

# Advisory Committee of Council Staff Report

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To Heritage Guelph  
Date Monday, October 7, 2024  
Subject **33 Dormie Lane – Cultural Heritage Evaluation Report**

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## Recommendation

1. THAT the comments provided by Heritage Guelph members on the '33 Dormie Lane: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.
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## Executive Summary

The house located at 33 Dormie Lane 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. This Cultural Heritage Evaluation Report (CHER) has evaluated the property in accordance with the requirements of the Ontario Heritage Act and finds that the property meets three of the nine prescribed criteria for defining cultural heritage value or interest under Regulation 9/06. It is therefore recommended that the property be designated under section 29, Part IV of the Ontario Heritage Act.

## Cultural Heritage Evaluation Report

### Location

The property known municipally as 33 Dormie Lane is located at the eastern limit of Dormie Lane west of Gordon Street adjacent to the Cutten Fields golf course at the side and rear lot lines (Figure 1). The legal description of the subject property is PT LOT 2, CONCESSION 2, DIVISION G, TOWNSHIP OF GUELPH, AS IN MS36550; S/T INTEREST, IF ANY, IN MS48202; GUELPH.

Figure 1 - Location of 33 Dormie Lane. (City of Guelph GIS)

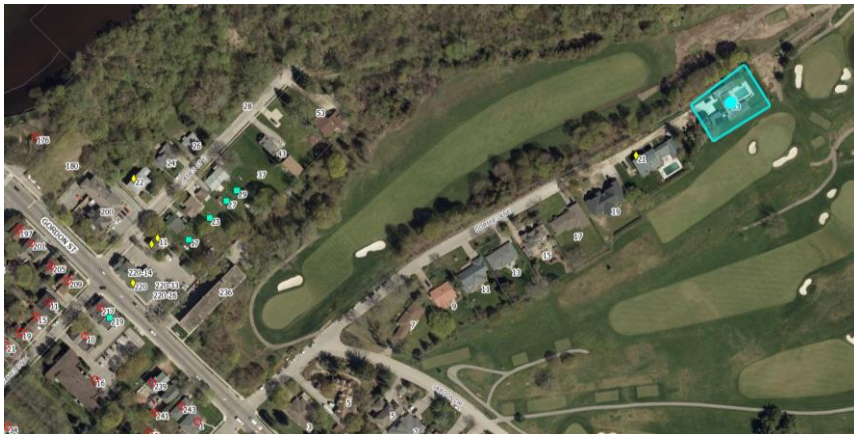


Figure 2 - View from Dormie Lane (Heritage Planning photo, 2024)



## Historical Background

Before the creation of the Cutten Fields Golf Club in 1931, Dormie Lane served as the laneway to Hughfield Farm ending at the MacDonald family's stone house at what is today 21 Dormie Lane. Hughfield Farm was named for Hugh MacDonald, the first Euro-Canadian settler to own and live on land that included the subject property. Born in Inverness-shire, Scotland in 1778, Hugh MacDonald and his family emigrated to Guelph in 1833 and were settled on Lot 2 Concession 2, Division G of Guelph Township by 1835-1836. The lands making up the MacDonald farm served as the southeastern boundary of the Town of Guelph after its expansion south of the Speed River in 1856. Cooper's Map of the Town of Guelph in 1862 (Figure 2) shows Evan MacDonald's property east of the Dundas Road (now Gordon Street) and indicates the topography of the river valley ridge as well as farm building footprints at that time.

Figure 3 - Detail from Cooper's Map of the Town of Guelph in 1862. (Guelph Civic Museum)



Figure 4: View of Downtown Guelph from the MacDonald Farm, circa 1870-1871. (Guelph Civic Museum)



Hugh MacDonald's grandson Evan MacDonald Jr. was not only a well-reputed painter, draughtsman, and printmaker, but also a strong advocate for heritage preservation and conservation in Guelph, particularly "in 1960, he was among the frustrated and angry citizens who fought the destruction of the Post Office and Customs House", and was among many who "were ahead of the times in suggesting that the building could be renovated behind its original façade, providing modern space for a bank and offices", or what is today called 'adaptive reuse' ([Capturing the Past, 2022](#)).

As reflected in Attachment 1, Table 1, the lands encompassing the MacDonald Farm were eventually partitioned off, first to the McCarron Family, and then through several 'right of way' dispensations to the Toronto Suburban Railway. Most consequentially, however, would be the sales to Arthur Cutten, the bulk of which form the Cutten Fields Golf Club, completed in 1931 at the cost of nearly \$750,000. In the [History of the Cutten Fields](#) it was stated that:

"Mr. Cutten had built the course and club with the intention of presenting it to the City of Guelph. However, Mayor Robson and the City Council of the time felt that the maintenance costs and deficits that could be encountered should not be borne by the taxpayers of Guelph, so the offer was declined."

Following the death of Arthur Cutten in 1936, the club and the lands were passed onto Cutten's successor, the internationally renowned golf course designer Stanley Thompson. After serving as a short-term residence for the Royal Canadian Air Force during World War 2, the Cutten Club resumed operations as a golf course, and between 1948 and his own death in 1953, Thompson pursued real estate opportunities along the outskirts of the golf course, reserving for himself the stone residence at 21 Dormie Lane, redubbed by Thompson as Dormie House. "Dormie" is a term used to indicate a golfer has "reached a match-play lead that is insurmountable."

According to the City of Guelph land titles abstract for Lot 2 in Concession 2 of Division G, Stanley Thompson's widow gave up her claim to a portion of land that was transferred to Rita Kemp who sold the parcel to Thomas McEwan in 1957. McEwan and his wife sold the property to Lorna Zaduk in 1962 and by 1963 Lorna

and Willam Zaduk had acquired a mortgage in the amount of \$ 25,000. In 1963-1964, a Modernist, California-style bungalow was commissioned by owners Lorna and Bill Zaduk and designed by Guelph architect William J. Campbell at 33 Dormie Lane.

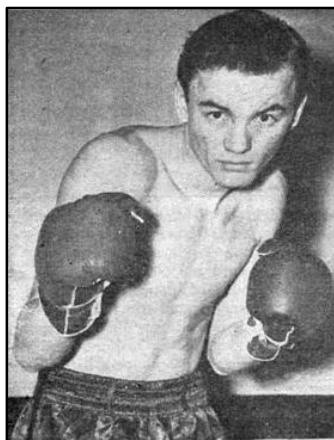
Previous research done by City of Guelph heritage staff indicates that, according to Matthew Zaduk (nephew of Bill and Lorna), Bill Zaduk became enamored with the modernist California modernist style, particularly as popularized by American singer and entertainer Frank Sinatra. It has been said that Bill made a pact that if he ever made enough money he would build a modernist home for Lorna and himself in the style of Sinatra's residence "Twin Palms", as designed by the renowned [American architect Emerson Stewart Williams](#).

Figure 5: Front view of [Frank Sinatra's "Twin Palms"](#) residence in California. (Photo: Twin Palms website)



Bill and Lorna Zaduk were avid golfers. They travelled yearly to the Frank Sinatra Open that took place in California, which Bill went on to win in 1990, and they themselves were at one time owners of the Conestoga Golf Club. In addition to his love of golf, William "Billy" Zaduk (Figure 6) was a marathon runner and a professional welter-weight boxer between 1945-1951 with a "knockout" ratio of 61% over 34 bouts, with 18 to 16 knockouts. Bill was also involved in real estate and home construction, in addition to being a member of the Guelph Homebuilders' Association, and he and Lorna were the namesake of Zaduk Place and Lorna Drive in the Village of Arbour Trails in Guelph.

Figure 6: [William "Billy" Zaduk, 1945-1951](#). (Photo: BoxRec.com)



## Building Description

The house at 33 Dormie Lane was built in the California Modernist architectural style, characterized by its flat roof, single-story massing, and u-shaped irregular floorplan, which forms a half-enclosed courtyard in the rear of the house (Attachment 3, Figure 1). Its beamed roof is extended to act as both a carport and sunshade to windows and clerestory.

In 2017, prior to significant recent renovations that began in 2018, Heritage Planning had conducted a site visit with a previous owner and photos taken are shown in Figures 7-10.

The original external walls were clad with Roman (long and thin) brick with a light coloured glazing. The brickwork was laid with light grey mortar in a stretcher bond and a stacked bond section to the left of the front door. The frieze band below the flat roof was clad in a board and batten style siding (either vinyl or painted wood). The exterior flashing is copper sheeting. The front elevation has large window panes and floor-to-ceiling glazing in the rear elevations characteristic of the modernist architectural style. A brise soleil (or horizontal grill to shade the sun) extended from the roof of the clerestory and over the bank of front windows. The previous flat roof carport was partially separated from the front door by two low, brick walls.

Figure 7 - View from Dormie Lane (Heritage Planning photo, 2017)



Figure 8 - Front left door under brise soleil; brick walls at front patio; rear of carport; southeast wall. (Heritage Planning, 2017)



Figure 9 – Rear of dwelling. (Heritage Planning, 2017)



Figure 10 - Rear courtyard over former pool; glazed brick. (Heritage Planning, 2017)



Figure 11 shows that by the winter of 2019 the carport and brise soleil elements had been removed and the sided areas clad with vertical panels in natural wood. The current photo from 2024 (Figure 12) shows a replacement carport with both low, brick walls around the front door patio removed and all of the exterior brick has been painted dark grey/black. An online real estate listing from June 2024 presented an aerial photo showing the reconstructed swimming pool in the rear courtyard.

Figure 11 - View from Dormie Lane after removal of carport. (Heritage Planning photo, March 2019)



Figure 12 - View from Dormie Lane. (Heritage Planning photo, September 2024)



Figure 13: Courtyard in rear of structure. Source: [Instagram property listing, June 2024.](#)





## **Statement of Significance**

Heritage Planning recommends that the dwelling at 33 Dormie Lane has design/physical value, historical/associative and contextual value, and thus meets Criteria 1, 4, and 8 of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06. Although significant changes have been made to the building beginning in 2018 many of the structure's key heritage attributes such as the original form and massing, flat roof, and central clerestory remain intact. Although original exterior finishes and carport have been replaced and the exterior glazed brick has been painted grey/black, the low front entrance walls removed the building still retains enough physical integrity as a good representation of mid-20<sup>th</sup> century Modernist design in the City of Guelph.

### **Design and Physical Value**

The property has physical/design value as it meets Criteria 1 being a good representative example of a California-inspired Modernist residence designed by Guelph architect William J. Campbell.

### **Historical Associative Value**

The property has historical/associative value as it meets Criteria 4 being home to the William and Lorna Zaduk, avid golfers with connection to the Guelph business and real estate community.

### **Contextual Value**

The property has contextual value as it meets Criteria 8 being visually or historically linked to its surroundings through the Zaduk family's connection to the sport of golf. The layout of the building is oriented in such a way as to allow the rear elevation and courtyard to have an optimal view of the Cutten Field Golf Club.

### **Departmental Approval**

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

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