



**Adam A. Donaldson** @adamadonaldson

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Coming up at noon, this month's Heritage Guelph meeting.  
This is the preview:



**MEETING PREVIEW: Heritage Guelph Meeting for March 13, 2023**

This month's Heritage Guelph meeting will be about taking the workplans and putting the plans to work. After the last couple of months getting ducks in a row and responding to the heritage ch...

<https://guelphpolitico.ca/2023/03/03/meeting-preview-heritage-guelph-meeting-for-marc...>

Chair Epp has called the meeting to order.

First item, Nomination of Heritage Guelph Member to Serve on Naming Committee. This committee is exactly what you think it is, a group used by the City w/ staff/community members who determine new names for City assets and then submitted to council for approval.

Cameron Tilley nominated and approved as the Naming Committee rep.

Next, Designation Priorities and Draft 2023 Workplan This was deferred from the February 13 meeting and has been altered in the last month.

Two items were removed from the list due to a member's conflict of interest, and another was taken off. The ones taken off the list are the yellow highlighted ones under the Top 11. Greens are new suggested picks by staff.

#	Address	Historic Name	Member 1	Member 2	Member 4	Member 6	Member 7	City Staff	HG ALL	HG & STAFF ALL
1	108 Queen Street	John Mitchell House	X		X		X	X	1	4
2	211 Silvercreek Parkway South	Sleeman House	X	X			X	X	2	3
3	2 Norfolk Street	St Agnes School	X				X	X	0	2
4	167 Suffolk Street West	Barber Glass Building	X				X		2	2
5	607 Queen Street			X	X				2	2
6	331 Clair Road East						X	X	1	2
7	218-220 Gordon Street	Crowe's Wagon Factory	X				X	X	1	2
8	12 Erasmosa Road				X				1	1
9	19 Woodcrest Drive	Kingmill	X						1	1
10	54 Arthur Street North			X				X	0	1
11	408 Willow Road (requested)								0	1
12	113 Erasmosa Road			X					1	1
13	215 Glasgow Street North			X					1	1
14	39 Grange Street			X					1	1
15	186 Paisley Street			X					1	1
16	25 Waterloo Avenue			X					1	1
17	35 Waterloo Avenue			X					1	1
18	225 Waterloo Avenue			X					1	1
19	1858 Gordon Street						X		1	1
20	1912 Gordon Street						X		1	1
21	2007 Victoria Road South	Amos Ruins					X		1	1
22	100 Queen Street				X				1	1
23	85 Queen Street				X				1	1
24	7 Stuart Street				X				1	1
25	21 Dormie Lane				X				1	1
26	5 Queen Street				X				1	1
27	49 Metcalfe Street	Dario Pagani House					X	0	1	1
28	31 Gordon Street	Red Lion Inn					X	0	1	1
29	64 Queen Street						X	0	1	1
30	18 Alma Street						X	0	1	1
31	72 Gordon Street						X	0	1	1
32	101-103 Neeve Street						X	0	1	1
33	22 James Street East						X	0	1	1
34	19 Arthur Street	Yankee Cottage						0	0	0

A list of questions for the committee to consider:

#### Discussion Questions

1. Which of these properties do you consider to be most at risk? Are they all at risk? Are some fairly safe from development pressure?
2. What perspectives are we empowering with this selection of properties being considered for individual designation?
3. How do these properties shape the story of Guelph's history? What can Guelphites learn from these properties?
4. Can you identify any viewpoints in Guelph's history, community or architectural style not represented in this list?
5. What economic classes and cultural backgrounds are represented by this list? For example, most properties are Victoria residences from the upper classes, could the list be both temporally or culturally diversified?

Background research will be done on all the picks on the list, but staff needs the committee's guidance for somewhere to begin.

Once member asks if they should be looking at Catholic Hill, on whole, as a risk with the spires taken down from the Basilica. Does it make sense to put St. Agnes on the list and leave off the other buildings.

Victoria Nagy, Heritage Planner, says that the's less risk to the other buildings because they're all in use. The spires were removed because they were a safety hazard. Jack Mallon, Heritage Planner, notes that there was a tree growing out of one of the spires.

Mallon also adds that a safety hazard would negate the designation, they had to come down. He also said that the Church didn't have the money to repair them (?).

Stephen Robinson, Senior Heritage Planner, says that staff are looking to help the Diocese to get to the point that the spires can be restored, and that they're also working with them for options on preserving and re-sig St. Agnes. Discussions are ongoing.

Member asks if a heritage designation affect discussions? Robinson says it would actually be helpful in determining the exact heritage attributes. Cllr Downer adds that it will force a conversation, even though there still needs to be an HCD up there.

Downer asks about 67 Queen, that's the Hassenfratz house yes? It is. Downer asks that the house is pretty protected at the moment, does it make sense to chase HD? Mallon says having home owner support makes process smooth. No trip to the OLT.

Member asks if it would make sense to open the doors to owners of listed properties to get their HD? Robinson says they have been looking at that idea, but there are 1,700 total properties on the list. A big task in any event b/c people may have detailed questions.

Member Abou-Jaoude asks if there any outside motivations for property owners to get their HD, loans for example. Robinson says there presently isn't a financial incentive available, but there was a recommendation for just such a thing in the Cultural Heritage Action Plan (CHAP).

Robinson says financial incentives is a good discussion, but the one they want to have today is to prioritise this list, where to begin, what's the most in danger... Some of these properties will still exist in 5 years. (He's an optimist.)

Epps asks which of the ones outside the top 8 are the most at risk? Nagy says they can only comment on the ones in the public record. Clair-Maltby properties part of a separate process at OLT right now about 2ndary plan.

49 Metcalfe is a good example about need because you can literally see the deterioration. 108 Queen meanwhile, b/c the owners are doing the upkeep, is probably better protected. Mallon adds Gordon St properties may be vulnerable b/c of intensification demands.

Epps ties to refocus on the list, anything on the list that doesn't focus on settler perspective? One member asks for a background sheet on the properties on the list to better understand the risks.

What about downtown properties? Nagy says again that the request for tenure for the downtown HCD hasn't gone out yet, might come in around April. Many of the properties committee is concerned about be covered as part of that HCD.

Will the HCD fit in the timeline? Nagy says the HCD for downtown should go quickly because of how much information there is now about many of the individual buildings. Can get it done by 2025. Parts 1 and 2? Yes.

Mallon adds that they can come back to committee with more details about the list. Epps suggests a motion to make 49 Metcalfe a priority. Downer says should would support that though she can't technically vote.

Nagy suggests moving with the 8 on the list, plus the addition of 49 Metcalfe. Staff can start the backgrounds. Downer says they should look at saving the row houses that are 15-23 Fountain Street too, as Mallon notes that would fall outside downtown HCD.

Motion to approve the original top 8 plus Metcalfe and Fountain addresses approved.

Individual Designation Priorities as Identified by Heritage Guelph Members (Downtown Properties Removed/Threatened Properties Included)										
#	Address	Historic Name	Member 1	Member 2	Member 4	Member 5	Member 7	City Staff	HG ALL	HG & STAFF ALL
1	108 Queen Street	John Mitchell House	X		X		X		3	4
2	211 Silvercreek Parkway South	Sleeman House	X	X				X	2	3
3	128 Norfolk Street	St. Agnes School	X				X		2	2
4	167 Suffolk Street West	Barber Glass Building	X				X		2	2
5	67 Queen Street			X		X			2	2
6	1211 Cair Road East						X	X	1	2
7	218-220 Gordon Street	Crowe's Wagon Factory	X					X	1	2
8	112 Eramosa Road				X				1	1
9	119 Woodstock Drive	Kingsmill	X						1	1
10	14 Arthur Street North			X					1	1
11	408 Willow Road (requested)							X	0	1
12	113 Eramosa Road			X					1	1
13	215 Glasgow Street North			X					1	1
14	39 Grange Street			X					1	1
15	186 Paisley Street			X					1	1
16	25 Waterloo Avenue			X					1	1
17	35 Waterloo Avenue			X					1	1
18	225 Waterloo Avenue			X					1	1
19	1888 Gordon Street						X		1	1
20	1912 Gordon Street						X		1	1
21	2007 Victoria Road South	Amos Ruins					X		1	1
22	100 Queen Street				X				1	1
23	85 Queen Street				X				1	1
24	7 Stuart Street				X				1	1
25	21 Dornie Lane				X				1	1
26	5 Queen Street				X				1	1
27	49 Metcalfe Street	Doris Pagani House						X	0	1
28	31 Gordon Street	Red Lion Inn						X	0	1
29	64 Queen Street							X	0	1
30	18 Alma Street							X	0	1
31	172 Gordon Street							X	0	1
32	101-103 Neeve Street							X	0	1
33	22 James Street East							X	0	1
34	9 Arthur Street	Yankee Cottage						X	0	0

Next item, Staff Report: Intention to Designate 65 Delhi Street. Robinson will present.

This is the old isolation hospital at 65 Delhi that will soon become the new Wellington County temporary supportive housing project, one of the original four priority designations announced by heritage staff in December.



The isolation hospital was one of the last buildings designed by W.T. Tanner, who mostly did residential buildings in town. Robinson notes how little of the external front of the building has changed in 100 years.

### W.T. Tanner and his son W.C. (Willie) Tanner, c. 1890



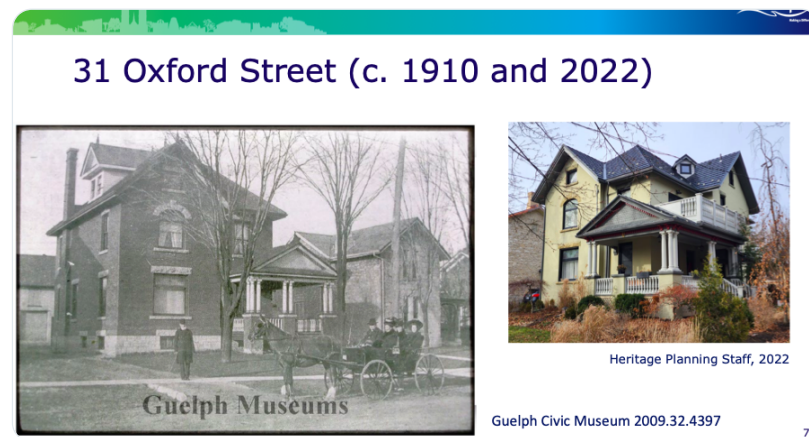
Guelph Civic Museum 1980.22.21



William C. Tanner and Sybil Ester Tanner (children of Mr. and Mrs. W. T. Tanner), December 1901 (Guelph Civic Museum 1980.22.20); Mr. and Mrs. Tanner c. 1922 (Guelph Civic Museum 1980.22.27)



Tanner also designed his own house, which still stands on Oxford Street.



The building ticks off all three criteria for heritage designation. Here's why and the list of attributes:

#### Design/Physical Value

The Isolation Hospital building meets Criteria 1 and 2 of Ontario Regulation 569/22 being of design or physical value as a representative example of a major institutional building designed with architectural elements of early 20th century Edwardian Classicism which present a high degree of craftsmanship in the execution of its brickwork.

#### Historical/Associative Value

The Isolation Hospital building meets Criteria 4 and 6 of Ontario Regulation 569/22 being of historical or associative value in its contribution to the development of the Guelph General Hospital campus as an important institution in the City of Guelph. The building also demonstrates a rare example of institutional building design by two Guelph architects that are significant to the local community (W. T. Tanner and W. C. Tanner).

#### Contextual Value

The Isolation Hospital building meets Criteria 7 of Ontario Regulation 569/22 being of contextual value as it is important in defining, maintaining and supporting the historical character of the Delhi Street and Eramosa Road streetscapes and as an early element of the historic Guelph General Hospital campus.

#### Heritage Attributes

- original U-shaped floor plan
- all hip and gable rooflines
- outward facing brick and stone walls
- twin front porch design
- name/date stone (listing the building committee, contractor and architect)
- two mirrored interior stairways

This report will be presented at council's April 18 meeting. If council supports that means the Notice to Designate will be issued.

Tilley asks if the curved windows should be on the list of heritage attributes since Robinson highlighted them in the presentation. Robinson admits it seems like an oversight and will adjust.



Abou-Jaoude asks if the County is in support of the designation, and Robinson says they are. He does not that there will be some changes to the interior elements, but things like the staircase will be preserved.

There was a presentation at the January social services committee by the architect designing the supportive housing project. That was covered in the Politico recap:



**RECAP: Social Services Gets A Look at the Future of 65 Delhi Street**

January's Social Service committee meeting at the County of Wellington covered a lot of ground, but the most ground was saved for a sneak peak at the redevelopment of 65 Delhi Street into Gue...

<https://guelphpolitico.ca/2023/01/11/recap-social-services-gets-a-look-at-the-future-of-...>

Recommendation from staff:

**Recommended Motion:**


THAT Heritage Guelph recommends that City Council give notice of its intention to designate 65 Delhi Street pursuant to Part IV, Section 29 of the Ontario Heritage Act in accordance with the statement of significance provided with Item 2.3 of the Heritage Guelph agenda dated March 13, 2023.

Motion is approved. That brings us to the last item: Staff Report: Intention to Designate 49 Norfolk Street.


AKA: The Albion!



Editor's note: Literally the first time I've heard the Albion referred to as "The Bino".



## The Albion Hotel or the "Bino"




- Located at 49 Norfolk Street, the Albion Hotel consists of a three-storey stone structure with entrances facing Norfolk St and Macdonell St
- The building utilizes local limestone and was constructed with 18-inch-thick timbers in the Neo-Classical style
- Horses' stables were located directly adjacent to the stone structure; however, they were severed from the property in the early 20<sup>th</sup> century

Heritage Planning Staff, 2022.

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Fun fact: In 1843, there was one bar in Guelph for every 78 people. 🍺🍺🍺🍺🍺🍺🍺🍺




## Hotel Industry in Guelph, 19<sup>th</sup> century

In 1843, Guelph possessed nine taverns for a population of 700 people

By 1889, Guelph boasted 22 hotels within a one-mile radius (Downtown Core)

No other community in western Ontario (except London) had so many hotels


Macdonell St gained the nickname "Whiskey Street"



Guelph Civic Museum 2014.84.342.


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Attributes:



## Potential Heritage Attributes

- All exterior stone walls
- All hip and flat rooflines
- Outward facing stone walls
- West and south balcony design
- Cross shaped sign on the southwest corner of the building, "Albion Hotel"



Heritage Planning Staff, 2022.

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Replying to @adamadonaldson

You thought downtown night life was bad now... (each dot is a bar).



Hinds, A. Leone Foster, 1978.

5:21 PM · Mar 13, 2023



Reply



Copy link

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The sign's been there since 1945, btw.

## The Albion Hotel – 20<sup>th</sup> Century

- The Albion Hotel has been in constant use as a hotel, venue, restaurant and bar during the 20<sup>th</sup> century
- Throughout its life, there has always been an iconic sign on the corner, the current one is seen in photos from as early as 1945



Guelph Civic Museum 2009.32.3945.

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Nagy says the hope is to bring this forward to council in June for the Notice of Intent to Designate.

Nagy is asked if she's been able to get in touch with the owner and she says that she's been unable to reach him. Hopes that the public process might shake something loose.

Downer feels compelled to add that the number of hotels in Guelph was due to the fact we were a junction for farmers bringing produce and live-stock to market, and later the original Royal Winter Fair.



Downer also notes that there's no picture of Mary P. Thompson who owned the hotel for 50 years since 1922 and was the longest ongoing owner. Wanted to make a point of that in the wake of [#InternationalWomensDay](#) last week.

Nagy is asked if she's hopeful about getting inside. She says she is hopeful, understands that there's some construction going on inside, but wanted to bring it forward because there's heritage value in the exterior alone.

Can you add interior notes after it's designated? Yes, it can be amended after approval.

Epps asks if there's a report for this or is the recommendation just based on the presentation. Mallon apologizes because it was attached to the first agenda but not the amended agenda. Nagy says a deferral is fine because it will still give time to get to council in June.

Motion to defer this motion passes unanimously.

**Recommended Motion:**

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 49 Norfolk Street pursuant to Part IV, Section 29 of the Ontario Heritage Act in accordance with the statement of significance provided with Item 2.4 of the Heritage Guelph agenda dated March 13, 2023.

Staff announcements? Robinson responds to report about the wood bridge in the OR Lands:



**Historic wooden bridge may be torn down, says province**

Preliminary assessment underway now 'in the event (demolition) is required'

<https://www.guelphtoday.com/local-news/historic-wooden-bridge-may-be-torn-down-sa...>

It was hard to make out what Robinson said, but it sounded like they're talking to the Province and will be bringing an update to Heritage. Downer says the Hiking Trail Club is working on their own appeal, so maybe reach out to them too.

Why are they looking at this right now? Robinson says they've been discussing the idea of risk, and it may be that the structural integrity is being discussed. Bridges have to go through structural engineering analysis every two years. Infrastructure Ontario trying to learn more.

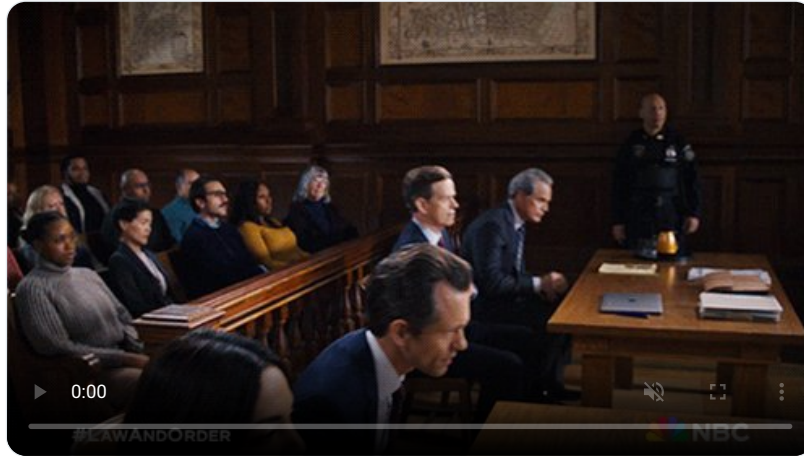
It's mentioned that this could be placed on the agenda for the next HG meeting for a full discussion.

Mallon says that they're starting to receive requests for demos of places from the Couling list like 21 Dublin (corner of Essex). Previously, this would have been brought to committee for consideration, but they can't anymore post-Bill 23. Mallon calls it "frustrating."

Downer notes that these are going to be matters for Committee of Adjustment.

Nagy has confirmed that the RFP for the Downtown HCD has been posted. Also, on April 26 there will be a public talk about the findings of the Baker archaeological investigation, so stay tuned for that notice.

That's a wrap for this Heritage Guelph meet...



[@threadreaderapp](#), unroll please!

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