

Staff Report



To	Heritage Guelph
Service Area	Infrastructure, Development and Environment
Date	Thursday, February 6, 2025
Subject	19 Woodycrest Drive: Draft Council Designation Report

Recommendation

1. That Heritage Guelph advises City Council that 19 Woodycrest Drive merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
 2. That Heritage Guelph advises City Council that the committee supports the heritage attributes for 19 Woodycrest Drive as described in Heritage Planning staff's report in the revised agenda for the meeting of Heritage Guelph on February 6, 2025.
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Heritage Guelph supports the proposed heritage attributes for 19 Woodycrest Drive and that Heritage Guelph recommends that Council publish its intention to designate the stone house at 19 Woodycrest Drive pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Key Findings

19 Woodycrest Drive 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).

At their meeting of July 8, 2024, Heritage Guelph supported the [Cultural Heritage Evaluation Report](#) presented by Jack Mallon (Heritage Planner) and Robert Flewelling (Heritage Research Assistant). The results of the Cultural Heritage Evaluation Report found that the property meets three of the nine criteria set out by under Ontario Regulation 9/06 (Attachment-1).

Heritage Staff have drafted a Statement of Significance and list of Heritage Attributes that may be used by Council to publish the notice of intention to designate 19 Woodycrest Drive under Part IV, section 29 of the OHA. Photos of the property that illustrate the proposed heritage attributes can be found in Attachment-2.

Report

Statement of Significance

The Italianate Villa at 19 Woodycrest Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 19 Woodycrest Drive has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 as the house known as "Homewood" is an early and unique example of Italianate/Tuscan villa style, constructed with Guelph's distinct locally quarried limestone.

The subject property meets Criterion 2 through both the quantity and the quality of the heritage attributes, many of which date back to its original construction. Of note on the exterior is the use of locally quarried limestone in the walls, chimneys and frontispiece as well as the distinctive wooden corbels that support the deep soffits. On the interior, many early or original coloured/stained and beveled glass windows are present throughout the home, with the library in particular exhibiting early and original features. Many rooms still bear original tin ceilings and wood paneling.

Historical/Associative Value

The subject property meets Criterion 4 because of its strong historical association with the Grange, Kingsmill and Howitt families, all of whom being prominent families in the development of Guelph and Guelph Township. 19 Woodycrest Drive is significant as the childhood home of Sir Charles Kingsmill, Admiral in the British Royal Navy and the inaugural Director of the Naval Service of Canada.

Contextual Value

While the subject property has associations with other areas of local significance such as Howitt Creek and Waterloo Avenue, overall the original context of the house known as "Homewood" was lost with the subdivision of these lands in the mid-20th century.

Heritage Attributes

The following elements of the property at 19 Woodycrest Drive should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Exterior Heritage Attributes

- Form and massing of the existing 2-storey building with 2-storey frontispiece and two, 1-storey wings
- Location and form of four limestone chimneys; two chimneys have an inset arch
- Existing hip and gable rooflines
- Soffits with the appearance of tongue-and-groove wood; form and location of wooden corbels supporting soffit

- Limestone exterior walls including: quoins and cut stone trim above front door on frontispiece; wide arch opening facing east garden; drip mould over upper floor window facing east garden;
- Rendered exterior of upper frontispiece with turned wooden balustrade
- Location and shape of window and door openings and associated trim work
- Window sashes, frames and pane arrangements, as follows:
 - arched, leaded, beveled glass transom window over front door
 - arched, leaded, coloured/stained glass windows on the east side of frontispiece
 - arched, leaded, coloured/stained glass window on upper front of frontispiece
 - coupled, arched windows on upper, east side of frontispiece
 - arched, leaded, coloured/stained glass windows on main floor and second floor on rear (north) wall

Interior Heritage Attributes

Front Hall

- arched, leaded, beveled glass transom window over front door
- original wood trim (including window casings, reveals, baseboards)
- arched, leaded, coloured/stained glass window on east wall
- newel post, stair handrail and balustrade

Consultations

At their meeting of July 8, 2024, Heritage Guelph supported the [Cultural Heritage Evaluation Report](#) presented by Jack Mallon (Heritage Planner) and Robert Flewelling (Heritage Research Assistant).

Heritage Planning staff have consulted the property owner regarding the proposed heritage designation. The property owner supports the proposed list of heritage attributes to be protected by a heritage designation by-law as described in Heritage Planning staff's report in the revised agenda for the meeting of Heritage Guelph on February 6, 2025.

Attachments

Attachment-1 Property photos of 19 Woodycrest Drive

Departmental Approval

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This report was approved by:

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