

# Staff Report



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To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, January 20, 2026
Subject	<b>89 Arthur Street North – 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 89 Arthur Street North 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 89 Arthur Street North 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

89 Arthur St. N. 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).

Heritage Planning staff have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. Staff have determined 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 the 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 89 Arthur St. N., between King St. and New St. It bears the legal description of LOT 37, PLAN 32 ; GUELPH.

Figure 1 GIS map showing the location of 89 Arthur St. N. (City of Guelph GIS)



## Statement of Significance

Figure 2 May 2022 Photo of 89 Arthur St. N. (Google Street View)



Lot 37 of Plan 32 was surveyed by William Haskins in 1855 for Reverend Arthur Palmer. Originally a smaller limestone structure, the cottage was constructed on the lot between 1862 and 1872 for David Allan and was likely designed by Allan himself. The cottage was located along the Speed River and close to the mill lands of the nearby Allan's Mill, the mill purchased and operated by David's father William Allan Sr., with the Allan family quickly becoming influential in the growth and development of early Guelph. David Allan would continue to make additions and expand the limestone cottage, adding a second storey in 1881.

In 1888, after the marriage of his daughter Margaret Allan to new son-in-law Nathaniel Higinbotham, David Allan would pass ownership of the home to the newlyweds. The couple retained ownership until 1920.

89 Arthur St. N. is a two-storey residential dwelling. It is an L-shaped farmhouse structure with Greek revival architectural elements. It has a front and side gable roofline with twinned chimneys on each end of the front façade. The main house is built from locally quarried, dressed limestone, with large pick-faced quoins at each corner. The front façade has two levels of twinned window openings; each topped with a carved stone pediment. The remaining front and side window openings have heavy stone lintels and projecting stone sills. The front entrance has a decorative architrave and is topped with a transom window and is shaded by a small veranda. A wooden addition was added to the rear of the home in 1881 but was reclad in buff brick by the time the building was recorded in the 1922 fire insurance plan.

## **Determination of Cultural Heritage Value**

The residential dwelling at 89 Arthur St. N. 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 Ontario Regulation 569/22. The subject building at 89 Arthur St. N. 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 the City of Guelph's early limestone cottages and homes. It also demonstrates an early farmhouse layout with Greek revival architectural elements.

### **Historical/Associative Value**

The subject property meets criterion 4 because of its longtime ownership by the prominent Guelph Allan and Higginbotham families. Both families contributed to the development of early Guelph through property development and ownership, mills and milling industry and militarily.

The subject property meets criterion 5 because it is situated near the Speed River. The Speed River powered the local milling industry the Allan family helped establish in the City. The building aids in expanding knowledge of the Allan and Higginbotham families by highlighting the places they built, owned, lived and operated within.

### **Contextual Value**

The subject property meets criterion 7 because of its exceptional limestone construction, reflective of other early limestone buildings on Arthur St. N. and many historic buildings within the City of Guelph.

The subject property meets criterion 8 because of its proximity to the Speed River and the river's connection to Allan's Mill and the Allan family.

## **Heritage Attributes**

The following elements of the property at 89 Arthur St. N. 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
- Pick-face stone quoins
- Location and form of chimneys
- Building entrance verandah
- Pedimented twin window openings
- Heavy stone lintels
- Projecting stone sills
- Buff brick rear addition

## **Attachments**

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

## **Consultations and Engagement**

The property owners have volunteered their property to be considered for individual designation under the Ontario Heritage Act.

Heritage Planning staff have exchanged emails between November 21, 2025 and December 5, 2025 to solicit feedback on the draft designation report.

At the [December 4, 2025 meeting of the Heritage Advisory Committee](#), the Committee passed the following motion:

1. That the Heritage Advisory Committee advises City Council that 89 Arthur Street North merits designation under Part IV of the Ontario Heritage Act.
2. That the Heritage Advisory Committee advises City Council that the committee supports the heritage attributes recommended in the staff report titled "89 Arthur Street North – Draft Council Designation Report" and dated December 4, 2025.

Heritage Planning acknowledges the background research gathered by Jillian Sanders, Heritage Research Assistant for 2025.

## **Departmental Approval**

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

## **Report Author**

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

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

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