

Re: 50 Fife Road, Guelph

07 July 2022

Dear Members of Council,

I am a professional member of the Canadian Association of Heritage Professionals with over 10 years of experience as a heritage consultant in Ontario. I was retained by UpBuilding to prepare a *Heritage Impact Assessment* (HIA) for 50 Fife Road. The HIA dated 16 April 2022 was reviewed by the Heritage Committee on 13 June 2022. This letter provides a brief overview of my recommendations and my rationale for opposing Designation of the tower as recommended by the Heritage Committee.

The Listed heritage building at 50 Fife Road contains three building periods. The tower dates from the earliest building period in the 1860s and was constructed as an addition to an earlier frame dwelling that has since been demolished. The second building period occurred in the early-20th century when a large addition was constructed adjacent to the tower for a commercial pickling operation. The third building period occurred in the late-20th century when the entire building was converted to four residential units by UpBuilding. The interior of the tower was heavily modified to accommodate a modern entrance and stairwell and new windows were installed. Prior to this, sometime in the mid-20th century, the exterior of the Tower was coated with a cement stucco. Throughout most of the 20th century the building was a rental property that was not well maintained.

The 1860s tower addition was built for Frederick Jasper Chadwick (1838-91). Chadwick is a person of local significance to Guelph as a Provincial land surveyor and local businessman and politician who served as Mayor of Guelph in 1877.

The HIA clearly demonstrates that the 1860s tower addition associated with F.J. Chadwick has been heavily and irreversibly altered due to application of a cement stucco on top of the original buff brick and stone construction. This coating cannot be removed without detriment to the masonry. The only original features remaining are the slate tiles on the roof and the decorative wood brackets below the eaves.

Therefore, it is my professional opinion that the tower does not have design or physical value because it has been heavily and irreversibly altered. It is not representative of the original design or craftsmanship of the Italianate style additions associated with F.J. Chadwick. The original design had cut stone quoins around the windows and doors that contrasted with the buff brick walls. The original workmanship is no longer visible because it is now covered with a cement stucco that cannot be removed.

Furthermore, the structural assessment provided by Tacoma Engineers indicates that retaining the tower would be very costly because it was not built as a stand-alone structure. Considerable shoring and rebuilding of the foundation would be required to make it self-supporting. The feasibility of safely separating and stabilizing the foundation is currently unknown and would likely remain unknown until the foundation was excavated and fully assessed.

In summary, I do not believe that preserving the heavily altered tower, separated from its original context and purpose, will conserve heritage value in a meaningful way. It is my opinion that retention of the tower portion of the Chadwick addition as a stand-alone feature is not an appropriate or feasible commemorative strategy. A more appropriate form of commemoration would be to install an interpretive feature and salvage the roof slates and wood brackets that are the only original features that remain.

