Properties

PIN	71321 - 0003 LT
Description	LOT 19, PLAN 35 ; PT LOTS 21 & 22, PLAN 35 , AS IN RO655402 ; GUELPH
Address	221 WOOLWICH STREET GUELPH
PIN	71321 - 0002 LT
Description	PT LOTS 20 & 21, PLAN 35 , AS IN RO726234 ; GUELPH
Address	229 WOOLWICH STREET GUELPH

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE CITY OF GUELPH
Address for Service	1 Carden Street Guelph, ON N1H 3A1

This document is being authorized by a municipal corporation CAM GUTHRIE - Mayor and STEPHEN O'BRIEN - City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Schedule: This bylaw amends designation By-Law (1992)-14065 registered April 9th, 1992 as Instrument No. RO663267.

Signed By

Terri Lee MacCulloch	1 Carden St. Guelph N1H 3A1	acting for Applicant(s)	Signed	2018 11 22

Tel 519-837-5637

Fax 519-822-0705

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CITY OF GUELPH	1 Carden St. Guelph N1H 3A1	2018 11 22

Tel 519-837-5637

Fax 519-822-0705

Fees/Taxes/Payment

Statutory Registration Fee	$64.40
Total Paid	$64.40

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20348

A By-law to amend By-law Number (1992)-14065 being a by-law to designate portions of the building on property municipally known as 221 and 229 Woolwich Street and described as Lot 19, Pt Lots 20 & 21, Plan 35, shown as Part 2 and Part 3 on 61R-21374, City of Guelph, as being a property of cultural heritage value or interest.

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 cultural heritage value or interest; and

WHEREAS By-law Number (1992)-14065 designated portions of the exterior of the building on property known as 221 Woolwich Street as an item of architectural and historical significance; and

WHEREAS the legal description in By-law (1992)-14065 described the designated property as all of Lot 19 and part of Lots 21 and 22, Registered Plan 35, City of Guelph, County of Wellington; and

WHEREAS it is now necessary to amend By-law Number (1992)-14065 to reflect changes to the real property known as 221 and 229 Woolwich Street approved by Committee of Adjustment decision B-7/17 (dated January 16, 2018), being Lot 19, Pt Lots 20 & 21, Plan 35, shown as Part 2 and Part 3 on 61R-21374, Guelph; and

WHEREAS Heritage planning staff, in consultation with Heritage Guelph, have worked with the property owner to revise the list of heritage attributes that contribute to the cultural heritage value or interest of 221 Woolwich Street; and

WHEREAS all heritage attributes that had been named in heritage designation By-law (1992)-14065 continue to be protected and several interior features are now recommended as additional heritage attributes to be protected; and

WHEREAS a notice of the proposed amendment to designation By-law (1992)-14065 was served upon the property owner and the Ontario Heritage Trust on October 12, 2018 according to direction from Council through the approval of staff report IDE-2018-122 (dated September 11, 2018); and

WHEREAS no notice of objection to the notice of proposed amendment to designation By-law (1992)-14065 was served upon the clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:

1. That the legal description contained in By-law Number (1992)-14065 is amended to describe the property known as 221 and 229 Woolwich Street, being Lot 19, Pt Lots 20 & 21, Plan 35, shown as Part 2 and Part 3 on 61R-21374, Guelph, is hereby authorized.

2. That Schedule "A" of By-law Number (1992)-14065 is hearby amended by deleting the legal description contained in Schedule "A" and substituting therefor the attached Schedule "A".

3. That Schedule "B" of By-law Number (1992)-14065 is hearby amended by deleting the Statement of Reasons for Designation contained in Schedule "B" and substituting therefor the attached Schedule "B".

4. That Schedule "C" of By-law Number (1992)-14065 is hearby amended by deleting the Elements of Property and Building Being Designated contained in Schedule "C" and substituting therefor the attached Schedule "C".

5. 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.

6. 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 Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED this NINETEENTH day of November 2018.

CAM GUTHRIE – MAYOR

STEPHEN O'BRIEN– CITY CLERK

I hereby certify the above copy to be a true copy of
By-Law (2018) 20348
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 20 day of November, 2018

D. McMahon
Deputy Clerk

SCHEDULE A
By-law Number (2018)-20348

LEGAL DESCRIPTION:

221 AND 229 WOOLWICH STREET, GUELPH

The legal description of 221 and 229 Woolwich Street is: Lot 19, Pt Lots 20 & 21, Plan 35, shown as Part 2 and Part 3 on 61R-21374, Guelph.

SCHEDULE B
By-law Number (2018)-20348

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

221 AND 229 WOOLWICH STREET, GUELPH

Design/Physical Value

The building at 221 Woolwich Street was originally constructed as a one-storey cottage dating from the 1840s. In 1877, the cottage was remodelled by local architect John Hall into a fashionable two-storey Italianate residence for owner Dr. James H. McGregor.

The building has an L-shaped floorplan and is clad in pick-faced limestone laid in a broken course, ashlar pattern with original tape pointing. The front (Woolwich Street) façade features an Edwardian two-storey porch and a main entrance doorway accented by an arched pediment of finely carved stone and a curved transom with side lights. Featuring a low-pitch hip roof, wide projecting eaves with cornice brackets and two projecting bay windows with wood ornamentation on the first floor, the building has design or physical value as a fine example of the Italianate architectural style of the Victorian period. It also displays a high degree of craftsmanship and architectural design.

Historical/Associative Value

Having served as the residence and offices of a number of prominent Guelph physicians, including Dr. James H. McGregor and family from 1868 to 1883 and Dr. Richard Orton from 1883 to 1892, the building has direct historical or associative value. Dr. Henry Howitt, an internationally known surgeon and pioneer of many important developments in surgical technique, resided in the house from 1892 until 1918. At this time the property was sold to his son, Dr. Henry O. Howitt, Medical Officer of Health for the City and a noted City physician and surgeon, who occupied the home between 1910 and 1920. The house was sold in 1957 to Dr. Howitt's daughter, Amy Grace Dunbar and her husband Angus Dunbar, Q.C., who practised law in Guelph for sixty-six years. The building was owned by members of the Howitt family for over 100 years.

In addition, the building demonstrates the work of local architect John Hall, who is significant in the history of Guelph and nearby townships. He began his career as a carpenter/builder and later established a strong reputation as an architect through the design of this residence, which led to commissions for a number of major public buildings in the city during the early 1880's.

Contextual Value

The building has contextual value as it is one of a group of four distinctive Woolwich Street houses designed and built by local architect, John Hall, between the years 1872 and 1877. In addition, it is an important contributor to the historical character of the Woolwich Street streetscape as it reflects the architectural style representative of the Victorian period.

SCHEDULE C
By-law Number (2018)-20348

DESCRIPTION OF HERITAGE ATTRIBUTES

221 AND 229 WOOLWICH STREET, GUELPH

That the following be considered as heritage attributes to be protected by the heritage designation by-law for 221 and 229 Woolwich Street:

- All exterior stone walls of the building;
- All door and window locations;
- All window frames and sashes and all glass;
- The wood window shutter on the Woolwich Street façade of the building and the westerly and easterly sides of the building;
- All carved stone ornamentation on the building;
- The side lights and transom at the main Woolwich Street façade entrance to the building;
- All fascias, soffits, wood soffit brackets and the cornice under the roof gable;
- The two projecting bay windows on the Woolwich Street façade and westerly side of the building including all wood ornamentation and brackets;
- The two-storey front porch;
- The westerly stone paired chimney stack and its location;
- The roof and roof lines over the entire building, with the exception of the sloped roof, dormer and window over the larger of the rear one storey sections of the building;
- Original metal ceiling covers;
- Original interior wood trim and decorative plaster, including the plaster arch and corbels in the second floor hallway;
- Original interior doors, including transoms, and associated hardware;
- Original centre staircase and woodwork, including trim, newel posts, and railing;
- Original wood mantle and fireplace surround in the front right room, and original metal fireplace surrounds;
- Original radiators.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring Council amend the designation by-law.