

MEETING MINUTES



MEETING **Heritage Guelph**

DATE February 11, 2013

LOCATION City Hall Committee Room 'A'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Tony Berto, Susan Ratcliffe, Bill Green, Joel Bartlett, Christopher Campbell, Martin Bosch, Lorraine Pagnan, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

REGRETS Russell Ott, Doug Haines, Mary Tivy, Paul Ross

DELEGATION 132 Harts Lane West – Astrid Clos (planning consultant), Andrew Lambden and David Brix (Terra View Homes, potential purchaser), Owen Scott (heritage consultant) and Chris Sims (Gamsby & Mannerow Engineering)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda</u></p> <p>Stephen Robinson confirmed Agenda Addendum Item 6.6 for discussion of 12 Wyndham Street North.</p> <p>Moved by Tony Berto and seconded by Martin Bosch,</p> <p>“THAT the Agenda for the Heritage Guelph meeting of February 11, 2013 be approved, as amended.”</p> <p>CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>none</p>
4	<p><u>Approval of Meeting Minutes from January 14, 2013</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p>

	<p>“THAT the Minutes from the meeting of January 14, 2013 be approved.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Matters Arising from Previous Minutes</u></p> <p>Item 5.1 132 Harts Lane West, “Hart’s Farm”</p> <p>Delegation – Astrid Clos (planning consultant), Andrew Lambden and David Brix (Terraview Homes, potential purchaser), Owen Scott (heritage consultant) and Chris Sims (Gamsby & Mannerow Engineering);</p> <p>Stephen Robinson provided an update of the last meeting and advised that he has received the Cultural Heritage Resource Impact Assessment that Heritage Guelph requested.</p> <p>Owen Scott as the proponent’s heritage consultant provided an overview of the Cultural Heritage Resource Impact Assessment (CHRIA) and some background on the farm and the Hart family. Owen advised that five generations of the Hart family have lived there and that both the house and the barn have historical and physical value. Owen noted that the structural report shows that the barn is damaged beyond repair and should be demolished and there is no potential for an adaptive re-use for the barn in its current condition. Owen added that the plan is to keep the house in its original location and to keep most of the landscape surrounding the house. They are recommending that Harts Lane be kept open as a cycling and pedestrian route.</p> <p>Stephen Robinson showed some additional photos of the barn and there was Committee discussion on the CRHIA and Structural Report. The Committee suggested that if the proposed park was relocated to the area of the barn, its foundation could be retained and included as a park feature. Astrid Clos advised that they have had discussions with the Planning, Engineering and Parks Department and that the Parks staff would like to have an active parkland and do not want the barn included in it. Astrid also noted that Hart’s Lane West is a City-owned road allowance and that it would be up to the City to keep it open as a pedestrian and cycling path or change it to a road. Committee members noted that they would like to see the farmhouse designated under the Heritage Act as a condition of approval of the Plan of Subdivision.</p> <p>Stephen presented a draft staff recommendation and there was discussion by the Committee on the proposed Motion.</p> <p>Moved by Martin Bosch and seconded by Bill Green,</p> <p style="text-align: center;">“That the Cultural Heritage Resource Impact Assessment by Landplan Collaborative Ltd (dated 6 February 2013) pertaining to the Hart Farm at 132 Hart’s Farm Lane West be received;</p> <p style="text-align: center;">That Heritage Guelph recognizes the cultural heritage value of the Hart barn, at 132 Hart’s Farm Lane West, as one of Guelph’s and Puslinch Township’s few remaining</p>

heavy timber bank barns. The barn has remained on the Hart family property from the time it was built (about 1850) through five generations. The barn has *design value or physical value* because it is an early and representative example of heavy timber construction methods. It has *historical value or associative value* because it has direct associations with a pioneering family that is significant to the community. It has contextual value because it is physically, visually and historically linked to its surroundings;

That Heritage Guelph recognizes Gamsby and Mannerow’s structural engineering assessment (included in the 6 February 2013 Cultural Heritage Resource Impact Assessment) which concluded that the barn building should be condemned, that the barn is beyond repair without a complete re-build, and if an adaptive re-use could be found the building would require extensive re-building and renovation;

That Heritage Guelph recommends that Council approve the proponent’s Heritage Review Application for the removal of the Hart barn from the Municipal Register of Cultural Heritage Properties;

That, given the severe structural condition of the Hart barn, Heritage Guelph would have no objection to approval of a permit to allow careful disassembly of the barn building, provided that the proponent agrees to the following conditions:

- that the barn and its interior framing be completely documented through measured drawings and photographs (before and during the disassembly);
- that all salvageable wood members (e.g. beams, posts or cladding) and salvageable stone be retained for potential reuse within the proposed subdivision;
- that heritage interpretive material presented in the form of an outdoor plaque be created by the proponent and installed for public view near the retained farmhouse to explain the former farm complex and its cultural heritage value.”

Moved by Lorraine Pagnan and seconded by Tony Berto,

“That the second point in the last paragraph of the main motion be changed to read as follows:

- that all salvageable wood members (e.g. beams, posts or cladding) and the stone foundation walls be retained for future study of potential reuse in situ or within the proposed subdivision;”

CARRIED

Moved by Martin Bosch and seconded by Bill Green,

“That the Cultural Heritage Resource Impact Assessment by Landplan Collaborative Ltd (dated 6 February 2013) pertaining to the Hart Farm at 132 Hart’s Farm Lane West be received;

	<p>That Heritage Guelph recognizes the cultural heritage value of the Hart barn, at 132 Hart's Farm Lane West, as one of Guelph's and Puslinch Township's few remaining heavy timber bank barns. The barn has remained on the Hart family property from the time it was built (about 1850) through five generations. The barn has <i>design value or physical value</i> because it is an early and representative example of heavy timber construction methods. It has <i>historical value or associative value</i> because it has direct associations with a pioneering family that is significant to the community. It has contextual value because it is physically, visually and historically linked to its surroundings;</p> <p>That Heritage Guelph recognizes Gamsby and Mannerow's structural engineering assessment (included in the 6 February 2013 Cultural Heritage Resource Impact Assessment) which concluded that the barn building should be condemned, that the barn is beyond repair without a complete re-build, and if an adaptive re-use could be found the building would require extensive re-building and renovation;</p> <p>That Heritage Guelph recommends that Council approve the proponent's Heritage Review Application for the removal of the Hart barn from the Municipal Register of Cultural Heritage Properties;</p> <p>That, given the severe structural condition of the Hart barn, Heritage Guelph would have no objection to approval of a permit to allow careful disassembly of the barn building, provided that the proponent agrees to the following conditions:</p> <ul style="list-style-type: none"> • that the barn and its interior framing be completely documented through measured drawings and photographs (before and during the disassembly); • that all salvageable wood members (e.g. beams, posts or cladding) and the stone foundation walls be retained for future study of potential reuse in situ or within the proposed subdivision; • that heritage interpretive material presented in the form of an outdoor plaque be created by the proponent and installed for public view near the retained farmhouse to explain the former farm complex and its cultural heritage value." <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 185-187 Bristol Street</p> <p>Stephen Robinson provided an update on the proposed plans by Michael House to redevelop 185-187 Bristol Street. Stephen advised that he has received a revised site plan from James Fryett Architects and the Committee reviewed the drawings. The plans now show that the proponent is keeping the stone tail of the existing house, however Stephen would like to know if they are keeping the original door and window openings. The Committee indicated that they would like to see the quarry wall at the back of the property maintained. Concerns were raised regarding the cladding on the addition ad that the windows on the proposed addition are not sympathetic to the heritage character of the original building. Stephen advised that he will provide further details as they become available.</p>

Item 6.2

65 Delhi Street – Delhi Recreation Centre

Stephen Robinson provided an update on a recent site visit to the former Delhi Recreation Centre located at 65 Delhi Street. Stephen noted that the building was built in 1911 as an isolation hospital. The City is looking to sell the building to private ownership and has requested confirmation of the property's heritage attributes. The Committee concurred with Stephen's advice that the original U-shaped floor plan, all hip and gable rooflines and the outward facing brick and stone walls should be included as a heritage attributes. The Committee members would like to see the two mirrored stairways included as heritage attributes as well. Concern was raised by the Committee that if parking was put in front of the building that it would take away from the contextual character of the property.

Item 6.3

328 Victoria Road South – G.M. Frost Building (Turfgrass institute)

Stephen Robinson provided some background on the G.M. Frost Building at 328 Victoria Road South. Stephen advised that the building is not designated or listed in the Heritage Register, however it has been identified as a built heritage resource as it was designed by Guelph architect Karl Briestensky. Stephen noted that the Frost Building is included in the Guelph Innovation District lands and that the Committee needs to consider the cultural heritage value of the building. Committee members noted that they would like to see the building listed on the Heritage Register and possibly recommended to Council for designation.

Item 6.4

28 Norfolk Street - Rectory at Church of Our Lady

Stephen Robinson provided an update on a recent site visit at the Rectory. Stephen advised that he has met again with Father Noon, toured the interior of the Rectory and the Annex building and took many photos. Stephen noted that what appears to be original woodwork trim was present on all four floors and that the interior appeared in very good condition. Stephen added that on the fourth floor, within the mansard roof are the original window sashes. Stephen plans to return and view the attic area of the Annex Building and tour St. Agnes School as well.

Item 6.5

96-98 Water Street – “House of Heads”

Stephen Robinson provided an update on a recent site visit to the designated building known as the “House of Heads” at 96-98 Water Street. The properties are both for sale with the intention that a buyer could return the property to a single family dwelling. The Committee reviewed Stephen's photos the interior stairway, skylight and woodwork - all named as heritage attributes protected by the designation by-law.

Item 6.6

12 Wyndham Street North

Stephen Robinson showed a single, revised elevation of the proposed alterations for the designated

	<p>building at 12 Wyndham Street North. The property owners, and their architect Lloyd Grinham, are considering a wood storefront design for the main floor. Committee members noted that they would like to see stone between the windows and have them oriented to line up with the windows above. Stephen has requested a more complete submission from the owners for a future meeting.</p>
7	<p><u>Working Group Reports</u></p> <p>Communications</p> <p>No update</p> <p>Designation Research and Heritage Review</p> <p>No update</p>
8	<p><u>Information Items</u></p> <p>Item 8.1 Guelph Historical Society Lecture: “Trees of Guelph and the Great Tree Hunt”, 5 March at 7:30, St. Andrew’s Church Stephen Robinson brought the upcoming lecture to the Committee’s attention and there were no comments from the Committee.</p> <p>Susan Ratcliffe advised that the February 20th meeting of the Architectural Conservancy of Ontario (ACO) will be at Mrs. Brown’s Boarding House (the former Guelph Civic Museum at Dublin St and Waterloo Avenue).</p> <p>Susan Ratcliffe advised that the Spotlight on Heritage event will be at Stone Road Mall this Saturday 16 February and if anyone is interested in helping, please let Susan know.</p>
9	<p><u>Next Meeting</u></p> <p>Regular Meeting - Monday, March 11, 2013 in City Hall Meeting Room “A” Working Group Meeting(s) – Monday, February 25, 2013 in City Hall Meeting Room “A”</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Adjourn –2:35 pm</p>