

Staff Report

To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 10, 2025
Subject	14 Mitchell Street: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 14 Mitchell 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.
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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 14 Mitchell 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

The 14 Mitchell 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; see Attachment-4).

Heritage planning staff, in consultation with the Heritage Advisory Committee, 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

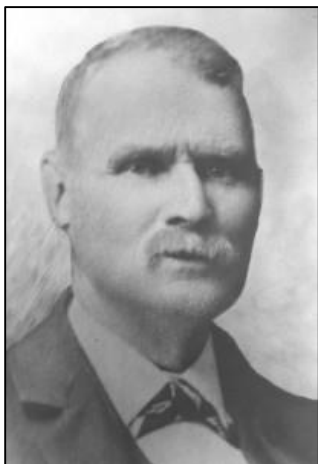
Location

The subject property is located at 14 Mitchell Street, between Eramosa Road and Norwich Street East. The legal description is Part Lot 4, Plan 99.

Statement of Significance

14 Mitchell Street is a late Italianate, detached residential dwelling that was built in 1878 for Caleb Chase by prominent Guelph architect William Day. Day has built several similar stone structures, many of which are currently designated, including City Hall and portions of the County Jail. The local limestone used to craft the structure was sourced by George Pike, a stonemason who operated a limestone quarry appropriately named Pike's Quarry and located on Waterloo Avenue, west of Edinburgh Road.

Figure 1: Caleb Chase, Mayor of Guelph 1883-1884.



The house at 14 Mitchell was constructed for Caleb Chase (Figure 1), the third mayor of the City of Guelph. The Chase Family included Caleb's wife Isabella, sons Charles, William, and Frederick, and daughter, Agnes. Chase came to Guelph in 1856 as an eager 18-year-old entrepreneur. Prior to his role as mayor from 1883-1884, Chase was a well-known carriage maker and operated the Chase Carriage Company. Chase's shop was located 143-145 Woolwich Street and later moved to 113 Woolwich Street in 1875. The Chase family resided at 14 Mitchell Street until 1887.

Prior to serving as mayor, Chase served as a City Councilor, Deputy Reeve, and Reeve in 1879. During his term as mayor, Chase had several notable contributions to the development of the downtown area, including the construction of the Blacksmith Fountain in St. George Square. He was also a driving force in the creation of the Guelph Public Library.

Additionally, 14 Mitchell Street is the birthplace of the famed Guelph war hero Kenneth Macalister. The 1914 City of Guelph Directory lists 14 Mitchell Street at the home of Macalister's parents in 1914, the year of Macalister's birth. Macalister would go on to be a Rhodes scholar who studied law at Oxford University. Macalister was studying at the Institute of Corporate Law in Paris when war broke out in 1939. Rejected from the infantry because of his poor eyesight, he was accepted into the Special Operations Executive, an organization formed in 1940 to conduct espionage in Nazi-occupied Europe. In 1943 he was parachuted into Nazi occupied France to join the resistance but was captured soon after landing. Macalister was sent to Buchenwald concentration camp where he was executed in September 1944.

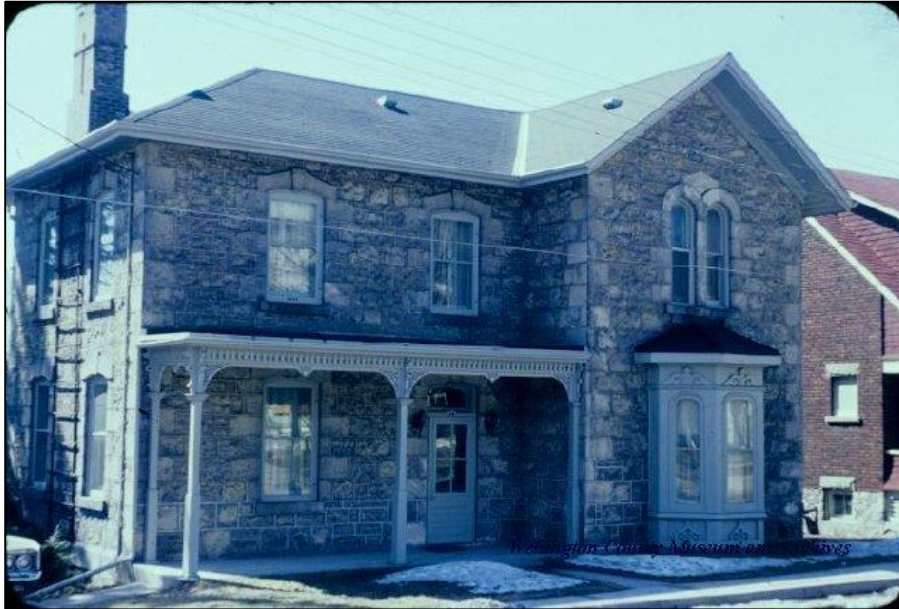
Building Description

The subject property contains a remarkably well-preserved two-storey, detached, residential dwelling constructed in the late Italianate style. It is an L-shaped building made of local limestone and features a hip roof with a protruding gable-front bay facing Mitchell Street. The asymmetrical two storey, three-bay façade features a veranda with fretted arch bracket posts,

tooled sills and lintels, and tape-pointed stonework. The protruding front-gable bay contains a bay window on the first storey and coupled roundhead windows directly above on the second storey. The features are representative characteristics of the late Italianate style.

The detached garage, clad in laminate siding, was built on the subject property in 1957 according to City Records.

Figure 2: 14 Mitchell Street Front Facade, 1969.



Determination of Cultural Heritage Value

The single detached residential dwelling at 14 Mitchell 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 14 Mitchell Street has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets criterion 1 because it is a representative example of a late Italianate residence in Guelph. The residence is one of the most intact examples of an 1870's stone Italianate residences in the City.

The subject property meets criterion 2 because it displays a high degree of craftsmanship. The stonemasonry of George Pike demonstrates a mastery of the craft.

Historical/Associative Value

The subject property meets criterion 4 because it has direct associations with Caleb Chase, a prominent Guelph carriage maker and the third mayor of the City of Guelph. The property is also associated with Kenneth Macalister, a war hero who was executed by the Nazis in 1944.

The subject property meets criterion 6 because it was designed and built by William Day, a prominent nineteenth-century Guelph builder.

Contextual Value

The subject property meets criterion 7 because it is important in maintaining the character of Mitchell Street, which contains several other notable nineteenth-century stone buildings, including 24 Mitchell St, 25 Mitchell St, and 30-32 Eramosa Rd.

Heritage Attributes

The following elements of the property at 14 Mitchell Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
 - Two storey building
 - L-shaped foot print
 - Gable Roof
- Façade, including
 - Exterior limestone walls
 - Stone sills and lintels
 - Protruding bay window
- Verandah
- Original windows and doors on the facade

Attachments

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

Consultations and Engagement

A letter was sent to the property owners on March 21, 2025

At the [April 3, 2025 meeting of the Heritage Advisory Committee](#), the committee passed the following motion:

1. That Heritage Guelph advises City Council that 14 Mitchell St merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
2. That Heritage Guelph advises City Council that the committee supports the heritage attributes for 14 Mitchell St as outlined in the Heritage Planning staff report dated April 3, 2025.

Departmental Approval

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

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