

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 10, 2025
Subject	5 Queen Street – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 5 Queen St. 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 5 Queen 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

5 Queen St. 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 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. 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

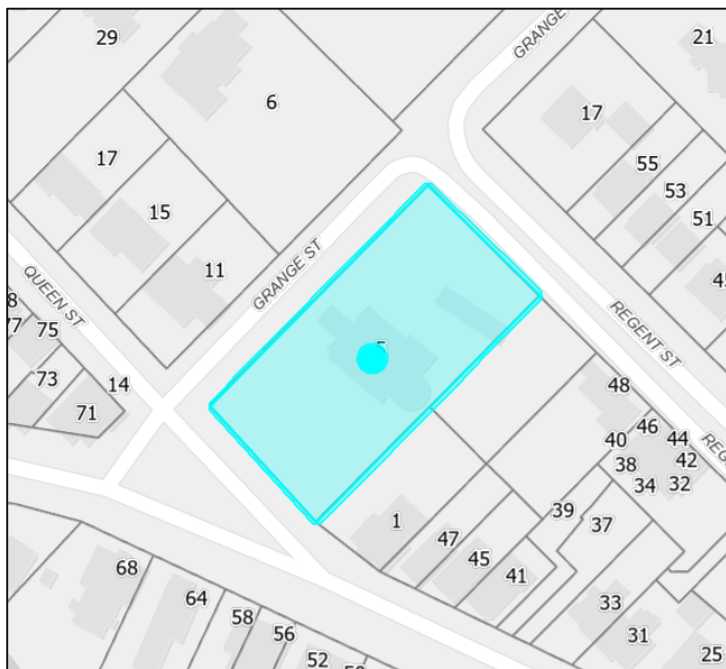
None.

Report

Location

The subject property is located at 5 Queen St., the lot stretches along Grange St. between Queen St. and Regent St. The legal description is Lots 9, 10, 11 & 12, Plan 161, East Side of Grange St., Plan 161; Guelph.

Figure 1 GIS map showing the location of the property.



Statement of Significance

Figure 2 1975 Photo of 5 Queen St. (Guelph Museum and Archives, 2009.32.4312)



Nathaniel Higinbotham immigrated to Canada from Ireland in 1846. He followed his brother, physician Dr. Andrew Higinbotham, first to Brantford before both moving to Guelph in 1848. In Canada, Nathaniel Higinbotham trained as a chemist and druggist. On arrival to Guelph, he and his brother opened the A & N Higinbotham's drug store in market square but by 1851, he was the sole owner. In 1858 while still operating his business downtown, Higinbotham would construct the much larger Higinbotham Block and Medical Hall at 12 Wyndham St., in partnership with local barrister Edward R. Martin. In 1868, Higinbotham sold his drug business to Edmund Harvey and became a real estate and financial agent as part of Higinbotham & McLagan.

Nathaniel Higinbotham had ties to the early commercial development of Guelph, but also to public service. During his time in Guelph, he served as a city Councillor, Deputy Reeve, Reeve and eventually Mayor. He served on the Boards of Trade and Education and was the first president of the Guelph Humane and Children's Aid Society. Higinbotham also served a military role as Lt. Col. Nathaniel Higinbotham as part of the Wellington Council Military Organization.

In 1854 John A. Macdonald surveyed land he had previously purchased from the Canada Company along the east bank of the Speed River and separated it into residential building lots, this included lots 9, 10, 11, and 12. Nathaniel Higinbotham purchased these lots and constructed a one-storey, cottage called Riverview between 1859 and 1861. Apart from 1874, when the home

was rented to merchant Robert Paterson and his family of 6, Nathaniel Higinbotham was the owner and occupant of the home from its construction date until at least 1898 and subsequent Higinbotham family members would occupy the home until the early 1970s.

Often called the Higinbotham House or Riverview, 5 Queen St. is a stone house showing a high degree of masonry craftsmanship with broken-coursed, tuck-pointed limestone and rusticated stone elements. Originally constructed as a 5-bay, 1-storey regency cottage in 1859, it experienced change and growth under the original owner. Around 1871 a second storey was added to the structure and in 1896, a portion of the original wrap around veranda was demolished to accommodate a one-storey stone addition to the east side of the home.

The residence maintains its original hipped roof line with a central open gable. The gable with bargeboard, frames a decorative roundel secured in the stone. The roofline includes dual, brick chimneys at each end of the home. The five-bay front façade includes shuttered windows with projecting sills and a wraparound veranda with pedimented corners visually separates the first and second storeys. The main entrance remains a door case with a transom window, sidelights, and bolection-moulded spandrels.

5 Queen St. is a home deeply tied to early Guelph. It is a residence built from locally quarried limestone by a prominent Guelph family and an owner who played a direct role in the growing commercial core of the town and a long history of public service. The siting of 5 Queen St. on land surveyed by John MacDonald, its identity as 'Riverview' and its appearance in etchings on local maps including, Map of the Town of Guelph, from Recent Surveys and Original Maps, 1862 indicated that Nathaniel Higginbotham's home has been a Guelph landmark for over 160 years.

Determination of Cultural Heritage Value

Figure 3 Current photo of 5 Queen St. (Alene Rene Forodi, 2024)



The 2-storey regency cottage at 5 Queen St. 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 5 Queen St. has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets criterion 1 because it is an excellent and well-maintained example of a mid-19th c. stone residence.

The subject property meets criterion 2 because it exhibits a high degree of both stone and timber craftsmanship.

Historical/Associative Value

The subject property meets criterion 4 because of its connection to the prominent Guelph family, the Higinbothams who owned the lot and had several generations of family reside in 'Riverview' between 1859 and 1973.

Contextual Value

The subject property meets criterion 7 because of its contribution to the visual and historic character of Queen St. and the surrounding neighborhood through its siting, architecture, and expansive, landscaped lot.

The subject property meets criterion 9 because of its identity as Guelph landmark Riverview and as one of the treasure homes identified by Gordon Couling in his inventory.

Heritage Attributes

The following elements of the property at 5 Queen St. should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Limestone exterior walls
- Hipped roof with central gable
- Centre gable barge board
- Decorative roundel
- Location and form of four brick chimneys
- Wrap around veranda with pedimented corners
- Location and shape of window openings
- Door case with transom window and sidelights

Consultations and Engagement

A letter was sent to the property owners on March 13th, 2025.

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

1. That the Heritage Advisory Committee advises City Council that 5 Queen St. merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
2. That the Heritage Advisory Committee advises City Council that the committee supports the heritage attributes for 5 Queen St. as outlined in the Heritage Planning staff report dated April 3, 2025.

Attachments

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

Departmental Approval

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

Report Author

Imogen Goldie, 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