



Urban Heritage Properties
Development, Management & Consulting

111 Farquhar St.
Guelph, ON, Canada N1H 3N4
519.823.2974 • www.tyrcathlen.ca
info@tyrcathlen.ca

March 8, 2015

FOR IMMEDIATE RELEASE

A New Future in the Works for Guelph's Petrie Building

Tyrcathlen Partners is pleased to announce an agreement to acquire the distinctive A. B. Petrie Building located at 19 Wyndham Street North, Guelph, Ontario.

Best known for its front façade, the Petrie Building is one of only three documented buildings in Canada erected prior to 1890 with full sheet metal façades. Most recently, the Petrie Building was included in the Heritage Canada National Trust 2014 List of Canada's Top 10 Most Endangered Places. "Heritage Canada The National Trust is very pleased with news of the acquisition," said Executive Director, Natalie Bull, "Investment in this landmark building by a sympathetic developer was the outcome we dreamed of when inscribing the Petrie Building on our national list. Its rehabilitation will keep a landmark from becoming landfill, and inject new life into the city's treasured historic downtown".

"We are thrilled to have the opportunity to revitalize this truly unique local landmark and national heritage treasure. After almost 100 years it will be especially rewarding to see the upper floors come back to life," said Tyrcathlen Partners Principal Kirk Roberts.

"We are really excited that Tyrcathlen Partners has decided to take on this project -- the restoration of the Petrie Building has long been identified as a community goal," says Ian Panabaker, Corporate Manager, Downtown Renewal, "We have been actively supporting Tyrcathlen Partners through the early discussions with Heritage, Planning and Building staff and look forward to discussing the project with Council in the near future as the plans come together".

Focusing exclusively on heritage restoration and adaptive re-use in Guelph, Tyrcathlen projects involve innovative partnerships and solutions to save heritage buildings and transform their use. Tyrcathlen Partners' on-the-ground experience includes the Granary Building (now home to the Guelph Chamber of Commerce, Innovation Guelph and others) and Boarding House Arts (a vibrant community of artists, arts organizations and galleries in the former Guelph Civic Museum).

The transformation of the Petrie Building will take place in stages. The first stage will be opening up the interior and ensuring that there is no further deterioration of the façade. The second stage will be to replace missing elements of the façade. Remarkably, a key piece of the façade, missing for at least 50 years, which adorned the upper corner, has been found in the attic.

A concerted community effort is required to restore the Petrie Building's unique façade. David J. Knight, who leads a campaign to save the building which has included exhibitions, talks and an active Facebook group of over 680 members, said: "The dawn of this exciting new chapter in the Petrie Building's biography is most welcome".

Tyrcathlen Partners will work jointly with the Architectural Conservancy of Ontario on restoration techniques and to raise funds to replicate missing façade elements and to restore the façade to its original form. Said Susan Ratcliffe, past-President of ACO, and current President of the ACO Guelph-Wellington branch; "ACO Guelph/Wellington is excited to see that the grand old lady of Wyndham Street will finally get her facelift, thanks to Tyrcathlen Partners. Their confidence and great investment in heritage will guarantee the future of our city's past, and attract business and tourism to our downtown".

Future use of the building, in particular of the upper floors, will depend on tenant interest. The spaces have tremendous potential, for example, the third floor has 16-18 foot ceilings and was used as the inner sanctum of the International Order of Odd Fellows who's main hall was in the adjoining building. Said Roberts, "We are looking for tenants who appreciate the extraordinary qualities of this building. By getting onboard early, there is a tremendous opportunity for tenants to be part of the restoration team and adapt the space to their specific needs."

The purchase is scheduled to close at the end of March 2015; terms are not being disclosed.