

# Addendum



City of Guelph

## **Heritage Guelph Committee**

May 13, 2019

City Hall, Meeting Room C

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

## **Additional Information for Existing Agenda Items**

Item 5

### **191 Waterloo Avenue**

Item 7

### **785 York Road**

Delegation: Alexander Smith

Item 8

### **29 Waterworks Place**

## **New Agenda Item**

Item 10

### **83 Essex Street**

Heritage permit application HP19-0008 proposing a 1-storey rear addition, partial basement and restoration of front doors. The proposal has also been submitted as Site Plan Review application SP19-010.

Staff recommendation:

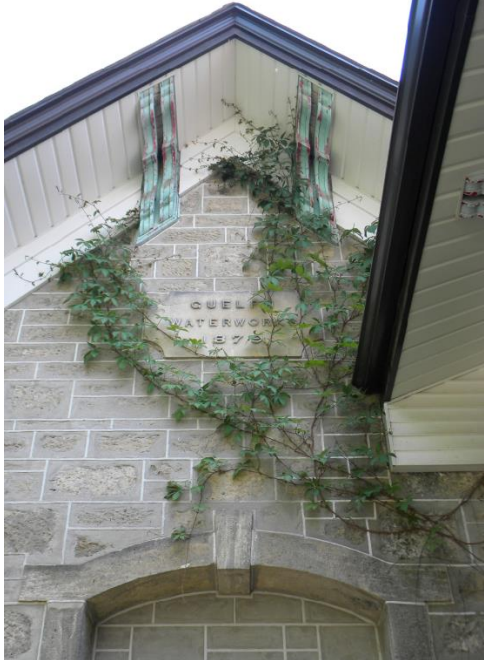
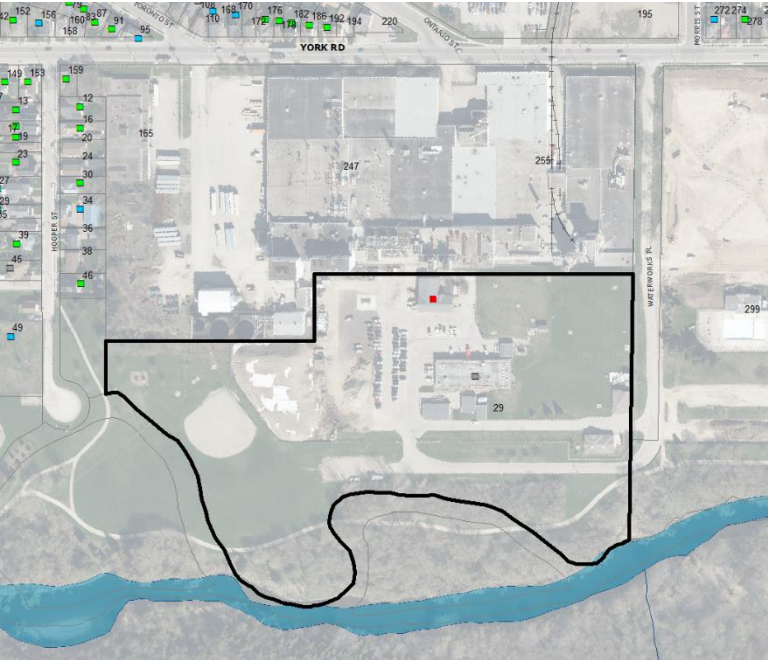
That Heritage Guelph supports heritage permit HP19-0008 for the proposed 1-storey rear addition, partial basement and restoration of front doors, as presented in drawings by Joel Bartlett Architect Inc. (dated February 14, 2019) at the May 13 2019 meeting of Heritage Guelph; and that any modifications to the design that are minor in nature may be dealt with by the Senior Heritage Planner.

Item 5  
**191 Waterloo Avenue**





Item 8  
**29 Waterworks Place**  
Guelph Waterworks Engine House/Pumping Station

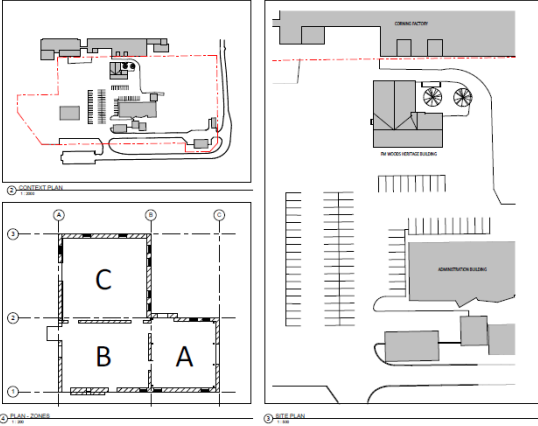


# FM WOOD HERITAGE BUILDING UPGRADES 50% DD



Sheet Number	Sheet Name

BASED ON 2017



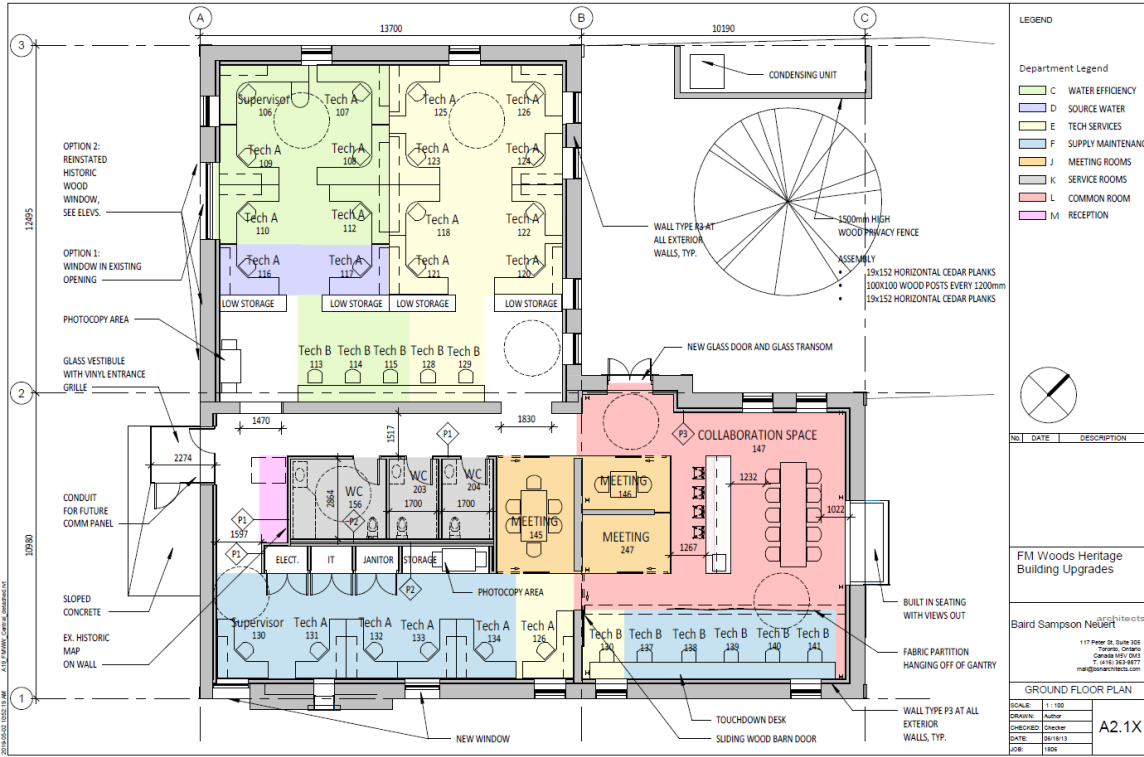
**LEGEND**

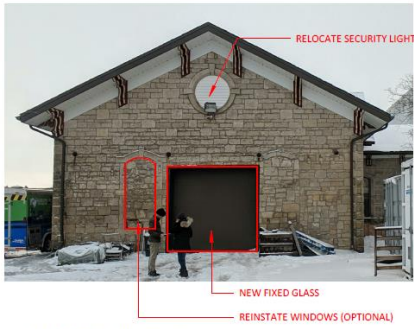

**FM Woods Heritage Building Upgrades**  
City of Guelph

**Baird Sampson Neuert** architects  
117 West St. Suite 305  
Toronto, Ontario  
Canada M5V 2A5  
Tel: 416.362.8877  
mail@bairdsamsonneuert.com

**COVER**

Scale	A0.0





2 EAST ELEVATION - PHOTOS  
1:100



3 EAST ELEVATION - PHOTOS 2  
1:100

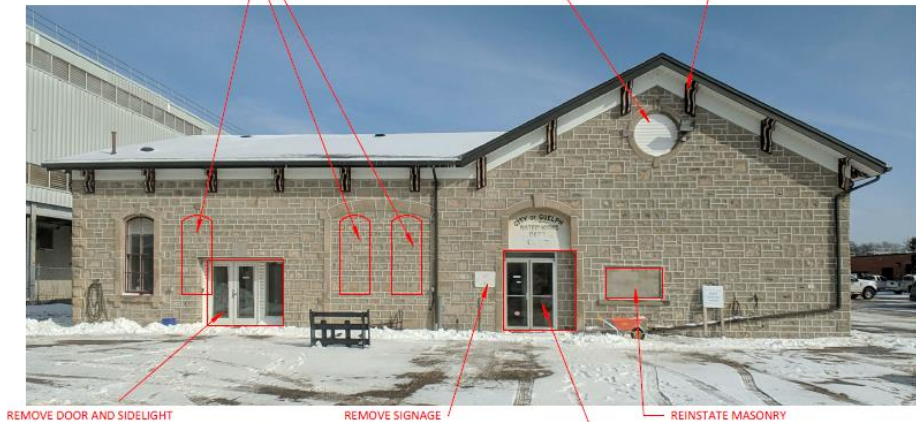


4 NORTH ELEVATION - PHOTOS  
1:100



5 NORTH ELEVATION - PHOTOS 2  
1:100

ALTERNATE PRICE 1: DEMOLISH MASONRY FOR NEW WINDOWS

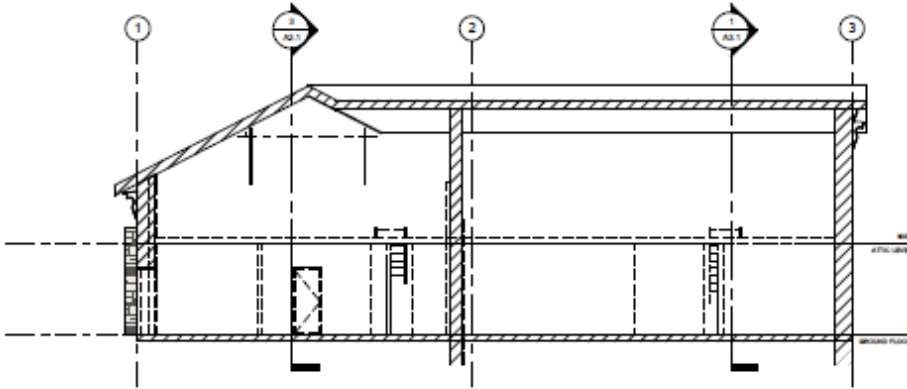


7 WEST ELEVATION - PHOTOS  
1:100

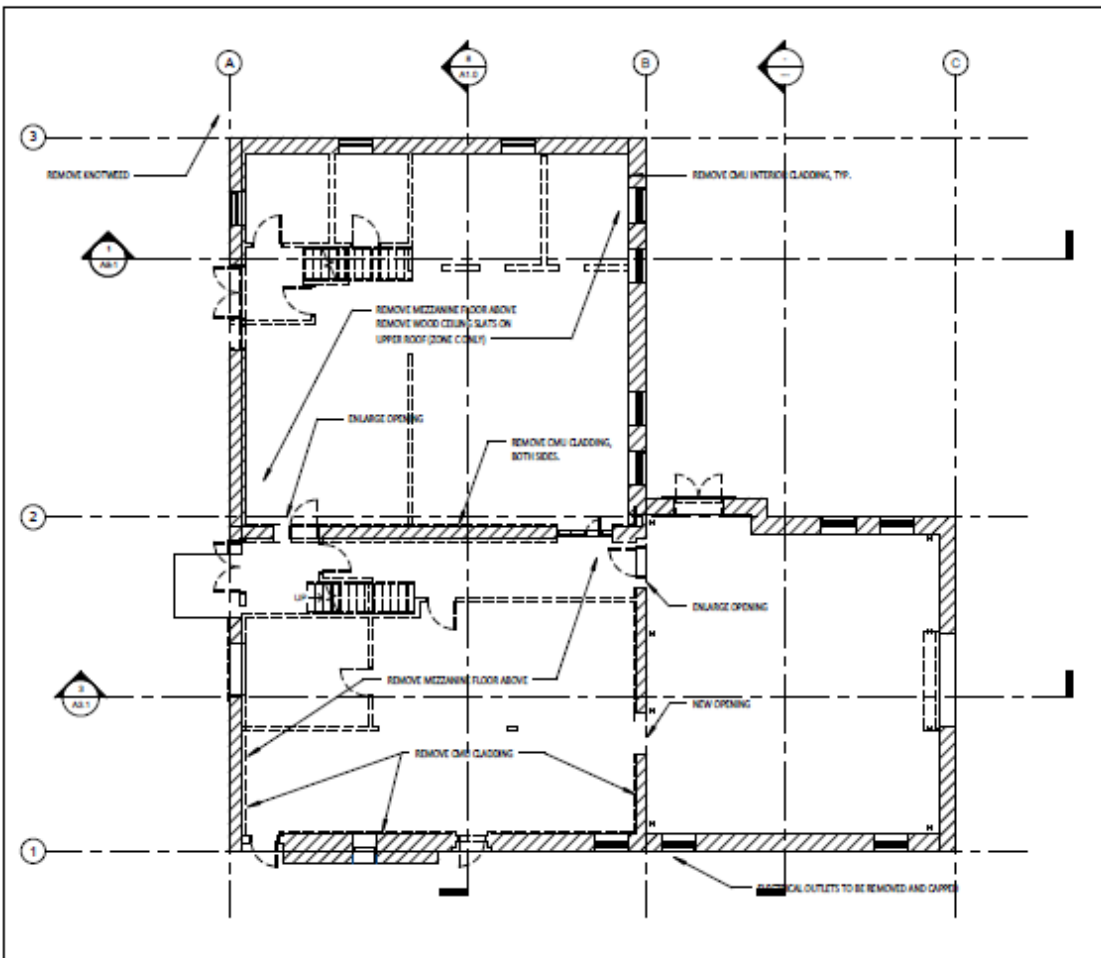


6 SOUTH ELEVATION - PHOTOS  
1:100

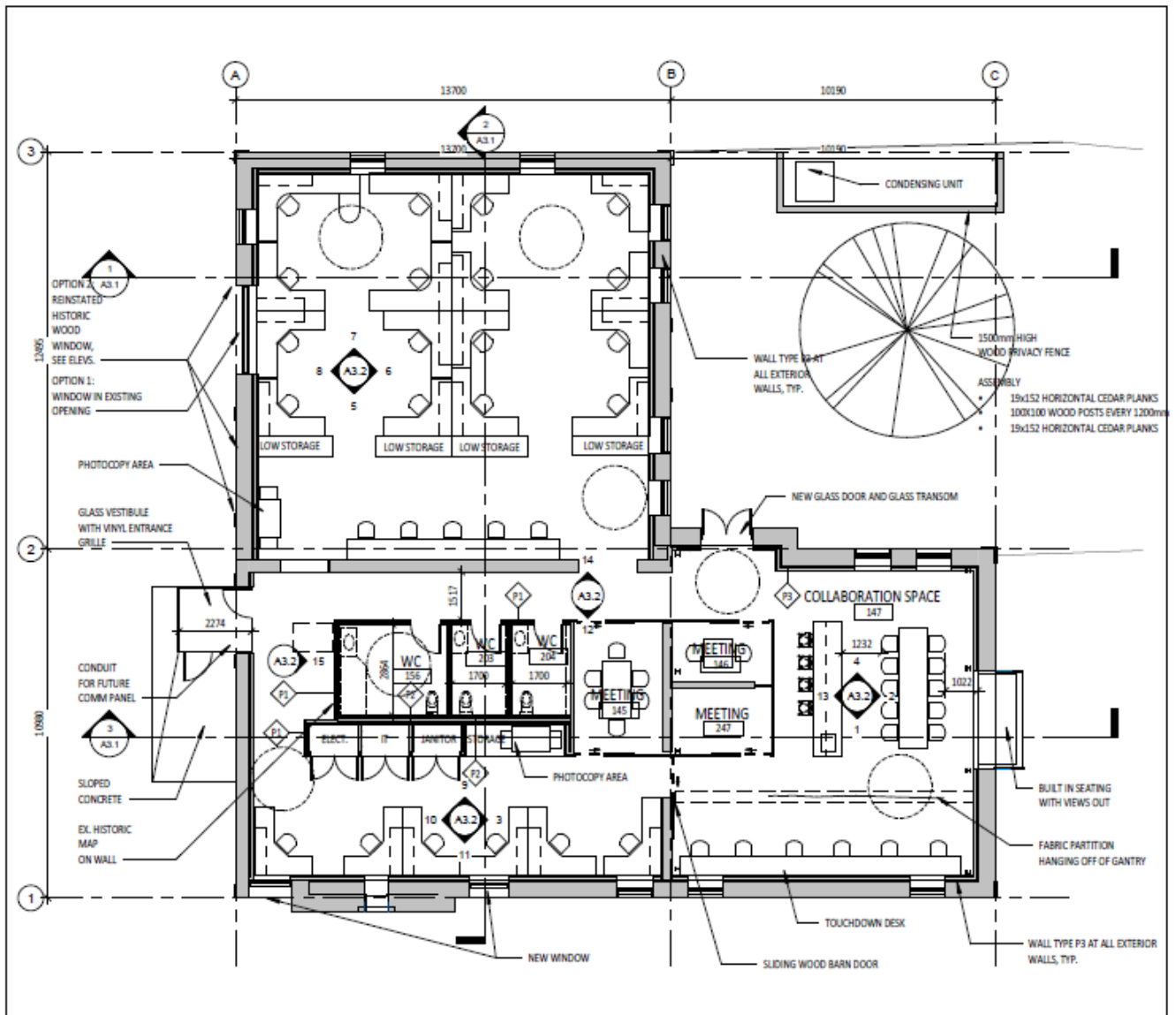
GENERAL NOTES  
 1. ENSURE THAT ANY OBJECTS IN THE SOUTH ATTIC ARE EXAMINED AND PRESERVED.



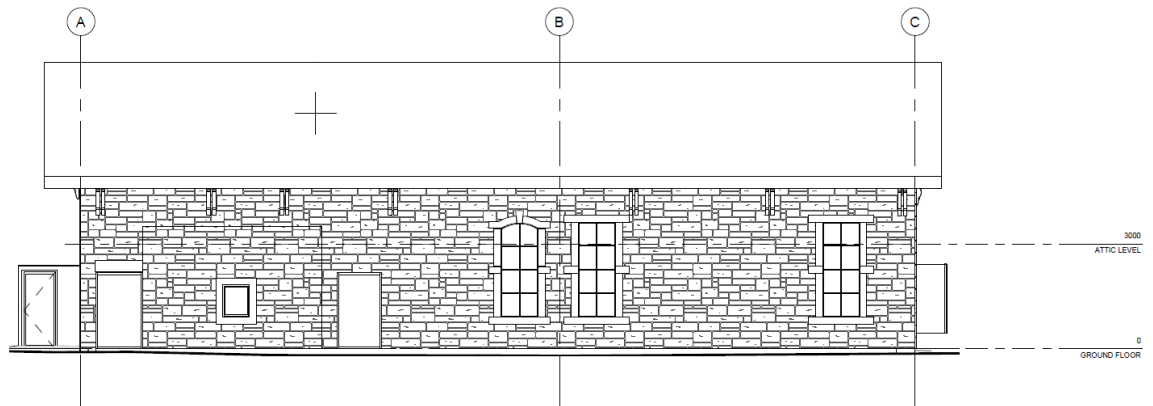
8 SECTION - DEMOLITION  
 1:100



1 DEMOLITION FLOOR PLAN  
 1:100

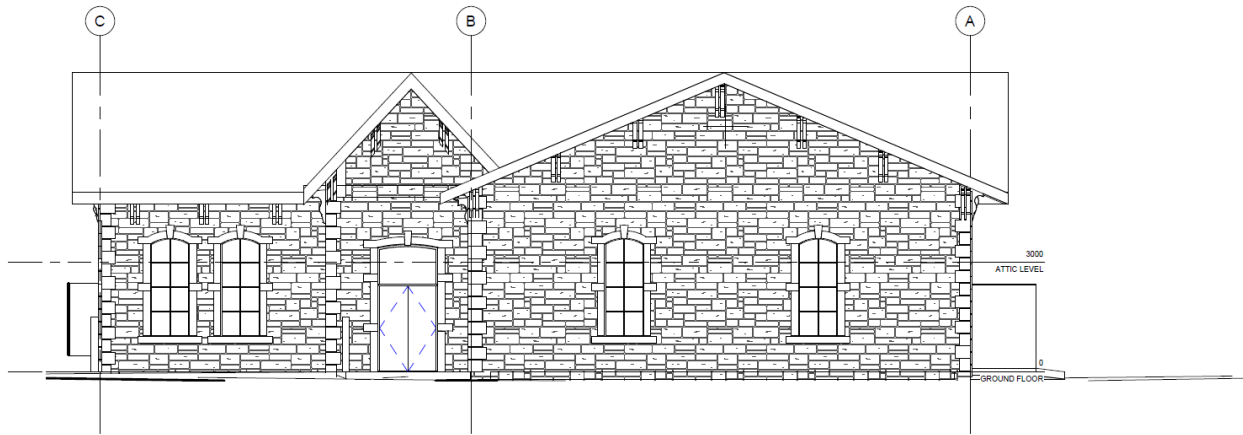


VG GROUND FLOOR PLAN OPTION 8  
1:100

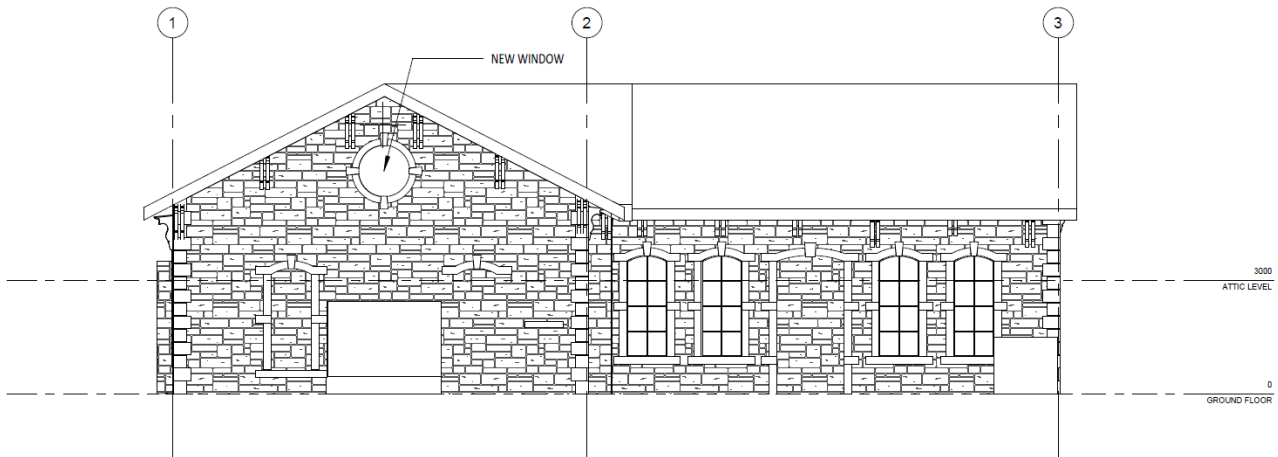


5 SOUTH ELEVATION  
1:100

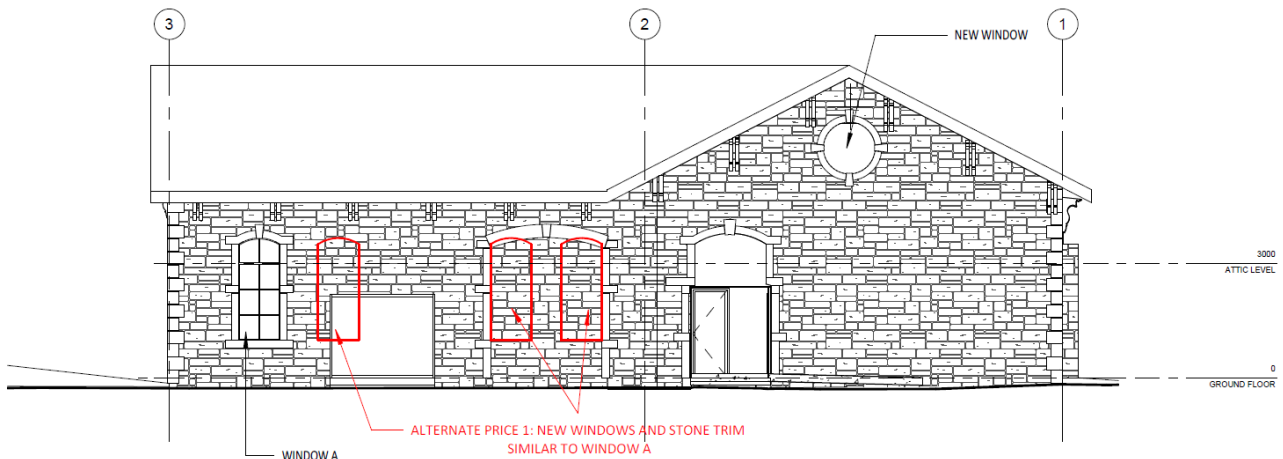




4 NORTH ELEVATION  
1:100



6 EAST ELEVATION  
1:100



7 WEST ELEVATION  
1:100

Building Envelope Repairs	Priority (Low to High)	Justification	Approximate Quantity
Roof Repairs – Ice and Water Shield	High	Reduce potential for structure and interior finish damage	7,500 Sq. Ft.
Repointing Masonry Walls – Wholesale Repointing with Lime Based Mortar	Medium	Reduce potential for freeze thaw deterioration, leaks, and maintain long term wall integrity. May be higher priority depending on findings of hydrothermal study.	37,500 Ln. Ft.
Re-grouting Masonry Walls - Targeted Back Pointing and Grouting	High	Maintains structural integrity of the exterior walls over the long term. Future repairs maybe more difficult depending on interior finishes.	200 Cu. Ft.
Removal of Cementitious Parge Coat	Medium	Reduce potential for freeze thaw deterioration and maintain long term wall integrity. May be higher priority depending on findings of hydrothermal study.	4,500 Sq. Ft.
Replacement of Joint Sealants	Medium	Reduce potential for deterioration of windows and interior finishes.	600 Ln. Ft.
Removal of Aluminum Roof Soffit	Medium	Reduce potential for condensation within roof assembly by improving venting.	1,100 Sq. Ft.
Repair of cast iron wall ties.	High	Cast iron wall ties may be functioning as a secondary structural component to limit wall movement.	4
Replacement of Entrance Door Systems	Medium	Reduce air leakage, energy loss, and improve thermal comfort. Existing doors have reached end of life.	TBD - Architectural





Item 10  
**83 Essex Street**



**SCHEDULE B**  
**By-law Number (2013) – 19616**

**DESCRIPTION OF HERITAGE ATTRIBUTES**

**83 ESSEX STREET, GUELPH**

The following elements of 83 Essex Street are to be protected under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18.:

- all existing stonework;
- all lancet windows and doors, their openings, construction, and surrounds;
- rectangular floor plan;
- front-end gabled roofline;
- chimney on the south elevation; and
- Gothic gable vent on the church façade (east and west elevations).

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

