

Advisory Committee of Council Information Report



Committee	Heritage Guelph
Date	Monday, November 13, 2023
Subject	167 Suffolk Street West: Heritage Attributes and Designation Recommendation

Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 167 Suffolk Street West as outlined in the staff report dated November 13, 2023; and
 2. That Heritage Guelph recommends that City Council give notice of its intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
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Executive Summary

Purpose of Report

The building within the property addressed as 167 Suffolk Street West is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act. This report recommends that subject property meets four of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, made under the Ontario Heritage Act. This report provides a draft list of heritage attributes and staff's recommendation that City Council give notice of its intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Strategic Plan Alignment

The recommendations of this report support the Strategic Theme of City Building. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

Report

Location

167 Suffolk Street West is located on the north side of Suffolk Street West, west of Yorkshire Street North, east of Arnold Street and south of Home Street. The legal description of the property is LOT 13, NORTH SIDE SUFFOLK ST, PLAN 29; PT LOTS

12 & 14 NORTH SIDE SUFFOLK ST, 29; PT PARK LOT 10, PLAN 8, AS IN RO780210;
CITY OF GUELPH.

Statement of Significance

167 Suffolk Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The heritage attributes of 167 Suffolk Street West display: design/physical, historical/associative, and contextual value.

Design/Physical Value

167 Suffolk Street West meets Criterion 1 having design or physical value as it is an early example of an industrial factory built in Guelph for the purposes of manufacturing in the mid-19th century. The 2 and 2.5-storey limestone design makes use of local materials and the iconic façade can be seen in multiple photographs of well-known Guelph businesses over time.

Historical/Associative Value

167 Suffolk Street West meets Criterion 4 because it has direct associations with a past mayor of Guelph, Thomas Gowdy, and his industry but also with agriculture as being the origin of multiple implements manufactured by Gowdy and L. Cossitt. Guelph has strong ties in the agricultural community and since this factory was used to promote and support this industry, it contributes to agriculture's continued legacy in the city.

Contextual Value

167 Suffolk Street West meets Criterion 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of Suffolk Street West is an important historic area of the Guelph Collegiate Candidate Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan (2021).

167 Suffolk Street West meets Criterion 9 because the building's distinctive form as well as its limestone and concrete block construction has become a landmark within the Suffolk Street West streetscape.

Heritage Attributes

The following elements of the property at 167 Suffolk Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- exterior limestone walls of the 2/2.5-storey of original L. Cossitt construction;
- original form of the 2/2.5-storey with parapet to gable roof of L. Cossitt construction
- exterior limestone walls of the 2-storey, flat roof eastern addition of T. Gowdy construction;
- original form of the 2-storey, flat roof eastern addition of T. Gowdy construction

- front and rear gabled roof with limestone southern façade with coping at the top seen on original L. Cossitt construction
- exterior walls of rock-faced concrete block associated with the ten bay, 3-storey flat roofed west extension of Morlock Brothers construction;
- original form of the ten bay, 3-storey flat roofed west extension of rock-faced concrete of Morlock Brothers construction;
- metal door to original boiler on the north side of the limestone exterior

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

Staff Recommendation

Staff have completed an evaluation of the subject property and determined that 167 Suffolk Street West meets four of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

Consultations

On [October 10, 2023](#), Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '167 Suffolk Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Heritage Planning staff have reached out to the property owner by email to inform them of the progress being made in the cultural heritage evaluation and proposed heritage attributes of their property. No response has been received from the owner as of the writing of this report.

Attachments

Attachment-1: 167 Suffolk Street West: Cultural Heritage Evaluation Report

Report Author

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