

Addendum



City of Guelph

Heritage Guelph Committee (HG)

May 14, 2018

City Hall, Meeting Room C

From 12:00 noon to 2:00 p.m.

Additional material for agenda items

Item 4

87 Liverpool Street

Plan and elevation drawings (A1-A5) by J. David McAuley Architect Limited, dated April 13 2018 showing proposed 2-storey rear addition.

Delegation: Owen Scott (owner)

Staff Recommendation

THAT Heritage Guelph supports heritage permit HP18-0005, a proposed 2-storey rear addition at 87 Liverpool Street, as presented in plan and elevation drawings (A1-A5) by J. David McAuley Architect Limited (dated April 13, 2018) provided by the owner at the May 14, 2018 meeting of Heritage Guelph; and

THAT the any further revisions required for heritage permit HP18-0005, that are minor in nature, may be dealt with by the Senior Heritage Planner.

Item 5

28 Norfolk Street – Parish Rectory

Plan and elevation drawings (Demo 1-7) by Larkin Architect Limited dated April 11, 2018 showing proposed partial demolition of 2-storey front portico, 2-storey rear addition and single-storey garage on south side.

Delegation: Joe Finochio (Project Manager); Roberto Chiotti (Larkin Architect Limited)

Staff Recommendation

THAT Heritage Guelph supports proposed partial demolition of the 2-storey front portico, 2-storey rear addition and single-storey garage on south side of the parish rectory building at 28 Norfolk Street, as presented in plan and elevation drawings (Demo 1-7) by Larkin Architect Limited (dated April 11, 2018) provided by the owner at the May 14, 2018 meeting of Heritage Guelph; and

THAT the any further revisions required for the building permit (2018 2718 PS) partial demolition, that are minor in nature, may be dealt with by the Senior Heritage Planner.

Item 6

120 Huron Street

Cultural Heritage Resource Impact Assessment by CHC Limited dated August 22, 2017
Delegation: Owen Scott (CHC Limited); Mitchell Fasken (Kimshaw Holdings Limited)

Additional agenda item

Item 7

Recommendation required for proposed fence within City-owned land adjacent to **134 Dublin Street North** (designated property), designation By-law (1994)-14795.

Item 4

87 Liverpool Street

Heritage designation by-law (1992)-14254

Heritage Permit 18-0005

Recommendation required for a proposed 2-storey rear addition.



SCHEDULE "B"

By-law Number (1992) - 14254

STATEMENT OF REASONS FOR DESIGNATION

87 LIVERPOOL STREET

This handsome two-storey Italianate dwelling was built in 1876 for local manufacturer Christopher Campbell. This building, constructed of red brick with strong buff brick accents, features other elements typical of the Italianate style, including raised quoins, a hipped roof and arched lintels over curved top double windows. The front entrance is highlighted by a decorative carved stone lintel over the doorcase, which features glass sidelights and fanlight. Of particular significance is the unusual brick and pier construction of the building, which may be unique to the Guelph area. The interior of the original 1876 portion of the dwelling is enhanced with ornate plaster ceiling mouldings and original wood trim and still contains the original curved cherrywood staircase. Also of interest is the later L-shaped wood front porch which is supported by patterned and textured concrete posts.

This was the first dwelling constructed on the north side of Liverpool Street, between Dublin and Glasgow Streets, and remained so until 1892. Christopher Campbell, who occupied the building until 1891, was a local manufacturer of soap and candles and was also a partner with Guelph merchant James Massie in the firm "Massie and Campbell", manufactures of wholesale biscuits and confectioneries. The dwelling was subsequently owned by George T. Moore, an organ regulator with the Bell Organ and Piano Company, under whose ownership the front porch and the rear brick addition were constructed. The 1992 owners, Owen and Barbara Scott, are responsible for restoring many of the interior and exterior features of the house.

Elements of the building being designated include the front, westerly and easterly exterior brick walls of the original 1876 portion of the house and the original rear exterior brick wall, where exposed. All door and window openings on the designated exterior walls are covered by the designation, including the carved stone lintel over the front doorcase, the front entrance door, doorcase, fanlight and glass and the sidelights (excluding the non-original glass), as well as all windows, storm sashes and the blind shuttered windows. Also included in the designation is the roofline of the 1876 building, but the chimney and existing roof fabric are not covered by the designation. Elements of the front porch covered by the designation include the cast stone posts and steps and the wood columns, railings, balusters, floor and ceiling, but not including the porch roof and enclosed deck. Elements of the interior of the building being designated include the plaster ceiling mouldings, the centre ceiling plaster mould in the living room and the complete staircase, including cherrywood balusters, bannister and newel posts. The later rear brick addition is excluded from the designation.

SCHEDULE "C"

By-law Number (1992) - 14254

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

87 LIVERPOOL STREET

The designation includes:

1. The front, westerly and easterly exterior brick walls of the original 1876 house;
2. The rear exterior brick wall of the original 1876 house, where exposed;
3. All door and window openings on the designated exterior brick walls;
4. The carved stone lintel over the front doorcase, the front entrance door, the front entrance doorcase, fanlight and glass, and the sidelights (excluding the non-original glass);
5. All windows, storm sashes and the blind shuttered windows on the designated exterior walls;
6. The roofline over the original 1876 house (but excluding the chimney and the existing roof fabric);
7. On the front porch the cast stone posts and steps, the wood columns, railings, balusters, floor and ceiling (excluding the porch roof and enclosed deck);
8. Inside the house the plaster ceiling mouldings, the centre plaster mould in the livingroom, and the complete staircase including the cherrywood balusters, bannister and newel posts.

The designation excludes the later rear brick addition.

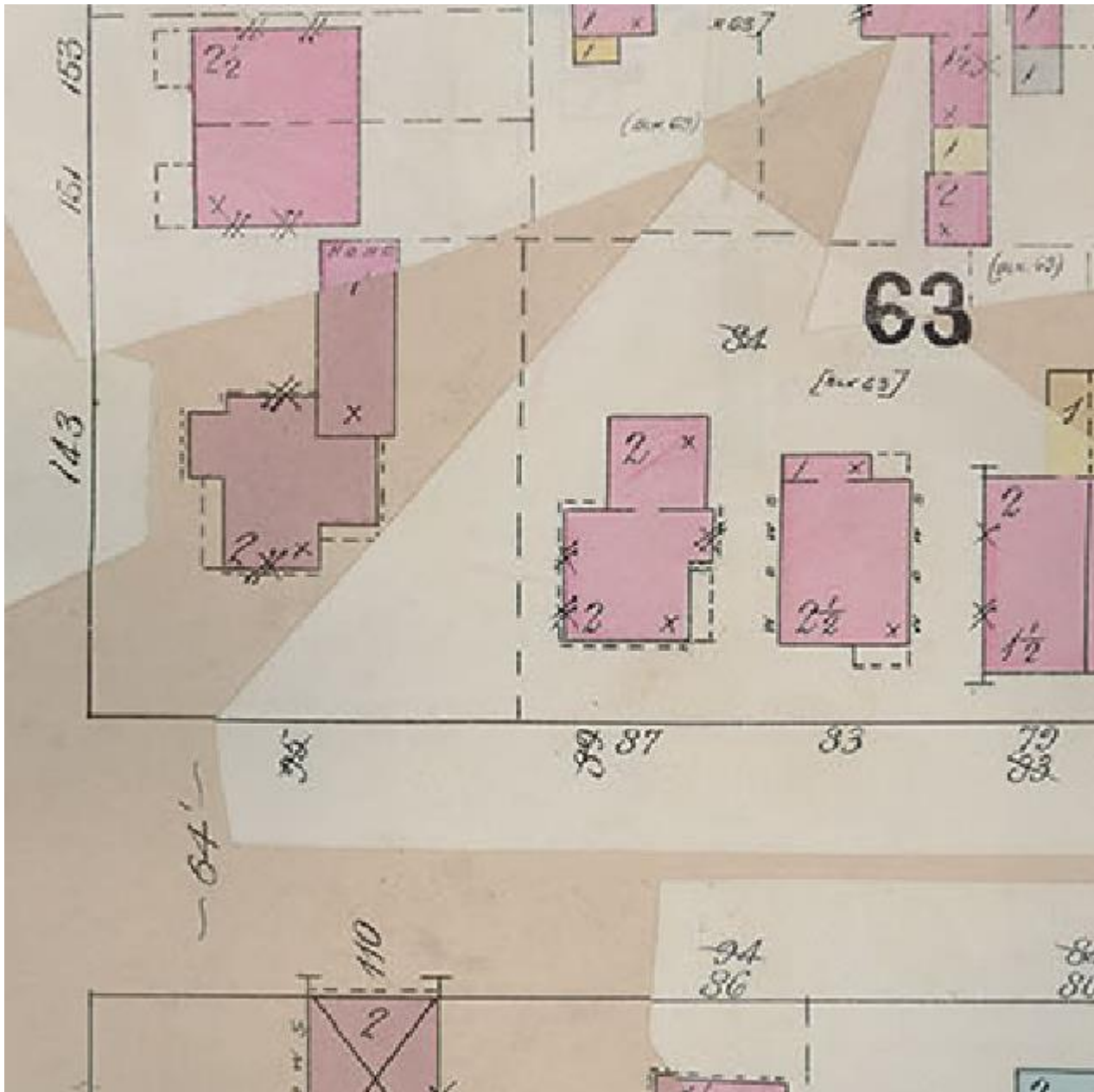
It is intended that any non-original features may be returned to documented earlier designs or their documented original form without requiring City Council permission for an alteration to the designation.



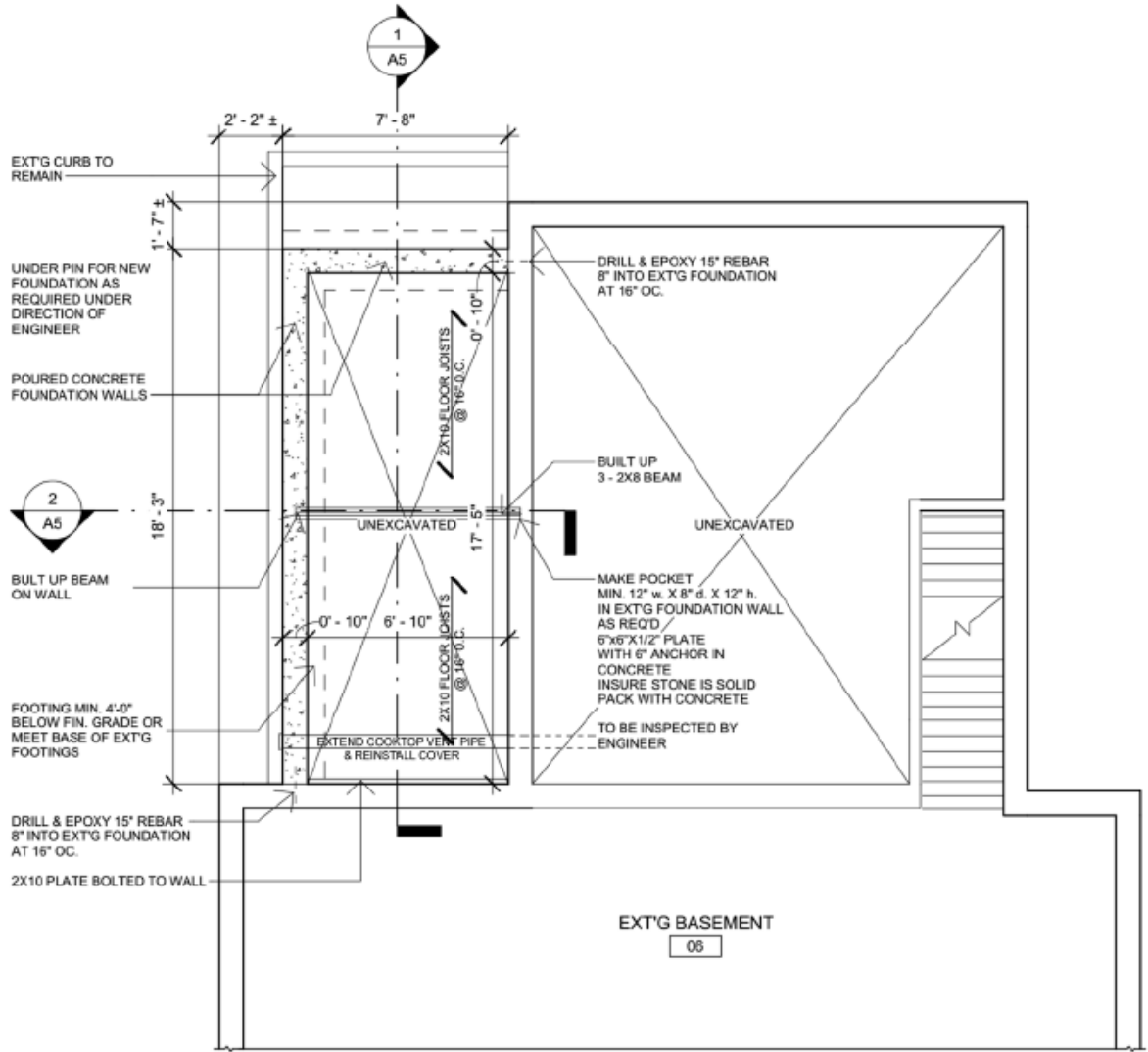








1897 (revised 1911)



1 FOUNDATION PLAN
1/4" = 1'-0"

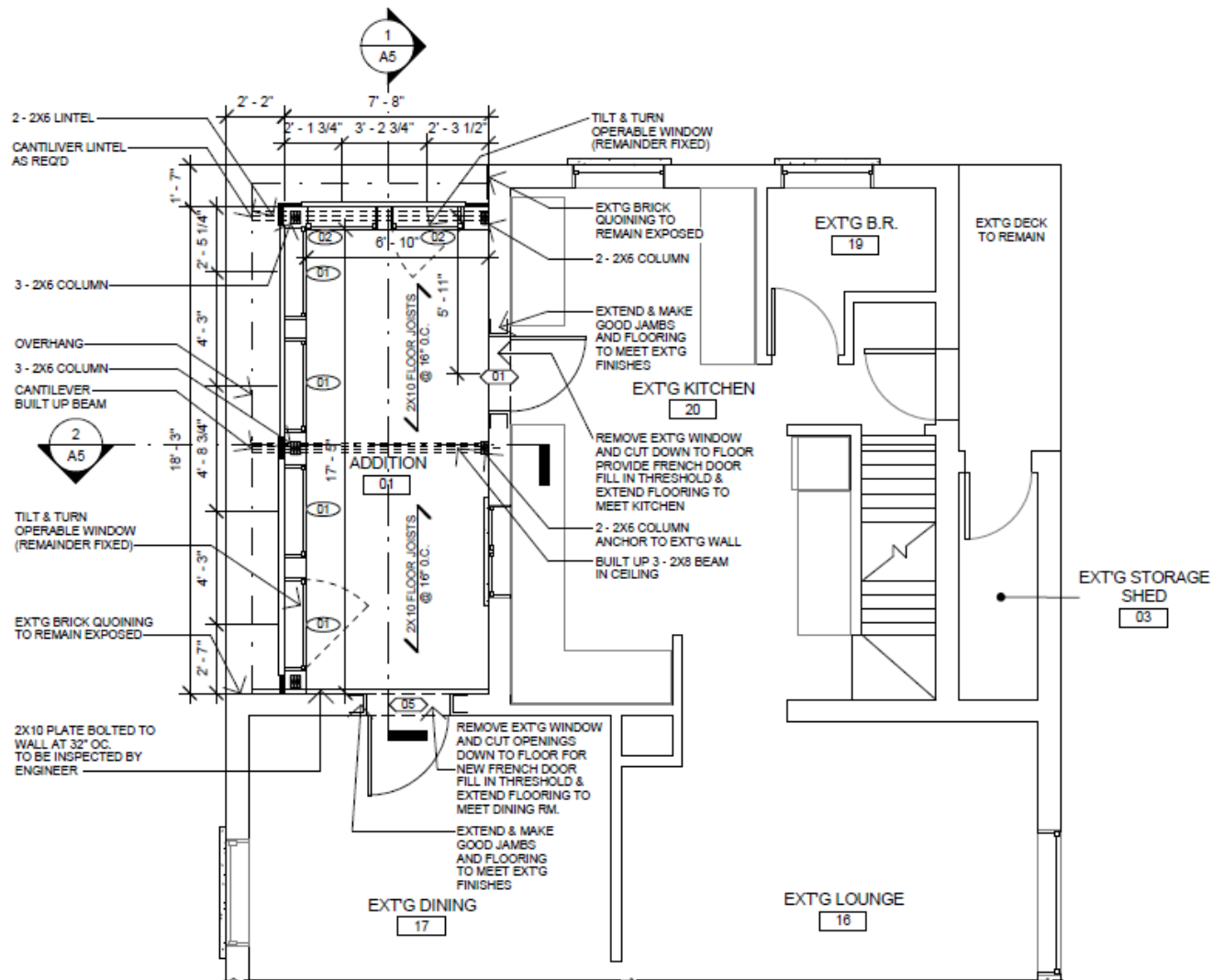
2	APRIL 11/18	SUBMIT FOR PERMIT
1	MARCH 09/18	SUBMIT FOR CONTRACTOR REVIEW
NO.	DATE	REVISION

JDM J. DAVID McAULEY ARCHITECT INC.
360 WOODBURN ST. GUELPH ON. N6H 3W6
P. (519) 825-2941
E. jdmc@jdm-arch.com

PROJECT
ADDITION
87 LIVERPOOL ST.
GUELPH
MUNICIPAL ADDRESS CITY, PROVINCE

DRAWING NAME
FOUNDATION PLAN

PLT DATE 13/04/2018 11:28:14 AM	CHECKED BY PM	DRAWING NO. A1
SCALE 1/4" = 1'-0"	PROJECT NO. 1802	
FILE		



1 GROUND FLOOR PLAN
1/4" = 1'-0"

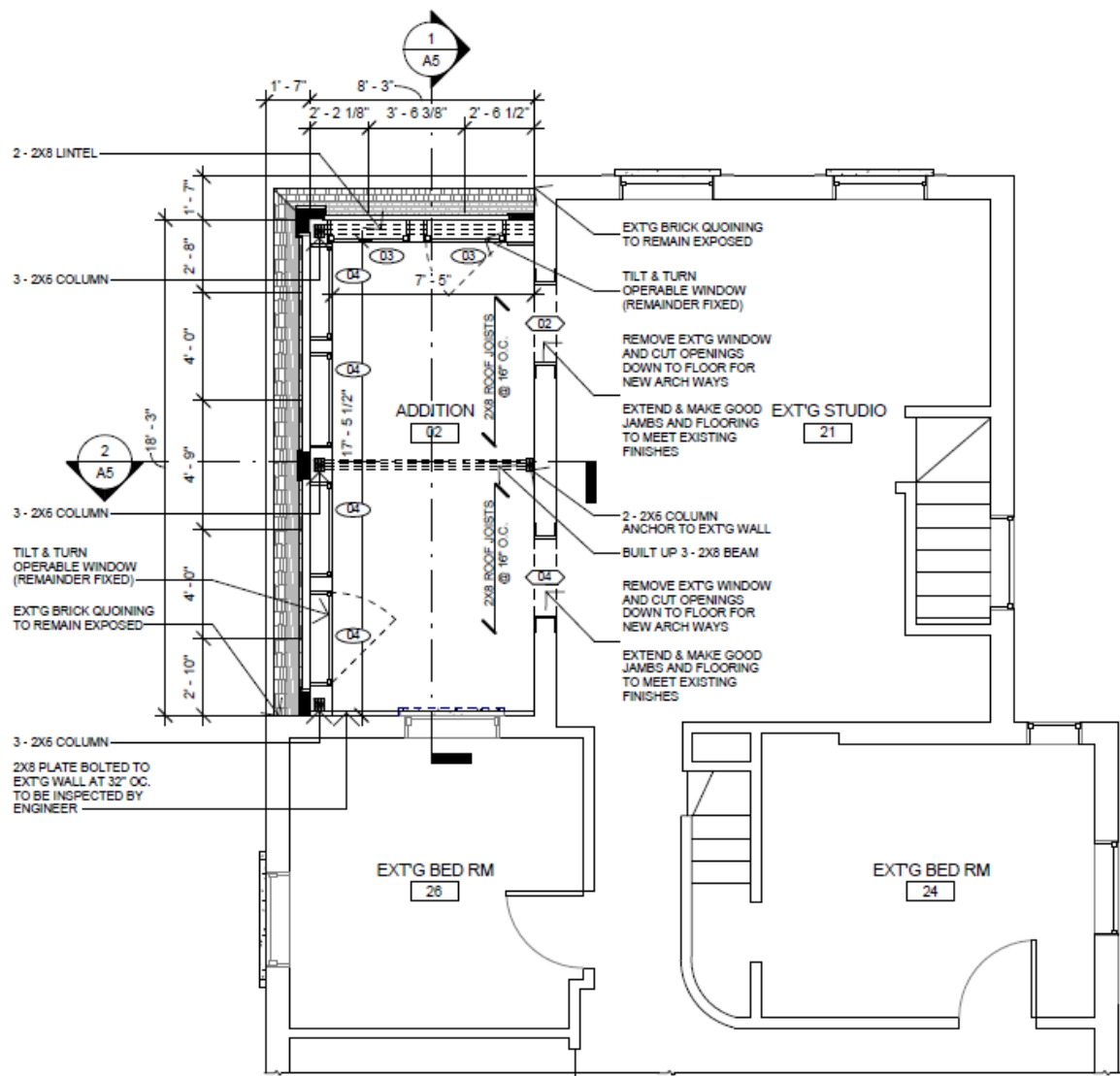
1	APPRO. DATE	ISSUED FOR PERMIT
1	REVISION	REVISION FOR CONTRACTOR REVIEW
1	DATE	REVISION

JDM J. DAVID McAULEY ARCHITECT INC.
 200 MCCOWAN ST. GUELPH, ON. N1H 2M8
 P: 519 822 2441
 F: 519 822 2442

PROJECT:
 ADDITION
 87 LIVERPOOL ST.
 GUELPH
 MUNICIPAL ADDRESS CITY PROVINCE

DRAWING NAME:
 GROUND FLOOR PLAN

PLIST DATE: 15/06/2018 11:28:01 AM	CHKD BY: PW	DRAWING NO.:
SCALE: 1/4" = 1'-0"	PW	A2
FILE:	PROJECT NO.:	1802



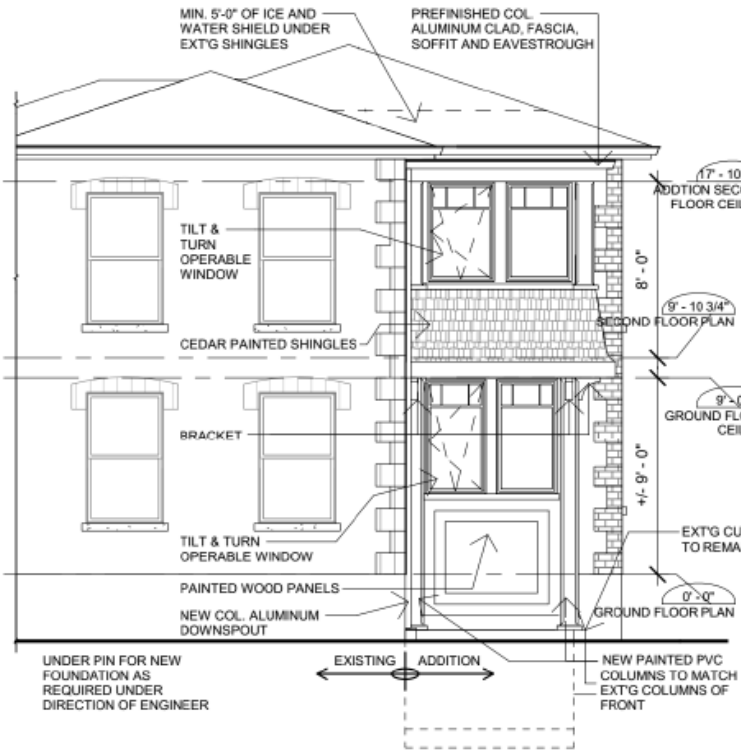
1 SECOND FLOOR PLAN
1/4" = 1'-0"

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1	REVISION	OWNER FOR CONTRACTOR REVIEW
00	DATE	REVISION

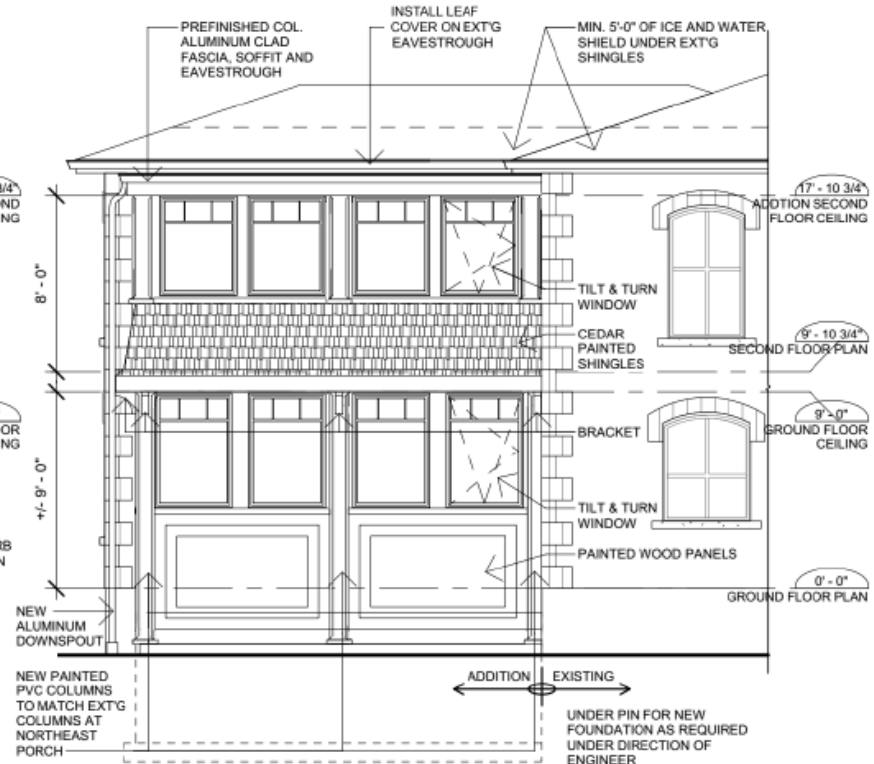


PROJECT
ADDITION
87 LIVERPOOL ST.
GUELPH
MUNICIPAL ADDRESS CITY PROVINCE
DRAWING NAME
SECOND FLOOR PLAN

PLOTT DATE	12/04/2018 11:30:22 AM	CHECKED BY	
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FILE	PROJECT 1802		A3



1 NORTH ELEVATION
3/16" = 1'-0"



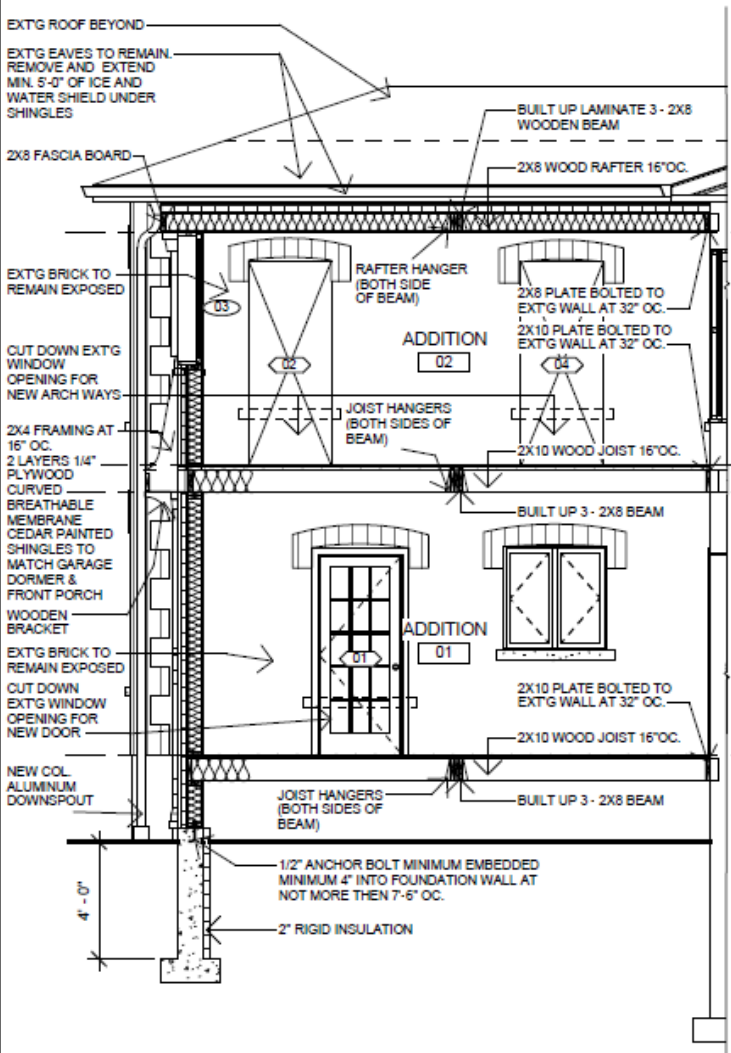
2 WEST ELEVATION
3/16" = 1'-0"

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1	MARCH 09/18	SUBMIT FOR CONTRACTOR REVIEW
RD	DATE	REVISION

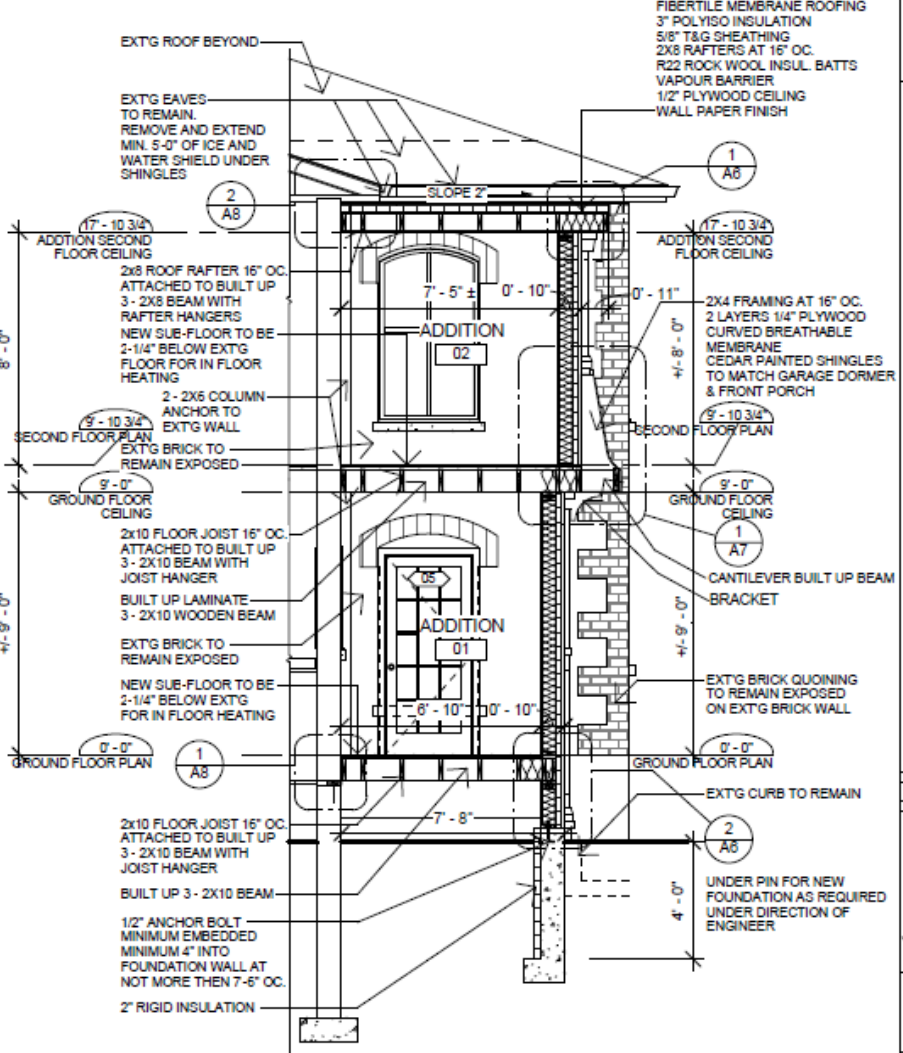
JDM J. DAVID MCAULEY ARCHITECT INC.
360 WOODBROOK ST.
GUELPH, ONT. N1H 3W6
P: (519) 825-2441
C: jdm@jdm-arch.com

PROJECT
ADDITION
87 LIVERPOOL ST.
GUELPH
MUNICIPAL ADDRESS CITY, PROVINCE
DRAWING NAME
ELEVATIONS


DATE	13042018 11:28:55 AM	CHECKED BY	
SCALE	3/16" = 1'-0"	PI	DRAWING NO.
FILE		PROJECT NO.	A4



1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

2	APRIL 11/18	SUBMIT FOR PERMIT
1	MARCH 16/18	SUBMIT FOR CONTRACTOR REVIEW
REV	DATE	REVISION
 J. DAVID McAULEY ARCHITECT INC. 880 WICKLIFF RD. GUELPH, ON L1W 2M8 P: 519 822 2841 F: 519 822 2842		
PROJECT		
ADDITION		
87 LIVERPOOL ST.		
GUELPH		
MUNICIPAL ADDRESS CITY PROVINCE		
DRAWING NAME		
SECTIONS 1 & 2		
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1/4" = 1'-0"	18022	A5

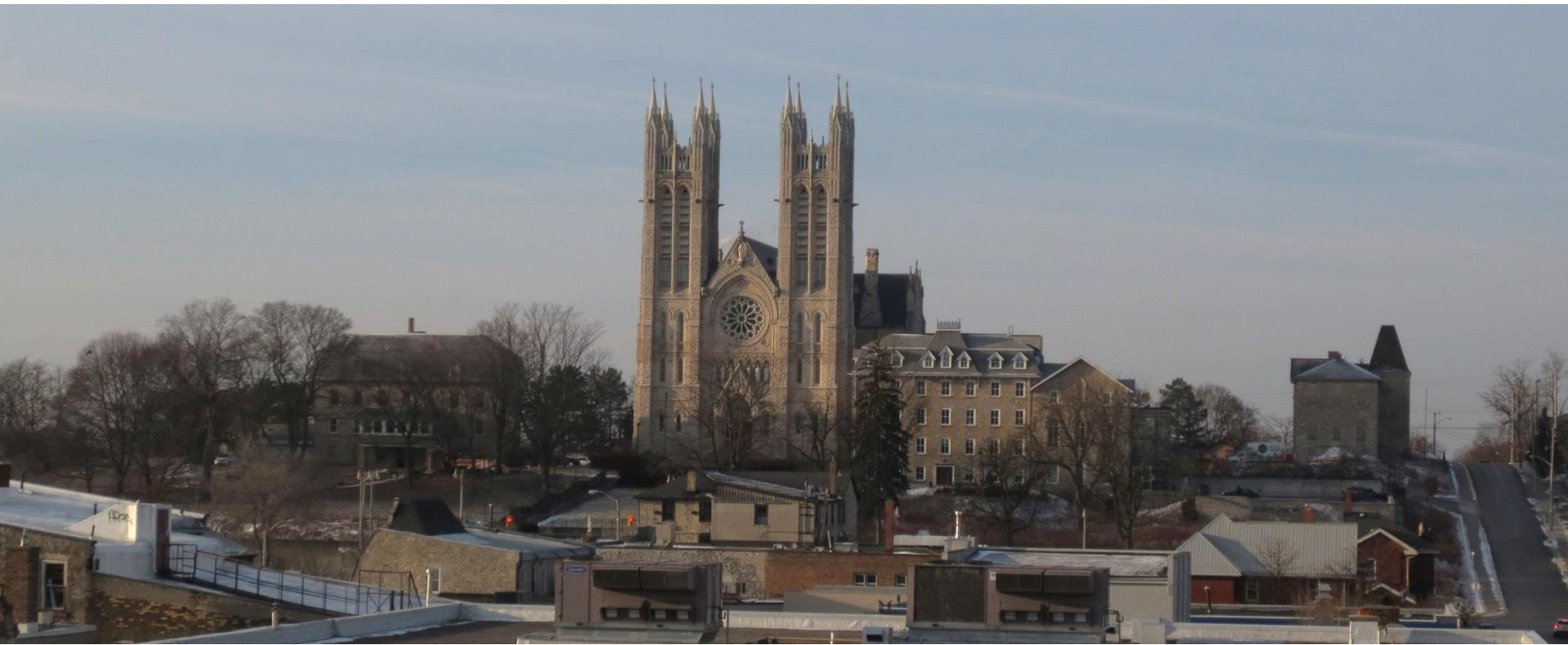
Item 4

28 Norfolk Street – Parish Rectory

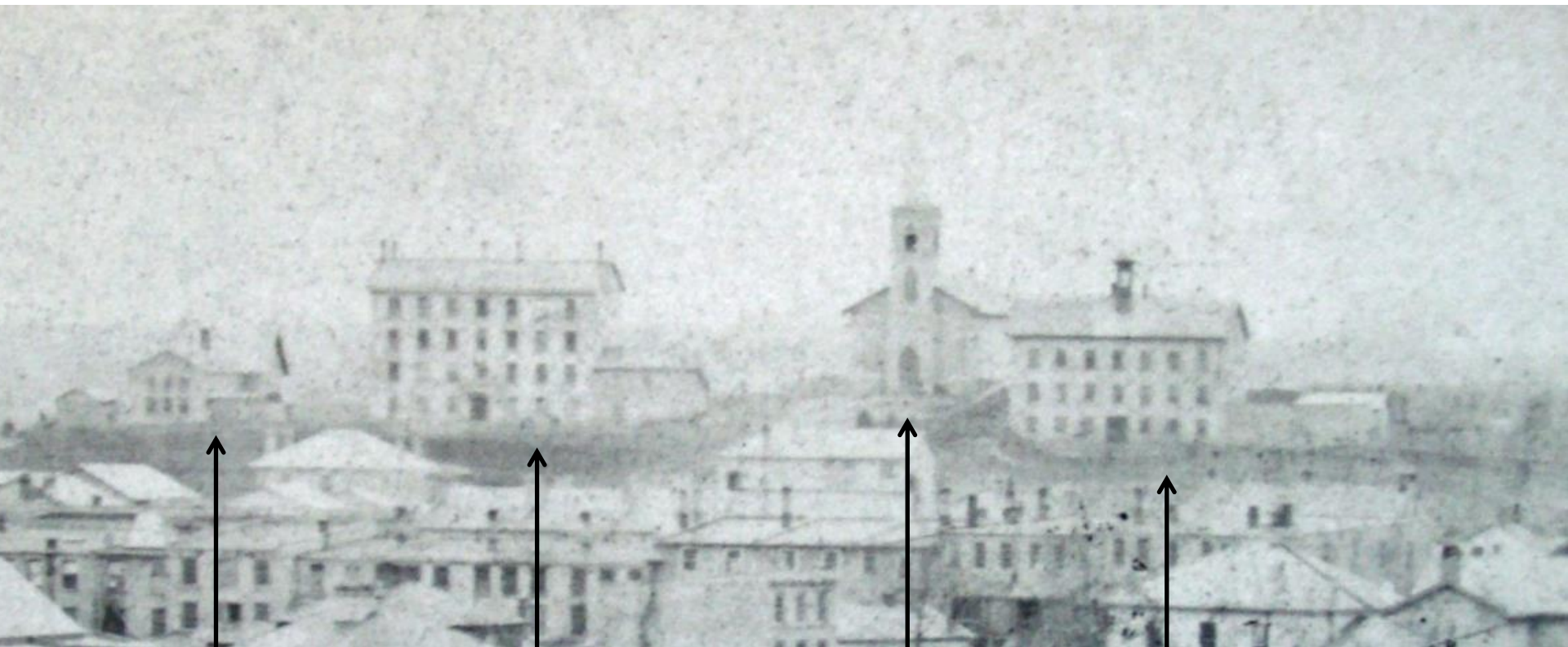
Listed property

Demolition Permit 18-2718 – Recommendation required for proposed partial demolition of 2-storey front portico, 2-storey rear addition and single-storey garage on south side.





Catholic Hill seen from 5th floor of the West Parkade (2018)



Annex



Rectory

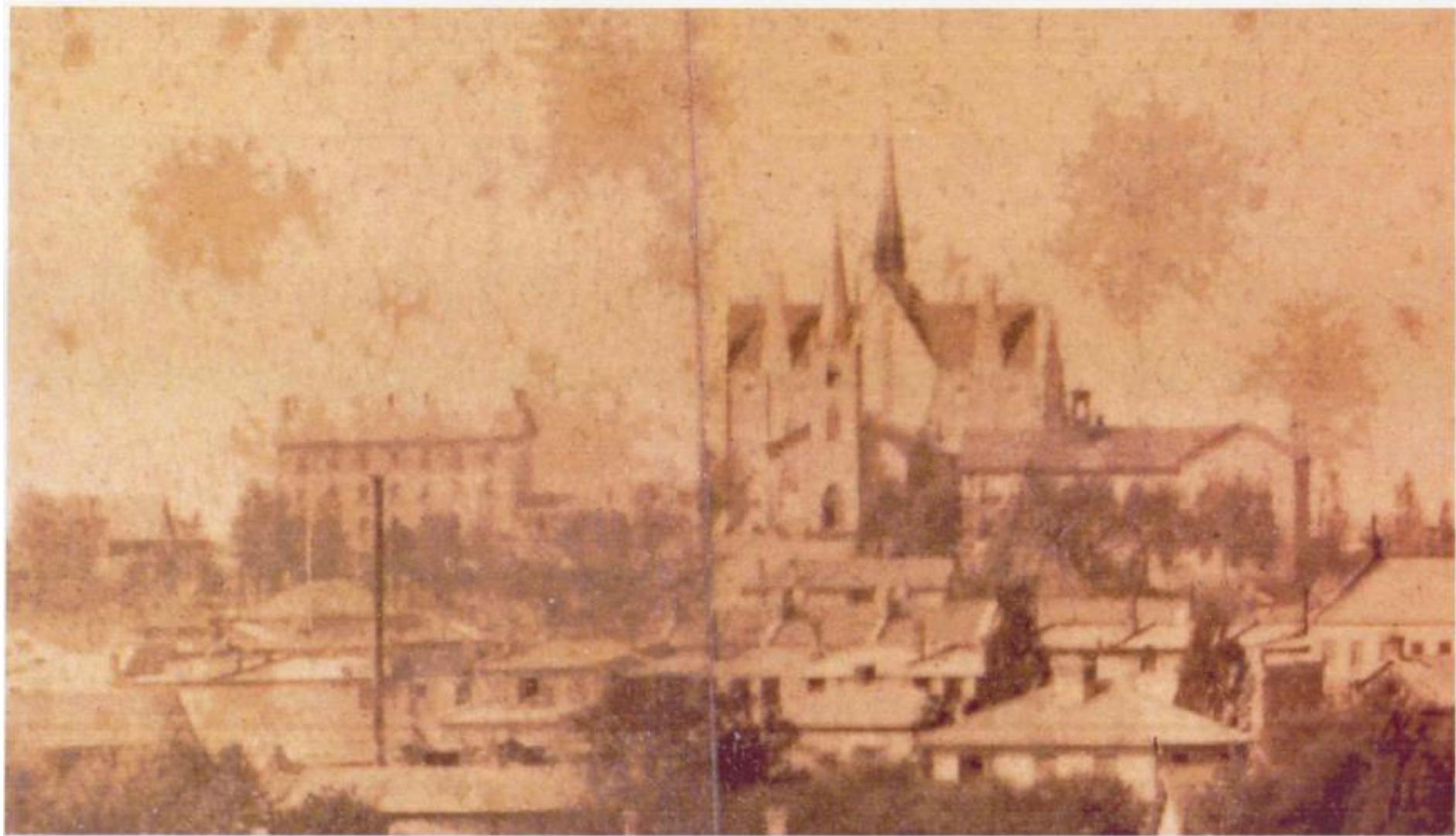


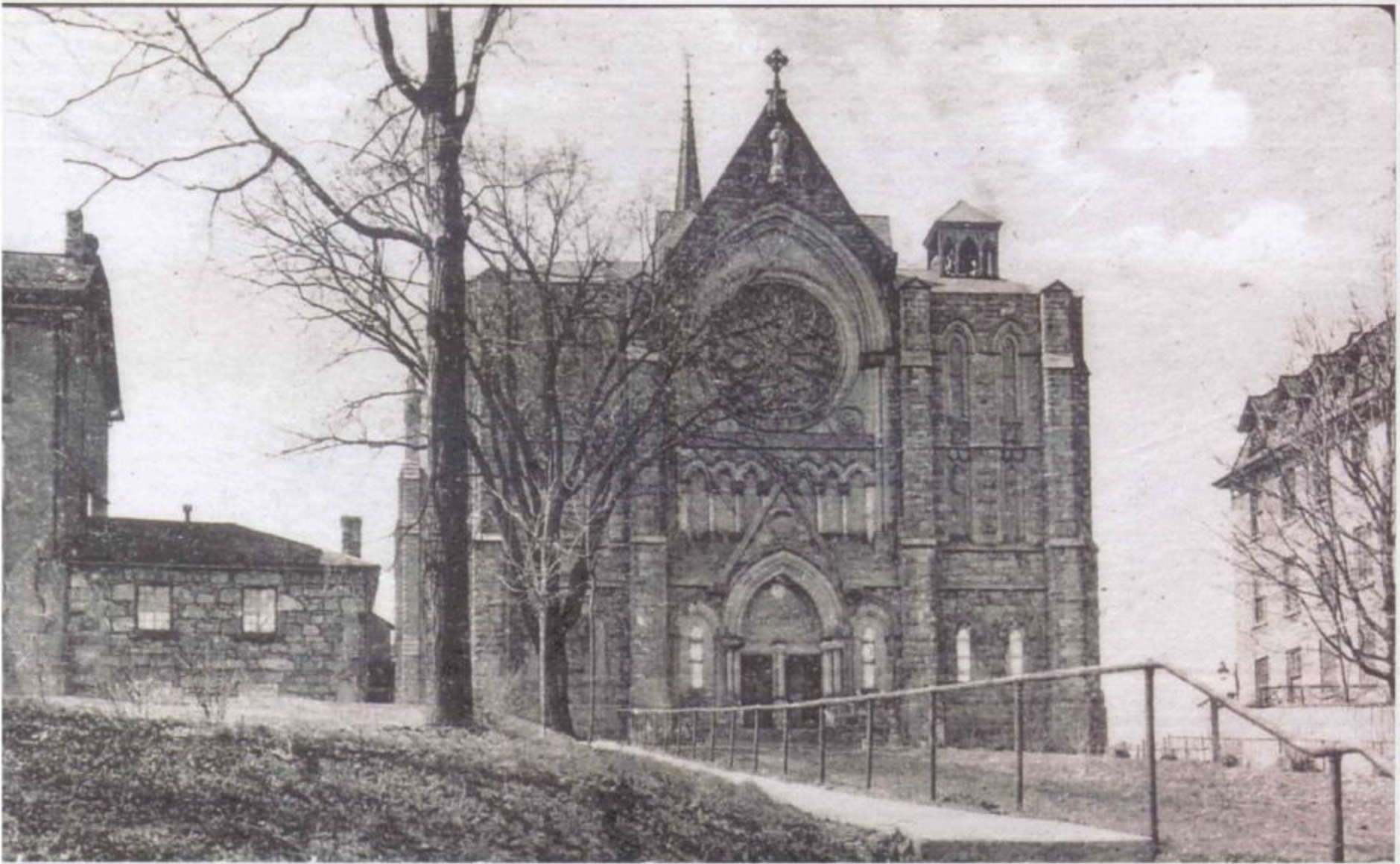
St. Bartholomew's Church



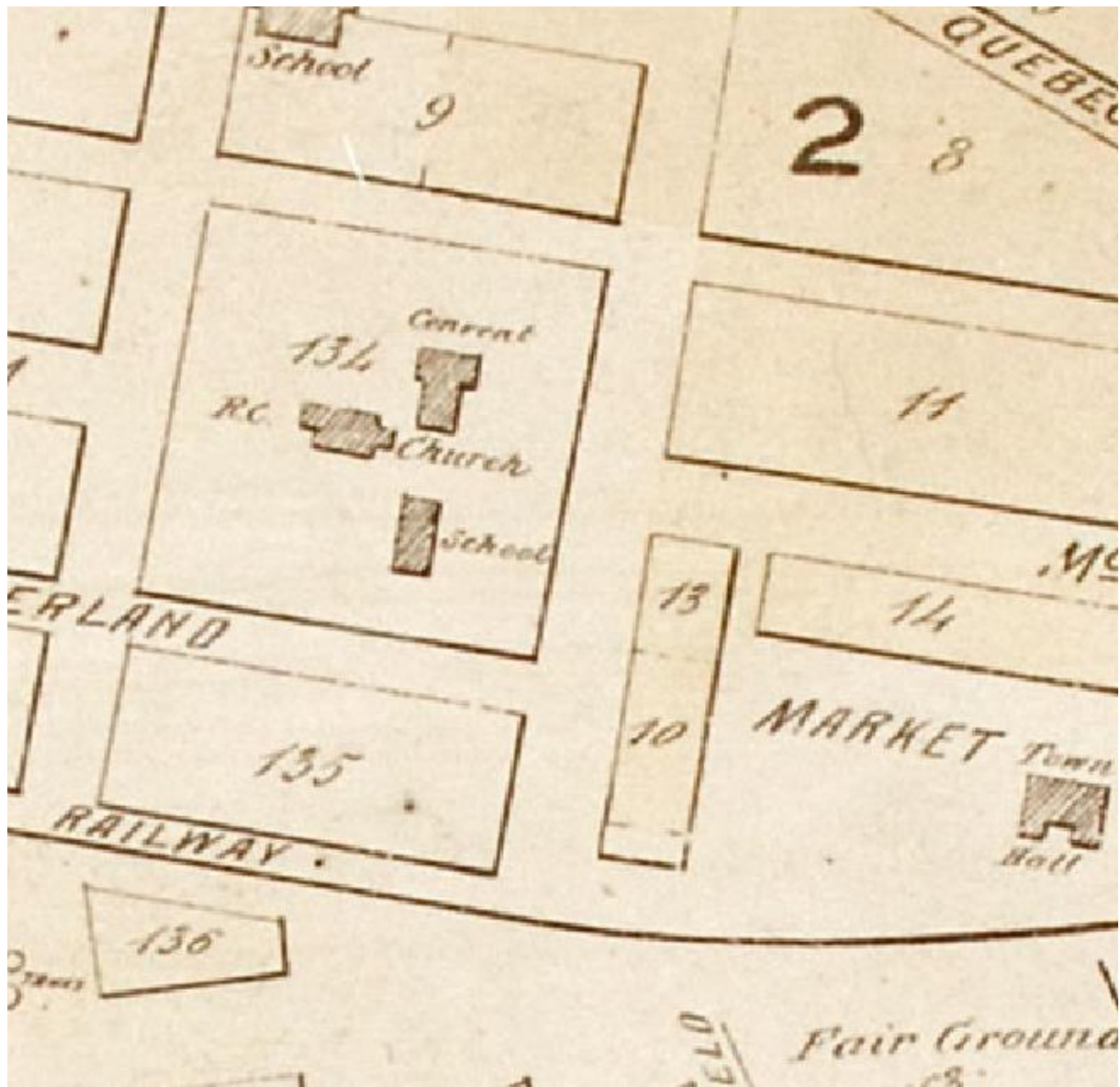
Convent

"Catholic Hill" c.1869

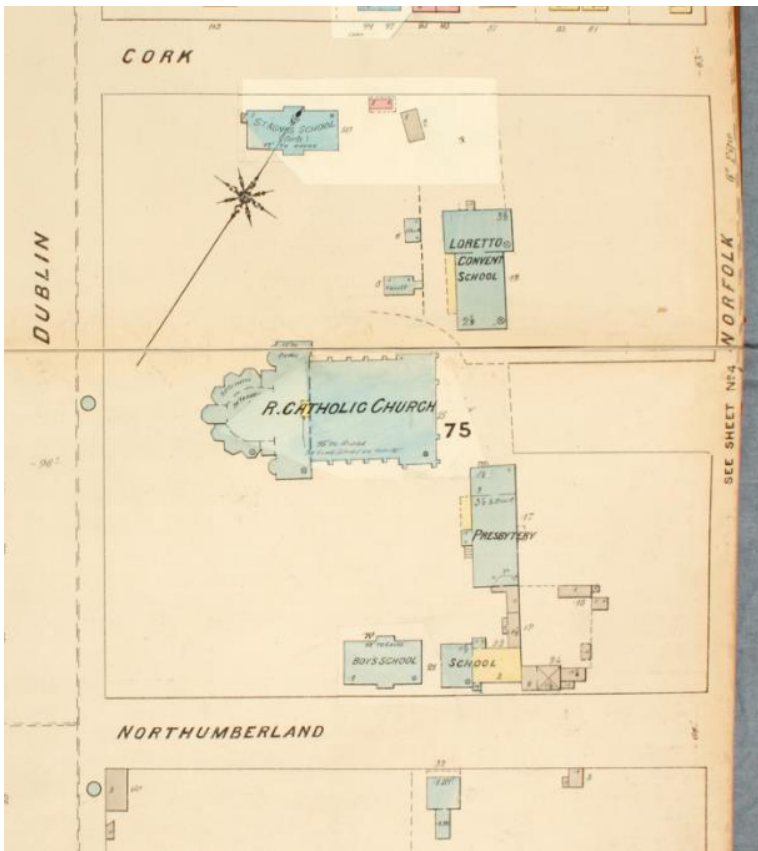




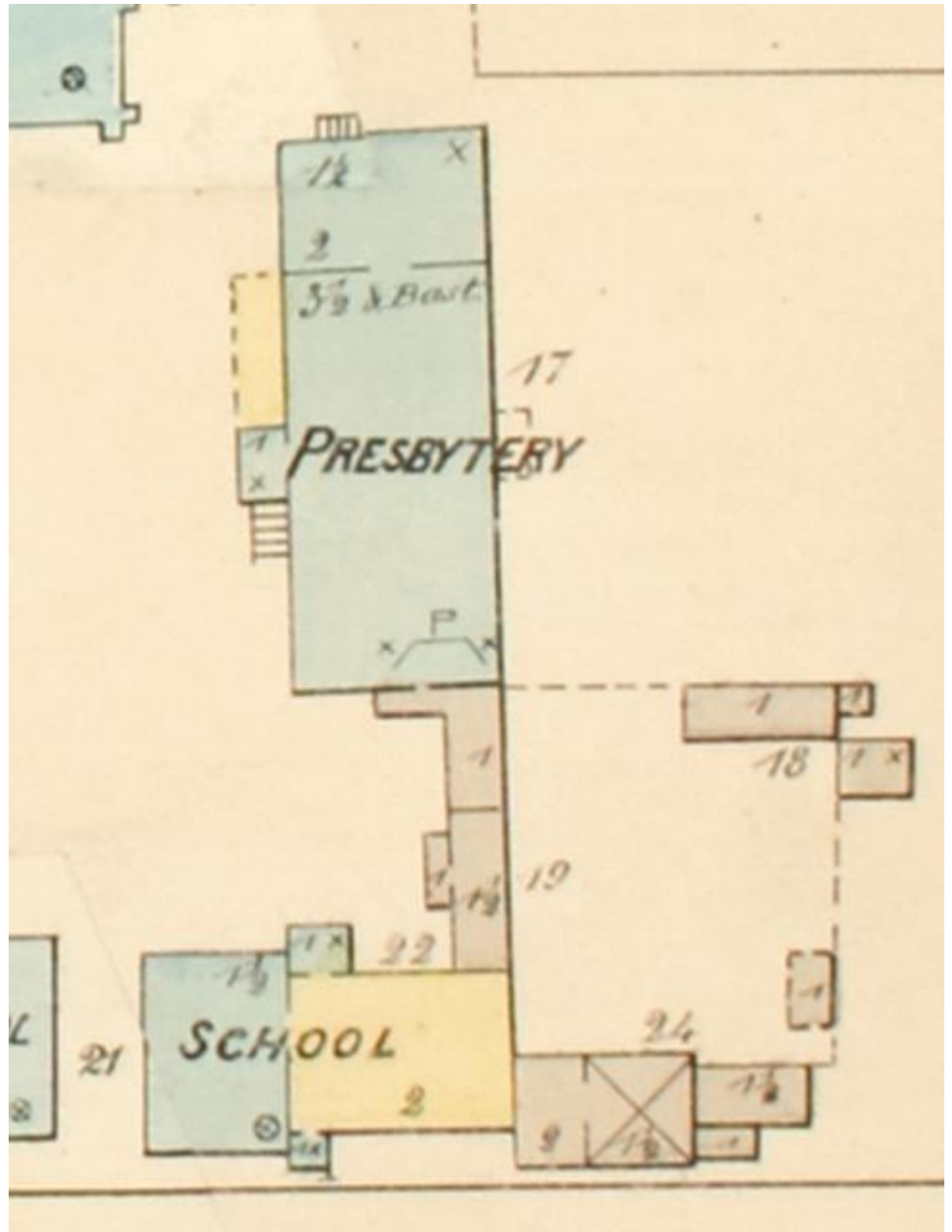


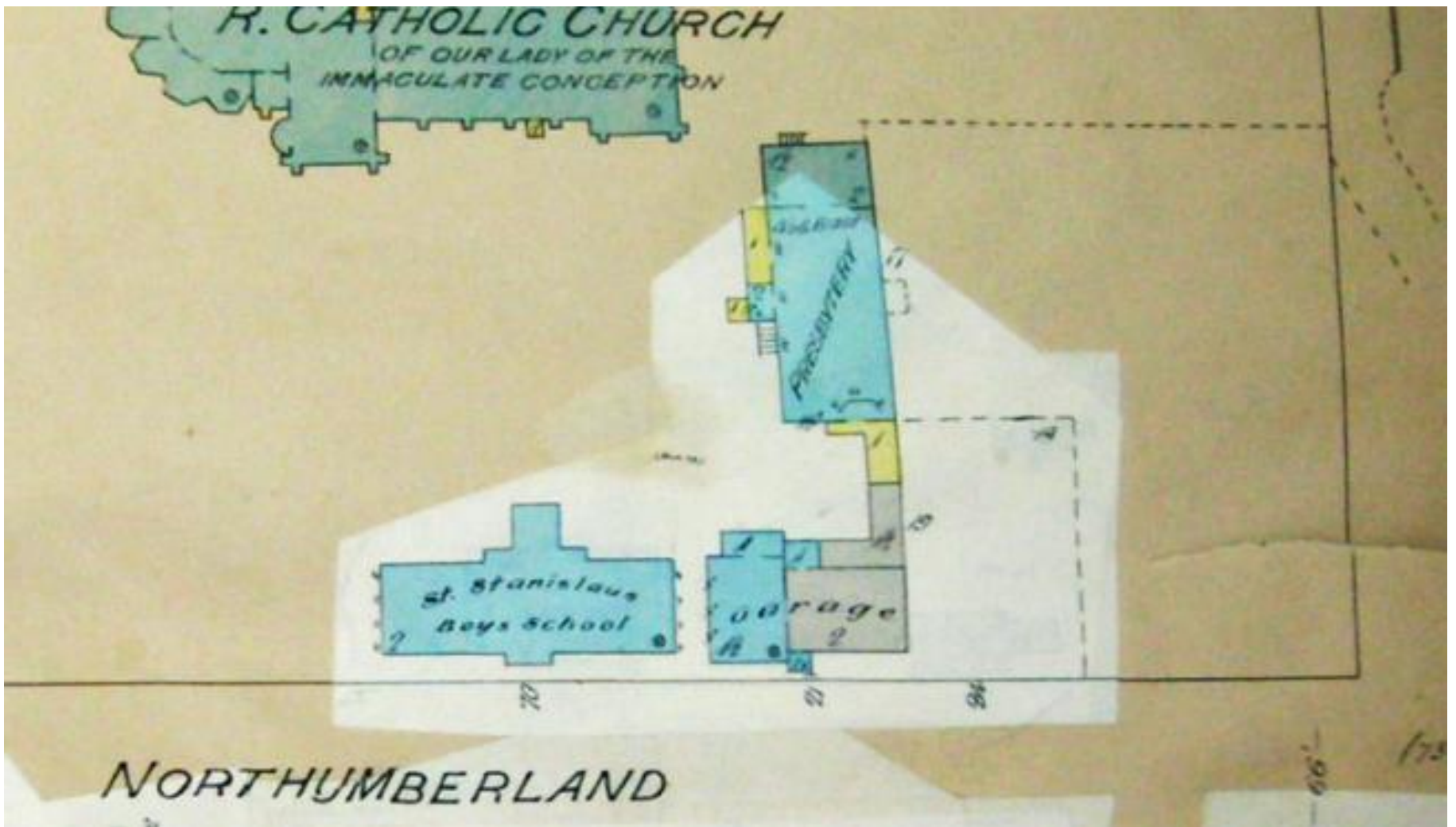


c. 1878

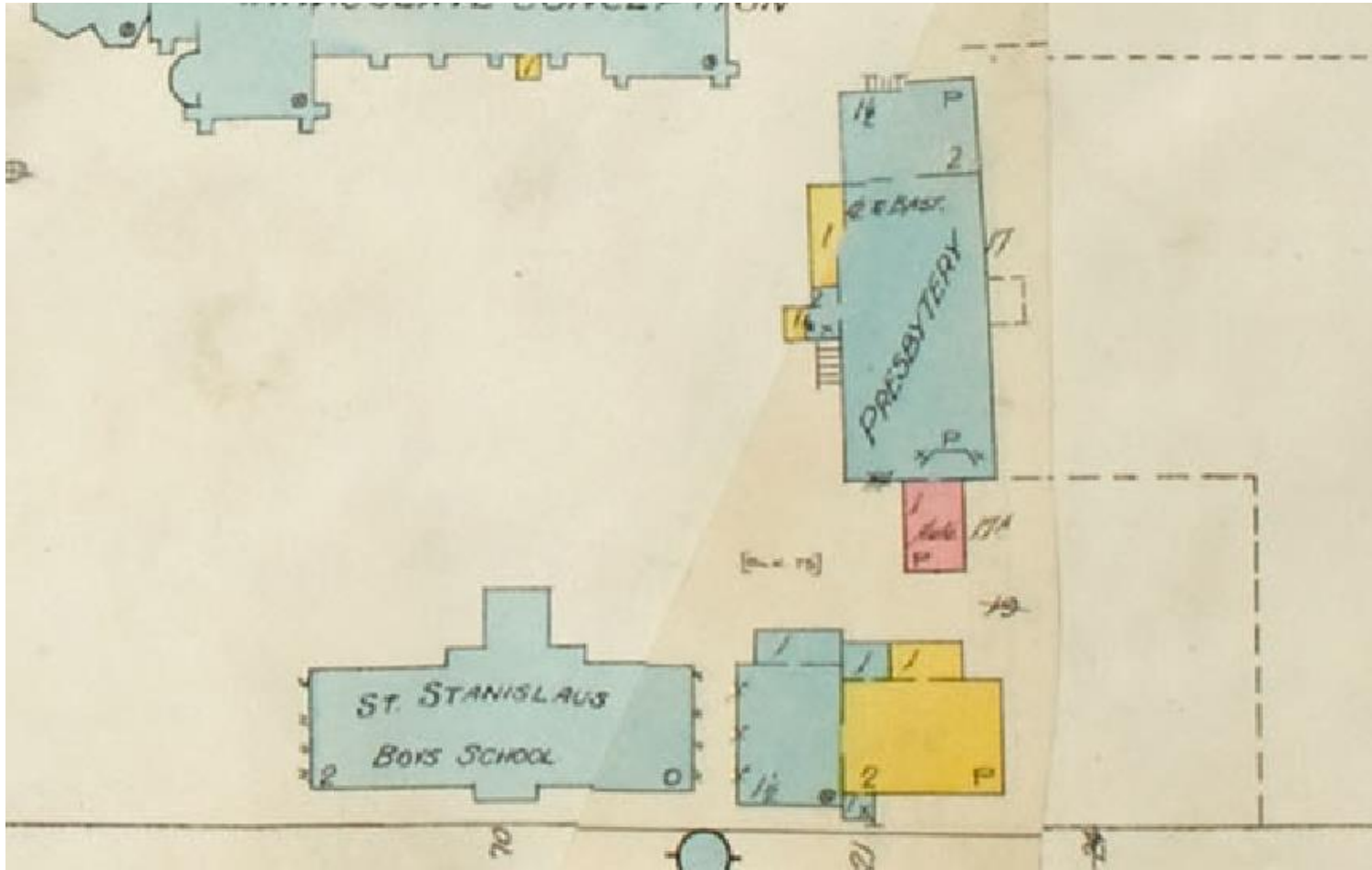


1888 (1892)

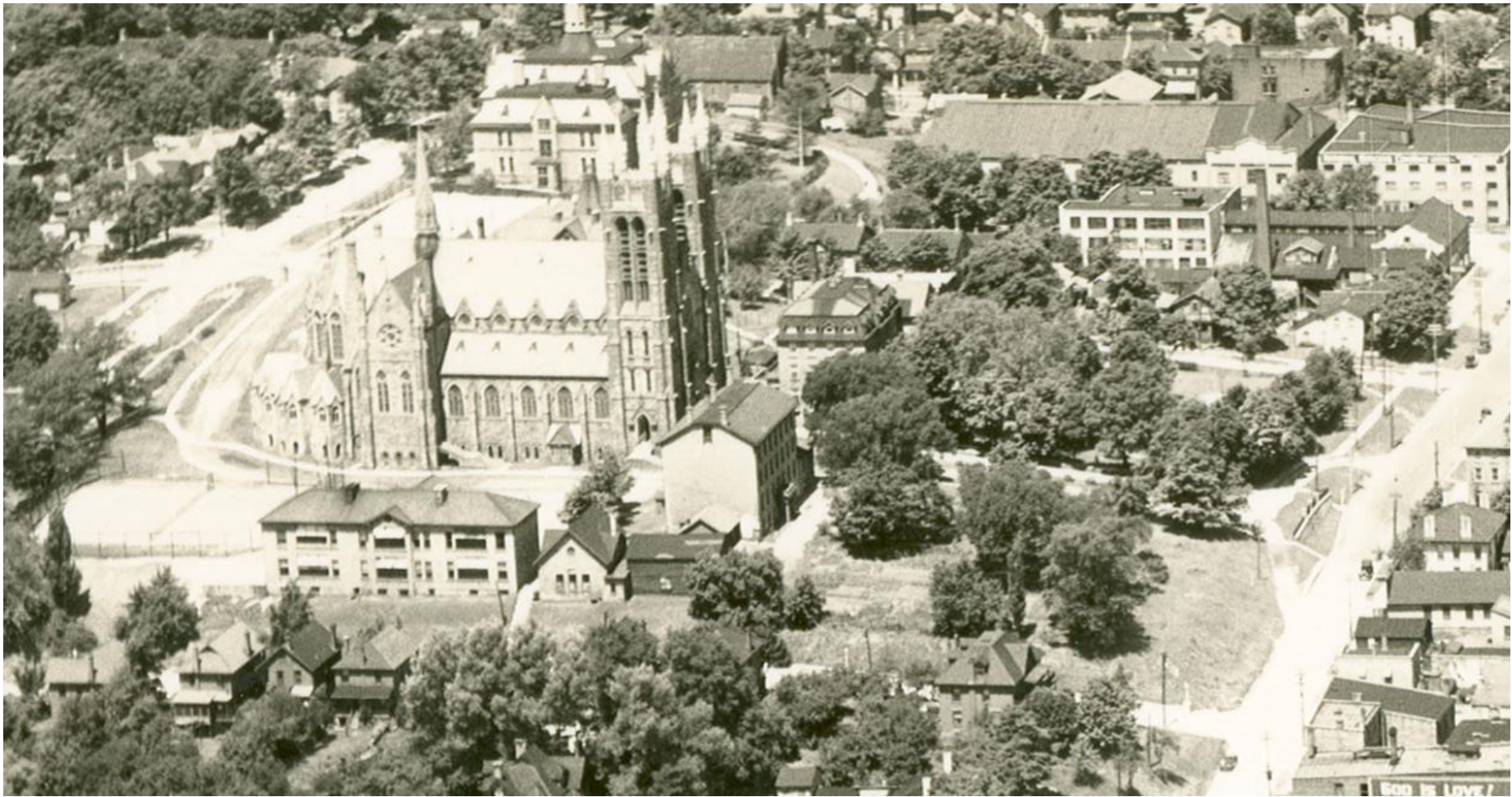




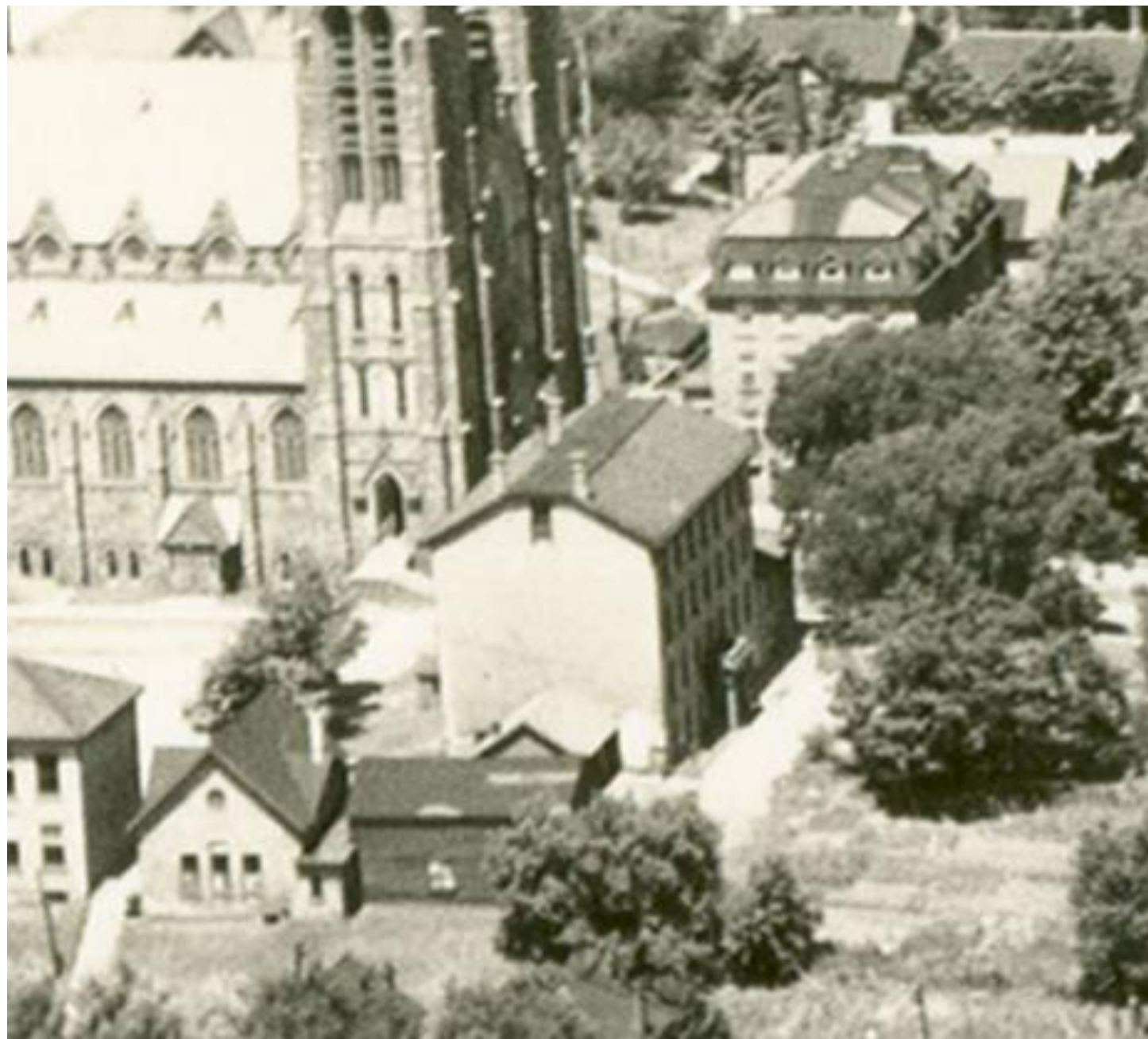
1897 (1916)

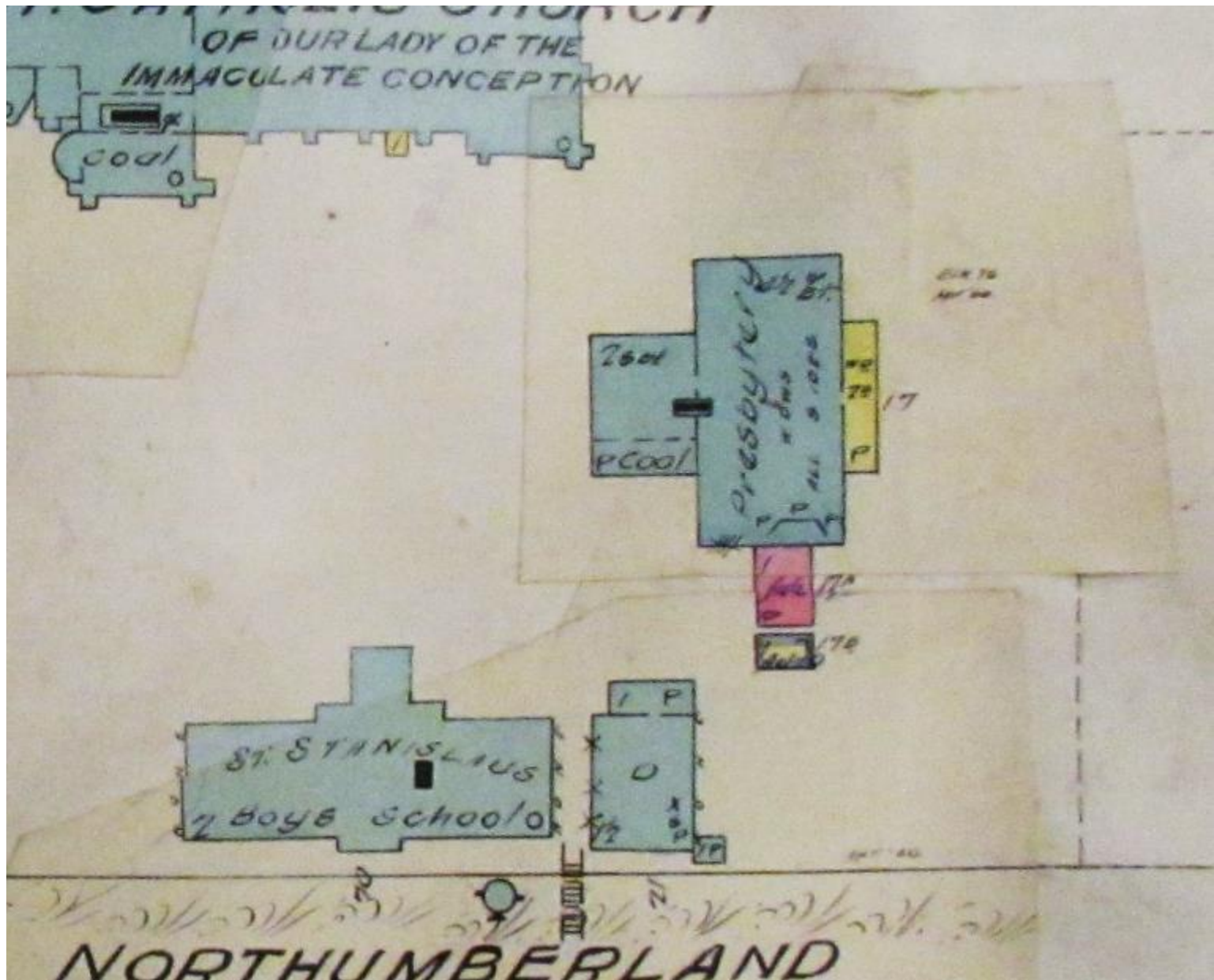


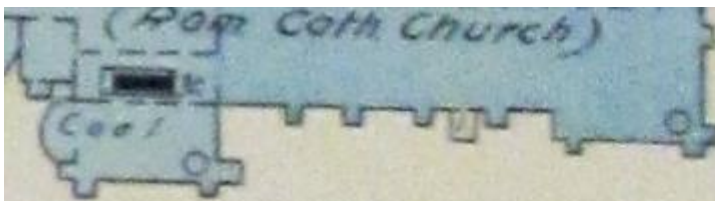
1922 (1929)



1931

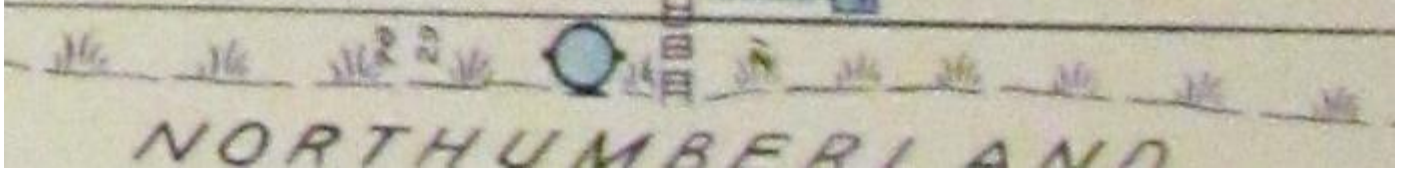
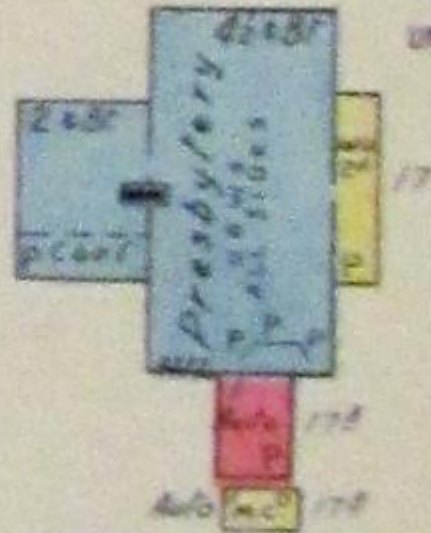






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CLIENT
 THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON, IN ONTARIO
 700 KING STREET WEST
 HAMILTON, ONTARIO L8P 1C7

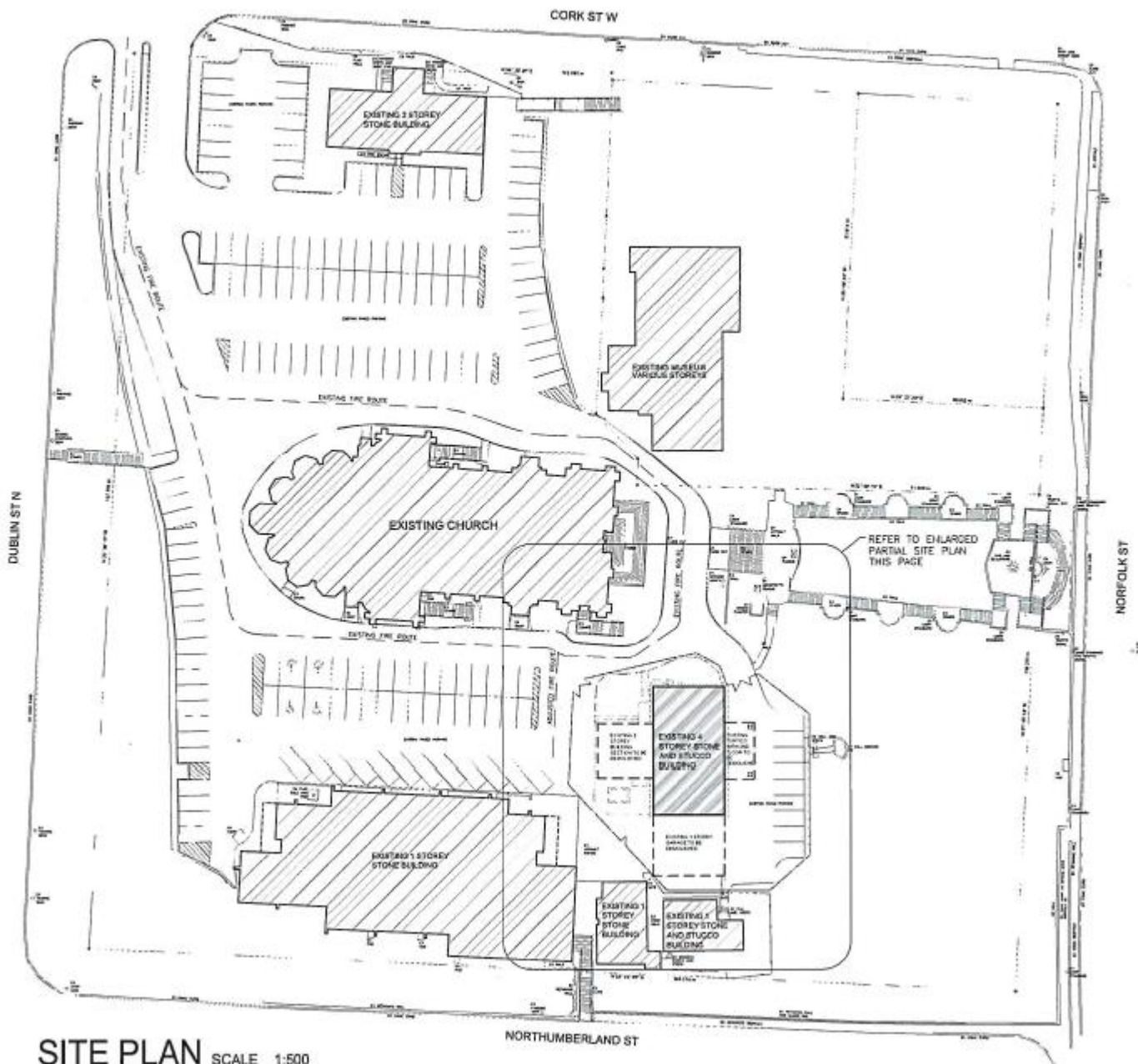
[a]
 larkin architect limited

2280 MIDLAND AVE. SUITE 1000
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: 905.876.8100
 FAX: 905.876.8101

PROFESSIONAL STAMP

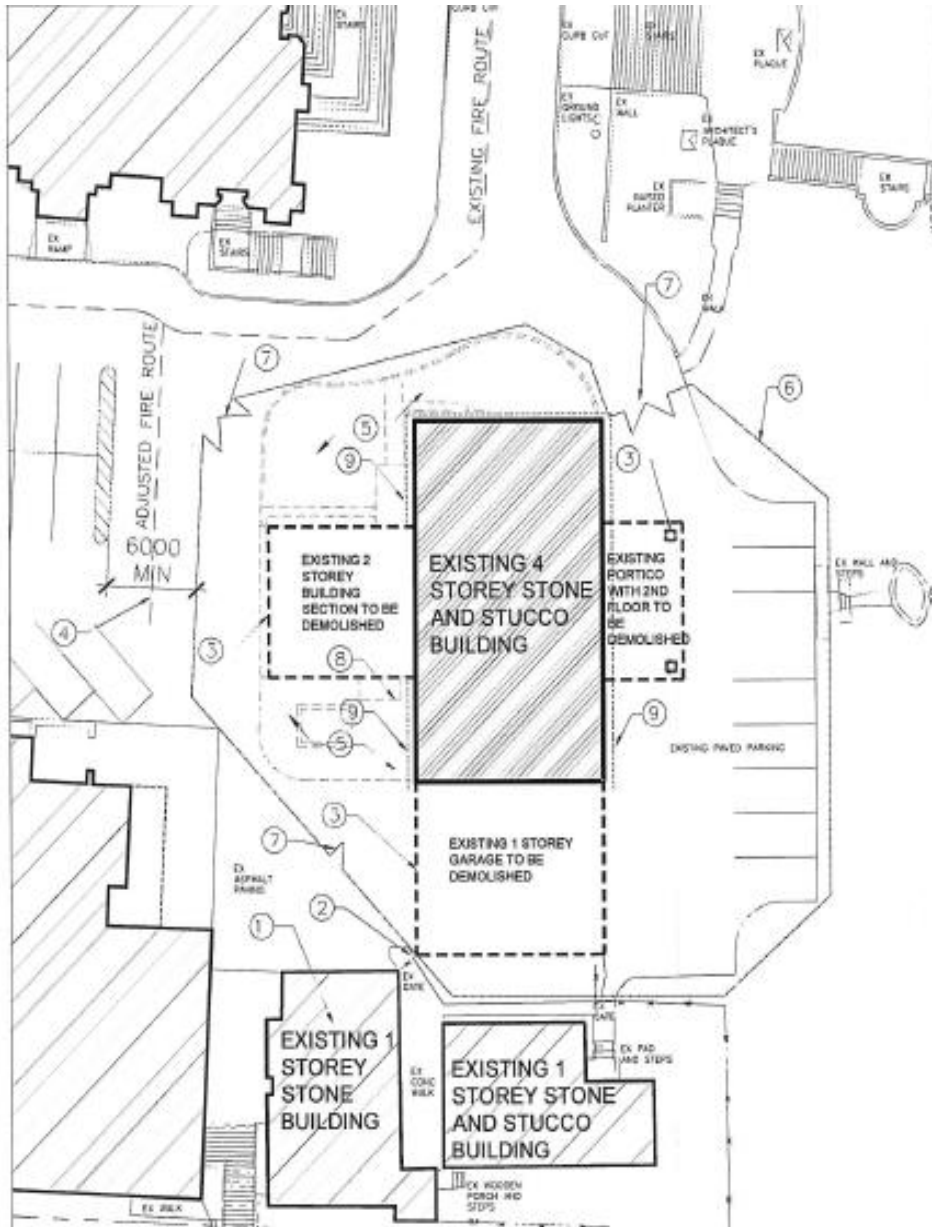


CONSULTANTS



SITE PLAN SCALE 1:500

1	ISSUED FOR COORDINATION	APRIL 1998
NO.	DESCRIPTION	DATE
REVISIONS/DRAWING ISSUE		
<p>NOTATION: IN ALL DIMENSIONS ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p>		
<p>PROJECT PHASE 1 RENOVATIONS TO OUR LADY IMMACULATE PARISH RECTORY SLEWEN, ONTARIO</p>		
DESIGNED BY: S.T.J.	PROJECT NO. 1729	
CHECKED	FILE OPERATOR	
SCALE 1 TO 120 (METRIC)	DATE NOVEMBER 2011	
DEMOLITION PHASE 1: SITE PLAN		
DEMO-1		



PART SITE PLAN

SCALE 1:200

CLIENT
 THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON, IN ONTARIO
 700 KING STREET WEST
 HAMILTON, ONTARIO L8P 1C7

[a]

larkin architect limited

22 BRIMLEY AVENUE
 SUITE 200
 MISSISSAUGA, ONTARIO L4Y 1P7

TEL: 905.876.2124
 FAX: 905.876.2124



PROFESSIONAL STAMP

CONSULTANTS

1	ISSUED FOR COORDINATION	APRIL 1998
NO.	DESCRIPTION	DATE

REVISIONS/DRAWING ISSUE

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SUBJECT AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT'S OFFICE IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF ALL UTILITIES UPON COMPLETION OF THE PROJECT.

PROJECT
**PHASE 1 RENOVATIONS TO
 OUR LADY IMMACULATE
 PARISH RECTORY**
 GUELPH, ONTARIO

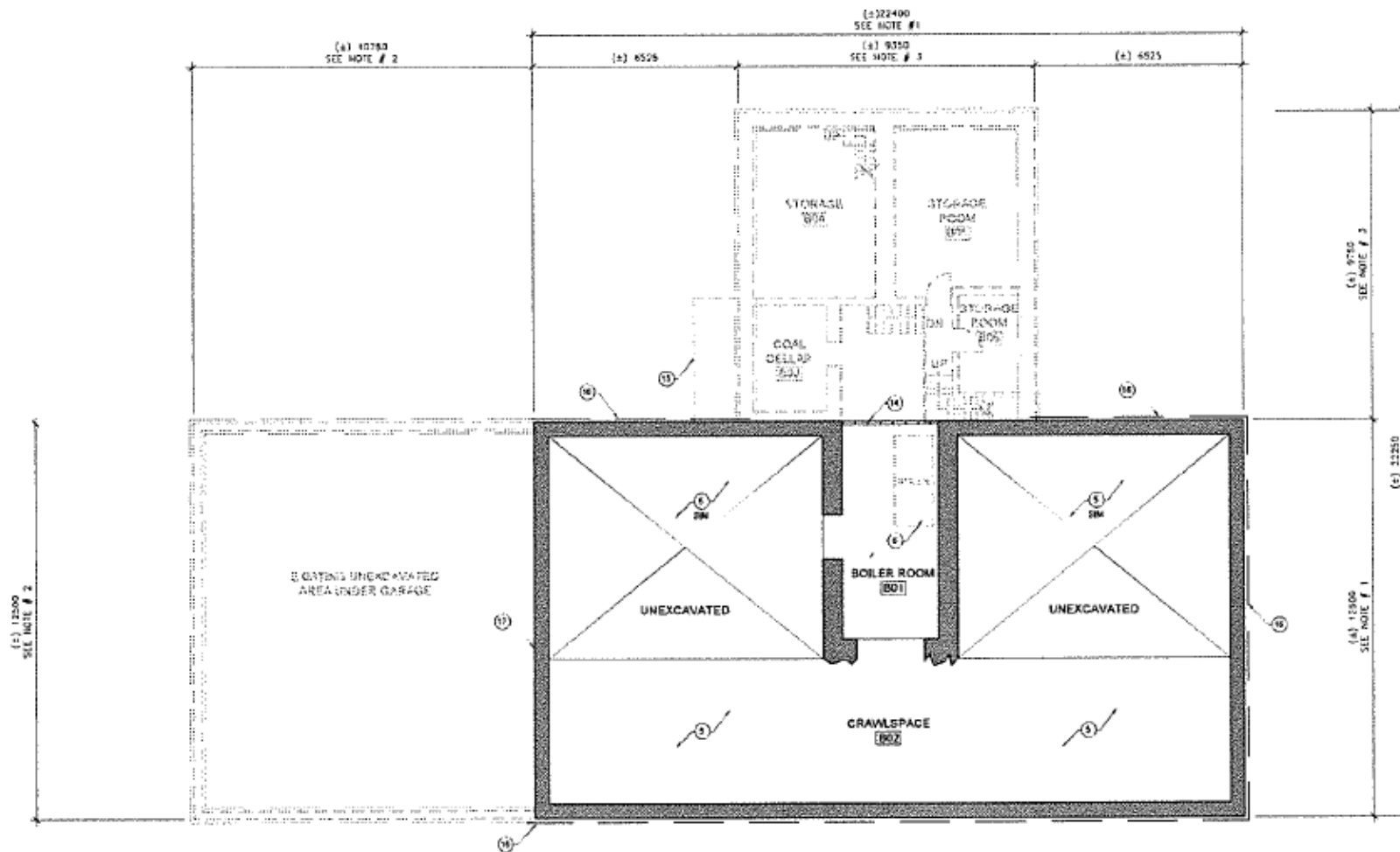
DESIGNED BY: S.T.A.	PROJECT NO. 1729
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CHECKED	FILE DIRECTORY
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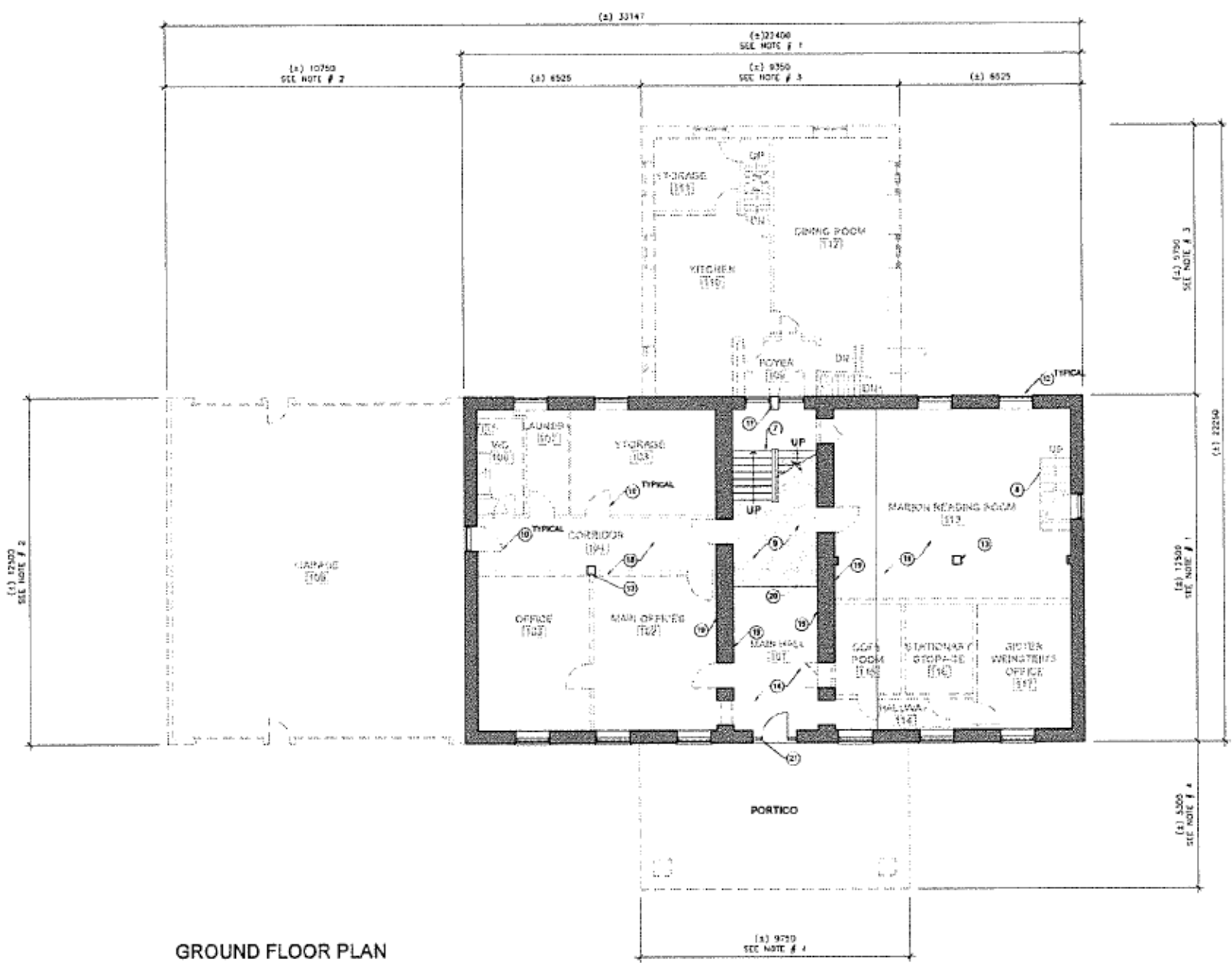
SCALE 1 TO 120 (METRIC)	DATE NOVEMBER 2011
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**DEMOLITION PHASE 1:
 SITE PLAN**

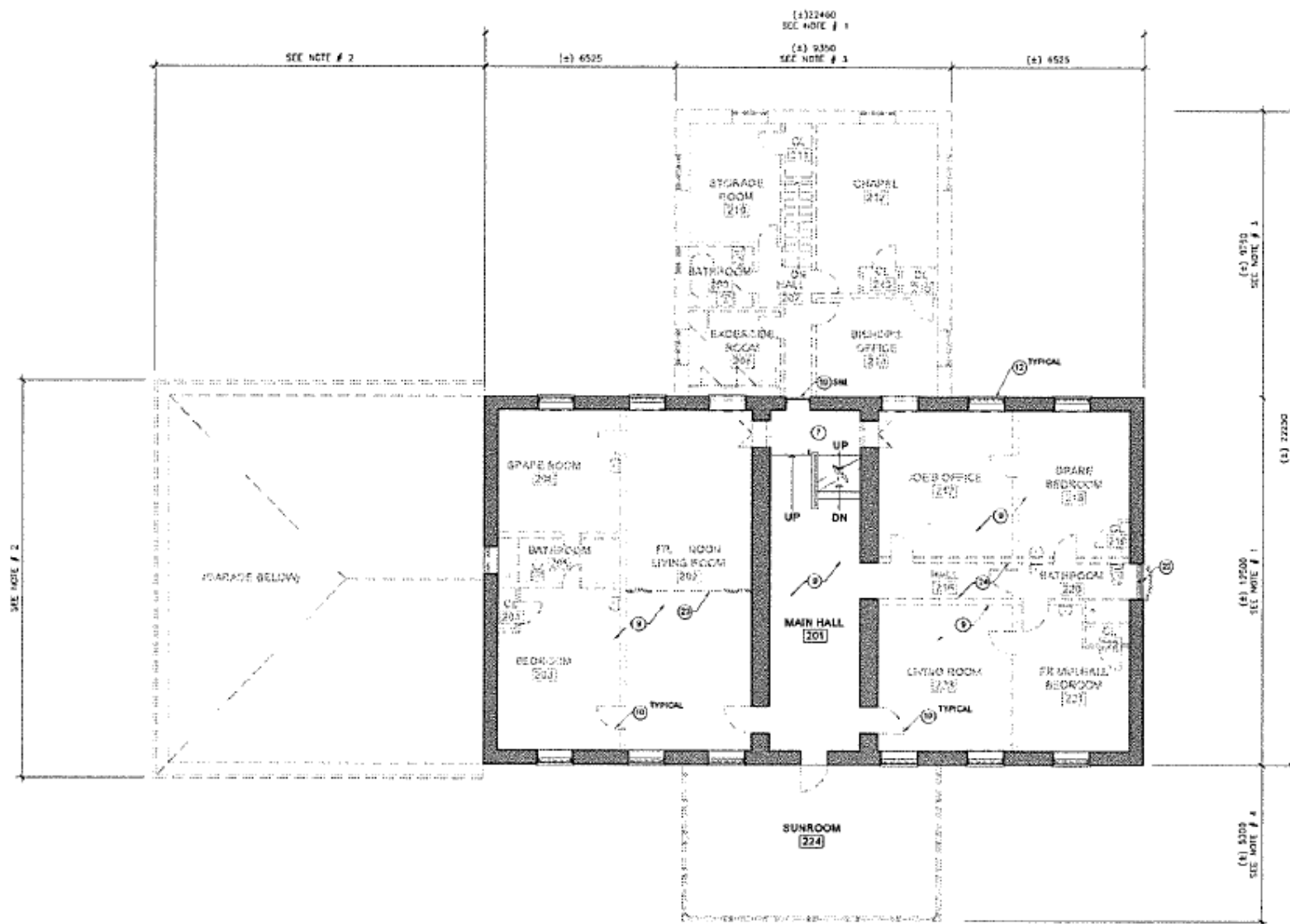
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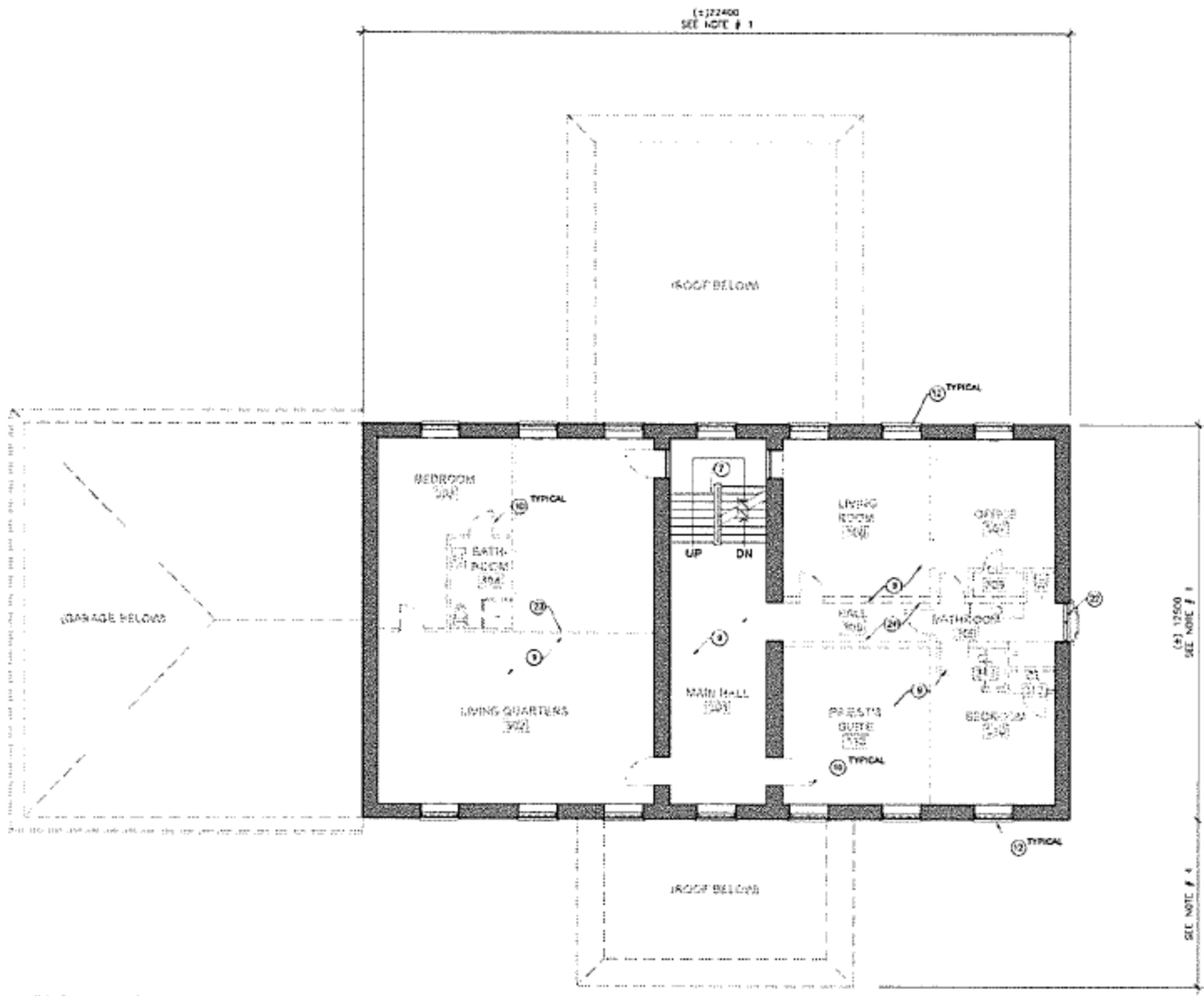
BASEMENT PLAN



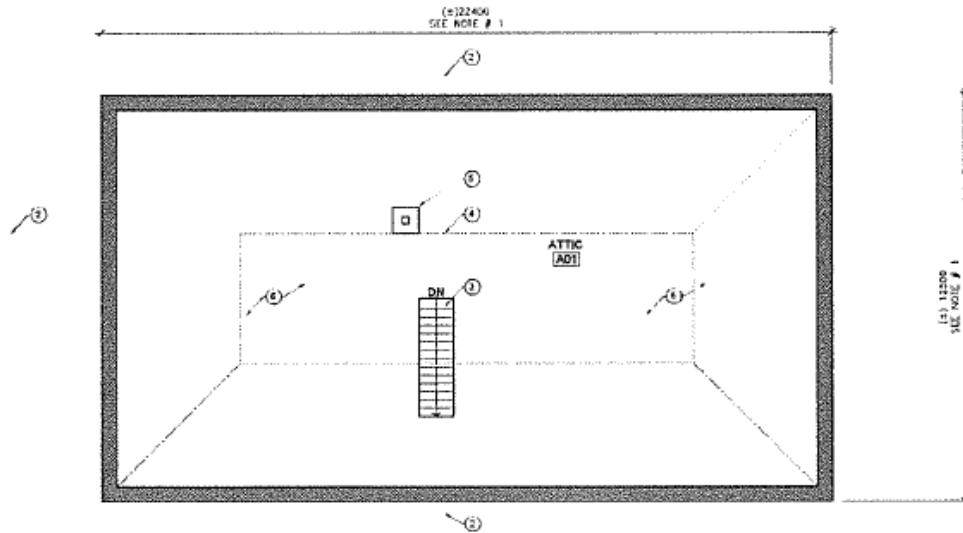
GROUND FLOOR PLAN



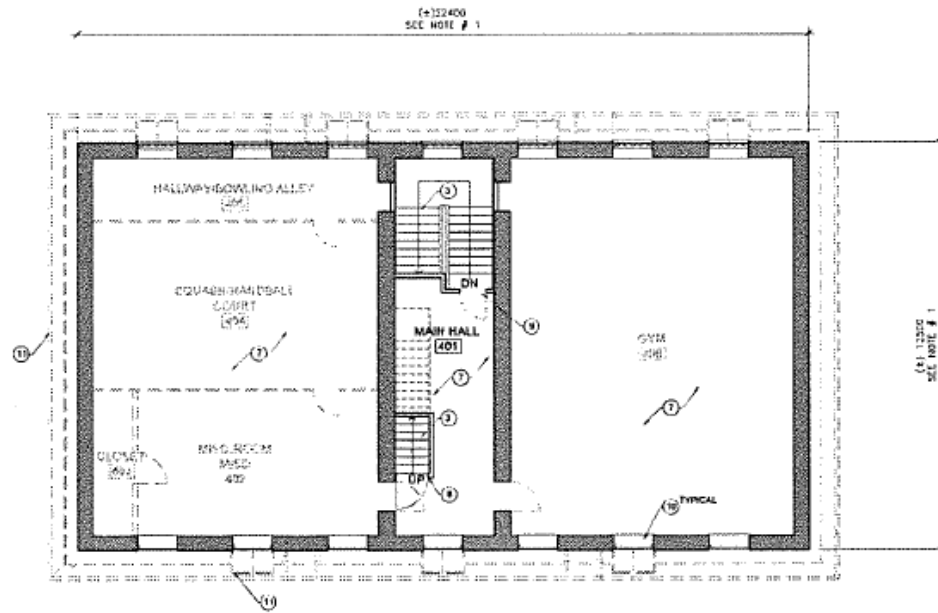
SECOND FLOOR PLAN



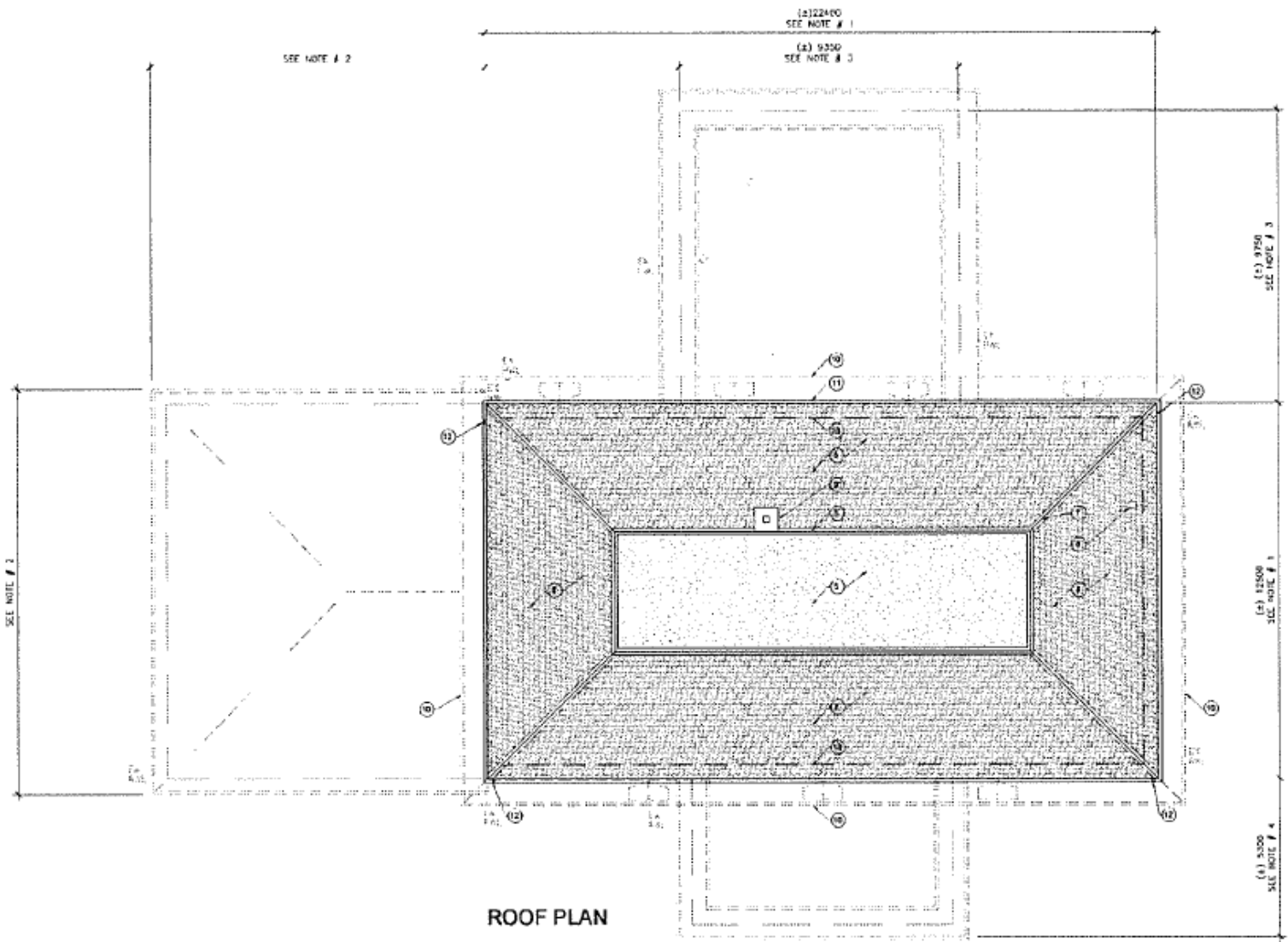
THIRD FLOOR PLAN



ATTIC PLAN



MANSARD FLOOR PLAN



SEE NOTE # 2

(2) 22400
SEE NOTE # 1

(2) 9300
SEE NOTE # 3

(2) 8750
SEE NOTE # 3

(2) 12500
SEE NOTE # 1

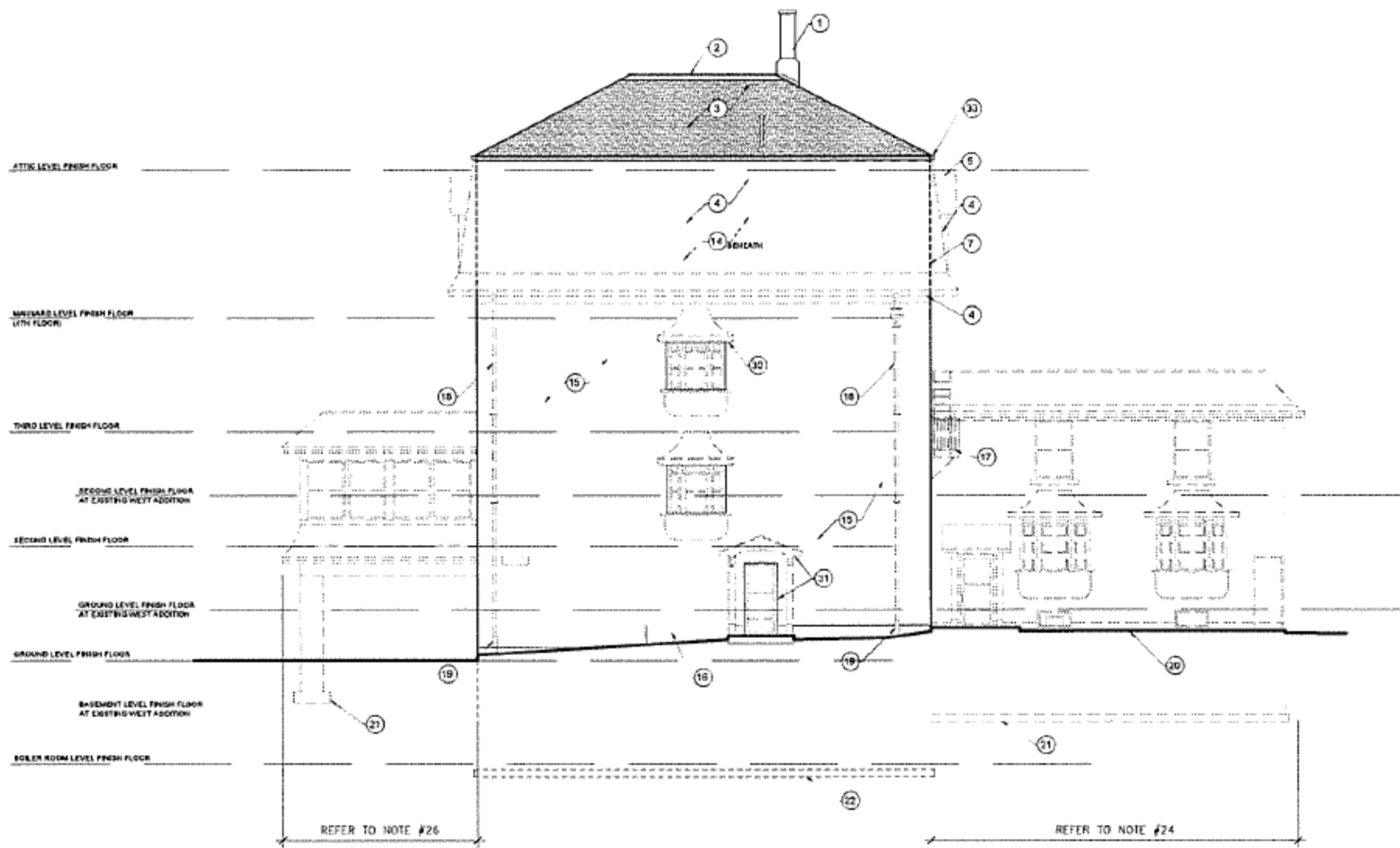
(1) 3000
SEE NOTE # 4

SEE NOTE # 2

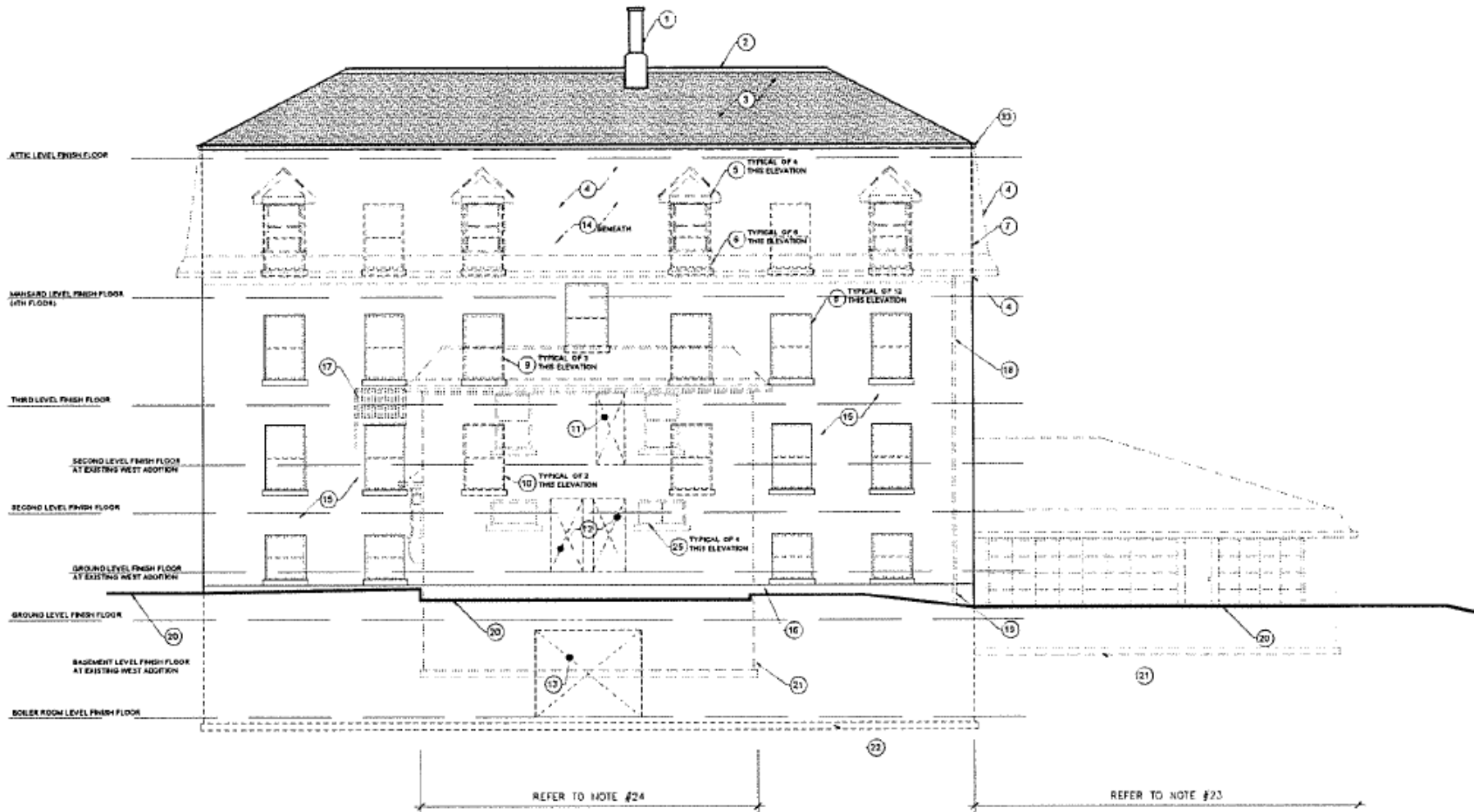
ROOF PLAN



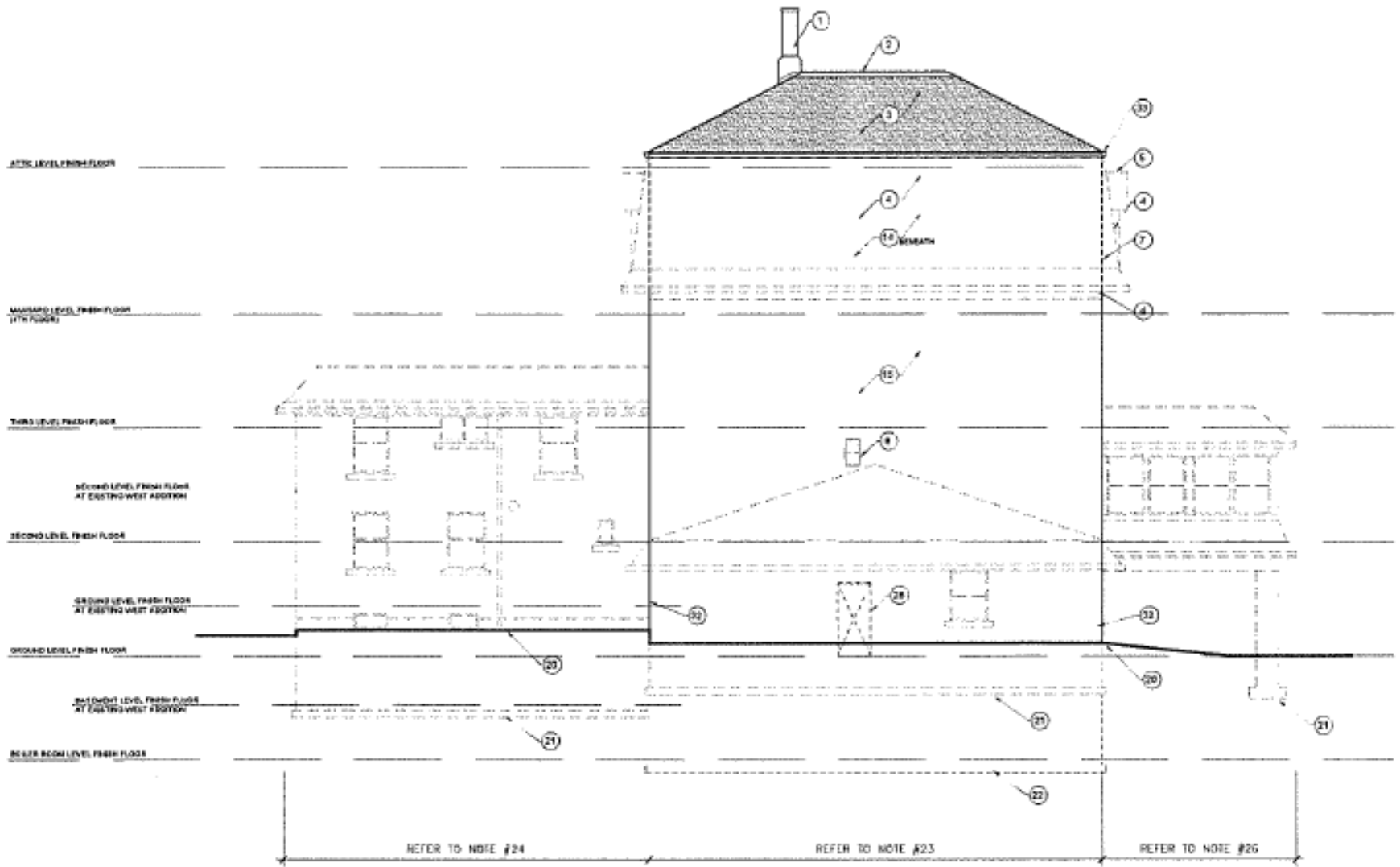
EAST ELEVATION



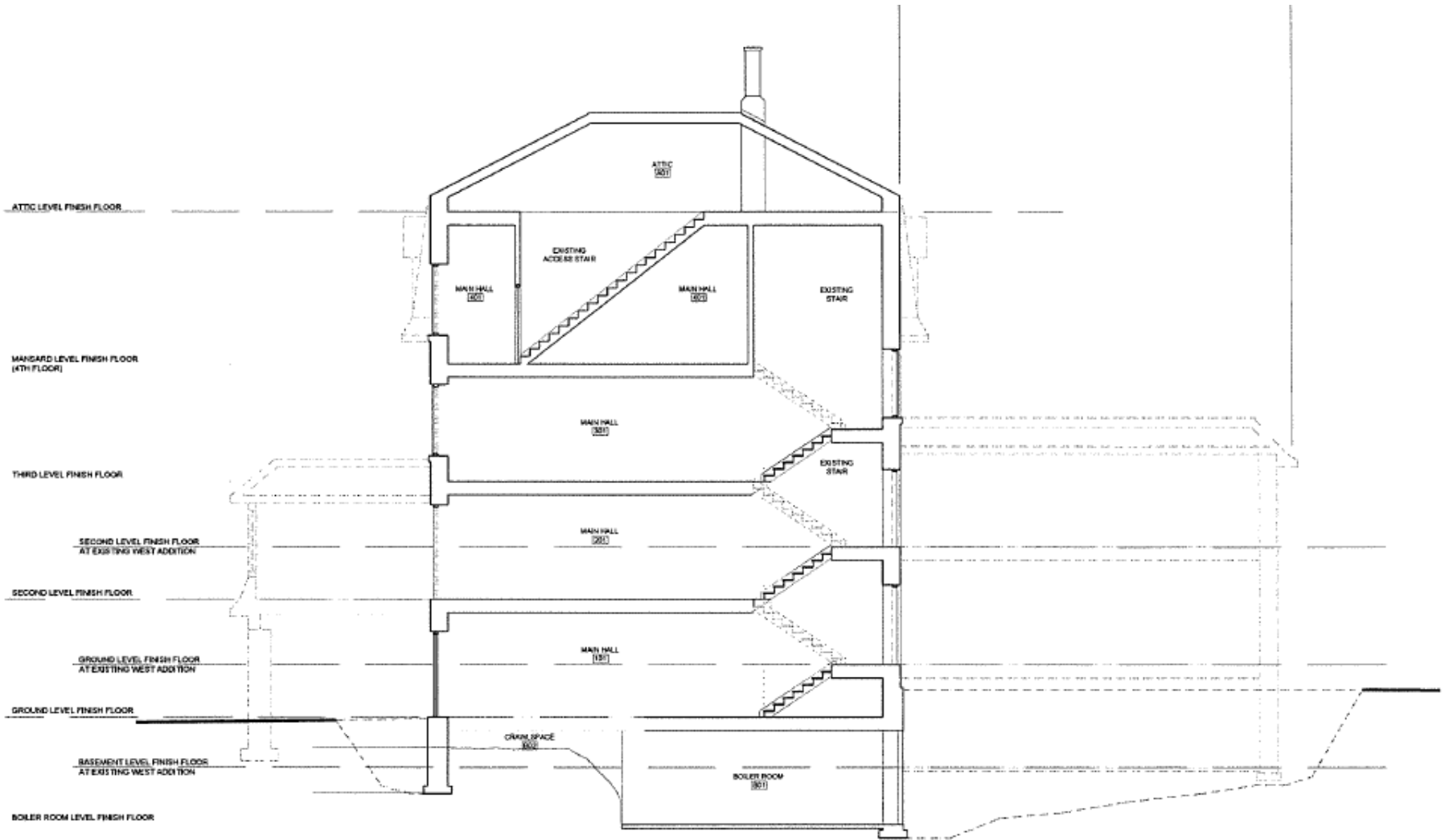
NORTH ELEVATION



WEST ELEVATION



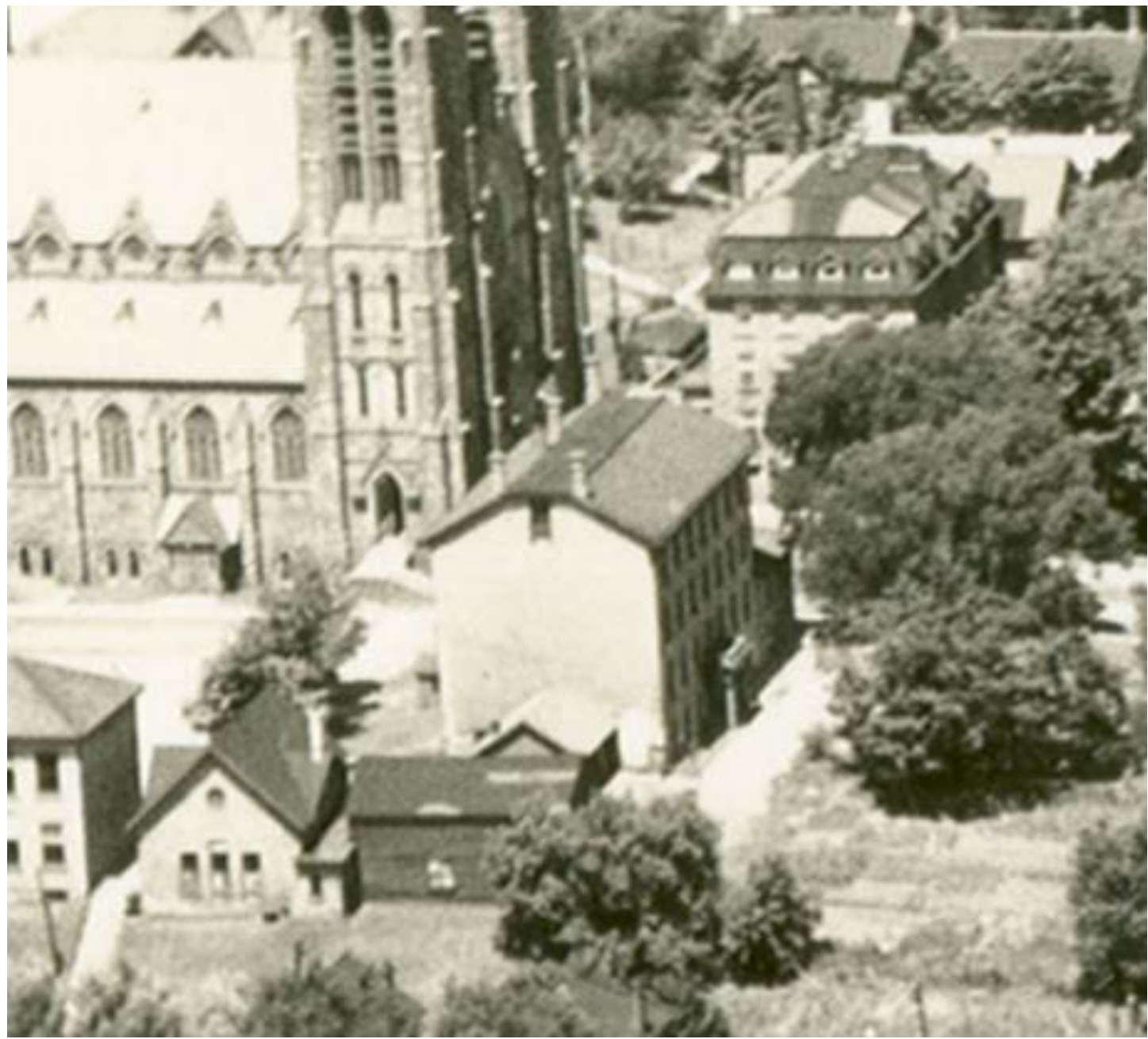
SOUTH ELEVATION



NORTH ELEVATION







Item 6

120 Huron Street

Listed property

Consideration of Cultural Heritage Resource Impact Assessment by CHC Ltd.

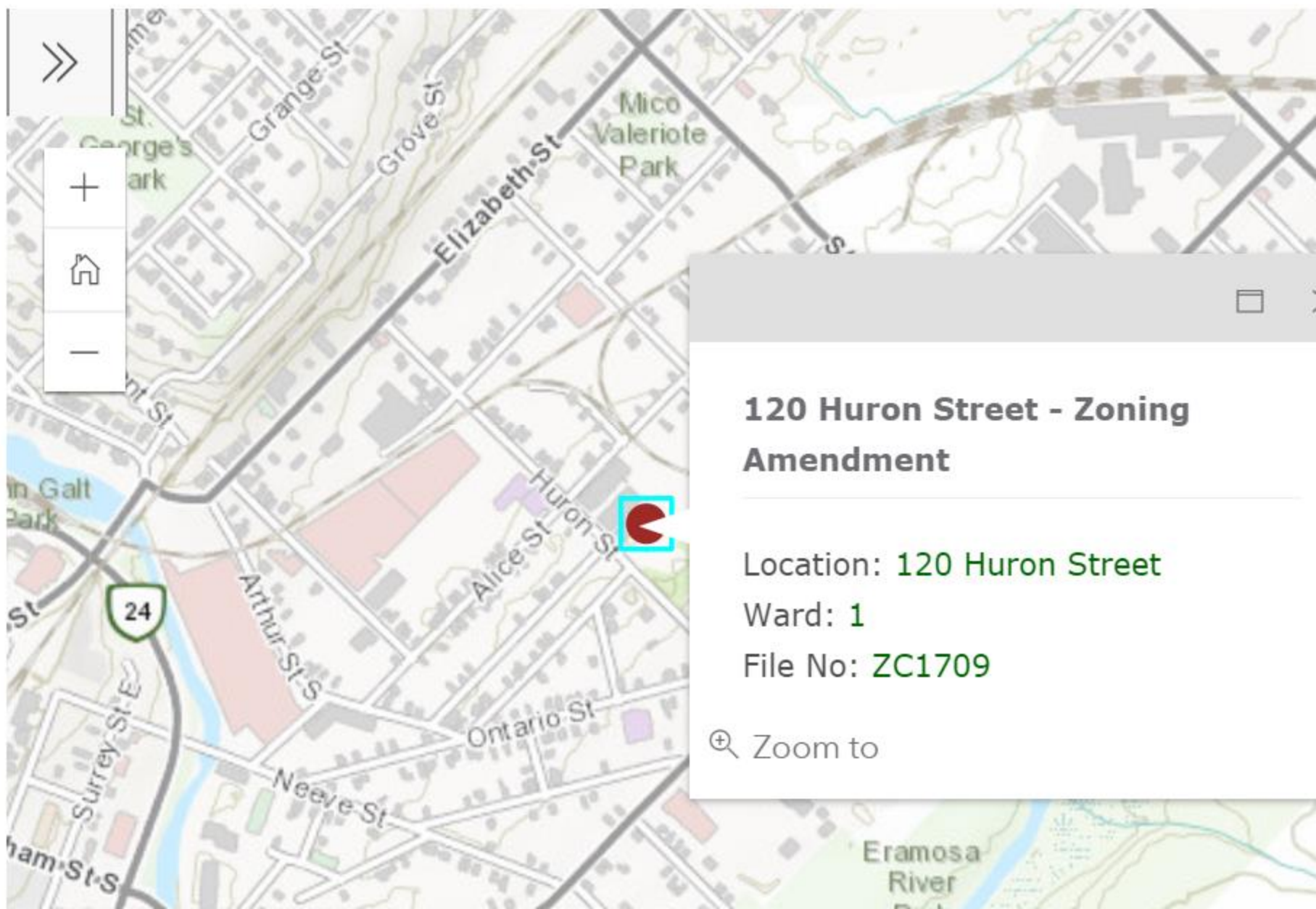
Cultural Heritage Resource Impact Assessment
120 Huron Street
Part of Lot 2, Range 2, Division 'F' and all of Lot 29, Registered Plan 244
City of Guelph, ON



CHC Limited
87 Liverpool Street, Guelph, ON N1H 2L2
oscott87@rogers.com

August 22, 2017





120 Huron Street - Zoning Amendment

Location: 120 Huron Street

Ward: 1

File No: ZC1709

Zoom to

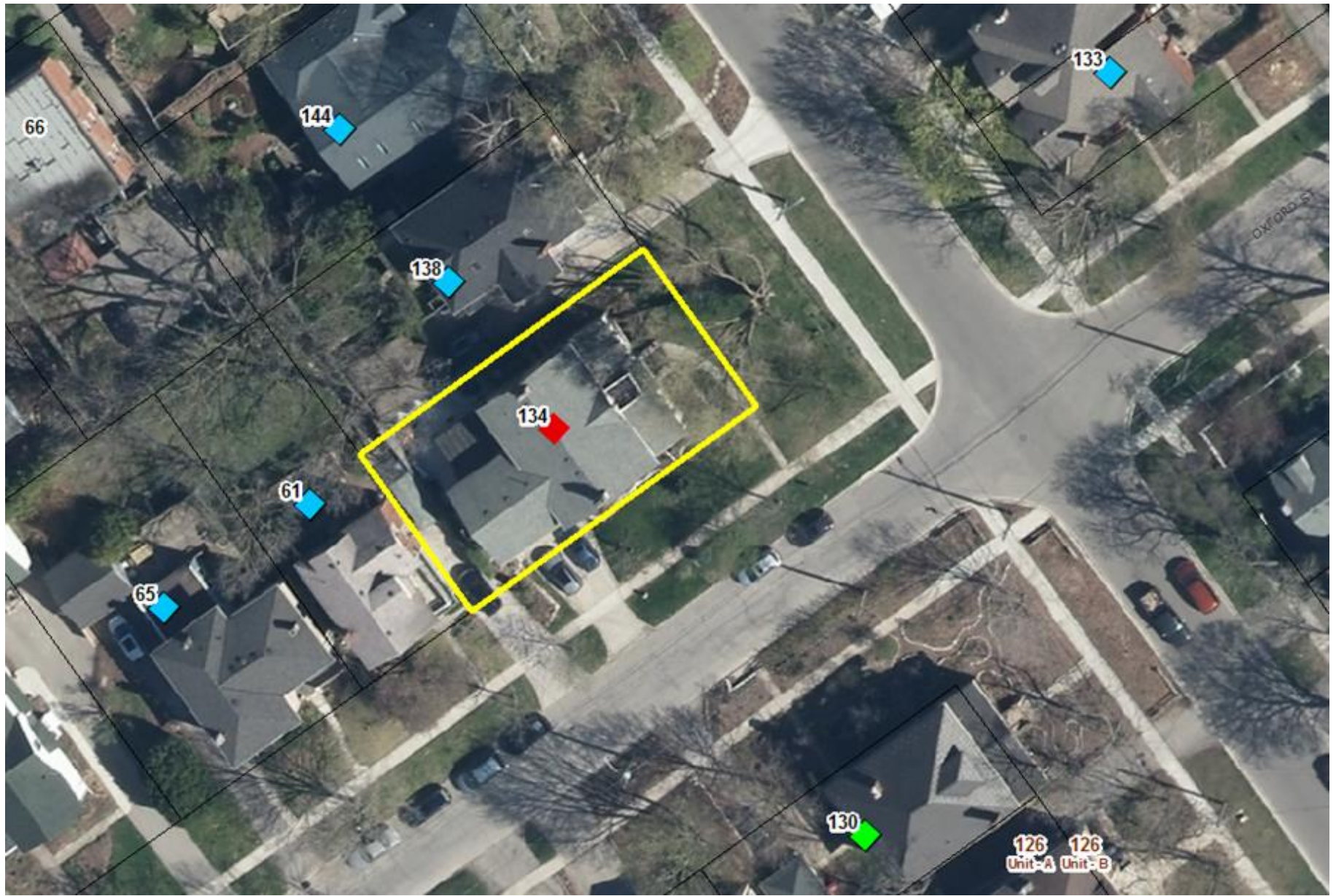




Item 7

Recommendation required for proposed fence within City-owned land adjacent to **134 Dublin Street North** designated under By-law (1994)-14795.





SCHEDULE "B"

By-law Number (1994) - 14755

STATEMENT OF REASONS FOR DESIGNATION

"ROSE BANK"

134 Dublin Street North

This two storey limestone dwelling was constructed circa 1872 by local builder Alexander Bruce as his residence. A native of Scotland, Bruce came to Canada in 1836 with his father, George Bruce Senior, and brother, Captain George Bruce Junior, who, as partners, operated their carpentry and contracting business from their nearby shop on Oxford Street (later converted into the two unit dwelling known as 39-41 Oxford Street). Upon the retirement of their father, Alexander and George entered into partnership and carried on the business until about 1880, when the partnership was dissolved and Alexander's son George R. Bruce, a well-known architect/builder, joined his father in the firm. The Bruce family have been identified with the erection of many important public buildings in Guelph, including the First Baptist, Knox and Chalmers Churches, as well as many fine private residences.

The house features a second floor Gothic window and two bay windows on the first floor. The main entrance is highlighted by a transom and sidelights of red, etched glass denoting the dwelling's original name, "Rose Bank". Later additions include the front porch and balcony and the rear, two storey stone section, both likely constructed in the early 1900s.

Alexander Bruce retained ownership of the property until his death in 1894, followed by son George R. and family until 1903. Other owners included banker/real estate agent John M. Duff (1915 to 1920) and dentist Garnet B. Tovell (1922 to 1967), followed by former U.S. diplomat John F. Melby, first Chair of the University of Guelph's Political Studies Department, and his wife Roxana. The owners in 1994, Peter Mikichak and Lynne Cooper, are working towards restoring many of the interior and exterior features of the house.

The designation covers all exterior stone walls, all window and exterior door openings and the roofline, including the chimneys, but with certain exceptions as more particularly described on Schedule "C" of the designating by-law. All original windows and window frames on the front and south facing side of the building, the two bay windows and Gothic window at the front and the transom and sidelights at the main front entrance, are designated. Also included in the designation is the front porch and second floor balcony, allowing for existing elements of the porch to be returned to a more original, documented design. Inside, the complete wooden staircase and original wood mouldings on the first floor are designated.

SCHEDULE "C"

By-law Number (1994) - 14755

ELEMENTS OF PROPERTY BEING DESIGNATED

"ROSE BANK"

134 Dublin Street North

The designation includes:

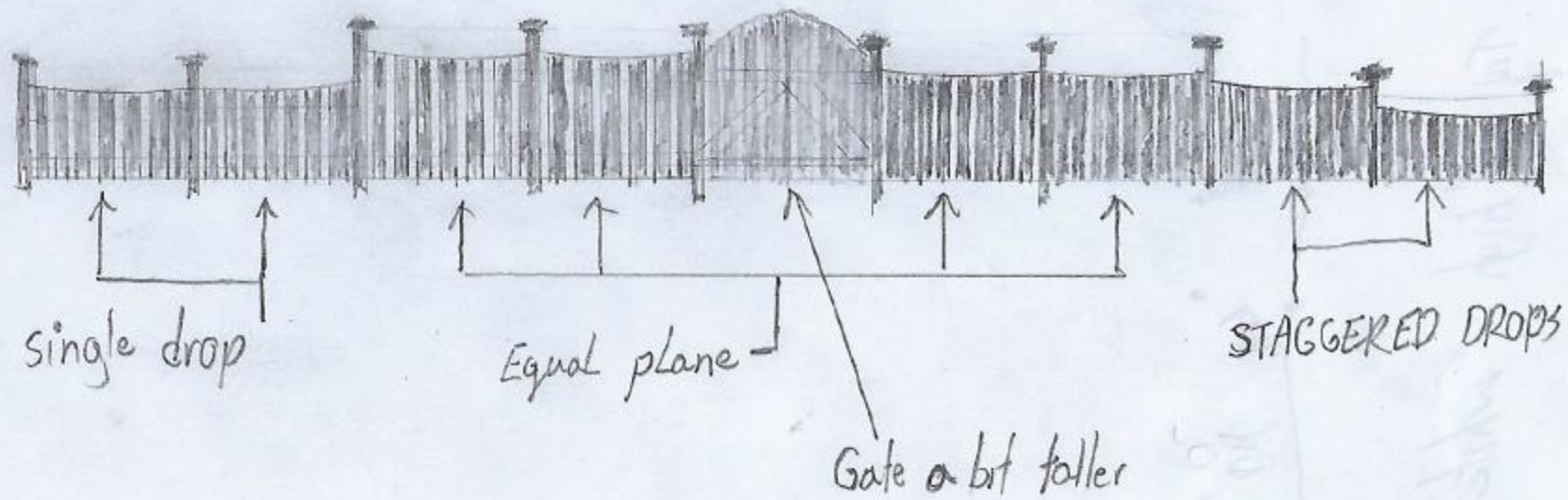
1. All exterior stone walls of the building, with the exception of the one storey rear addition;
2. The roofline over the entire two storey stone building, including the chimneys, but excluding the roofline over the one storey rear addition and allowing for a future skylight on the west slope of the roof over the upstairs hall;
3. All window and exterior door openings on the designated walls of the building;
4. All original double-hung windows and window frames on the front and south-facing side of the building, the two bay windows on the first floor and the Gothic window on the second floor of the building;
5. The transom and sidelights of red, etched glass at the main front entrance;
6. The front porch and second floor balcony including all wood elements and the roofline, but allowing for existing elements of the porch and balcony to be returned to earlier or original documented designs;
7. The complete staircase inside and all original wood mouldings on the first floor of the building.

It is intended that non-original features may be returned to documented earlier designs or to their documented original form without requiring City Council permission for an alteration to the designation. It is also understood that the designated original double-hung windows may be replaced in the future with new wood windows which match the appearance of the original windows, and that clear glass storm windows may be installed over the transom and sidelights at the main entrance.









Hi Christie you can go single or staggered drop.
 the fence will go around the corner at the lower height
 Note wrapping the posts to hide the p.t. wood + give the posts a beefier look.

