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IN THE MATTER OF THE ONTARIO HERITAGE ACT,  
R.S.O., 1990. CHAPTER 0.18  
AND IN THE MATTER OF THE PREMISES KNOWN AS  
25 MANOR PARK CRESCENT, UNITS 13,14 and 15  
IN THE CITY OF GUELPH,  
IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Foundation  
The Ontario Heritage Centre  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

HERITAGE POLICY BRANCH  
JUN 11 1993  
DIRECTOR'S OFFICE

AND: [REDACTED]  
1550 Kingston Road (Hwy.2)  
Suite 309  
Atrium Offices  
Pickering, Ontario L1V 1C3  
Attention: [REDACTED]

TAKE NOTICE THAT the Council of the Corporation of the City of Guelph intends to designate the building known as 25 Manor Park Crescent, Units 13,14 and 15 as an item of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

STATEMENT OF REASONS FOR DESIGNATION

" MANOR PARK "

(25 Manor Park Crescent, Units 13, 14 and 15)

Built circa 1857 for Arthur Wells, " Manor Park" is one of the principle stone residences in the City of Guelph. The dwelling can be described as Georgian in style and features an interesting combination of Gothic and Classic details. The building also features more rugged stonework than is usual in Guelph's stone buildings. Rusticated corner quoins are set against a background of large quarry- faced blocks of limestone which make up the facade and two side walls of the building. Decorative features include the corbelled stone cornices and stone chimneys, the projecting frontispiece with its fine second floor stone and wrought- iron balcony, the main entrance which features a fanlight and arched sidelights, and the interesting combination of arched, flat top and centre pointed windows.

Built from limestone quarried on the property, the house, which faces the Speed River, originally occupied a 10 acre site known as " Wells' Grove " under the ownership of Arthur Wells. Wells, whose family associations include the founders of the Wells Fargo stage coach line in the United States, was a civil engineer by profession. Wells came to Guelph in the early 1850s in connection with the construction of the Grand Trunk Railroad, being responsible for the work between Guelph and Rockwood and the construction of the railway bridges in both places. The quarry- faced limestone of " Manor Park " is reminiscent of the stone used to build the great piers of the existing CNR bridge across the Speed River.

During the 1860s and early 1870s Arthur Wells performed the duties of Guelph's acting Postmaster and became a well-respected member of the community. A devout follower of the Plymouth Brethren religion, Wells hosted the Brethren's yearly general conferences beside the river at " Wells' Grove". The property was also identified as one of the beauty spots in and around Guelph by the Guelph Horticultural Society.

Arthur Wells left Guelph circa 1883. After a succession of owners the property was purchased in 1928 by local news and cigar store merchant Russell Daly who restored the house and grounds and named the property " Manor Park ". A major portion of the property was subdivided in the 1950s leaving 3.6 acres with the original house, which by then had been divided into apartments. In 1992, the property was further subdivided by the Victoria Wood Development Corporation, who restored and renovated the original mansion for 3 luxury condominium units and constructed twelve new single family dwellings which now surround the original house.

Elements of the building being designated include the entire exterior stone facade and side walls of the dwelling, including all cut and carved stone elements on these designated walls, the stone cornices and the second floor stone and wrought iron balcony. All door and window openings located in the stone walls are designated, excluding the windows, frames and the door. Also included in the designation are the rear exterior wall of the main portion of the building, where exposed, and all exterior walls of the rear additions, including all stone quoins and window and door surrounds. All door and window openings on these walls are included in the designation, but the windows, frames and doors are not included. The roof line over the entire building is covered by the designation, including the stone chimneys, but excluding the existing roof covering and the recent mechanical units.

Any person may, before the 12th of July, 1993, send by registered mail or deliver to the Clerk of the City of Guelph, notice of objection to this proposed designation, together with a statement of reasons for the objection and all relevant factors. If a notice of objection is received, the Council of the City of Guelph shall refer the matter to the Conservation Review Board for a hearing.

DATED at Guelph, Ontario, this 11th day of June, 1993.

Charlene Lavigne  
Acting City Clerk  
City Hall  
59 Carden Street  
Guelph, Ontario  
N1H 3A1