

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, November 13, 2023
Subject **12 Eramosa Road: Heritage Attributes and Designation Recommendation**

Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 12 Eramosa Road 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 12 Eramosa Road pursuant to Part IV, Section 29 of the Ontario Heritage Act
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Executive Summary

Purpose of Report

The corner building within the property addressed as 12-16 Eramosa Road is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act. This report recommends that together the corner building and its associated stable building (addressed as 161 Arthur Street North) meet six 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 both buildings within 12 Eramosa Road 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

The subject real property is located on the northwest corner of the intersection of Eramosa Road and Arthur Street North. The legal description of the subject real property is PLAN 99 PT LOT 7 PT LOT 8.

The real property includes the following addresses: 12, 14 and 16 Eramosa Road as well as 157 and 161 Arthur Street North. For the purposes of this report, the subject property will be referred to generally as 12 Eramosa Road.

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 12 Eramosa Road Street display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because its two original buildings exhibit design or physical value are representative of Romanesque Revival architectural style from the end of the 19th century in a commercial/residential building design.

The subject property meets Criterion 2 because both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship.

Historical/Associative Value

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph’s residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20th century.

Contextual Value

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. These segments of the Eramosa Road and Arthur Street North streetscapes are important elements of the Arthur Street North candidate cultural heritage landscape identified by the City of Guelph’s Cultural Heritage Action Plan.

The subject property meets Criteria 8 because its two buildings maintain their original configuration and are functionally, visually and historically linked. The 1920s addition to the north expanded the commercial/residential uses and its architectural design (although simplified) is quite compatible with the original building. The close proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes.

The subject property meets Criteria 9 because the building’s distinctive form and elaborate red brick and limestone construction has become a landmark within the historic Eramosa hill streetscape.

Heritage Attributes

The following elements of the property at 12 Eramosa Road should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2-storey, corner building form with elaborate roofline created by red brick parapet, corebelled brick corners and limestone coping
- original red brick exterior walls, pilasters and limestone belt courses facing Eramosa Road and Arthur Street North
- carved datestone in parapet above front corner door and upper level window

- original window and door openings with coursed brick semi-circular, segmental and flat arch heads and rock-faced limestone sills
- half-glass front corner entrance door below a large transom window
- two large storefront windows below a large, wooden entablature resting on brick pilasters with rock-faced limestone capitals
- single door facing Arthur Street North with two-pane transom below a coursed brick skewback arch head with the appearance of a protruding keystone constructed in brick
- 2-storey north addition with red brick exterior and stone coping above band courses of corbelled brick over two large storefront windows
- 2-storey, low pitch gable roof, stable building with a corbelled brick parapet and stone coping over the façade
- triangular courtyard space between the corner building and the stable building

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 together the two buildings at 12 Eramosa Road meet six of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

Consultations

On September 11, 2023, Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '12 Eramosa Road: 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 - Cultural Heritage Evaluation Report (Sept 11 2023)

Attachment 2 - Current Photos

Attachment 3 - Historical Images and Documents

Departmental Approval

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City of Guelph

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