

MEETING MINUTES



MEETING **Heritage Guelph**

DATE May 12, 2014

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Paul Ross, Mary Tivy, Tony Berto, Joel Bartlett, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Brooke Herczeg (Heritage Research Assistant)

REGRETS Bill Green, Christopher Campbell, Martin Bosch

DELEGATIONS 32 Gordon St- Don Kaufman (ANAF), 33 Arkell Road - Owen Scott (consultant), Puni Piyasema, Kannen Kanagiah (proponents), 1 Trent Lane and 10 Trent Lane - Jill Vigers (University of Guelph), Owen Scott (consultant), 74 McDonald Hall – Jill Vigers (University of Guelph), 86 Glasgow St N - Greg Elliott (St. James the Apostle Church)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
--------	-------------

1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting. Stephen Robinson introduced Brooke Herczeg the Heritage Research Assistant for this summer.</p>
2	<p><u>Approval of Agenda</u></p> <p>Moved by Mary Tivy and seconded by Tony Berto,</p> <p>Committee members requested that the following items be added:</p> <ul style="list-style-type: none">• 7.4 – Wilson Farmhouse update.• 7.5 – 2 & 4 Eramosa Road• 7.6 – Educating Real Estate Agents <p>“THAT the Agenda and Addendum for the Heritage Guelph meeting of May 12, 2014 be approved, as amended.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>None</p>

<p>4</p>	<p><u>Approval of Meeting Minutes from April 14, 2014</u></p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT the Minutes from the meeting of April 14, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p> <p><u>Approval of Meeting Minutes from April 23, 2014</u></p> <p>Moved by Susan Ratcliffe and seconded by Tony Berto,</p> <p>“THAT the Minutes from the meeting of April 23, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>
<p>5</p>	<p><u>Matters Arising from Previous Minutes</u></p> <p>Item 5.1 32 Gordon St</p> <p>Delegation – Don Kaufman (ANAF)</p> <p>Don Kaufman provided an update on proposed plans for the designated building at 32 Gordon Street. The owner is considering the replacement of the front double doors and the two front windows. Mr. Kaufman added that they are looking at three options for the work to be done. All the options would include replacing the existing signage, adding two plaques from 1961 and adding a pendant sign and lighting. The first option would involve modernizing the current front façade. The second option would include restoring the existing doors and windows. The third option would involve a false storefront window façade in keeping with the original look of the building.</p> <p>The committee had some discussion on the three options and noted that they were happy in principle with the work being proposed. There were questions raised about structural issues of the right stone lintel and if there could be functioning windows on the front. Mr. Kaufman advised that due to the location of the staircase and the structural issues that they are limited to the number of windows that can be functional.</p> <p>Moved by Susan Ratcliffe and seconded by Tony Berto,</p> <p>“THAT Heritage Guelph would support the alterations to the former Stone Store at 32 Gordon Street, as presented by the Army Navy & Air Force at the May 12, 2014 meeting of Heritage Guelph, provided that:</p> <ul style="list-style-type: none"> - the existing, 8-pane transom over the front door is retained - new double doors are to be solid wood with panels and profile that match the existing door design, and wood frame, finished in a colour to the satisfaction of Heritage Planning staff and Heritage Guelph - the proposed larger, non-functioning store windows have wood frames, muntin bars and divided lights as in the front door transom finished in a colour to the satisfaction of Heritage Planning staff and Heritage Guelph - the new signage on the stone frieze over the front doors utilize any pre-existing drill holes and use mortar joints to minimize the number of new mounting holes in the

stone

- the installation of four gooseneck lights on a single bar rack be attached to existing flag mounts to minimize holes in the stone
- the installation of the four gooseneck lights be designed in such a way to minimize light pollution and light spillage
- proposed logo signage on north and south side walls will not be illuminated internally and should utilize any pre-existing drill holes and use mortar joints to minimize the number of new mounting holes in the stone
- exit door on north side should not utilize a ball awning - a shed roof door hood with wooden side brackets would be more in keeping with the heritage character of the building;

AND THAT a revised detailed design be submitted by the proponent for review by Heritage Planning staff and Heritage Guelph.”

CARRIED

**Item 5.2
150 Delhi Street**

Due to the lack of quorum at this point in the meeting, this item was not covered.

**Item 5.3
33 Arkell Road**

Delegations – Owen Scott (consultant), Puni Piyasema, Kannen Kanagiah (proponents)

Stephen Robinson advised that he received the Cultural Heritage Resource Impact Assessment (CHRIA) for the proposed subdivision at 33 Arkell Road. The house is listed on the Heritage Register however the barn and shed are not included in the listing. Stephen noted that the barn and shed told part of the story of the original farmstead.

Owen Scott provided an overview of the findings of the Cultural Heritage Resource Impact Assessment. Mr.Scott clarified that the owner removed the barn and not the proponent. The house is located on the original Hamilton farmstead and originally had the Hamilton Tavern on the property. In Mr. Scott’s opinion, the house and barn are 20th century and not 19th century as originally thought. The barn has been dismantled with the stone foundation remaining and the timbers saved for re-use.

Stephen recommends that the barn foundation material be somehow incorporated into new plan of subdivision if possible. Stephen would like to recommend that the proponent explore saving elements of house to be incorporated into the new plan.

The Committee held some discussion on the findings of the CHRIA and raised concerns over the owner’s demolishing the barn without input from Heritage Guelph. The committee also discussed how to commemorate the Hamilton farmstead in the new plan. Mr. Scott noted that the farmstead included the tavern and Brock Road School and not just the house and barn. Some suggestions were made by Committee members for the proponent to create a plaque, either on the site or on the school site. A cairn could be designed out of salvaged stone and there could be photos within the proposed

	<p>new building.</p> <p>Moved by Paul Ross and seconded by Susan Ratcliffe,</p> <p>“THAT Heritage Guelph does not object to the demolition of all remaining structures on the property located at 33 Arkell Road and that any material of heritage value (such as heavy timbers and stone) be salvaged and where possible reused in the development;</p> <p>AND THAT as a condition of the approval of the plan of subdivision that appropriate commemoration be developed subject to the approval of Heritage Guelph that suitably commemorates the Hamilton farm and the contribution that the Hamilton family made to this part of the City of Guelph be placed in an appropriate location in the new development.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 1 Trent Lane and 10 Trent Lane</p> <p>Delegations – Jill Vigers (University of Guelph), Owen Scott (consultant)</p> <p>Stephen Robinson advised that the University is considering the demolition of two houses at 1 Trent Lane and 10 Trent Lane for future development. Both houses are in the Couling Inventory however are not listed on the Heritage Register.</p> <p>Jill Vigers advised that demolition is being proposed for the two houses due to their condition and that the University has no practical use for the buildings. Ms. Vigers reviewed the Cultural Resource Heritage Impact Assessment findings for the buildings and added that there are major structural issues with the houses.</p> <p>Committee members raised concerns over the removal of early campus housing and the loss of the associated value of the houses on the University property. They also noted that the feel of the campus is being eroded by the demolition of smaller buildings. Ms. Vigers noted that the UofG is planning on keeping the buildings that they feel have cultural heritage value and the ones that are in in better shape. They will look at ways of commemorating the importance of the buildings as early campus housing.</p> <p>Stephen noted that a demolition permit may not be required to be approved by Council as it is not zoned for residential.</p> <p>Moved by Lorraine Pagnan and seconded by Mary Tivy,</p> <p>“THAT Heritage Guelph does not support the demolition of 1 Trent Lane and that the University of Guelph consider options to rehabilitate the existing structure.”</p> <p style="text-align: right;">CARRIED</p> <p>Moved by Mary Tivy and seconded by Paul Ross,</p>

“THAT while Heritage Guelph supports the retention of built heritage resources, the Committee has no intention in designating the property located at 10 Trent Lane and will not oppose the University of Guelph’s application for the demolition of such.

AND THAT Heritage Guelph requires that the University of Guelph take inventory, pictorially and otherwise to document the present structure. Also the University of Guelph be required to recycle whatever aspects of the buildings that are possible - e.g. brick, wooden doors, windows etc. In addition the University of Guelph will prepare signage on site that recognizes the significance of the subject house.”

CARRIED

**Item 6.2
74 Macdonald Street**

Delegation – Jill Vigers (University of Guelph)

Jill Vigers advised that the UofG is considering changes to the previously submitted drawings for the clerestory addition at 74 Macdonald Street. The University has instructed the architects to go back and design the addition to be more like the clerestorey on Massey Hall. Ms. Vigers noted that the University will bring back updated drawings when available.

**Item 6.3
64 Albert Street**

Due to the lack of quorum at this point in the meeting, this item was not covered.

**Item 6.4
86 Glasgow Street North**

Delegation – Greg Elliott (St. James the Apostle Church)

Greg Elliott advised that the congregation has revised the design for the proposed kitchen exhaust hood ventilation unit at St. James the Apostle Church, 86 Glasgow Street North. Greg advised that after discussion with City Staff they determined that they are unable to plant the tree that they were going to use for screening as it is located over an underground waterway. They may be able to plant a small shrub there and can have trees on the embankment. The new design would have a new installation that would keep most of the vent and ductwork behind the buttress and be less visible from the street.

Moved by Paul Ross and seconded by Lorraine Pagnan,

“THAT Heritage Guelph supports the revised design for the proposed kitchen exhaust hood ventilation unit, as presented by the proponent at the May 12, 2014 meeting of Heritage Guelph and that the proponent continue to work with Healthy Landscapes.”

CARRIED

10	<u>Adjournment</u> With the departure of one Heritage Guelph member, quorum was lost and the meeting was adjourned at 1:55 pm.
----	--