

Advisory Committee of Council Information Report

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| Committee | Heritage Guelph |
| Date | Monday, October 7, 2024 |
| Subject | 328-330 Woolwich Street – Cultural Heritage Evaluation Report |

Cultural Heritage Evaluation Report

Key Findings

328-332 Woolwich Street is listed as a non-designated 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 (OHA). As per the requirements of the OHA, the results of this Cultural Heritage Evaluation Report find that the property meets five of the nine criteria set out by under Ontario Regulation 9/06. It is therefore recommended that the property’s heritage attributes be designated under Part IV, section 29 of the Ontario Heritage Act.

Location

Bearing the legal description of Part Lot 43 and 44, Plan 105, 328-332 Woolwich is located on the corner of McTague Street, on the west side of Woolwich Street and between Mont Street to the north and London Road West to the south.



Historical Background

328-332 Woolwich Street is located on lots 43 and 44 of Plan 105, which was surveyed in August 1856 by Henry Strange P.L.S. for Mr. Charles McTague (Attachment 2, Figure 1). The row house on 328-332 Woolwich Street was not built until 1876 following the acquisition of the property by Frederick and Emily Chubb, who took out a \$13,000 mortgage from the Guelph and Ontario Investment and Savings Society (Attachment 2, Table 1). For reasons unknown, the Chubb's left Guelph in 1881, whereupon the Guelph and Ontario Investment and Savings Society sold the property to George W. Field, who then sold to Edmund Harvey on November 21, 1881 (Attachment 2, Table 1).

Born in 1846 in Warminster, Co. Wiltshire, England, F.J. Chubb was consistently listed in available census records as a builder, contractor, inspector, and architect. Chubb and his family lived and worked in Guelph between 1876 and 1881, before moving onto Woodstock, Ontario, Brandon and Winnipeg in Manitoba, and then back to Ontario to Niagara Falls, presumably until his death ([Biographical Dictionary of Architects in Canada, FJ Chubb](#))

While his time in Guelph was short, F.J. Chubb left an indelible mark in several prominent buildings. Primarily, Chubb worked alongside contractors George Howard, E.A. Hornhostel, Stevens & Son, and Jacomb & Taylor in the construction of the Wellington Hotel, a prominent landmark on the intersection of Woolwich and Eramosa streets (Attachment 3, Fig. 6), and Chubb was also the builder of [architect Victor Stewart's Italianate Villa at 83 King Street](#) (Attachment 3, Figure 7). The [LaPlont Block in Brandon, Manitoba](#) is another extant example of Chubb's work (Attachment 3, Figure 8).

Woolwich Street has long served as an important thoroughfare that connected Guelph with Woolwich, Fergus, and Elora (Attachment 2, Figure 10 & 11). The development of industry in Guelph north along the Speed River resulted in the development of residential neighbourhoods along Woolwich. As seen in Figure 1, by 1912 an electric streetcar ran along Woolwich Street, passing directly in front of Chubb's Terrace (See below, and Attachment 2, Fig. 4-6) Historically, each residential unit housed a single family or individual, however in 1944, 328 Woolwich Street was subdivided into four units, followed by 330 Woolwich Street, with three units in 1959 and a fourth in 1970. Lastly, 332 Woolwich Street housed the Diamond family from 1930 until at least 1988 (Attachment 2, Table 2: City Directories).

Figure 1: Crash on Woolwich Street, D.E Coulman, 1976.



Figure 2: Crash on Woolwich Street, 1936. Guelph Civic Museum.



Building Description

Purpose-built to support three residential units, 328-332 Woolwich St. is a unique example of a Gothic Revival-style row house in the City of Guelph. It is primarily constructed of Belleville pressed brick, and decorated with carved and rusticated limestone quoins and door frames, as well as the lintels, sills, and molded frames around the first and second storey windows. The carved limestone is also present in other embellishments, notably the date and name stones and the modest, pseudo colonnades that divide the front bay windows on each of the three units. The house is particularly unique, however, due to the three prominent, pitched wall dormers that form the façade, with the pitched ridge of each dormer intersecting with the main ridgeline, and the face of the dormer running flush with the surrounding walls from peak to ground.

This approach, in addition to the protruding bay windows, gives the façade an enhanced depth, as if it were a full triple cross gable façade, with the building still maintaining a relatively flush wall abutting the sidewalk and road and thus maximizing the lots allotted footprint. The expert blend of carved limestone enriches this richly ornamented facade. The window and door openings have decorative keystones, and above the central bay window on the 2nd floor there are two date stones that together read "F.J. Chubbs Terrace 1876" (Attachment 3, Figure

Figure 3: Close-up of the FJ Chubbs date stones on the 330 Woolwich Street wall dormer. Heritage Planning Staff photograph, 2024.



Statement of Significance

328-332 Woolwich Street meets five of the nine criteria outlined in Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the Ontario Heritage Act.

Design/Physical Value

328-332 Woolwich Street meets Criterion 1 because the property is a unique example of a Gothic Revival row house building in Guelph, particularly visible in its stylized and embellished pitched gable roofline, wall dormers, bay windows, carved limestone sills and lintels, limestone quoins, and gingerbread bargeboard.

328-332 Woolwich Street meets Criterion 2 because the artistically carved limestone quoins, sills, lintels, and keystones display a high degree of craftsmanship.

Historical Associative Value

328-332 Woolwich Street meets Criterion 4 because it is directly associated with the contractor and architect Frederick J. Chubb, a significant late nineteenth century architect and builder, with significant works in Guelph, including the Wellington Hotel.

Contextual Value

328-332 Woolwich Street meets Criterion 7 because the proximity of the Gothic Revival façade to Woolwich Street is important in defining the character of the area.

328-332 Woolwich Street meets Criterion 9 because it is an architectural landmark on one of Guelph's major thoroughfares and streetscapes.

Attachments

Attachment 1: Historical Documentation and Photographs

Attachment 2: Current Photographs

Report Author

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