

# Staff Report



---

To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, March 18, 2025
Subject	<b>19 Woodycrest Drive – Notice of Intention to Designate</b>

---

## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 19 Woodycrest Drive pursuant to Part IV, Section 29 of the Ontario Heritage Act.
  2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
- 

## Executive Summary

### Purpose of Report

In November 2022, the Government of the Province of Ontario passed Bill 23 (amended by Bill 185), which made changes to the Ontario Heritage Act that will remove all non-designated properties from the Municipal Heritage Register on January 1, 2027. Heritage planning staff and the Heritage Advisory Committee have been reviewing properties on the Municipal Heritage Register for designation under Part IV of the Ontario Heritage Act.

The purpose of this report is to recommend that Council publish its intention to designate 19 Woodycrest Drive pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

### 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.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-1).

Heritage planning staff, in consultation with Heritage Guelph, have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. At their meeting of July 8, 2024, Heritage Guelph supported Heritage Planning’s [Cultural Heritage Evaluation Report](#). Staff have determined that the property meets three of the nine criteria used to determine cultural heritage value

according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

## Strategic Plan Alignment

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

### Future Guelph Theme

City Building

### Future Guelph Objectives

City Building: Grow and care for our community space and places

## Financial Implications

None.

---

# Report

## Location

The subject property is located on the northeast side of Woodycrest Drive, between the cul-de-sacs on Woodycrest Drive and McCall Crescent and backing onto Howitt Creek (Figures 1 – 4).

The legal description of 19 Woodycrest Drive is Firstly Part Lots 13 & 14, Plan 429, Part Woodycrest Drive, PLAN 429, Closed by Bylaw #7811 (MS111027) as in ROS388267; Guelph and Secondly Part Lot 21 Con Division A Guelph Township as in ROS388267; Guelph.

The heritage attributes that would be protected by the designation of 19 Woodycrest Drive are within the property parcel 71278-0213 indicated below.

Figure 1: Location of 19 Woodycrest Drive. (City of Guelph GIS)



Before mid-20<sup>th</sup> century subdivisions created the lots we see today around 19 Woodycrest Drive, the original lot that contained the house was roughly 58 ¼ acres and fronted onto Waterloo Avenue with the address number of 475. The current parcel was first established when Woodycrest Drive was created by Plan 429 registered in 1952.

Figure 2: 19 Woodycrest Drive (Heritage Planning, 2024)



Figure 3: East elevation. (Heritage Planning, 2024)



Figure 4: View from northwest showing rear of house. (Heritage Planning, 2009)



## Historical Background

Constructed sometime between 1854 and 1860, the house at what is known today as 19 Woodycrest Drive, was known historically as "Homewood". The subject building is an exemplary representation of mid-19<sup>th</sup> century Italianate/Tuscan villa architectural style in Guelph. The property itself was part of lands first purchased shortly after the founding of Guelph in 1829 by John Jones. During the 1830s, ownership of these lands changed often, with the settler Sheriff George Grange and family (Figure 5) maintaining ownership until the mid-1850's. Sheriff Grange's ownership pre-dated the construction of "Homewood," but his ownership of the land is important in defining the historical context of the area with his ownership of the Red Mill and Distillery nearby along Howitt's Creek on the north side of Waterloo Avenue and the accompanying 50 acres.

The Wellington County Atlas of 1906 attributes the construction of "Homewood" to John Juchereau Kingsmill in 1860, however, land title abstracts and tax assessment records show a significant jump in value in 1854 from £200-400 to £2000, when the property was transferred from Walter and George Grange to John Howitt. This is important to note, as dramatic increases in tax assessments usually indicate a major construction project or improvement to the property. This uncertainty is also reinforced in one of historian Rae Stuart's "History in Homes" articles, where he wrote that Ellen Diana Grange, Sherrif Grange's daughter, married John Juchereau Kingsmill, whereupon "John J. purchased **Homewood** from C. Sharpe and lived in it until 1876," thus loosely implying the house was built prior to being acquired by the Kingsmills. The footprint of the house is visible in Cooper's map from 1862, so it is certain that the house dates from at least 1862. "Homewood" undeniably bears significant historical associations with the Grange, Kingsmill, and Howitt families, all of whom feature prominently in the history of Guelph and Guelph Township.

Figure 5: Sheriff George J. Grange (Wellington County Museum)



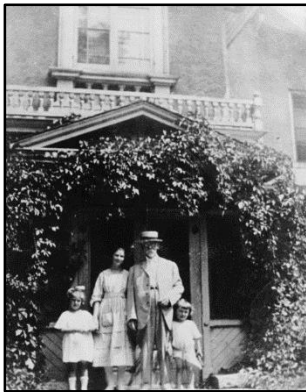
Figure 6: Sir Charles Kingsmill, 1910. (Guelph Civic Museum)



The estate also has a strong historical association with the Kingsmill family, particularly as the childhood home of Sir Charles Kingsmill, admiral in the British Royal Navy and the inaugural Director of the Naval Service of Canada (Figure 6). As per his 1935 obituary in *The Mail*, Charles Kingsmill was born in Guelph in 1855 to J. J. and Ellen Kingsmill and spent his childhood living at "Homewood" in Guelph prior to his illustrious career in the British Royal Navy. Kingsmill was made a grand officer of the Crown of Italy and was invested as an officer of the French Legion of Honor before he ultimately retired from active service in 1917 with the rank of admiral and was given the title of knight-bachelor a year later in 1918.

19 Woodycrest Drive is also associated with the Howitt family. The death of Henry Howitt in 1874 led to the ownership of "Homewood" and a number of other Guelph properties passing to the newly widowed Jane Howitt. Charles E. Howitt, son of Jane and Henry Howitt and nephew to John "Quaker" Howitt, was the last of the Howitt's to own the property, which he held until 1941 (Figure 7). Charles was also a well-reputed member of Guelph society. In addition to his work as a private banker and real estate broker with Howitt's Banking Office and the Norwich Union Fire Insurance Society at 95 Market Square, Charles took on civic roles like Chairman of the Guelph Public Library and Alderman for St. John's Ward in 1906.

Figure 7: [Charles E. Howitt and family](#) in front of 475 Waterloo Avenue, 1924. (Guelph Civic Museum)



The nearby Howitt Park and Howitt Creek are attributed to Charles E. Howitt, and Howitt is also responsible for commissioning the construction of the "Homewood Cottage," or what is today known as the limestone house within the Guelph Bible Conference Grounds at 485 Waterloo Avenue. Following the death of Charles E. Howitt in 1941, the land title abstract indicates the subject property was sold to Clarence D. McCall for \$4700. The McCall family owned and operated McCall Groceteria/Foodland, located at 23-25 Quebec Street. The house at 19 Woodycrest Drive was divided into apartment units after the Second World War, before being purchased by Frank Valeriote of Edgehill Properties in 1984.

For wealthy families (like the Kingsmills and Howitts) living on the periphery of an urban centre, the Italianate/Tuscan Villa style was a way of showcasing that wealth in a way that accentuated the rural surrounding, rather than dominating it. The Raymond House at 123 Norfolk Street in Guelph (built in 1877), or John A. Macdonald's house "Bellevue" in Kingston (built in the 1840's), are both comparative buildings.

As in "Bellevue", the exterior stone walls of 19 Woodycrest Drive were initially covered or rendered in traditional exterior stucco, but this was later removed to reveal rustic, random rubble local limestone, punctuated by partially squared quoins and lintel and arch stones. Intricately carved wooden corbels support the deep soffits of the more prominent and visible rooflines, particularly on the main façade.

Single, round-headed windows are located above the front door and on the second floor of the frontispiece. Windows contain elegant coloured/stained glass and beveled glass. The second-floor window on the east façade has a carved stone hood mold with segmented arch. Original windows and doors in the exterior stone walls have a smooth, stone lug sill, accompanied by either a corresponding flattened stone lintel or arch in roughly hewn voussoirs. Large, irregularly shaped quoins have also been employed at the building's corners and around windows and doors.

## **Determination of Cultural Heritage Value**

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-20<sup>th</sup> 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

## Attachments

Attachment-1 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

## Consultations and Engagement

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).

At their [meeting of February 6, 2025, Heritage Guelph](#), the Committee passed the following motions:

- That Heritage Guelph advises City Council that 19 Woodycrest Drive merits designation under Part IV, Section 29 of the Ontario Heritage Act; and

- 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.

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 above in Heritage Planning's staff report dated March 18, 2025.

## **Departmental Approval**

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

### **Report Author**

Stephen Robinson, MA, CAHP, Senior Heritage Planner

### **This report was approved by:**

Krista Walkey, MCIP, RPP  
General Manager, Planning and Building Services  
Infrastructure, Development and Environment  
519-822-1260 extension 2395  
krista.walkey@guelph.ca

### **This report was recommended by:**

Jayne Holmes, P.Eng., PMP  
Deputy Chief Administrative Officer  
Infrastructure, Development and Environment  
519-822-1260 extension 2248  
jayne.holmes@guelph.ca