

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, April 8, 2025
Subject	<b>32 Eramosa Road – Notice of Intention to Designate</b>

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## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 32 Eramosa Road 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.
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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 32 Eramosa Road 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

32 Eramosa Road 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 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.

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# **Report**

## **Location**

32 Eramosa Road is a corner lot at the intersection of Mitchell Street and Eramosa Road. It bears the legal description of PT Lot 2, Plan 40, Northeast OF MITCHELL ST-ERAMOSA Road West AS IN ROS393708; GUELPH.

## **Statement of Significance**

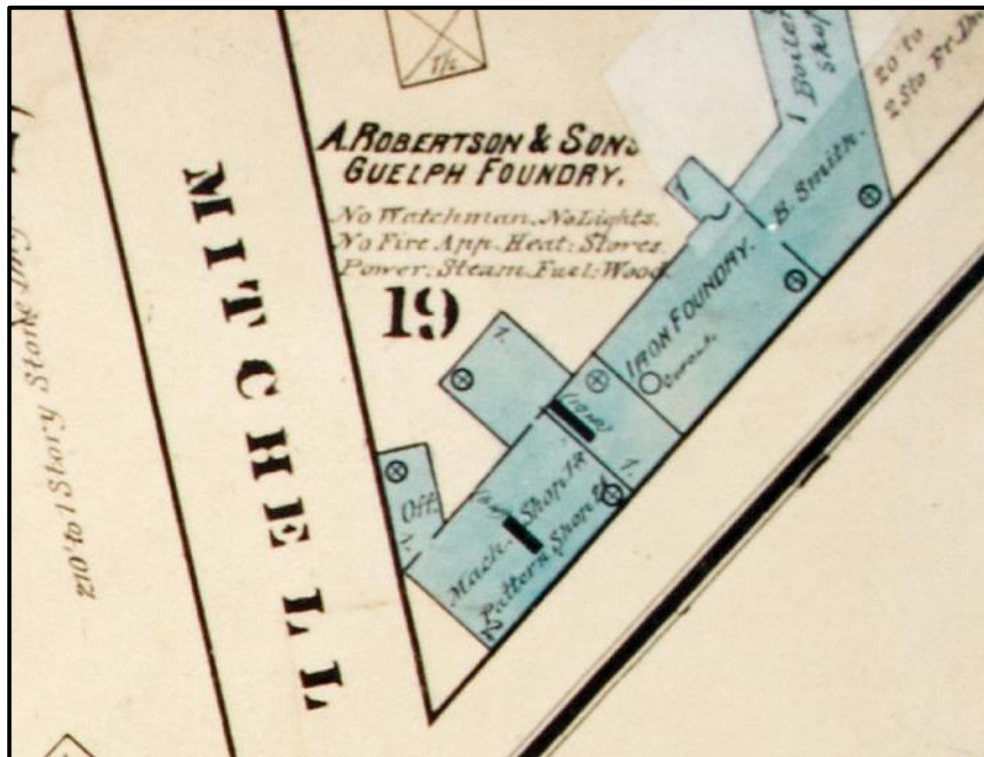
The limestone building at 30 and 32 Eramosa Road was constructed in 1852 for Adam Robertson as a two-storey machine shop and a one-storey iron foundry and boiler shop that extended north towards King Street (Fire Insurance Plan 1875). Throughout the nineteenth century, the foundry underwent several renovations, with two chimneys added between 1881 and 1897 (Fire Plans 1881 and 1897). During this time, steam heating was also introduced to the facility (Fire Insurance Plan 1897). The 1881 and 1897 Fire Insurance Plans also indicate that the main fuel source changed from wood to coal. By 1922, the iron foundry and boiler shop portions of the building were demolished, and the machine shop was turned into two dwellings (Fire Insurance Plan, 1922). At this time, the address was changed to 30 and 32 Eramosa Road (Fire Insurance Plan 1922).

Figure 1: Photograph of the Guelph Foundry, circa 1920 (Guelph Civic Museum, 1979.75.40).



The foundry was the third owned by Adam Robertson in Guelph and was the fifth industrial building that he operated in Canada, as he previously operated a grist mill in Brantford and a foundry in Paris (Guelph Mercury Entry, July 20, 1917). The Guelph Foundry manufactured engines and boilers, and conducted general mill work (City of Guelph Directory 1882-83). In 1863, the Guelph Foundry began to produce munitions for the Confederates to aid them in the American Civil War. In particular, cannons were shipped out (marked as “potatoes”) in a failed attempt to free Confederate soldiers being held at Johnson’s Island. This was organized through Bennett Burleigh, a relative of the Robertsons (Guelph Mercury Entry, July 20, 1917). Adam Robertson Jr. claimed in his 1917 Guelph Mercury interview that the cannon which previously stood outside the Robertson residence at 25 Mitchell Street was produced, and intercepted, during this time.

Figure 2: Detail from Fire Insurance Plan 1875 showing A. Robertson & Son’s Guelph Foundry (Guelph Civic Museum, 1993.28.1.4).



The Robertson family owned the property until the 1920s (Land Register Book 5, folio 26). Twentieth century residents of the subject property include Ella Leitch, who worked as a Nurse, and Richard Carefoot, who was a painter (City of Guelph Directory 1926).

The 1852 property is a vernacular example of Georgian Functionalist style, as it has a symmetrical two-storey form, a side gable roof, and a symmetrical five-bay façade with two centered entryways. As the building served as a foundry, its original components are simple and with minimal ornamentation. The current large-paned, single hung windows are not original, but the extant window openings on the facade are original (see Figure 1). The building has tooled stone sills below the first and second storey windows, as well as tooled stone lintels over the basement windows. Originally, the building was significantly longer (extending north onto Lot 1 and with a slight L-shape) and was transformed into its modern form in the 1920s

(Fire Insurance Plans 1875 and 1922), when the entryways facing Eramosa Road were constructed.

Figure 3: Photograph of 30 and 32 Eramosa Road (Maia Kollmann, 2024)



## **Determination of Cultural Heritage Value**

30 Eramosa Road 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, as per Ontario Regulation 9/06 (amended by O. Reg 569/22).

### **Design/Physical Value**

The subject property meets criterion 1 because it is an early example of an iron foundry in the City of Guelph, built of local limestone in the Georgian Functionalist style.

The subject property meets criterion 2 because it displays a high degree of craftsmanship in its limestone construction.

### **Historical/Associative Value**

The subject property meets criterion 4 because it has direct associations with the early industrialization of Guelph, and with Adam Robertson, a significant nineteenth century industrialist and politician.

The subject property meets criterion 5 because it yields information that contributes to an understanding of the development of manufacturing in the City of Guelph.

### **Contextual Value**

The subject property meets criterion 8 because it is functionally, historically, and visually to its surroundings. The building served as a foundry in an area (near the Speed River) where several other early industrial buildings are located. Additionally, the subject property is historically linked to Ferndell, the Robertson home at 25 Mitchell Street.

## Heritage Attributes

The following elements of the property at 32 Eramosa Road should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
  - Symmetrical form, two storeys, and centered entrance
  - Side gabled roof
- Hipped roof porch with wooden columns on limestone blocks, exposed knee brackets and cornices
- Exterior Limestone walls, including:
  - Tooled stone sills below the first and second storey windows and tooled stone lintels over the basement windows
  - Original window openings, including:
    - Three windows on the façade

## Financial Implications

None.

## Consultations and Engagement

A letter was sent to the property owner on February 3, 2025.

At the [February 6, 2025 meeting of Heritage Guelph](#), the committee passed the following motion:

That Heritage Guelph advises City Council that 30 Eramosa Road merits designation under Part IV of the Ontario Heritage Act; and

That Heritage Guelph advises City Council that the committee supports the heritage attributes recommended in the staff report titled "30 Eramosa Road – Draft Council Designation Report" and dated February 6, 2025

## 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

Jack Mallon, Heritage Planner.

**This report was approved by:**

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