

Addendum



City of Guelph

Heritage Guelph Committee

March 11, 2019

City Hall, Meeting Room C

From 12:00 noon to 2:00 p.m.

Additional Information

Item 5

12:05-12:30

1 Quebec Street

Heritage permit application HP18-0007 proposing demolition of a rear, 2-storey addition and the extension of the southeast addition fronting Quebec Street.

(See following pages for images related to this item.)

Staff recommendation:

Whereas Heritage Guelph supported Heritage permit HP18-0007 for the proposed partial demolition of the 2-storey, brick addition at the rear of the subject property at their meeting of June 11 2018; and

That Heritage Guelph supports (in principal) heritage permit HP18-0007 including an extension of the current 2-storey, brick addition fronting Quebec Street, as presented in drawings by Grinham Architects (dated February 14, 2019) at the March 11 2019 meeting of Heritage Guelph; and that any modifications to the design that are minor in nature may be dealt with by the Senior Heritage Planner.

Additional Agenda Item

Item 8

12:30-1:50

43 Arthur Street South

Designated property (2018)-20297

Heritage permit application HP18-0009 proposing signage to be installed on north and south elevations of the Spring Mill Distillery building.

Delegation: Josh Kaufmann (Fusion Homes)

(See following pages for images related to this item.)

Staff recommendation:

That Heritage Guelph supports (in principal) heritage permit HP18-0009 to allow the installation of signage on the north elevation wall of the Spring Mill Distillery at 43 Arthur Street South as presented in elevation drawings presented by the property owner (Fusion Homes) at the March 11 2019 meeting of Heritage Guelph and that any modifications to the design that are minor in nature may be dealt with by the Senior Heritage Planner.

Additional Information Items

5. Draft Cultural Heritage Action Plan (CHAP)
6. Historic Guelph, Vol. LVI published by Guelph Historical Society
7. Guelph Historical Society Lecture: History of Douglas Street on April 2

Item 5
1 Quebec Street





Norfolk St

Handbags & Briefcases

Travel Accessories & Tilley

CONSTRUCTION

EXCESS TRAFFIC
DURING
CONSTRUCTION
PRESENT

STATEMENTS OF REASONS FOR DESIGNATION

1 QUEBEC ST., 99-101 NORFOLK ST. (Duncan-McPhee and Gallery One)

This two-storey, two-part building of local limestone is a distinguished example of mid-nineteenth century architecture in Guelph. The southern portion, (99 Norfolk Street) was built in 1853 by John Catchpole, tinsmith, grandson of Henry Catchpole who bought the land from the Canada Company in 1836. Tradition claims it to have been the first stone structure erected on Norfolk Street.

An impressive extension (1 Quebec Street) was added in 1864, at the corner of the property, by George Howard, Guelph's mayor when the City was incorporated in 1879. The structure, built with superior cut-stone masonry and crowned with a handsome cornice and curved roof, has fine proportions and a gracefully curved corner facade.

In 1954, the total building was rehabilitated by Duncan-McPhee Interiors. Both units retain their historic character with only limited, sympathetic alterations.

The designation covers the northerly and south-westerly facades of stone at No. 1 Quebec Street and Nos. 99-101 Norfolk Street, the roof profiles and the stone parapets of the end walls which frame the roof. The interior, with other exterior walls to the south-east and east, are excluded, as is the brick addition of later date to the east.

SCHEDULE "C"

BY-LAW NUMBER (1983)- 11115

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

A. 1 Quebec St. and 99-101 Norfolk St.

- (a) The limestone facades facing Quebec St. to the north and facing Norfolk St. on the south-west, including window and door openings. At 1 Quebec St., it is permitted that compatible alterations may be made in the window and door locations at the ground floor or alterations which bring these windows and doors closer to the original design. The present Colonial store front design dates from 1954.
- (b) The stone parapets which extend above the roof at the eastern end wall, at the dividing wall between the higher building at 1 Quebec St. and the lower building to the south and at the southeasterly end wall. It would be permitted to cover or alter the eastern end wall and/or south-easterly end wall.
- (c) The present form and profile of the roofs and the cornice of 1 Quebec St.



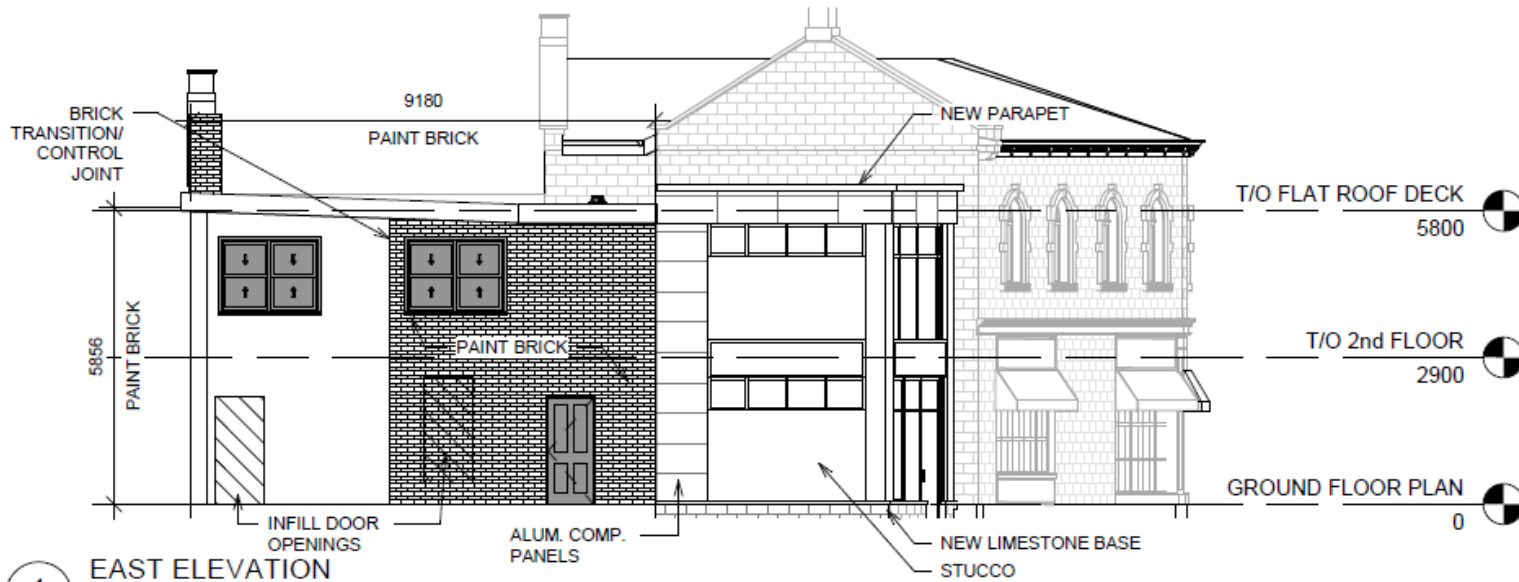


Lincoln MPA
**STAFF
PARKING**
UNAUTHORIZED VEHICLES
WILL BE TOWED AND/OR
FINED AT OWNER'S
RISK AND EXPENSE
DATE 04/10/07

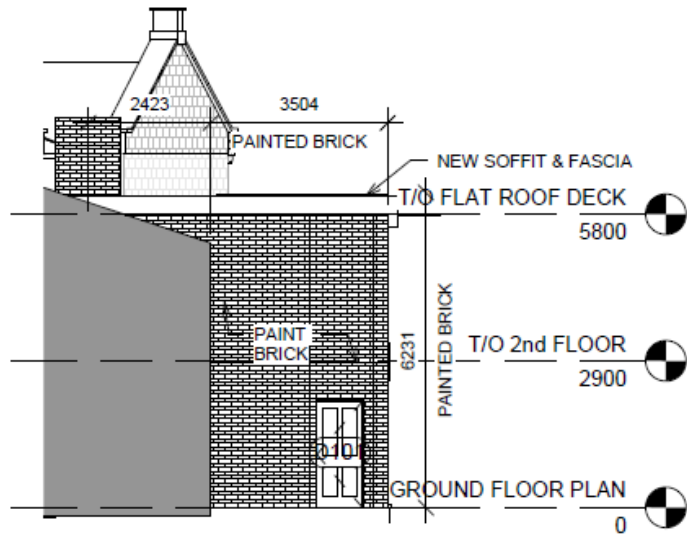
Modern







1 EAST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100



GRINHAM ARCHITECTS
15 Yarmouth Street
Guelph, Ontario, N1H 4G2
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Web: www.grinham.ca



ACTUAL NORTH



PROJECT NORTH

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST. DO NOT SCALE DRAWINGS.

No.	Description	Date

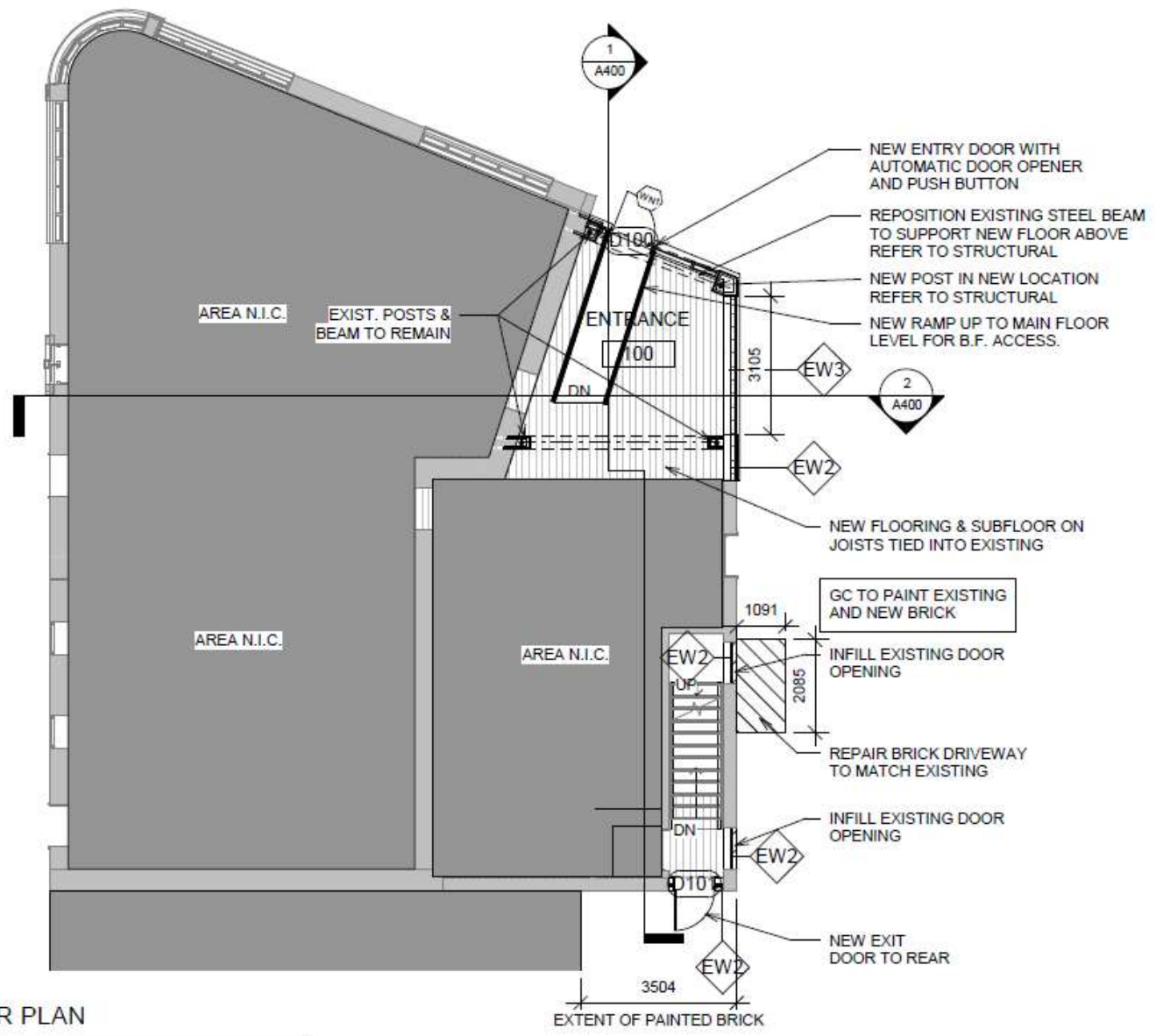
1 Quebec St
RENOVATION PHASE
2

ELEVATIONS

Project number	1824
Date	14/02/2019
Drawn by	SH
Checked by	LG

A700

Scale 1 : 100



1 GROUND FLOOR PLAN
1 : 100



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Web: www.grinham.ca



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No.	Description	Date

1 Quebec St
RENOVATION PHASE
2

GROUND FLOOR PLAN

Project number	1824
Date	14/02/2019
Drawn by	SH
Checked by	LG

A200

Scale 1 : 100

Modern Tourist

Handbags & Briefcases

Travel Accessories & Tilley





◆ TRAVEL IN STYLE ◆

Modern Tourist

Handbags & Briefcases

Travel Accessories & Tilley



♦ TRAVEL IN STYLE ♦

Modern Tourist

Handbags & Briefcases

Travel Accessories & Tilley

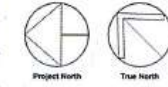
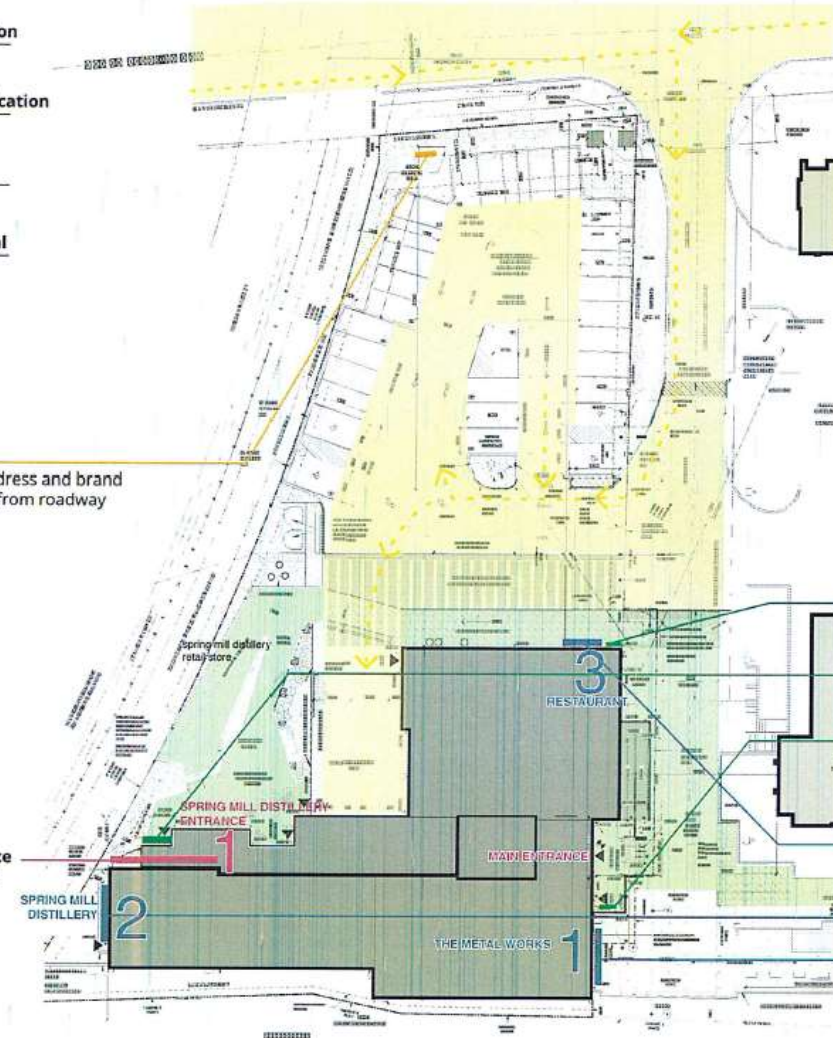
Item 8
43 Arthur Street South

The Metalworks / Exterior Signage Location Plan

- A** Main Building Identification
- B** Building Entrance Identification
- C** Main Site Identification
- D** Pedestrian ID / Directional

C1 Main Pylon - Site ID
along vehicular path; address and brand
identification of the site from roadway

B1 Distillery Retail Entrance
located at door entrance



- D3** Pedestrian ID/Directional
along pedestrian path; direction to
primary site destinations
- D2** Pedestrian ID/Distillery-Retail Entrance
Confirms arrival to retail/distillery;
provides retail/distillery information
- D1** Pedestrian ID/Main Entrance
Confirms arrival to building entrance;
provides building information
- A3** Main Restaurant ID
located on brick wall second
storey height (of 3 storey bldg.)
- A2** Main Distillery ID
located on brick wall of
1-storey heritage building
- A1** Main Building ID
located on brick wall second
storey height (of 3 storey bldg.)

















a rich cultural heritage

For more information about Cultural Heritage or to request this information in format and the City of Pough at 519-422-1260 extension 3016



Allan's Mill and River Speed
(Source: Guelph Museums)



Allan's Distillery in 1870s
(Source: Guelph Museums)



Plan of site, August 1875
(Source: Guelph Museums)

1830 Canada Company awards a contract to Horace Perry to build Guelph's first grist mill on west side of the Speed River.

1832 William Allan purchases the timber-framed mill and water power on the west side of the Speed River. Allan's sons David and John were also trained as millers and millwrights.

1835 The distillery is constructed on the east side of the Speed River. The development is credited to David Allan.

1841 A carding mill is added to the southwest side of the distillery.

1855 The east side of the Speed River is annexed to Town of Guelph.

1859 After William Allan's death, the mill and distillery business is taken over by sons David, John and James.

1860 A two-storey addition is made on the distillery.

1869-70 A four-storey stone rectifying house with a 30' brick chimney is added.

1876 David Allan suffers a stroke and the business is liquidated within a year.

1881 Armstrong & McCrae Woolen Co. purchases the eastern portion of the mill lands.

1881-1892 Alterations and additions are made and the company is renamed Guelph Woolen Mills Company Ltd.

1899 Sold to George Forbes who became a partner with Augustus R. Woodyatt.

1902 Sold to George Forbes and John Taylor, incorporating the businesses of A.R. Woodyatt Company and the Guelph Malleable Ironworks into Taylor-Forbes Company Ltd.

1904 Taylor-Forbes constructs a large new foundry and machine shop on the site.

1953 Taylor-Forbes is sold to W. C. Wood Company Ltd.



Left: Guelph Woolen Mills Company Ltd., c. 1895
(Source: Guelph Museums)



Above: Taylor-Forbes factory, c.1945
(Source: Guelph Museums)

a rich cultural heritage

This site was home to many different businesses. It started as one of the earliest industrial developments on the East side of the Speed River and one of the first in St. Patrick's Ward. The previous buildings on site evolved over a course of almost 200 years as business changed

and owners adapted the site for new uses. At its peak under the Taylor-Forbes Company Ltd., the site was once home to Guelph's largest employer and one of the largest manufacturers of hardware in the entire Commonwealth. The many changes over time made for a diverse built heritage that

reflected the site's many uses as well as industrial architecture from early 19th century to early 20th century.

Even though the factories have all closed down, it still stands as a landmark to Guelph's industrial past.

For more information about Cultural Heritage or to request this information in an alternate accessibility format call the City of Guelph at 519-822-1260 extension 5616





Allan's Mill and River Speed
(Source: Guelph Museums)



Allan's Distillery in 1870s
(Source: Guelph Museums)



Plan of site, August 1875
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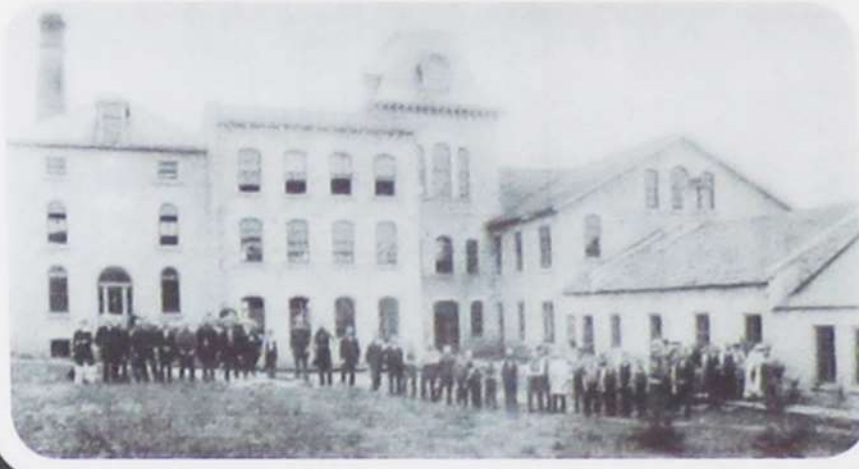
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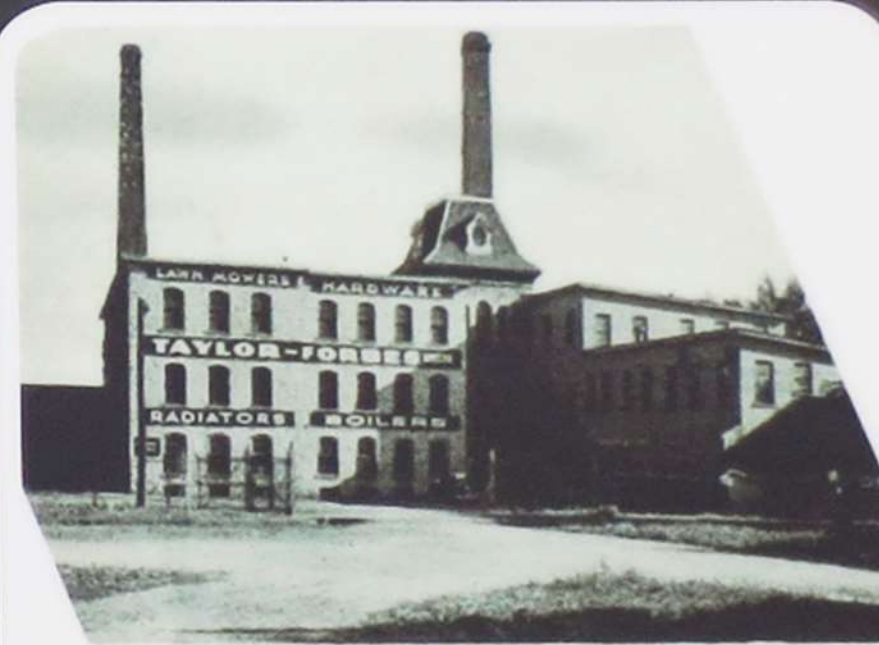
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1953 Taylor-Forbes is sold to W. C. Wood Company Ltd.



Left: Guelph Woolen Mills Company Ltd., c. 1895
(Source: Guelph Museums)



TAYLOR-FORBES LTD.
Boilers, Radiators, Hardware, Lawn Mowers

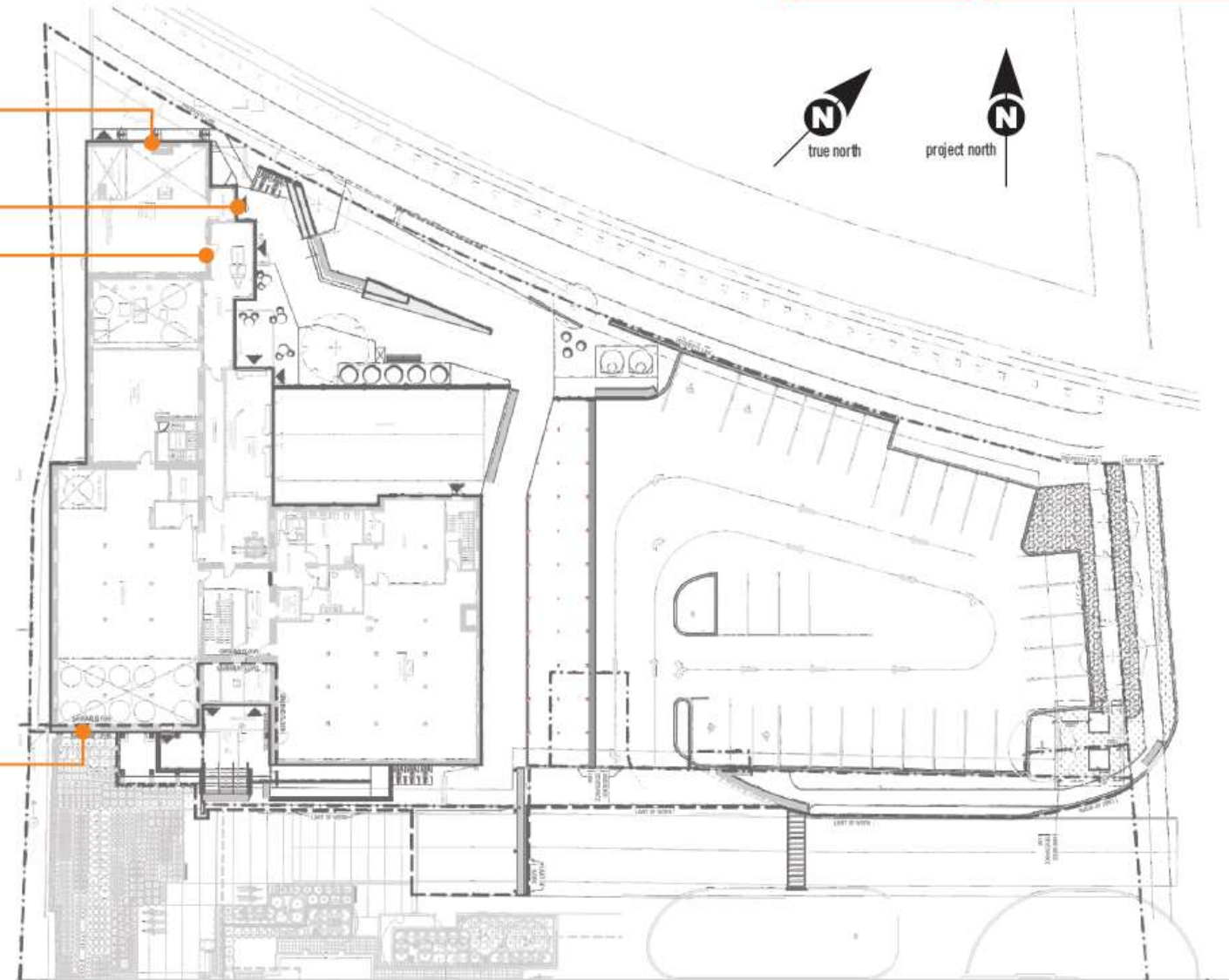
Above: Taylor-Forbes factory, c.1945
(Source: Guelph Museums)

Preliminary Artwork
site check required
prior to manufacturing

Photo Note
the representation of the signage depicted on this page is for illustrative purposes only and may not accurately reflect the actual size, location, specifications or other attributes of the signage. Lovett Signs shall not be responsible or liable for discrepancy whatsoever between any aspects of the signage as represented herein and the actual signage itself.

- A2 - Main distillery ID
- D2 - Pedestrian ID retail entrance
- B1 - Distillery retail entrance

A1 - Main building ID



client signature

Client Approval

Approval Date

www.lovettsigns.ca

525 Southgate Dr. Guelph ON
T: 519 822 9558
F: 519 822 2075
E: sales@lovettsigns.ca

Client	Riverstone	Drawing #	Riverstone_SpringMill_Building
Address	43 Arthur St. South, Guelph, On	Illumination	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Salesperson	Nikhil Jacob	Designer	FJ
Start Date	Jan 8, 2019	Revision Date	Jan 30, 2019
Site checked	yes <input type="checkbox"/>	Scale	1" = 1'

1836
SPRING MILL
DISTILLERY

Client: Riverstone
Location: Guelph, On
Signage Type: Signage Proposal

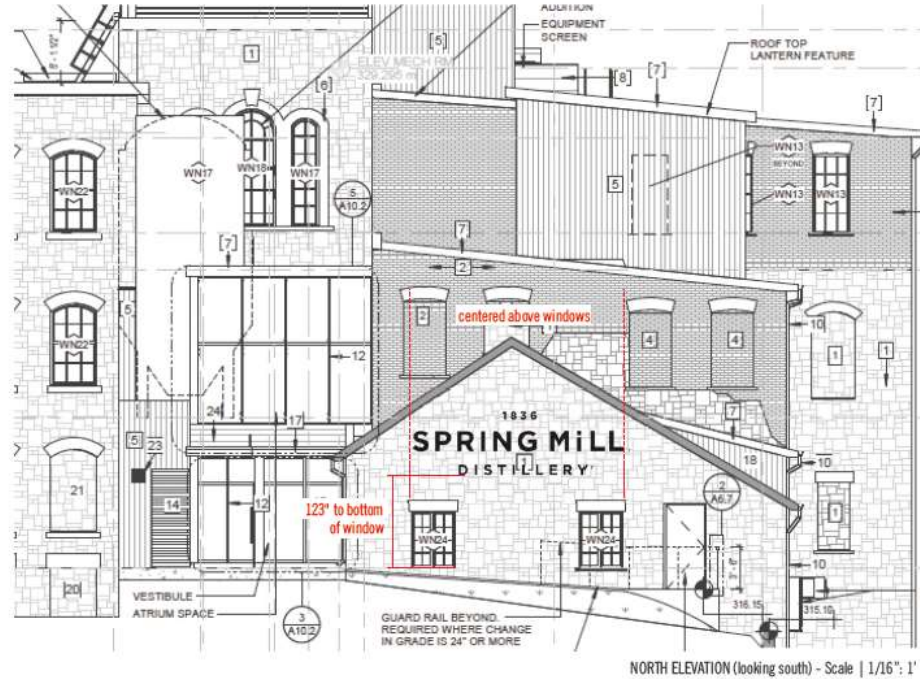


Preliminary Artwork
site check required
prior to manufacturing

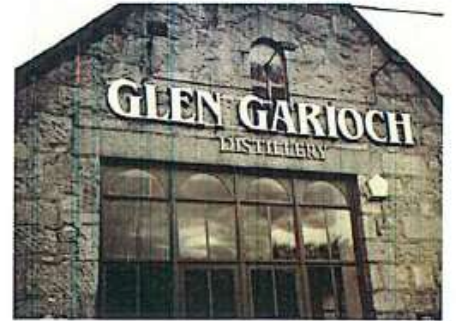
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Non-Illuminated Letters

- 1/4" aluminum with aged steel finish
- Pin-mounted to stone masonry wall



Similar Examples



client signature

Client Approval

Approval Date

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LovettSigns

83
YEARS

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E: sales@lovettsigns.ca

Client	Riverstone	Drawing #	Riverstone_SpringMill_Building
Address	43 Arthur St, South, Guelph, On	Illumination	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Salesperson	Nikhil Jacob	Designer	FJ
Start Date	Jan 8, 2019	Revision Date	Jan 30, 2019

Site checked yes no

Scale 1/4" : 1'

A2
layout

1836
SPRING MILL
 DISTILLERY

Client: Riverstone
 Location: Guelph, On
 Signage Type: Signage Proposal

Preliminary Artwork
 site check required
 prior to manufacturing

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Non-Illuminated Letters

- 1/4" aluminum with aged steel finish
- Pin-mounted to stone masonry wall



SOUTH ELEVATION (looking north) - Scale | 1:250

client signature

Client Approval

Approval Date

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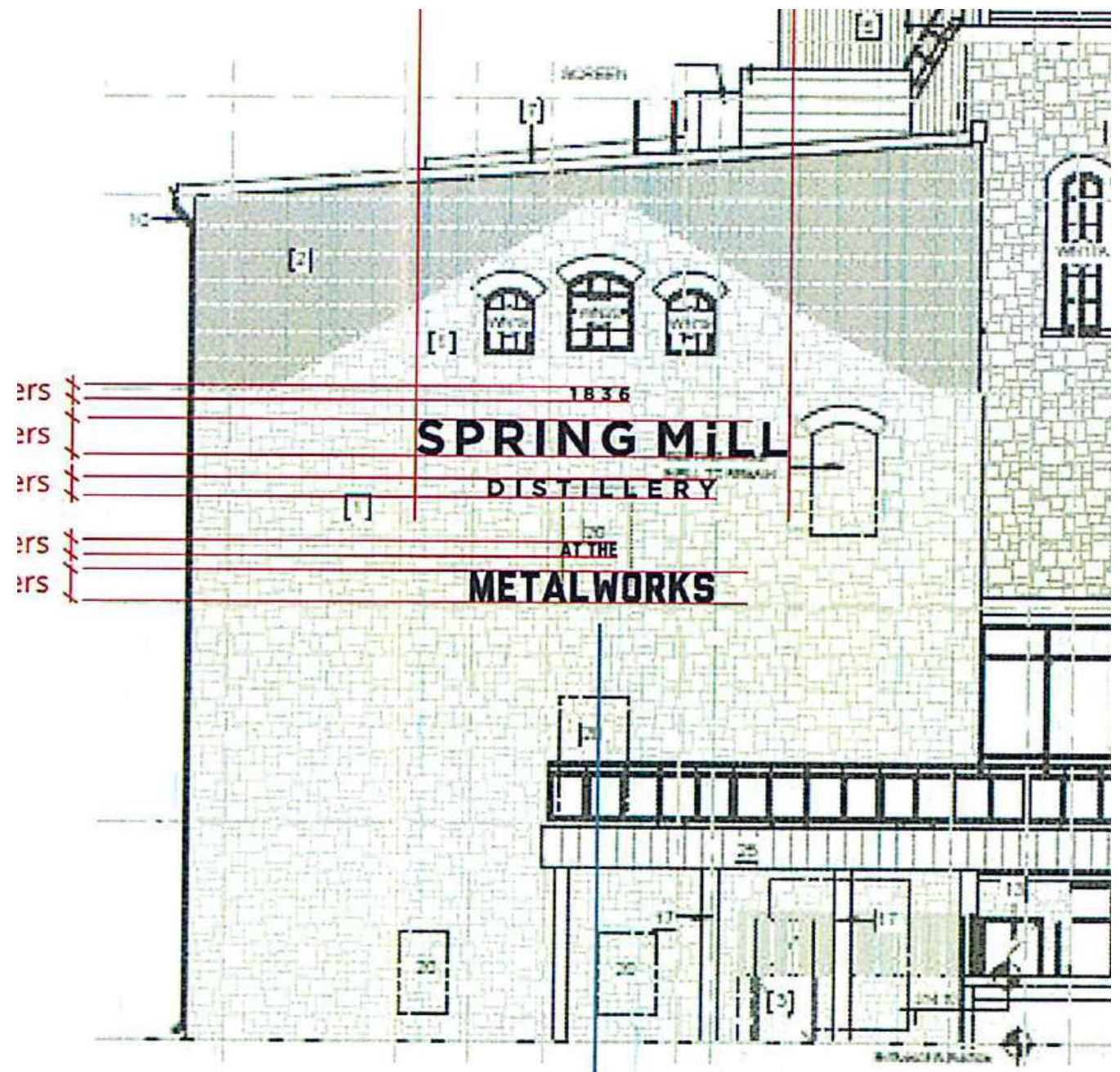
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Salesperson	Nikhil Jacob	Designer	FJ
		Start Date	Jan 8, 2019
		Revision Date	Jan 30, 2019
		Scale	1/4" : 1'
		Site checked	yes <input type="checkbox"/>

LovettSigns

83 YEARS

A1
 layout



LOOKING NORTH

PROPOSED RENDERING - 76 1/2" TALL



client signature

Client Approval

Approval Date

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Client	Riverstone - The Metalworks	Drawing #	Riverstone_Metalworks_Groundsign
Address	43 Arthur Street South, Guelph, On	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Saleperson	Nikhil Jacob	Designer	FJ
Start Date	Jan 17, 2019	Revision Date	
		Site checked	yes <input type="checkbox"/>
		Scale	1" = 1'

G
layout