

MEETING MINUTES



MEETING **Heritage Guelph**

DATE October 13, 2009

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross – Chair, Lorraine Pagnan, Betty-Lou Clark, Norm Harrison, Mary Tivy, Joel Bartlett, Susan Ratcliffe, Connie Fach (Recording Secretary), Stephen Robinson (Senior Heritage Planner).

REGRETS Doug Haines, Martin Bosch, Christopher Campbell, Leanne Piper, Lesley Hayward, Lori Gaiardo

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	Welcome and Introduction
2	<p><u>Approval of Agenda:</u> Moved by Lorraine Pagnan and seconded by Mary Tivy,</p> <p>“THAT the Agenda for the October 13, 2009 meeting of Heritage Guelph be adopted with the addition of 1023 Victoria Road South.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None</p>
4	<p><u>Approval of Minutes from September 28, 2009</u></p> <p>Moved by Mary Tivy and seconded by Betty-Lou Clark,</p> <p>“THAT the Minutes of the meeting of September 28, 2009 be adopted as written.”</p> <p style="text-align: right;">CARRIED</p>
5	<p>Matters Arising from the September 28, 2009 Meeting</p> <p>Susan Ratcliffe and Ben Polley will be attending the Guelph and Wellington ACO Branch meeting on</p>

October 31, 2009 making their presentation on the “green” renovations at 60 Manitoba Street.

Stephen has a copy of the Ontario Heritage Trust magazine *Heritage Matters* (Special Edition on Places of Worship) available for anyone who wants to read it.

Business Items

6.1 121 Liverpool Street

Mr. Alan Remley (current owner and builder) attended the meeting at this time. Stephen Robinson presented the plans currently being proposed (received by Building Services 7 October 2009) for the current Building Permit application. Stephen stated that the item has been brought to Heritage Guelph for comment to satisfy a condition of a previous Committee of Adjustment decision.

Stephen noted that the massing is unusual and not sympathetic to the house or to the heritage character of the Liverpool Street streetscape. Stephen felt that the east wall should have more and/or larger windows and that the shake shingles on the dormer walls were not in keeping with the brick and board-and-batten. Stephen also felt there needs to be more consistency in the exterior material program. Mr. Remley advised that although the buyer wanted a custom house design prepared by his brother, they would be willing to discuss revisions to the design. Joel Bartlett agreed to be part of further discussion on possible design modifications with Mr. Remley, Stephen Robinson and the buyer. Stephen noted that attention must be given to the approval already granted by the Committee of Adjustment and the design must be in keeping with the heritage character of the Liverpool Street streetscape. The committee asked that streetscape photos be submitted in order to better understand how the proposed design could fit into the historical streetscape.

6.5 81 Callander Drive

Mr. Mick Bonneveld, owner of the subject property, attended the meeting at this time. The subject property is not designated but is on the Heritage Register.. The house is considered an excellent example of 1950s/60s architecture. The owner proposes to add new windows and insulate the walls from the inside. He would also replace the V-groove cedar siding with cement/composite panels known commonly as Hardie Board. Staff are concerned that the replacement of the original wood siding would change the visual and material heritage character of the building. As the subject property is on the Municipal Heritage Register and not a protected (designated) heritage property, and as the application does not involve demolition as defined by the Ontario Heritage Act, staff or Heritage Guelph cannot order what is to be done but, rather, only offer advice. Mr. Bonneveld stated that he purchased the house because of its Modernist style. The owner has consulted with Doug Haines and Ian Panabaker for their thoughts as well. He noted that the original siding paint/stain is starting to flake and water is also penetrating the building envelope. Mr. Bonneveld felt it would not be practical to replace the exterior with wood which would require a lot of maintenance, whereas the Hardie Board is low maintenance and energy efficient and reflects (in general terms) the modern character of the house. Susan Ratcliffe agreed that the cedar exterior is not practical. It was suggested that, if the owner were to replace the cedar siding, he should consider salvaging as much as possible and storing this material as a reference in the event that a future owner may want to restore/recreate the original exterior. Mr. Bonneveld stated that he would gladly

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donate any extra cedar siding to anyone who wanted it once it was removed. The owner was cautioned that the proposed round window openings in the proposed front door and the proposed new kitchen window were more in keeping with 1930s styling and therefore out of character with true mid-century Modernist style. Mr. Bonneveld was thanked for attending the meeting and allowing Heritage Guelph to comment.

Moved by Norm Harrison and seconded by Joel Bartlett,

“THAT Heritage Guelph are not opposed to the modifications for 81 Callander Drive as presented on October 13, 2009.”

CARRIED

6.2 170-172 King Street

Stephen Robinson advised that a Minor Variance applications have been submitted to the Committee of Adjustment (A-103/09 and A-104/09) to continue the legal non-conforming use at 170-175 King Street. This property is a property of interest in the City’s Inventory of Heritage Structures but not the Municipal Heritage Register. There was general consensus among Heritage Guelph members present that the proposed addition would not have a negative impact on the heritage character of the subject property. Heritage Guelph will have an opportunity to comment on the design again at the building permit stage.

Moved by Betty-Lou Clark and seconded by Mary Tivy,

“THAT Heritage Guelph is not opposed to the approval of Minor Variances (A-103/09 and A-104/09) being applied for at 170-172 King Street.”

CARRIED

6.3 38 Arthur Street South

Stephen Robinson advised the Committee of a Minor Variance application to the Committee of Adjustment to allow the creation of a new structure with an apartment unit in a single family dwelling. This property is a property of interest in the City’s Inventory of Heritage Structures but not the Municipal Heritage Register. Its significance relates to its former use as a coach house to the adjacent property (34 Arthur Street North) which has been included in the Municipal Heritage Register. Stephen had concerns with the massing of the new construction and committee members felt the roof ridge may be too high, imposing and not in character with the heritage character of the Arthur Street North streetscape. Members stated that they would like to have more information to review, including a site plan and photos of the surrounding streetscape. Members were asked to forward their concerns to Stephen. Staff will speak with the owners to see if they are receptive to revising the plans. This item was deferred to Heritage Guelph’s 9 November 2009 meeting.

6.4 705 Woolwich Street – Riverside Cottage

Samantha Jansen from the City’s Corporate Services attended the meeting to discuss proposed alterations to the cottage building at Riverside Park. The subject building is not designated under the Ontario Heritage Act but has been listed in the City of Guelph’s Municipal Register of Cultural Heritage Properties under Section 27 of the Ontario Heritage Act.

Samantha advised that the concrete front porch deck has a significant crack and a new wood

	<p>porch replacement is being proposed along with the replacement or restoration of the wood columns. A ramp may also be needed to meet accessibility requirements as it is a City facility. The eaves need to be replaced but not the soffits or windows. The asphalt shingle roof is to be replaced with asphalt shingles which mimic weathered wood shingles. Lorraine Pagnan suggested that this building should be considered for designation. Stephen Robinson will advise Samantha on appropriate ways to bring back the original details of the porch.</p> <p>6.6 Doors Open 2010 Susan Ratcliffe reported that Doors Open 2010 is looking for suggestions for locations. Members were asked to forward their suggestions to her.</p>
7	<p><u>Subcommittee & Committee Representative Updates</u> None to report</p>
8	<p><u>Information Items and Handouts</u></p> <p>8.1 1023 Victoria Road South Stephen Robinson advised that a Conservation Plan has been requested to properly guide the relocation of the former farmhouse, which is currently destined for a prominent corner property in a subdivision to the north of the subject property.</p> <p>Carter Farm Stephen Robinson advised that the requested repairs and stabilization measures have been carried out.</p>
9	<p>Next Meeting Monday, October 26, 2009 in City Hall Meeting Room B</p>
10	<p>Other Matters Introduced by the Chair or Heritage Guelph Members</p> <p>10.1 Sleeman Manor (211 Silvercreek Parkway South) Stephen Robinson reported on his recent interior inspection of the building, noting that there are many valuable heritage features retained in the house. He will circulate photos to committee members.</p>

ACTION ITEMS

ITEM #	ASSIGNED TO	DUE DATE	DESCRIPTION
	Stephen	Ongoing	Contact owners of 88 London Road West and report back to committee
	Stephen	Ongoing	Investigate the status of the demolition applications for 40 Nottingham Street and 14 Neeve Street and report back to the committee.

	Susan	Ongoing	Provide access to Jeremy Shute's mapping of streams and waterways in the city.
	Doug	Ongoing	Review Gil Stelter's literature and Guelph's 125 year booklet to identify criteria for Municipal Register reconsideration/correction.
	Stephen	Ongoing	Include 64 Maple Street as a possible addition to a future expansion of the municipal register.
	Stephen	Ongoing	Initiate discussion with various City departments, and the Downtown Guelph Business Association, to co-ordinate efforts to deal with potential incentives for maintenance issues for buildings in the downtown core.
	Paul/Stephen		Meet with City staff in related departments to determine how a co-ordinated team approach can be used to ensure that heritage properties maintain compliance with Property Standards and all relevant City By-laws.
	Stephen		Follow-up with Engineering re: grading permits regarding Norwich Street Church
7c	Susan		Follow up with Vaile Laur regarding Heritage Guelph's inclusion for circulation pertaining to Wellington Street Dam reconstruction.
6.6	All		Forward suggestions for Doors Open 2010 to Susan
10.1	Stephen		Circulate photos from site visit at 211 Silvercreek Parkway South