

To: COUNCIL

Meeting Date: 07/13/21

Subject: Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)

Submitted By: Deanne Friess, MCIP, RPP, Manager of Policy Planning

Prepared By: Abraham Plunkett-Latimer, Senior Planner—Heritage

Report No.: 21-195(CD)

File No.: R01.01.11

Recommendations

THAT Report 21-195(CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)– be received;

AND THAT Council approve the replacement of two sets of wooden doors and frames on the east elevation of Galt Collegiate Institute at 200 Water Street North as outlined in Report 21-195 (CD);

AND THAT Council approve the replacement of existing transom windows and decorative moulding on the east elevation of Galt Collegiate Institute at 200 Water Street North for the reasons outlined in Report 21-195(CD).

AND FURTHER THAT Council require detailed shop drawings of the replacement doors and windows be provided to the satisfaction of the Senior Planner – Heritage prior to the manufacturing of the replacement doors and windows.

Executive Summary

Purpose

- The property located at 200 Water Street North (previously addressed as 210 Water Street North) is designated under Part IV of the Ontario Heritage Act by By-law No. 16-83. Council approval is required for alterations to a Part IV Designated property.
- The property owner is requesting permission to replace two sets of doors and transom windows on the east elevation of Galt Collegiate Institute.

- In accordance with the Ontario Heritage Act, the notice of receipt for the application to alter 200 Water Street North was issued on May 20th, 2021. Council has 90 days to make a decision on whether or not to approve the application, approve the application with conditions, or to provide notice that Council is refusing the application. If Council fails to make a decision within 90 days, the application is deemed consented to. The 90-day clause for the subject application expires on August 14, 2021.

Key Findings

- Given the condition of the doors, which have been repaired multiple times in the past and have now reached end of life, replacement of the doors on Galt Collegiate Institute is considered appropriate. Given that the proposed replacement windows are intended to replicate the existing windows, it is also considered appropriate to replace the transom windows and dentil moulding in order that the entire unit may be of uniform design and colour.

Financial Implications

- All costs are to be borne by the applicant.

Background

The subject property is designated under Part IV of the Ontario Heritage Act by By-law No.16-83 (Attachment 1). The Galt Collegiate Institute, originally known as the Galt Grammar School was founded in 1852 by Michael C. Howe as a private school for boys. (Figure 1). The oldest portion of the building was constructed in 1854, and additions of limestone were made in 1859, 1874, 1905 and 1923. The building reflects a Scottish Baronial style with architectural features such as crow step gables, crenellation and buttresses.



Figure 1: Location Map

The property owner has submitted a request to replace two sets of wooden doors and transom windows on the east elevation of the structure located to the north and south of the main entrance with new wooden doors in a similar configuration.

The existing doors show influences of the Scottish Baronial style. They are built with wooden frame and plank construction techniques and are characterized by distinctive decorative (non-functional) ironwork. The doors are separated by a fixed mullion. They are topped by a 12-lite transom window with single pane glass and decorative dentil moulding (Figures 2 and 3).

Heritage planning staff did not require a Heritage Impact Assessment to accompany the subject application given the proposed alterations are considered minor.



Figure 2: South East Door Proposed for Replacement, 200 Water Street North. Photo provided by applicant.



Figure 3: North East Door Proposed for Replacement, 200 Water Street North. Photo provided by applicant.

This application was reviewed by the Municipal Heritage Advisory Committee on June 17, 2021. The committee passed the following resolutions:

THAT Report 21-017 (MHAC) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute) – be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) recommend Council approve the replacement of two sets of wooden doors and frames on the east elevation of Galt Collegiate Institute at 200 Water Street North as outlined in Report 21-017 (MHAC);

AND FURTHER THAT the Municipal Heritage Advisory Committee (MHAC) recommend Council approve the replacement of existing transom windows and decorative moulding on the east elevation of Galt Collegiate Institute at 200 Water Street North for the reasons outlined in Report 21-017 (MHAC).

AND FURTHER THAT the MHAC recommend Council require detailed shop drawings of the replacement doors and windows be provided to the satisfaction of the Senior Planner—Heritage prior to the manufacturing of the replacement windows.

Analysis

Strategic Alignment

PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

The City encourages sympathetic alterations to designated heritage properties to celebrate our built heritage and create attractive, viable neighbourhoods.

Comments

The applicant is requesting permission to replace two sets of doors located on the east elevation of the Galt Collegiate Institute flanking the main entrance to the north and south.

The applicant has indicated that the existing doors can no longer be repaired. They have been subject to multiple repairs over time and are now at the end of their useable lifespan. The planks have absorbed moisture and have warped considerably and the doors are no longer able to be shut properly. There are visible signs of water damage and salt corrosion at the doors' base (see Figure 2 and 3).

The applicant is proposing that the existing doors, frame, and transom windows, be removed in their entirety and replaced with new doors and window in a similar configuration. The existing glass is proposed to be replaced with thermal glass in an identical configuration with true divided lites.

The reasons for designation in By-law No. 16-83 do not specifically identify the doors as heritage attributes, but the by-law implies that the whole building except the 1963 and later additions are included. The doors contribute to the Scottish Baronial architectural influences that is identified in the by-law.

The replacement doors are proposed to be constructed of wood in an identical design to the existing doors. The existing decorative ironwork is proposed to be removed, restored and reapplied to the new doors. A new door pull appropriate to the design would be installed to replace the existing non-original, mismatched pulls. The fixed mullion between the doors would be replaced by an internal mullion to allow for an

additional 35mm opening to accommodate accessibility requirements. The applicant has retained a specialist in reproduction historical woodwork to produce the replacement doors.

Given the advanced state of deterioration and multiple previous attempts to repair, staff are in agreement that it is appropriate to replace the existing doors with new doors and frames. The proposal is consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada for conserving historic doors in that it proposes to replace irreparable doors with new doors of the same material and design. Replacement of the existing wooden doors with wooden reproductions would not detract from the cultural heritage value of the structure.

There does not appear to be irreparable damage to the transom window or decorative moulding. Because the doors and transom window are not painted, however, an attempt to retain the window and replace the door may result in mismatched wood tones creating an obvious transition between the new doors and existing transom windows. For this reason, staff is of the opinion that a reproduction unit including doors, dentil moulding, and transom window as a single unit replicating the specifications of the existing window and doors would better support the heritage character of the structure.

In order to ensure that the new units sufficiently replicate the existing window and doors, staff is requesting that detailed specifications produced by the manufacturer of the new units be submitted to heritage staff for approval prior to manufacturing.

If Council does not accept the recommendations in this report the applicant will not be permitted to make the proposed changes. If Council refuses the application or permits the application with terms and conditions, as of July 1, 2021 the property owner may appeal the decision to the Ontario Land Tribunal.

Existing Policy/By-Law

Section 33 of the Ontario Heritage Act identifies the process for altering a Part IV designated property. Section 33(1) states,

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

The Ontario Heritage Act requires that within 90 days after the notice of receipt is served on the applicant, Council may give the permit applied for, give the permit applied for with conditions or provide notice that Council is refusing the application. The notice of receipt for the subject application was issued on May 21, 2021. If Council fails to

make a decision within 90 days, the application is deemed consented to. The 90-day clause for the subject application expires on August 14, 2021.

The 2012 Cambridge Official Plan identifies policies in Chapter 4 that support the conservation and restoration of built heritage resources. Section 4.2 (3) states, that “Cultural heritage resources will be preserved and enhanced, wherever possible.”

200 Water Street North is designated under Part IV of the Ontario Heritage Act by By-law 16-83.

Financial Impact

All costs will be borne by the applicant.

Public Input

The Municipal Heritage Advisory Committee (MHAC) meetings are open to the public and this report was posted publicly as part of the agenda process.

Internal/External Consultation

The Municipal Heritage Advisory Committee (MHAC) reviewed the request to replace the doors and transom windows on the east elevations of Galt Collegiate Institute at their meeting on June 17, 2021. The MHAC recommended that Council approve the application with conditions.

Conclusion

Given the condition of the existing doors, the replacement of both sets of doors on the east elevation of Galt Collegiate Institute with new wood doors is appropriate. The transom windows appear to be in acceptable condition for repair rather than replacement. However, retaining the existing transom window may create a disjointed appearance between old and new given the difficulty of matching new and existing wood tones.

Based on the above analysis, staff recommends that the MHAC recommend Council approve the request to replace both sets of doors, door frames, and transom windows on the east elevations of Galt Collegiate Institute. The replacement doors and windows should substantially replicate the existing configuration, including the replication of the windows' true divided lites. Detailed shop drawings should be submitted to the satisfaction of the Senior Planner—Heritage prior to the manufacturing of the replacement units.

If Council does not approve the proposed alterations, the applicant may request that the decision be evaluated by the Conservation Review Board. The review board may make

recommendations to Council to reconsider the decision, but Council is the final decision-making authority.

This application aligns with the City's Strategic Plan which encourages sympathetic alterations to designated heritage properties to celebrate our built heritage and create attractive, viable neighbourhoods.

Signature

Division Approval

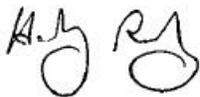
Reviewed by the CFO



Reviewed by Legal Services

Name: Deanne Friess
Title: Manager of Policy Planning

Departmental Approval



Name: Hardy Bromberg
Title: Deputy City Manager

City Manager Approval



Name: David Calder
Title: City Manager

Attachments

Attachment 1 By-law 16-83: Designation of Galt Collegiate Institute and Vocational School

31.02.19

BY-LAW NO. 16-83

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law to designate the frontal exterior of the Galt Collegiate Institute and Vocational School, 210 Water Street North, and the interior of the front entrance hall with memorial tablets, but excluding the north wing addition, for its historical and architectural significance.

WHEREAS the Ontario Heritage Act, R.S.O. 1980, c. 337 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS Notices of Intention to so designate the Galt Collegiate Institute and Vocational School at 210 Water Street North, Cambridge, Ontario, have been duly published and served;

AND WHEREAS it is considered desirable to designate the property known as the Galt Collegiate Institute and Vocational School at 210 Water Street North;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE ENACTS AS FOLLOWS:

1. THAT there is designated as being of historical and architectural significance the frontal exterior and the interior of the front entrance hall with memorial tablets, but excluding the north wing addition, more particularly described in Schedule "A" attached hereto, known as the Galt Collegiate Institute and Vocational School, 210 Water Street North, Cambridge, Ontario. The reasons for designation are set out in Schedule "B" attached hereto.
2. THAT the City of Cambridge is hereby authorized to cause a copy of this by-law to be served upon the owner of the said property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Cambridge.

ENACTED AND PASSED THIS 8TH DAY OF FEBRUARY, A.D. 1983.

B. Mellor

 MAYOR

CLERK

1983

SCHEDULE "A" TO BY-LAW NO. 16-83
OF THE
CORPORATION OF THE CITY OF CAMBRIDGE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Cambridge, in the Regional Municipality of Waterloo and Province of Ontario, (formerly in the City of Galt), and being composed of Blocks A and B, Registered Plan 448, known municipally as Galt Collegiate Institute and Vocational School, 210 Water Street North, Cambridge, Ontario.

SCHEDULE "B" TO BY-LAW NO. 16-83

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

The Galt Collegiate Institute and Vocational School is designated for historic and architectural reasons.

The Galt Grammar School was founded in 1852 by Michael C. Howe as a private school for boys and it attained continent wide distinction under his successor William Tassie, noted as a strict disciplinarian and classical scholar. Among its outstanding graduates were Sir Adam Beck and Canon the Hon. H. C. Cody. The name changed to the Galt High School in 1869 and then to Galt Collegiate Institute in 1872 when it headed the list of only six schools in Ontario on which were conferred the name and privileges of Collegiate Institutes (Local Colleges). Its students were often prominent in athletics and its Cadet Corps was much noted.

The plain, symmetrical building of 1854 with later additions - principally in 1859, 1874, 1905 and 1923 are of fossilized limestone quarried from the river banks, is of a style commonly called Scottish Baronial and incorporates many architectural features, including crow step gables, Romanesque arches, broken-arch pediment, crenellation and buttresses. The City skyline is dominated by two stone towers, and two decorative cupola-like ventilator hoods. The interior entrance Memorial Tablet of gray marble was erected in 1920 and was extended in 1954 to include casualties of World War II. The addition of 1963 and later changes are not included in the designation.