

ADDENDUM

**Heritage Guelph Meeting
2:00 - 4:00 pm**

Monday, September 12, 2016

1 Carden St., City Hall

COMMITTEE ROOM C

Additional Information for Current Agenda Items

Item 6.1 457 Woolwich Street

(See attached staff comments and recommendations)

Item 6.2 279 Water Street

(See attached staff comments and recommendations)

Additional Information Item

7.2 74 Paisley Street (23 Cambridge Street)

Staff to provide a brief update regarding the owner's preparatory work for the proposed addition of a conservatory through heritage permit application HP16-0007.

Item 6.1 457 Woolwich Street

The property owner has requested that City Council consider the removal of the brick stable/garage building at 457 Woolwich Street from the Municipal Register of Cultural Heritage Properties. The subject building has been determined by the Chief Building Official and a structural engineer retained by the owner to be structurally unsafe and both are of the opinion that the building needs to be demolished.

Having inspected the subject building and reviewed the property's history, the Senior Heritage Planner is of the opinion that this simple, brick stable/garage building satisfies two of the three criteria used to determine cultural heritage value under the Ontario Heritage Act. While the subject building has some significance as a secondary structure on the property, the building is not contemporary to the main house or the ownership of the property by Guelph industrialist James Mays.

As the structural stability of the stable/garage building has become so tenuous that without a plan on the part of the owner to repair this element of the property, Council is left with a decision to either protect the stable/garage building through designation under the Ontario Heritage Act or allow the stable/garage to be removed from the Municipal Register of Cultural Heritage Properties which would allow the Chief Building Official to approve the building's demolition.

The property known municipally as 457 Woolwich Street is described legally as Lots 6 and 7, Plan 18; Part Lot 5, Plan 18. The property owner, 457 Woolwich Street Inc., purchased the property in August 2005.

The subject property contains two listed heritage buildings: the main house, built in late 1860s and a detached, brick stable built likely in the first decade of the 20th century and later converted to a garage. Both buildings were listed as non-designated on the Municipal Register of Cultural Heritage Properties in May 2009 when Council endorsed the expansion of the heritage register to include non-designated properties from the Burcher-Stokes Inventory that the municipality believed to be of cultural heritage value or interest.

Item 6.1 457 Woolwich Street (cont'd)

Physical Description of the Stable/Garage Building

The detached stable/garage is located behind the main house with the northeast gable wall facing onto the laneway between Clarke Street East and Clarence Street.

The stable/garage has a gable roof of typical wood frame which rests on brick walls with a simple, stretcher bond. Three, double-leaf, wood batten stable doors face the parking area. The lintel of each door span is a single wood timber below a single course of rowlock brick. The gable wall facing the laneway has a wooden hayloft door on the upper floor with an arched head in a double course of rowlock brick. Four small windows face the laneway on the main floor – these were likely vents for the horse stalls. The southwest gable wall has an upper window and a man door on the main floor. Both openings have rowlock brick heads.

The brick stable/garage located at 457 Woolwich Street is one of a number of buildings featured in Dr. Evelyn Bird's book *Barns and Coach Houses of Guelph* published in 2013. Dr. Bird's study referred to an engineer's opinion that extant examples of this type of brick pilaster construction method are uncommon in Guelph. The brick walls of this building were constructed in a single wythe of red, pressed brick with a double brick pilasters on the interior walls. This type of wall construction and rowlock brick arched window and door heads are features usually found in secondary buildings built at the turn of the 20th century. For this and other reasons explained in this report, the construction date of this stable/garage was likely after 1897.

Historical Background

Lots 5, 6 and 7 of Registered Plan 18 were purchased after 1854 by James Mays, an early Guelph settler who became a prominent industrialist and community leader.

An excerpt from Volume 3, 1934 of the Wellington County Historical Society journal, David Allan stated:

“James Mays came to Guelph about 1830 [... and] later started making fanning mills in a frame building on Wyndham Street [...Mays] also had another factory in the old “Red Mill” building on Waterloo Avenue. Mr. Mays was actively interested in Guelph, and in addition to building a fine business block on the old site,

Item 6.1 457 Woolwich Street (cont'd)

he also erected himself a large brick residence on Woolwich Street, on what was long known as Mays' Hill. This house stands today, though slightly altered."

According to Johnson's *History of Guelph 1827-1927*, James Mays was a founding member of the Guelph community. Mays was one of the La Guayran settlers relocated to Guelph in 1927 and became one of the city's successful early industrialists in the farm implement manufacturing business. The 1882-1883 Guelph City Directory lists Mays as a treasurer of the separate school board and also as Chairman, Committee of Management for St. Joseph's Hospital and House of Providence.

James Mays had his home built on Lot 6 between 1862 and 1871. Cooper's 1877 map of Guelph shows the footprint of the main house with what was likely a long stable building along the laneway. The 1897 Fire Insurance Plan of Guelph indicates today's stable/garage building as a 1.5-storey brick structure with a wood shingle roof. Revisions in 1911 (paper overlays on the plan) indicate that the subject building likely did not exist in 1897 but was constructed before 1911. Very little change had occurred by the time the Fire Plan was republished in 1922 and revised in 1929.

After James Mays' death, the land title abstracts indicate that the entire property was sold to Marie P. Card in 1900. Following Marie Card's death about 1908, all of Lot 6 and 7 as well as a small part of Lot 5 were sold to Arthur McQuillan. The small part of Lot 5 included in the sale to McQuillan was likely the amount of the stable/garage building that stands on that part of Lot 5 today. This lends credence to the stable/garage building being constructed by 1908 and not during the ownership of James Mays. While the subject building has some significance as a secondary structure on the property and is a part of the physical evolution of the property, the building is not contemporary to the main house or the property ownership of James Mays and, therefore, is not regarded as part of the property's principle period of restoration.

Determining Cultural Heritage Value

Having inspected the subject building and reviewed the property's history, the Senior Heritage Planner is of the opinion that this simple,

Item 6.1 457 Woolwich Street (cont'd)

brick stable/garage building satisfies two of the criteria used to determine cultural heritage value under the Ontario Heritage Act.

The stable/garage building has design/physical value in that it is now a rare and representative example of an early 20th century building type (horse stable constructed in brick) and construction method (interior brick pilaster).

The stable/garage building has contextual value because it is important in defining, maintaining or supporting the heritage character of the area, in particular as one of the remaining pre-automobile era stables in the rear laneway shared by many listed heritage properties that front on to Woolwich Street and Dufferin Street between Clarke Street East and Clarence Street. The stable/garage is functionally, visually and historically linked to its surroundings and in particular to the 20th-century ownership of the main house at 457 Woolwich Street.

Physical Integrity

The Ontario Ministry of Culture's *Heritage Toolkit* describes the physical condition of a cultural heritage property as a "difficult consideration".

Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property.

The property owner has retained an engineer who on August 1, 2016 stated "our review revealed some very serious structural issues have caused the structure of the building to deteriorate to the point that it is in danger of collapsing [...] Accordingly we recommend that the building be demolished to avoid collapse as an uncontrolled event".

The stable/garage has sagging in the roof ridge and severe deflection or bowing out of the brick wall above the stable doors facing the parking area. There are diagonal cracks opening up through the brick mortar joints in this area and in the south corner of the building.

Item 6.1 457 Woolwich Street (cont'd)

As the structural stability of the stable/garage building has become so tenuous that without a plan on the part of the owner to repair this element of the property, Council is left with a decision to either protect the stable/garage building through designation or allow the stable/garage to be removed from the Municipal Register of Cultural Heritage Properties which would allow the Chief Building Official to approve the building's demolition.

Planning staff recommend that although the stable/garage at 457 Woolwich Street does have cultural heritage value according to criteria established by regulation under the Ontario Heritage Act, the subject building is not considered by staff as an important part of the property's principle period of restoration – that is to say not contemporary to, or directly related to, the main house – the home of Guelph industrialist James Mays. For this reason and because the building has been deemed unsafe and beyond practical and reasonable repair, it is recommended that Council allow a controlled demolition and salvage of the stable/garage building.

Staff Recommendations

1. Whereas, Heritage Guelph supports the retention and conservation of built heritage resources in the City of Guelph; and
2. Whereas, Heritage Guelph does feel that the brick stable/garage at 457 Woolwich Street has cultural heritage value as it satisfies two of the three criteria established by regulation under the Ontario Heritage Act – design/physical value and contextual value; and
3. Whereas, Heritage Guelph does not consider the subject building to have strong historical/associative value as it is not part of the property's principle period of restoration (that is to say not contemporary to, or directly related to the 1860s dwelling of Guelph industrialist James Mays); and
4. Whereas, the Chief Building Official and a structural engineer retained by the owner both recommend demolition of the subject building as they have deemed it to be structurally unsafe; and

Item 6.1 457 Woolwich Street (cont'd)

5. Whereas, any necessary repairs would in themselves involve at least partial demolition of the subject building and its heritage attributes; and
6. That Heritage Guelph does not object to the removal of all references to the brick stable/garage building at 457 Woolwich Street from the Municipal Register of Cultural Heritage Properties; and
7. That, should the demolition of the stable/garage building be approved, that the applicant be requested to consider options for the salvage and reuse of brick from the stable/garage building.

Item 6.1 457 Woolwich Street (cont'd)

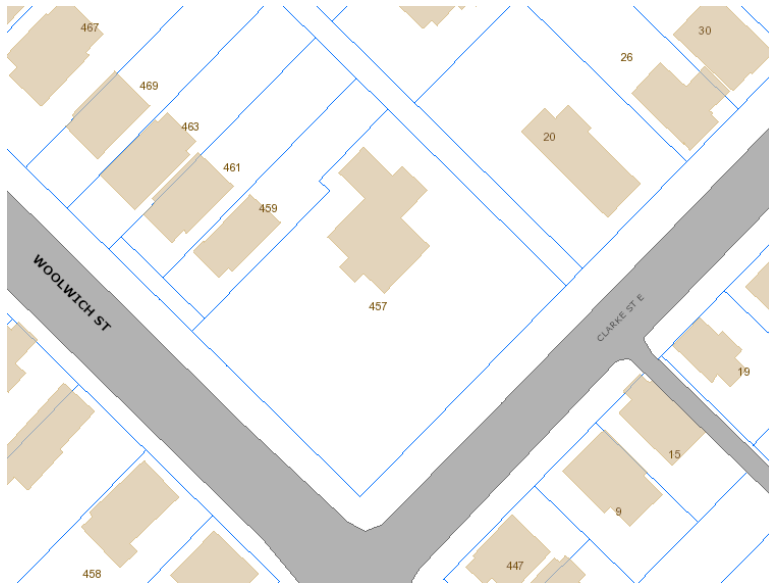


Figure 1 – Property Location



Figure 2 – Orthographic photo showing location of stable/garage.

Item 6.1 457 Woolwich Street (cont'd)



<p>457 Woolwich St</p> <p>Pt Lot 5, Lot 6, Lot 7, Plan 18 Built c. 1860</p> <p>Italianate/Neo-Classic Vernacular, 2 storey, 3 bay, hip roof, centre front gable, end chimneys, tooled stone sills, 'white' brick plinth, high camber flat arches and flush quoins, centrepiece recessed with mahicolated frieze, round-head window and inclined wood brackets, straight brackets on eaves, entrance with double bracketed mullions full height, later leaded sidelights and transom, modern door centre divided round-headed window 9/6, 2/2 sash (originally 6/6), movable louvre shutters, house formerly with front verandah, now with c1910 porch, rear frame addition, house set back from corner, large lot.</p>	
<p>457 Woolwich St</p> <p>Pt Lot 5, Lot 6, Lot 7, Plan 18 Built c. 1890</p> <p>Garage/Storage - neo-Classic Functional, 1 1/2 storey, 3 bay, gable roof, timber lintels, vertical board coachhouse double leaf doors, small stable end windows with hayloft door above.</p>	

Figure 3 – Listing on Municipal Register of Cultural Heritage Properties, 2009 (Photos dated 1999).

Item 6.1 457 Woolwich Street (cont'd)



Figure 4 – Main house – front (2016).



Figure 5 – Rear of house from laneway (2016).



Figure 6 – Stable/garage (2016).



Figure 7 – Stable/garage from laneway (2016).



Figure 8 – Southwest gable wall (2016).



Figure 9 – Interior of upper gable wall showing brick construction method.

Item 6.1 457 Woolwich Street (cont'd)

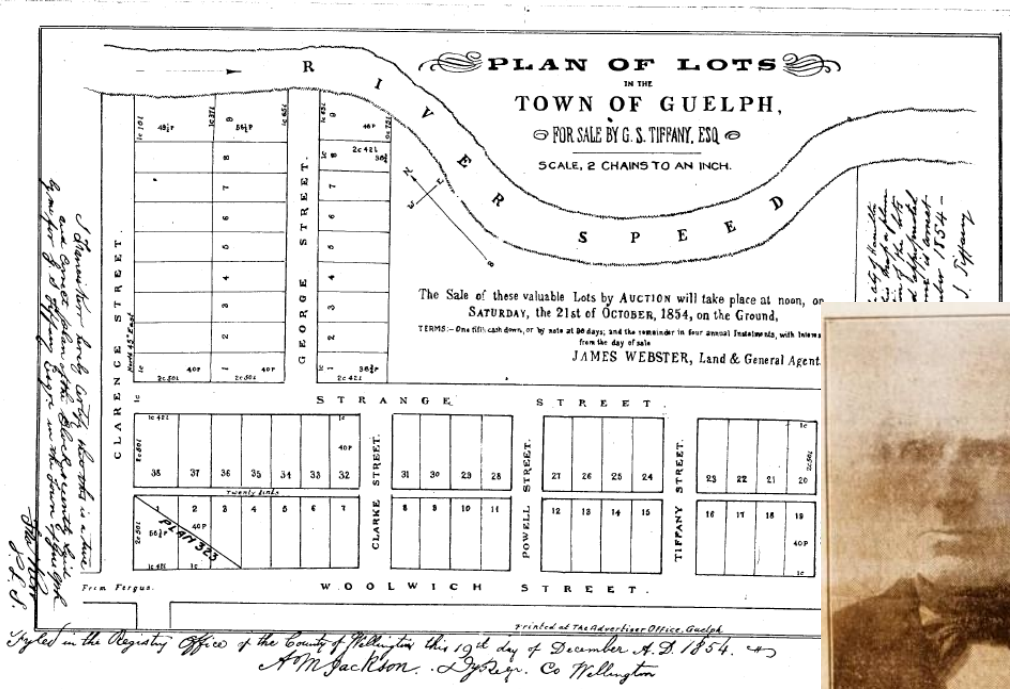


Figure 10 – Plan 18, Registered 1854.

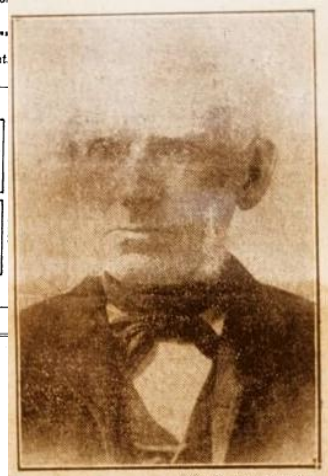


Figure 13 – James Mays
(Image: Wellington
County Museum and
Archives)

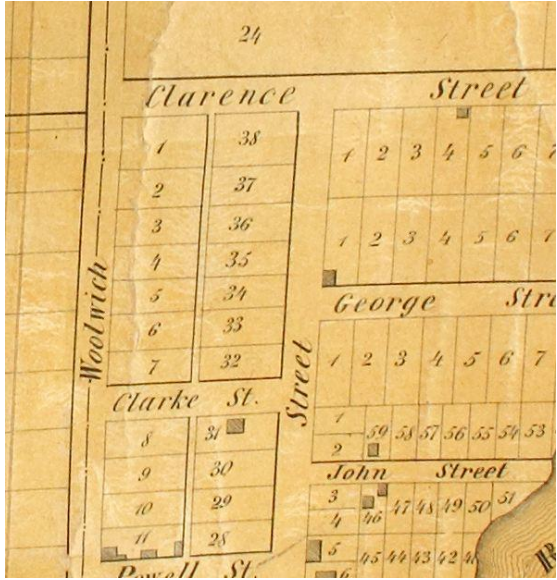


Figure 11 – Cooper, 1862.

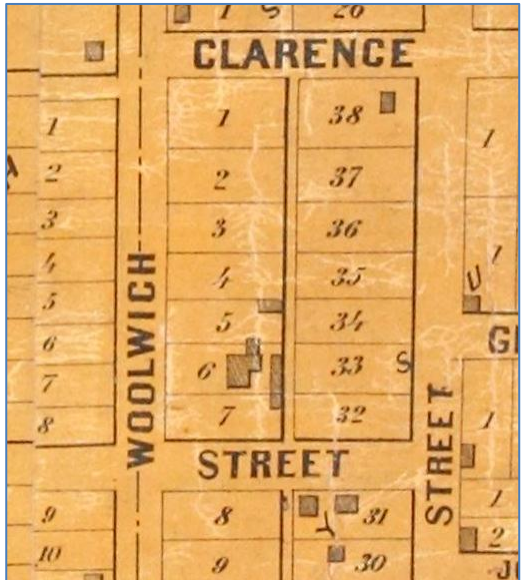


Figure 12 – Cooper, 1877.

Item 6.1 457 Woolwich Street (cont'd)

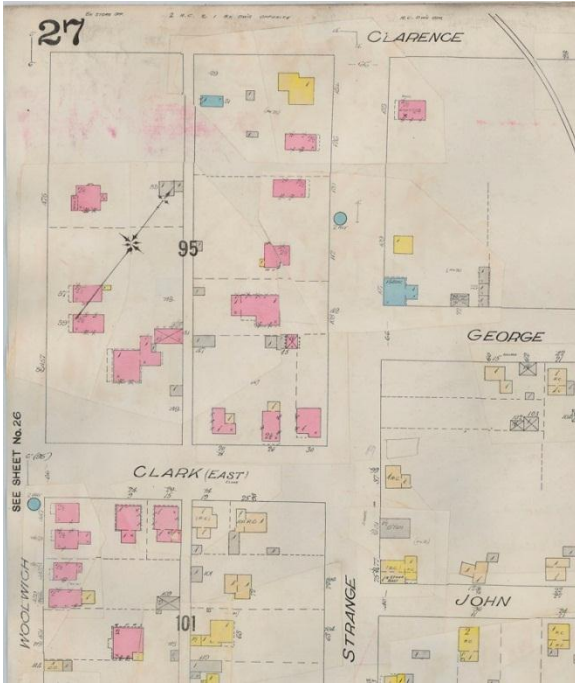


Figure 14 – City of Guelph Fire Insurance Plan, 1897 (revised 1911)

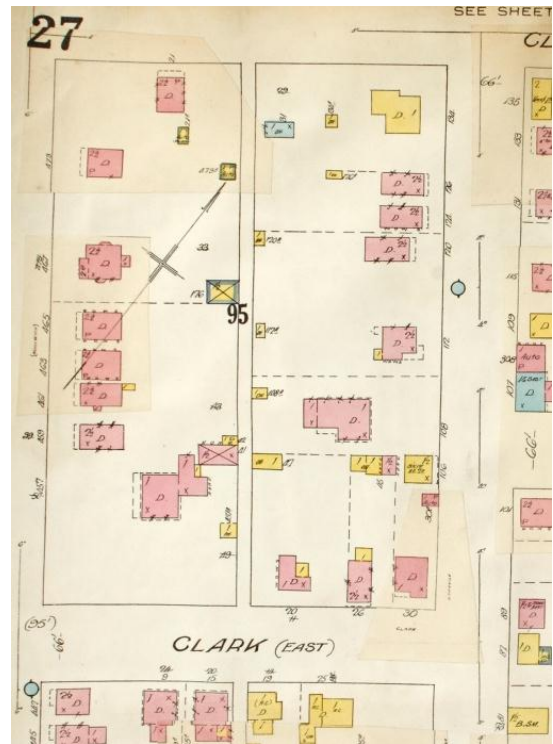


Figure 15 – City of Guelph Fire Insurance Plan, 1922 (revised 1929)

Item 6.2 279 Water Street

The subject building is within the property of the First Reformed Church at 279 Water Street which is currently undergoing a site plan review application that proposes demolition of the dwelling as part of an addition to the church and expansion of the parking area. The wood frame dwelling with stone basement was built in the 1920s is recognized as a potential built heritage resource as it was included in the Couling Building Inventory.

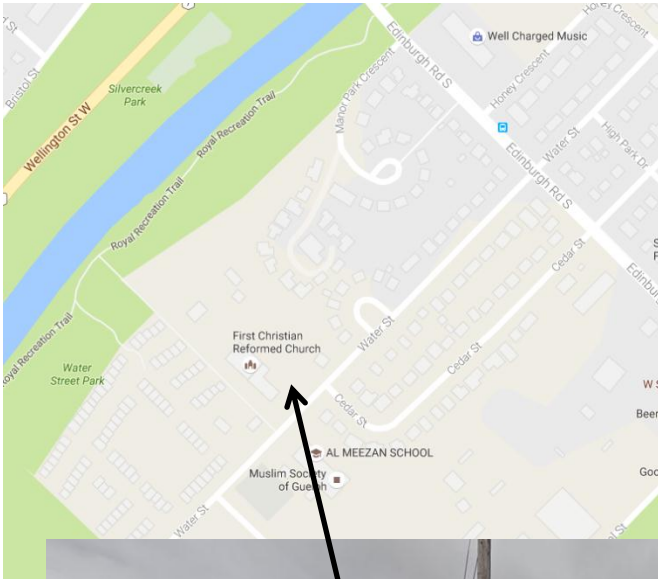
After conducting an interior site visit, the Senior Heritage Planner is of the opinion that this potential built heritage resource does not have sufficient physical, historical or contextual cultural heritage value to justify individual designation under the Ontario Heritage Act.

The owner has been encouraged by the Senior Heritage Planner to salvage as much of the limestone as possible from the basement walls during the demolition process.

Staff Recommendation:

THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 279 Water Street through individual designation under the Ontario Heritage Act.

Item 6.2 279 Water Street (cont'd)



Couling
Inventory,
1974

Item 6.2 279 Water Street (cont'd)

