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Jul 8, 2024 · 53 tweets · [adamadonaldson/status/1810341440154714332](https://twitter.com/adamadonaldson/status/1810341440154714332)

Coming up at noon, it's this month's Heritage Guelph meeting. This is what's coming up on the agenda:



**MEETING PREVIEW: Heritage Guelph Meeting for July 8, 2024**

No summer vacation (yet?) for Heritage Guelph, it turns out that there's just too much heritage stuff going on. At this meeting, there's more heritage to preserve, more approvals to sen...

<https://guelphpolitico.ca/2024/06/28/meeting-preview-heritage-guelph-meeting-for-july-...>

Chair Epp calls the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? Epp notes that she has to step out for item about the greenhouse b/c she works for the U of G.

First up, 150 Delhi Street (Homewood): Heritage Permit Application. Planner Jack Mallon lays out the proposed alterations with the Manor building at Homewood (not the be confused with the \*other\* Manor in Guelph).

Mallon says he's satisfied that the project will take steps to minimise impacts to the heritage attributes, and where there is an impact to make redress.

Delegating on this are:

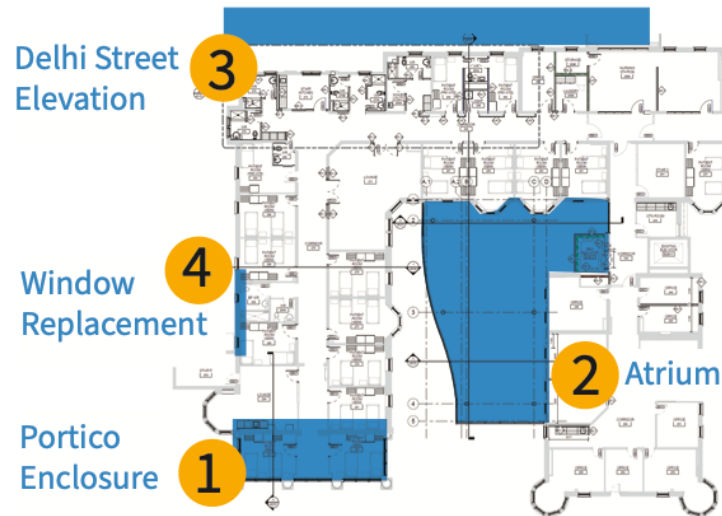
Shelley Ludman, ERA

Richard Hammond, Cornerstone

Shannon Hawke, Cornerstone

Ludman, who represents the heritage architects, will take the lead on the presentation. First: the layout...

## Proposed Interventions



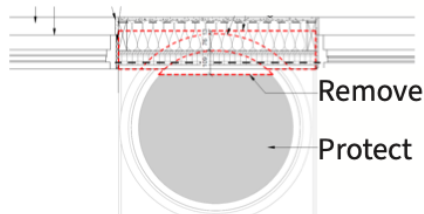
Lower level of the portico will be enclosed to create new bedroom space, and was designed with the purpose of keep the light and preserving the prominence of the columns.

## Portico Enclosure

Proposed



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ENA

Enclosing the Atrium is meant to preserve the shape of the building, while creating some new enclosed space. Some basement windows will have to be infilled at floor level, and a couple of windows will be converted into doors. More modern addition will be removed.

## Atrium

### Design Intent

- Simple and clean interface with the existing building fabric
- Conservation of legible E-shaped plan with courtyard as 'void'
- Open new views to the Speed River valley from within
- Removal of non-original exterior stairwell



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ERA

## Atrium

### Required Alterations

- Two original window openings converted to doorway opening
- Eight original basement window openings infilled
- Four previously infilled original window openings reinstated



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## Atrium



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Change #3: Revamp of the corridor along Delhi. You will notice that they're removing the cladding and adding glazing.

## Delhi Street Corridor

Design Intent

- Re-clad existing deteriorated corridor addition
- Improve relationship with Delhi Street, maximize transparency and visibility



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ERA

Fourth and final change is the replacement of windows to create harmony and consistency observing the historical look of the windows (left) and recent window upgrades to other buildings (centre).



## Windows

### Design Intent

- Harmonize window styles across the building
- Apply consistent profile and divisions in keeping with historic windows



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ERA

Member Krucker asks if there's a reason why the glass can't be set behind the columns and not cut into them. Ludman says they looked at that, but the rooms are small and they don't have a lot of wiggle room. Hammond adds the config. of the porch requires it to maintain building.

Krucker asks if there's any impact to the doorway. Hammond says that there will have to be some alterations since that exterior door will become an interior door.

Question about the balustrade, how will it be determined if it's salvageable? Hammond says that they will evaluate once the work begins, their hope is to use portions of it to repair other areas of the building.

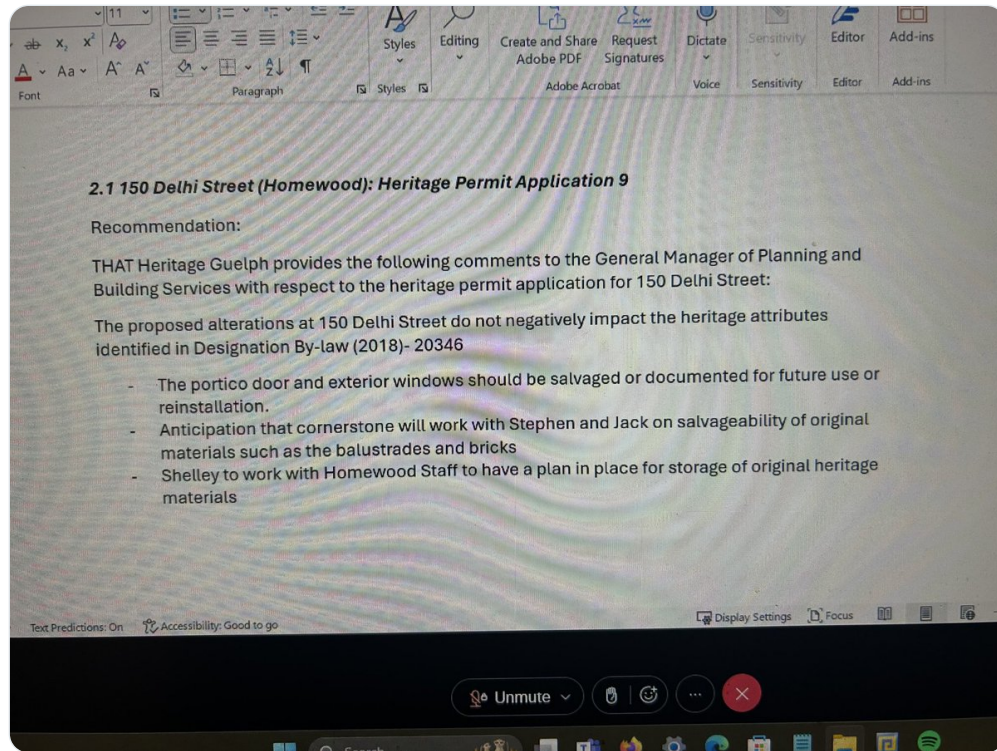
Member Tilly asks if there's any roof impact with the Atrium. Hammond says that the Atrium will be 6-8 ft above the existing roof, but that won't be visible from Delhi Street.

### Recommendation:

THAT HG provides the following comments to the General Manager of Planning & Building Services with respect to the heritage permit application for 150 Delhi Street:

The proposed alterations at 150 Delhi Street do not negatively impact the heritage attributes et al

### Additional notes:



Recommendation approved.

Next, 19 Woodycrest Drive: Cultural Heritage Evaluation Report. According to the staff report this house built sometime in the mid-to-late 1850s is “an exemplary representation of mid-19th century Italianate/Tuscan villa architectural style in Guelph.”

The house has passed through the hands of many Guelph luminaries over the last 160 years, and though it was separated into apartments after World War II, it was restored to its original state in the 80s, and continues to meet three of the nine criteria.

Interestingly, this property has been traditionally called "The Homewood", not to be confused with the Homewood we just talked about.

- An early/unique example of particular style
- Limestone walls and chimney, interior supposedly retains many original features
- Strong association with many historical families locally and nationally.

Comments from the committee?

Krucker asks about any other characteristics for the lot. Robert Flewelling, Heritage Research Assistant, says it was originally a large lot that got split up, and old barn is confirmed gone, a root house converted to office. Can explore further.

Recommendation:

THAT the comments provided by Heritage Guelph members on the '19 Woodycrest Drive: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

That's approved.

Vice-Chair Carroll takes over for 37 Christie Lane: Cultural Heritage Evaluation and Heritage Attributes Report.

The is a combined evaluation and attribute report since there's no HG meeting in August and they want to get this in front of council in the fall.

This building is the greenhouse next to the University Centre and dates back to the 1930s. It was designed to serve as part of the formal entrance to the Department of Horticultural Science, which was in the Hutt building at the time.

According to the staff report, the greenhouse is influenced “primarily from Middle Eastern and South Asian architecture with its four centered ogee arches and faceted dome, topped by a cupola.

Constructed of wrought iron and cypress wood, the structure sits on a limestone foundation composed of blocks salvaged from original Ontario Agricultural College barns.” This might even be on of the last structures of its kind in all of North America.

That's one of the reasons why it meets eight of the nine prescribed criteria.

- Rare/unique example
- High degree of craftsmanship
- Local/provincial historical significance
- Significance to understanding U of G, Guelph community.
  
- Demonstrates work of famous builders
- Character of U of G botanical gardens
- Linked to other buildings on campus
- Is a landmark.

Mallon says if the list of heritage attributes is altered, he will have to bring it back to committee. Apparently, there is some back and forth with the U of G about that.

Krucker says that he's worried about signing off on something not very specific might leave the door open to having everything else replaced with newer materials. Tilley has similar concerns.

Mallon says that they can get more specific with the materials and notes this is a draft and he can add more detail after the meeting. Krucker asks about the timing on that and Mallon says they can bring it back in Sept. It's not imminently at risk.

Mallon also notes that the attributes could be altered through discussions with the university and that list could be brought back to committee following those discussions.

Member Corman says it's advisable to have the most detailed list of attributes as possible before going to council. If there's no immediate danger, it can come back in Sept.

There are three delegates listed:

- \*Justin Shelby, University of Guelph
- \*Shane Danis, University of Guelph
- \*Lloyd Grinham, Grinham Architects

Justin not available, so will hear from Danis, Grinham.

Danis says that he's hear to learn and listen, and there's nothing immediately planned for the building before it goes though proper processes. They can wait till September too. Grinham

concur.

Krucker says he's interested in a motion to get regular updates about the ongoing condition of the building. Mallon says that conversation is now ongoing, but again reiterates that the building is not in jeopardy.

This is the recommendation in the agenda:

**Recommendation:**

THAT the comments provided by Heritage Guelph members on the '37 Christie Lane: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

THAT Heritage Guelph supports the heritage attributes identified for 37 Christie Lane as outlined in the staff report dated July 8, 2024; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 37 Christie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act

Mallon proposes this wording:

THAT the comments provided by Heritage Guelph members on the '37 Christie Lane: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

THAT the committee request that staff return to Heritage Guelph in September with an updated list of heritage attributes

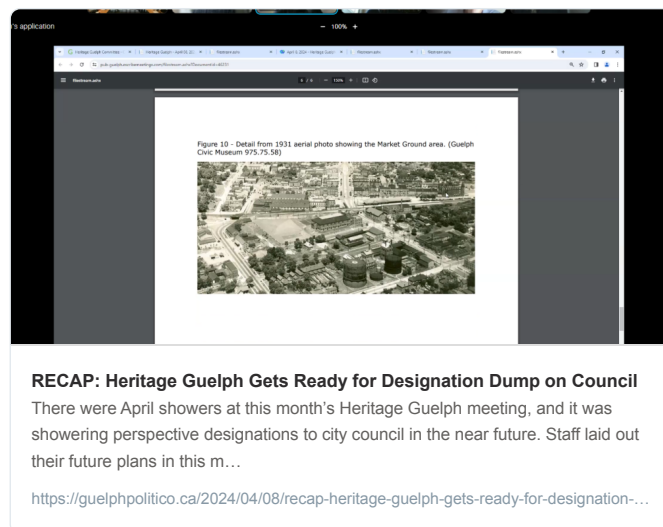
Additional Comments:

- More detail should be added to the Heritage attributes list
- Advise that staff continue to work with the University on the conservation of the Rutherford Conservatory

The motion is approved.

Epp takes the chair again for this last item: 106 Carden Street: Heritage Attributes Report. This is the old Royal Hotel building on Carden Street and formally sends this off to council for designation.

Back in April, Heritage Guelph heard how this building supports seven out of nine criteria:



Senior planner Robinson notes that there are a number of attributes on the interior that are significant though they're not in the report including the central stair case and the attic. He



says the owners have been given advice to retain these aspects.

Recommendation:

THAT HG supports the heritage attributes identified for 106 Carden Street as outlined in the staff report dated July 8, 2024; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 106 Carden Street...

Committee also recommend adding notes about the existing wood opening and cast iron columns, plus the use of locally-sourced limestone as attributes.

The recommendation is moved and approved.

Announcements?

-Ward West open house on June 27 had good turnout and were generally supportive

-Downtown HCD will coming to Sept Committee of the Whole meeting

-3 designations at council tmrw.

And that's a wrap for Heritage Guelph until Sept!



@threadreaderapp unroll please!

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