



Ward West Heritage Conservation District (HCD) Study

Heritage Guelph Meeting #2

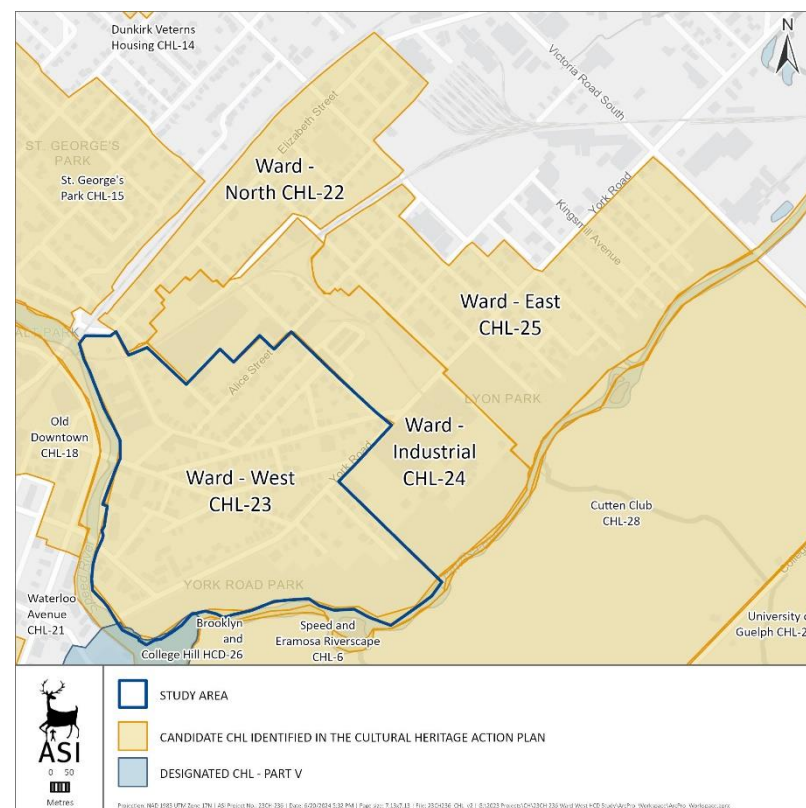
February 20, 2025

Study Area

In 2020, the Cultural Heritage Action Plan identified 29 candidate cultural heritage landscapes (C.H.L.s) throughout the City and four separate C.H.L.s within The Ward neighbourhood:

- Ward North
- Ward West
- Ward Industrial
- Ward East

Ward West C.H.L. is the focus of the H.C.D. Study.



Since last time...

Last Heritage Guelph meeting was October 15, 2024

- Refining historical research
- Built form and landscape survey
- Character analysis
- Working Group meetings
- Heritage assessment
- Boundary analysis
- Draft Statement of District Significance
- Draft report

The community values...

Proximity to downtown

Heritage buildings

History of the area

Mix of building types

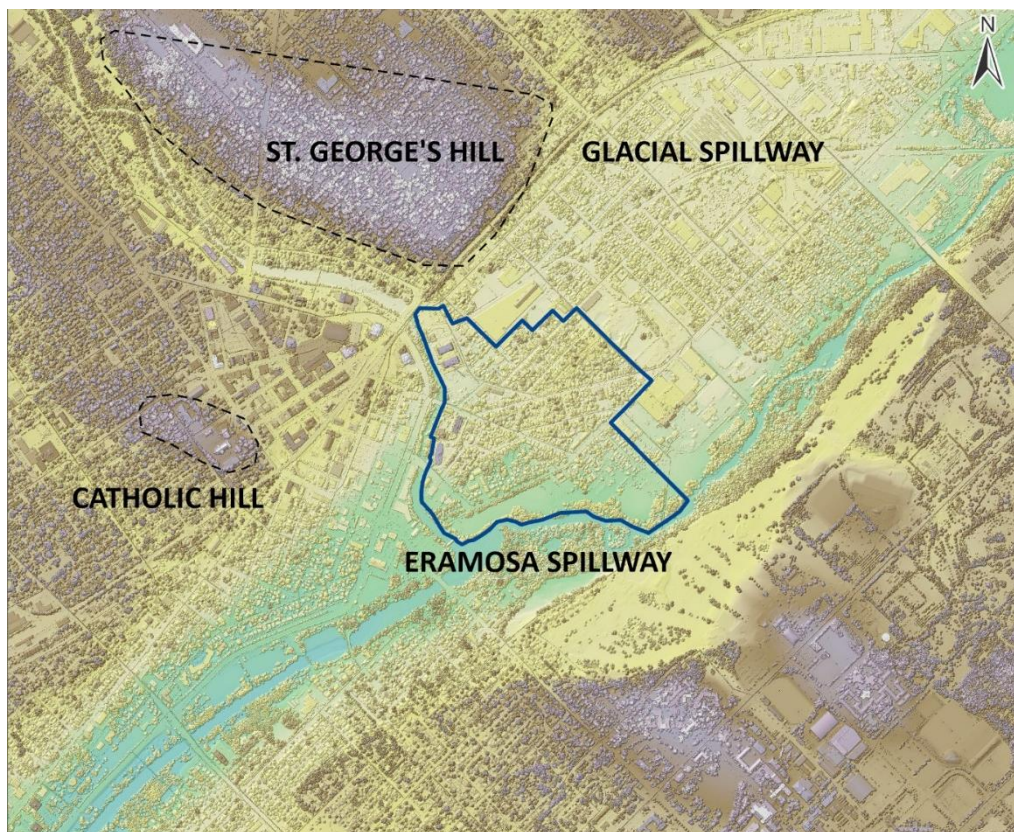
Natural areas

The rivers

Their neighbours

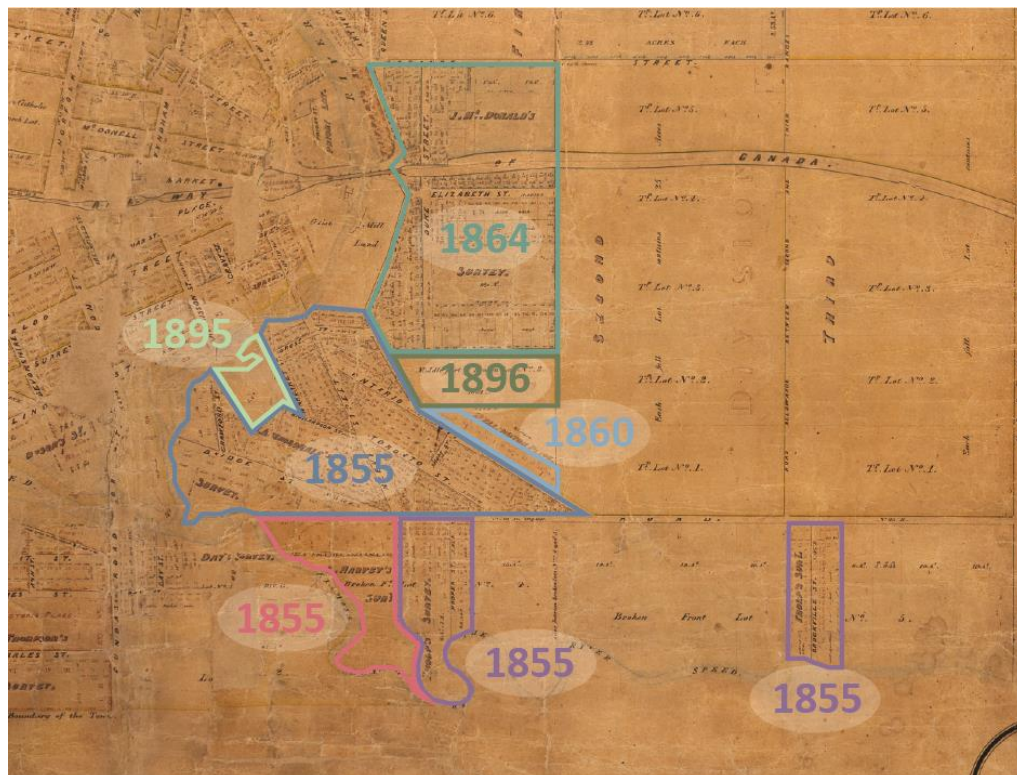
Themes and Evaluation

Rivers and Lowlands

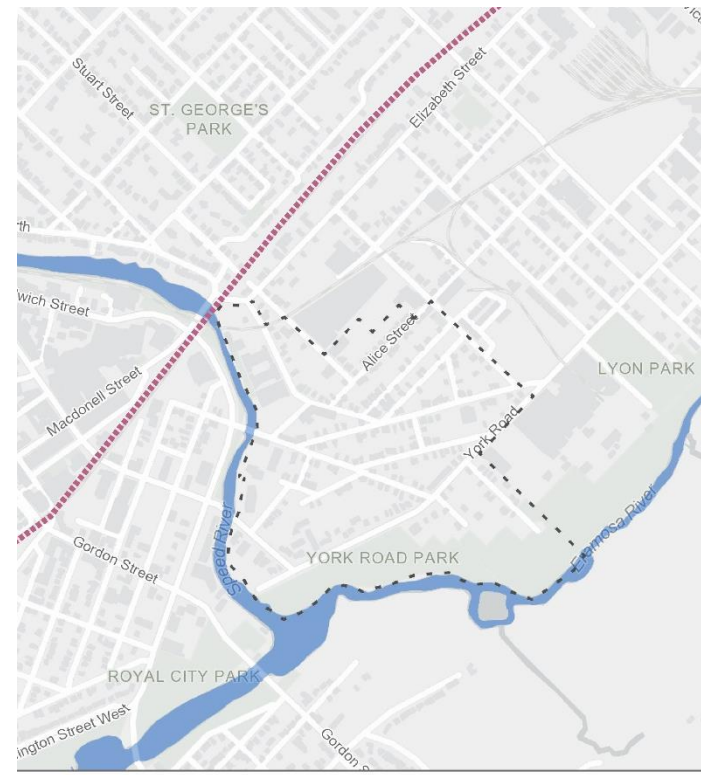


Undated photo of a Hood Street resident standing in his garden, flooded in the spring by the river (Guelph Today)

Mid 19th Century Surveys Shaped by Water and Rail



1868 map of Guelph showing the registered plans within the Study Area (Guelph Museums, 2008.44.3, annotated by A.S.I.)



- STUDY AREA
- 1856 GRAND TRUNK RAILWAY
- SPEED RIVER

Industry and Housing



Aerial view of Ontario and Neeve streets, 1940 (Guelph Museums)



Circa 1875 house at 174 Neeve Street, 2024 (A.S.I.)

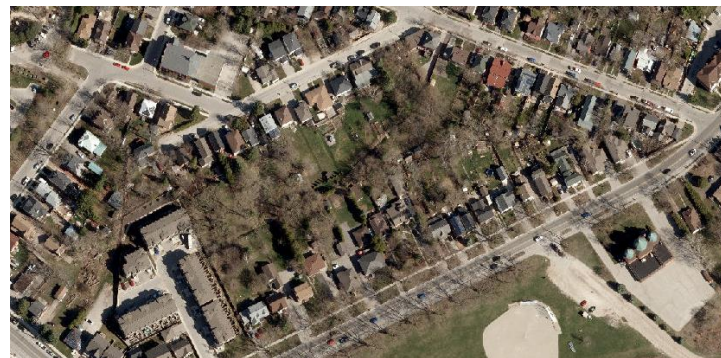


Circa 1865 house at 23-25 Ontario Street, 2024 (A.S.I.)

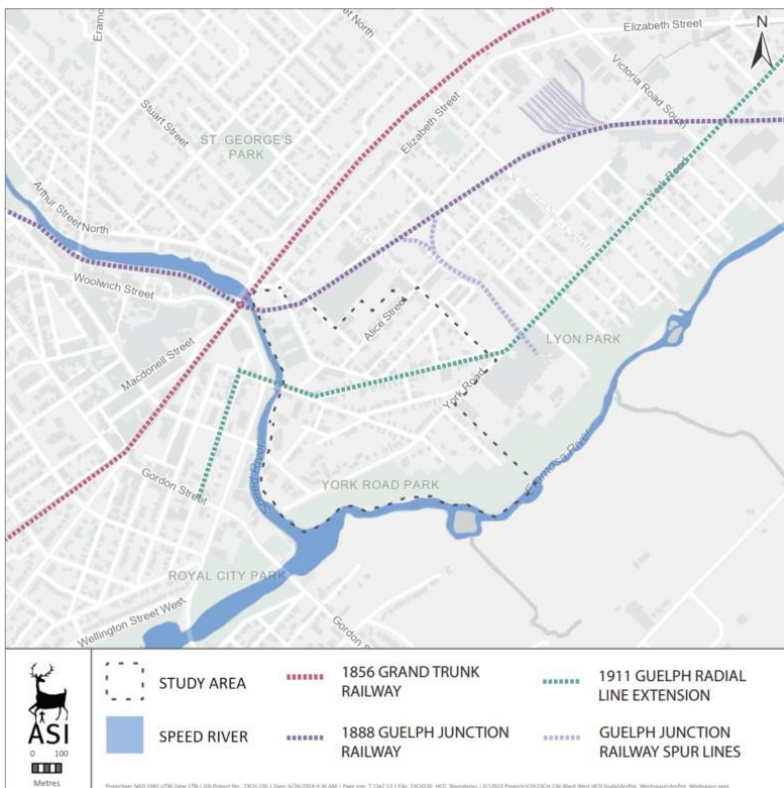
Guelph Junction Railway and Building Boom



Rowhouses on Neeve Street, 2024 (A.S.I.)



Aerial view of block in the Study Area (Google Earth)



Railway lines and streetcar services in the Ward (A.S.I. 2024)



Semi-detached houses on Oliver Street, 2024 (A.S.I.)⁹

Affordability and Proximity

Pierina	Thiason	Alice St.	M	20	S	B.	5	no	Head	M	M	32	Ialy	Ialy	Ialy	1921	Wife
"	Maria	"	"	"	"	"	"	"	Wife	F	M	33	Ialy	Ialy	Ialy	1925	Daughter
"	Senise	"	"	"	"	"	"	"	Son	M	S	5	Ontario	Ialy	Ialy	"	Son
"	Peter	"	"	"	"	"	"	"	Son	M	S	4	Ontario	Ialy	Ialy	"	Daughter
"	Angelo	"	"	"	"	"	"	"	Son	M	S	2	Ontario	Ialy	Ialy	"	"
"	Consistina	"	"	"	"	"	"	"	Daughter	F	S	4 1/2	Ontario	Ialy	Ialy	"	"

M. E. Cray	Thomas	13	"	A	29	S	B.	7	no	Head	M	M	46	Ireland	Ireland	Ireland	1929	Wife
"	Mary	"	"	"	"	"	"	"	Wife	F	M	44	Ireland	Ireland	Ireland	1919	Daughter	
"	Gerald	"	"	"	"	"	"	"	Son	M	S	9	Ireland	Ireland	Ireland	1927	Son	
"	Magdeline	"	"	"	"	"	"	"	Daughter	F	S	4	Ireland	Ireland	Ireland	1927	"	



Cat and Rat Cheese Rolling on Alice Street, circa 1965 (Wellington County Museum and Archives)



Northern Rubber Company employees in 1932 (Guelph Today)

Excerpts from 1931 census for residents living on Alice Street, showing names and countries of birth (Top); Excerpts from 1931 census showing occupations and industries of people living on Alice Street and Sackville Street (Right)

28	29	Homemaker	-
Cutter	Rubber works	Labourer	City of Guelph
Student	-	Homemaker	-
Contractor	Building	Welder	Textile works
Homemaker	-	Student	-
Student	-	Shoemaker	Rubber works
Shoemaker	Rubber works	Operator	Rubber works
Operator	Rubber works	Student	-
Student	-	Shoemaker	Rubber works
Homemaker	-	Homemaker	-
Shoemaker	Repair shop	Labourer	City of Guelph
Shoemaker	Rubber works	Labourer	Rubber works
Student	-	Labourer	Simon Nelson
Student	-	Homemaker	-
Labourer	Home	Labourer	City of Guelph
Labourer	HOUSE CONSTRUCTION	Moulder	Rubber works
Labourer	CONSTRUCTION	Carpenter	Motor Body
Labourer	Hardware	Mull. Hand	Hardware

Industry Intensifies



Spur line of the Guelph Junction Railway running parallel to Huron Street and crossing Alice Street (Guelph Museums 2014.84.608)



Employees of the Lancashire Felt Co. (later Biltmore Hats), 1933 (Guelph Museums 1996.26.1)



Gilson Manufacturing at Huron Street and York Road, circa 1950 (Guelph Museums 2014.84.799)

Adaptive Community



Double Rainbow Café/Standing Room Only Bar, 2024 (A.S.I.)



Valeriote family home at 47 Alice Street that included a shoe repair shop, c. 1920 (City of Guelph)



Valeriote's Groceteria, Post Office and Dee's Coffee Bar at 134 Alice Street, circa 1950 (Guelph Museums)



Huron Street Community Garden, 2024 (A.S.I.)

Analysis and Boundary

What is an H.C.D. boundary?

An H.C.D boundary does...

Define an area that should be managed through heritage policies and guidelines.

An H.C.D. boundary does not...

Define the limits of a neighbourhood.

How is a boundary determined?

- The study area is reviewed in detail.
- During the study, a boundary is determined. Sometimes it is different than the study area.
- Boundary analysis is based on extensive analysis of the history of the area, streetscape and individual property surveys of what exists today, and public input.

Boundary Considerations: Framework

A framework of structured elements
including:

- major natural features such as topography, land form, landscapes, water courses
- built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.

Boundary Considerations: Distinctiveness

A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

Boundary Considerations: Concentration

A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.

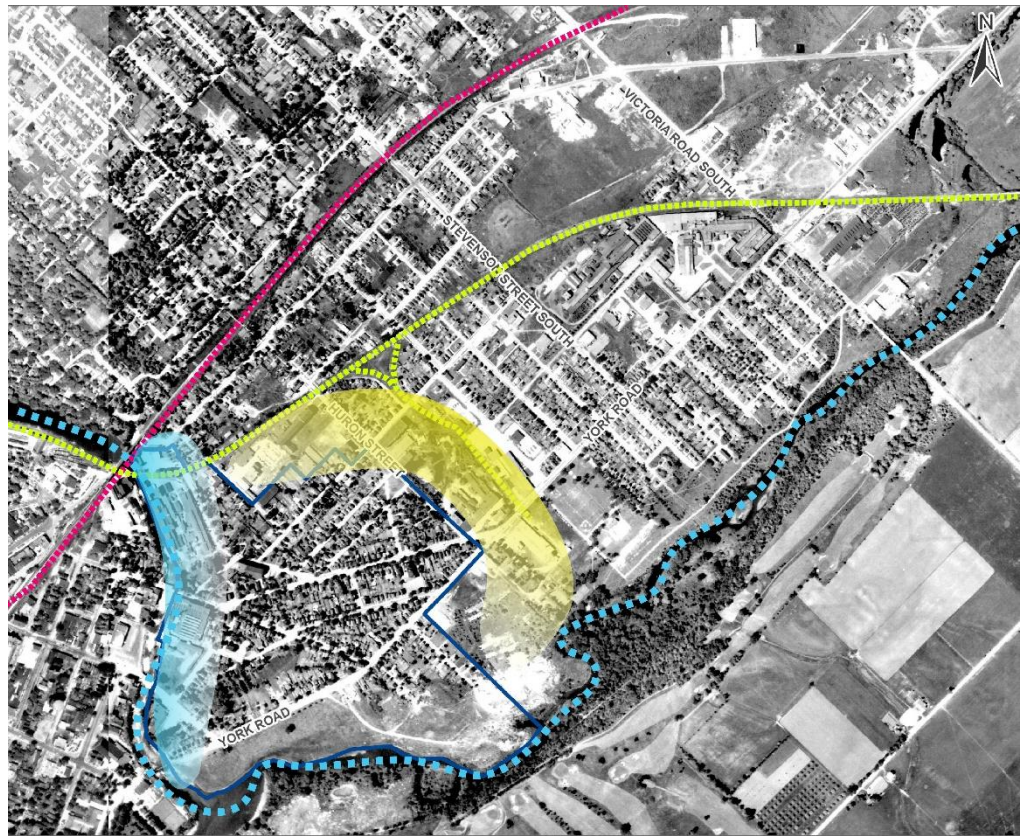
Boundary Considerations

A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time and place.

Edges of the area are marked by gateways



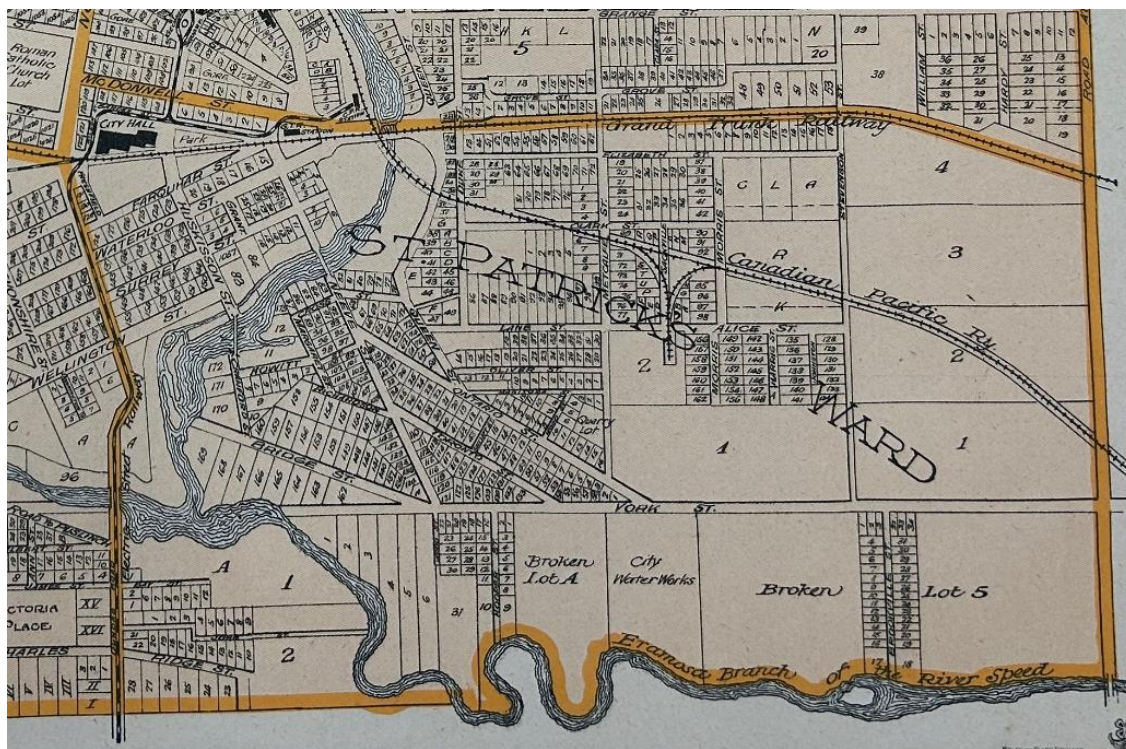
The area has a concentration of the largest and earliest water and rail-based industries



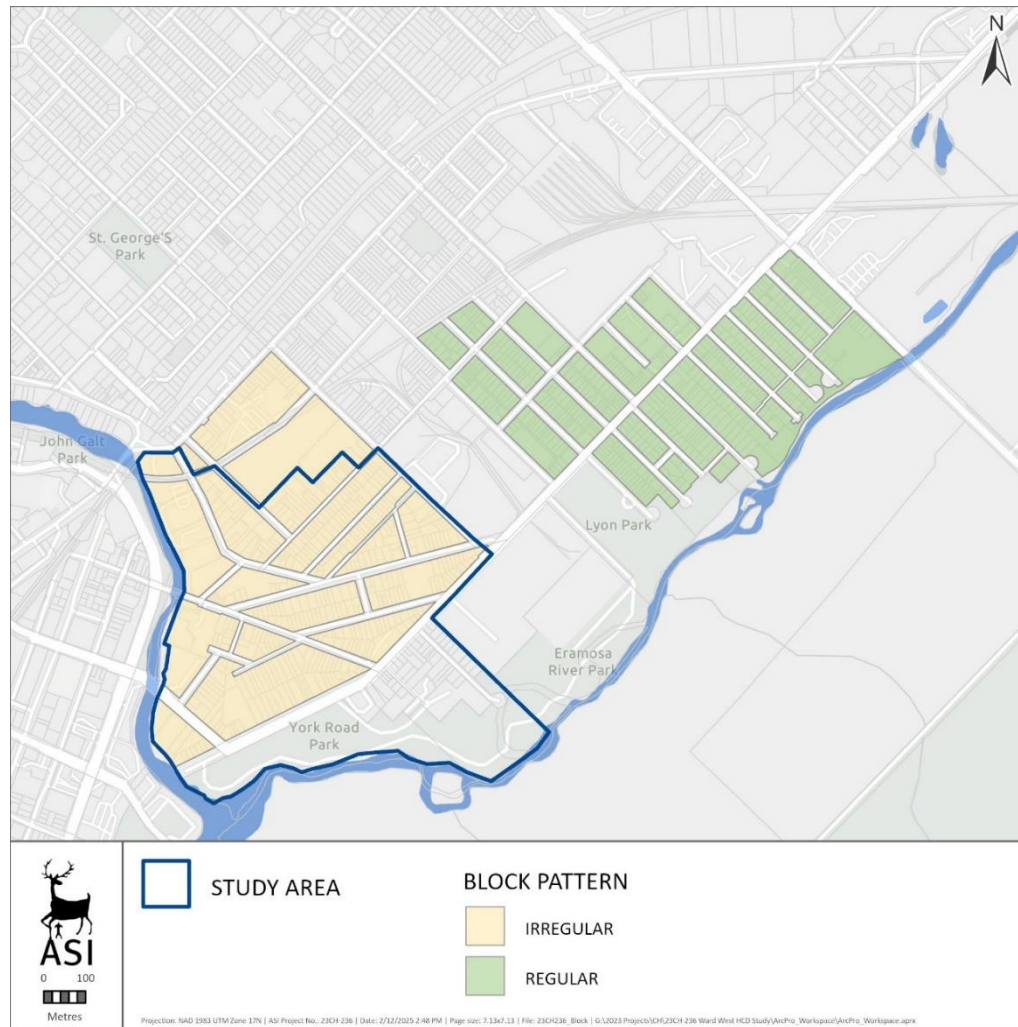
- STUDY AREA
- GUELPH JUNCTION RAILWAY AND SPUR LINES
- RAIL-BASED INDUSTRY
- GRAND TRUNK RAILWAY
- WATER-BASED INDUSTRY

Projection: NAD 83 UTM Zone 17N | ASI Project No: 2324 236 | Date: 2/6/2020 7:05 PM | Pages: 7, 13+18 | File: 23C-236_Aerial_1855 | © 2020 Project/GH/23C-236 Ward: W10: Study Area/ASI - Water-based/ASI - Water-based/ASI

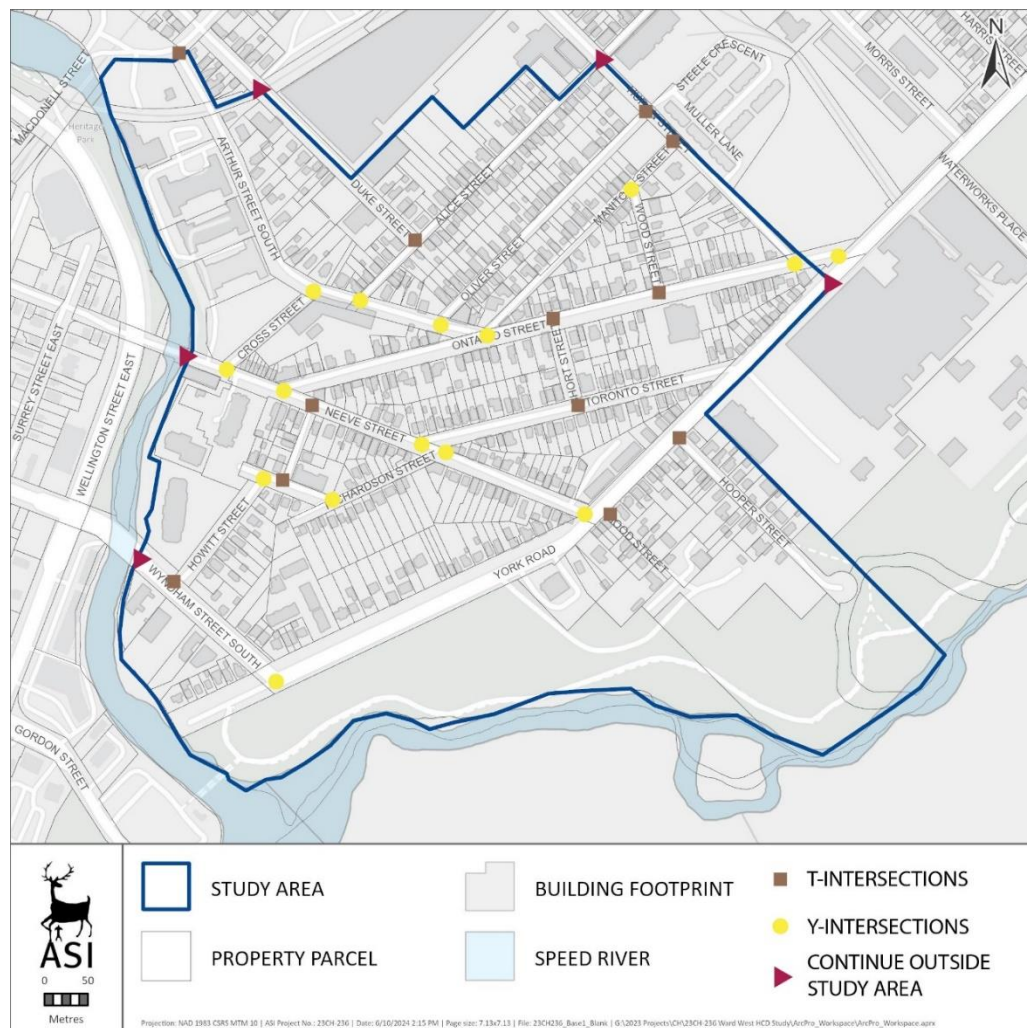
Supported by the earliest modest houses built with readily available materials on small, affordable lots



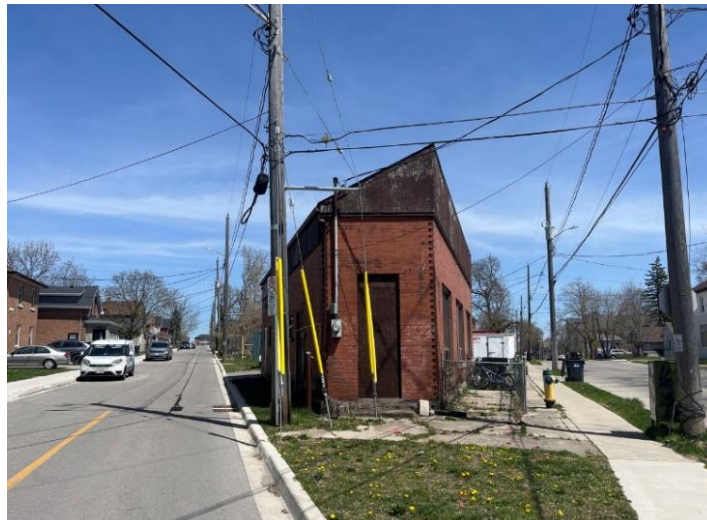
Set within an irregular street pattern which distinguishes the feel of the area next to the river



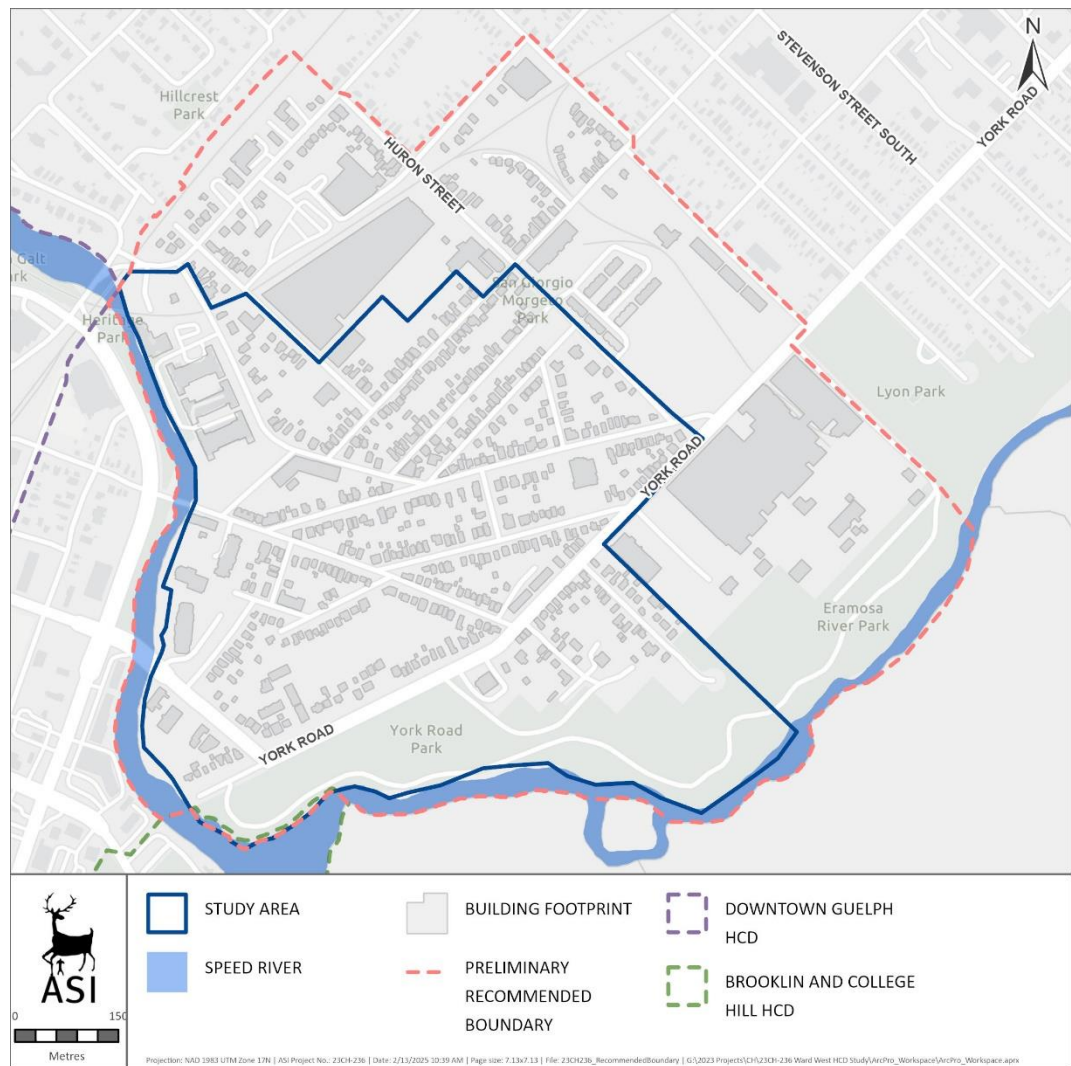
T- and Y- intersections create a pedestrian-friendly environment and restricts vehicular traffic



A significant early 20th century working class place



Recommended Boundary



Clarifying Questions

Questions or reactions to the material presented

Next Steps

- Public Information Centre #2 **TONIGHT**
- Circulate for Indigenous communities' feedback and revise as needed
- Staff report to City Council



Thank you for participating!

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