

By-law Number (2024)-20977

Schedule 1: Statement of Cultural Heritage Value or Interest: 12 Eramosa Road

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six 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 12 Eramosa Road display: design or physical, historical or associative, and contextual value.

The subject property meets Criterion 1 because its two original buildings exhibit design or physical value are representative of Romanesque Revival architectural style from the end of the 19th century in a commercial/residential building design.

The subject property meets Criterion 2 because both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship.

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph’s residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20th century.

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. These segments of the Eramosa Road and Arthur Street North streetscapes are important elements of the Arthur Street North candidate cultural heritage landscape identified by the City of Guelph’s Cultural Heritage Action Plan.

The subject property meets Criteria 8 because its two buildings maintain their original configuration and are functionally, visually and historically linked. The 1920s addition to the north expanded the commercial/residential uses and its architectural design (although simplified) is quite compatible with the original building. The close proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes.

The subject property meets Criteria 9 because the building’s distinctive form and elaborate red brick and limestone construction has become a landmark within the historic Eramosa hill streetscape.