



**Adam A. Donaldson** @adamadonaldson

Sep 11 · 56 tweets · [adamadonaldson/status/1701261303417811048](https://twitter.com/adamadonaldson/status/1701261303417811048)

Stand by for the first of two Heritage Guelph meetings this month. Here's what they're talking about today:



**MEETING PREVIEW: Heritage Guelph Meeting for September 11, 2023**

School's in for Heritage Guelph as September brings a full slate of future heritage designations and potential future heritage designations. Some of these may be familiar because they'r...

<https://guelphpolitico.ca/2023/09/05/meeting-preview-heritage-guelph-meeting-for-sept...>

Chair Epp has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? David Waverman and Kim Carroll have one on 2187 Gordon Street. They were both involved in developing the Culture Heritage plan for the site on behalf of the owner.

First item, and it was not on the original agenda, Ontario Reformatory Stone Wall. Cllr Downer asked to put this on the agenda:



**Historic stone wall on former reformatory lands badly damaged**

Section of inmate-built field wall, a designated heritage feature, dismantled

<https://www.guelphtoday.com/local-news/historic-stone-wall-on-former-reformatory-lan...>

Downer notes that Infrastructure Ontario has said that the cause was "natural erosion" but many users noted that the wall was solid one day and it was collapsed the next. Senior

planner Stephen Robinson says he hasn't heard for sure one way or other from IO about the cause.

Member Corman says she's on the OR lands all the time, and she can say with certainty that this was not erosion. It seemed like someone intentionally damaged it.

Recommended Motion: THAT Heritage Guelph recommends that City Council request Infrastructure Ontario to repair the stone wall at the Ontario Reformatory, is passed unanimously.

Downer adds that this is coming to council in Oct.

Next, 49 Metcalfe Street: Heritage Attributes and Designation Recommendation. Planner Jack Mallon says that he (finally) heard from the property owner just this morning, and he thinks they're amenable to the designation. Would like to defer to Oct to confer.


Motion:

THAT Heritage Guelph defer Item 3.1 of the Heritage Guelph agenda dated September 11, 2023, "49 Metcalfe Street: Heritage Attributes and Designation Recommendation," to the October 10, 2023 Heritage Guelph Meeting

Motion to defer the application approved.


Next: 211 Silvercreek Parkway South: Heritage Attributes and Designation Recommendation. Aka: The Manor.

Why designate?



## Heritage Attributes

- The extant original building form of the ca. 1890 Queen Anne style residence including:
  - All exterior stone walls;
  - All extant exterior wood trim features;
  - All existing rooflines and the original irregular footprint;
  - All original door and window openings;
  - All extant original window sash elements;
  - Slate roof cladding;
  - All existing chimneys; and
  - All extant stained-glass windows.



Member Tilley asks if the descriptions need to be more specific, there are a lot of unique attributes on site. Robinson says the heritage attributes are relegated to the original Queen Anne Revival portion of the building.

Tilley asks about interior features. Mallon says they haven't been able to do an interior site visit, but getting the building designated is more important than waiting to list all features incl. the interior. There may some inside, but he weary to list them w/o site visit.

Mallon says not getting into the Manor is not from a lack of trying.

Motion:

**Recommended Motion:**

THAT Heritage Guelph supports the heritage attributes identified for 211 Silvercreek Parkway South as outlined in the staff report dated September 11, 2023; and  
THAT Heritage Guelph recommends that City Council give notice of its intention to designate 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act

Motion approved.

Next: 2187 Gordon Street: Cultural Heritage Evaluation Report, Heritage Attributes, and Designation Recommendation. Aka: the Kidd barn and the Blair farmhouse.

Robinson notes that there's a delegate on the agenda, Jennifer Meader from 2575950 Ontario Ltd. He also thanks HG members for contributions made to this file in terms of research.

You might note that there's two barns in one when you look at this picture.



Robinson notes that they're expediting this because usually the Evaluation Report and the Designation Recommendation are done separately. The north wall in the barn completely collapsed this past spring so there's added urgency. This is the last barn of its kind.

For the record, the property meets six out of nine prescribed criteria for determining cultural heritage value or interest. More details:

## Statement of Significance – Design Value

### Design/Physical Value

The Kidd barn at 2187 Gordon Street meets Criterion 1 because it exhibits design or physical value as it is an early and rare example of a stone slot bank barn built by 1842. The stone slot bank barn was constructed using local fieldstone with slots in the walls. This building is now the only one of its kind within the City of Guelph.

The Blair farmhouse at 2187 Gordon Street meets Criterion 1 exhibiting design value or physical value because it is an early and rare example of a material or construction method in its use of formed concrete for wall construction in a rural residential building.

The Kidd barn at 2187 Gordon Street meets Criterion 2 because it exhibits design or physical value as it displays a high degree of craftsmanship that is rarely preserved. The constructors utilized local materials including fieldstone in the immediate vicinity and the implementation of slots was at that time practical and highly efficient in maintaining the structural integrity of the barn.

2

The Kidd barn and Blair farmhouse meet Criterion 7 because it is important in defining, maintaining or supporting the character of the area. The Kidd Barn and Blair farmhouse support the agricultural landscape of the surrounding area. The property maintains and defines the surrounding use for agricultural use as it was over the past two centuries.

The Kidd barn at 2187 Gordon Street meets Criterion 8 because it is physically, visually and historically connected with the adjacent mid to late 19<sup>th</sup> century property at 2162 Gordon Street, identified as the Marcolongo Farm, a protected cultural heritage landscape. The Kidd Barn was built into the bank and retains its function in the specific location of the barn in the landscape. The property is associated with the Blair family and represents a rural agricultural grouping along Gordon Street.

The John Blair farmhouse at 2187 Gordon Street meets Criterion 8 exhibiting contextual value because it is historically linked to its surroundings. James Blair, a Scottish immigrant to Puslinch Township bought the farm located across the road from the Kidd farm in the 1870s. Blair's son William G. Blair, purchased the subject property in 1906 and his brother John Blair built the formed concrete house at 2187 Gordon Street in 1907. John and his wife Mina (Hunt) Blair lived in the farmhouse for more than fifty years.

The Kidd barn and Blair farmhouse at 2187 Gordon Street meet Criterion 9 because they are landmarks along Gordon Street as people move north further into city limits. 2187 Gordon Street has been visible along Gordon Street, formerly Brock Road, for decades. The position of the barn and farmhouse in comparison to Gordon Street provides a clear view of the property from the roadway.

4

### List of Heritage Attributes:

## Heritage Attributes

### Stone slot bank barn

- Three door openings on the south (lower) wall and the upper door in the south wall.
- Original form of the bank barn with an end gable roofline and single-storey north wall and 2-storey south wall.
- Location and orientation of the stone bank barn to maintain the building as being built across a slope.
- Exterior and interior of all extant stone walls of the slot bank barn.
- All original slot ventilation openings and window and door openings seen in exterior and interior of extant stone walls (west gable wall, east gable interior wall and the two-storey south wall).

4

### Attributes cont'd:



## Heritage Attributes

### Heavy timber bank barn addition

- Original form of the heavy timber bank barn addition with its gable roofline and single-storey north wall and 2-storey south wall.
- Location and orientation of the heavy timber bank barn addition to maintain the building as being built into the slope.
- Vertically oriented exterior wood board cladding
- Extant cutouts in vertical boards of the upper north and south gable walls that create the shape of a Florian cross.
- Original heavy timber framing members – including pole rafters, and hand-hewn posts and beams and original joinery.
- Tape pointed stone wall exterior of lower level.
- Imbrication pattern created by pressed metal sheets cladding the roof.

## Heritage Attributes

### Blair farmhouse

- Original 2-storey form of the house with a hip roof and L-plan.
- Exterior walls constructed of formed in place concrete covered with a render that is incised with a pattern that mimics ashlar stone.

Questions or comments to Robinson? Tilley asks about former HG chair Brian Skerritt's correspondence, Robinson says the suggestions in that letter will be considered as staff puts together the report for council.

Corman says that HG should see that updated report before it goes to council. Robinson says he's not sure its a requirement. Corman says she'll work on a motion.

Tilley says there was a report a few years ago that identified other features not in the staff report, should they no be at least described? Robinson says that report has informatio presented "without prejudice" and it contained info that couldn't be in the formal staff report.

Tilley asks if the information will be included in background. Robinson says there's an attached map that shows off various additional details, and that could include info about the shed and old stone foundation.

Tilley asks about why the foundation of the farmhouse isn't an attribute. Robinson says that's a good question, the foundation is described in the report, so staff can include that in preparations for council report.

Now to the delegation. Jennifer Meader is the legal advisor for 2575950 Ontario Ltd who owns the property. She would like to defer any vote so that she can confer with client who bought it in 2019. She says no one from the City has reached out about designating.

Meader says building standards has reached out, and there's nothing there requiring heritage protection. She says their people are saying that the barn is too far gone, and it would be too dangerous to have workers go in and try to repair it.

Member Abou-Jaoude asks Meader about the safety factors that the engineer looked at, and if there's a report. Meader says a draft report has been repaired and is being finalised. It will be included in property standards process.

Tilley asks Meader if the client was aware of the condition of the barn when they bought the land. Meader says she doesn't know, and to her knowledge they didn't do engineering report at time of purchase.

Member Wood asks if the client was aware if the property was on the heritage list. Meader says yes, and they were aware of the Property Standards Bylaw.

Wood says that given the fact it was listed, and the importance of the barn, why didn't the client think it was important to maintain it. Meader says she doesn't know the answer of that, and wasn't aware of public report. Wood points out the Clair-Maltby 2ndary Plan.

Downer also points out that CM2P was started in 2017, so she asks Meader about claims that they were caught unawares about heritage issues. Meader says she did not say that the client was "unaware", but no one from staff had sought them out to discuss maintenance.

On CM2P, yes her client is part of the appeal of that plan, which is under mediation. It's just inappropriate to try and maintain "supposed" cultural heritage under 2ndary plan process.

"Which is why we're here today," Downer says.

Downer clarifies, Meader's client was waiting for the City to approach them? And they didn't participate in public engagement of CM2P? Meader says they participated in every public process there, and the client had no obligation to reach out to the City.

Epp asks what kind of consultation Meader is looking for. She says it would be a "balanced approach", not through repairs but through other means like a commemoration.

No further questions for Meader.

Downer asks Robinson about deferral. Robinson says that he's not against the idea, but they could also ask for deferral at council.

Downer says her concern is about doing consultation about this while CM2P is in mediation. Robinson says staff would need to talk internally about that.

Robinson forwards Downer's concerns to Melissa Aldunate, manager of planning policy. She suggests centring any discussion about heritage attributes, and not on land use planning. She supports deferral but with firm timelines.

Corman says everyone can see the value of this property, and it's been on the list for years. Any further delay is to encourage further degradation, and HG is not responsible for thinking

about developers' needs. If staff chooses not to act, that's 1 thing, HG needs to take stand. Tilley agrees, this is based on HG's learned opinion. Downer also agrees and notes that consultation can continue between today and when this comes to council.

Tilley moves the motion with additional working in the first part to include the comments from Brian Skerrett. Corman says she's concerned about the report being as accurate as possible as it might get challenged later.

**Recommended Motion:**

THAT the comments provided by Heritage Guelph members on the '2187 Gordon Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

THAT Heritage Guelph supports the heritage attributes identified for 2187 Gordon Street as outlined in the staff report dated September 11, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 2187 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act

Downer says that they should give staff the leave to consider all the additional information, and Corman decides that she will second the motion.

The motion passes unanimously.

Next item, 12 Eramosa Road: Cultural Heritage Evaluation Report.

## 12 Eramosa Road

### Cultural Heritage Evaluation Report and Statement of Significance



The assorted criteria it meets:

### Statement of Significance

**Criterion 1:** The two original buildings are representative of the late 19<sup>th</sup> century commercial/residential Romanesque Revival architecture

**Criterion 2:** Both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship

**Criterion 4:** 12 Eramosa has direct associations with a theme of historical mixed use involving local corner stores with housing above

**Criteria 7:** It is important in defining, maintaining and supporting the architectural character of the Eramosa Road and Arthur Street North streetscapes

**Criteria 8:** because its two buildings maintain their original configuration and are functionally, visually and historically linked. The proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes

**Criteria 9:** The building's distinctive form, corner location, and elaborate red brick and limestone construction makes it a landmark within the historic Eramosa hill streetscape

Corman/Caroll move recommendation and it's approved.

**Recommended Motion:**

THAT the comments provided by Heritage Guelph members on the '12 Eramosa Road: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Last item: 220 Gordon Street: Cultural Heritage Evaluation Report...

## 220 Gordon Street

### Cultural Heritage Evaluation Report and Statement of Significance



1

## Statement of Significance

Criterion 1: A representative example of limestone construction from the mid-19th century with an 1875 addition that has a corner entrance door with a rare, rounded, 2-storey limestone corner.

Criterion 4: Direct associations with the theme of historical mixed use involving local corner stores with housing above

Criteria 7: It is important in defining, maintaining and supporting the architectural character of the area. This segment of the Gordon Street streetscape is an important historic element adjacent to the Brooklyn and College Hill Heritage Conservation District.

Criteria 8: The stone building is visually and historically linked to its surroundings. The close proximity of the corner store doors and flanking windows to the street gives it visual prominence at this intersection within the historic Gordon Street streetscape.

Criteria 9: The building's distinctive form and limestone construction makes it a landmark within the historic Gordon Street and College Hill streetscape.

2

Tilley asks Robinson about the roof line of the original 1800s portions, was it changed with the 3rd floor was added? Robinson says there's likely so little left of the original roof, though he hasn't been inside to be sure.

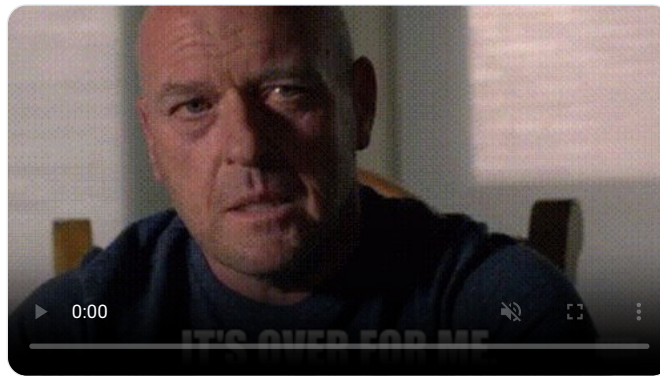
Motion moved by Abou-Jaoude/Waverman and approved.

**Recommended Motion:**

THAT the comments provided by Heritage Guelph members on the '220 Gordon Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.



There are no staff announcements, so that means that this meeting...



@threadreaderapp unroll please!

...