Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER- 518012
CERTIFICATE OF REGISTRATION

'85 NOV 21 AM 11:22

Wellington South
No. 61
Guelph.

Land Registrar

(1) Registry [xx] Land Titles [ ]

(2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

By-law designating portions of properties as being of architectural and historical significance.

(5) Consideration

Dollars $

(6) Description

(a) Lots 595, part 596, 578 and 579, Canada Company Survey

(b) Part of Lot 631, Canada Company Survey

described on pages 3 and 4 hereto

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

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

(8) This Document provides as follows:

The designation of portions of the properties described herein and known as 74 Paisley Street and 83 Paisley Street in the City of Guelph as being of architectural and historical significance.

Continued on Schedule [xx]

(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	Norman Jary Mayor	1985	11	12
	W. G. Hall Clerk	1985	11	12

(11) Address for Service City Hall, 59 Carden Street, Guelph, Ontrario. 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
74 Paisley Street
83 Paisley Street

(15) Document Prepared by:
W. G.Hall,
City Clerk,
59 Carden Street,
Guelph, Ontario.
N1H 3A1

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Fees and Tax	
Registration Fee	24.00
Total	24.00

Lewsome and Gilbert, Limited
Form LF1333 (1/85)
April 1985

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1985)- 11920

A by-law to designate portions of 74 Paisley Street and the exterior of 83 Paisley Street as buildings 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. 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 74 Paisley Street and 83 Paisley 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" attached 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 is designated as being of historic and architectural value and interest, the portions of the buildings at 74 Paisley Street and the exterior of the home at 83 Paisley Street, which 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" attached 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 this 16th day of September , 1985.

Norman Jary
MAYOR

W. G. Hall
CLERK

I, W. GORDON HALL, Clerk of the Municipality of the City of Guelph, hereby certify that the above copy of a by-law is a true copy of by-law Number (1985)-11920 of the City of Guelph, Passed on the sixteenth day of September, 1985,

IN TESTIMONY WHEREOF are hereunto set the seal of the Corporation of the City of Guelph and the hand of the Clerk of the said Corporation this seventeenth day of September, 1985

W. G. Hall

BY-LAW NUMBER (1985) - 11920

SCHEDULE "A"

74 Paisley Street In The City of Guelph

All and singular those certain parcels or tracts of land and premises situate lying and being in the City of Guelph in the County of Wellington and being composed of Lots Numbers 595, 596, 578 and 579 in the Canada Company's Survey save and excepting part of said Lot 596 described as follows: COMMENCING at the Westerly angle of said Lot 596; THENCE Southeasterly along the Southwesterly limit of the said lot and along the Northeasterly limit of Glasgow Street a distance of one hundred (100) feet; THENCE Northeasterly parallel to the Southeasterly limit of Paisley Street a distance of sixty-five (65) feet; THENCE Northwesterly parallel to the Northeasterly limit of Glasgow Street a distance of one hundred (100) feet to the Southeasterly limit of Paisley Street; THENCE Southwesterly along the Southeasterly limit of Paisley Street a distance of sixty-five (65) feet to the place of beginning. Subject to and with the benefit of the restrictions set out in registered instrument C28-23422.

83 Paisley Street In The City of Guelph

THOSE lands and premises located in the following municipality, namely, in the City of Guelph, in the County of Wellington, and being composed of Part of Lot 631 in the Canada Company's Survey and more particularly as follows:

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 in the Province of Ontario; being composed of Part of Lot 631 in the Canada Company's Survey of the Town, now City of Guelph, containing an area of Sixteen One-hundredths (.16) of an acre, more or less, and which said parcel or tract of land and premises may be more particularly described as follows: COMMENCING at the point where the Northerly limit of Paisley Street is intersected by the Easterly limit of the said Lot 631; THENCE North 34 degrees and 10 minutes West, along the said Easterly limit of Lot 631, 105.5 feet, more or less, to the Northerly limit of said lot;

THENCE South 55 degrees and 50 minutes West along the said Northerly limit of Lot 631, 59 feet;

THENCE South 34 degrees and 9 minutes East, 36 feet;

THENCE South 55 degrees and 51 minutes West, 10.6 feet;

THENCE South 34 degrees and 9 minutes East, 70 feet, more or less, to the said Northerly limit of Paisley Street;

THENCE North 55 degrees and 50 minutes East, along the said Northerly limit of Paisley Street, 70.5 feet to the place of beginning.

TOGETHER with a right-of-way 10 feet wide, immediately adjoining the Northerly limit of the said Lot 631, on the Southerly side of said limit, and extending from the Westerly limit of the above described lands to Glasgow Street and more particularly described as follows: -

COMMENCING at the Westerly angle of said lot;
THENCE North 57 degrees, 01 minutes East along the Northwesterly limit of said lot a distance of 47 feet;
THENCE South 34 degrees, 09 minutes East a distance of 10 feet;
THENCE South 57 degrees, 01 minutes West, 47 feet to the said Northeasterly limit of Glasgow Street;
THENCE North 34 degrees, 16 minutes West, along the Northeasterly limit of Glasgow Street, 10 feet to the place of beginning.

SCHEDULE "B"

BY-LAW NUMBER (1985) - 11920

STATEMENT OF REASONS FOR DESIGNATION

"SUNSET" - 74 PAISLEY STREET

One of the finest large stone houses in Guelph. Front portion skillfully built of local limestone in the mid 1870's. Part of a group of significant stone buildings in its block. Features quality stone-work, arched upper windows and other characteristics of the late Italianate style. The rear portion of the house appears to have been a more modest first phase of construction. Large grounds include a rubble-stone garage (former stable) and many mature trees.

The house was built for Walter H. Cutten, Lawyer. In 1889, it was sold to John Crowe, Foundry Owner, and then became the home of the family of William M. Foster, Dentist, from 1890 to 1922. W.E. Buckingham, Laywer, then purchased the home and it remains with his daughter Sophia and her husband, Lawyer Richard B. Hungerford, at the time of designation (1985).

83 PAISLEY STREET

One of the finest stone cottages in the City, built in the 1860's for George Hadden, a Wyndham Street merchant. It is an excellent example of the best stone craftsmanship. Attractively sited on its elevated corner. The porch is compatible but is of a later, more ornate design.

Occupied at first by George Hadden, it was rented to Lawyer Walter H. Cutten (1869-1875) and was then sold to Thomas J. Day, Stationer. It stayed in the Day Family from 1877 to 1920, occupied by the family until 1884, then rented or occupied by family members (notably James E. Day, Barrister, 1901-1905). Charles L. Welles, Registrar, occupied the home from 1920.

SCHEDULE "C"

BY-LAW NUMBER 91985)-11920

ELEMENTS OF PROPERTIES DESIGNATED BY THIS BY-LAW

"SUNSET" - 74 PAISLEY STREET

The designation affects the total grounds, including all stone structures (house, garage, gate posts) and all major trees. The designation takes in the main entrance vestibule built in the 1920's. On the interior, only the excellent ciling medallions and plaster moldings, the seven fireplaces, and the handsome hardwood staircase with its stair-hall are designated. It is intended that any of the designated elements may be restored to an earlier authentic state.

83 PAISLEY STREET

All of the exterior of this house is designted, with the exception of the north-westerly (rear) wall. This includes the two street facades, easterly side walls, form of roof and chimneys. The present verandah is included but it is understood that an authentic porch of an earlier design could be substituted.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1985)- 11920

A by-law to designate portions of 74 Paisley Street and the exterior of 83 Paisley Street as buildings of architectural and historical significance.

Read a first and second time at 10:39 o'clock p.m., September 16th, 1985.

Read and passed in Committee at 10:39 o'clock p.m., September 16th, 1985.

Read a third time and passed at 10:40 o'clock p.m., September 16, 1985.

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4. BY-LAW NUMBER (1983) - 11359 designates:

(a) The exterior of 16 OXFORD STREET

House built of cream-coloured brick about 1871. Originally it faced Nelson Crescent but was relocated circa 1912 to make way for the Carnegie Library. Its facade retains considerable character with twin bow windows and enclosed entry vestibule beneath the wide verandah. The house forms a significant visual anchor for the residential streetscape to the west. For ninety years was the house of the family of George Williams, Wyndham Street merchant.

(b) The exterior and some interior features of 88 LONDON ROAD WEST - "PARKVIEW"

This house was built in 1894-95 for G. B. Ryan, clothing merchant. Designed in the Baronial phase of the Queen Anne Style. It is one of Guelph's most palatial homes and is among the most outstanding examples of this late Victorian style in Ontario. Built of pressed red brick on a red sandstone foundation with masonry details of sandstone and roof of grey slate. Features include the circular three-storey tower, with conical roof, and decorative gables and porches. The interior has fine plaster moldings, leaded windows and carefully-crafted oak woodwork. The stair hall remains an impressive feature, as well as seven fireplaces with original ornamentation.

5. BY-LAW NUMBER (1984) - 11422 designates most of the exterior of 414-416 ERAMOSA ROAD, formerly known as "BULLFROG INN"

A two-storey limestone building constructed prior to 1850, it was originally one of a series of "farmer's inns" along the Eramosa Road, between Guelph and Erin. The first meeting of Guelph Township Council was held here on January 20, 1850.

6. BY-LAW NUMBER (1984) - 11595 designates 19th Century portions of the exterior of 52 MACDONELL STREET, formerly known as the "REGENT HOTEL"

Built of limestone in 1883 as the Commercial Hotel on the site of the earlier Bay Horse (Reinhart's) Hotel. A serious fire in 1887 required reconstruction by Christian Reinhart and Timothy O'Connor, the then owners. The building features a steep mansardic roof, around a central fourth-storey pavilion, clad in original patterned slate and topped by cast-iron filigree cresting. It is prominent in framing the Macdonell Street views.

7. BY-LAW NUMBER (1984) - 11610 designates the exterior of 93-95 NOTTINGHAM STREET

Built as a two-unit residence in 1879-1880, it is a modest stone building in the vernacular Gothic Style featuring original decorative wood verandahs at each entrance and an arched gable window.

8. BY-LAW NUMBER (1985) - 11920 designates:

(a) 74 PAISLEY STREET - "SUNSET"

One of the finest large stone houses in Guelph. Front portion built of local limestone in the mid-1870's for Lawyer Walter H. Cutten. Later occupied by Dr. Wm. Foster's family for 32 years. Purchased by W. E. Buckingham in 1922 and now owned by his daughter Sophia and her husband, Lawyer R. B. Hungerford. Part of a group of significant stone buildings in its block. Features quality stone-work, arched upper windows and other characteristics of the late Italianate Style. The rear portion of the house appears to have been a more modest first phase of construction. Large grounds include a rubble-stone garage (former stable) and many mature trees. The designation covers the exterior of all structures, portions of the interior of the house and the major features of the rest of the property.

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