

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, March 18, 2025
Subject	<b>59 Green Street – Draft Council Designation Report</b>

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## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 59 Green Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
  2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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## 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 59 Green 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

59 Green 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 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 four 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.

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# Report

## Location

59 Green Street is located on the north side of Green Street, to the west of Dublin Street North. The legal description of PLAN 156, PT LOT 9 & PT LOT 10.

## Statement of Significance

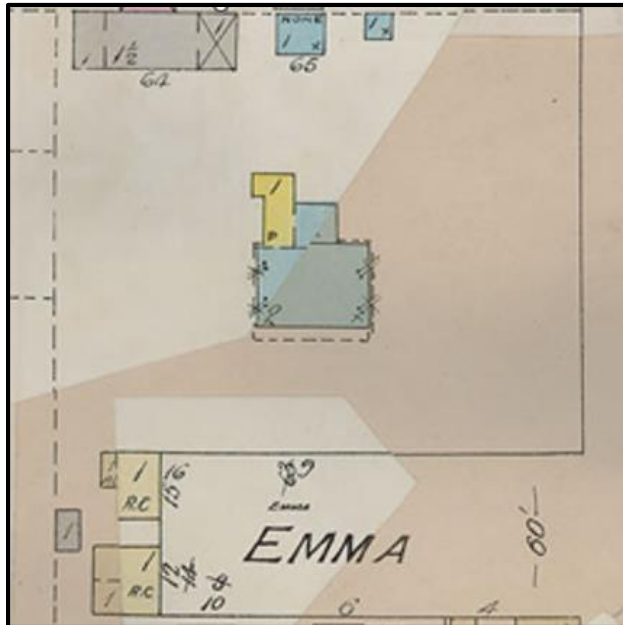
Historically known by names such as Emma Place and Maplewood, the two-story Georgian stone farmhouse at 59 Green Street was likely constructed either by or for the *gentleman* William J. Hooper, who owned both Lot 24 and 25 from as early as 1850 to at least 1862, whereupon he relocated to a farm in North Dumfries. The home was constructed by the year 1862, as it is present in Thomas Cooper's 1862 **Town of Guelph**. Following its sale to Henry Hatch, Lot 25 was subdivided into 11 smaller lots and Emma Street is formally laid out, with what would become 59 Green Street located on Lot 10. The lot passed to F.J. Chadwick, who himself sold the lot to David Stirton in 1869. Stirton was an active and important member of not only Chalmer's Church, but Guelph and Wellington writ large.

Figure 1: 59 Green Street as seen on Cooper's 1875 Map (Guelph Museums, 1981X.220.1)



Stirton's ownership occurred on the heels of a bitter dispute between members of the Knox Presbyterian Church and the creation of a new congregation and construction of Chalmer's Church on Quebec Street in 1870. Thomas Wardrope was selected as church minister, and it is likely that 59 Green Street was selected as his **manse**, which in the Scottish Presbyterian faith serves as the official residence and reception venue for the church's minister and thus would have "witnessed the chatter of church socials and gravity of serious meetings... family celebrations and the tears of funerals" (Doors Open Guelph, 2008).

Figure 2: 59 Green Street (previously Emma Street) as seen on 1897 (revised 1911) Fire Insurance Plan (Guelph Museums, 2013.39.1)



59 Green Street's role as Chalmer's Church manse is reinforced by both the 1882-1883 City Directory that lists Reverend Thomas Wardrope as residing on Emma Street, and the connection between 59 Green Street and David Stirton, as shown in the Land Title Abstracts. According to the accounts of previous owners, "the house proved a luxury the young congregation could ill afford", at which point the deed passed from the Chalmer's Church Trustees to George D. Thurnell with a \$3000 price tag. George Thurnell was a retired farmer and the son of Benjamin Thurnell, who was one of Guelph's earliest settlers and served in various civil and administrative roles, such as Guelph Township Councilor (1842-1847) and Reeve (1850-1853).

The two-story stone house at 59 Green Street is a well-preserved mid-19<sup>th</sup> century three bay, hipped-roof Georgian limestone house, replete with Neo- Classical refinements that elevate it above the typical stone farmhouses that were characteristic of the 1850's. Hammer-dressed lintels and sills accompany the French doors and windows, and the limestone voussoirs above the main entryway have been thoughtfully mirrored contrasted with the semi-elliptical fanlight.

Figure 3: Photograph of 59 Green Street (Heritage Planning Staff, 2024)



## **Determination of Cultural Heritage Value**

The stone farmhouse at 59 Green Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four 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 59 Green Street has design and physical value, historical and associative value, and contextual value.

### **Design/Physical Value**

59 Green Street meets Criterion 1 because it is a representative and early example of a two-story, Georgian-style farmhouse with significant Neo-Classical/French refinements, evident in its symmetrical façade, entryway flanked with colonnades, the fanlight transom and large sidelights, French doors on the first floor, and large, multi-paned sash and storm windows.

### **Historical/Associative Value**

59 Green Street meets Criterion 5 because it yields important information about both the history of the Chalmer's Presbyterian Church in Guelph, and the legacy of the Thurnell family, who were early and integral members of Guelph during its formative years.

### **Contextual Value**

59 Green Street fulfils Criterion 7 because it is important in defining, maintaining, or supporting the character of the area, primarily in how the property is situated on the unique remnants of what was formerly Emma Street.

59 Green Street meets Criterion 8 because it serves as a physical, functional, and historical link to the surrounding area, particularly because it predates the historical Hatch Survey and thus shaped the future development of Emma/Green Street.

## **Heritage Attributes**

The following elements of the property at 59 Green Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
  - Rectangular footprint
  - Symmetrical Georgian façade
  - Hipped roof
- Limestone walls, including
  - Quoins
  - Lintels
  - Sills
- Original window and door openings on the mid-nineteenth century limestone residence

## **Financial Implications**

None.

## **Consultations and Engagement**

At the February 6, 2025 meeting of Heritage Guelph, the committee passed the following motion:

- That Heritage Guelph advises City Council that 59 Green Street 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 59 Green Street as outlined in the Heritage Planning staff report dated February 6, 2025

Heritage Planning Staff were approached by the property owners requesting that the property be designated under Part IV of the Ontario Heritage Act. Heritage staff have collaborated with the property owners on research and identification of heritage attributes.

## **Attachments**

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

## **Departmental Approval**

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

## **Report Author**

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**This report was approved by:**

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