

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, May 6, 2024  
Subject **14 Neeve Street: Heritage Attributes and Designation Recommendation**

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## Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 14 Neeve Street as outlined in the staff report dated May 6, 2024; and
  2. That Heritage Guelph recommends that City Council give notice of its intention to designate 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
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## Executive Summary

### Purpose of Report

The purpose of this report is to recommend that Heritage Guelph supports the proposed heritage attributes for 14 Neeve Street and that Heritage Guelph recommends that Council publish its intention to designate the stone house at 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

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## Report

### Location

14 Neeve Street is located on the east side of Neeve Street, north of Surrey Street and south of Fountain Street. The legal description of the property is 712850047 PT LOTS 3 & 4, PLAN 33, \*PT 2 61R4475; LOT 4, PLAN 269; LANE, PL 269, AS IN ROS587105; GUELPH \*AMENDED 2000/11/06 BY LAND REGISTRAR #7

### 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 14 Neeve 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 stone residence built in the neo-classical vernacular style.

The subject property meets criterion 2 because it displays a high degree of craftsmanship. The stonemasonry of William Slater demonstrates a mastery of the craft.

## **Historical/Associative Value**

The subject property meets criterion 4 because it has direct associations with Frederick Law and the Law family, who was a significant merchant in the nineteenth and twentieth centuries.

The subject property meets criteria 6 because it reflects the work of stonemason William Slater, a significant nineteenth-century stonemason who built several notable structures in the City of Guelph, principally St James the Apostle Anglican Church.

## **Contextual Value**

The subject property meets criterion 8 because it is physically, functionally, and historically linked to its surroundings. 14 Neeve is linked to 130-132 Surrey Street East, which was built by Francis Law in 1914. The property's proximity to the railroad permitted the property to function as a refuge and boarding house for people travelling along the railways during the Great Depression.

## **Heritage Attributes**

The following elements of the property at 14 Neeve Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Form and massing of the two storey, 3 bay, hipped roof, limestone detached residential dwelling
- Yellow brick chimneys
- Limestone exterior walls, including quoins, lintels, and sills
- All original window and door openings

## **Staff Recommendation**

Staff have completed an evaluation of the subject property and determined that the stone detached residential dwelling at 14 Neeve Street meets five 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.

## **Attachments**

Attachment-1 Cultural Heritage Evaluation Report

Attachment-2 Current Photographs

Attachment-3 Historical Documents

## **Departmental Approval**

Krista Walkey, General Manager, Planning and Building Services

## **Report Author**

Jack Mallon, Heritage Planner, Planning and Building Services