Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER 684459
CERTIFICATE OF REGISTRATION
1992 DEC 16 A 10: 06
WELLINGTON NO. 61 GUELPH
LAND REGISTRAR

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 7 pages

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

(4) Nature of Document
BY-LAW NUMBER (1992)-14254

(5) Consideration
Dollars $

(6) Description
City of GUELPH, County of Wellington,
Lot 16, Registered Plan 208.

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See 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 property known as 87 Liverpool Street 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		1992	12	01
	JOHN COUNSELL-MAYOR			
		1992	12	01
	LOIS A. GILES-CLERK			

(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
87 LIVERPOOL STREET
GUELPH, ONTARIO

(15) Document Prepared by:
LOIS A. GILES
City Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27
Total	27

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 (1992)-14254 which affects the following lands known as

City of GUELPH,
County of Wellington
Lot 16, Registered Plan 208

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,) Lois E. Payne
this 14TH day of December, 1992) 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, 1993

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14254

A by-law to designate portions of the building on property known as 87 Liverpool Street as an item of architectural and historical significance.

The Council of the Corporation of the City of Guelph, **ENACTS AS FOLLOWS:**

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 thereon, or portions thereon, to be of historical or architectural value or interest; 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 87 Liverpool Street 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

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

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

THEREFORE, the Council of 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 87 Liverpool Street 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 on this seventh day of December 1992.

JOHN COUNSELL - MAYOR

LOIS A. GILES - CLERK

SCHEDULE "A"

By-law Number (1992) - 14254

87 LIVERPOOL STREET

All and singular that certain parcel or tract of land being described as:

Lot 16, Registered Plan 208, in the City of Guelph.

SCHEDULE "B"

By-law Number (1992) - 14254

STATEMENT OF REASONS FOR DESIGNATION

87 LIVERPOOL STREET

This handsome two-storey Italianate dwelling was built in 1876 for local manufacturer Christopher Campbell. This building, constructed of red brick with strong buff brick accents, features other elements typical of the Italianate style, including raised quoins, a hipped roof and arched lintels over curved top double windows. The front entrance is highlighted by a decorative carved stone lintel over the doorcase, which features glass sidelights and fanlight. Of particular significance is the unusual brick and pier construction of the building, which may be unique to the Guelph area. The interior of the original 1876 portion of the dwelling is enhanced with ornate plaster ceiling mouldings and original wood trim and still contains the original curved cherrywood staircase. Also of interest is the later L-shaped wood front porch which is supported by patterned and textured concrete posts.

This was the first dwelling constructed on the north side of Liverpool Street, between Dublin and Glasgow Streets, and remained so until 1892. Christopher Campbell, who occupied the building until 1891, was a local manufacturer of soap and candles and was also a partner with Guelph merchant James Massie in the firm "Massie and Campbell", manufactures of wholesale biscuits and confectioneries. The dwelling was subsequently owned by George T. Moore, an organ regulator with the Bell Organ and Piano Company, under whose ownership the front porch and the rear brick addition were constructed. The 1992 owners, Owen and Barbara Scott, are responsible for restoring many of the interior and exterior features of the house.

Elements of the building being designated include the front, westerly and easterly exterior brick walls of the original 1876 portion of the house and the original rear exterior brick wall, where exposed. All door and window openings on the designated exterior walls are covered by the designation, including the carved stone lintel over the front doorcase, the front entrance door, doorcase, fanlight and glass and the sidelights (excluding the non-original glass), as well as all windows, storm sashes and the blind shuttered windows. Also included in the designation is the roofline of the 1876 building, but the chimney and existing roof fabric are not covered by the designation. Elements of the front porch covered by the designation include the cast stone posts and steps and the wood columns, railings, balusters, floor and ceiling, but not including the porch roof and enclosed deck. Elements of the interior of the building being designated include the plaster ceiling mouldings, the centre ceiling plaster mould in the living room and the complete staircase, including cherrywood balusters, bannister and newel posts. The later rear brick addition is excluded from the designation.

SCHEDULE "C"

By-law Number (1992) - 14254

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

87 LIVERPOOL STREET

The designation includes:

1. The front, westerly and easterly exterior brick walls of the original 1876 house;

2. The rear exterior brick wall of the original 1876 house, where exposed;

3. All door and window openings on the designated exterior brick walls;

4. The carved stone lintel over the front doorcase, the front entrance door, the front entrance doorcase, fanlight and glass, and the sidelights (excluding the non-original glass);

5. All windows, storm sashes and the blind shuttered windows on the designated exterior walls;

6. The roofline over the original 1876 house (but excluding the chimney and the existing roof fabric);

7. On the front porch the cast stone posts and steps, the wood columns, railings, balusters, floor and ceiling (excluding the porch roof and enclosed deck);

8. Inside the house the plaster ceiling mouldings, the centre plaster mould in the livingroom, and the complete staircase including the cherrywood balusters, bannister and newel posts.

The designation excludes the later rear brick addition.

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

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14254
A by-law to designate portions of the building on property known as 87 Liverpool Street as an item of architectural and historical significance.

Read a first and second time at: 11:04 o'clock p.m., December 7 1992.

Read and passed in Committee at: 11:05 o'clock p.m.,December 7 , 1992.

Read a third time and passed at: 11:06 o'clock p.m., December 7 1992.

I hereby certify the above copy to be a true copy of By-law Number (1992)-14254 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 City Clerk of the said Corporation this 11th day of December, 1992.

City Clerk