

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, March 18, 2025
Subject	328 Woolwich Street – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 328 Woolwich Street 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 328 Woolwich Street 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

328 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.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at least 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).

Heritage planning staff, in consultation with Heritage Guelph, have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. Staff have determined that the property meets five 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

Figure 1 Portion of a GIS map showing the building's location



Bearing the legal description of Part Lot 43 and 44, Plan 105, 328 Woolwich is one of three residential units making up the Chubb’s Terrace rowhouse 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.

Statement of Significance

Figure 2 Recent photo of 328 Woolwich St.



Lots 43 and 44 of Plan 105 were first surveyed in August 1856 by Henry Strange P.L.S. for Mr. Charles McTague, yet the terrace making up 328-332 Woolwich Street would not be 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.

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, and Chubb was also the builder of architect Victor Stewart's Italianate Villa at 83 King Street. The LaPlont Block in Brandon, Manitoba is another extant example of Chubb's work.

For reasons unknown, the Chubb family left Guelph in 1881, whereupon the Guelph and Ontario Investment and Savings Society sold the property to George W. Field, who then sold the terrace to Edmund Harvey on November 21, 1881.

Woolwich Street has long served as an important thoroughfare that connected Guelph with Woolwich, Fergus, and Elora. The development of industry in Guelph north along the Speed River resulted in the development of residential neighbourhoods along Woolwich. By 1912 an electric streetcar ran along Woolwich Street, passing directly in front of Chubbs Terrace. 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.

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.

Determination of Cultural Heritage Value

Figure 3 Photo of 328 Woolwich St. from Couling's 1975 inventory



The red brick and limestone terrace at 328 Woolwich Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five 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 328

Woolwich Street has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

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

Heritage Attributes

The following elements of the property at 328 Woolwich Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Location on Woolwich St
- 2 storey building form, including
 - Side gabled roof
 - Front gabled projecting bays
- Brick and stone walls, including:
 - Original red brick exterior walls
 - Carved limestone sills and lintels
 - Rusticated limestone quoins
 - Limestone door surrounds
 - Limestone keystones
- Gingerbread bargeboard
 - All original window and door openings
 - Original front door

Financial Implications

None.

Consultations and Engagement

An outreach letter was sent to the owner of the property November 4, 2024 notifying them of the intent to recommend designation.

At the [November 4, 2024 meeting of Heritage Guelph](#), the committee passed the following motion:

That Heritage Guelph supports the heritage attributes identified for 328-332 Woolwich Street, with the addition of location added as an attribute for this site, outlined in the staff report dated November 4, 2024; and

That Heritage Guelph recommends that City Council give notice of its intention to designate 328-332 Woolwich Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Attachments

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

Departmental Approval

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