

# Staff Report



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To	<b>Heritage Advisory Committee</b>
Service Area	Infrastructure, Development and Environment
Date	Thursday, October 2, 2025
Subject	<b>19 London Road East: Draft Council Designation Report</b>

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## Recommendation

1. That the Heritage Advisory Committee recommends to City Council that 19 London Road merits designation under Part IV of the Ontario Heritage Act.
  2. That the Heritage Advisory Committee supports the heritage attributes recommended in the staff report titled "19 London Road: Draft Council Designation Report," and dated October 2, 2025.
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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 19 London Rd. E. 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

19 London Road East 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-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 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.

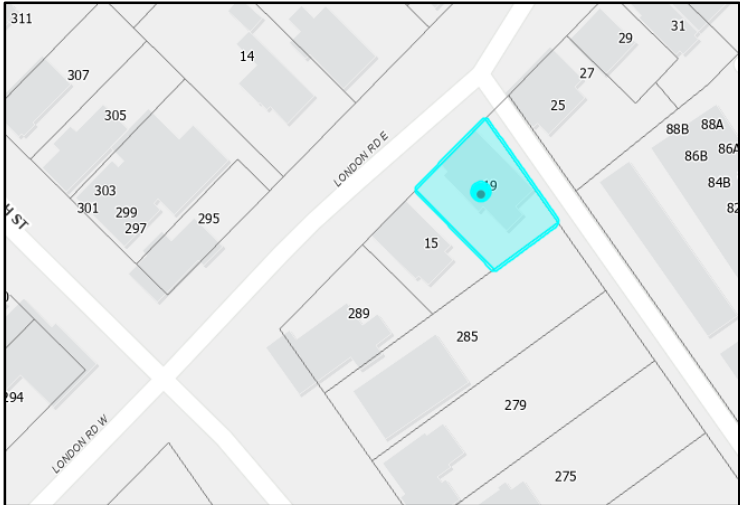
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## Report

### Location

The subject property is located at 19 London Road East, between Woolwich Street and Cardigan Street. The legal description is Part Lots 19, 20 & 21, Plan 144, as in ROS644644.

Figure 1 GIS map showing location of 19 London Rd. E. (City of Guelph GIS)



## Statement of Significance

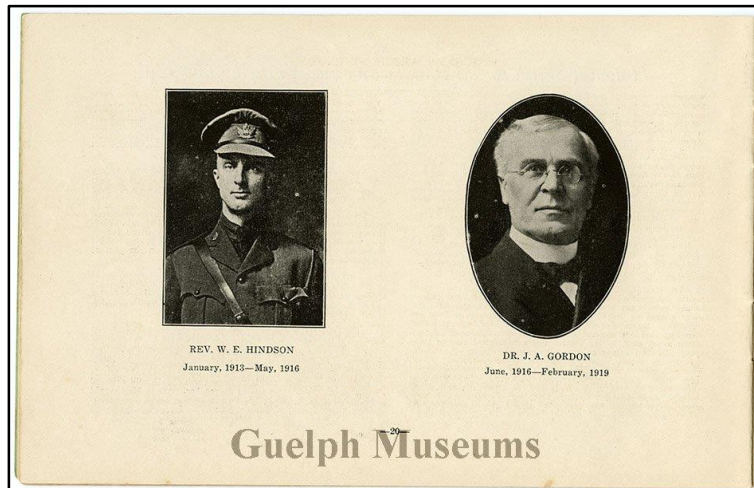
Figure 2 May 2025 Photo of 19 London Rd. E. (Heritage Planning)



19 London Rd. E. was first surveyed for George Palmer in 1861. The land had several owners prior to the construction of the stone residence, including the Reverend Arthur Palmer from 1869 to 1874. In 1878, Lawrence Tracey bought the property and built the 2-storey limestone home at a cost of \$1000, as mentioned in the Building Ops of the Daily Mercury on November 28, 1878. Tracey was a mason, likely responsible for some of the construction of the building.

19 London Rd. E. was the home to Reverend John A. Gordon (See Figure 2) from 1917 to 1919. Gordon was a pastor at the Woolwich Street Baptist Church from 1916 to 1919. He was known to be a strong contributor to the community during his short time there and was considered a reputable preacher. In 1919, Walter L. Iveson, a professor in geology and chemistry at the Ontario Agricultural College, purchased 19 London Rd. E. Iveson was involved in the community of the OAC, contributing and leading several clubs and athletics teams on campus. However, his time at 19 London Rd. E. was short lived as he passed away in February 1920 due to complication after he contracted by the Spanish Flu, which was at the height of its pandemic status.

Figure 3 Page 26 of "Seventy-Fifth Anniversary Souvenir: 1853-1928, Woolwich Street Baptist Church, 1928," featuring Rev. J. A. Gordon on the right (Guelph Museums, 2019.22.1)



19 London Rd. E. is constructed in the Neo-Classical vernacular. It is a 2 storey, L-shaped structure built from local limestone. The roof has a medium pitch gable to street. The entrance has a transom above it and windows framing it. There is a verandah wrapping across the building, it is renovated but retains the original layout from the 19<sup>th</sup> century.

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

The residential dwelling at 19 London Rd. E. 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 19 London Rd. E. has design and physical value, historical and associative value, and contextual value.

#### **Design/Physical Value**

The subject property meets criterion 1 because it is representative of a nineteenth-century limestone residence built in the Neo-Classical style of architecture.

#### **Historical/Associative Value**

The subject property meets criterion 4 because it served as the home of Rev. J. A. Gordon and Walter L. Iveson, prominent community members who contributed to Guelph's religious and educational development.

#### **Contextual Value**

The subject property meets criterion 7 because it maintains the character of low-rise, residential and commercial buildings within the area.

The subject property meets criterion 8 because it is linked to its surroundings through use of local limestone and contextually through its proximity to the Woolwich Street Baptist Church.

## **Heritage Attributes**

The following elements of the property at 19 London Rd. E. 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
  - Window openings
  - Verandah
  - Gabled roof

## **Attachments**

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

## **Consultations and Engagement**

This designation recommendation was initiated by the property owner in response to Heritage Planning staff's call for voluntary designations.

## **Report Author**

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