Province of Ontario

# Document General

Form 4 — Land Registration Reform Act, 1984

**D**

FOR OFFICE USE ONLY

733572

CERTIFICATE REGISTRATION WELLINGTON

'95 OCT 11 AM 11 39

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 8 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document

BY-LAW NUMBER (1995)-14961

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington,
South Part Lot 977, Registered Plan 8, Canada Company Survey.
As further described in the attached Schedule.

(7) This Document Contains: (a) Redescription ☐ New Easement ☐ Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

Designation under Part IV of The Ontario Heritage Act, R.S.O. 1990, c.O.18., of portions of the building on the property known as 57-59 Cork Street West as an item of architectural and historical significance.

Continued on Schedule ☐

(9) This Document relates to Instrument number(s)

(10) Party(ies) (Set out Status or Interest)

| Name(s) | Signature(s) | Date of Signature Y | M | D |
|---|---|---|---|---|
| THE CORPORATION OF THE CITY OF GUELPH | Joe Young JOE YOUNG-MAYOR | 1995 | 10 | 04 |
| | V. Charlene Lavigne V. CHARLENE LAVIGNE-DEPUTY CLERK | 1995 | 10 | 04 |

(11) Address for Service 59 Carden Street, GUELPH, Ontario N1H 3A1

(12) Party(ies) (Set out Status or Interest)

| Name(s) | Signature(s) | Date of Signature Y | M | D |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

(13) Address for Service

(14) Municipal Address of Property

57-59 Cork Street West
GUELPH, Ontario

(15) Document Prepared by:

V. CHARLENE LAVIGNE
Deputy Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

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| Fees and Tax | |
|---|---|
| Registration Fee | 50.00 |
| | |
| | |
| | |
| Total | 50.00 |

FORM 15

REGISTRY ACT

DECLARATION UNDER SECTION 25

OF THE ACT

I, LOIS E. PAYNE,

of the City of Guelph, in the County of Wellington,

DO SOLEMNLY DECLARE that I am the Solicitor for The Corporation of the City of Guelph, and the City is a party to

By-law Number (1995)-14961 which affects the following lands:

City of Guelph, County of Wellington,
South Part Lot 977, Registered Plan 8, Canada Company Survey,
As further described in the attached Schedule.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )

City of Guelph, )

in the County of Wellington, )

this 10TH day of October, 1995 )

Lois E. Payne

**LOIS E. PAYNE**

Donna M. Palmer

A Commissioner, etc.

DONNA MARIE PALMER
a Commissioner etc., County of Wellington, for
The Corporation of the City of Guelph
Expires May 18, 1996.

**THE CORPORATION OF THE CITY OF GUELPH**

**By-law Number (1995) - 14961**

A by-law to designate portions of the building on property known as 57-59 Cork Street West as a building of architectural and historical significance.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures therein, or portions therein, to be of historical or architectural value or interest; and

AND WHEREAS the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 57-59 Cork Street West notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

AND WHEREAS no notice of objection to the said property designation has been served upon the clerk of the municipality;

**NOW THEREFORE THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:**

1. There is designated as being of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, portions of the building on property known as 57-59 Cork Street West to the extent more particularly described in Schedule "C" to this By-law.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this By-law in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

**PASSED this SECOND DAY of OCTOBER, 1995.**

Joe Young

**JOE YOUNG - MAYOR**

V. Charlene Lavigne

**V. CHARLENE LAVIGNE-DEPUTY CLERK**

**SCHEDULE "A"**
**Page 2**
**of By-law Number (1995) -14961**
**57-59 Cork Street West**

**All AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, and being composed of the Southerly Part of Lot 977, according to the Canada Company Survey, Registered Plan 8, and which said parcel of land is more particularly described as follows:

**PREMISING** the bearings are astronomic and are referred to the Northwesterly limit of Cork Street as North 55 degrees 50 minutes 00 seconds East and relating all bearings herein thereto;

**COMMENCING** at the South corner of Lot 977;

**THENCE** North 34 degrees 43 minutes 00 second West along the Southwest limit of Lot 977, a distance of 52.72 feet to a point therein;

**THENCE** North 56 degrees 00 minutes 00 seconds East, a distance of 18.88 feet to a point 0.05 feet measured in a Northwesterly direction from the North corner of a two storey brick dwelling;

**THENCE** North 55 degrees 31 minutes 00 seconds East, a distance of 3.35 feet to a point;

**THENCE** North 88 degrees 14 minutes 10 seconds East, a distance of 18.50 feet to a point;

**THENCE** North 55 degrees 31 minutes 00 seconds East, a distance of 15.85 feet to a point, being the West corner of a one storey stucco building situated on a parcel of land located immediately adjacent to and to the Northeast of the hereinbefore described parcel of land;

**Thence** South 37 degrees 42 minutes 10 seconds East along the Southwest face of the aforesaid stucco building and being also the Northeasterly face of a frame and brick addition to a three storey stone building situated on the lands described herein, a total distance of 16.24 feet to a point, being the East corner of the aforesaid frame and brick addition;

**SCHEDULE "A"**
**Page 3**
**of By-law Number (1995) -14961**

**THENCE** South 57 degrees 15 minutes 00 seconds West along the Southeasterly face of the aforesaid frame and brick addition, a distance of 0.90 feet to a point therein;

**THENCE** South 38 degrees 42 minutes 10 seconds East along the line of an existing board fence, a distance of 26.76 feet more or less to a point in the Northwest limit of Cork Street, being also in the Southeast limit of Lot 977, the said point being distant 55.42 feet measured North 55 degrees 50 minutes East from the South corner of Lot 977 and also 52.63 feet measured on a course of South 55 degrees 50 minutes West from the East corner of Lot 977;

**THENCE** South 55 degrees 50 minutes 00 seconds West along the Northwest limit of Cork Street, being also the Southeast limit of Lot 977, a distance of 55.42 feet more or less to the point of commencement.

**TOGETHER** with a right-of-way for ingress and egress, for persons, animals and vehicles, in common with the other owners and tenants of Lot 977 over, along, and upon that portion of the said Lot 977 which is more particularly described as follows:-

**COMMENCING** at a point in the Southwest limit of Dublin Street, being also in the Northeast limit Lot 977, said point being distant 51.40 feet measured on a course of North 34 degrees 43 minutes 00 seconds West from the East corner of Lot 977;

**THENCE** South 55 degrees 31 minutes 00 seconds West to and along the southeasterly face of the Southeasterly wall of a two storey stone building, a distance of 41.81 feet to a jog in the said wall;

**THENCE** North 34 degrees 29 minutes 00 seconds West along the Southwest face of the said jog in the said wall, a distance of 1.75 feet;

**THENCE** South 55 degrees 31 minutes 00 seconds West along the aforesaid Southeast face of the Southeasterly wall of the aforesaid stone building and its production Southwesterly, in all a distance of 44.03 feet to a point;

**SCHEDULE "A"**
**Page 4**
**of By-law Number (1995) -14961**

**THENCE** North 88 degrees 14 minutes 10 seconds East, a distance of 18.50 feet to a point;

**THENCE** North 55 degrees 31 minutes 00 seconds East, a distance of 70.30 feet to a point in the Southwest limit of Dublin Street, being also in the Northeast limit of Lot 977;

**THENCE** North 34 degrees 43 minutes 00 seconds West along the aforesaid limit, a distance of 8.25 feet more or less to the point of commencement.

Previously described in Instrument Number 707851.

**SCHEDULE "B"**
**Page 5**
**of By-Law (1995) - 14961**

## STATEMENT OF REASONS FOR DESIGNATION

### 57-59 Cork Street West

This unusual three storey limestone dwelling was constructed in 1878 for Guelph Township farmer John Murphy. Local mason John Pike was responsible for the fine stone work. The building features a centre gable, bracketed eaves and curved-top window openings with cut stone lintels and window surrounds. The main entrance, on the second floor, is highlighted by a fanlight and sidelights. A unique interior feature of the house is the centre hall plan with a bifurcated staircase on the second and third floors.

A native of Ireland, John Murphy came to Guelph Township in 1871 from the County of Lennox and Addington, where he was Reeve for nineteen years. He purchased Lot 977 at the corner of Dublin and Cork Streets in 1875 for development purposes. Initially he erected the limestone semi-detached dwelling at 78-80 Dublin Street in 1876, followed by this large stone building, which functioned as a duplex, in 1878. Both dwellings were leased to a variety of tenants until the lot was sold and divided in 1894-95. In 1899 the property was purchased by banker Charles E. Howitt who also leased the house until it was sold in 1920 to printer Frank Adams.

The designation covers the three storey stone facade, the west and east stone walls and the rear stone wall of the building, where exposed, including all original door and window openings and the main door frame with its fanlight and sidelights. The roof line and bracketed eaves of the building are also included in the designation. Inside, the entire main staircase is covered by the designation. Later additions of brick and wood to the rear and on the easterly side of the stone dwelling are not included in the designation.

**SCHEDULE "C"**
**Page 6**
**of By-law Number (1995) -14961**

**ELEMENTS OF PROPERTY BEING DESIGNATED**

**57-59 Cork Street West**

The designation includes:

1. The three storey stone facade, the westerly and easterly stone walls and the rear stone wall of the building where exposed;

2. The roofline over the stone building, including the bracketed eaves;

3. All original door and window openings on the designated stone exterior including the main door frame with its fanlight and sidelights;

4. Inside, the designation covers the complete, main wood staircase.

Later additions of brick and wood to the rear and on the easterly side of the stone dwelling are not included in the designation.

It is intended that non-original features may be returned to documented earlier designs or to their documented original form without requiring City Council permission for an alteration to the designation.

I hereby certify the above copy to be a true copy of
BY-LAW NUMBER (1995) - 14961
of the City of Guelph.
IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the Deputy Clerk of the said Corporation this 6th day of OCTOBER, 1995

V. Chantal Labine
Deputy Clerk