

The subject property is located at 100 Queen Street, on the southwest corner of the intersection of Queen Street and Eramosa Road, between Delhi Street and King Street. The property is located within the territory covered by Treaty Number 3, which was signed in 1792, between the Mississaugas of the Credit and the British Crown. The legal description is Lot 98, Plan 243.

Background

Situated just north of the historic downtown core of the City of Guelph, 100 Queen street is located on land that formerly composed the estate of John Mitchell. Mitchell arrived in Guelph in 1832 to work as a surveyor for the Canada Company. For his efforts, he received a tract of land on Eramosa Hill where he built a house and farm. The farm's proximity to the town center and river, with easy access to mills and markets, made it a favourable location ([Guelph Mercury, February 16th 1888](#), and Attachments 1, Fig. 2). As seen in the Brosius Bird's Eye map from 1872, the property operated as a farm with six buildings on a large plot of land, and although Mitchel died in 1858, the property remained in the Mitchell family until it was sold to Donald Guthrie in 1876. Donald Guthrie was the local Member of Parliament and lived in a large stone house on nearby Delhi Street. In 1876, Donald Guthrie had the Mitchell Estate surveyed for lot parcels, registered as Plan 243.

After repeated epidemics in the late-nineteenth century, it became apparent that the City required a centralized healthcare facility. To address the healthcare needs of Guelph's growing population, the 12-bed Guelph General Hospital was constructed on Delhi Street in 1875, initiating the creation of a healthcare district that would be greatly expanded in 1884 with the opening of the 19-acre Homewood Retreat, later the Homewood Sanitorium, on the former grounds of the Guthrie estate. The hospital and sanitorium would draw numerous doctors to Guelph, many of whom settled in the growing upper-class neighborhood atop Eramosa Hill.

At the turn of the century, Lot 98 was sold to Dr. Edward H. Wells, a young medical doctor from New York who came to Guelph to work at the Homewood Sanitorium. Born in 1863, Wells studied medicine at Hobart College in Geneva, New York. In 1901, Wells commissioned the up-and-coming local architect W. Frye Colwill to design and build a tudor revival residence for him and his young wife, Alice. Tragically, Wells would die at the age of 40 in 1903, only one year after the completion of his home, and after only four years of marriage. Alice Wells then lived in the house until her death in 1948, and was known as a staunch supporter of social groups like the IODE and Guelph Humane Society throughout her life (Attachments 1, Fig. 10)

The residence stands as one of Frye Colwill's first significant residential commissions. Colwill trained under Brampton architect John A. Trimble, and would go on to design several notable buildings in Guelph, including the Guelph Carnegie Library (now demolished), the Torrance School on Waterloo Road (Designation By-law 1998-15835), and the Worsted and Spinning Co. Factory (Designation By-Law 2003-17098), and the residence of W.H Holiday at 35 Spring Street. Colwill's designs tended towards grand flourishes of the beaux art and revival styles of architecture popular in the early twentieth century.



Figure 2: 100 Queen photographed in the early 20th century (Photograph courtesy of Miranda Corman)

100 Queen was later owned by Dr. Charles Pinch and inhabited by the Pinch family from 1955-1965. In 1965 the house was purchased by Provincial Court Judge Henry R. Howitt, who, along with his family, inhabited the home until 2006. Known for his tough rulings and severe demeanor, Howitt was awarded the Military Cross for his service as a Lieutenant with the Canadian Armed Forces during the Second World War. He saw fighting in France, Holland and Germany before returning home to his law practice in Guelph.

Building Description

The detached residential dwelling at 100 Queen Street is a two and half-story hipped-roof building with a square footprint and two protruding gable-roofed bays. The house is clad in painted brick, with simulated half-timber on the second storey. The asymmetrical façade is located on the north elevation facing Queen Street, with a main entrance near the northeastern corner of the structure. Extant half-leaded casement and sash windows, as well as half-leaded French doors, remain throughout the first, second, and third stories of the house. There is a brick chimney on the east façade, flanked by two narrow rectangular paired windows. The original front yard had a circular driveway and port cochere (see Figure 2 above, or Attachment 1, Figure 16). It was intentionally designed to take advantage of its location atop a hill at the corner of Eramosa Road and Queen Street North, enjoying plenty of sunlight and city views from most rooms. A two-storey flat-roofed cinderblock addition was constructed in the 1950s, with a garage at grade level and an apartment on the second storey.

Statement of Significance

The subject property 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 100 Queen Street display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because it is a representative example of a Tudor Revival style residence in the City of Guelph. One of the first Tudor Revival residences in the City, the structure possesses a high degree of integrity.

Historical/Associative Value

The subject property meets Criterion 6 because it reflects and demonstrates the ideas of architect W. Frye Colwill, who designed several significant Guelph buildings, namely Torrance Public School and the Carnegie Library.

Contextual Value

The subject property meets Criterion 7 because it is important in maintaining the character of an area. Prominently located at the corner of Queen Street and Eramosa Road, the property maintains the character of the area, defined by the housing built in the surrounding neighbourhood on Eramosa Road, Queen Street, King Street, and Ardmay Crescent.

The subject property meets Criterion 8 because it is physically, functionally, and visually linked to its surroundings. The residence was designed to correspond to its location on a corner lot, with the main entrance located at the northeast corner of the building. This design foreshadows Colwill's 1909 design of the Guelph Public Library, which was also situated on a corner lot with an entrance located at the corner of the building.

The subject property meets Criterion 9 because it is a landmark in the community. The property's location on a corner lot atop Eramosa Hill gives it impressive visual prominence.

Attachments

Attachment-1 Historic Documentation and Photographs

Attachment-2 Current Photographs

Departmental Approval

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