

## **Item 2.2 – 239 Elizabeth Street: Proposed Demolition**

### **Heritage Planning Staff Comments**

A building permit application has been received that proposes to construct a new house at 239 Elizabeth Street. Building Services requires the proponent to submit a demolition permit before a permit can be considered for a new dwelling.

239 Elizabeth Street is not listed on the Municipal Register of Cultural Heritage Properties and is not designated individually or within a heritage conservation district under the Ontario Heritage Act. The building is considered a potential built heritage resource as it has been identified in the Couling Architectural Inventory.

The subject property is located on a narrow lot on the south side of Elizabeth Street near the south corner of Stevenson Street South. The subject lot is part of what can be described legally as Plan 293 Park Lot A.

239 Elizabeth Street is a single-storey, front gable, red brick veneer dwelling with an L-plan footprint. The doors and front window have concrete lintels. The balance of the windows have brick arch heads and concrete lug sills. The exterior doors are original: the front being a wooden 5-panel door with the original half-glass wooden storm door; the kitchen door being a wooden, half-glass panel door with the original half-glass wooden storm door. The large front window has would could be seen as a Modern design of three large horizontal panes with a louvered lower section (this window sash design may have replaced an original window like that of the dining room - a transom pane over two large panes. The smaller wood window sashes have 2-over-2 panes and a wooden storm sash.

The front door opens into the front room which leads to a middle (dining) room and a kitchen and bathroom in the rear. The kitchen has a side door off the driveway and what appears to be an ice box cupboard that is built out in brick on the back wall exterior. The dining room floor has a simulated area rug in linoleum. The interior has its original plaster walls and wood trim (subsequently painted) with entablature window and door heads typical of 1920s design. The basement is accessed by a floor hatch. The foundation walls are rubble stone and the floor joists are typical sawn lumber.

The 1922 Fire Insurance Plan for the City of Guelph (revised in 1929) shows 239 Elizabeth Street as a brick veneer building. The land registry title abstracts reveal that Albert Harding purchased the property from Thomas Yates and his wife (residents of 233 Elizabeth Street) on June 6, 1924 for \$150.00. The grant was not registered until 1951. Vernon's Directory of the City of Guelph indicates that the subject dwelling was being built in 1924 and was occupied by Albert Harding (1893-1973) his wife Edith Harding (1887-1991) and later by their son David Harding until at least 2005. The directories describe Albert Harding as a machinist working at Page Hersey Tube in the 1920s, a soldier in the 1940s and a gardener after the Second World War.

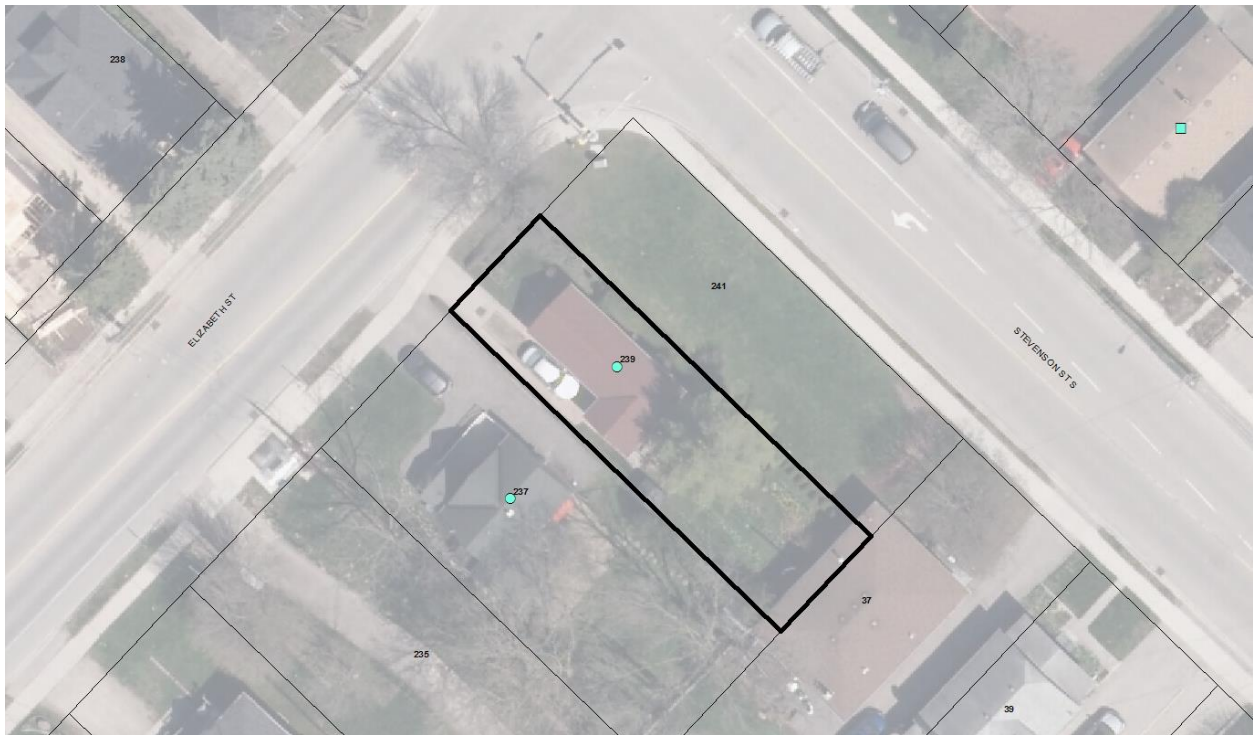
The house at 239 Elizabeth Street is essentially in its original state having undergone very little change other than the removal of a chimney at the rear and the replacement of the kitchen roof from a shed to a gable roof as seen in the 1975

photo from the Couling Architectural Inventory. This building is a well-preserved, small and simple house constructed in the St. Patrick's Ward in the mid-1920s. The subject property has cultural heritage value in that it is a representative example of a residential design type and has retained the integrity of its original massing and exterior materials. Although 239 Elizabeth Street would certainly be a contributing property within a heritage conservation district, the subject property on its own does not merit individual designation under the Ontario Heritage Act.

#### Staff Recommendation

THAT staff do not advise that Council protect 239 Elizabeth Street through individual designation under section 29, Part IV of the Ontario Heritage Act.

## 239 Elizabeth Street



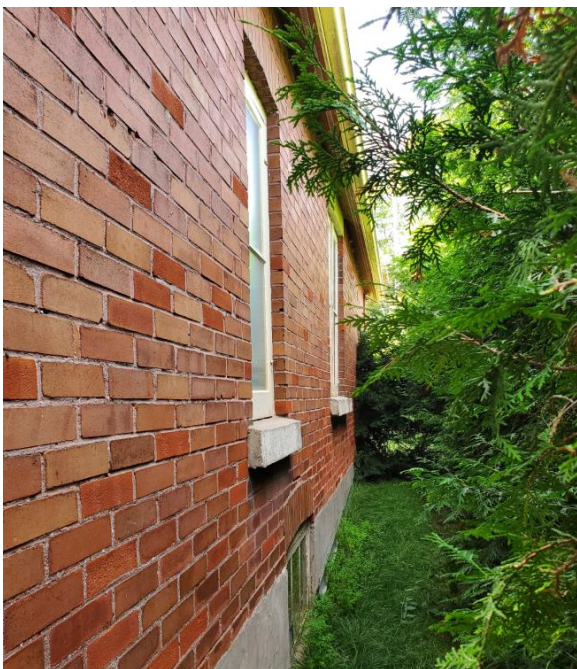


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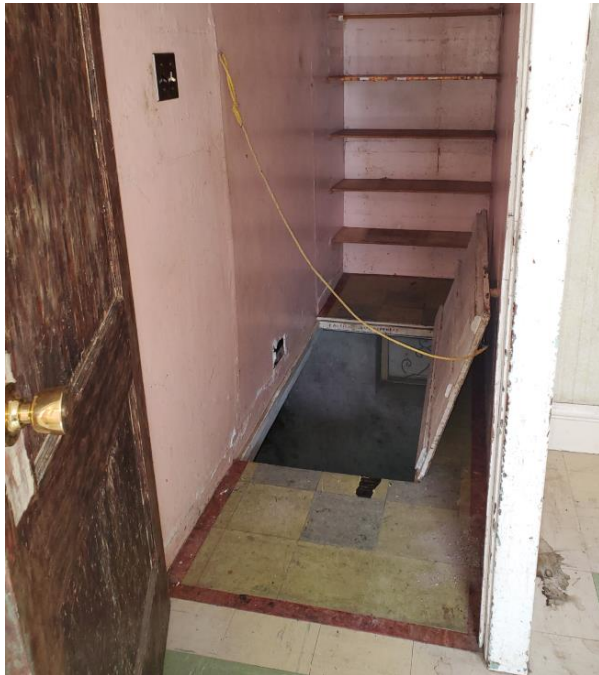




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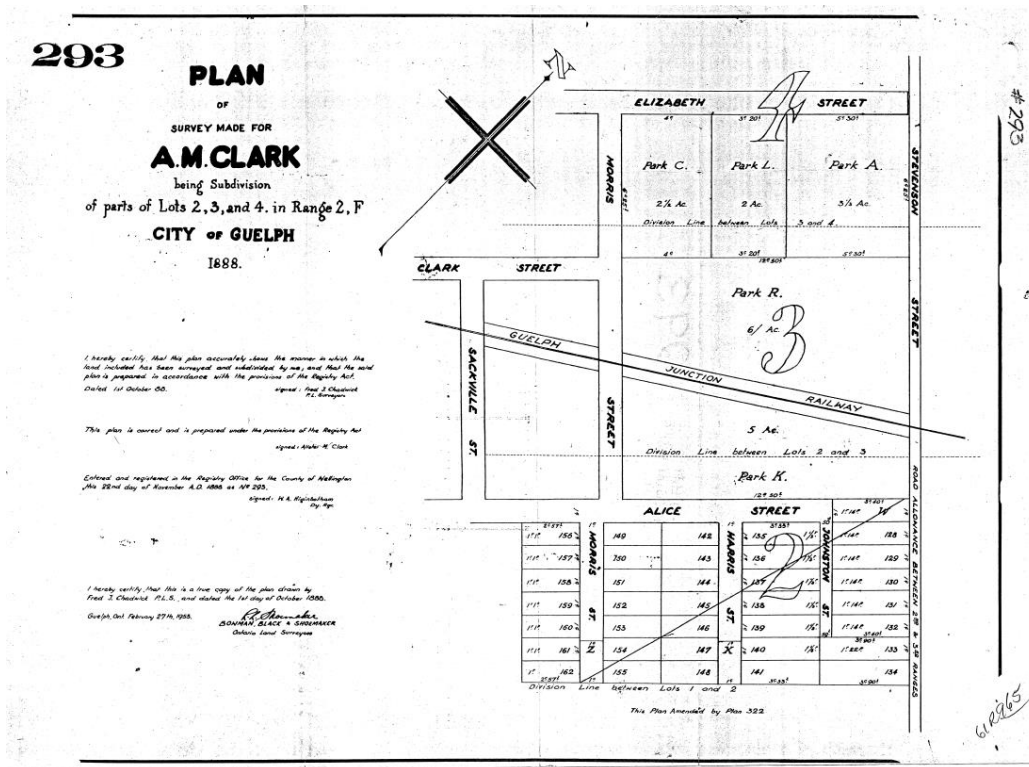


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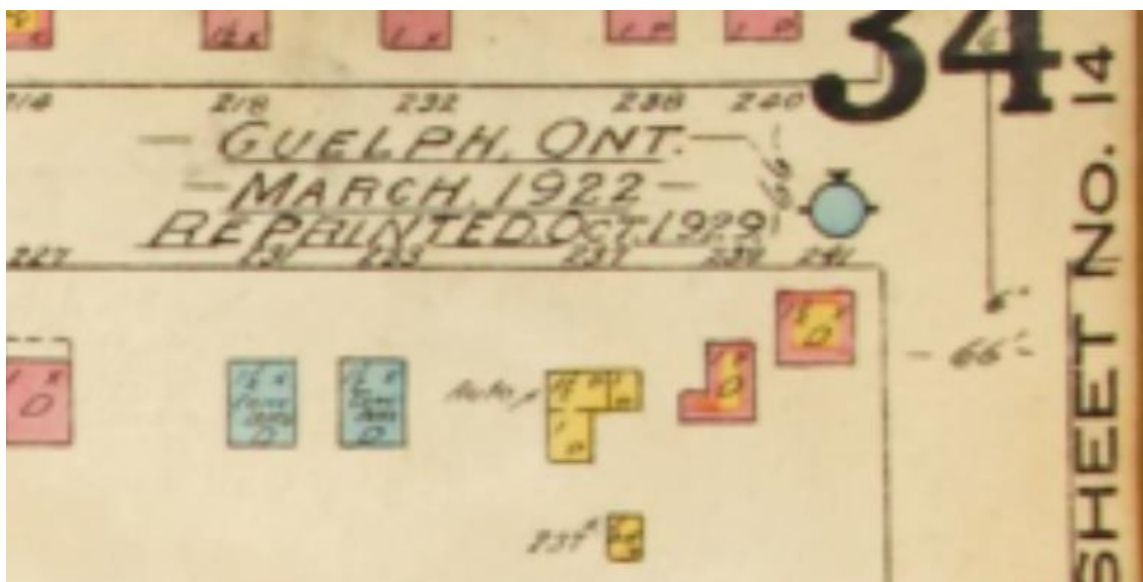




Plan 293 (registered 1888) showing Park Lot A



239 Elizabeth Street shown on 1922 (revised 1929) Fire Insurance Plan



239 Elizabeth Street

Photo from Couling Architectural Inventory (1975)

