

Staff Report



| | |
|--------------|-----------------------------------------------------------------|
| To | City Council |
| Service Area | Infrastructure, Development and Environment |
| Date | Tuesday, January 20, 2026 |
| Subject | 12 Clarke Street West – Notice of Intention to Designate |

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 12 Clarke 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 the thirty (30) day objection period.
-

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 12 Clarke 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

The property at 12 Clarke 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 12 Clarke Street West 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. The owner is supportive of protection for their property through heritage designation.

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 property known municipally as 12 Clark Street West is located on the southeast side of Clarke Street West between Woolwich Street and Princess Street (Figures 1 and 2). The legal description is Part Lot 9, Plan 205, as in ROS618951.

Figure 1 - 12 Clarke Street West. (Heritage Planning 2025)



Figure 2 - Location of 12 Clarke Street West. (City of Guelph GIS)



Statement of Significance

12 Clarke St. W. is part of Lot 9 of Plan 205 registered in 1872. The house at 12 Clarke Street West was likely built between 1879 and 1880 when Josias Coxhead and his wife sold part of Lot 9 to David Young. David Young and his wife received a mortgage in the same year from John L. Murphy in the amount of \$100 which was discharged in 1883. David Young (1853-1914) was a successful local carpenter and the construction of many residential buildings in Guelph are attributed to him. David Young's name is mentioned many times in the Daily Mercury's annual Building Operations review both as a builder and contractor. Young lived at 12 Clarke Street West until about 1896. His son, Stewart Young occupied the house until about 1912.

Building Description

The 1-storey, gable roof, L-plan house at 12 Clarke Street West is Italianate in style with a large projecting front gable and a smaller gable over the front porch. The front porch of the house has very fine original woodwork with a high degree of craftsmanship (Figure 3) that includes a maple leaf motif on all sides of the porch post capitals. The front right window (Figure 3) has two coupled, semi-circular arched sashes under a haunched segmental head. The front left window has one segmental arched sash under a haunched segmental head. The front door is half-glassed with two semi-circular arch windows and raised (bolection) moulding. The original exterior was likely wood siding as a roughcast stucco exterior was not indicated in the 1897 (1911) Fire Insurance Plan (Figure 4). The house was clad with insulbrick siding by the mid-20th century which more recently has been covered with horizontal vinyl siding that gives the appearance of narrow wood clapboard.

The maple leaf feature is rare as an architectural detail in Guelph and there is potential for this detail to have historical association with a local sports team. The raised maple leaf feature on each of the porch posts has a shape that is very similar

to the emblem used by the Guelph Maple Leaf baseball team as seen on the team shirts in 1885 (Figure 4).

Figure 3 – (Left) Porch detail; (Right) Coupled front window. (Heritage Planning 2025)



Figure 4 - (Left) Detail from Fire Insurance Plan 1897 (revised 1911); (Right) Detail from Guelph Maple Leaf baseball team photo in 1885. (Guelph Civic Museum, 2002.81.22)



Determination of Cultural Heritage Value

12 Clarke Street West 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 design and physical value, historical and associative value, and contextual value, as per Ontario Regulation 9/06 as amended by 569/22.

Design/Physical Value

The property meets Criteria 1 as it is a representative example of Italianate architectural style in a modest residential building in Guelph. The building has a rare architectural feature in the raised maple leaf shape on the porch posts.

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

Historical/Associative Value

The subject property meets Criterion 6 because it demonstrates or reflects the work of David Young, a successful Guelph carpenter and building contractor.

Contextual Value

The subject property meets Criterion 7 because it is important in defining, maintaining and supporting the character of the historic Clarke Street West streetscape.

Heritage Attributes

The following elements of the property at 12 Clarke Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Original form of single-story, L-plan house with medium pitched roof, a large projecting right gable and a small gable over the front porch
- Front porch wooden trim and wooden panel posts (two engaged and two free-standing) on pedestals with a raised maple leaf shape on each side of the post capital
- location and opening shapes of all original doors and windows on front and left elevation
- single, segmentally arched wooden window sash with casings under a segmentally arched, haunched wooden hood moulding within the front porch
- half-glass, wooden panel front door with bolection moulding and semi-circular arched lights in stained glass
- two coupled, semi-circular arched wooden window sashes with casings under a single, segmentally arched, haunched wooden hood moulding in the front gable wall
- single, segmentally arched wooden window sash with casings under a segmentally arched, haunched wooden hood moulding on northeast side gable wall

Consultations and Engagement

Heritage Planning acknowledges the background research gathered by Jillian Sanders, Heritage Research Assistant for 2025. Following their indication of support for voluntary designation, the property owner has been in discussion with Heritage Planning staff regarding the proposed heritage designation and its associated heritage attributes.

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

1. That Heritage Guelph advises City Council that 12 Clark Street West merits designation under Part IV of the Ontario Heritage Act
2. That Heritage Guelph advises City Council that the committee supports the heritage attributes recommended in the staff report titled "12 Clark Street West – Draft Council Designation Report" and dated July 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

Stephen Robinson, Senior Heritage Planner, MA, CAHP

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:

Terry Gayman, P. Eng.
Acting Deputy Chief Administrative Officer
Infrastructure, Development and Environment
519-822-1260 extension 2248
terry.gayman@guelph.ca