

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE December 8, 2014

LOCATION City Hall Committee Room B  
TIME 12:00 PM

PRESENT Paul Ross, (Acting Chair), Mary Tivy, Daphne Wainman-Wood, Lorraine Pagnan, Bill Green, Christopher Campbell, Susan Ratcliffe, Martin Bosch, Joel Bartlett, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

REGRETS Doug Haines, Tony Berto

DELEGATIONS 19 Lyon Ave - Blair Nonnecke (proponent); 73/75 Essex Street - Cynthia Folzer (proponent); 108 Water St - Tammy Adkin (Guelph Museums) with Gary Myers and Lisa Syverson, (BaAM Productions); 152/154 Ontario St - Alex Lendvai (proponent)

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><b><u>Welcome and Opening Remarks</u></b></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting. As this is the last meeting for the outgoing members, she thanked everyone for their service on Heritage Guelph over the years. Daphne asked Paul Ross if he would like to act as Chair for the meeting and Paul accepted.</p>
2	<p><b><u>Approval of Agenda</u></b></p> <p>Committee Members requested the following items be added to the agenda:</p> <ul style="list-style-type: none"> <li>7.1 – Grand River Heritage Day</li> <li>7.2 – Spotlight on Heritage</li> <li>7.3 – Heritage Resource List</li> <li>7.4 – Training for New Councillors</li> <li>7.5 – GUFF meeting</li> <li>7.6 – 210 Edinburgh Rd (moved from 6.4)</li> </ul> <p>Moved by Daphne Wainman-Wood and seconded by Susan Ratcliffe,</p> <p><b>“THAT the Agenda and Addendum for the Heritage Guelph meeting of December 8, 2014 be approved, as amended.”</b></p> <p style="text-align: right;">CARRIED</p>
3	<p><b><u>Declaration of Pecuniary Interest</u></b></p> <p>none</p>

4	<p><b><u>Approval of Meeting Minutes from October 14 2014</u></b></p> <p>Moved by Martin Bosch and seconded by Lorraine Pagnan,</p> <p><b>“THAT the Minutes from the meeting of October 14, 2014 be approved.”</b></p> <p style="text-align: right;">CARRIED</p>
5	<p><b><u>Matters Arising from Previous Minutes</u></b></p> <p><b>Item 5.1</b> <b>251 Arthur St N</b></p> <p>Moved by Paul Ross and seconded by Martin Bosch,</p> <p><b>“THAT Heritage Guelph reconsider the decision made at the meeting of September 8, 2014 with respect to 251 Arthur Street North”</b></p> <p style="text-align: right;">CARRIED</p> <p>Stephen Robinson provided the Committee a brief history on the property. The owner has made a Heritage Review Application as they are preparing to sell the property and would like the property removed from the Municipal Register prior to sale as the new owner would like to demolish the house to build a new house. Stephen added that the original house appears to have been built between 1862 and 1877, and that there is not much physical heritage value remaining in the house.</p> <p>Discussion was held and some members felt it is premature to remove the property from the Register before a demolition permit has been applied for and raised concerns about losing the contextual value of the street as a whole. Other members commented that there were no real heritage features to be saved and that they had no concerns with removing the property from the Register at this time.</p> <p>Moved by Paul Ross and seconded by Martin Bosch,</p> <p><b>“THAT Heritage Guelph rescind the decision made at the meeting of September 8, 2014 with respect to 251 Arthur Street North; and</b></p> <p><b>THAT Heritage Guelph receive the Heritage Review Application prepared by the property owners (dated September 2, 2014) for the property located at for 251 Arthur Street North; and</b></p> <p><b>THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate the existing dwelling at 251 Arthur Street North under the Ontario Heritage Act; and</b></p> <p><b>THAT Heritage Guelph has no objection to the proposed removal of the subject property from the Municipal Register of Cultural Heritage Properties.”</b></p> <p>Moved by Daphne Wainman-Wood and seconded by Christopher Campbell,</p> <p><b>“THAT the last line “THAT Heritage Guelph has no objection to the proposed removal of the subject property from the Municipal Register of Cultural Heritage</b></p>

	<p align="center"><b>Properties”, be removed from the original motion”</b></p> <p align="right">CARRIED</p> <p>Moved by Paul Ross and seconded by Martin Bosch,</p> <p><b>“THAT Heritage Guelph rescind the decision made at the meeting of September 8, 2014 with respect to 251 Arthur Street North; and</b></p> <p><b>THAT Heritage Guelph receive the Heritage Review Application prepared by the property owners (dated September 2, 2014) for the property located at for 251 Arthur Street North; and</b></p> <p><b>THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate the existing dwelling at 251 Arthur Street North under the Ontario Heritage Act.”</b></p> <p align="right">CARRIED</p>
6	<p><b>New Business</b></p> <p><b>Item 6.1</b> <b>19 Lyon Ave</b></p> <p>Delegation – Blair Nonnecke (proponent)</p> <p>Stephen Robinson advised that the City has received a building permit for renovations to the house at 19 Lyon Ave involving a 2-storey rear addition and carport. Stephen provided historical background on the house and reviewed some photos. The owner plans on removing the 1960’s addition but plans to retain the original sunporch on the southeast elevation. Stephen added that he had no concerns with the plans.</p> <p>Moved by Lorraine Pagnan and seconded by Bill Green,</p> <p><b>“THAT Heritage Guelph has no objection to the proposed design for a 2-storey rear addition and side carport at 19 Lyon Avenue as presented at the December 8, 2014 meeting of Heritage Guelph.”</b></p> <p align="right">CARRIED</p> <p><b>Item 6.2</b> <b>73/75 Essex Street</b></p> <p>Delegation – Cynthia Folzer (proponent)</p> <p>Stephen Robinson advised that the subject property, two semi-detached dwelling units, is located adjacent to a protected heritage property, Heritage Hall - the former BME Church at 83 Essex Street. Stephen reviewed some photos and provided historical background on the property. Stephen advised that the owner is looking to demolish the current building and build a new house.</p>

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Cynthia Folzer (owner) advised that the house is in poor shape and that she is looking to build a one or 1.5-storey house and provide for parking (as there currently isn't parking on the property).

Committee members commented that they would like to do some additional research on the property before a demolition permit would be considered.

Moved by Susan Ratcliffe and seconded by Lorraine Pagnan,

**“THAT Heritage Guelph request that, prior to the committee’s consideration of any proposed demolition permit, the owner of 73 and 75 Essex Street consult with Heritage Planning staff and the Guelph Black History Society and provide a scoped Cultural Heritage Resource Impact Assessment to determine the potential for historical or associative cultural heritage value in relation to the adjacent protected property (the former BME Church), the history of black settlement in the Essex Street area of Guelph including a summary of land title ownership and property occupancy of the subject property to the satisfaction of Heritage Planning staff and Heritage Guelph; and**

**THAT Heritage Guelph shall be consulted for comment on any future proposed development or building designs at 73 and 75 Essex Street to determine any impact on the adjacent protected heritage property.”**

CARRIED

**Item 6.3**

**23 Aberdeen Street**

Stephen Robinson advised he has had discussion with the owner of 23 Aberdeen Street regarding demolishing the house. Stephen added that the house is on the Couling Inventory and a demolition permit has not been applied for. Stephen reviewed some photos of the property and noted that there are very little original features other than some trim. The committee discussed the large, mature sugar maple tree in the front yard

Moved by Susan Ratcliffe and seconded by Lorraine Pagnan,

**“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate the existing dwelling at 23 Aberdeen Street under the Ontario Heritage Act.**

**AND THAT Heritage Guelph recommends the retention and protection of the century sugar maple tree in the front yard.”**

CARRIED

**Item 6.4**

**210 Edinburgh Road North**

Moved to 7.6

**Item 6.5**  
**1 Quebec Street (formerly Duncan McPhee)**

(Item was not discussed at the meeting.)

**Item 6.6**  
**108 Water Street (McCrae House)**

Delegations: Tammy Adkin (Guelph Museums), Gary Myers and Lisa Syverson, (BaAM Productions)

Stephen Robinson advised that Guelph Museums have retained BaAM Productions to design a major renovation of the interior of house. Stephen added that the heritage designation by-law identifies all buildings, structures, walls, and fences as heritage attributes and that most of the changes will be on the interior of the building with few changes to the outside except adding a new entrance feature over to the front entrance.

Tammy Adkin advised that 2015 marks the 100-year anniversary of the writing of the poem “In Flanders Fields”. Guelph Museums will hold several events to mark the occasion. They are hoping to have the renovations done prior to re-opening the house on May 3<sup>rd</sup> for the anniversary.

Gary Myers and Lisa Syverson provided some background to the project and a description of the changes they are proposing to make. The entrance feature will be 12 feet long and the design of the poppies will be carried throughout the inside of the building.

Committee members discussed the proposed changes and commented that they supported the changes being proposed. Some of the suggestions made included:

- Move the entrance feature to the front gate of the property fence
- Could have a bench and information panel underneath
- Could have the poppy design continue on the pillars and pathway, and
- Could widen the gate

**Item 6.7**  
**152/154 Ontario Street**

Delegations: Alex Lendvai (proponent)

Alex Lendvai (proponent) presented his proposed plans for two new houses he wants to build at 152 and 154 Ontario Street. The plans show two identical houses that are roughly 1,700 square feet, front gable roofs with a 5’ overhang at the front verge. The driveway would be paving material with grass growing through.

The Committee discussed the plans and offered the following suggestions:

- The front verge overhang could be extended over the windows with a wire arbour
- May want to reconsider the exterior colour as there will be dirt coming from the road

	<p>Moved by Lorraine Pagnan and seconded by Bill Green,</p> <p><b>“THAT Heritage Guelph has no objection in principle to the proposed designs for two detached dwellings at 152 and 154 Ontario Street as presented at the December 8, 2014 meeting of Heritage Guelph.”</b></p> <p style="text-align: right;">CARRIED</p>
7	<p><b><u>Information Items</u></b></p> <p><b>Item 7.1 – Grand River Heritage Day – Feb 13, 2015</b>  <b>Item 7.2 – Spotlight on Heritage Event–</b> Stephen Robinson reported the event will not be happening this year.  <b>Item 7.3 – Heritage Resource List –</b> Susan Ratcliffe will send Stephen Robinson the Heritage Resource List that was produced during the ACO’s Heritage Real Estate Course.  <b>Item 7.4 – Training for New Councillors –</b> (Not covered at this meeting)  <b>Item 7.5 – Guelph Urban Forest Friends –</b> Christopher Campbell attended a recent GUFF meeting and they had concerns over the work at the Homewood that went down 2 feet in the tree zone.  <b>Item 7.6 – 210 Edinburgh Road N –</b> (Not discussed at this meeting)</p>
8	<p><b><u>Next Meeting</u></b></p> <p>Regular Meeting – Monday, January 19, 2015 in City Hall Meeting Room “A”</p>
9	<p><b><u>Other Matters (introduced by Heritage Guelph Members)</u></b></p>
10	<p><b><u>Adjournment</u></b></p> <p>Adjourned – 2:20 pm</p>