

Attachments 2 – Historical Documentation

Table 1: Land Title Abstracts

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
143 B&S	Jan 1 st 1838	April 10 th 1838	James Courtney to George John Grange and Charles Walter Grange	58 ¼ acres, £395
578 Mtg.	April 9 th 1838	Feb. 14 th 1839	George John Grange and Charles Walter Grange from Thomas Nicholas	58 ¼ acres, £300
226 Dis. Mtg.	June 28 th 1841	June 29 th 1841	Thomas Nicholas, mortgagee to George John Grange & Charles Walter Grange, mortgager.	See Mtg. 578
441 Sheriffs Deed	Feb. 1 st 1837	April 22 nd 1840	William M. Jarvis, Sheriff of Gore District to George John Grange.	All, £270, sold under ex. Agent Horace Perry.

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
221 B&S	August 18 th 1831	November 10 th 1846	John Jones to Horace Perry	All, £2,10 shillings
305 Grant	December 16 th 1829	February 25 th 1848	Canada Company to John Jones	All, £21, 16 shillings, 10 pence.
2575 Mtg.	March 25 th 1851	March 25 th 1851	George John Grange and Walter Grange from John Howitt	All, £400
8128 Assg. Mtg.	June 16 th 1855	September 24 th 1855	John Howitt to Edward Carroll	All, see 2570
197 Dis. Mtg.	November 19 th 1855	Nov 24 th 1855	Edward Carroll, mortgagee to George John Grange, mortgager.	All, mtg. 2575
6747 Quit Claim	May 10 th 1854	August 3 rd 1854	Charles Walter Grange to George John Grange	All, £2000.
8262 B&S	January 1 st 1838	November 2 nd 1855	George John Grange to James Courtney	All, £320.

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
8301 Mtg.	November 15 th 1855	November 17 th 1855	George John Grange, mortgager to Absalom Shade, mortgagee	£2000, 8% interest
663 Dis. Mtg.	November 17 th 1858	November 17 th 1858	Absalom Shade, mortgagee to George John Grange, mortgager.	See Mtg. 8301.
8600 Release.	January 29 th 1856	Jan 31 st 1856	Absalom Shade, mortgagee to George John Grange, mortgager.	Part, 4 4/5 th acres. Required by Ry.
8875 B&S	March 21 st 1856	March 26 th 1856	George John Grange to the Galt and Guelph Railway Company.	Part, 11 1/2 acres. £1000. Others.
9793 Mtg.	July 24 th 1856	December 31 st 1856	The Galt and Guelph Railway Company to the Great Western Railway Company.	All 11 1/2 acres, monies due.

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
11168 Mtg.	October 5 th 1857	October 23 rd 1857	The Galt and Guelph Railway Company & the Great Western Railway Company.	Part, see 9793, monies due.
12275 Trust Deed	August 14 th 1858	August 30 th 1858	George John Grange to John J. Kingsmill, Adam Johnston Fergusson and Nichol Kingsmill.	Part 6 1/3 acres, in trust
15058 B&S	May 31 st 1860	May 31 st 1860	Adam Johnston Fergusson and Nichol Kingsmill to John J. Kingsmill.	Part 6 1/3
15266 Mtg.	July 24 th 1860	July 24 th 1860	John J. Kingsmill, mortgager to Canada P.B and Savings Society	All 6 1/3 acres, \$3200, in trust.

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
16841 Trust Deed	April 4 th 1861	September 2 nd 1861	John Kingsmill to Walter A. Dickson and Nichol Kingsmill.	All 6 1/3 acres, in trust.
18682 B&S	September 16 th 1862	September 18 th 1862	The Canada P.B & Saving Society to Walter A. Dickson & Nichol Kingsmill, trustees.	All 6 1/3 acres
5446 B&S	July 14 th 1876	July 18 th 1876	Walter A. Dickson, Nichol Kingsmill and John J. Kingsmill to Jane Howitt	Part 6 1/3 acres
405 B&S	October 9 th 1900	December 12 th 1900	William H. Howitt, Charles E. Howitt and Frederick E. Howitt. Exors. Jane Howitt dec'd, to Charles E. Howitt.	Part 6 1/3 acres, known as "Homewood", others.

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
40202 Grant	July 16 th 1941	August 1 st 1941	Charles E. Howitt to Clarence D.L. McCall	\$4700, others.
70572 Grant	August 9 th 1957	September 6 th 1957	Clarence D. McCall to Nicholas DiCarlo, "In Trust".	Part, premises and \$19,500. Subject to payment of unpaid purchase money.
4569 Quit Claim	October 31 st 1958	November 13 th 1958	Clarence D. McCall to Nicholas DiCarlo "In Trust"	Part
16287 Grant	September 15 th 1960	September 21 st 1960	Nicholas DiCarlo (In trust) to Edgehill Properties Ltd.	Part, assumption of Mtg.
57395 Grant	October 24 th 1952	November 3 rd , 1952	" to William Butler	\$4500, restrictions
70572 Grant	August 9 th 1957	September 6 th 1957	Clarence McCall to Nicholas DiCarlo	\$19,500

Instrument	Date	Registration	Grantor and Grantee	Acreage and Consideration
16287 Grant	September 15 th 1960	September 21 st 1960	Nicholas DiCarlo to Edgehill Properties Ltd.	-
27650 Grant	May 24 th 1962	July 25 th 1962	- to George Ventry	-
388267 Grant	August 31 st 1984	August 31 st 1984	Edgehill Properties Ltd. to Francis Valeriotte	-

Table 2: Notable Historical Associations in City Directories

Year	Name	Occupation	Addresses	Directory Page
1894-1896	Alfred Howitt	Civil engineer and surveyor	95 Market Square	P. 92
1894-1896	Charles E. Howitt	Private banker at Norwich Union Fire Insurance Society	95 Market Sq, home on Waterloo Avenue.	
1917	Charles E. Howitt	As above, and Chairman of Guelph Public Library	475 Waterloo Ave	

1941	Clarence D.L. McCall	Owner of McCall's Groceteria/Foodland	Home 21 Quebec.	
1945	Clarence D McCall	Proprietor of McCall's Groceteria.	Groceteria at 23-5 Quebec West, h 475 Waterloo av, apt A.	P. 27
1951	Clarence D. McCall	Proprietor McCall's Foodland.	h 475A Waterloo Ave	

Maps

Figure 1: Leslie and Wheelock, 1861.



Figure 2: Cooper 1862.



Figure 3: Cooper Map, 1875.

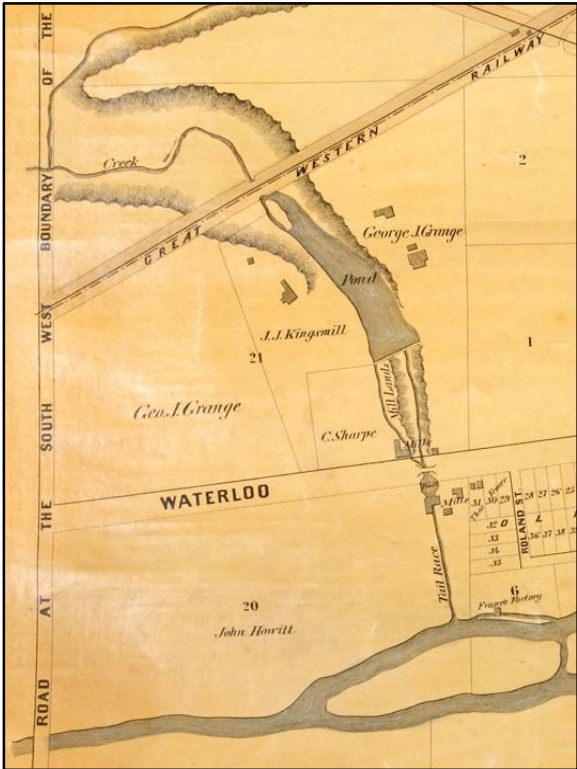


Figure 4: 1980 GCM, 1980.69.11.100



Figure 5: 1980 GCM, 1980.69.10



Figure 6: 1980 GCM, 1980.69.9



Figure 7: 1980 GCM, 1980.69.12



Figure 8: 1969 WCM&A



Figure 9: 1969 WCM&A 9083



Figure 10: Guelph Mercury May 18, 1908



Figure 11: Guelph Mercury May 23, 1908.



Figure 12: [Charles Edmund Kingsmill](#), 1910. Source: Guelph Civic Museum.



Figure 13: Guelph Mercury Operations December 7th, 1881.

Chas. C. Howitt, enlargement and improvement of his residence on Waterloo avenue, by building a stone addition 27 x 26 ft., and raising the original house one storey. It is built after the Elizabethan style of architecture and makes one of the finest residences in the city. Dobbie & Grierson, stonework; A. Bruce & Son, carpentering; Day, plastering; Humphries & Reynolds, painting; Feek, plumbing; Mrs. Ker, tin work. Cost \$3,000.

Figure 14: Guelph Origin of Street Names, Page 74.

WOODYCREST DR Generic name	1952	429	McCall	Waterloo Av	End
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Figure 15: McCall's Grocery Butter Label, from [Guelph Civic Museum](#).



Figure 16: [Shipping Crate](#) Attributed to Clarence D. McCall, proprietor of McCall Groceteria/Foodland. Source: Guelph Civic Museum.



Figure 17: Obituary for Charles Kingsmill, from The Mail, 1935.

Canadian Admiral Passes Suddenly

Sir Charles Kingsmill Had Served as Director of Naval Services
Went to Sea at 14

Ottawa. July 15 (CP) - RECOLLECTIONS of Victorian days in the Royal Navy when Her Majesty's Ships policed the seven seas, suppressing slave trading in the Red Sea, gun-running in the Persian Gulf, and blackbirding among the Pacific Islands were stimulated today by the death of Admiral Sir Charles Kingsmill. Sir Charles, the only Canadian to achieve flag rank in the Royal Navy, died suddenly at his country home in the Rideau Lakes.

Born at Guelph in 1855, the admiral had celebrated his 80th birthday only a week ago.

His career was notable, and made more so by the fact that when the Canadian parliament passed the Naval Service Act of 1910, Sir Charles, who had been appointed director of naval services in his homeland, was called upon to organize that defense arm to advice on the types and numbers of ships that should be employed, their equipment and personnel.

In his early years, as a lieutenant in the Royal Navy, which he joined at age 14, Sir Charles served on the Royal yacht Victoria and Albert. Later he was posted to H.M.S. Arab, and for four years was engaged in the Middle East suppressing illicit traffic in humans and firearms.

During the Somali Campaign of 1884 he was in charge of the town of Zela in the Gulf of Arden, and contributed to the allaying of considerable unrest among the fanatical tribesmen in that region.

Serving in the Pacific, in the Australian station and in Chinese waters, Sir Charles saw considerable service.

He retired from the Royal Navy with the rank of rear-admiral, and returned to Canada where he was at once given the appointment of director of Canadian naval services.

Sir Charles was knighted for his war work and also received recognition by the King of Italy, who made him a grand officer of the Crown of Italy. Sir Charles was also invested as an officer of the French Legion of Honor.

Surviving him are Lady Kingsmill, who was the daughter of Walter Beardmore of Toronto; two sons, Walter and Grange and one daughter, Mrs. Victor Gordon Lennox.

The Mail
July 15, 1935.

Figure 18: Gordon Couling Inventory Scan for 19 Woodycrest.

<u>ARCHITECTURAL INVENTORY</u>	BLOCK No. ITEM.	PAGE
<u>LOCATION</u>	Woodycrest "Homewood" Formerly 475 Waterloo A	
<u>ARCHITECT</u>		
<u>CONTRACTOR</u>		
<u>ORIGINAL OWNER</u>	John TucherEAU Kingsmill, 1860-1876 Charles E. Howitt family, 1876-1946	
<u>ORIGINAL USE</u>	single family dwelling	
<u>DATE OF CONSTRUCTION</u>	c.1850 - improvements 1881	
<u>BUILDING MATERIAL</u>	stucco on stone	
<u>SIGNIFICANCE</u>	[REDACTED] Fine Tuscan villa. Very distinctive. Considerable style and character. Reasonably intact Historic family associations Howitt and Kingsmill families.	




PHOTO DATE: 13/6/75

Figure 19: Gordon Couling Scan for "Homewood Cottage", 485 Waterloo Avenue.

ARCHITECTURAL INVENTORY

Block No.

Page

Item.

LOCATION 485 Waterloo Avenue, north side

ARCHITECT

CONTRACTOR

ORIGINAL OWNER Charles E. Howitt

ORIGINAL USE single family residence

DATE OF CONSTRUCTION 1881

SIGNIFICANCE Fine example a large stone mansion 'Jacobean' style of 1880s. Priority #1. Stone construction.

BUILDING MATERIAL - local limestone



PHOTO DATE

10/1/75


Figure 20: Charles E. Howitt advertisement in Vernon's Directory, 1894-1896

Howitt's Banking Office,
(NOT INCORPORATED)
CHAS. E. HOWITT,
Real Estate, Conveyancer, Insurance, Etc.,
MARKET SQUARE, GUELPH.

Figure 21: Homewood: A Home of Distinction, by Rae Stuart.

HISTORY IN HOMES

Homewood—A Home Of Distinction



by
**Rae
Stuart**

my name develops fame
to inhabitants this fine old
on Woodcrest Street out
the Conference Grounds of
ble Chapel on Waterloo
e should be numbered
such.
in the third quarter of the
19th century was raised
Kingsmill who became, in
the first Director of Naval
Service in Canada's newly
navy. He commanded the
during World War I and was
promoted to a full Admiral in
1917. In his varied career the
Admiral received special awards
in Egypt, France, Italy, as well
as the George V's Coronation
Medal.

John Jochereau
II, father of the Admiral,
of Irish descent, from a
military family. His father,
John Kingsmill, came to
Canada during the second
of the 19th century.
John J. graduated from
and began his legal
in Guelph in 1853 as a
of Hon. Adam Ferguson
for 10 years, 1856-1866.
He served as County
Judge. Then in 1867,
of Confederation, he
Judge of the new Bruce


married four times and
a large family. He lived
on Waterloo Avenue beside
Pond. On the other side
of the street was the
of Sheriff George Grange,
who lived from 1840 till his
1876. Sheriff Grange

inherited money from Ireland,
which he invested in Guelph real
estate.
His daughter, Ellen Diana
Grange, married J.J. Kingsmill.
She was later buried in
Woodlawn Cemetery.
John J. purchased "Home
wood" from C. Sharpe and lived
in it till 1876, when the home
was sold by Guthrie, Watt and
Cutten to Charles Howitt, a
private banker who was a
nephew of "Quaker Howitt."
With the house built of stone
on seven acres of well planted
lands. There are good lawns front
and rear and also a woody ravine
at the back. There was in addition
a fine garden.
The house was surrounded by
a wide verandah, and had 15
rooms furnished with marble
chimney pieces, coal grates, good
cellars, a bathroom and closets,
bells, double windows and
Venetian blinds, a soft water
cistern and well.
There was a stable and coach
house as well as a roof house. In
1876, \$2000 down was required
to buy the property.
John J.'s son, who became the
Admiral, served in the navy from
1869-1908. Then he retired from
active service to serve as the first
Director of Naval Service before
returning to service during World
War I.

Later, she worked with the
I.O.D.E. when World War I was
on. The Wrens were begun at
Kingsmill House in Ottawa. Lady

democratic touch was shown by
her guest book where the
signature of an Able Seaman
followed that of the Prime
Minister of Canada.
The famous movie actor, David
Niven, necked his arm with his
penknife to leave some blood
there, and wrote, "I leave my
heart and very blood here." In her
company many military
convalescents ate huge meals
liberally supplied with vege-
tables.
"Homewood" had been
purchased by Charles Howitt.
Later in 1898 it was sold by Mrs.
Henry Howitt to her son, Charles.
She was the widow of Henry and
grandmother of the present-day
Judge Henry Howitt. She died in
Guelph in 1898. In St. George's
Church there is a stained glass
window in her memory.

apartments on the second floor
while living in the entire first
floor themselves.
In 1955 the property passed on
again to David Hastings, a former
mayor. Then in 1984 David sold
"Homewood" to Frank Valeriote,
a lawyer who is the son of Mico
Valeriote known to nearly
everyone in Guelph.
The entrance is topped by a
triangle above the outer door.
Above this was a balcony with a
large window over it. Above the
window was a small triangular
roof, part of the Italian
architectural style that made the
house unique.
Other features of this style
were wide eaves with curled
supports, a long, low verandah
extended all around the side, and
the use to stucco to cover the
stone.



Frank Valeriote, hard at work rehabilitating "Homewood", has already restored the exterior to its original stone.

"I leave my heart and very blood here" said actor David Niven.

Figure 22: Plan of Survey made by Alfred Howitt. Source: Guelph Civic Museum, 1895.

