

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	<b>3 Norwich Street West – 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 3 Norwich Street West 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 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 3 Norwich Street West 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

3 Norwich Street West 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 the Heritage Advisory Committee, have completed a Cultural Heritage Evaluation Report and statement of significance. Staff have determined that the property at 3 Norwich Street West meets six 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**

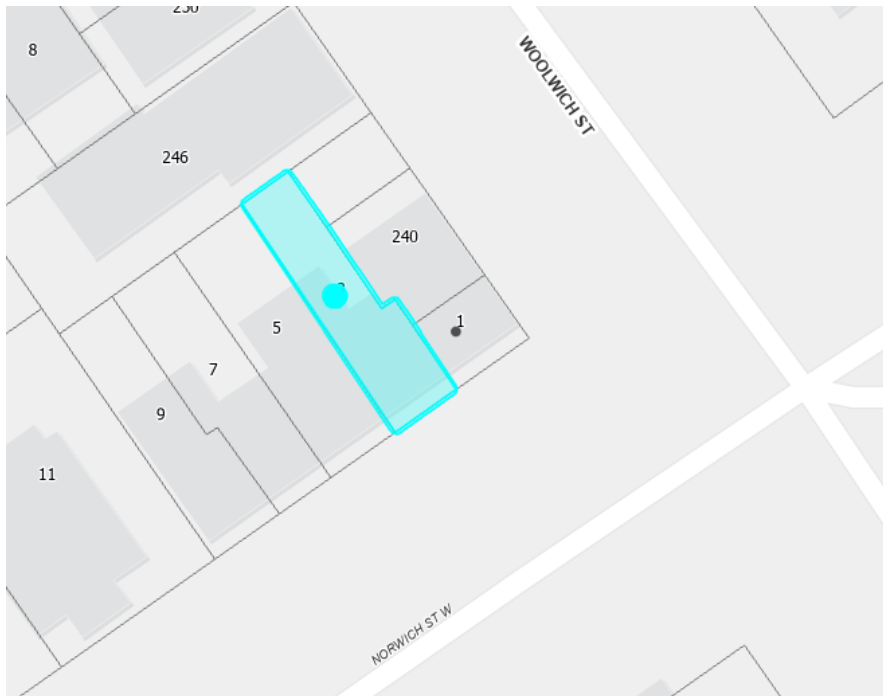
3 Norwich Street West (Figure 1) is part of a 2-storey block of attached buildings on the northwest side of Norwich Street West at the corner of Woolwich Street. (Figure 2)

The legal description of the property known as 3 Norwich Street West is PT LOTS 24 & 40, PLAN 35, PARTS 8, 9, 12 61R2027; T/W & S/T RO732886; GUELPH.

Figure 1 - 3 Norwich Street West. (Heritage Planning 2025)



Figure 2 - Location of 3 Norwich St West (City of Guelph GIS)



The block of buildings is known historically as “Barclay Terrace” including the separately owned properties of 9, 7, 5, and 1 Norwich Street West and 240 Woolwich Street (Figures 3 and 4).

Figure 3 - Barclay Terrace viewed from south. (Heritage Planning 2025)

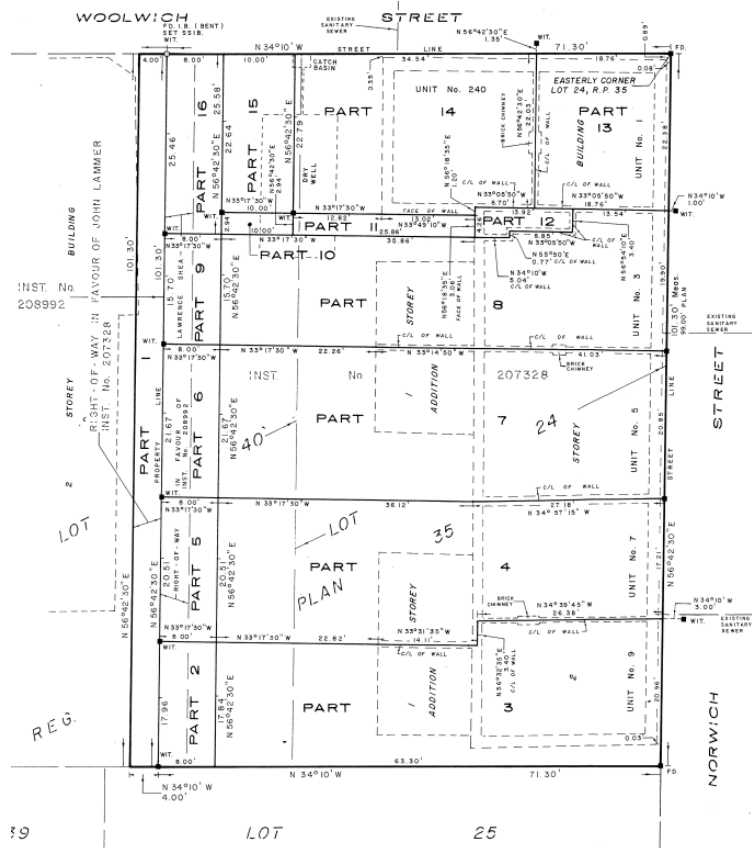


Figure 4 - Barclay Terrace viewed from east. (Heritage Planning 2025)



Lots 24 and 40 were created by Plan 35, known as Hubbard's Survey, which was registered in 1855. The subject property is Parts 8, 9 and 12 of Plan of Survey 61R-2027 dated 1979 (Figure 5).

Figure 5 - Detail from Plan of Survey 61R-2027 showing 3 Norwich Street West as Parts 8, 9 and 12. (Black, Shoemaker, Robinson & Donaldson Ltd., 1979)



## Statement of Significance

The properties known municipally as 7 Norwich Street West and 9 Norwich Street West were built before 1862 as two semi-detached dwellings. Cooper's Map of the Town of Guelph of 1862 shows a building footprint only in the southwest portion of Lot 24. The buildings known today as 5, 3 and 1 Norwich Street West and 240 Woolwich Street were added shortly after to create the Barclay Terrace. The Bird's Eye View of the Town of Guelph shows the entire Barclay Terrance in 1872 (Figure 6) and Cooper's revised map, published in 1875, shows a larger building footprint filling the entire Lot 24.

Figure 6 - Detail from Bird's Eye View of the Town of Guelph, 1872 (Guelph Civic Museum)



On October 30<sup>th</sup>, 1867, the *Guelph Evening Mercury's* building operations reported that James Barclay, a prominent Guelph building contractor, had constructed a stone house and store on his property near Davidson's Marble Works. The next year, an advertisement was placed by a resident of "Barclay's Buildings" indicating that they were situated near the corner of Norfolk and Norwich.

The properties of Barclay Terrace appeared on the Fire Insurance Plan of the City of Guelph in 1881 and 1892 indicating a store at 73 Norwich St and residences at 75, 77, 79 and 81 Norwich St W. When the Fire Insurance Plans were revised by 1911 the corner property was indicated as a millinery or women's hat shop and addressed as 238 Woolwich St. By this time, the addressing had been changed to those used today.

James Barclay was born in 1826 in Abercorn, Scotland and emigrated to New York City in 1849 where he apprenticed in carpentry before moving to Hamilton, Ontario around 1853. Soon after, the family came to Guelph to avoid the cholera epidemic and Barclay served as Captain of the first Guelph Battery of Garrison Artillery during the Fenian Raids (Figure 7). James Barclay became a prominent local contractor whose projects in Guelph included: the Drill Hall in 1866; Armstrong & McCrae Company's Woolen Mill in 1867; and a three-storey commercial building on Wyndham Street in 1869.

Figure 7 - Captain Barclay. Cabinet card studio portrait, taken by W. Burgess, c.1870, Guelph, Ontario. (Guelph Museums, [M1991.9.2.146](#)).



In 1877 Barclay received the contract for the construction of the Manitoba Penitentiary in Stony Mountain. This penitentiary building remains today as Canada's oldest operational federal prison and Barclay is remembered as a

Memorable Manitoban by the Manitoba Historical Society Archives, primarily for his role in its construction.

When he passed away on February 9<sup>th</sup>, 1912, at 85 years old, James Barclay passed his share of the title to Lots 24 and 40 to his daughter Robertha Barclay. Robertha was unmarried, so the terrace was likely intended to provide her with an income. Like her father, Robertha did not reside at the property but rented it out to tenants. Robertha retained ownership of the Terrace property until 1933 when it was sold to Reta Armstrong.

### **Building Description**

3 Norwich Street West is the right half (three bays) of a 2-storey, semi-detached, residential building built with local limestone and Georgian architectural style with a side gable roof form. The front wall has flat arches over each window and door opening built with a solid limestone lintel and sill. The current nine-over-one window sashes are not original. The building front stonework is finished with rectilinear, white tape pointing. The six-bay façade of 3 Norwich St W and 5 Norwich St W has a mirrored effect with the front entrance doors in the first and sixth bays of the facade.

The rear of 3 Norwich St W and 5 Norwich St W has a shared, single-storey, gable roofed tail. A red brick chimney was added later between the properties on the rear slope of the roof.

The prominence of the Barclay Terrace at the corner of Norwich Street West and Woolwich Street has been identified as part of Guelph's central residential area of the 1860s-1880s. Barclay's Terrace fronts onto Norwich Street West at the corner of its five-point intersection with Norwich Street East, Norfolk, and Woolwich. In 1930, Vernon's City of Guelph Directory listed Five Point Grocery at what is now 240 Woolwich Street. This property sits at a vergence between the radial plan of the downtown commercial core, and the residential grid.

### **Determination of Cultural Heritage Value**

3 Norwich Street West, as part of Barclay Terrace, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six 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 3 Norwich Street West has design and physical value, historical and associative value, and contextual value.

### **Design/Physical Value**

The subject property meets Criterion 1 as it is a representative example of a Confederation era building type with Georgian style constructed in local limestone as part of a row or terrace building form.

The subject property meets Criterion 2 because the building has high physical integrity in that it has retained most of its original exterior architectural design features in limestone and displays a high degree of craftsmanship.



## **Historical/Associative Value**

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing attached – a combination that was conventional in many of Guelph’s residential neighborhoods since the establishment of the town and in some cases continuing into the first half of the 20th century.

The subject property meets Criterion 6 as it demonstrates or reflects the work of James Barclay, a prominent nineteenth-century Guelph builder.

## **Contextual Value**

The subject property meets Criterion 7 because it is important in defining, maintaining or supporting the character of the historic Norwich Street West and Woolwich Street streetscapes in the downtown area.

The subject property meets Criterion 8 because it is physically linked to its surroundings as its façade is an integral part of an uninterrupted block face of the Barclay Terrace on the northwest side of Norwich Street West.

## **Heritage Attributes**

The following elements of the property at 3 Norwich Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- original two-story, three-bay, semi-detached building form with medium pitched roof
- limestone exterior walls
- location and opening shapes of all original front windows and door
- flat arches over each front window and door opening built with solid limestone lintels
- limestone window sills
- stonework in façade finished with rectilinear, white tape pointing

## **Consultations and Engagement**

Research assistance was provided by Piper Helen Boyd Bell, a University of Guelph student in the course "If Walls Could Talk: Heritage Planning in Guelph".

A letter dated April 16, 2025 was sent to the property owner describing Heritage Planning staff’s plans to bring a draft designation report to the Heritage Advisory Committee on May 1, 2025 and to recommend that Council issue a notice of intention to designate at the July 15, 2025 meeting.

At the [May 1, 2025, meeting of the Heritage Advisory Committee](#), the committee passed the following motion:

1. That the Heritage Advisory Committee recommends to City Council that 3 Norwich Street West merits designation under Part IV of the Ontario Heritage Act; and
2. That the Heritage Advisory Committee supports the heritage attributes recommended in the staff report titled “3 Norwich Street West – Draft Council Designation Report” and dated May 1, 2025.

## **Attachments**

Attachment-1 Ontario Regulation 6/06 Criteria for Determining Cultural Heritage Value or Interest

## **Departmental Approval**

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

## **Report Author**

Stephen Robinson, Senior Heritage Planner, MA, CAHP

### **This report was approved by:**

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### **This report was recommended by:**

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