THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1981) - 10832

A by-law to designate the Gordon Street frontage facade of the building known as 32 Gordon Street and the exterior of the building known as 25-27 Douglas 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 owner of the lands and premises known as 32 Gordon Street and 25-27 Douglas 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 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 historical and architectural value and interest the Gordon Street facade of the Army, Navy and Air Force Veterans, Unit 344 building, at 32 Gordon Street, as specified in Schedule "C" hereto.

2. There is designated as being of historical and architectural value and interest the exterior of the building at 25-27 Douglas Street, as specified in Schedule "C" hereto.

3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against each of the properties described in Schedule "A" hereto, in the proper land and registry office.

4. 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 sixteenth day of November, 1981.

Norman Jary
MAYOR

W. Gordon 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 (1981)-10832 of the City of Guelph, Passed on the sixteenth day of November, 1981.

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 fifth day of February, 1985.

W. Gordon Hall
Clerk

SCHEDULE "A"

TO BY-LAW (1981) - 10832

32 GORDON 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 Lot Number one hundred and twenty-eight (128) in the Canada Company Survey for the City of Guelph.

SAVING AND EXCEPTING THEREOUT AND THEREFROM 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 Lot Number 128 according to the Canada Company's Survey of the Town, now City of Guelph, containing an area of two hundred and seven one-thousandths (.207) 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 southerly angle of said Lot;

THENCE North 64 degrees West along the southwesterly limit of said Lot, being also along the northeasterly limit of Gordon Street seventy-two and one-tenth (72.1) feet to a point distant South 64 degrees East ten and four one-hundredths (10.04) feet from the southeasterly face of the southeasterly wall of a stone building erected on the northwesterly part of the said Lot;

THENCE North 21 degrees East parallel to the said face of said wall of said stone building and ten (10) feet distant southeasterly therefrom, measured at right angles thereto; one hundred and twenty-two and six-tenths (122.6) feet to the northeasterly limit of said Lot;

THENCE South 68 degrees 32 minutes East along the northeasterly limit of said Lot, seventy-one and eighty-five one-hundredths (71.85) feet to the easterly angle of said Lot;

THENCE South 21 degrees one (1) minute West along the southeasterly limit of said Lot, being also along the northwesterly limit of Fountain Street (formerly Waterloo Street), one hundred and twenty-eight and three-tenths (128.3) feet more or less to the place of beginning.

..../2

25-27 DOUGLAS 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 Lot Number 14, Prior's Block, Registered Plan 8, City of Guelph.

SCHEDULE "B"
TO BY-LAW (1981) - 10832

Statements of Reasons for Designations

32 Gordon Street

Built in 1845, this three-storey structure was the first major stone building constructed in Guelph. The carefully-dressed ashlar limestone of the facade, with a crowning cornice of carved stone, is a notable example of the craftsmanship of our early stone carvers and masons. Four large pillars framing the former main floor shop-front are each single blocks of stone. The side and rear walls, of random-coursed rubble stone, have had limited alteration. The interior has been extensively remodelled.

This was the site of Guelph's second log house, built by John Lynch, in August 1827. The first Catholic mass and the first marriage took place in that dwelling. F. W. Stone, pioneer businessman and noted cattle breeder, erected this building as a general store in what was the town's business centre. The store was closed early in the 20th Century but remained with the Stone family's heirs for another fifty years. It was occupied by the Pentecostal Church for about 10 years before it was purchased in 1960 by the Guelph Imperials and Army, Navy and Air Force Veterans, Unit 344, who now plan to preserve the structure and restore its facade.

25-27 Douglas Street

25-27 Douglas Street was constructed by the County of Wellington in 1885 to house the office of the Crown Attorney, which remained there until 1967. The offices of Guelph Township Council were located on the second floor from 1886 until 1943. More recently it has accommodated the Legal Aid Office and the Small Claims Court.

The decorative gables, the west corner doorway, and the original patterned slate-tiled roof, distinguish this two-and-a-half storey structure of yellow brick trimmed with local limestone. The original architect was John Hall of Guelph. Restored in 1980, this building remains as one of the essential features of the unique Douglas Street vista.

SCHEDULE "C"

TO BY-LAW (1981) - 10832

Elements of Properties and Buildings Being Designated

32 Gordon Street

The facade of the building,facing Gordon Street, is designated by this by-law, including location and type of upper floor windows and central door, the four monolithic pillars and the carved stone cornice. It is understood that the front main floor windows may revert to a design closer to the original and that additions are possible against the other three walls.

25-27 Douglas Street

All the exterior of the building at 25-27 Douglas Street is designated by this by-law. This would include:

(a) The brick walls and stone trim.
(b) Location and type of doors and windows.
(c) The decorative gables and chimneys.
(d) The indented corner doorway.
(e) The shape and pattern of the slate roof.

Interior details have not been included in this designation.

394090

No.
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of

'85 FEB 1 PM 3:27 in the

Land
Registry Office
at Guelph
Ontario.

Land Registrar

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1981) - 10832

A by-law to designate the Gordon Street frontage facade of the building known as 32 Gordon Street and the exterior of the building known as 25-27 Douglas Street, as items of architectural and historical significance.

Read a first and second time at 8:05 o'clock p.m., November 16, 1981.

Read and passed in Committee at 8:06 o'clock p.m., November 16, 1981.

Read a third time and passed at 8:07 o'clock p.m., November 16, 1981.

16°