

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	<b>167 Suffolk Street West: 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 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
  2. That the designation by-law 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 stone and concrete block building complex at 167 Suffolk Street West 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

167 Suffolk Street West 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) (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 four of the nine 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.

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.

## **Strategic Plan Alignment**

The key findings and recommendations of this report align with the 2024-2027 Strategic Plan. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

### **Future Guelph Theme**

City Building

### **Future Guelph Objectives**

City Building: Improve housing supply

### **Financial Implications**

None.

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## **Report**

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 (Attachment-1, Figures 1 and 2). The legal description of the property is Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; City of Guelph.

### **Background**

The property known as 167 Suffolk Street West was part of lands originally owned by John Arnold in 1857. The lot was subsequently sold multiple times, specifically to key titans of commerce and successful industrialists. Refer to Attachment-3 Historical Images for early maps of the subject property (Figures 1-3). In 1873, John Hogg, a wealthy dry goods merchant bought the property with his wife Helen. In 1876, Levi Cossitt bought the property and built a factory for his company Cossitt's Agricultural Implement Works. Cossitt specifically patented, built and sold the Farmer's Friend Gang Plow along with other farming implements such as fanning mills, horsepower feed cutters, hand power feed cutters, turnip seed drills, lawn mowers, horse pokes, etc. (Attachment-3, Figure 4). Unfortunately, the farm implements industry proved challenging for Cossitt, especially after an intense fire at the factory. Eventually, Thomas Gowdy and his wife Margaret Gowdy (née Moore) bought out Cossitt's business between 1880-1882 and eventually bought the factory on Suffolk Street in 1885 (Attachment-3, Figures 5-6).

Thomas Gowdy was a successful industrialist who was financially interested in multiple businesses across the province (Attachment-3, Figure 7-8). He was the president of the Toronto Lime Company, director of the Wellington Lime Company, Dominion Life Assurance Company, Wellington Mutual Fire Assurance Company and Waterloo Mutual Fire Insurance Company. Gowdy was one of the original directors of the Guelph Junction Railway and was also a prominent director of the Guelph General Hospital. From 1889-1890, Thomas Gowdy was the Mayor of the incorporated City of Guelph. His large home at 136 Glasgow Street North still stands.

Gowdy's Agricultural Works, established in 1865 in a different location in downtown Guelph, focused on devising implements designed to lighten the labours of the farmer. Specifically, they manufactured reapers, mowers, sulky rakes, fanning

mills, land rollers, root cutters, turnip sowers, straw cutters, sulky ploughs, hang ploughs, single ploughs of all kinds, harrows, lawn mowers, etc. Their goods were shipped throughout Canada, Australia and other countries. Under Gowdy's ownership the Suffolk Street factory encompassed 2.5 acres of ground, with six separate buildings and stables. The factory is described as having a main building 3.5 storeys in height with a 1-storey foundry, polishing shop, and blacksmith shop. The works were powered by a 50-horsepower engine and over 40 skilled workmen were employed.

Gowdy eventually sold the factory to William and John Morlock of the Morlock Brothers Company in 1902 (Attachment-3, Figures 9-10). Their company, established in 1888, manufactured upholstered furniture, mattresses and bedsprings and parlour goods. In 1908, the Morlock Bros. had an annual output of more than \$150,000. Under their leadership the Suffolk Street factory was expanded with a 3-storey, 100 x 54 feet addition in concrete block with almost 100 hands employed to maintain daily operations (Attachment-3, Figure 11).

After the Morlock Brothers sold the factory, the property exchanged hands fairly frequently, although it was always a home for business. The Rowen & Ogg Co. Ltd. operated out of the premises in 1912 and by 1915, New Idea Spreader Co. Ltd. had taken ownership. The Suffolk Street building was likely used to produce the New Idea Spreaders, a recently invented manure spreader. By 1922, a different business used the space, Sherer Gillett Co Ltd. By 1947, Holman Luggage Company, established 1925, took over the Suffolk Street factory, after their Carden Street location burned down in 1946 (Attachment-3, Figure 12). Their business focused on manufacturing leather luggage and card tables, although they later branched out into selling musical instruments (Attachment-3, Figures 13-14). By 1978, the Barber family acquired the building for their glass business and has remained in this location ever since.

Barber Glass and Barber Gallery, divisions of the parent company BG1883 Inc., are both located at 167 Suffolk Street West and represent a family run business of over one hundred years. Originally a painting and glazing store, the business expanded to include custom glass, mirrors, antique glass, framing and currently they fabricate, supply and install glass, mirror and metal products for both commercial and residential projects. Even though the business went into receivership in 2011, the family were able to continue operations on Suffolk Street by refocusing and rebranding. Their work can be seen at 1 World Trade Center in New York City, the Perimeter Institute in Waterloo, the Four Seasons Hotel in Toronto and closer to home at the bus shelters in Guelph's Central Station.

167 Suffolk Street was used by multiple owners over the years for several distinct industries. The original structure remains, although there are multiple additions that illustrate how the building has been changed over the years to suit its owners' needs.

## **Building Description**

The building we see today evolved over time with multiple visible additions to the original limestone structure. The original 2-storey limestone structure with an attic has a 5-bay design and a parapet to gable roof. The remnants of tape pointing on the limestone can be seen on this part of the exterior structure. The eastern addition is a 2-storey, 4-bay design of limestone and red brick as well. There is a distinct difference in the stone used for the first storey in comparison to the

secondary storey. This difference may be due to the renovations made by Thomas Gowdy after the fire under Cossitt's ownership in the 1870s. The western addition was added about 1900 using rock-faced concrete block, building on top of a limestone building leftover from the Gowdy Agricultural Works. This addition is 3 storeys in height and has a 10-bay design with a flat roof. Many of the windows in the limestone walls have tooled sills and hammer dressed lintels, although replacement of window sashes and doors has occurred throughout the property (Attachment-2, Figures 1-3). The doors to an original boiler for the building have been retained and are visible on the north side of the limestone exterior (Attachment-2, Figure 7).

Further additions were made to the east and north side of the property. A 2-storey red brick addition with a flat roof and wood siding on the east side of the limestone structure with a 4-bay design is the current main entrance to the Barber Glass Gallery (Attachment-2, Figures 4-6). A further 2-storey addition on the north side of the limestone structure is smooth concrete block painted black with a loading dock and two-bay design. Another entrance to the property was added to this black brick addition. This addition is attached to the 1-storey brick structure moving west on the northern side of the limestone structure, again with a flat roof. A sea can is currently placed directly adjacent to the one-storey addition for extra storage. The remainder of the property is taken up by paved and unpaved parking lot (Attachment-2, Figures 4-6).

### **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-19<sup>th</sup> 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 association 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.

### **Financial Implications**

None.

### **Consultations and Engagement**

On [October 10, 2023](#), in response to a report prepared and presented by Victoria Nagy (Heritage Planner), 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.

On [November 13, 2023](#), in response to a report prepared and presented by Victoria Nagy (Heritage Planner), Heritage Guelph passed the following motions:

THAT Heritage Guelph supports the heritage attributes identified for 167 Suffolk Street West as outlined in the staff report dated November 13, 2023; and

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

Heritage Planning reached out to the property owner via email in October and November of 2023 to make them aware of staff's cultural heritage evaluation,

statement of significance and recommended heritage attributes for 167 Suffolk Street West before being brought to the Heritage Guelph meetings held in those same months. A subsequent update was given via email to the owner in May of 2024 letting the owner know of staff's report to be given at the Council Planning on June 11, 2024.

### **Attachments**

Attachment-1 Property Location

Attachment-2 Current Photos

Attachment-3 Historical Images

Attachment-4 Ontario Regulation 9-06 Criteria for Cultural Heritage Value or Interest

### **Departmental Approval**

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

### **Report Author**

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

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