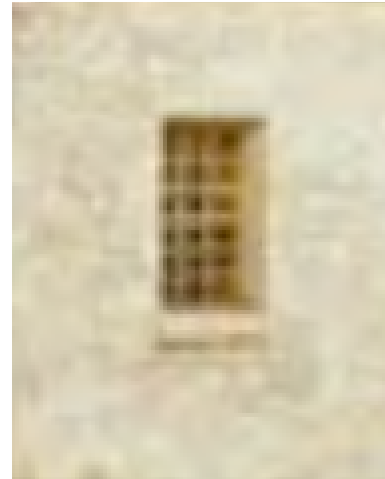
11. Building #1, representative window at ground floor of West Elevation, 2014 (Source: ERA)

figure 7 for comparison). The window openings are laid out in three equal bays. A stone wall with flush mortar joints occupies the base of the building and the dormer has a board-and-batten exterior finish. The window openings in the stone have stone lintels and sills similar to the other elevations (see figure 10). Most of the windows were replaced in 1970s with the possible exception of the lower 8-over-8 sash windows though the 1968 photo (see figure 12) suggests a denser glazing pattern.

There are metal storage tanks in the lower floor (see figure 14). Archival maps indicate this building was used for the storage of oils and/or oil paints.

For the purposes of this Cultural Heritage Conservation Plan, the heritage attributes of the building are:

- The massing of the building including the exterior walls and the gable roof;
- The exterior limestone walls and board-and-batten dormer (20th century alteration);
- The door and window openings (see figures 8-11);
- The 8-over-8 sash windows on the west elevation (see figure 10);
- The stone fireplace (see figure 13); and
- The five storage tanks (see figure 14).



12. Building #1, West Elevation, detail of basement level window from 1968. (Source: "Summary History", p. 18)



13. Building #1, stone fireplace (Source: Fusion Homes)



14. Building #1, storage tanks (Source: City of Guelph)

The building appears to be in sound condition. The accessible openings on the north and east elevation are protected with plywood and the entrance is locked. There is an eavestrough and downspout on the east elevation. There is no raingear at the west elevation.

Recommendations:

1. No further preventative maintenance work is required for Building #1 at this time.
2. Provide no new raingear in the short-term as there is no evidence of water damage or infiltration, and access to install raingear on the west elevation is difficult due to the building's location directly adjacent to the Speed River.
3. Have a heritage building professional undertake an annual inspection of the building to ensure it remains secure and weather-tight. This is providing that ERA receives a quarterly update on any changes to the building condition and associated repairs.



15. Building #2b, 2c and 2d, (left to right), South Elevation, 2014 (Source: City of Guelph)

2.2 Building #2 – Former Industrial Buildings (1847 – 1860s)

Building #2 is composed of four connected buildings. The following building names are based on the historical uses of the building:

- a) The Japanning Building
- b) The Milling Building
- c) The Tower
- d) The General Office and Shipping



16. Building #2a, East Elevation, 2014 (Source: ERA)



17. Building #2a, West Elevation, 2014 (Source: ERA)

2.2.1 Building #2a – The Japanning Building

The Japanning Building is a masonry building with a low pitch gable roof. It has a two-storey appearance on the east elevation (see figure 16), and reveals a third storey on the west elevation overlooking the Speed River (see figure 17). The base building is limestone, while the post-1980s addition to the east and the upper storey (unknown date of construction) are brick. Portions of the original east stone façade survive within the building.

The north elevation is attached to the office building (see figures 18 and 19). It is primarily brick with select areas of limestone with ribbon pointing. There is a door at grade and four window openings on the third floor.

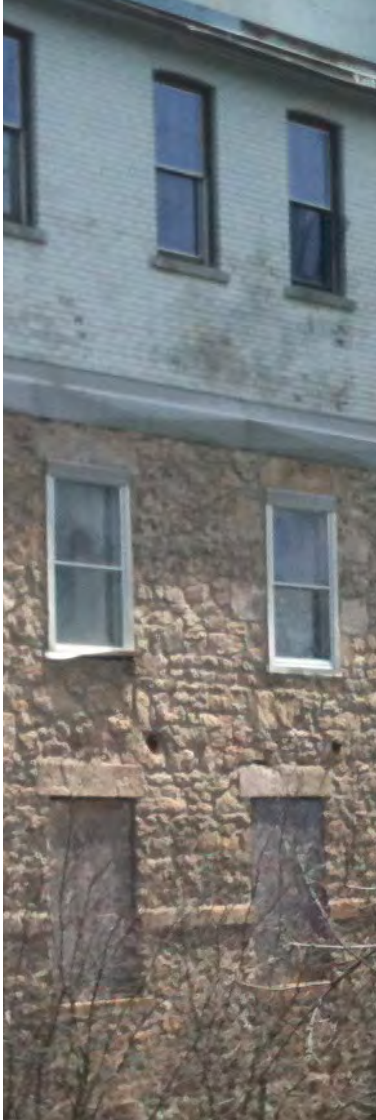
The east elevation (see figure 16) displays six window openings with concrete/stone sills, two at the ground floor level and four at the second floor. The 6-over-6 sash wood windows appear to be circa 1970s.



18. Building #20, part North Elevation, 2014 (Source: ERA)



19. Building #20, part North Elevation, 2014 (Source: ERA)



20. Building #2a, West Elevation showing varied window construction, 2014 (Source: ERA)

On the west elevation (see figure 17), the random pattern limestone wall has flush mortar joints and a horizontal stone band course that runs at mid-level to the basement floor windows. The window openings within the limestone (at the lower two floors) are laid out in five equal bays. The basement level windows have a stone lintel and sill akin to the Office Building. The ground floor windows appear to have a concrete/stone lintel beneath a large (older) stone lintel and the sill is clad in metal. This suggests that these windows have been modified. There are seven window openings on the second (upper) floor set in pairs. These windows have a shallow brick arch and appear to be replacement (circa. 1970s). See figure 20 for representative examples of these three window constructions.

For the purposes of this Cultural Heritage Conservation Plan, the heritage attributes of the building are:

- The massing of the building including the exterior walls and the low pitch gable roof;
- The exterior brick and limestone walls; and
- The door and window openings.

It should be noted that in undertaking the adaptive reuse or rehabilitation of the building, the removal of the brick addition at the east elevation to reveal the original exterior wall may be a reasonable removal (see figure 21). However, as the addition is meaningfully integrated with the original stone building and as the redevelopment plans have not been finalized, this Plan provides for the protection and maintenance of it.

The building appears to be in sound condition. There is some masonry joint deterioration and pockets, but these do not appear to be causing active deterioration. The accessible openings on the east elevation are protected with plywood and the exit door is locked. The building has no raingear.



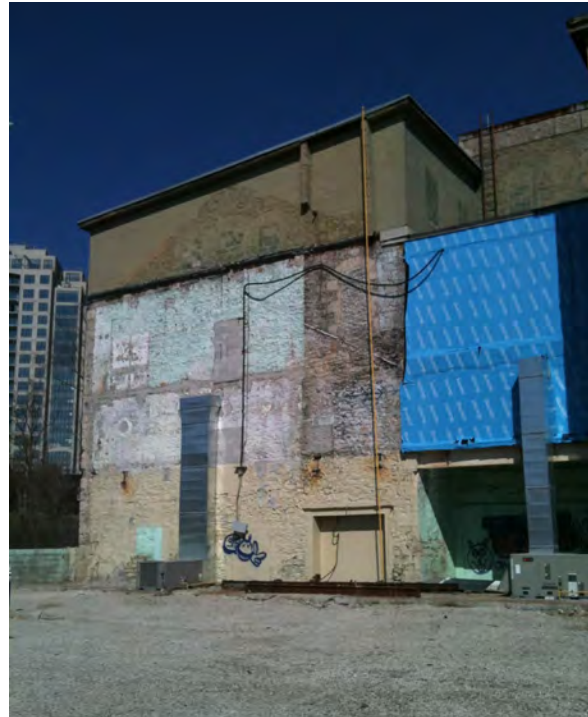
21. Building #2a, East Elevation, original exterior wall (Source: City of Guelph)

Recommendations:

1. No further preventative maintenance work for Building #2a at this time.
2. Provide no new raingear in the short-term as there is no evidence of water damage or infiltration, and access to install raingear on the west elevation is difficult due to the building's location directly adjacent to the Speed River.
3. Have a heritage building professional undertake an annual inspection of the building to ensure it remains secure and weather-tight. This is providing that ERA receives a quarterly update on any changes to the building condition and associated repairs.



22. Building #2b, East Elevation, 2014 (Source: ERA)



23. Building #2b, South Elevation (Source: ERA)



24. Building #2b, South Elevation, original roof gable (Source: City of Guelph)



25. Building #2b, North and West Elevations, 2014 (Source: ERA)

2.2.2 Building #2b – The Milling Building

The Milling Building is a masonry building with a low pitch shed roof. It has three-storey appearance on the east elevation (see figure 22), reveals a fourth storey on the south elevation (see figure 23) and a fifth on the west elevation (see figure 25). There is a brick rooftop room which provides roof access (see figure 25). The base building is limestone, and the upper storey is a brick addition (date of construction unknown).

The north elevation is attached to the Building 2a and a portion of the wall is visible at the west side (see figure 25). The window openings in the rubble-stone have been infilled with stone. There are three window openings at the third floor. The brick addition at the third floor (post 1908) is painted.

The east elevation is attached to the Tower Building (see figure 22). Areas north and south of this addition are visible. The exterior wall is limestone and brick. It displays blocked in openings, some with stone lintel and sills, and a door opening at ground level. The openings vary in size and some appear to have been modified.



26. Building #2b, heavy timber structure (Source: City of Guelph)



27. Building #2b, I-beam members (Source: City of Guelph)

There are two 6-over-6 wood windows (similar to Building 2a) at the third floor level. Much of the masonry has been painted and there are exposed ends of steel beams below a former opening.

On the south elevation, the wall is primarily limestone with a partial brick third storey (see figure 23). The original roof gable is still visible (see figure 24). The majority of the masonry has been painted and there are areas that have been treated with cement parging. All window and door openings have all been blocked in.

The west elevation (see figure 25) has a random stone pattern with quoining at the corners except for the third floor which is painted brick (see figure 28). The wall has seven equal bays of windows. The window openings in the rubble-stone have a stone sill and lintel. The windows at the third floor are similar to the 1970s windows of Building 2a.

For the purposes of this Cultural Heritage Conservation Plan, the heritage attributes of the building are the:

- The massing of the building including the exterior walls and the low shed roof;
- The exterior brick and limestone walls;
- The window openings (figure 28);
- The heavy timber structure (see figure 26); and
- Large I-beam members (see figure 27).

Similar to Building 2a, it should be noted that in undertaking the adaptive reuse or rehabilitation of the building, the removal of the brick roof addition to reveal the original roof profile may be a reasonable alteration, however, as the addition is meaningfully integrated with the original stone building and as the redevelopment plans have not been finalized, this Plan provides for the protection and maintenance of it.

The building generally appears to be in sound condition. There are select areas of deteriorated mortar joints that require repair in the short-term. On the south elevation, areas suffering from



28. Building #2b, West Elevation showing varied window construction and quoined corners, 2014 (Source: ERA)

deterioration are either close to grade, at former building connection points or along cracks in the masonry (see figure 23 and the annotated drawings in Appendix 2). The accessible openings are protected with plywood and the door is locked. The building has no raingear.

Recommendations:

1. In 2015, repoint identified areas of deteriorated mortar joints and cracks with a soft hydraulic lime-based mortar as specified by the heritage consultant and identified in the drawings.
 - a) Remove paint from masonry at areas of work. Acceptable cleaning methods include a low pressure hot water wash or, if required, Peel Away Smart Strip by Dumond.
 - b) Clean out loose material in deteriorated joint and cut out to a minimum depth of $\frac{3}{4}$ " (19mm) prior to repointing.
 - c) Repoint with hydraulic lime mortar.
 - d) New pointing should be finished to match the appearance of adjacent mortar joints in profile, colour and texture.
2. In 2015, repair the masonry surrounding exposed ends of steel beams as specified by the heritage consultant and identified in the drawings.
 - a) Openings in the masonry surrounding the steel beams are to be filled with a soft mortar pack and finished with a weather joint profile.
 - b) Install masonry with rebate around steel.
 - c) Finish the rebate at the perimeter of the steel with a bead of sealant - Tremco Dymeric 240 or approved equal.
3. Provide no new raingear in the short-term as there is no evidence of water damage or infiltration, and access to install raingear on the west elevation is difficult due to the building's location directly adjacent to the Speed River.
4. Have a heritage building professional undertake an annual inspection of the building to ensure it remains secure and weather-tight. This is providing that ERA receives a quarterly update on any changes to the building condition and associated repairs.

2.2.3 Building #2c – The Tower

The Tower Building is a three-storey limestone building with a flat roof. As noted in the Heritage Guelph Minutes, this building once had a steeply pitched pyramid roof with bell-cast eaves in the Second Empire style (see figure 29). The wood grounds that supported the wood entablature beneath the projecting eaves remain inset into the stone. The building is located between buildings 2b and 2d.

At the north elevation, there are three openings on all floors (see figure 31). On the ground and second floors there is a central door opening with a window opening on either side. The openings have round dressed stone arches or ‘voussoir’ lintels and stone sills. The third floor displays a tripartite window with a larger central window. The third floor windows have round stone arches with a keystone at the top of the centre window and a continuous stone sill (see figures 30 and 31). The side windows are 6-over-6 sash oriented vertically. The central window is a 12-over-12 sash with thinner panes at the perimeter. The windows at the third floor are understood to be the only original wood windows remaining on site.



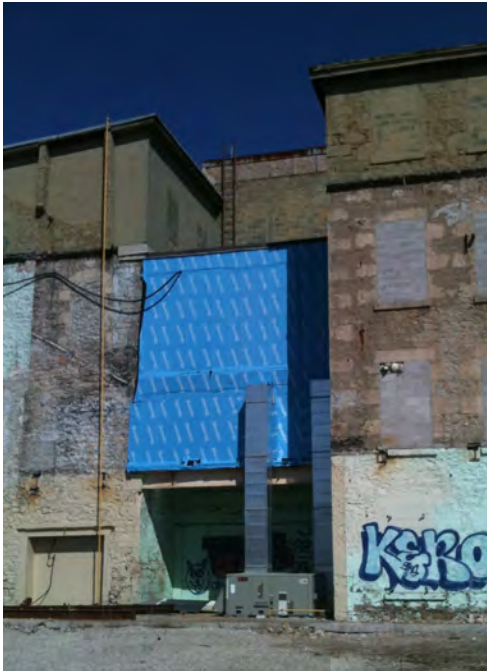
29. Building #2c, North Elevation with former roof. (Source: “Summary History”, p. 12)



30. Building #2c, North Elevation, third floor windows (Source: City of Guelph)



31. Building #2c, North Elevation, 2014 (Source: ERA)



32. Building #2c, South Elevation (Source: ERA)



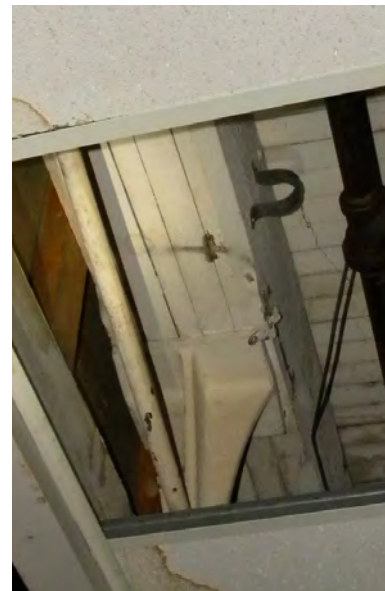
33. Building #2c, South Elevation, third floor (Source: City of Guelph)

The south elevation is largely concealed (see figure 32). The visible area of the third floor shows the original arched window openings infilled with stone (see figure 33).

For the purposes of this Cultural Heritage Conservation Plan, the heritage attributes of the building are:

- The massing of the building including the exterior walls;
- The exterior limestone walls;
- The door and window openings;
- The three wood windows at the north elevation at the third floor (see figure 30); and
- The heavy timber structure and the unique stacked wood and iron rod truss system (see figure 34).

The building generally appears to be in sound condition. Unfortunately, the muntin bars at one of the original wood sash windows (west most) have been damaged despite plywood protection on the interior side. The building has no raingear.



34. Building #2c, South Elevation, third floor (Source: City of Guelph)

Recommendations:

1. In 2015, provide plywood protection on the exterior side of the original wood windows as directed in the Mothballing Guidelines in the HIA:
 - a) Provide ¾" (19mm) exterior grade plywood to the exterior side of the window opening.
 - b) Plywood panels should be screwed in place on wood blocking frames set into the door and widow openings, and properly ventilated to the exterior.
 - c) Adjust existing wood windows to allow for interior ventilation. Open sash to provide a venting gap at the top and bottom of the window opening.
2. Provide no new raingear in the short-term as there is no evidence of water damage or infiltration.
3. Have a heritage building professional undertake an annual inspection of the building to ensure it remains secure and weather-tight. This is providing that ERA receives a quarterly update on any changes to the building condition and associated repairs.



35. Building #2d, North Elevation, 2014 (Source: ERA)

2.2.4 Building #2d – The General Office and Shipping

The General Office and Shipping Building is a load-bearing dressed limestone building with quoined corners and a heavy timber interior structure. It has a low shed roof with a brick chimney at the east exterior wall. The exterior treatment is random patterned limestone with quoined corners. The building has a three-storey appearance on the north elevation (see figure 35), and reveals a fourth storey on the east and south elevations due to a change in grade (see figures 39 and 40). The building is located east of building 2c.

At the north elevation, there are regularly spaced openings – three bays where the building protrudes out at the east and four bays to the west (see figure 35). The window openings have segmental stone arches and stone sills (see figure 38). The existing windows are 6-over-6 wood sash (similar to Building 2a). Building signage once occupied this north wall. There are large horizontal stone signage areas above the sets of windows (see figure 35) and a



36. Building #2d, North Elevation with new mural, 2014 (Source: Fusion Homes)



37. Building #2d, North Elevation, General Office' sign (Source: City of Guelph)



38. Building #2d, North Elevation, arched window (Source: City of Guelph)



39. Building #2d, East Elevation (Source: ERA)

rectangular panel at the east corner at the ground floor that reads 'General Office' (see figure 37). Fusion Homes has provided a mural on the north elevation (see figure 36).

The east elevation is generally organized into seven bays (see figure 39). The original window and door openings appear to be rectangular with a stone sill and lintel. The exception is a few arched openings. Many of the openings have been modified. The openings have been infilled with concrete block (with the exception of two door openings). The lowest floor area has been painted and select areas of the wall have received cement parging. There is a brick chimney on the inside of the east wall, north of center (see figure 43).

The south elevation is also organized into seven bays (see figure 40). The original window and door openings appear to be rectangular with a stone sill and lintel. The openings have been infilled with concrete block; the exception is two window openings at the



40. Building #2d, South Elevation, 2014 (Source: ERA)



41. Building #2d, heavy timber structure. (Source: City of Guelph)



42. Building #2d, heavy timber structure and wood ceiling. (Source: City of Guelph)

fourth floor with 6-over-6 wood windows (similar to Building 2a). Much of the wall has been painted and there are exposed ends of steel beams. There is a gutter but no downspout.

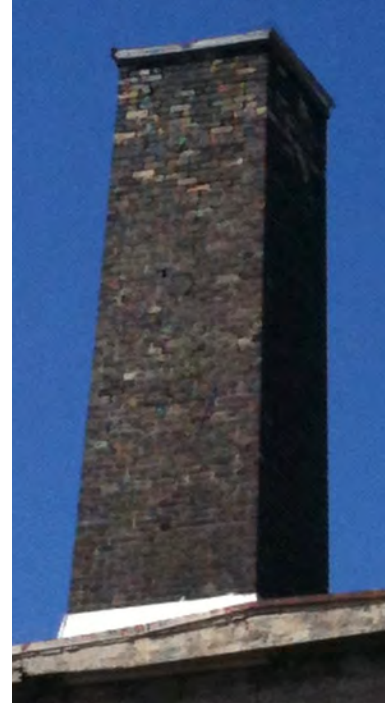
For the purposes of this Cultural Heritage Conservation Plan, the heritage attributes of the building are:

- The massing of the building including the exterior walls;
- The exterior limestone walls;
- The signage panels, of note the 'General Office' sign (see figure 37);
- The door and window openings;
- The brick chimney (see figure 43); and
- The heavy timber structure (see figures 41 and 42).

The building generally appears to be in sound condition. There are select areas of deteriorated mortar joints that require repair in the short-term. The areas of deterioration are either close to grade, at former building connection points or along cracks (as indicated on the annotated drawings). The brick chimney displays spalled bricks and deteriorated mortar joints, most notably at the upper 4'-0" (1200mm) (see figure 41). The building has limited raingear.

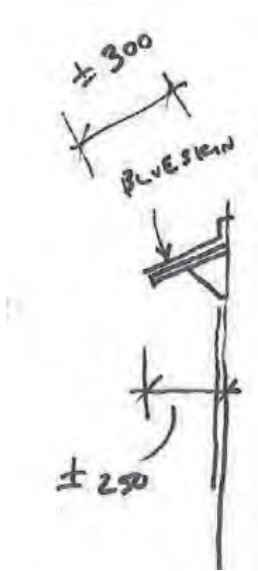
Recommendations:

1. In 2015, repoint identified areas of deteriorated mortar joints and cracks with a soft hydraulic lime-based mortar as specified by the heritage consultant and identified in the drawings..
 - a) Remove paint from masonry at areas of work. Acceptable cleaning methods include a low pressure hot water wash or, if required, Peel Away Smart Strip by Dumond.
 - b) Clean out loose material in deteriorated joint and cut out to a minimum depth of $\frac{3}{4}$ " (19mm) prior to repointing.
 - c) Repoint with hydraulic lime mortar.
 - d) New pointing should be finished to match the appearance of adjacent mortar joints in profile, colour and texture.



43. Building #2d, chimney (Source: ERA)

2. In 2015, repair the masonry surrounding exposed ends of steel beams as specified by the heritage consultant and identified in the drawings.
 - a) Openings in the masonry surrounding the steel beams are to be filled with a soft mortar pack and finished with a weather joint profile.
 - b) Install masonry with rebate around steel.
 - c) Finish the rebate at the perimeter of the steel with a bead of sealant - Tremco Dymeric 240 or approved equal.
3. In 2015, provide a downspout at the eavestrough on the south elevation as the mortar joints below downspout connection are deteriorating.
4. In 2015, provide protection at "General Office" sign (see figure 44).
 - a) Provide a temporary wood hood with blue-skin waterproofing above the sign.
 - b) Fasten into existing mortar joints.
 - c) Cut out the masonry joint above the temporary wood hood. Tuck the top of blueskin into the joint. Seal the joint with a bead of sealant - Tremco Dymeric 240 or approved equal.
5. In 2015, document and dismantle the top 15 brick courses of the chimney, salvaging bricks for reconstruction. Repoint open brick joints in the top course from above. Provide 3/4" (19mm) exterior grade plywood with waterproof membrane with drop flashing at low edge. Provide vent with insect screen along top edge. Slope to drain on main building roof. *** Coordinate with staff if found to be 'Chimney Swift' bird habitat.
6. Have a heritage building professional undertake an annual inspection of the building to ensure it remains secure and weather-tight. This is providing that ERA receives a quarterly update on any changes to the building condition and associated repairs.



44. Section detail of temporary wood hood. (Source: ERA)

3 CONCLUSION

This review of the buildings to be in sound condition with the exception of localized areas of deterioration.

As part of the preventative maintenance strategy for the buildings, we recommend the repairs identified in this Cultural Heritage Conservation Plan be undertaken in 2015 prior to the winter season.

We further recommend that adequate ventilation be provided, primarily in the spring and fall, to remove any moisture accumulating within the buildings.

Prepared by:

LINDSAY REID, ASSOCIATE, OAA, CAHP, LEED AP

Lindsay is a licensed architect in the field of heritage conservation. She has a special interest in the conservation of cultural institutions as well as the preservation of culturally significant communities. In this area she has worked on many award-winning projects including Ruthven Park NHS, the Royal Ontario Museum and the Distillery District NHS.

She has extensive experience in all stages of building analysis, planning, municipal approvals, design, contract documents, field review and project administration for conservation and renovation projects. Lindsay also has experience as a municipal heritage planner. In this role she expanded her project management, negotiation and public consultation skills and gained a more comprehensive understanding of cultural heritage and planning policy.

Reviewed by:

EDWIN ROWSE, PRINCIPAL, OAA, FRAIC, CAHP

Edwin J. Rowse, OAA, FRAIC, CAHP, is a registered architect in Ontario with over thirty-five years of experience in the field of historical architecture. He specializes in the renovation of existing buildings and in the conservation and restoration of historic buildings.

After graduation from the University of Edinburgh, he worked in London, England, for nine years for Donald W. Insall and Associates, an internationally recognized firm of restoration architects. His work included the interior restoration of the principal chambers in the Houses of Parliament in London. In 1984 he moved to Toronto, where he worked for two firms with heritage expertise before starting his own practice in 1990. He has been in partnership with Michael McClelland since 1994.

Edwin's experience covers a broad range of historical building types, styles, construction technologies and decorative finishes, including high-quality masonry, woodwork, carving and gilding. His familiarity with restoration approaches and techniques in Europe and North America is complemented by long experience in contract administration, site review and budget estimating.

4 APPENDICES

Appendix 1: Excerpt from Heritage Impact Assessment, 5 Arthur Street South August 12, 2010 (Revised May 15, 2013)

Section 6.0 - Mothballing and Preventative Maintenance

Following are a number of recommendations to temporarily secure the heritage building from the elements while it remains unoccupied.

- Replace damaged or missing gutters and rainwater leaders at building perimeters and drain away from the building's foundations.
- Temporarily board up doors and windows while allowing for interior ventilation and periodic inspection, using at least 1/2" plywood fastened with screws at least 50 mm in length.
- Cover unplanned holes in the building envelopes.
- Cover any openings in the roofs and ensure water drainage to eave line gutters.
- Routinely visit the building to ensure continuing protection.

The following recommendations constitute a basic level of protection which, when implemented properly, will assist to safeguard the building from further deterioration. These recommendations are a temporary measure and will not damage the heritage features of the buildings, and are intended to protect them. All of the measures outlined in this report are reversible.

Gutters, Rainwater Leaders and Perimeter Flashings

Gutters and rainwater leaders should be cleared of debris, continuous (no holes / missing or disconnected sections) and function as intended to drain rainwater away from the building:

- Repair or replace gutters and rainwater leaders where missing and properly affix to structurally sound fascia or building surface to ensure they remain connected.
- Perimeter drip edge flashings should also be replaced where they are missing or damaged.
- Gutters should be installed on the buildings with rainwater leaders that eject water a minimum of 2 metres away from the foundations.

Doors and Windows

All door and window openings should be closed in temporarily to prevent unwanted entry, vandalism and exposure to the elements while providing for proper ventilation to the interior of the building. Providing adequate ventilation to the interior of the building is essential to ensure sufficient air exchange. Proper ventilation will ensure that the building "breathes" and that moisture/humidity levels do not rise to a level that will encourage the growth of mould, promote rot and allow insect

infestation to thrive. Ventilation will also encourage excess moisture that has already been allowed to enter the building through uncovered openings to evaporate, and promote drying out of the building interiors.

- All window and door openings should be covered from the interior or exterior with 19mm exterior grade plywood. Plywood panels should be screwed in place on wood blocking frames set into the door and window openings, and properly ventilated to the exterior.
- Within the closed-in window and door openings, louvred panels with insect screens should be installed to allow for interior ventilation. A window sash or door should be left open behind the louvred panels to allow the exchange of air, and all interior doors and hatches should be left open a minimum of 100mm to allow for proper ventilation within each room.

Secure the Exterior Building Envelope from Moisture Penetration and Pests

Holes in the exterior envelope of the building around the windows and soffit edges have developed while the building has been unoccupied. These should be covered to secure the buildings from exposure to the weather, unwanted entry and pests. The main objective is to keep moisture out of the buildings and discourage further deterioration. In addition to securing the doors and windows:

- Unplanned openings found around eave lines, masonry walls, chimneys, and foundations should be covered with 1/2 inch plywood fastened to sound backup material with screws, and incorporate new drip edge flashings and gutters where required around roof lines.
- Chimney flues to be covered with ventilated plywood caps or framed wire screens.

Maintenance Schedule

The following maintenance schedule should be followed for the period that the buildings remain unoccupied:

Biweekly:

- Inspections around the building perimeters
- Check entrances for disturbance

1-3 months (periodic):

- Check for vandalism
- Open up and enter the buildings every 3 months to air out
- Check for moisture damage
- Check for evidence of pest intrusion

-
- Check gutters and downspouts – clean out if necessary

Within 6-8 months:

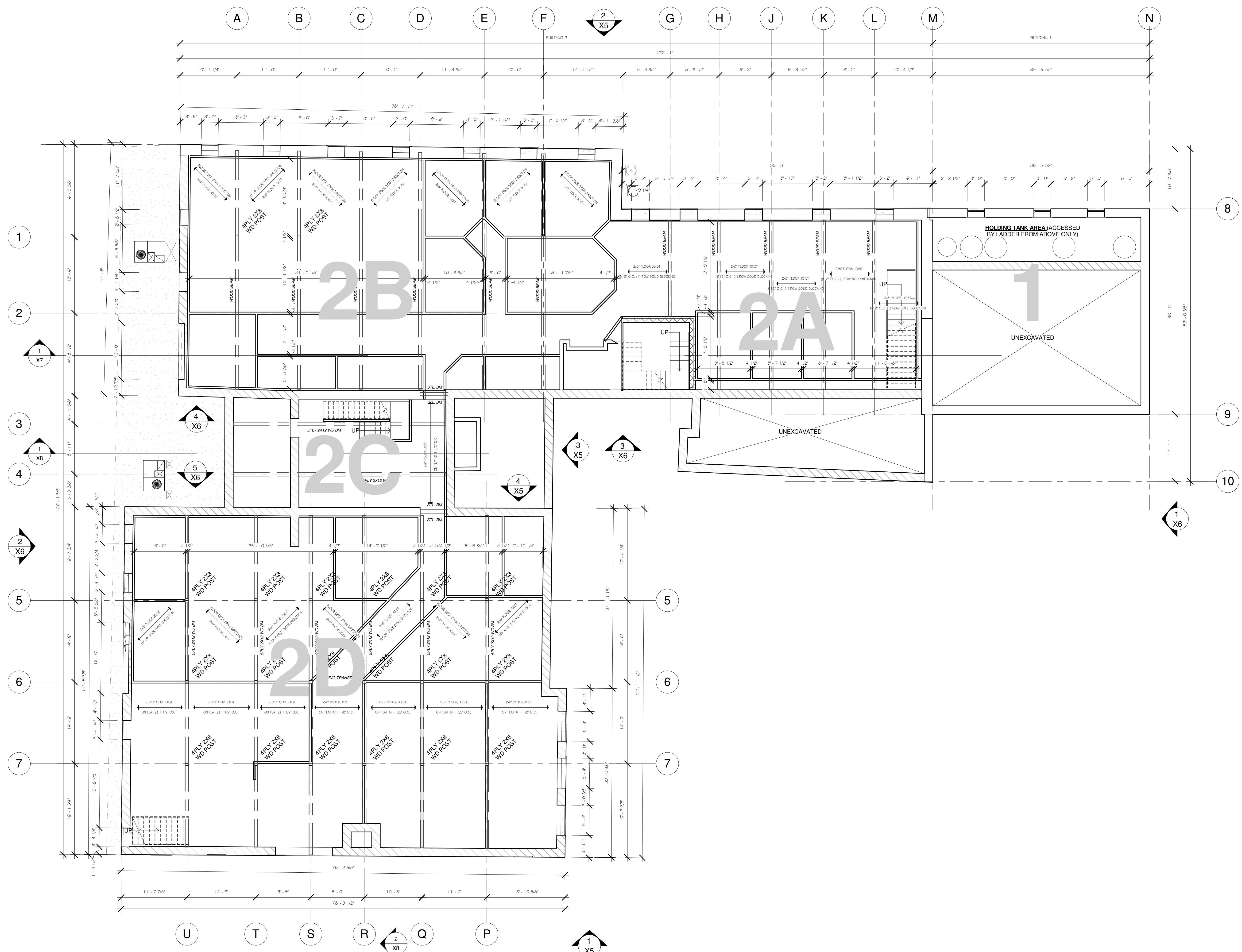
- Inspect roofs for new openings and leaks
- Pest inspection / treatment
- Building envelope spot repair, as described above
- Review condition of buildings to determine whether further stabilizing is required

In carrying out these temporary stabilization measures and establishing a periodic maintenance plan for the building, protection will be provided to the heritage features in the short and mid term. Additional measures can be developed if the time frame the building will remain unoccupied becomes extended, and the regular inspections reveal the need for further work.

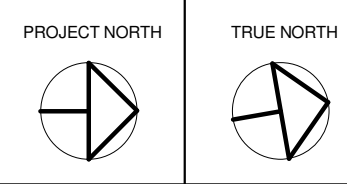
Appendix 2: Existing Building Drawings by Fusion Homes (Dated May 28, 2015)

Revision Schedule		
No.	Date	Description

- VERIFY ALL DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REPORT ANY DISCREPANCIES
 DISCOVERED ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER TO ENSURE THAT THE CITY APPROVED DRAWINGS ARE USED FOR CONSTRUCTION
 THESE DRAWINGS ARE TO BE READ IN REFERENCE TO THE FINAL CULTURAL HERITAGE CONSERVATION PLAN CREATED BY ERA ARCHITECTS (ISSUED MAY 26TH, 2014 AND REVISED ON JULY 7, 2014)



1 Basement Plan
 1/8" = 1'-0"



HERITAGE BUILDING
fusion
 H O M E S
 1515 BROADVIEW AVENUE
 500 HANLON CREEK BLVD. SUITE 100 N1C 0A1

I, NEAL G. HULLOCK, have received and
 have responsibility for the design activities with
 regard to this project.
 Date: 5/28/2015 9:16:28 AM BCN # 3077
 Project:

Heritage Building As-Found Drawings:
 5 ARTHUR ST SOUTH
 GUELPH, ON

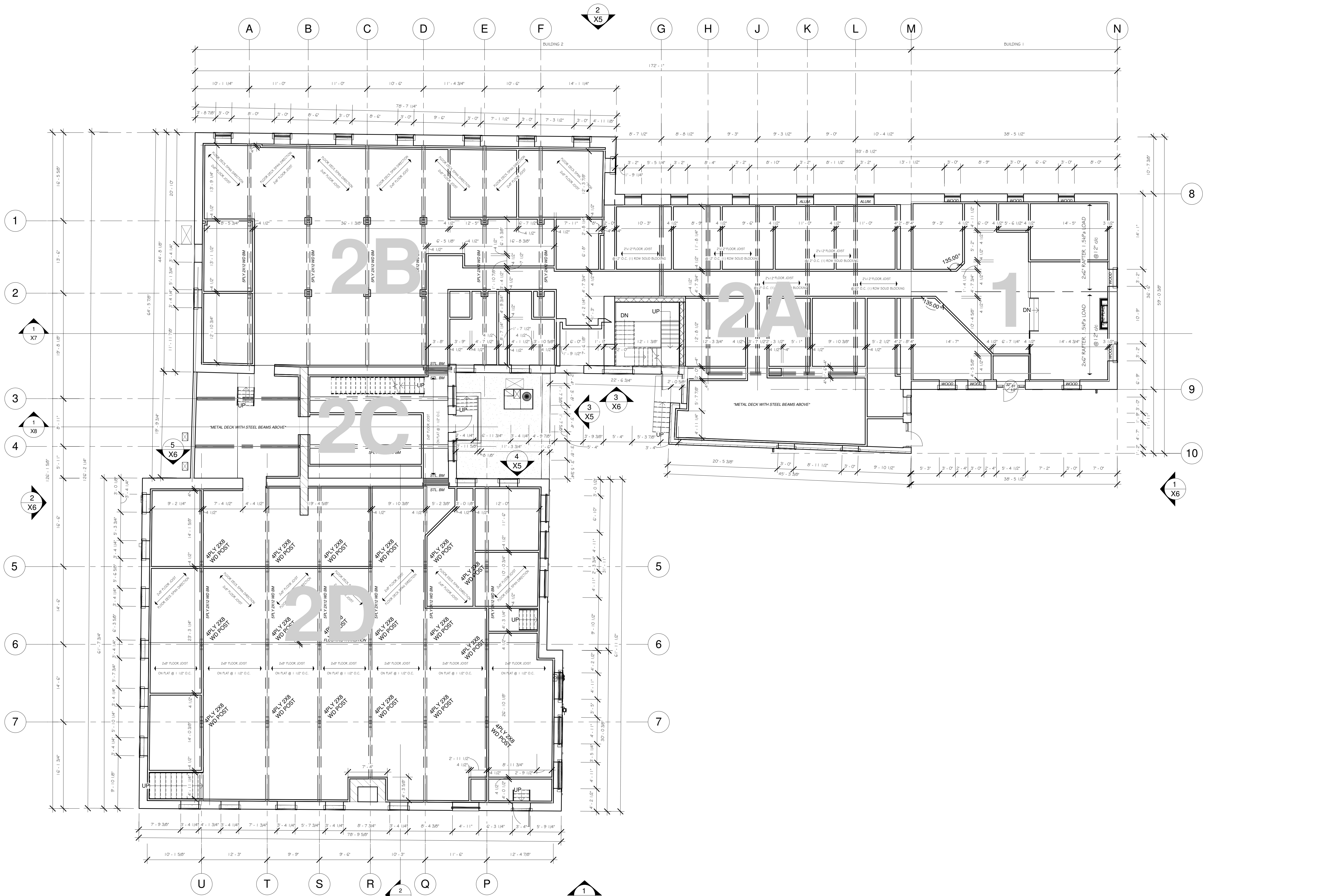
Drawing:
 Basement Plan

Scale: 1/8" = 1'-0" Drawing No.:
 Drawn by: Neal H. Date: 5/28/2015 9:16:28 AM
 Date: 5/28/15

X0

Notes:
 - VERIFY ALL DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REPORT ANY DISCREPANCIES
 - DISCOVERED ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER TO ENSURE THAT THE CITY APPROVED DRAWINGS ARE USED FOR CONSTRUCTION

THESE DRAWINGS ARE TO BE READ IN REFERENCE TO THE FINAL CULTURAL HERITAGE CONSERVATION PLAN CREATED BY ERA ARCHITECTS (ISSUED MAY 28TH, 2014) AND REVISED ON JULY 7, 2014)



1 Ground Floor Plan
 1/8" = 1'-0"

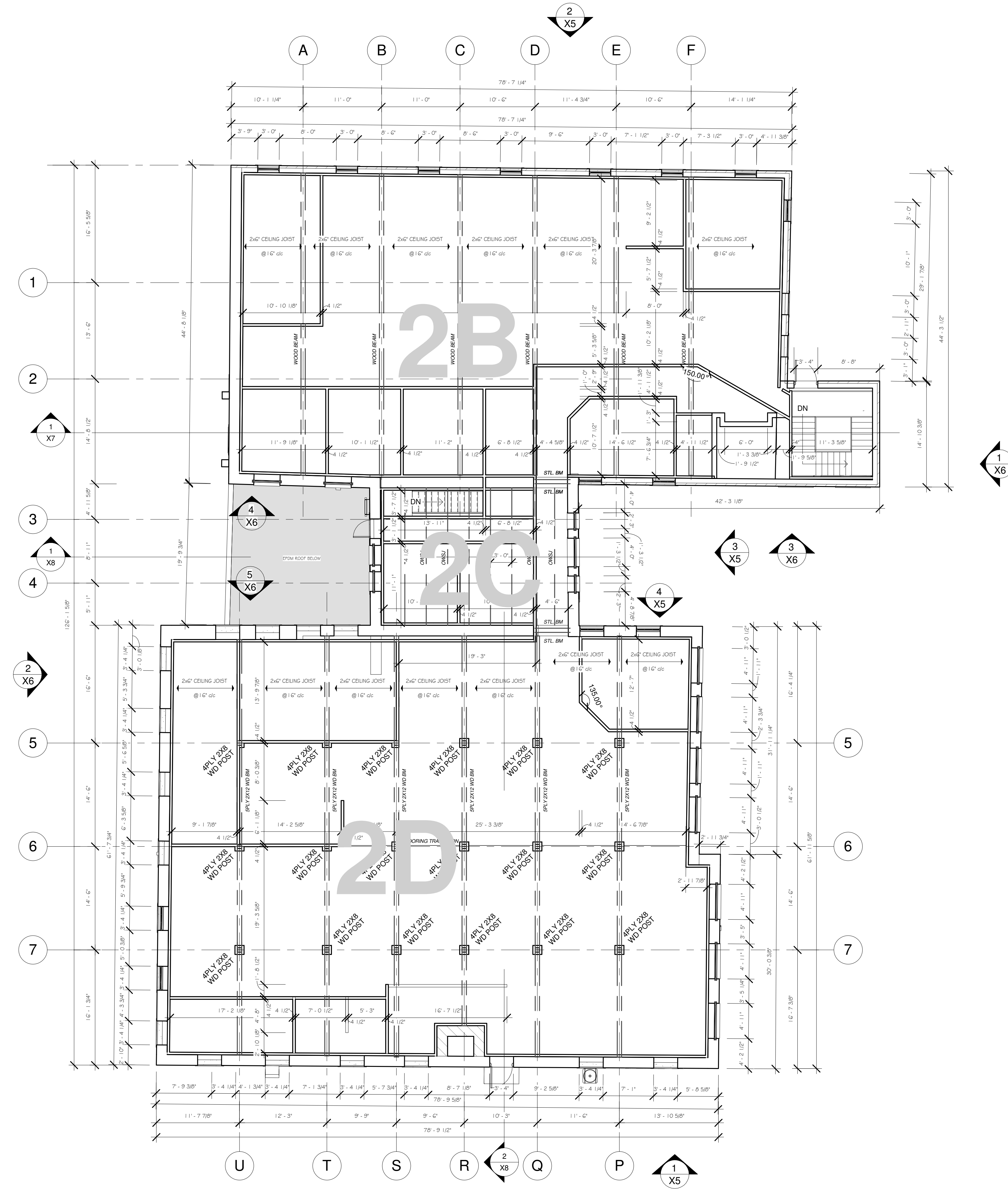
PROJECT NORTH	TRUE NORTH
Area Schedule (Whole Building)	
Name	Area
Basement	10962 SF
Basement 2	2621 SF
Ground Floor	12960 SF
First Floor	1152 SF
Second Floor	1737 SF
Third Floor	8045 SF
	45321 SF

HERITAGE BUILDING

 1515 SOLID FLOORING INC. 041
 500 HANCOCK DRIVE GUELPH ON N1C 5A1
 I. NEAL G. HULLOCK, Have received and
 am responsible for all design activities with
 regard to this project
 Date: 5/28/2015 9:16:28 AM BCN # 30077
 Project No:

Heritage Building As-Found Drawings:
 5 ARTHUR ST SOUTH
 GUELPH, ON
 Drawing
 Ground Floor Plan

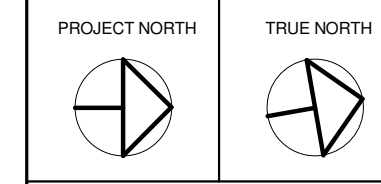
Date:	19" x 12"	Drawing No:	
Drawn by:	Neil H.		
Plotted:	5/28/2015 9:16:28 AM		
Date:	5/28/15		



1 Third Floor Plan
1/8" = 1'-0"

NO.	Date	Description

Notes:
 - VERIFY ALL DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REPORT ANY DISCREPANCIES
 - DISCOVERED ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER TO ENSURE THAT THE CITY APPROVED DRAWINGS ARE USED FOR CONSTRUCTION
 THESE DRAWINGS ARE TO BE READ IN REFERENCE TO THE FINAL CULTURAL HERITAGE CONSERVATION PLAN CREATED BY ERA ARCHITECTS (ISSUED MAY 28TH, 2014 AND REVISED ON JULY 7, 2014)



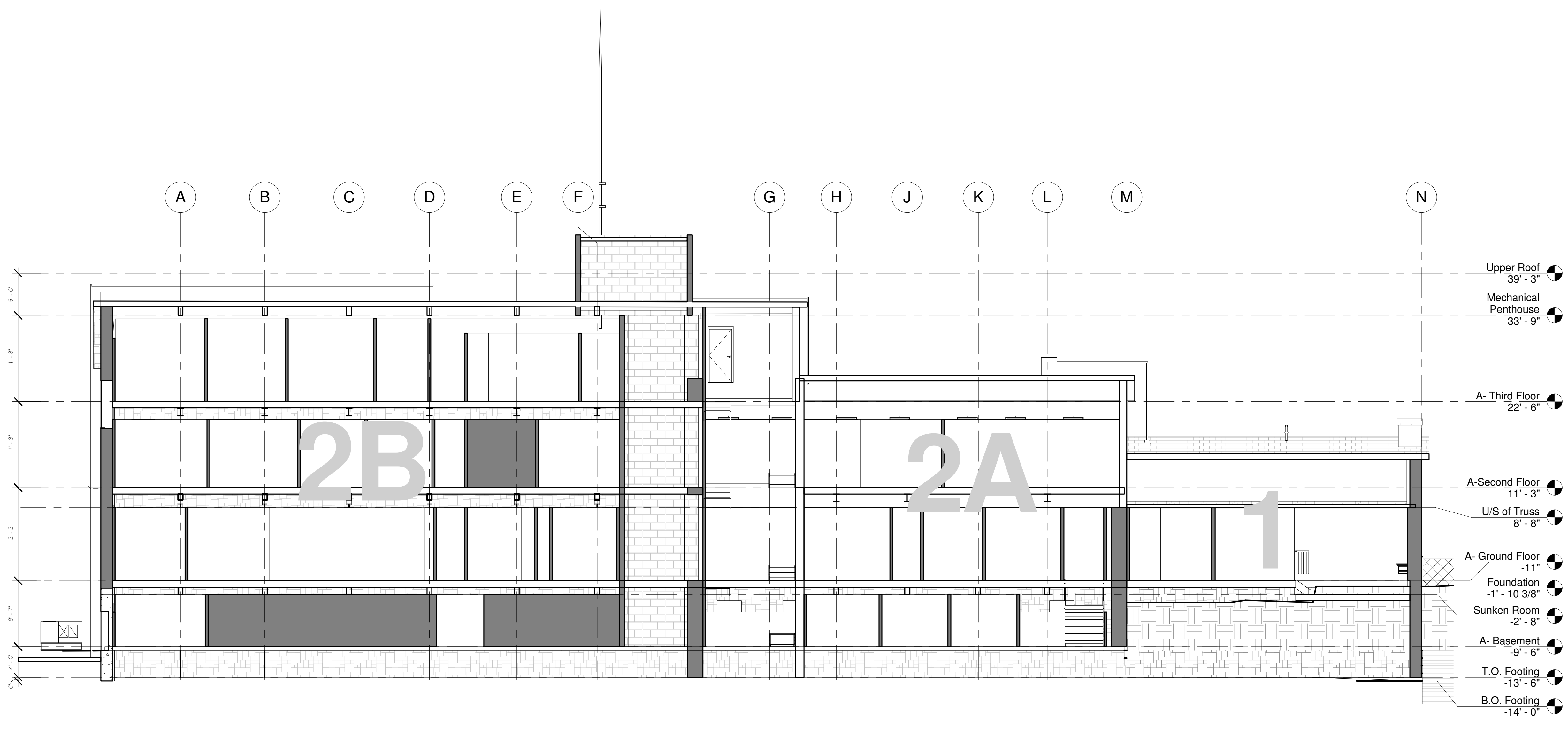
Name	Area
Basement	10965 SF
Basement 2	261 SF
Ground Floor	12360 SF
Mezz. Restroom	1132 SF
Second Floor	11737 SF
Third Floor	8945 SF
	45321 SF



I, NEAL G. HALLOCK, have reviewed and am responsible for the design activities with regard to this project.
 Date: 5/28/2015 9:16:29 AM BCN # 3077
 Project:

Heritage Building As-Found Drawings:
 5 ARTHUR ST SOUTH
 GUELPH, ON

Third Floor Plan	
Scale: 1/8" = 1'-0"	Drawing No. X3
Drawn by: Neal G.	Date: 5/28/2015 9:16:29 AM
Printed: 5/28/2015 9:16:29 AM	
Date: 5/28/2015	



1 Building Section 1
 1/8" = 1'-0"

Revision Schedule		
NO.	Date	Description

Notes:
 - VERIFY ALL DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REPORT ANY DISCREPANCIES
 DISCOVERED ERRORS OR OMISSIONS TO
 THE DESIGNER BEFORE PROCEEDING
 IT IS THE RESPONSIBILITY OF THE
 CONTRACTOR AND/OR THE OWNER TO
 ENSURE THAT THE CITY APPROVED
 DRAWINGS ARE USED FOR CONSTRUCTION

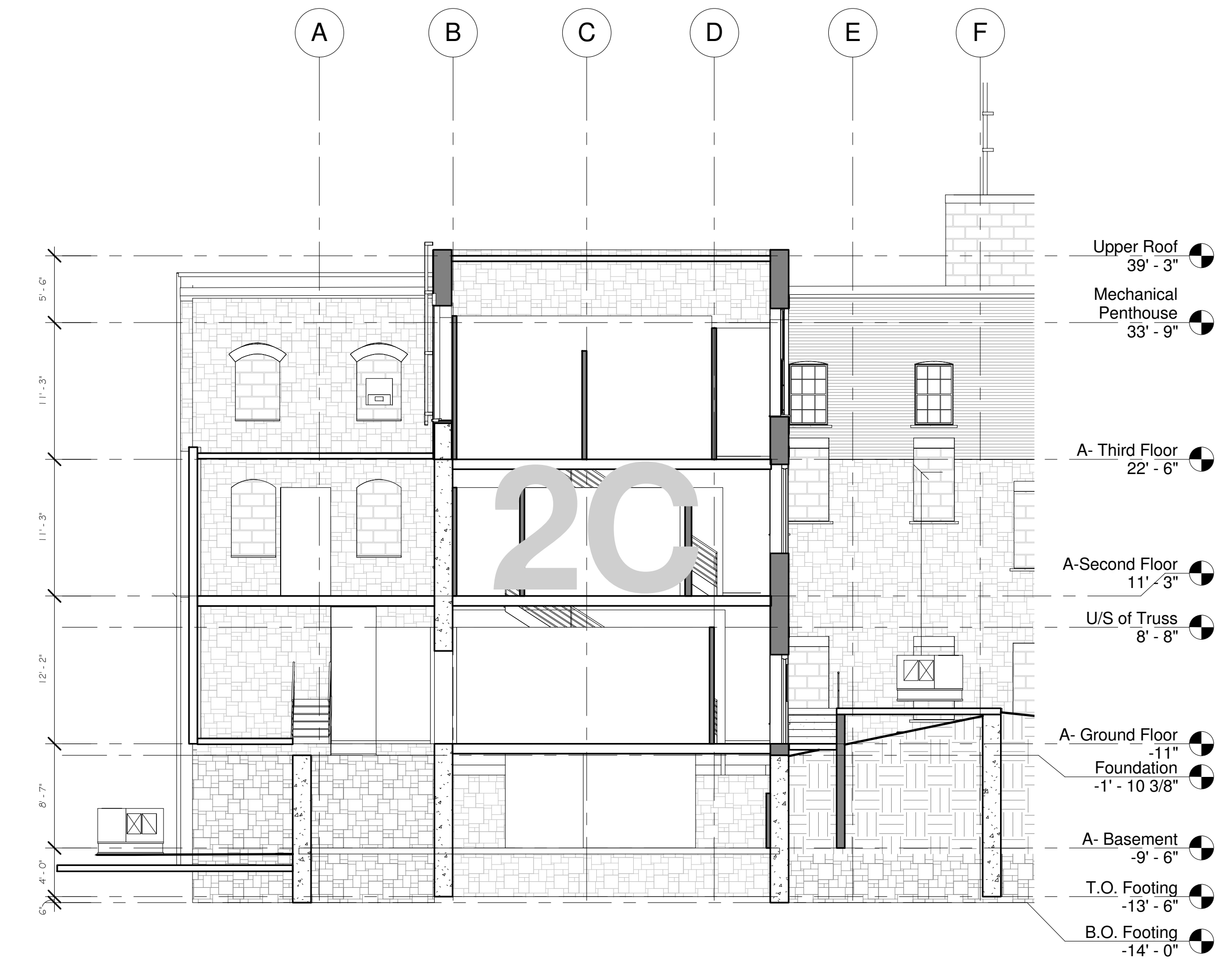
THESE DRAWINGS ARE TO
 BE READ IN REFERENCE TO
 THE FINAL CULTURAL
 HERITAGE CONSERVATION
 PLAN CREATED BY: ERA
 ARCHITECTS (ISSUED MAY
 28TH, 2014 AND REVISED ON
 JULY 7, 2014)

HERITAGE BUILDING	
fusion HOMES	
T 519.826.6751 F 519.826.6751 500 HANCOCK STREET SUITE 105 GUELPH ON N1C 5A1	
I, NEAL G. HALLOCK, have reviewed and take responsibility for the design activities with regard to this project.	
Date: 5/28/2015 9:16:34 AM	BCN #: 20077
Project: Heritage Building As-Found Drawings: 5 ARTHUR ST SOUTH GUELPH, ON	
Drawing: Building Section 1	
Scale: 1/8" = 1'-0" Drawn By: Neal G. Plt: 5/28/2015 9:16:34 AM Date: 5/28/15	X7

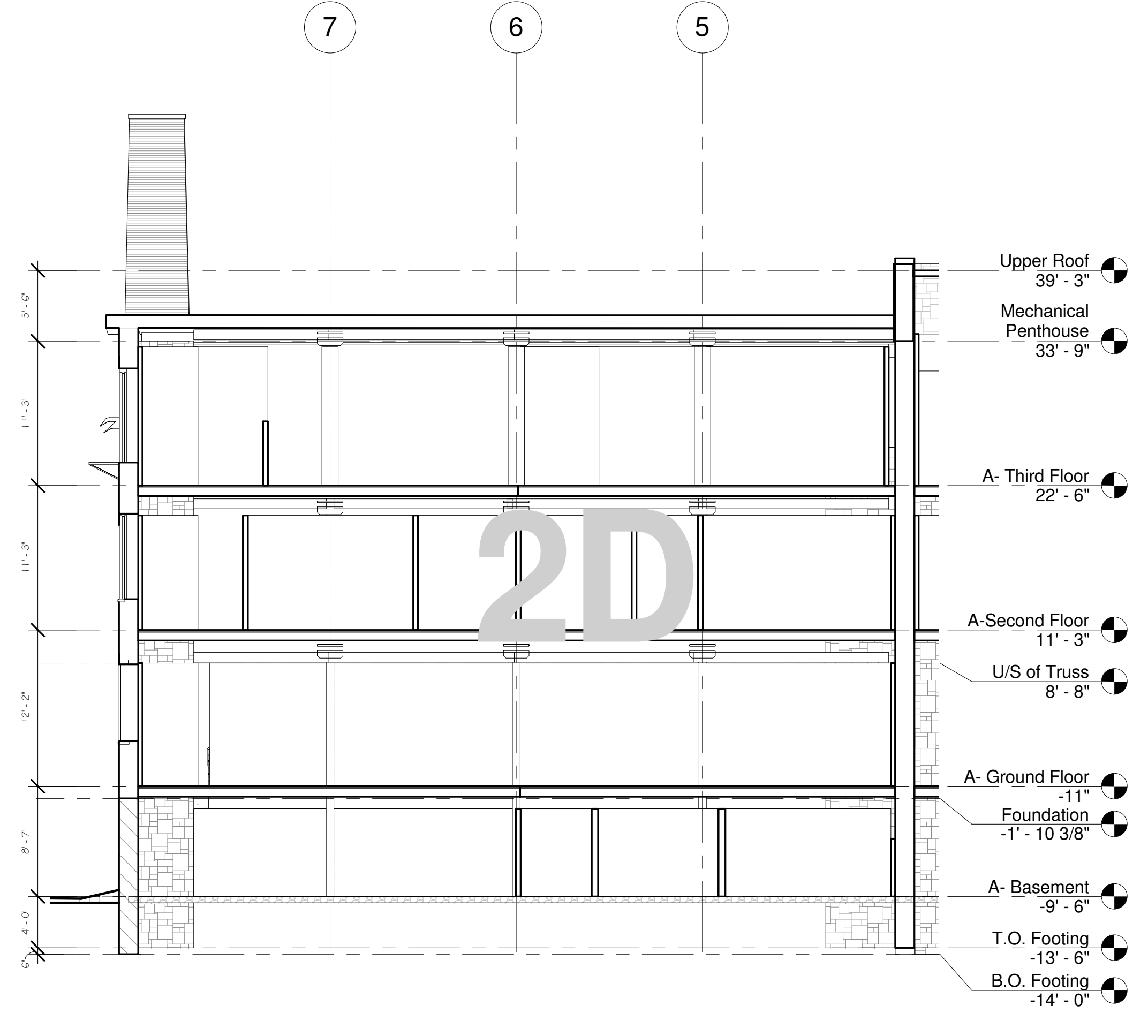
Revision Schedule		
NO.	Date	Description

Notes:
 - VERIFY ALL DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REPORT ANY DISCREPANCIES
 DISCOVERED ERRORS OR OMISSIONS TO
 THE DESIGNER BEFORE PROCEEDING
 IT IS THE RESPONSIBILITY OF THE
 CONTRACTOR AND/OR THE OWNER TO
 ENSURE THAT THE CITY APPROVED
 DRAWINGS ARE USED FOR CONSTRUCTION

THESE DRAWINGS ARE TO
 BE READ IN REFERENCE TO
 THE FINAL CULTURAL
 HERITAGE CONSERVATION
 PLAN CREATED BY: ERA
 ARCHITECTS (ISSUED MAY
 28TH, 2014 AND REVISED ON
 JULY 7, 2014)



1 Building Section 2
 1/8" = 1'-0"



2 Building Section 3
 1/8" = 1'-0"

HERITAGE BUILDING

fusion
 HOMES

1 NEAL G. HALLOCK has reviewed and
 taken responsibility for the design activities with
 regard to this project.

Date: 5/28/2015 9:16:34 AM BCN # 10077

Project: Heritage Building As-Found Drawings:
 5 ARTHUR ST SOUTH
 GUELPH, ON

Drawing: Building Sections 2 & 3

Scale: 1/8" = 1'-0"	Drawing No:
Drawn By: Neal G.	
Plt: 5/28/2015 9:16:34 AM	
Date: 5/28/15	X8

Appendix 3: Summary History by Libby Percival (August 2010)

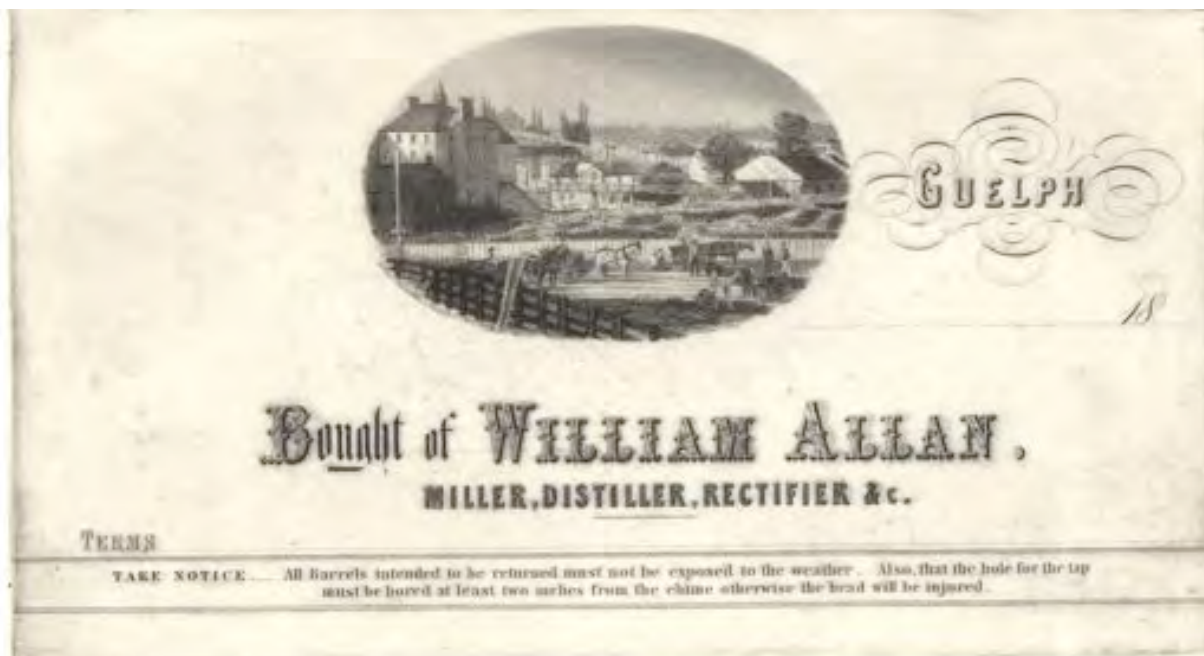
5 Arthur Street South – Summary history

Phase I – 1832-1877 – Allan's Distillery

William Allan and family emigrated to Canada in 1831. Allan arrived in Guelph in 1832 and immediately purchased a timber frame grist mill and associated water power from the Canada Company. The mill was located east of Guelph's Market Square, on the west bank of the Speed River. The mill had been erected in 1830 by Horace Perry, a millwright from Port Hope. Perry was awarded the contract to build the Guelph Mills (Guelph's first grist mill) by the Canada Company.¹

The grist mill lands incorporated property on both sides of the Speed River, between Allan's bridge to the north, Cross Street to the south, Arthur Street South (previously Queen Street) to the east, and Neeve Street to the west. The Speed River originally formed the eastern boundary of the town; for this reason, the land on the east side of the river did not become part of the town until it was annexed in January 1855. The sale of the Grist Mill Lands (total of 9 acres) by the Canada Company to William Allan is officially recorded in the Abstract of Titles at the Land Registry Office as 25 April 1855. The boundaries of the property were recorded on John McDonald's *Plan of the Town of Guelph* drawn for the Canada Company in 1855.

William Allan's sons David and John were also trained as millers and millwright's and were engaged in the business from the beginning. David Allan was credited with the construction and development of the distillery on the east side of the Speed, on the opposite bank to the mill.



Source: Guelph Civic Museum

¹ Burrows, 1877, p 47; Thompson 1877, p 7; The Guelph Evening Mercury and Advertiser, 20 July 1927, p 112.

The first construction of the distillery is traditionally dated to 1835. A carding mill was added to the east bank property about 6 years later.² In the following decades, David Allan made many additions and improvements.

William Logan, who recorded his impression of the property during a visit to Guelph in 1836, confirms that the distillery was established by this date:

Desirous of seeing some of the Western States, and taking on my way Lakes Huron and Superior, on the 2d September I rode to Guelph, about twelve miles distant, accompanied by my brother. At the bottom of the hill is a small stream, a branch of the Ouse, on which are a grist-mill and a distillery, belonging to a Mr Allan, with whom we breakfasted, my brother, being acquainted with him. He is a well informed, active, and enterprising man, and had resided many years in Sweden. His eldest son, who inherits his father's talents, is an ingenious mechanic, having with his own hands erected the distillery. Possessing a practical know of the crafts of the carpenter, millwright, and smith, he is provided for all contingencies.³

A sketch of the property made by David Kennedy shows the carding mill and distillery on the east bank of the Speed. The carding mill is represented as a one-and-one-half storey building with a pitched roof. The distillery, which can be seen behind the carding mill, is a one storey building with a pitched roof and a chimney. A bridge connects the distillery to the grist mill on the west bank.



Allans Mill & River Speed, by D Kennedy. Sketched 19 June 1845.

² Burrows, 1877, p 47; The Guelph Evening Mercury and Advertiser, 20 July 1927, p 112.

³ Logan, 1838, pp 59-60.



Detail of *Allans Mill & River Speed*, by D Kennedy. Sketched 19 June 1845. The carding mill and distillery can be seen on the left

In the following decades, David Allan made many additions and improvements to the distillery and associated lands. Allan's diaries, held at the University of Guelph Archives, suggest that he had a keen interest in developing technologies. He also travelled widely, visiting numerous other distilleries, including businesses in Toronto, Windsor, Detroit, Chicago.

A description of the Arthur Street property included in the *Guelph Advertiser* of 30 June 1853 gives a good indication of the expansion and improvements made to the business during the preceding decade, including additions to the original south of the distillery building:

Making out way to THE GUELPH MILLS, we were favored with a full inspection of the extensive establishment, which we regret our inability of doing full justice to. Situated on the Speed, which here forms the boundary of the town, the water power is considerable, and during the greater part of the year scarcely to be exhausted. For many years this was the only milling establishment in the town, being erected by the Canada Company, and owned for the past 20 years by the present proprietor. Leaving the mill, we passed over the river by an elevated scaffolding or piece of framework, supported by buttresses placed in the bed of the stream, and as a means of communication between the two sides of the river, whilst a line of railway siding along the same facilitates the conveyance of gran and other material from the mill to the distillery opposite. Whilst crossing Mr D. Allan remarked with a smile, that we were passing over the first Guelph railway, and although only 190 feet long, it has proved an railway of no mean importance to its proprietor, and contributed materially to the prosperity of the establishment on each side of the river. Arrived at the distillery, we were struck with the extent to which the operations were carried on, and the great facilities afforded for enlarging the business.

But a few years since a low, dingy and mean looking building occupied the site of the present handsome structure, which extends 140 feet in length, 50 in

width, and some part of it 56 feet high. We also observe that the old tubs and other utensils area making way for new and much larger ones, the old furnace and boiler look quite pigmies beside the new ones just fitting up at an expense of \$1,000, and the fact that the present power of mashing 50 bushels of grain daily will in a few weeks be increased to 100 bushels, present food for reflection to the teetotaller; whilst the Maine Law man is informed that less than 1,000 would not compensate Mr Allan for closing this part of the business. In the mill, the machinery here, which is considerable, is driven by water-power. Having thoroughly explored this building, we turned to the malt kiln measuring 20 feet square inside, with upper and lower floors 70 feet long and pies, spouts and conveniences for conveying the grain with the least possible expenditure of labor. The yards adjoining the distillery next commanded our attention, and however pleasing it may be to see beautiful machine and well-ordered manufacturing establishments, the majority of our readers would be better pleased to see the accommodation afforded to the hogs and cattle, the latter especially. Entering the pig-yard we walked through a building 120 feet long intended to house 50 head of cattle, for stall feeding during the winter, lined inside and out with inch boards and the space between filled up with tanbark to keep the house warm, whilst the loft overhead is filled with straw. Here are fixed two sets of feeding troughs, one for dry food and the other for slops, both being supplied from the distillery by spouts entering the top of the building. Beside this place were yards with open sheds, accommodation for 250 pigs, and other conveniences. The Carding and Fulling establishment deserves a passing notice, although on a small scale compared with many others. – Here we found two doable machines busily at work, whilst the place was furnished with fulling, napping, and other apparatus, dye-house, &c. The whole building was crowded with bundles of wool, some carded and others waiting their turn.

On every part of the premises, in addition to the wheat, rye, &c, we observed heaps of barley, amounting to some 13 or 14,000 bushels, thus presenting a guarantee of a continued supply of the “dear cratur,” although it not unfrequently happens that the distillery is run to its last barrel.

About thirty hands are constantly employed on the premises, and several team are daily engaged in carrying whiskey, flour and mill stuff to their Hamilton warehouse and general customers.

...In the whole of our walk we could not help observing the ingenuity, economy and forethought everywhere displayed. Obtaining their iron castings from From the Foundry, in every other respect the establishment is independent, and can perform within themselves on their own premises, every mechanical operation requisite to keep the machinery in motion. All around you see stacks of staves, hoop poles, boards, planks, timber, and other material of the kind. Is it turning, blacksmithing coopering, waggon making, mill-wrighting, or other mechanical or architectural performances, no difficulty appears to occur. The brasses are cast on the premises, whilst so important and complex a piece of mechanism as the screw of the fulling press, measuring four inches in diameter, owes its present form to the skill of Mr D. Allan. We pass by the cooperage, with its cylindrical churn, (the invention of Mr John Allan,) the remarkably neat business office adjoining the residence of the proprietor, with its romantic situation by the side of the river, and the shady-trees around, the smoke-house capable of con__

*500 hams in a season, &c, &c ...*⁴

In 1859, William Allan died. The mill and distillery business was taken over by his sons: David Allan as manager, John and general superintendant, and James as milling inspector.

In 1860, Allan's diaries indicate that he made a new, two storey addition to the distillery. In 1863, he raised the roof of the malt house. In 1869-1870, he erected a 4 storey stone rectifying house with a 30 foot brick chimney.

In 1865, following a fire, the grist mill on the west bank of the property was rebuilt in stone.

Several photographs were taken on the distillery and carding mill in the 1860s and 70s, showing the improvements to the property.



Distillery & Grist Mill of D Allan Esq, Guelph, Ont, 1869. Source: Guelph University Archives

⁴ The Guelph Advertiser, 30 June 1853, p 28.



Detail of *Distillery & Grist Mill of D Allan Esq, Guelph, Ont, 1869.* Source: Guelph University Archives



Mill Bridges, c1870s. Source: Couling Collection, Wellington County Museum and Archives



Allan's Distillery, c1870s. Source: Guelph University Archives

For over 40 years, Allan's Mill and Distillery was the largest company in Guelph. However, in approximately 1876 David Allan had a 'paralytic stroke,' which led to his partial withdrawal from the business. By 1877, the business had become insolvent and was liquidated.⁵

An early fire insurance plan of 1875 (revised 1878) shows the layout of the site around the time that the distillery business closed.



Detail of Fire Insurance Plan of the Town of Guelph, Sheet 1, by D A Sanborn, August 1875 (revised January 1878). Source: Guelph University Archives

⁵ The Guelph Daily Mercury and Advertiser, 18 December 1895, p 1.

Phase II – 1881-1898 – McCrae & Co/The Guelph Woollen Mills Company

In 1878, the western part of the grist mill lands including the mill buildings were sold to David Spence, who continued the milling operations until the mill was destroyed by fire 1883.

The eastern part of the property lay idle until 1881, when it was sold to David McCrae for \$8000. McCrae was a partner with John Armstrong in the Armstrong & McCrae Woollen Company, whose main factory was located on Huskisson Street (now Wyndham Street South).

A report on the 'Progress of Guelph' for the year 1881 describes McCrae's initial changes to the property:

Messrs. D. McCrae & Co., since coming into possession of that portion of the old Allan estate to the east of the river, have laid out a considerable sum in the erection of new buildings, and the alteration of old ones to fit them for the manufacture of worsted and worsted goods. The principal change is the erection of a four-storey stone building, 30 by 40 feet in size. This forms an addition to the main building of the old distilleries. The lower portion is used as engine and boiler house, the upper flats being used as dry rooms. A one storey building has been floored and otherwise altered and improved in order to make it suitable for a scouring house. Two other buildings, one 40 by 75 feet and one 27 by 100 feet have been floored and fitted up for wool storage. One building 57 by 53 has been fitted as a drying and bleaching room. Contractors-- Humphrey & Co., stone work; carpentering by day work; Jacomb, painting; Feek, gasfitting; Mrs Ker, tin work.-- Cost between \$5,000 and \$6000.⁶

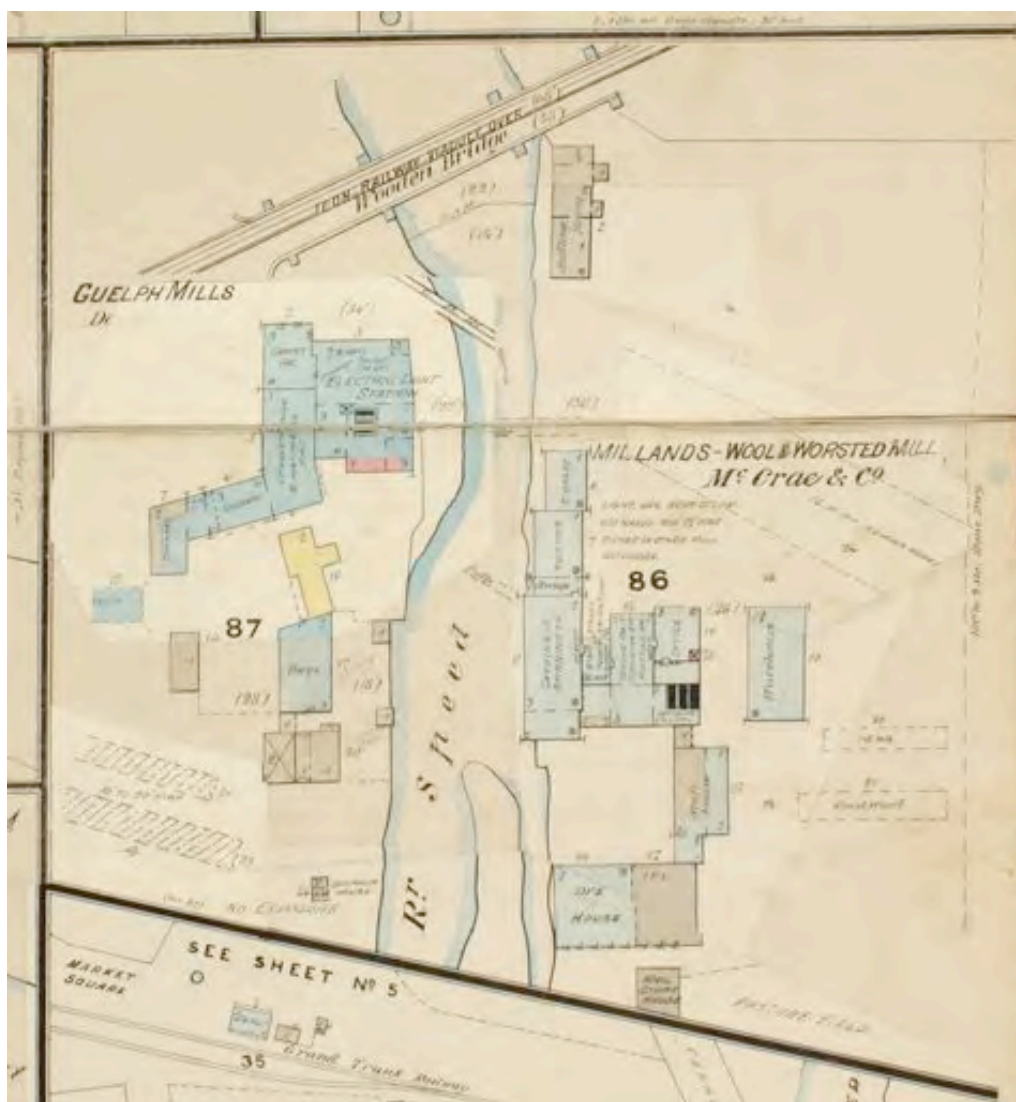
The work continued into the following year, replacing several of the distillery buildings with new, more substantial stone structures:

If there is one thing more than another that citizens delight in it is the extension and development of our manufacturing industries, for on this more than any other thing depends the well-being of the city. It is therefore a pleasure to witness the rapid development of Messrs. McCrae & Co's. worsted works on the Mill Lands,-- an industry which has sprung into one of our most important establishments so suddenly that few have a knowledge of its extent. Last season when the firm came into possession of the property they laid out a large sum of money, preparatory to commencing the manufacture of worsted goods, in making necessary additions and alterations to the original buildings. This year they have followed up the good work by further improvement upon the old buildings and the erection of an entirely new factory adjoining the old distillery property. This building is composed of two large wings connected by a tower 30x34 and five storeys. One floor of the tower will be used as cloak room, another as dining room--many of the employees bringing lunch with them--and two store rooms. In the mansard is placed a large tank which will be kept filled with water for the purpose of flooding the buildings in case of fire. To the west of this tower and between it and the river is the new worsted mill, a building 42x78 with three floors. The first of three compartments is a basement fully a storey-and-half high, which will be used for carding; the next floor will be used for drawing and combing, and the next for spinning. The other wing is on the east

⁶ The Guelph Daily Mercury and Advertiser, 7 December 1881, p 1

side of the tower. It is 34x80 in size and has four floors. The basement will be used for storage, the ground floor for office and examining rooms and the second and third flights for knitting, winding and scarf making. The amount of machinery to be put into the factory has necessitated the introduction of two boilers of 70 horse power and a 30 horse power engine. The buildings are most substantially put together in every respect, and while it has been an object to make them so, the fact has not been lost sight of that it is possible to put up something handsome as well as enduring. It has cost Messrs. McCrae & Co. well nigh \$14,000 for the improvements they have put upon their mill and property this season. Dobbie & Grierson had the stone work, Joseph Adams the carpentering, Mcffat the painting, Sterne the tin work, G Duthie & Son, Toronto, the slating, and Geo. Feek the plumbing and gas fitting.⁷

An 1892 fire insurance plan of the site shows the alterations and additions made to the site by Mcrae & Co.



Detail of Fire Insurance Plan of the Town of Guelph, Sheet 12, by Charles E Goad, February 1881 (revised June 1888 and Nov 1892). Source: Guelph Civic Museum

⁷ The Guelph Daily Mercury and Advertiser, 2 December 1882, pp1-2.

In 1887, David McCrae sold part of the land to the Guelph Junction Railway Company.

By 1891, the company had been renamed the Guelph Woollen Mills Company Ltd.

An overview of the company included in the 1895 Illustrated Edition of the Guelph Herald, includes a photograph of the site, including the new structures. It should be noted that the original facade of the former rectifying building (with brick chimney) is still extant at this date. The accompanying article notes:

The large and imposing structure which is devoted to this business is the first factory that meets the eye of the stranger entering the city from the east. The vast proportions of the building—occupying as it does an acres of ground—and the excellent site on which it stands must make the traveller's first impression of the Royal City a favorable one.

...The mills keep one hundred hands employed and are steadily expanding their trade.⁸



Guelph Woollen Mills Company Ltd, Guelph Herald Illustrated Edition, 1895. Source: Guelph Public Library

By 1898, the Guelph Woollen Mills Company had gone out of business. The property was sold to George Forbes in 1899. In 1900, Forbes became a partner with Augustus R Woodyatt in ownership of the property.

⁸ Guelph Herald Illustrated Edition, December 1895.



Guelph Woollen Mills Company Ltd, c1895. Source: City of Guelph

Phase III – c1899-1955 – A R Woodyatt Company/The Taylor-Forbes Company Limited

The A R Woodyatt Company were manufacturers and distributors of hardware, including lawn mowers, irons, and barn door hangers. The company occupied the property at 5 Arthur Street from approximately 1899 until the death of A R Woodyatt in 1902. The A R Woodyatt Company had previously occupied a factory on Nelson Street.

In 1902, the Woodyatt estate sold the property to George Forbes and John Taylor. The new owners formed the Taylor-Forbes Company Limited, incorporating the business of the former A R Woodyatt Company and the Guelph Malleable Iron Works. The company went on to become one of Canada's largest manufacturers of lawn mowers and general hardware.

In 1904, Taylor-Forbes constructed a large new foundry and machine shop on the site:

The Taylor-Forbes Co. Limited have now completed their arrangements for an additional factory at Milllands. The matter of preparing plans has been under way for some time past, but it was only this week that the contracts were let for the new building. It will have a frontage of 328 feet, on Queen street, will be 80 feet in width, and one storey of 35 feet high. The frame will be of steel, and the building will be the first steel structural one in Guelph. The walls will be of brick, and the building will be fire proof, except the window frames.

The steel structural work has been let to the Hamilton Bridge Co., and the balance of the building to Robins & Co., Toronto. The latter are structural engineers and will probably sublet their portion of the work. The Taylor Forbes Co. proposes to have everything done by local men, if they can. The building will resemble the new foundry of Goldie & McCulloch Co., of Galt, and the

Canada Foundry Co., Toronto.

It is proposed to break ground next week, and to have the building completed and the equipment installed ready for operation by 1st January. It is understood the cost will be about \$50,000 and the industry will at the outset have employment to 100 additional hands. The firm will not say at present what line of manufacture they intend to undertake.⁹

A 1907 fire insurance plan of the site shows the new brick and steel building along Queen Street. It had a central lantern with wooden louvres to let in light. A second, similar brick and steel building had also been constructed adjacent to the Speed River by this date. The northernmost stone building, which formed part of the original distillery, had also been extended toward the river by this date. The western facade of this building was then flush with the neighbouring building to the south.

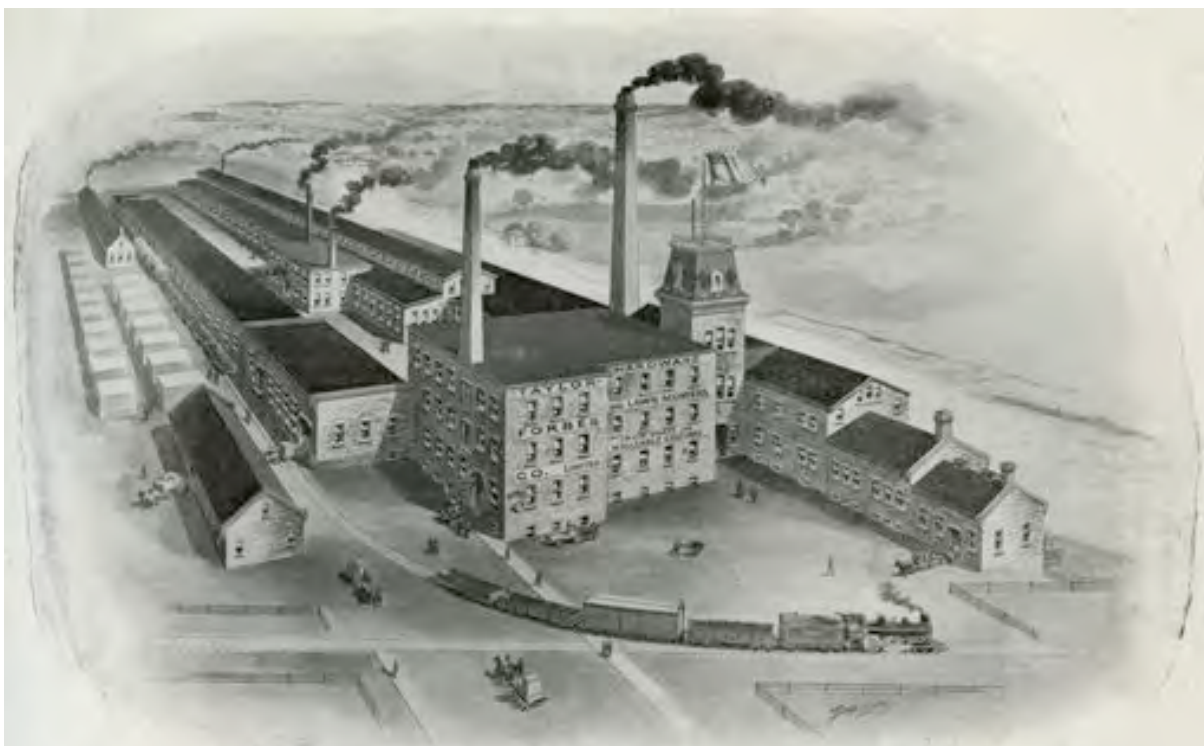


Detail of a Fire Insurance Plan of the Town of Guelph, by Charles E Goad, Feb 1897 (revised 1907), Sheet 21. Source: City of Guelph

⁹ The Guelph Evening Mercury, 8 October 1904, p 1.

The 1908 Souvenir Industrial Edition of the Guelph Evening Mercury includes a diagram of the site (Plant 1) and the following description of the company:

*Among the many large and important industries that have combined to make Guelph one of the leading manufacturing cities of the Province of Ontario, and one whose reputation extends all over the Dominion as well as all European countries, is that of the Taylor-Forbes Company, Limited, whose vast plant is located on the river, and who rank among the largest employers of skilled labor in the "Royal City," ... The factory is fitted with all modern machinery, and employs a force of 325 workmen. The head office has 22 expert clerks, and there are nine branches in other cities. They manufacture general hardware, lawn mowers, hot water and steam radiators and boilers, and make large quantities of piano hardware. ...*¹⁰



Plant 1 of the Taylor-Forbes Company, Limited, Devoted Exclusively to Hardware and Lawn Mowers. From *The Royal City of Canada, Guelph and her Industries*, Souvenir Industrial Number of the Evening Mercury of Guelph, Canada, 1908, p 31.

Photographs of the site from the early twentieth century show the former rectifying building was substantially altered during this phase, with the front facade matching the adjoining building previously erected by McCrae & Co.

¹⁰ *The Royal City of Canada, Guelph and her Industries*, Souvenir Industrial Number of the Evening Mercury of Guelph, Canada, 1908, p 31.



Taylor-Forbes Manufacturing Co. c1900. Source: Guelph Civic Museum

In 1912, an 86' x 90' building for the radiator department was added.

During WW I and WW II, the company manufactured shell casings for the war effort and metal castings for the Ford Motor Company.¹¹ An aerial photograph of the site from 1946, shows the ongoing development of the site.



Detail of Aerial view of southern centre of City of Guelph, 1946. Source: Guelph Civic Museum.

The Taylor-Forbes Company was sold in 1953. The new owners continued in operation for another 2 years before declaring bankruptcy.

¹¹ The Daily Mercury, 31 January 1953.

Phase V – 1955-2010 – W C Wood Company Limited

The W C Wood Company purchased the Arthur Street property in January 1956, including 50,000 square feet of floor space and 20 percent of the machinery. W C Wood initially continued production and distribution of the hardware lines of Taylor-Forbes, in addition to its own lines of home freezers, milk coolers, and electrical farm equipment.¹²

A fire insurance plan of 1960 shows that the site was little altered from the Taylor-Forbes layout at this date. However, in 1963 W C Wood Company initiated a wide ranging building program, eliminating most of the smaller buildings from the centre of the site and transforming the remainder.¹³



Detail of Fire Insurance Plan of the Town of Guelph, by Charles E Goad, June 1960. Source: Guelph Public Library

¹² The Daily Mercury, 25 February 1956, p 6A.

¹³ W. C. Wood Co. Ltd, 1990, pp 34-50

The first part of the expansion program involved the construction of approximately 13,000 square feet of building for a press shop at the southern end of the site. This was soon followed by the construction of approx 20,000 square feet for a freezer assembly building.

In 1969 a two storey warehouse building of approx 21,000 square feet was started at the north west corner of the site, plus an extra 1,000 square feet for a rail siding to allow for direct loading from the warehouse. A second building connected this storage area to the factory offices and provided a truck dock at grade level in the front of the plant. This second stage gave an additional 6,300 sq ft at the lower level and 8,000 sq ft at the warehouse level. Three rail cars could be accommodated inside the new building.



View of W C Woods truck dock, nd. Source: Guelph Civic Museum

The two storey warehouse was expanded again in 1971, adding 15,500 square feet, and again in 1972 to the Speed River, adding another 14,000 square feet.

Between 1976 and 1980 the lanterns of the long brick and steel buildings along Queen Street and the Speed River were removed, and new roofs with modern skylights installed. In 1980, a section of the 1902 building was also demolished to make way for an additional 9,300 square feet of warehousing area.

Also in 1976, the foundations of the original stone buildings beside the river were reinforced with concrete.

In 1979, the northernmost stone buildings from the original distillery were extensively renovated, to become a main lobby and personnel offices. The work commemorated the company's 50th year. The roof of the northern building was raised and number of windows in the adjacent building were removed.



View of former distillery buildings before and after renovations by W C Wood Company, 1968 and 1980. Source: Couling Collection, Wellington County Museum and Archives



View of former distillery building (before renovations by W C Wood Company), 1968. Source: Couling Collection, Wellington County Museum and Archives



View of former distillery buildings after renovations by W C Wood Company, 1973 and 1980. Source: Couling Collection, Wellington County Museum and Archives

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