

MEETING MINUTES



MEETING **Heritage Guelph**

DATE June 13, 2016

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

PRESENT Daphne Wainman-Wood (Chair), Tony Berto, Mary Tivy, Bob Foster, Charles Nixon, Christopher Campbell, Michael Crawley, Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Clerical Assistant), Caroline Morrow (Heritage Research Assistant)

REGRETS Uli Walle, Bill Green

PROPOSERS

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda & Addendum</u></p> <p>Moved by Christopher Campbell and seconded by Mary Tivy,</p> <p>“THAT the Agenda, for the June 13, 2016 meeting of Heritage Guelph be approved.”</p> <p>CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>David Waverman declared that he could not participate in the discussion of Item 6.4 – 331 Clair Road East.</p>
4	<p><u>Adoption of Draft Minutes from the meeting of May 9, 2016 Heritage Guelph</u></p> <p>Moved by Charles Nixon and seconded by Bob Foster,</p> <p>“THAT the Minutes from the Heritage Guelph meeting of May 9, 2016 be approved.”</p> <p>CARRIED</p>

<p>5</p>	<p><u>Matters Arising from the Minutes</u></p> <p>Item 5.1 Election of Chair, Heritage Guelph</p> <p>Heritage Guelph members elected Christopher Campbell, as the only nominated member.</p> <p>Moved by Bob Foster and seconded by Michael Crawley,</p> <p>“THAT Christopher Campbell replace Daphne Wainman-Wood as the Chair of the Heritage Guelph Committee.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.2 Implementation of Heritage Guelph mandate – group discussion Item has been deferred to the next meeting.</p>
<p>6</p>	<p>New Business</p> <p>Item 6.1 15 and 19 Wyndham Street North (Petrie Building)</p> <p>Kirk Roberts and Allan Killin gave a brief presentation explaining the major heritage permit application for a proposed addition and a new stair to the fourth floor of 19 Wyndham Street North, as well as an addition to the third floor of 15 Wyndham Street North. Also included is cladding of the north side wall and rear walls, and the design of a new storefront. Stephen Robinson provided a brief summary of the staff recommendation – referring back to the presentations made at the May 9th Heritage Guelph meeting.</p> <p>Moved by Bob Foster and seconded by Daphne Wainman-Wood,</p> <p>“THAT Heritage Guelph supports heritage permit HP16-0011, a proposal including:</p> <ul style="list-style-type: none"> - a conservation plan for the rehabilitation of the historic front façade of the Petrie Building (as presented by Philip Hoad of Empire Restoration at the May 9 meeting of Heritage Guelph); - an addition to the 4th floor of 15 Wyndham St N that extends the existing attic to a new rear stairwell and elevator; - extending the third floor of 19 Wyndham St N; - adding a new stairway from 3rd to 4th floor; - insulation and cladding the exterior of the rear walls and the front upper section of north wall of 4th floor; - new storefront design and details; <p>as presented in drawings dated June 6, 2016 (A1.2, A1.4, A2.3, A2.4, A2.1, A2.2, Sk-1r2, Sk-2 and storefront detail drawings #1-17) provided by Allan Killin Architect Inc. at the June 13 meeting of Heritage Guelph); and</p> <p>THAT the any further revisions required for heritage permit HP2016-0011 that are minor in nature may be dealt with by the Senior Heritage Planner.”</p> <p style="text-align: right;">CARRIED</p>

Item 6.2 132 Harts Lane West

Stephen Robinson introduced David Brix, of Terra View Homes, and briefly explained the plans to rehabilitate the Hart farmhouse for community use within the approved subdivision. Staff are currently working on a draft report recommending designation of the farmhouse under Part IV of the Ontario Heritage Act and Stephen wanted to gather feedback from HG on the proposed heritage attributes. Stephen presented drawings that were provided by Terra View and briefly discussed them – no work has been done yet. The proponent would like to lift the house and use timber from the former Hart barn to replace rotted course and create a full basement with a walkout. The walkout basement will be the most prominent change and will feature a fieldstone wall. It is unclear at this time if the addition portion of the house will be able to be lifted with the main house and will only be determined once cladding has been removed. Stephen presented a photo of the original farmhouse and David mentioned that they would be replacing the windows with replicas of the originals. The historical front porch will also be replaced and a rail may need to be added to ensure accessibility. HG and David discussed details of the porch and restoration of the attic windows, as well as interior details.

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

“THAT Heritage Guelph supports in principle the proposed rehabilitation of the Hart farmhouse within the approved plan of subdivision as presented in elevation and plan drawings provided by Terra View Homes at the June 13 meeting of Heritage Guelph; and THAT Heritage Guelph has no objection to the lifting of the house and kitchen wing to enable the owner to replace the bottom log course with timber salvaged from the Hart barn and to expand the basement area; and THAT any further revisions to the conservation plan that are minor in nature may be dealt with by the Senior Heritage Planner; and THAT Heritage Guelph supports in principle the following preliminary list of heritage attributes to be protected by the future designation of the Hart farmhouse under the Part IV of the Ontario Heritage Act:

- the 2-storey, side gable roof form of the building with an attached 1-storey, side gable kitchen wing
- original log construction and heavy timber substructure
- salvageable, original wood clapboard cladding
- location and form of original window and door openings
- transom over front door
- original exterior and interior wood doors and related hardware”

CARRIED

Item 6.3 27 Mary Street

Stephen Robinson introduced the owner of the subject property, Adam Maxmenko, and David Brix from Terra View Homes. They have submitted a major heritage permit application for a proposed second floor addition in order to accommodate a growing family. Stephen presented images of the property and discussed the maple tree that they would like to retain. Drawings were also provided and David explained the details. HG asked questions and discussed various material options with owner and agent. HG went in committee to discuss.

Moved by Charles Nixon and seconded by Bob Foster,

**“THAT Heritage Guelph supports heritage permit HP16-0008 in principle, a proposal to add a second floor to the existing dwelling at 27 Mary Street, as presented in plan and elevation drawings provided by Terra View Homes at the June 13, 2016 meeting of Heritage Guelph with the following conditions;
THAT Heritage Guelph requires the proponent to consider a traditional stucco-based exterior cladding for the new front gable wall in keeping with that of the original south elevation; and
THAT all new windows should have vertically oriented six-over-one pane arrangements in keeping with the original windows of the house;
THAT the any further revisions required for heritage permit HP16-0008 that are minor in nature may be dealt with by the Senior Heritage Planner.”**

CARRIED

Item 6.4 331 Clair Road East

Stephen Robinson introduced Pete Graham who is representing the property owner group. Stephen provided background information and referred to EcoPlans and SBA Architects’ Cultural Heritage Resource Impact Assessment explaining that the bank barn was not associated with the original house and has undergone many significant alterations with the structural integrity being highly compromised. The reuse and storage of the barn materials were discussed among HG members and Peter.

**“THAT the Cultural Heritage Resource Impact Assessment of 331 Clair Road East by Ecoplans and SBA Architects dated May 31, 2012 be received; and
THAT Heritage Guelph supports the recommendations limited to the wood timber, bank barn at 331 Clair Road East as presented in the Cultural Heritage Resource Impact Assessment by Ecoplans and SBA Architects dated May 31, 2012, in that the barn does not merit designation under the Ontario Heritage Act as it does not have significant cultural heritage value based on the criteria of Ontario Regulation 9/06:
- Design/physical value - diminished by later alterations and repairs
- Historical/associative value – construction date of c. 1850 is incorrect in the heritage register – the barn was built c. 1907
- Contextual value - not the original barn associated with the house - may not be in the same location as the original barn(s) and it is no longer connected with agricultural uses; and
THAT Heritage Guelph would have no objection to the approval of a permit to allow careful disassembly of the barn building, provided that the proponent salvage wood members (e.g. framing, beams, posts or cladding) to be retained for potential reuse (preferably on site); and
THAT Heritage Guelph has no objection to the removal of the barn at 331 Clair Road East from the Municipal Register of Cultural Heritage Properties.”**

CARRIED

Moved by Charles Nixon and seconded by Daphne Wainman-Wood,

“THAT the Heritage Guelph meeting of June 13, 2016 be extended to 2:30 pm.”

CARRIED

	<p>Item 6.5 129 Surrey Street East</p> <p>Stephen Robinson explained that there has been a Committee of Adjustment application that would require Council approval to remove the house from the heritage register. Stephen reminded HG members that this property had been discussed previously by the Committee.</p> <p>“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 129 Surrey Street East through individual designation under the Ontario Heritage Act; and THAT Heritage Guelph has no objection to the property at 129 Surrey Street East being removed from the Municipal Register of Cultural Heritage Properties.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.6 Heritage Designation Plaque Inventory</p> <p>Caroline Morrow, the City’s Heritage Research Assistant, gave a presentation and discussed the information she has gathered regarding designated property plaques. HG members asked Caroline questions and shared their thoughts and ideas to continue moving forward with the plaque inventory.</p> <p>Item 6.7 Guelph Heritage Action Plan</p> <p>Item deferred to next meeting.</p>		
7	<p><u>Next Meeting</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Heritage Guelph Meeting July 11, 2016 (12-2 pm) Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>HG Designation Working Group June 27, 2016 (12-2 pm) Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p>Heritage Guelph Meeting July 11, 2016 (12-2 pm) Location: City Hall, Mtg Rm C</p>	<p>HG Designation Working Group June 27, 2016 (12-2 pm) Location: City Hall, Mtg Rm B</p>
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8	<p><u>Adjournment</u></p> <p>Moved by Charles Nixon and seconded by Michael Crawley,</p> <p>“THAT the meeting be adjourned at 2:30 pm.”</p>		