

Couling Building Inventory Project: Consultation on Exhibition Park North area

Heritage Guelph

June 13, 2022

Presentation Outline

1. Overview of the Municipal Register of Cultural Heritage Properties
2. Purpose and Methodology for the Couling Building Inventory Study
3. Examples of properties being reviewed
4. Next Steps

Overview of the Municipal Register of Cultural Heritage Properties

The Heritage Register

What is the Municipal Register of Cultural Heritage Properties?

- Section 27 of the Ontario Heritage Act requires every local municipality to keep a current, publicly accessible register of properties of cultural heritage value or interest.
- The City of Guelph's Municipal Register of Cultural Heritage Properties (heritage register) is the official list of cultural heritage properties that have been identified as having cultural heritage value.
- The register includes all individually designated properties (Part IV) and properties in conservation districts (Part V).
- The register may include properties that have not been designated, also referred to as "listed" properties.

The Heritage Register

What does it mean if a property is 'listed' on the register?

- Listing formally identifies properties that may have cultural heritage value or interest and provides interim protection against demolition.
- If a property is not designated and listed on the heritage register, the ability to renovate, alter or construct additions to existing building(s) is not impacted. Additional heritage approval for such activities is not required.

Non-designated Listed Properties

What is the restriction on demolition for listed properties?

- The OHA helps protect non-designated, 'listed' properties through an interim control of demolition.
- Section 27 (9) states that the owner of a property included in the Heritage Register shall not demolish or remove a building or structure unless the owner gives the City at least 60 days notice in writing of their intention to demolish.

The Heritage Register

What are the criteria for evaluating properties of cultural heritage value or interest?

- Ontario Regulation 9/06 and the City of Guelph Official Plan, Policy 4.8.1 provide the criteria for listing a property on the register.
- A property is considered to have cultural heritage value or interest if it meets one or more of the following criteria:
 1. The property has **design or physical value**
 2. The property has **historical or associative value**
 3. The property has **contextual value**

Design or Physical Value

The property has **design or physical value** because it:

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

Historical or Associative Value

The property has **historical or associative value** because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

The property has **contextual value** because it:

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

The Heritage Register

What is the process to list non-designated properties on the register?

- A municipal council's approval is required to add cultural heritage properties that have not been designated to the register. Council must consult with the municipal heritage committee before a non-designated property is added or removed from the register.
- An identifiable description of the property, such as its street address, is required to be listed as a non-designated property into the heritage register. Inclusion of a brief rationale on the importance of the property is also recommended.
- A municipality is not required to consult with property owners or the public to list non-designated properties. However, within 30 days of Council's decision to list the property the City must provide the property owner with notice that the property has been included in the heritage register.

Couling Building Inventory Project

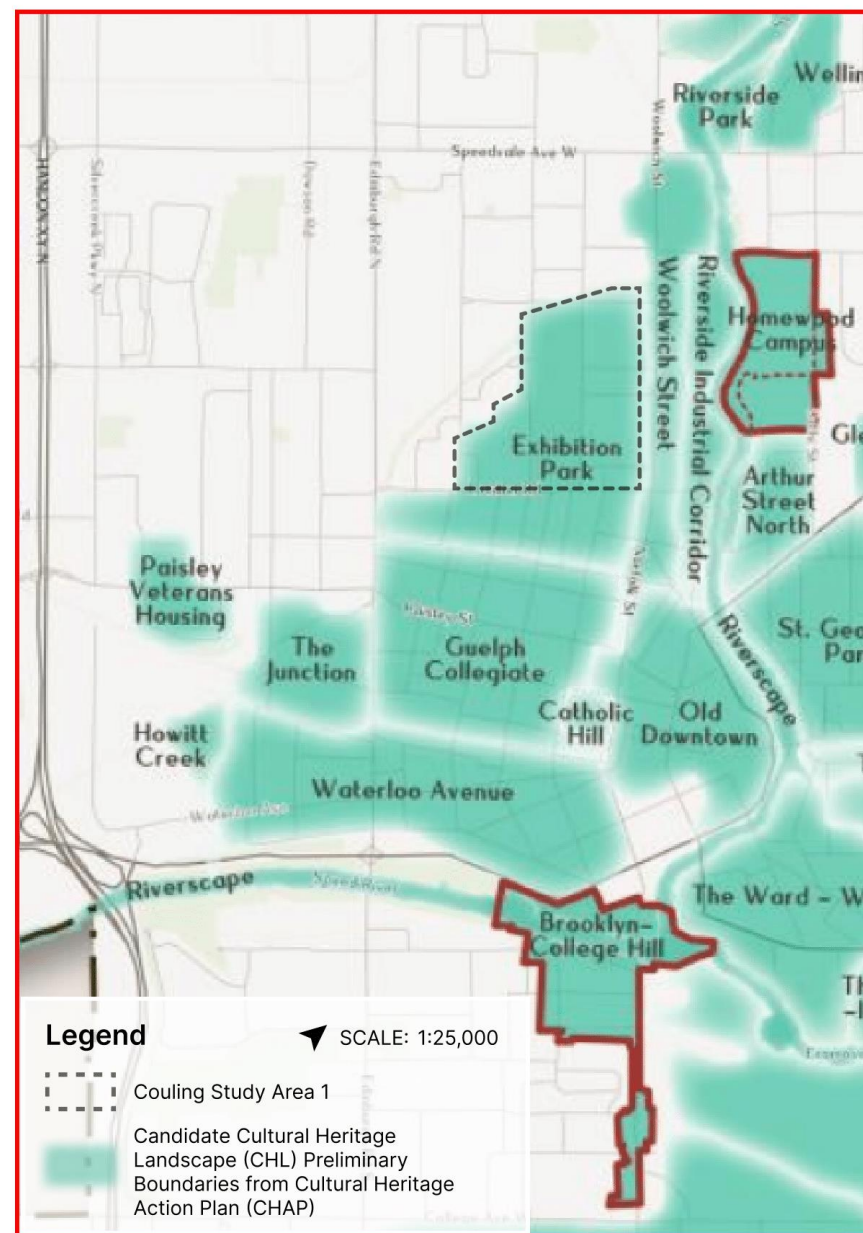
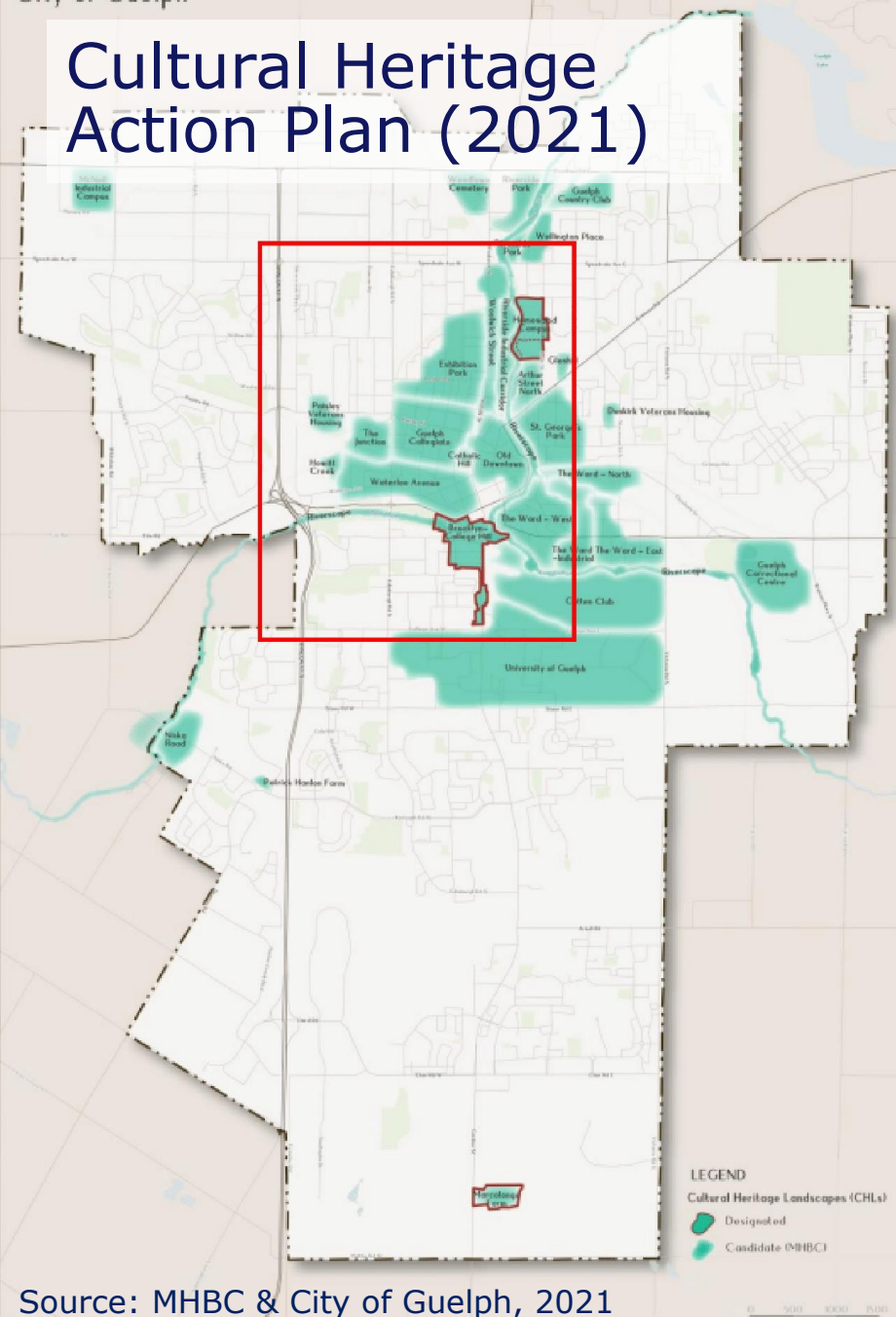
Project Scope

Review involves properties included on the Couling Building Inventory within three candidate cultural heritage landscapes identified in the City of Guelph’s Cultural Heritage Action Plan (2021).

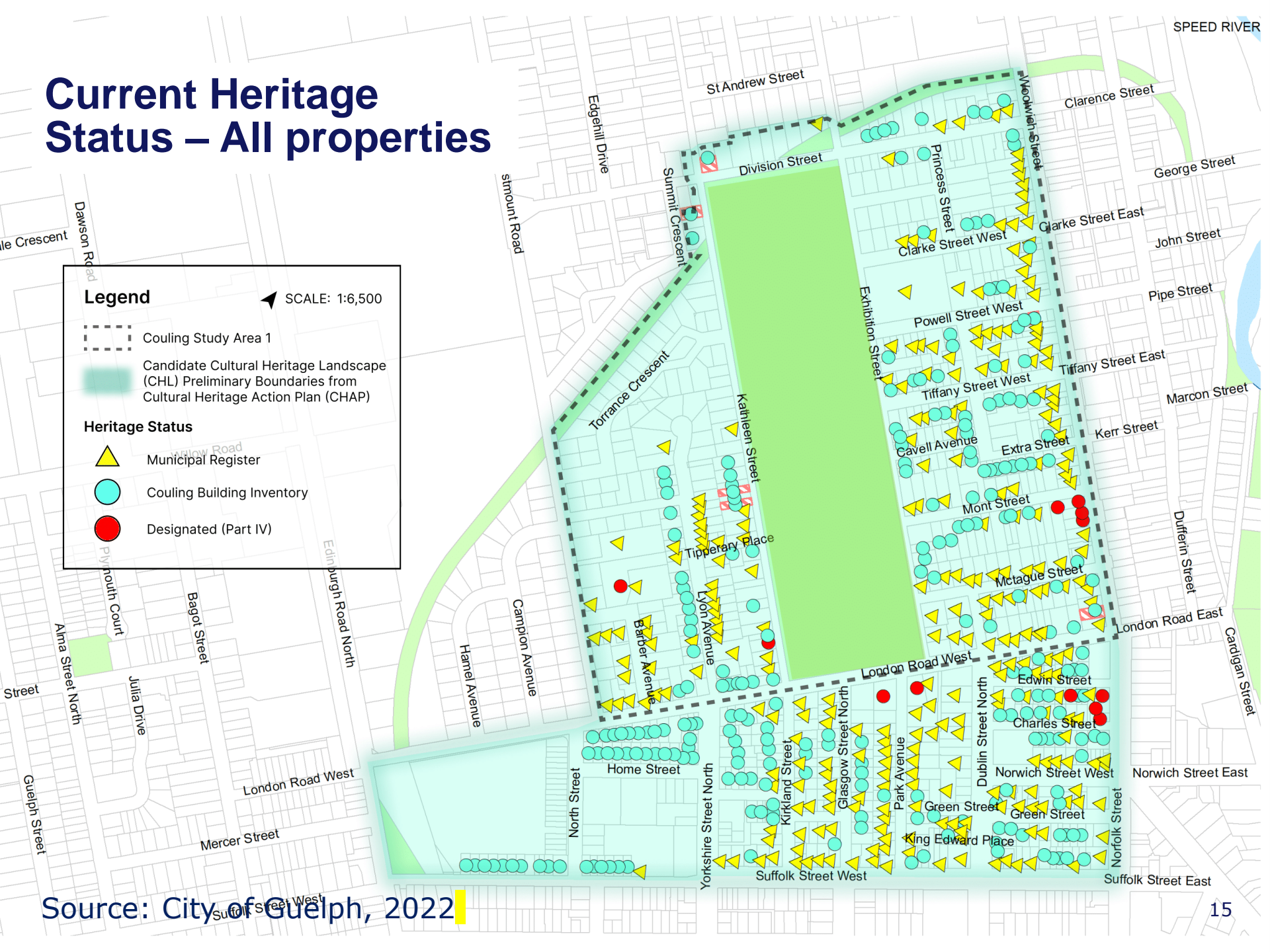
The number of properties and their heritage status in all three CHLs:

	Designated (Part IV)	Municipal Register	Couling Building Inventory
Exhibition Park	12	287	226
Guelph Collegiate	15	293	363
Waterloo Avenue	8	145	303

Cultural Heritage Action Plan (2021)



Current Heritage Status – All properties



Methodology and Approach



1. Conduct “virtual” site visits and collect secondary information from GIS, AMANDA and archival data

ARCHITECTURAL INVENTORY

BLOCK No. PAGE
ITEM.

LOCATION 12 CENTRAL

ARCHITECT -

CONTRACTOR -

ORIGINAL OWNER Stanley Blair

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION 1922-23

BUILDING MATERIAL red brick

SIGNIFICANCE no




PHOTO DATE: 17-1-71

2. Collect data records from Couling Building Inventory

Methodology and Approach

12 Central St



Address	Current Heritage Status	Determination of Cultural Heritage Value based on Criteria from Ontario Regulation 9/06		
		Design/Physical Value	Historical/Associative Value	Contextual Value
12 Central St	Couling Inventory	D1		C1



3. Compare Couling Building Inventory property images to today through Google Streetview

4. Compile data and develop analysis of each property's physical/design value and contextual value according to Ontario Regulation 9/06

Historical Map - 1862

Legend

SCALE: 1:15,000

-  Couling Study Area 1
-  Candidate Cultural Heritage Landscape (CHL) Preliminary Boundaries from Cultural Heritage Action Plan (CHAP)





Source: Guelph Civic Museum, 1867

Historical Map - 1875

Legend

SCALE: 1:15,000

-  Couling Study Area 1
-  Candidate Cultural Heritage Landscape (CHL) Preliminary Boundaries from Cultural Heritage Action Plan (CHAP)

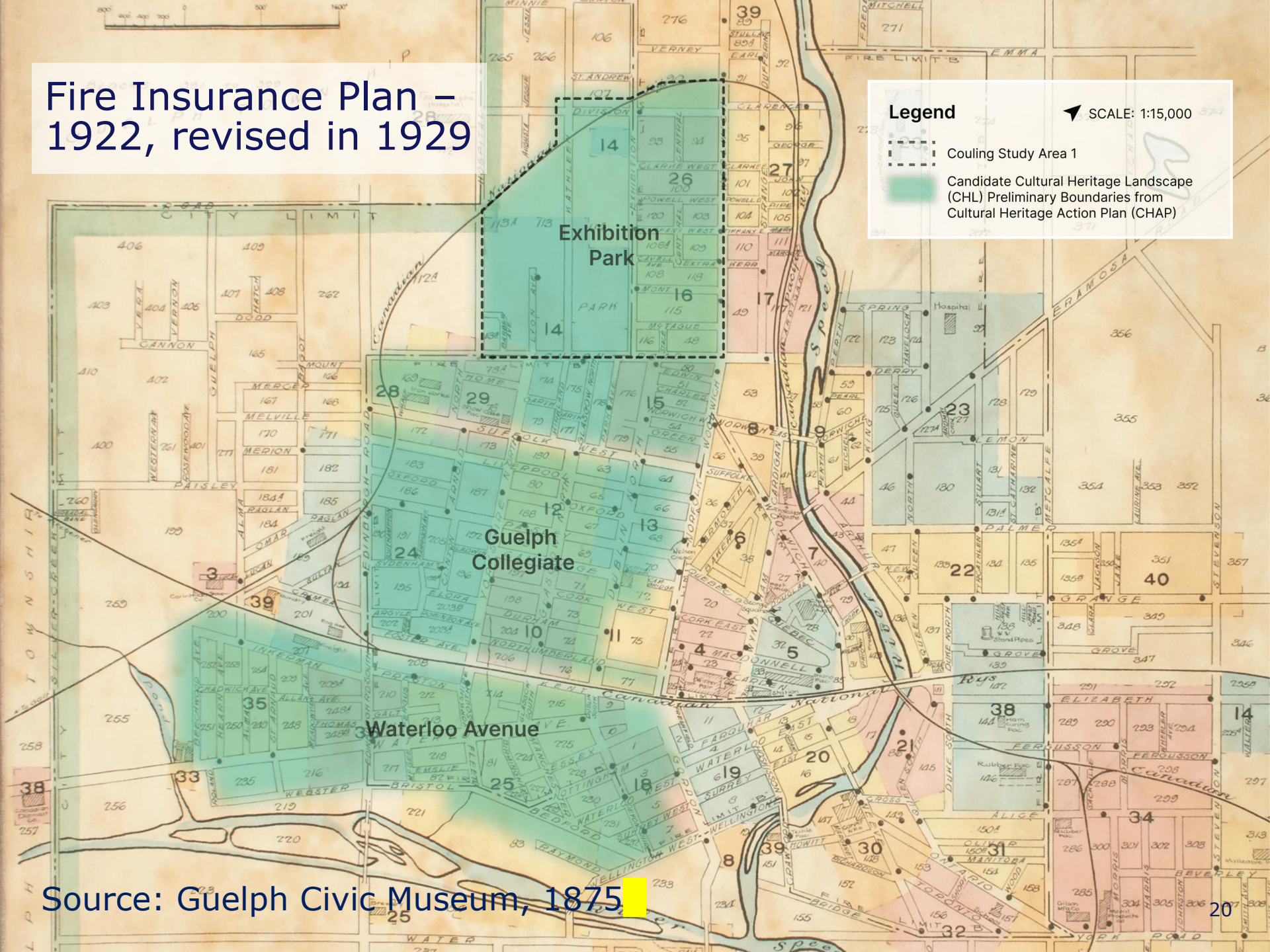
Exhibition Park

Guelph Collegiate

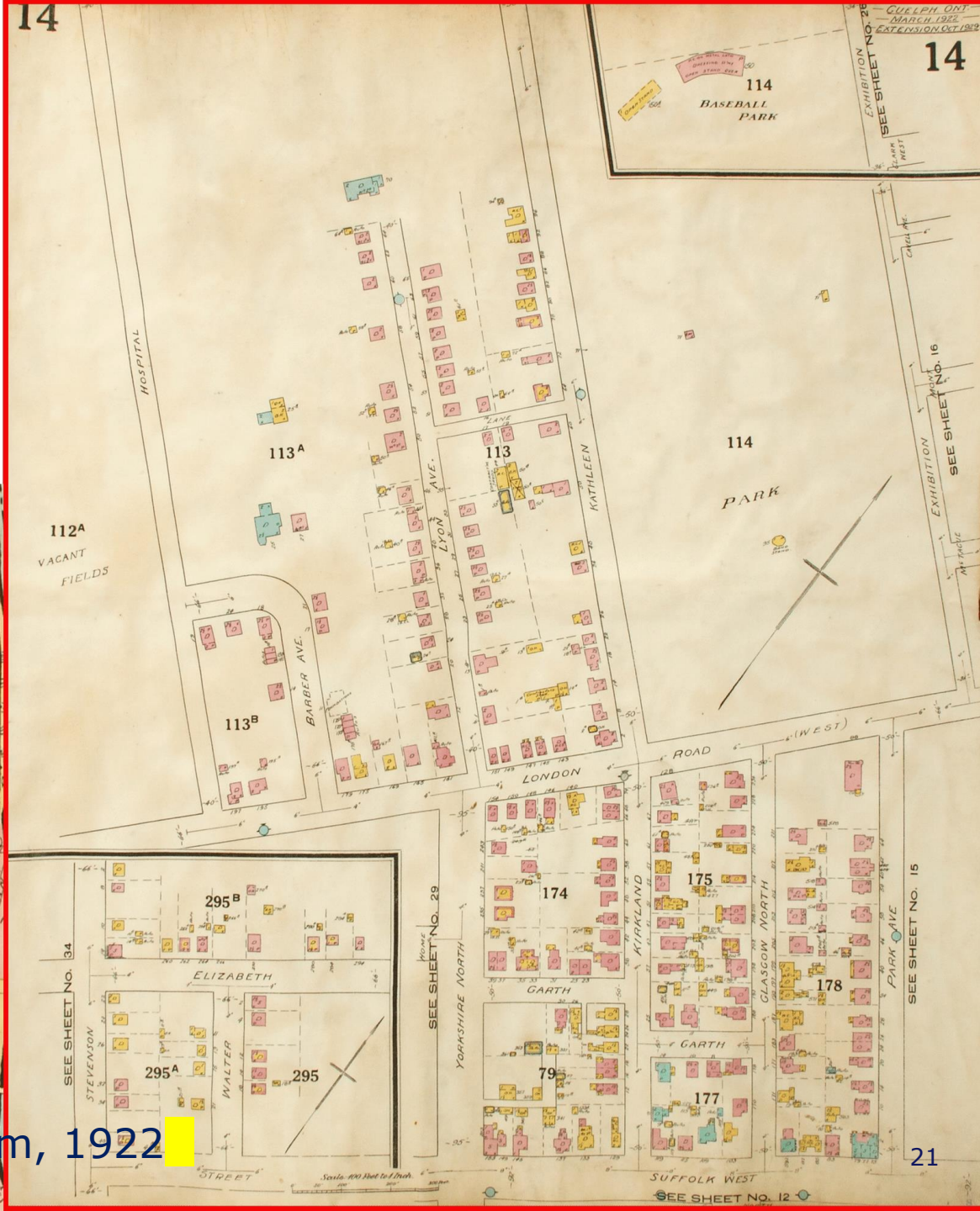
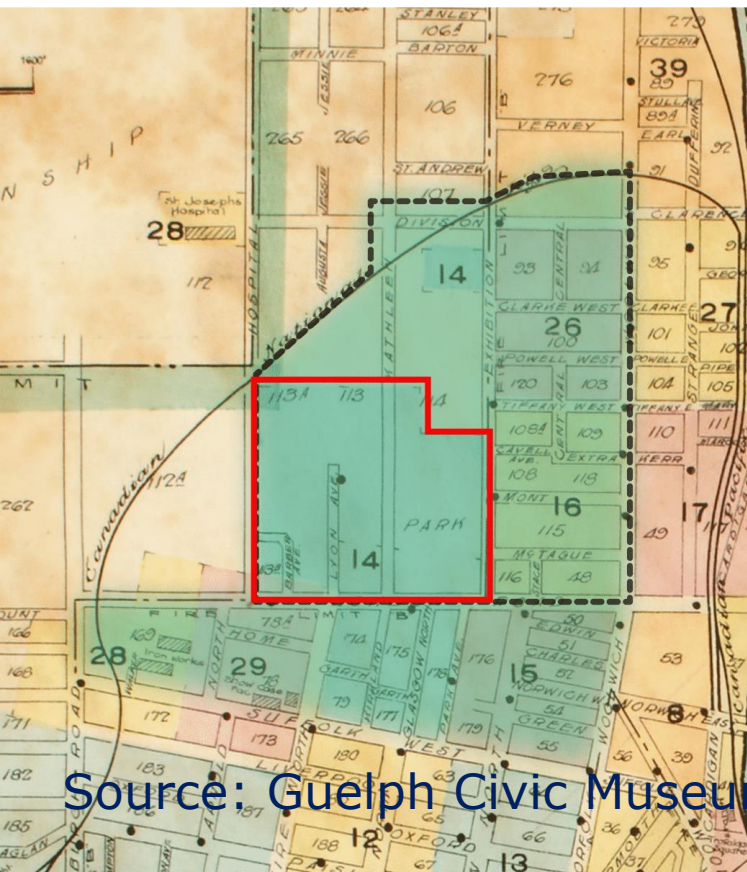
Waterloo Avenue

Source: Guelph Civic Museum, 1875

Fire Insurance Plan – 1922, revised in 1929



Fire Insurance Plan – Sheet 14

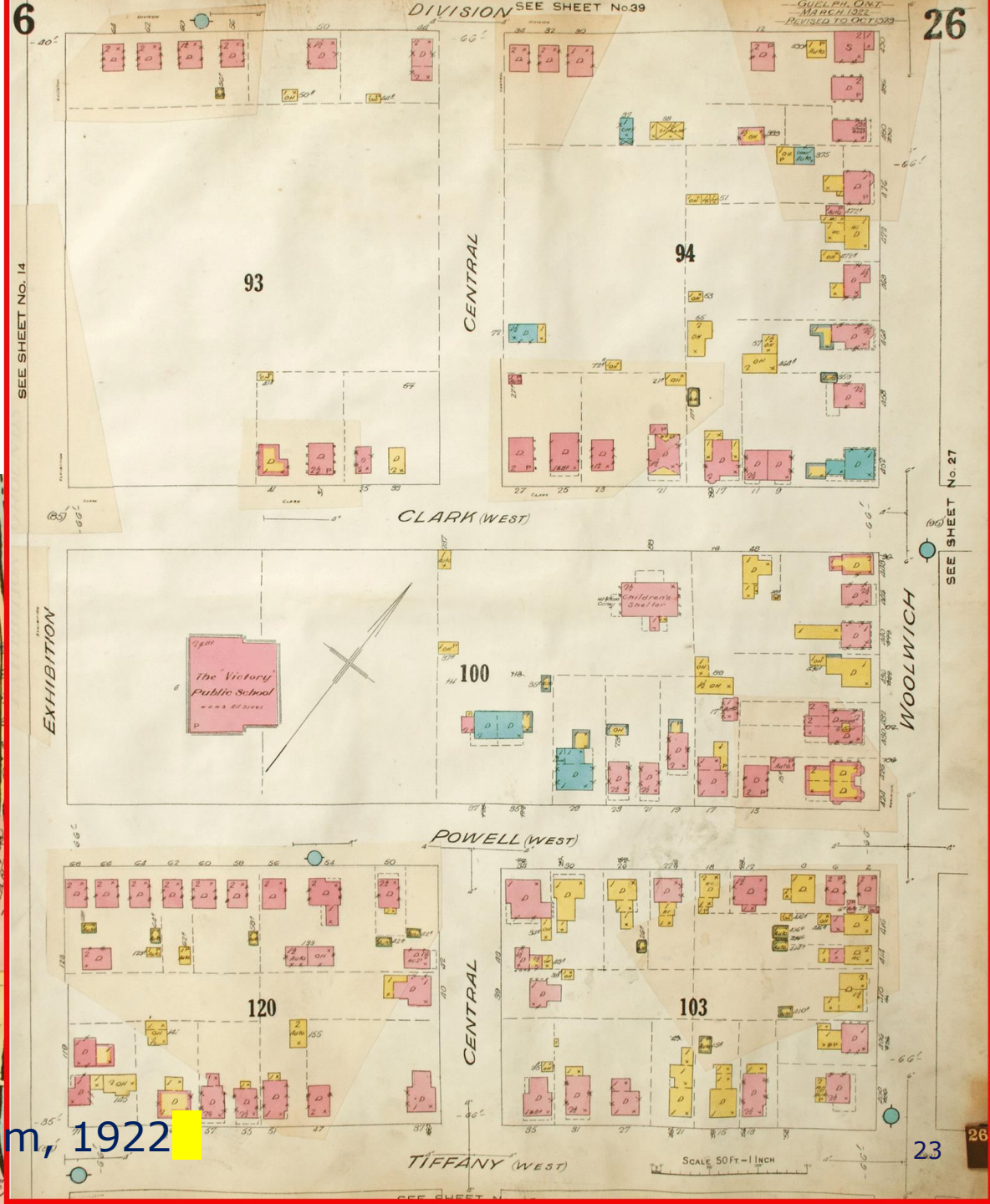
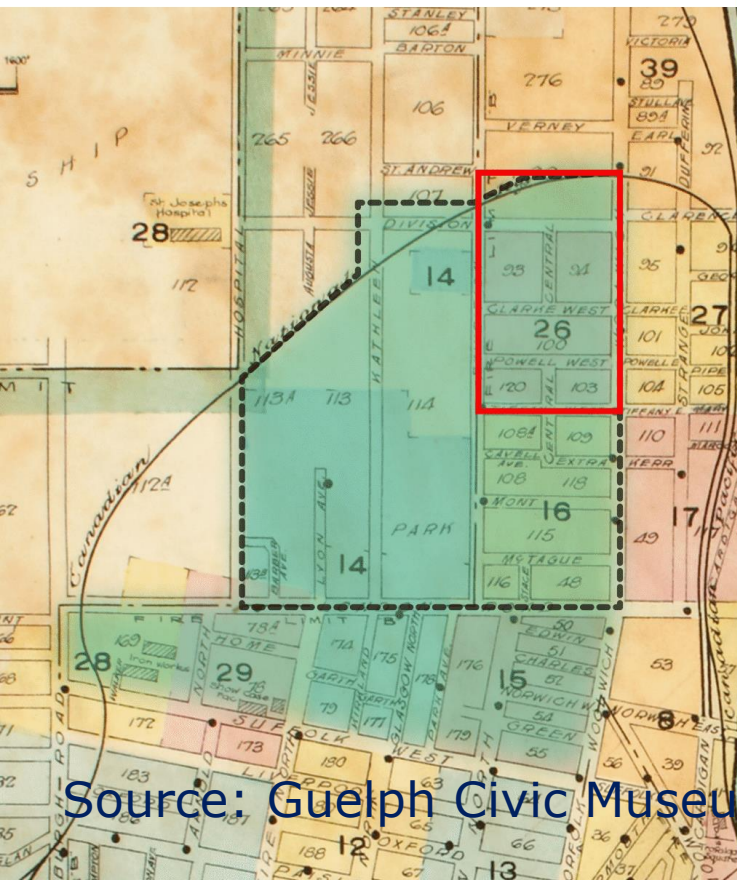


Source: Guelph Civic Museum, 1922

Source: Guelph Civic Museum, 1922

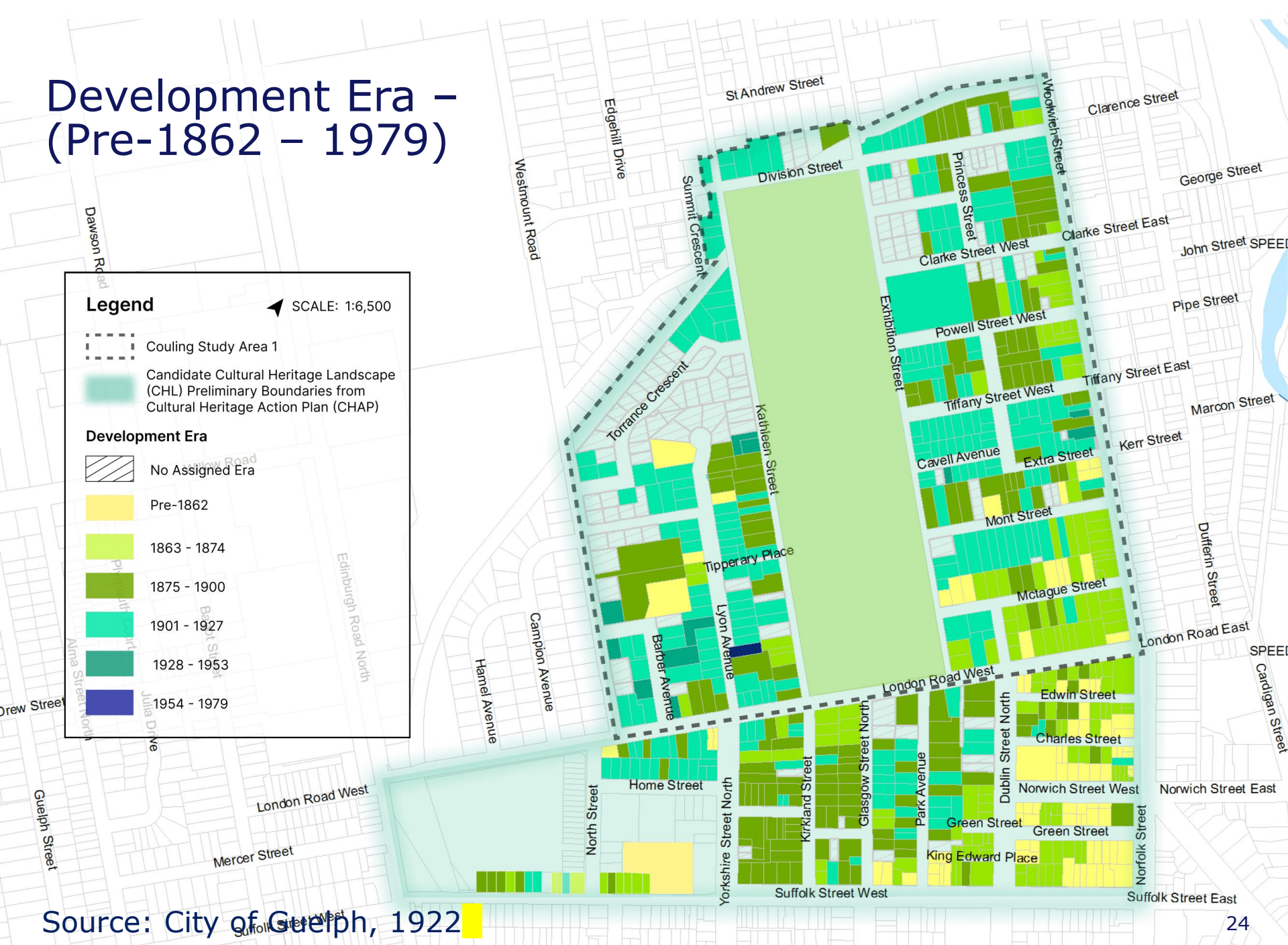
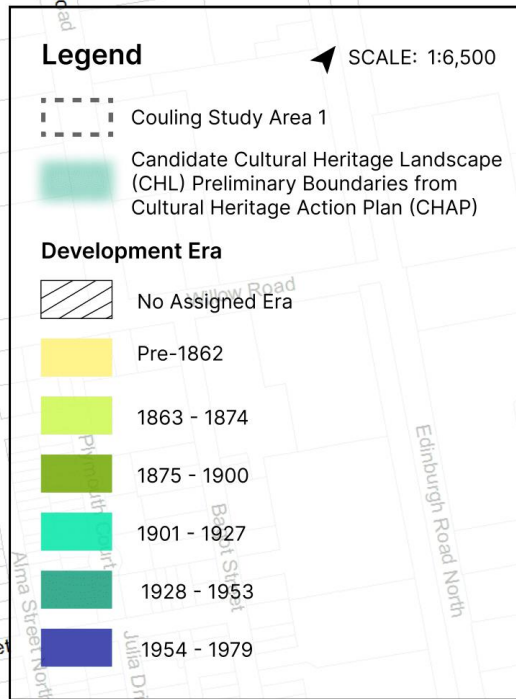


Fire Insurance Plan – Sheet 26



Source: Guelph Civic Museum, 1922

Development Era – (Pre-1862 – 1979)



Source: City of Guelph, 1922

By the numbers

- Number of properties being considered for inclusion on the register: 110 properties
 - All of which meet one or more of the three criteria under Ontario Regulation 9/06
- Number of properties not being considered for inclusion on the register: 6 properties
 - 75 Division St
 - 80 Kathleen St
 - 86 Kathleen St
 - 208 Kathleen St
 - 8 Powell St W
 - 298 Woolwich St

Examples: Sister houses



12, 14, 16, 18 and 20 Central St



Examples: Sister houses

12 Central St



Examples: Sister houses

14 Central St

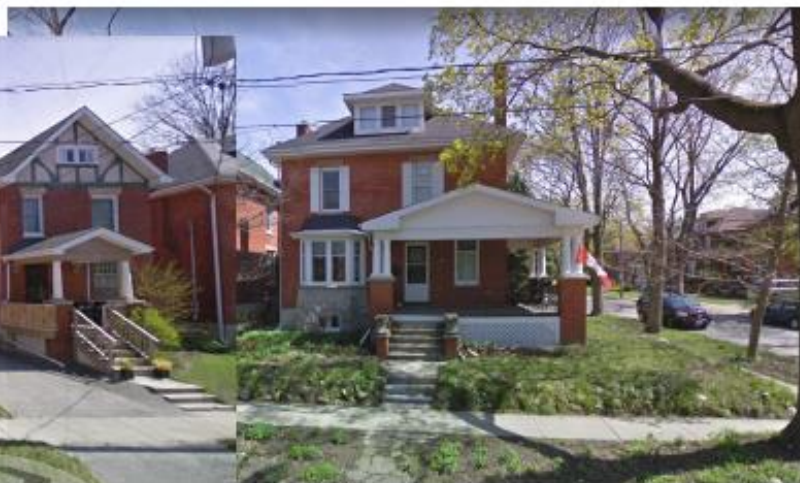


Exhibition Park CHL Streetscape

14 Tiffany St W



26 Tiffany St W



12 Tiffany St W



24 Tiffany St W

32 Tiffany St W



Examples: Properties being considered for listing

37 Exhibition St



Examples: Properties being considered for listing

42 Lyon Ave



1975



2022

Examples: Properties being considered for listing

46 Mont St



Examples: Properties being considered for listing

44, 46 and 48
Mont St



Examples: Properties being considered for listing

71 Tiffany St W



Examples: Properties not being considered for listing

86 Kathleen St



1975



2020

Examples: Properties not being considered for listing

75 Division St



Examples: Properties not being considered for listing

298 Woolwich St



Next Steps

1. Review by Heritage Guelph (June to Oct 2022)
2. Community Engagement (November/December 2022)
3. Review of public comments and consultation with Heritage Guelph on recommendations for Council consideration of listing (January to April 2023)

Thank you!