

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	<b>100 Queen Street: Notice of Intention to Designate</b>

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## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
  2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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## Executive Summary

### Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the Law House at 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

### Key Findings

100 Queen Street is listed as a 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.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets five of the criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

## **Strategic Plan Alignment**

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

### **Future Guelph Theme**

City Building

### **Future Guelph Objectives**

City Building: Grow and care for our community space and places

### **Financial Implications**

None.

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## **Report**

### **Location**

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 legal description is Lot 98, Plan 243; City of Guelph.

### **Historic 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 Attachment-1, Figure 1). 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 Mitchell 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 Sanatorium. 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 Imperial Order of the Daughters of the Empire (IODE) and Guelph Humane Society throughout her life (Attachment-2, Figure 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.

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-ledged casement and sash windows, as well as half-ledged 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 porte-cochere (see Attachment 2, 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 five 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.

### **Heritage Attributes**

The following elements of the property at 100 Queen Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- The scale, form and massing of the 1901 two and a half storey detached residential dwelling.
- The hipped roof and projecting gables
- The cladding materials, including the exterior brick walls and faux half timbering on the second storey and under the gables
- All window and door openings in the 1901 structure
- All extant leaded windows

### **Financial Implications**

None.

## **Consultations and Engagement**

On April 8, 2024, Heritage Guelph [passed the following motion](#):

That the comments provided by Heritage Guelph members on the 100 Queen Street: Cultural Heritage Evaluation Report be provided to staff and Council for their consideration.

On May 6, 2024 Heritage Guelph [passed the following motion](#):

That Heritage Guelph supports the heritage attributes identified for 100 Queen Street as outlined in the staff report dated May 6, 2024; and

That Heritage Guelph recommends that City Council give notice of its intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Heritage staff have collaborated with the property owner throughout the designation process, and the owner supports designation of the property under Part IV, Section 29 of the Ontario Heritage Act.

## **Attachments**

Attachment-1 Location

Attachment-2 Historic Documents

Attachment-3 Current Photographs

Attachment-4 Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value of Interest

## **Departmental Approval**

Krista Walkey, MCIP, RPP, General Manager, Planning and Building Services

## **Report Author**

Jack Mallon, Heritage Planner I, Policy Planning

## **This report was approved by:**

Krista Walkey, MCIP, RPP  
General Manager, Planning and Building Services  
Infrastructure, Development and Environment  
519-822-1260 extension 2395  
krista.walkey@guelph.ca

**This report was recommended by:**

Jayne Holmes, P. Eng., PMP  
Deputy Chief Administrative Officer  
Infrastructure, Development and Environment  
519-822-1260 extension 2248  
jayne.holmes@guelph.ca