## Municipality of Mississippi Mills

# HERITAGE ADVISORY COMMITTEE AGENDA

# Wednesday, December 18, 2024 3:00 p.m.

## E-participation

			Pages
A.	_	TO ORDER Chair to call the meeting to order at 3:XX pm.	
B.		LOSURE OF PECUNIARY INTEREST AND GENERAL NATURE REOF	
C.	Reco	ROVAL OF AGENDA mmended Motion: If the agenda be approved as presented.	
D.	Reco	ROVAL OF MINUTES  mmended Motion:  If the minutes dated November 20, 2024 be approved.	3 - 10
E.		HERITAGE ADVISORY COMMITTEE MEMBER duction of new Committee Member, Gary Lamers.	
F.	DELE	EGATIONS AND PRESENTATIONS	
	F.1	27 Bridge Street - Pre-consultation for Proposed Restaurant Ryan Koolwine, project1studio, will present the proposal for 1-storey restaurant at 27 Bridge Street for pre-consultation with the Committee.	11 - 20
G.	STAFF REPORTS AND HERITAGE APPLICATIONS		
	G.1	Heritage Applications Report Melanie Knight, Director of Development Services and Engineering, to provide an update.	21 - 22
	G.2	Stone Five Arches Bridge, Pakenham - Rehabilitation Project Melanie Knight, Director of Development Services and Engineering, to provide an update.	
H.	BUSI	NESS ARISING OUT OF MINUTES	

#### H.1 Cemeteries 23 - 25

Michael Rikley-Lancaster to provide a summary of the report from Keith Blades regarding the proposed remediation of the Old Methodist Cemetery.

#### H.2 38 Main Street East - Dungarvon Building Update

Melanie Knight, Director of Development Services and Engineering, to provide an update.

#### I. INFORMATION / NEW BUSINESS

#### I.1 Committee Meeting Schedule for 2025

Based on the survey results, meetings will be typically be scheduled on the first Wednesday of each month at 4:00 pm, except for January. Please see attached schedule. 26

#### J. MEETING ANNOUNCEMENTS

The next Heritage Advisory Committee is scheduled for January 15, 2025 at 4:00 pm.

#### K. ADJOURNMENT

#### **Recommended Motion:**

**THAT** the meeting be adjourned at X:XX pm.



# The Corporation of the Municipality of Mississippi Mills Heritage Advisory Committee Meeting MINUTES

November 20, 2024 3:30 p.m. E-participation

Committee Present: Michael Rikley-Lancaster

Janet Carlile

Stephen Brathwaite

Harold McKay Jane Torrance

Committee Absent: Sandra Franks

Staff Present: Melanie Knight, Director of Development Services & Engineering

Melissa Fudge, Planning Technician Hayley McCartney, Policy Planner

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#### A. CALL TO ORDER

The Chair, Michael Rikley-Lancaster, called the meeting to order at 3:33 pm.

# B. <u>DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE</u> THEREOF

None.

#### C. <u>APPROVAL OF AGENDA</u>

Moved by Jane Torrance Seconded by Janet Carlile

**THAT** the agenda be approved as presented.

**CARRIED** 

#### D. APPROVAL OF MINUTES

Moved by Jane Torrance Seconded by Janet Carlile

**THAT** the minutes dated October 16, 2024 be approved.

**CARRIED** 

#### E. DELEGATIONS AND PRESENTATIONS

#### E.1 Stone Arch Bridge, Pakenham - Rehabilitation Project

Andy Huctwith, Lanark County's consultant from WSP, presented on the Stone Arch Bridge Rehabilitation Project in Pakenham to address the concerns raised in the staff report submitted to the Committee on October 16, 2024.

The Committee provided the following comments:

- Councillor Torrance was pleased with the information provided and expressed concerns about the proposed concrete curb, requesting a visual representation of the curb design.
  - Andy Huctwith confirmed that the curb is designed to blend in with the stone of the bridge, intended to "disappear" visually.
- Harold asked whether the mortar will be lime-based.
  - Andy Huctwith explained that the mortar will either be 116 or Natural Hydrated Lime (NHL), depending on the conditions.
- Sally Coutts, Heritage Consultant working with Mississippi Mills, acknowledged that many concerns raised in the report had been clarified by the presentation. Sally requested that the tint for the concrete curb be reviewed by the Committee to ensure it complements the bridge's stone.
  - Andy Huctwith confirmed that a range of samples will be provided for the Committee's review. The concrete tint for the curb will be similar to the bridge's stone, in a slightly darker shade. Guillotine stone will be used for a slightly rougher texture, similar to the example shown for the Fort Frontenac in Kingston ON.
- Councillor Torrance inquired about the color match of the stone.

- Andy Huctwith confirmed that color match is similar to existing bridge stone. A color sample will be provided for the Committee's review.
- Janet Carlile asked for details on the drainage material and proposed lighting upgrades.
  - Andy Huctwith presented a detail of the proposed galvanized steel pipe drain, which will be cast into the curb. There will be one drain at the top of each arch.
  - Sean Derouin confirmed that there is a proposal to upgrade lighting, including color-changing lights that will be positioned in the same locations to illuminate the arches. The County is currently working with the Municipality to assume responsibility for the under-arch lighting, while the County would be responsible for upgrades to the street lighting.
  - Councillor Torrance suggested that a grant could be applied to cover the cost of the under-arch lighting.
- Sean Derouin noted that the County recently met with the Ontario Heritage Trust to review the proposed rehabilitation project.
   Approval from the Ontario Heritage Trust is necessary to comply with easement requirements.

Moved by Jane Torrance Seconded by Janet Carlile

**THAT** the Heritage Advisory Committee accept the information as presented and direct Staff to prepare a report for the following meeting.

CARRIED

#### F. STAFF REPORTS AND HERITAGE APPLICATIONS

#### F.1 Heritage Applications Report

No updates for this meeting.

#### F.2 Blakeney Bridge - Reconstruction Project

Melanie Knight, Director of Development Services and Engineering, presented conceptual ideas for historical improvements for the Blakeney Bridge reconstruction project. Staff will gather feedback from the

Committee, conduct further research on preferred options, and carry out a feasibility study for consideration.

The Committee provided the following comments:

- Natalie Anderson-Rathwell noted that the cultural assessment was based on the 1912 bridge, not the original 1830s bridge.
- Stephen Brathwaite expressed interest in the arch detail of the 1830s bridge and suggested incorporating it into a contemporary version of the railing design or integrating it into a separate structure elsewhere.
- Councillor Torrance inquired about the possibility of incorporating the V-shape design into the pedestrian access funded by the Municipality.
  - Sean Derouin confirmed that the pedestrian access will be separated using flexible bollards, which will be removed during the winter. Sean also noted that incorporating the V-shape into the railing would be challenging as the railing is currently being manufactured.
- Janet Carlile asked where the Committee could provide influence or support for the project.
  - Sean Derouin explained that panels are already being proposed in collaboration with the Algonquins to reflect their settlement history. Sean also noted that Blakeney Park will be leveled to create a new area, providing opportunities for park improvements. The park is managed by the Fish and Game Club and the land is owned by the Ministry which may complicate the process. Sean suggested that adding embossments to the retaining wall on the island could be done without issue, however, any physical changes to the bridge itself would be challenging since the project is well underway.
- Janet Carlile emphasized that the focus should be on commemorating the bridge and its approach for heritage purposes, rather than the surrounding areas. Janet also raised concerns about traffic speed on the new bridge and the potential impact on local wildlife.
- Michael Rikley-Lancaster inquired about the possibility of additional color-changing lighting feature for the future.

- Sean Derouin confirmed that underground conduits may be installed for future connection.
- Councillor Torrance flagged the importance of the night sky lighting requirements.
  - Sean Derouin will provide contact information for lighting consultant used for the Pakenham Bridge lighting, which could assist in meeting these requirements.
- Staff will conduct a feasibility study on the proposed options and engage in further discussions with Lanark County.

#### G. BUSINESS ARISING OUT OF MINUTES

#### G.1 Cemeteries

No updates for this meeting.

#### G.2 38 Main Street East - Dungarvon Building Update

Melanie Knight, Director of Development Services and Engineering provided an email update two weeks ago. According to the Chief Building Official, the work is progressing well and is expected to be completed for the end of December.

#### G.3 Taylor Park, Clayton - Water Turbine

Melanie Knight, Director of Development Services and Engineering, provided an update on the progress of repairing the water turbine. Staff are working with Mike Dupuis from Canadian Hydro Components to transport the water turbine to their shop for further assessment and repairs. Mike has kindly volunteered time to work on the water turbine throughout the winter, with plans to reinstate it in Spring/Summer of 2025. Staff will report back to the Committee with more information as the project progresses.

#### **G.4** Training for Committee

Melanie Knight, Director of Development Services and Engineering, confirmed that we are working with educators on training options for the Committee. Additional information will be provided to the Committee at a later date.

#### G.5 Downtown Core - Replacement Crosswalks

Melanie Knight, Director of Development Services and Engineering confirmed that the pedestrian crossovers (PXOs) have been removed and will be replaced with PXOs approved by the Committee.

#### H. <u>INFORMATION / NEW BUSINESS</u>

#### H.1 Almonte Old Town Hall - Curtainwall Replacement Project

Melanie Knight, Director of Development Services and Engineering presented the proposed curtainwall replacement project for the Almonte Old Town Hall (AOTH). The Municipality's Facility Manager is seeking the Committee's feedback on the color of the framing and is suggesting black finish.

The Committee provided the following comments:

- Councillor Torrance emphasized the importance of ensuring that the glass mural will remain in place and be reinstated after the installation of the new curtainwall.
  - Stephen Brathwaite confirmed that the mural will likely need to be reworked as part of the project.
  - Councillor Torrance asked if rods are included in the project and if there is an opportunity to add more with the help of the Youth Center.
- Harold suggested using bronze for the trim rather than black, to respect the 1970s addition to the building.
  - Councillor Torrance noted that the original building windows are black and maroon.
  - Stephen Braithwaite noted that black would match the exterior stairwells in black, but bronze would also blend well with building's existing feature.
- No strong opinions were expressed regarding the color choice, with most agreeing that the most cost-effective option should be prioritized.

#### H.2 Committee Meeting Schedule for 2025

Melanie Knight, Director of Development Services and Engineering, confirmed that a poll will be sent out to the Committee to determine the most suitable day and time for meetings. Staff are open to any suggestions if a better day or time works for Committee members.

#### H.3 38 Mill Street - Canada Post

Stephen Brathwaite raised the topic of Canada Post moving mailboxes into 38 Mill Street and suggested that staff reach out to Canada Post to explore the possibility of facade improvements and state support for the restoration of the heritage facade with potential for incentive.

The Committee provided the following comments:

- Councillor Torrance was not aware that Canada Post was moving to a new location, and inquired about why the building owner would not be responsible to carry out the improvements themselves.
  - Stephen Brathwaite clarified that Canada Post is handling the tenant improvements as part of their move to 38 Mill Street.
- Harold inquired about parking arrangements for the new location.
  - Stephen Braithwaite confirmed parking would remain in the same parking lot across the street.
- Councillor Torrance acknowledged that it would be a good idea to give the facade more heritage aesthetic, but noted that it appears to be the responsibility of the building owner rather than Canada Post.
  - Stephen Brathwaite explained that tenants often carry out exterior building improvements as part of their lease agreement.
- Melanie Knight confirmed that the Municipality offers a Heritage Grant Program, which provided up to \$5,000 for heritage designated properties, subject to budget approval and funds remaining. Melanie also emphasized that a Heritage Permit would be required for any new exterior door installation. Staff have been in discussions with Canada Post regarding their relocation and clarified that a distribution-only center in not permitted in the Downtown Commercial zone. Staff will follow up with Canada Post's representative by the end of the week to provide them with an image of the original storefront and information about the

Heritage Grant Program. Melanie mentioned that there may not be any remaining funds for this year.

#### I. <u>MEETING ANNOUNCEMENTS</u>

#### I.1 Next Meeting

The next Heritage Advisory Committee meeting is scheduled for December 18, 2024 at 3:00 pm. Staff will send an email to confirm attendance.

#### J. <u>ADJOURNMENT</u>

Moved by Jane Torrance Seconded by Stephen Brathwaite

**THAT** the meeting be adjourned at 5:11 pm.

**CARRIED** 

Melissa Fudge, Recording	_
Secretary	

# **27 BRIDGE STREET**

HERITAGE COMMITTEE SUBMISSION

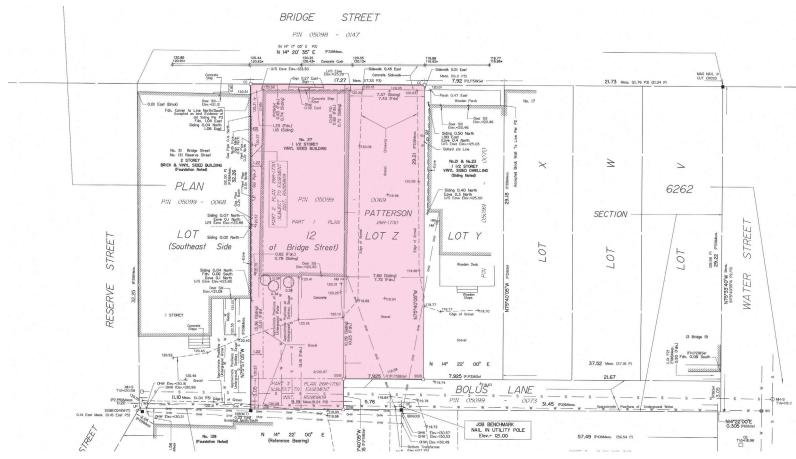
13 December 2024



Heritage Committee | 27 Bridge Street



**Project Site Shown in Red Rectange Above** 



Lot Boundary Shown in Red Shaded Area Above



**Existing Building on the Project Site** 

#### PROJECT DESCRIPTION

The proposed development involves the demolition of the existing building at 27 Bridge Street in order to construct a new single storey restaurant complete with a patio facing the street. The building will have a floor plate of approximately 2,500 square feet and a building height of approximately 14 feet. The main entrance of the building will be from Bridge Street with parking and a service entry on the back of the building. Shipping and receiving will access the rear of the building via the existing laneway, as will garbage collection.

The project will offer a number of elements that are a benefit to the character of the street, which include:

- Continuity of building along the street. Currently, only a portion of the frontage of the lot has been developed, creating a gap in the streetscape. The proposed development will fill this gap, re-enforcing the street edge and creating a active patio space which will encourage public interaction.
- Animation of the street. Along with the patio space, the proposed design will offer a significant improvement to the quality of the built form abutting the street.
- Improved architectural expression. The proposed building will be clad with high quality, natural and durable building materials that are more in keeping with the character of the town. While the proposed design is modern, efforts have been made to be respectful to the heritage of the town and to complement the existing buildings found nearby.

#### LOCAL FACTORS CONTRIBUTING TO THE DESIGN

We have designed this project with careful consideration to the existing urban fabric of Almonte and to the unique environment found nearby. The Town Hall building and numerous buildings along Mill Street are key elements in the character of Almonte, and we wanted this new building to be respectful of this character and to enhance the existing urban fabric. While we are taken with the look and feel of these older buildings, it is also important that new buildings be of their time.

This being the case, we have taken the following cues in order to inform the design of this project:

- Highly Textured Masonry. There are a number of examples of buildings that have been built of either brick or stone where the masonry is an
  expressive, rough finish. Expertly crafted, the texture of the masonry on these buildings speaks to the skill of the work being done and to
  permanence and durability.
- Natural materials. Whether brick, stone or heavy timber, the use of natural materials for buildings can been seen throughout the community.
- Cornice Lines. Many of the buildings along Mill Street feature strong cornice lines at the top, with various levels of detail and ornament.
- Timber construction. The use of wood is typical in most buildings, including warehouse buildings.
- Earth tones. Earth tones varying from lighter shades to darker can be found throughout the community and refer back to the use of natural materials and the vernacular of the more historical buildings.



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**Example of Expressive Masonry and Architectural Form** 

**Example of Expressive Masonry and Architectural Form** 

**Example of Expressive Masonry and Cornice Lines** 







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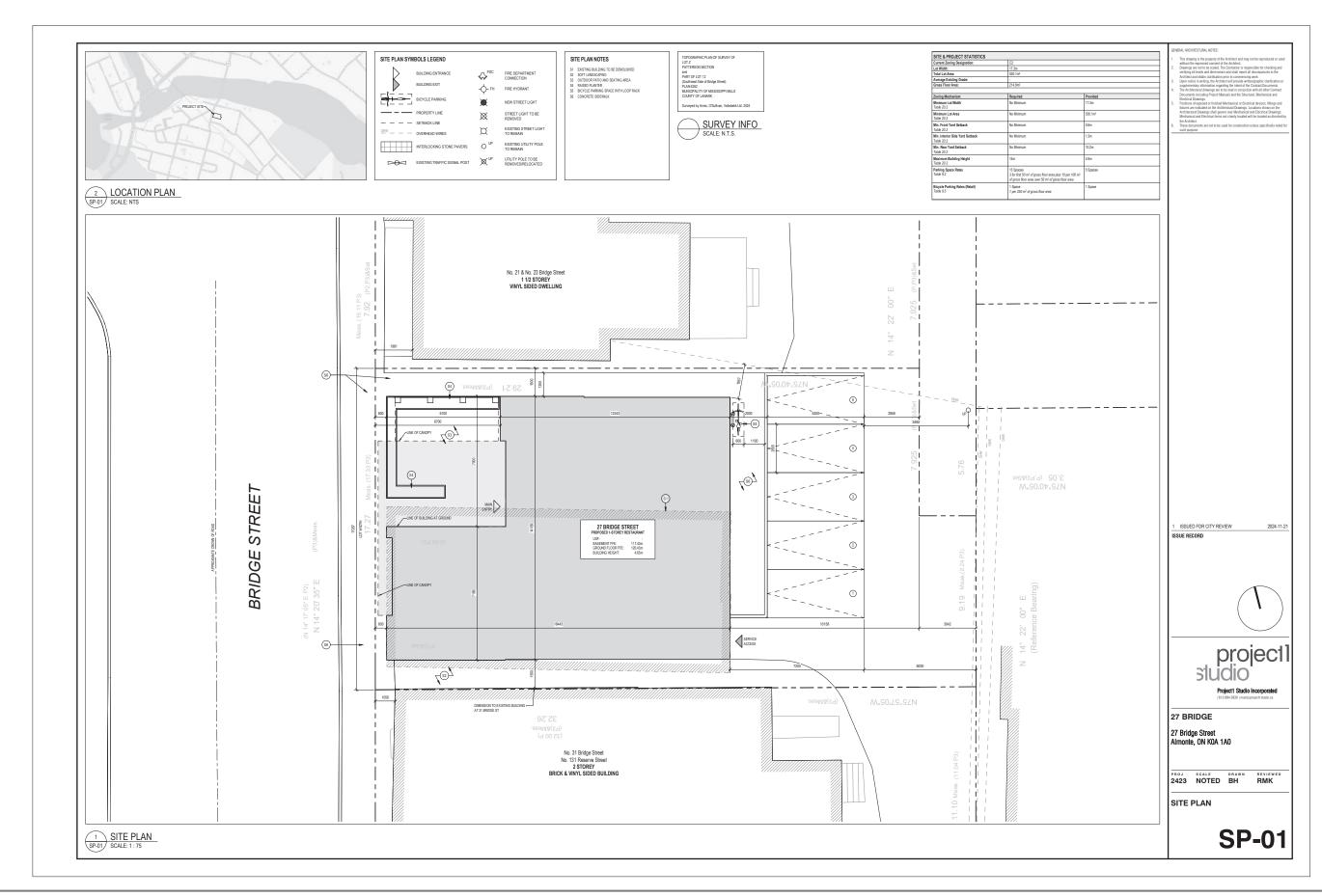
**Example of Varying Cornice and Roof Lines** 



**Example of Earth / Natural Tones** 

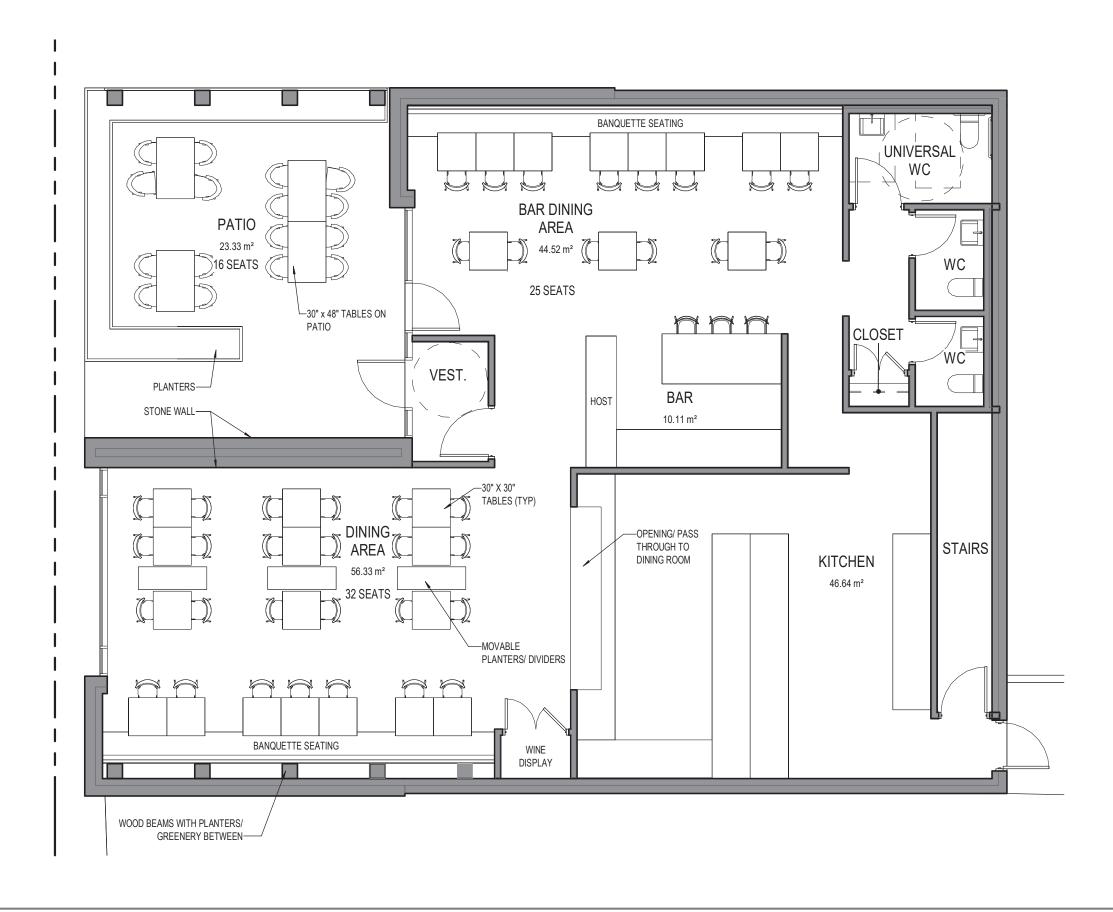


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## Heritage Applications and Inquiries Summary

Reporting Date: December 10, 2024

File No.	Address	Description of Work	Associated Planning Applications	Associated Building Permits	Delegated Authority	Heritage Permit Issued
R01-MUN-24	Cedar Hill School House – 270 Cedar Hill Side Road	Exterior parging repair on the foundation surrounding the schoolhouse.	n/a	n/a	Staff	2024-04-15
R01-LAW-24	4 Union Street North	Removing the existing non-contributing garage located in the HCD to construct a new garage with a larger footprint.	Minor Variance: D13-LAW-23	A24-1049	Staff	2024-04-23
R01-HIG-24	109 Princess Street	Replacing and extending the existing rear deck.	n/a	A23-1094	Staff	2024-04-19
R01-JEN-24	48 Main Street East	Removing the existing non-contributing garage located in the HCD to construct a new garage with a smaller footprint but taller in height.	Minor Variance: D13-JEN-24	A24-1077	Staff	2024-04-23
R01-PUG-24	83 Little Bridge Street, Unit #114	Attaching a retractable awning to the exterior wall to extend over balcony area.	n/a	n/a	Staff	2024-04-19
R01-LAV-24	83 Little Bridge Street, Unit #112	Attaching a retractable awning to the exterior wall to extend over balcony area.	n/a	n/a	Staff	2024-06-04
R01-MIL-24	98-102 Mill Street	Removing and replacing stucco façade.	n/a	n/a	Staff	2024-08-23
R01-NOR-24	65 Mill Street	New exterior signage for new retail store "Dot & Bliss"	n/a	n/a	Staff	2024-09-30
R01-HIL-24	85 Mill Street	New exterior signage to replace existing "EdwardJones – Investment" sign	n/a	n/a	Staff	

HERITAGE INQUIRIES - 2024								
Date of Inquiry	Address	Description of Work	Funding	Building Permit Required? (Yes/No)	Delegated Authority	Date of Response		
April 29, 2024	83 Little Bridge Street, Unit 204	Removing current deck boards and resurfacing with composite deck boards while keeping guards unchanged	n/a	No	Staff	2024-04-29		
May 7, 2024	Mississippi Valley Textile Museum	New kitchen venting options:  1. Through windows 2. Through roof	n/a	Yes	Staff	2024-05-15		
June 10, 2024	268 Country Street	Potential to remove drive- thru driveway from Country Street to St. George Street	n/a	No	Staff – would likely not be supported	2024-11-04		
August 14, 2024	904 Quarry Road	Owners would like to have a heritage sign installed at the road for this heritage property. https://www.mississippi mills.ca/en/build-and-invest/heritage.aspx#Jam es-McLachlan-House-904-Quarry-Road-Carleton-Place	n/a	No	Staff	2024-11-08		





Consultant in the Conservation of Historic Buildings Incorporated PO Box 569, Almonte, Ontario Canada K0A 1A0 Tel: (613) 220 7092

E: conservation@keithblades.com

#### Old Wesleyan Methodist Cemetery [also known as "Burial Ground"]

Further to a recent visit to the Cemetery with Deputy mayor Minnille It was agreed a summary overview of the current issues and further actions should be prepared.

#### 1. Formal address

Lot 13, west half, 1 acre, concession 9; 5716 County Road 29, Mississippi Mills

#### 2. Summary Background Information.

The Cemetery was opened in 1827 and closed 1947. A restoration project was undertaken in 1979 where the majority of the marble slab markers were lifted and placed, in groups of 3 or 4, into concrete cairns. A few slab markers remain in their original locations, as do obelisks. The assumption is that original burials were not disturbed.

#### 3. Historical Significance

The cemetery contains the burial plots of the Teskey and Shipman families, founders of Appleton and Almonte respectively. The Teskey plot is enclosed in a low stone and concrete surround with cast iron railings.

The cemetery, containing these and other early settlers to the area, undoubtedly mean it is of the highest significance within the Municipality and Lanark County. The cemetery is currently not designated under the Ontario Heritage Act.

#### 4. Current Status and Condition Overall

The cemetery is maintained by the Municipality of Mississippi Mills. Maintenance appears to be limited to grass cutting.

Vegetation in the form of brush and small tress is invading the cemetery along the boundaries and beginning to obscure markers. Trees within the cemetery have matured to the point where they are contributing to the overall worsening condition of markers and the overall impression of lack of care.

The cemetery is bordered on the west side by an iron fence and gates mounted to concrete block piers faced with granite fieldstones. It is assumed that this was installed as part of the 1979 restoration. The masonry piers are currently partially collapsed, and the fence and gates are heavily rusted.

## **KEITH BLADES**



Consultant in the Conservation of Historic Buildings Incorporated PO Box 569, Almonte, Ontario Canada K0A 1A0

Tel: (613) 220 7092

E: conservation@keithblades.com

The marble markers corralled into the concrete cairns are becoming increasingly deteriorated as a result of the incompatibility between the respective materials. Obelisks have faired better, although tilted in most instances. Tops of these are often found to be broken off, sometimes located nearby or missing altogether. There are other partial remains of markers to be found, typically along the boundaries.

# 5. Specific issues related to the deterioration of marble markers set in concrete.

While well-meaning at the time, this intervention has accelerated the deterioration of the marble slabs. Differential movement between the materials has resulted in cracks extending into and across the marble slabs. Inscriptions are becoming less legible as a result of salt action forming from the concrete, together with the inclined positioning of the slabs.

Photographs over a 20-year period would suggest that the accelerated pattern of deterioration will result in increasing difficulty conserving these markers.

#### Proposed Actions.

1. Obtain survey information that accurately defines the boundaries of the cemetery.

Action: by MM.

2. That the interventions to the fence be undertaken as a separate project to the conservation of the cemetery and the markers specifically.

The iron fence is in fair condition and can be cleaned of rust and repainted. Various approaches are available, both with the cleaning methodology and coating materials. Ideally, a long-term approach should be considered to extend the frequency of maintenance.

The iron gates are in poor condition and will require more extensive intervention.

It is recommended that the present masonry be demolished and replaced with more substantial iron details that can act as hinge points for the pedestrian and vehicle entrances. The bronze plaques can be reinstated on the new ironwork.

Action: TBD.

3. Removal of invasive vegetation at boundaries and selected locations within cemetery. Define Boundaries.

# **KEITH BLADES**



Consultant in the Conservation of Historic Buildings Incorporated PO Box 569, Almonte, Ontario Canada K0A 1A0

Tel: (613) 220 7092

E: conservation@keithblades.com

Action: by MM

4. Carry out Preliminary Condition Survey of all extant burial markers and prioritize conservation requirements and develop preliminary budget estimates.

Action: Specialist conservators experienced in cemetery marker conservation; TBD.

5. Conduct historic research concurrently with overall program to provide additional information.

It is understood further documentation may be available on the MVTM database.

Action: MM Heritage Committee

6. Explore funding/ grant opportunities and designation of the Cemetery under the Ontario Heritage Act.

Action: MM Heritage Committee.

I believe this summarizes the discussion on site with proposed actions. I have reference photographs, extending back 20 years. The Heritage Committee should form part of an overall task force to assist the Municipality with this project.

Keith Blades November 2024.





Thanksgiving - October 13th

Boxing Day - December 26th

Remembrance Day - November 11th

Christmas Day - December 25th

<u>Holidays</u> New Years Day - January 1st

Family Day - February 17th Good Friday - April 18th

Easter Monday - April 21st

Victoria Day - May 19th

Canada Day - July 1st

Civic Holiday - August 4th

Labour Day - September 1st