THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)- 11115

A by-law to designate portions of the buildings and properties at 1 Quebec Street and 99-101 Norfolk Street and at 15 Oxford Street as items of architectural and historical significance.

WHEREAS the Ontario Heritage Act, 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereof, 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 1 Quebec Street and 99-101 Norfolk Street and as 15 Oxford Street, and upon the Ontario Heritage Foundation, notice of intention to so designate portions of the aforesaid real properties 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 proposed designations 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 are designated as being of historic and/or architectural value and interest, portions of the commercial-residential building at 1 Quebec St. and 99-101 Norfolk St. (The Duncan-McPhee and Gallery One Building) and portions of the house at 15 Oxford St., which portions are 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 properties described in Schedule "A" hereto, in the proper land and 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 properties 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 by the Council of the Corporation of the City of Guelph this seventeenth day of January, 1983.



Norman Jary
MAYOR

CLERK

SCHEDULE "A"

By-law Number (1983)-11115

This by-law is to be registered on the title to each of the following properties:

1 Quebec St. and 99-101 Norfolk St.

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 part of Lot Number Eighty-Six (86) of the Canada Company's Survey and which may be more particularly described as follows, that is to say:
COMMENCING at the northwesterly angle of the said Lot Eighty-Six the said point being at the intersection of the southerly limit of Quebec Street and the easterly limit of Norfolk Street;
THENCE South 33 degrees east along the said easterly limit of Norfolk Street 68.1 feet to the southwesterly angle of a stone building;
THENCE North 56 degrees, 37 minutes East along the southerly wall of the said stone building 45.5 feet to a brick wall;
THENCE South 33 degrees, 23 minutes East along the said brick wall 5.45 feet to an angle in the wall;
THENCE continuing along the said brick wall south 17 degrees, 35 minutes east 9.0 feet to the southerly angle of the said brick building;
THENCE North 72 degrees, 25 minutes East 15.75 feet along a brick wall to the corner of the building;
THENCE North 72 degrees 5 minutes East 30.2 feet to the northwesterly angle of a stone stable;
THENCE North 69 degrees 27 minutes east along the northerly limit of the stone stable 0.5 feet to a brick wall;
THENCE North 20 degrees 33 minutes West along the westerly limit of the foundation of the said brick wall of a brick stable 58.35 feet to the southerly limit of Quebec Street;
THENCE South 76 degrees 30 minutes West along the said limit of Quebec Street 107.35 feet more or less to the place of beginning.
All of which is shown red on the sketch attached to instrument registered in the Registry Office for the South and Centre Ridings of the County of Wellington as Number C15-11227;
TOGETHER WITH the right to maintain the eaves of the buildings at present upon the said lands as the same now are and which project over any adjacent property. EXCEPTING thereout and therefrom all that part of the said lands conveyed to Jacob Kloepfer and Francis Kloepfer by instrument registered in the Registry Office for the South and Centre Ridings of the County of Wellington as Number 15820 in Book C20, the said excepted part being therein described as follows:-

.../2

1 Quebec St. and 99-101 Norfolk St. - Continued

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 part of Lot Number 86 in Canada Company Survey better known and described as follows, that is to say:-

COMMENCING at a point in the southerly limit of Quebec Street distant 77.35 feet easterly from the intersection of the said southerly limit of Quebec Street with the easterly limit of Norfolk Street;

THENCE North 76 degrees 30 minutes East 30 feet to a brick building

THENCE South 20 degrees 33 minutes East 58.35 feet to the northerly limit of a stone building;

THENCE South 69 degrees 27 minutes West along the said northerly limit of the stone building 0.5 feet to the northwesterly angle thereof;

THENCE South 72 degrees 25 minutes West, 28 feet;

THENCE Northerly in a straight line to the place of beginning.

15 Oxford St.

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, being composed of the North-East Half of Lot Number 692 in the Canada Company Survey.

SCHEDULE "B"

BY-LAW NUMBER (1983)-11115

STATEMENTS OF REASONS FOR DESIGNATION

1 QUEBEC ST., 99-101 NORFOLK ST. (Duncan-McPhee and Gallery One)

This two-storey, two-part building of local limestone is a distinguished example of mid-nineteenth century architecture in Guelph. The southern portion, (99 Norfolk Street) was built in 1853 by John Catchpole, tinsmith, grandson of Henry Catchpole who bought the land from the Canada Company in 1836. Tradition claims it to have been the first stone structure erected on Norfolk Street.

An impressive extension (1 Quebec Street) was added in 1864, at the corner of the property, by George Howard, Guelph's mayor when the City was incorporated in 1879. The structure, built with superior cut-stone masonry and crowned with a handsome cornice and curved roof, has fine proportions and a gracefully curved corner facade.

In 1954, the total building was rehabilitated by Duncan-McPhee Interiors. Both units retain their historic character with only limited, sympathetic alterations.

The designation covers the northerly and south-westerly facades of stone at No. 1 Quebec Street and Nos. 99-101 Norfolk Street, the roof profiles and the stone parapets of the end walls which frame the roof. The interior, with other exterior walls to the south-east and east, are excluded, as is the brick addition of later date to the east.

15 OXFORD STREET

The Regency-styled cottage at 15 Oxford Street is one of the finest mid-nineteenth century stone cottages in the city. It was built c.1862 for James Perry. In addition to its fine general proportions, its distinguishing features include the unusually tall twelve-pane shuttered windows and the handsomely-designed entrance door with transom and side-lights. The building has been well cared for and retains its original character.

For over sixty years, this was the residence of the David Scroggie family. During the 1880's and 1890's, Scroggie served as an alderman and as City Treasurer. His daughter, Miss M. A. Scroggie, was one of the leading Guelph artists at the turn of the century and on occasion used this home to display her paintings.

The designation covers the presently-exposed exterior of the stone structure with its roof profile and three chimneys of parged brick. It does not include the brick addition built at the rear at a later date.

SCHEDULE "C"

BY-LAW NUMBER (1983)- 11115

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

A. 1 Quebec St. and 99-101 Norfolk St.

(a) The limestone facades facing Quebec St. to the north and facing Norfolk St. on the south-west, including window and door openings. At 1 Quebec St., it is permitted that compatible alterations may be made in the window and door locations at the ground floor or alterations which bring these windows and doors closer to the original design. The present Colonial store front design dates from 1954.

(b) The stone parapets which extend above the roof at the eastern end wall, at the dividing wall between the higher building at 1 Quebec St. and the lower building to the south and at the southeasterly end wall. It would be permitted to cover or alter the eastern end wall and/or south-easterly end wall.

(c) The present form and profile of the roofs and the cornice of 1 Quebec St.

B. 15 Oxford St.

(a) The presently-exposed portions of the stone structure at the front of the property, including its twelve-pane, shuttered windows, its front door with transom and side-lights, its roof form and profile and its three brick chimneys which are presently parged.

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By-law Number (1983)- 11115

A by-law to designate portions of the buildings and properties at 1 Quebec Street and 99-101 Norfolk Street and at 15 Oxford Street as items of architectural and historical significance.

Read a first and second time at 10:11 o'clock p.m., January 17, 1983.

Read and passed in Committee at 10:12 o'clock p.m., January 17, 1983.

Read a third time and passed at 10:13 o'clock p.m., January 17, 1983.

279332

No.
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of
in the
Land '84 FEB 2 PM 4:16
Registry Office
at Guelph
Ontario.
Land Registrar