

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, February 10, 2026
Subject	38 Clinton Street – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 38 Clinton Street 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. City 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 38 Clinton 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

38 Clinton Street is listed as a non-designated built heritage resource on the City of Guelph’s Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act.

A property may be designated under Section 29, Part IV 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 have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. Staff have determined 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 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

Report

Location

The subject property is located at 38 Clinton Street, near Sydenham Street and the west extent of Cambridge Street (Figures 1 and 2). The legal description is Part Lot 5, Plan 285, as in ROS275577, Guelph and the property identification number (PIN) is 71289-0067.

Figure 1 - Location of 38 Clinton Street. (City of Guelph GIS)



Figure 2 - 38 Clinton Street (from street; front porch and balcony) (Heritage Planning 2025)



Statement of Significance

The subject property is part of Lot 5 from a plan of survey made for Maria S. Harrison and registered as Plan 285 in 1883. Archibald Gillies, a machinist, purchased Lot 5 in 1890, and in 1897 the Guelph Daily Mercury mentioned that Gillies had the two-story pressed brick residence built at a cost of \$1,200. George R. Bruce was the architect; the Taylor Brothers were the contractors; Stiffler & Mackenzie did the brickwork; P. Martin did the carpentry; and the Moffatt Brothers were responsible for the plastering.

George R. Bruce was a popular architect builder in Guelph through the 1890s. He was the son of Alexander Bruce who, in partnership with his brother George Bruce, was a prominent building contractor in the mid to late-19th century in Guelph.

The design used for the house at 38 Clinton Street had become popular in Guelph and many similar houses had been built by the end of the 19th century. An example of so-called "sister houses" are the five houses at 26 to 40 Glasgow Street North which all share the same design. The Biographical Dictionary of Architects in Canada indicates that George R. Bruce had designed these five houses for Alderman John A. McHardy in 1895.

In 1908, Gillies sold the property to George Whitelaw who lived at the property until his death in 1926.

Building Description

The key architectural features of 38 Clinton Street are its 2.5-storey, front gable roof building form with a large wood clad tympanum on the attic wall. The exterior walls are pressed red brick with a dark pink mortar. The façade has a brick, 2-storey bay window beside an open front porch with an open balcony under the front gable. The front attic wall is clad in a combination of wood shingles, wood lattice and panel work that creates a sunburst or fan shape spreading out from a small, horizontal Queen Anne window sash. The deep soffit above the front corner of the bay window is supported by two large, curved wooden brackets with fretwork. Each door and window has a high camber arched head in coursed brick and lug sills of rock-faced limestone. Each window has hung, wooden sashes with a 1-over-1 pane arrangement and what appear to be the original storm sashes with a 2-over-2 pane arrangement. The wood trim on the front porch and balcony includes rectilinear flat stock balustrades and turned and chamfered corner posts. The original half-glass front door has bolection molding under a rectangular, leaded glass transom.

Beside the house is a small, wood frame, detached garage that is clad in metal clapboard and panels. The garage appears in this location in the 1922 Fire Insurance Plan of Guelph.

Determination of Cultural Heritage Value

The residential dwelling at 38 Clinton Street 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. The subject building at 38 Clinton Street 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 Queen Anne Revival architectural style of the late 19th century in Guelph.

The subject property meets criterion 2 because it displays a high degree of craftsmanship in its construction shown in the many architectural features retained from its original construction.

Historical/Associative Value

The subject property meets criterion 6 because it reflects the work of George R. Bruce, a popular architect and builder in late 19th century in Guelph who designed many nearly identical buildings throughout the city.

Contextual Value

The subject property meets criterion 7 because it is important in defining, maintaining and supporting the character of the Clinton Street streetscape in the historic Sunny Acres neighborhood and the Guelph Collegiate Cultural Heritage Landscape identified as a candidate CHL in the City of Guelph Cultural Heritage Action Plan.

Heritage Attributes

The following elements of the property at 38 Clinton Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2.5-storey, front gable roof building form
- Front attic wall clad in a combination of wood shingles, wood lattice and panel work that creates a sunburst or fan shape spreading out from a small, horizontal Queen Anne window sash
- Deep soffit above the bay window supported by two large, curved wooden brackets with fretwork
- Exterior walls of pressed red brick with a dark pink mortar
- Brick, 2-storey bay window
- Open front porch and balcony under the front gable
- Door and window openings with a high camber arched head in coursed brick and lug sills of rock-faced limestone
- Original hung, wooden window sashes with a 1-over-1 pane arrangement and original storm sashes with a 2-over-2 pane arrangement
- Wood trim on the front porch and balcony including rectilinear flat stock balustrades and turned and chamfered corner posts
- Half-glass front door with bolection molding under a rectangular, leaded glass transom

Consultation and Engagement

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

Following their reaffirmation 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 January 15, 2026 meeting of the Heritage Advisory Committee, the committee passed the following motion:

1. That Heritage Guelph advises City Council that 38 Clinton Street 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 "38 Clinton Street – Draft Council Designation Report" and dated January 15, 2026.

Attachments

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

Departmental Approval

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