THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1984)- 11595.

A by-law to designate portions of the exterior of the building at 52 Macdonell Street as being 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 The Regent Hotel, 52 Macdonell Street, and upon the Ontario Heritage Foundation, notice of intention to so 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 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 exterior of the building at 52 Macdonell Street which is 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" 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 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 by the Council of the Corporation of the City of Guelph this 4th day of September, 1984.

Norman Jary
.....
Mayor.

.....
Clerk.

SCHEDULE "A"

TO BY-LAW NO. (1984)-11595

ALL AND SINGULAR that certain parcel of 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 part of Lot Number One Hundred and Nine (109) according to the Canada Company's Survey of the Town, now City of Guelph, containing an area of One Hundred and Seventy-Nine One Thousandths (0.179) of an acre, more or less, and which said parcel or tract of land and premises is more particularly described as follows:

COMMENCING at a point in the Southeasterly limit of the said Lot distant Thirty-Four feet and Sixty-Five One-Hundredths of a foot (34.65) measured therealong on a bearing of North 56 degrees 14 minutes East from the Southerly angle of the said lot, the said point of commencement being at the intersection of the Southeasterly limit of said lot with the centre line of a wall between the building used as the Regent Hotel and and the building formerly used and known as the Regent Theatre and being also the most Easterly angle of lands conveyed to Joseph Wolfond by Registered Instrument Number 45459, Book C.54, for the said City;

THENCE North 33 degrees 21 minutes West along the centre line of said wall, and which said wall was made a party wall in the description contained in said Registered Instrument No. 45459, forty-three feet and eighty-five one-hundredths of a foot (43.85);

THENCE South 56 degrees 14 minutes West along the centre line of a wall also made a party wall in the description contained in said Registered Instrument Number 45459, three feet and twenty-seven One-Hundredths of a foot (3.27) to the centre line of the Northeasterly wall of the said building formerly used as the Regent Theatre;

THENCE North 33 degrees 56 minutes west along the said last mentioned centre line of wall, also made a party wall in the description contained in said Registered Instrument Number 45459, sixty-three feet and sixty-five One-Hundredths of a foot (63.65) more or less, to the Northwesterly limit of said Lot Number 109; the immediately preceding three (3) courses and distances all being along the Northeasterly limit of lands conveyed to Joseph Wolfond by said Registered Instrument Number 45459;

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THENCE North 57 degrees 21 minutes East along the said last mentioned limit seventy-four feet and fifty-four One-Hundredths of a foot (74.54) more or less, to the Northerly angle of said Lot Number 109;

THENCE South 33 degrees 56 minutes east along the Northeasterly limit of said Lot Number 109, one-hundred and five feet and nine-tenths of a foot (105.9) to the Easterly angle thereof;

THENCE South 56 degrees 14 minutes West along the Southeasterly limit of said Lot Number 109, being also along the Northwesterly limit of Macdonnell Street, seventy-one feet and seven-tenths of a foot (71.7) to the point of commencement.

SCHEDULE "B"

By-law Number (1984)- 11595

STATEMENT OF REASONS FOR DESIGNATION

REGENT HOTEL

Built of local limestone in 1883 as the Commercial Hotel on site of earlier frame Bay Horse (Reinhart's) Hotel. Designed by John Day for John Hogg, it was operated by Christian Reinhart. A serious fire in 1887 caused reconstruction for Reinhart and Timothy O'Connor, then owners. Owned by Reinhart family until mid-30's, then La Fontaine family until late 1960's. The facade was refurbished in 1975 and the first floor received a new exterior treatment in 1979.

Features steep mansardic roof, around a central fourth-storey pavilion, clad in original patterned slate and topped by cast-iron filigree cresting. Facade has dressed stone around windows and doors and dressed corner quoins, with contrasting random pattern elsewhere. It is prominent in framing the Macdonell Street views.

SCHEDULE "C"

By-law Number (1984)- 11595

ELEMENTS OF BUILDING DESIGNATED BY THIS BY-LAW

Included in the designation is the street facade, the mansard, the complete east wall (facing lane) and the exposed portion of the west wall (above roof of No. 44-46). The infill design between original first floor stone structural elements is not designated.