Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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NUMBER 682137
DATE OF REGISTRATION
1992 NOV 13 P 2:35
WELLINGTON NO. 61 GUELPH
LAND REGISTRAR

(1) Registry [X] Land Titles [ ] (2) Page 1 of 7 pages

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

(4) Nature of Document

BY-LAW NUMBER 1992-14223

(5) Consideration

Dollars $

(6) Description

CITY OF GUELPH, COUNTY OF WELLINGTON, Part of Town Lot 23, on Albert Street, according to Registered Plan 37.

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 [X]

(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 exterior of the building on property known as 49 Albert Street as an item of architectural and historical significance.

Continued on Schedule [ ]

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

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

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF GUELPH	John Counsell, Mayor	1992	11	10
	V. Charlene Lavigne, Deputy Clerk	1992	11	10

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

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

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

(13) Address for Service

(14) Municipal Address of Property

49 Albert Street
Guelph, Ontario.

(15) Document Prepared by:

Lois A. Giles,
City Clerk,
59 Carden Street,
Guelph, Ontario.
N1H 3A1

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Fees and Tax	
Registration Fee	27.00
Total	

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 1992-14223 which affects the following lands known as Part of Town Lot 23, on Albert Street, according to Registered Plan 37.

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 13TH day of November , 1992)

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 16, 1993

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14223

A by-law to designate portions of the exterior of the building on property known as 49 Albert 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 49 Albert 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 exterior of the building on property known as 49 Albert 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 nineteenth day of October 1992.

JOHN COUNSELL - MAYOR

V. Charlene Lavigne

~~XXXXXXXXXXXXXXXXXXXXXXXX~~
LOIS A. GILES - CLERK

V. CHARLENE LAVIGNE-DEPUTY CLERK

SCHEDULE "A"

BY-LAW NUMBER (1992)-14223

49 ALBERT STREET

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 being composed of Part of Town Lot 23, on Albert Street according to Registered Plan 37, which parcel is more particularly described as follows:

COMMENCING at the most easterly angle of said Lot 23 and being the intersection of the southwesterly side of Martin Avenue with the northwesterly limit of Albert Street;

THENCE in a southwesterly direction along the southeasterly limit of said Lot 23, 52 feet;

THENCE in a northwesterly direction parallel to the northeasterly limit of said Lot 23, 99 feet more or less to the northwesterly limit of said lot 23;

THENCE in a northeasterly direction along the last mentioned limit, 52 feet more or less to the most northerly angle of said Lot 23;

THENCE in a southeasterly direction along the northeasterly limit of said Lot 23, 99 feet more or less to the place of beginning.

As described in Instrument Number 649738

SCHEDULE "B"

By-law Number (1992) - 14223

STATEMENT OF REASONS FOR DESIGNATION

49 ALBERT STREET

Built circa 1856 by Matthew Bell, local stone carver and mason, this one-and-a-half storey dwelling is one of a number of richly ornamented stone houses built in Guelph by Matthew Bell and his sons during the period 1850 to 1880. A native of Newcastle-on-Tyne, England, Bell distinguished himself not only for the well-proportioned elegance of his buildings, but also for the finely carved stone embellishments on many of their facades, including neighbouring stone dwellings at 96-98 Water Street and 40 Albert Street. Of particular note on this building are the carved bracketed lintels over the two front windows, embellished with wreaths and rosettes within a recessed panel, supported by double scroll brackets terminating in acanthus leaves. Carved embellishments surrounding the front door are also of significance, particularly the fluted pilasters and the decorated pediment again displaying carved wreaths and a central lamb's head. The design is very similar to the decorative carvings found on the portico of "Moreton Lodge", built by Bell for Guelph businessman and stockbreeder F. W. Stone and now standing on the University of Guelph's front campus.

The house was occupied by Bell and his family to 1857, when it was sold to James Cain, a high constable with the local militia, who occupied the dwelling for over ten years. Other owners included James Hodgson, a skilled knitter and weaver, whose wife Agnes operated a small convenience store at the house and provided refreshments to local workers in the "Brooklyn" neighbourhood. The Hodgson family occupied the dwelling from 1874 to 1902. The house was also used for a number of years as the Brooklyn Mission Sunday School until 1905 when a larger mission was constructed on Albert Street.

Elements of the building being designated include all exterior stone walls of the dwelling, including all carved stone ornamentation on the Albert Street facade. Also included in the designation are all door and window openings located on the stone exterior, excluding the modern windows and frames and the door. The more modern front and rear porches, westerly board and batten addition and the building's second storey, roof and dormer are not included in the designation.

SCHEDULE "C"

By-law Number (1992) - 14223

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

49 ALBERT STREET

The designation includes:

1. All exterior stone walls of the building;

2. All carved stone ornamentation on the Albert Street facade;

3. All door and window openings located on the designated stone exterior walls, excluding the modern windows and frames and the door.

The designation excludes the more modern front and rear porches, the westerly board and batten addition and the building's second storey, roof and dormer.

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.