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Oct 10 · 59 tweets · [adamadonaldson/status/1711771674893254989](https://twitter.com/adamadonaldson/status/1711771674893254989)

Coming up at noon, it's this month's Heritage Guelph meeting, and it's a pretty packed agenda. Details?



MEETING PREVIEW: Heritage Guelph Meeting for October 10, 2023

After stuffing yourself with turkey, get up the next day and stuff yourself with heritage appreciation with this month's Heritage Guelph meeting. On the agenda for the October meeting are a t...

<https://guelphpolitico.ca/2023/09/29/meeting-preview-heritage-guelph-meeting-for-octo...>

Chair Epp has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? Members Waverman and Carroll (?) have one for item 2.1.

Minutes from Sept 11 passed.

Minutes from Sept 18, here are some comments that were missed:

- Suggestion to extend the study boundary around Yarmouth/Baker/Norfolk Streets to the northwest of the currently identified area.
- Legal history of Douglas Street is important
- How to incorporate bridges crossing over HCD boundary
- Boundary towards the east end Macdonnell / Woolwich intersection
- Significance of Albion / Petrie building
- Catholic Hill views
- Storefront shops with residential above make downtown feel like a connected whole



Carroll adds that there they wanted to add the significance of the Farmers' Market too.

Minutes from Sept 18 (amended) approved.

Next, Appointment of a Member to Delegate to Council on October 17, 2023. David Cameletti volunteers as tribute, and that's approved.

Next, Appointment of a member to the Downtown Guelph Heritage Focus Group. This is being put together to advise the HCD work. It's 4 meetings or work over the life of the project, with the first one in early Nov.

Jaoudat Abou-Jaoude volunteers for this one, and it's approved.

Next, 318 Gordon Street: Heritage Permit Application. This was a last minute addition to the agenda, a request to add a second story to this house. Because it's in the Brooklyn and College Hill HCD, they've got to get HG's approval.



Figure 2: North facade (proposed addition to be located above)

Attachment 1: Permit Drawings



Figure 1: Existing North elevation (rear)



Figure 2: Proposed north elevation (rear)

Recommended Motion:

THAT HG provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application & The proposed addition abides by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

That recommendation is approved.

Next, 331 Clair Road East: Cultural Heritage Impact Assessment. This one comes from Vanessa Hicks, Heritage Planner of MHBC, who's delegating.

Heritage planner Jack Mallon says that staff agree with many of the findings in this report, and while they think that the loss of the summer kitchen isn't great, they're pleased that the original house is going to be the subject of adaptive reuse.

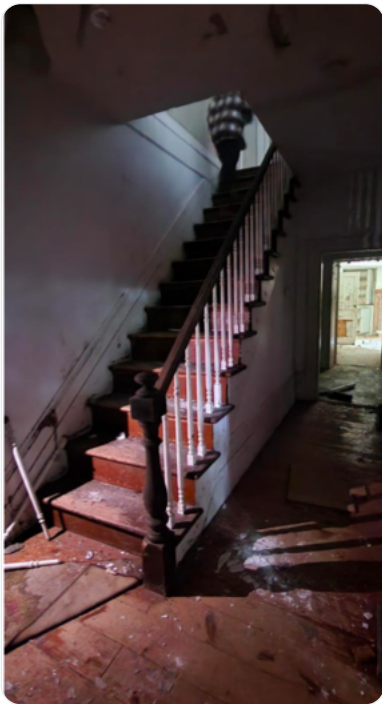
The plan for this property is coming to council next week. The plan is to build 8 stacked townhouse blocks around a common amenity space. As you can see in the rendering below, the farmhouse will be moved and rehabilitated to be part of the common amenity space on the property:



Abou-Jaoude asks about the engineering involved to move the house. Mallon says Hicks should be able to answer that though he notes that she's already discussed the need for more study and that the building will need some stabilising.

Look inside:







Look outside:





Hicks notes that there's no significant relationship with the exact position it's sitting in, so no heritage loss there. There will be a removal of the rear addition and foundation, so

"moderate adverse impact". There are potential "adverse impacts" from moving but... Hicks believes that they safely stabilise the building so that it can be moved. They are working on a conservation plan in order to figure out the best way to move the house without ruining it, plus long-term protections.

Next steps:

Next Steps

- Issuance of the NOID;
- Zoning By-law Amendment;
- Heritage Permit Application;
- Site Plan Application;
- Submission of required documents (interpretation, conservation, salvage, etc.);
- Construction phase;
- Update designation By-law (to reflect its new location).

Cameletti asks staff concerns in the report about some heritage attributes like the window views. Hicks says that she believes she and heritage staff are on the same page.

Cameletti asks if there are still any points of contention. Hicks says they're happy right now with how they're moving forward, and Mallon agrees. Staff concerned that the original windows seem to be destroyed by vandals.

Abou-Jaoude asks about topography. Hicks says that most houses, even today, are built on a rise. Does that have an impact on the move? Not necessarily, but it may require grading in order to safely move the house.

Abou-Jaoude asks if there's another scenario where the building stays put. Hicks says they looked at options, but this proposal is the "better marriage" between heritage protection and development.

Abou-Jaoude says that he hopes there's a risk assessment about what happens if the building is damaged mid-move. Hicks says she's seen a lot of buildings moved, but has never seen one fall down while being moved.

Tilley asks why they decided to move. Hicks says there's a combo of reasons: relocating has a neutral impact so that gives a little more freedom to maximise the number of units on site, which given the housing crisis is a win-win.

Tilley asks if staff saw the other options, it seems like the default was move it. Mallon says applicant submitted ZBA, and this is their proposal. Not the job of heritage staff to tell developer what to do, and they only comment on apps they receive.

Recommendation:


THAT the comments provided by Heritage Guelph on "331 Clair Road East: Cultural Heritage Impact Assessment" (prepared by MHBC and dated May 2023) be provided to staff and Council for their consideration.

Abou-Jaoude says that there needs to be another option, it doesn't feel right that this is "take it or leave it." Mallon says again that this is the application staff received. (No one has moved or seconded the recommendation yet.).

Tilley says that committee's comment is that they want to see an option to *not* move the building, and they would like to see more information and detail about how the building will be planned. Mallon says that will happen through heritage protection process.

Epp confirms that all this has been captured and tries to get the motion on the floor again. Tilley/Abou-Jaoude move it and it's approved.

Next: 331 Clair Road East: Heritage Attributes and Designation Recommendation. Mallon says the attributes were "negotiated" between the heritage planner Hicks and staff:



Heritage Attributes

- Vernacular one-and-a-half storey fieldstone farmhouse with rectangular plan
- 3-bay façade with rectangular window openings and central door opening
- Central door opening, including sidelights and transom
- All original window and door openings
- All stone sill and lintels at window and door openings
- Side-gabled roof with overhang/return eaves, original wood soffits and fascia with large paired dentil design
- Paired stone chimneys above the roofline at the east and west elevations
- Central moderately-pitched front gable with arched stone lintel
- Stone construction with parging and pointing to resemble cut stone blocks
- Large stone quoins at all corners of the main portion of the building

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Mallon says it's important to note that this is a designation done with the assent and collaboration with the property owner and in these situations there's always some negotiation.

Tilley asks if support for designation is conditional on relocation. Mallon says they can't really offer conditions but he doesn't want heritage to prevent housing in this scenario, and they agree that the move is neutral.

Tilley confirms that the designation is about the features and not the move. Mallon says that's right.

Epp asks what happens if a heritage attribute is damaged in the move. Mallon says it's hard to consider hypotheticals, but they would work with the developer on the best path forward. Believes due diligence will be done to make sure house doesn't crumble in move.

Hick says she also won't entertain hypotheticals but notes that the Heritage Act doesn't preclude that any changes can happen, but protects the key attributes that makes a property valuable historically.


Recommended Motion:

THAT Heritage Guelph supports the heritage attributes identified as outlined in the staff report dated October 10, 2023 &

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


That motion is approved.

Next, 3,249 Metcalfe Street: Heritage Attributes and Designation. Mallon says he had a positive meeting with the owner and they only asked to remove the window sashes because they are deteriorating, but they also want the internal roof drainage to be added.



Heritage Attributes

- The building form, including
 - Flat roof
 - Curved exterior wall
- Window and door openings including:
 - Stepped 3-unit window on the curved wall
 - Wrap-around corner windows
- Front door with porthole window
- Extant original exterior doors
- Poured concrete walls
- Metal balustrade and balcony support
- Stucco cladding
- Protruding attached garage
- Original internal roof drainage system (main roof and garage roof)



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Cameletti notes that it's still stated in the report that there had been no contact with the owners. Mallon says he had only had contact with them very recently and hadn't updated the report.

Recommended Motion:

THAT HG supports the heritage attributes identified for 49 Metcalfe as outlined in the staff report dated October 10 &

THAT HG recommends that Council give notice of its intention to designate 49 Metcalfe pursuant to Part IV, Sec29 of the Ontario Heritage Act

Recommendation approved.

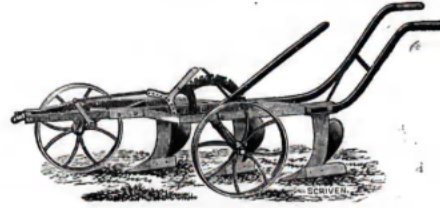
Last item: 167 Suffolk Street West: Cultural Heritage Evaluation Report.



This should give some idea about the long history of the property...

Annals of the Town of Guelph, 1827-1877, pg. 166

COSSITT'S
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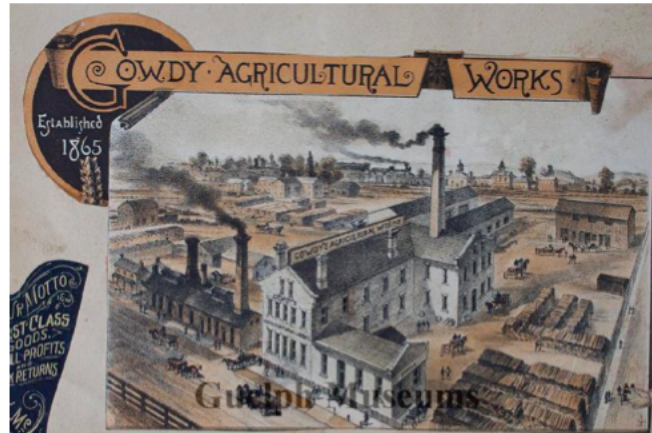
Buy only the genuine FARMER'S FRIEND GANG PLOW, patented March 1875. Send for circular and terms.

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Manufacturer of Gang Plows, Fanning Mills, Horse Turnip Seed Drills, Horse and Hand Power Feed Cutters, Lawn Mowers, Horse Pokes, &c.

Or this...

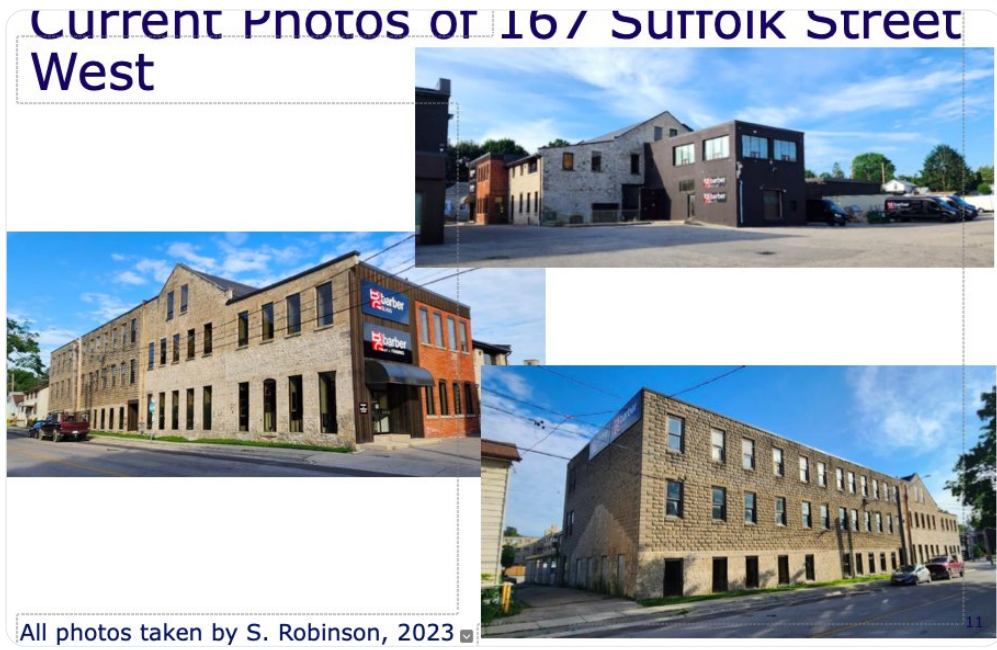
Gowdy Agricultural Works (Guelph Civic Museum 2016.24.3)



This pic's a little more recent...



Of course it's been home to Barber Glass for the last several years, and they're work can be seen in all kinds of places from Guelph Central Station to 1 World Trade Centre.



Despite the multiple additions over the decades, the building still meets four of nine of the criteria for having cultural heritage value and interested under Ontario Regulation 569/22.

Criteria:

Design/Physical Value

167 Suffolk Street West meets Criterion 1 having design or physical value as it is an early example of an industrial factory built in Guelph for the purposes of manufacturing in the mid-19th century. The 20-storey limestone design makes use of local materials and the iconic façade can be seen in multiple photographs of well-known Guelph businesses over time.

Historical/Associative Value

167 Suffolk Street West meets Criterion 4 because it has direct associations with a past mayor of Guelph, Thomas Gowdy, and his industry but also to agriculture as being the origin of multiple implements manufactured by Gowdy and L. Cossitt. Guelph has strong ties in the agricultural community and since this factory was used to promote and support this industry, it contributes to agriculture's continued legacy in the city.

Contextual Value

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of Suffolk Street West is an important historic area of the Guelph Collegiate Candidate Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan (2021).

The subject property meets Criteria 9 because the building's distinctive form and limestone construction has become a landmark within the Suffolk Street West streetscape.

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Comments? Questions?

Abou-Jaoude says thanks for the lovely presentation, but asks about original architectural facades. Nagy says that that the limestone is original on the Suffolk side, and there's some other limestone in the addition.

Nagy adds that she could only find the original fire insurance plan, but couldn't locate the original blueprints, but she admits that she didn't go to the County's physical archives to see if they're there.

Tilley asks about outreach to building owners. Nagy reached out to Barber via email, but senior planner Robinson has had positive discussions in the past.

Recommended Motion:

THAT the comments provided by Heritage Guelph members on the '167 Suffolk Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Motion approved.

Announcements? Mallon notes the Oct 17 planning meeting for the intention to designate 2187 Gordon and Tytler. Nagy notes the Oct 18 open house for the Downtown HCD.

And that's a wrap for this month's Heritage Guelph meeting!



@threadreaderapp unroll please!

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