THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)-11332
A by-law to designate portions of the buildings and properties at 74 Woolwich Street (Former Wellington County Jail and Governor's Residence), 258 Woolwich Street and Goldie Mill Ruins and Property, Cardigan 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 owners of the lands and premises known as 74 Woolwich Street (Former County Jail and Governor's Residence), 258 Woolwich Street and Goldie Mill Ruins and Property, Cardigan 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" 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. Portions of the buildings at 74 Woolwich Street, Guelph, known as the former Wellington County Jail and Governor's Residence; portions of the building at 258 Woolwich Street; and the masonry construction of the former Goldie Mill which survives after the 1983 stabilization project, the ninety-foot brick chimney, as well as the surrounding property owned by the Grand River Conservation Authority and known as the Former Goldie Mill lands on Cardigan Street which are more particularly described in Schedule "C" to this by-law, are hereby designated as being of historic or architectural value or interest.

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" 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 by the Council of the Corporation of the City of Guelph this seventh day of November, 1983.

.....
Mayor

.....
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 (1983)-11332 of the City of Guelph, Passed on the seventh day of November, 1983.

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.

.....
Clerk

SCHEDULE "A"

TO BY-LAW (1983) - 11332

74 WOOLWICH 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 Province of Ontario, and being composed of Lots 10, 11, 12, and 13, Prior's Block, Registered Plan Number 8, City of Guelph.

258 WOOLWICH 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 Province of Ontario, and being composed of part of Lot No. 42 in Hubbard's Survey according to Registered Plan No. 35 which may be better known and described as follows, that is to say:

COMMENCING at the Easterly angle of said Lot cornering on Woolwich and Charles Streets;

THENCE North 34 degrees, 10 minutes West along Woolwich Street 40.59 feet;

THENCE South 55 degrees, 50 minutes West 88.22 feet;

THENCE South 34 degrees, 10 minutes East 40.59 feet more or less to Charles Street;

THENCE North 55 degrees, 50 minutes East 88.22 feet more or less along Charles Street to the place of beginning.

GOLDIE MILL RUINS AND PROPERTY

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 Province of Ontario; being composed of Part of the Mill Lands on Cardigan Street and part of the original bed of the River Speed, in the Canada Company's Survey of the Town, now City of Guelph, and which may be also known as part of the Saw Mill Lot in Divisions "A" and "F" and described as follows:-

PREMISING that the line of London Road has a bearing of North 45 degrees East, and relating all bearings contained herein thereto;

COMMENCING at the end of the following courses and distances:-

BEGINNING at the point where the Easterly limit of Cardigan Street would be intersected by the production Northeasterly of the Northwesterly limit of London Road;

THENCE South 29 degrees 08 minutes East, along the production of the said Easterly limit of Cardigan Street, 20.2 feet to its intersection with the existing fence between the Mill Lands and the lands used for the right-of-way of the Guelph and Goderich Railway and the Canadian National Railway;

THENCE South 49 degrees 57 minutes East, along the said fence, 171.08 feet to the Southerly angle of lands expropriated by the City of Guelph by By-law (1964)-5729, Registered Instrument M-40697;

THENCE North 56 degrees 31 minutes East, along the Southeasterly limit of lands conveyed by Registered Instrument M-40697 aforesaid, 161.65 feet to an iron pipe marking the point of commencement and the Westerly angle of the lands intended to be conveyed hereby and which may be also marked as Point "A";

THENCE South 33 degrees 29 minutes East, 456.30 feet more or less to an iron pipe on the Northeasterly limit of lands of the Guelph and Goderich Railway as described in Registered Instrument 7943;

THENCE South 52 degrees 32 minutes East, along the last mentioned limit, 2.90 feet to an iron pipe marking a bend therein;

THENCE South 58 degrees 48 minutes East, continuing along the above mentioned limit, 90.41 feet more or less to an iron pipe marking its intersection with the Northwesterly limit of Norwich Street;

THENCE North 54 degrees 13 minutes East, along the said limit of Norwich Street, 12.90 feet more or less to an iron bar marking the Southerly angle of lands conveyed to Oscar Strome by Registered Instrument 40826 Book C49 and which may be marked as Point "B";

THENCE North 48 degrees 11 minutes West, along the Southwesterly limit of lands conveyed by Registered Instrument 40826 aforesaid, 60 feet to an iron bar;

THENCE North 40 degrees 30 minutes West, continuing along the above mentioned limit, 62 feet to an iron bar;

THENCE North 34 degrees 48 minutes West, 132.80 feet to a point in the Northwesterly limit of lands presently owned by Oscar Strome;

THENCE North 56 degrees 19 minutes East along the aforesaid limit of Strome's lands being also the Southeasterly limit of lands described in Registered Instrument 66454, Book C87, a distance of 36.50 feet to a point;

THENCE continuing along the last mentioned limits North 46 degrees 07 minutes East, 31.90 feet to a point;

THENCE North 54 degrees 13 minutes East, 5.5 feet more or less to an iron bar;

THENCE continuing North 54 degrees 13 minutes East 30 feet more or less to the Southwesterly high water mark of the Speed River as it exists in January 1970;

THENCE in a general Northwesterly direction on various courses and distances following the high water mark to the Southeasterly angle of lands expropriated by City of Guelph By-law No. 5729 -(1964), Registered Instrument M-40697;

THENCE South 56 degrees 31 minutes West, along the Southeasterly limit of lands conveyed by Registered Instrument M-40697 aforesaid, 119.5 feet more or less to the point of commencement;

SCHEDULE "B"

BY-LAW NUMBER (1983)-11332

STATEMENTS OF REASONS FOR DESIGNATION

FORMER COUNTY JAIL AND GOVERNOR'S RESIDENCE 74 WOOLWICH STREET

The exterior restoration of the jail and Governor's Residence, built in 1911 by the County of Wellington and the City of Guelph, and the adaptation of the interiors to new use will complete the rehabilitation of the County's complex of buildings, begun in 1980, and will balance its composition. G.A. Scroggie, Contractor, constructed the buildings in 1911 to plans by W.A. Mahoney, Architect. Much of the stone used was salvaged from the original octagonal jail of 1839, the first permanent public building in town. It had been designed by Toronto Architect Thomas Young and built by William Day. A segment of the stone-walled exercise yard of 1839 survives intact in the south-west corner of the 1911 building.

GOLDIE MILL RUINS AND PROPERTY

The former Goldie Mill site is one of the most historic manufacturing locations in the City. In 1827 David Gilkison, cousin of John Galt, built a saw mill here beside the Speed River. Doctors W. Clarke and H. Orton built the "Wellington Mills" in 1845. After a fire, the mills were rebuilt in stone in 1850 and renamed the "People's Mills". They burned again in 1864 and James Goldie purchased the property in 1866, extensively enlarging the stone buildings in 1867. The flour mills continued to expand under the direction of the Goldie family until sold in 1918. The mill operated until a spring flood in 1929 carried away the dam. Most of the structure was unused since a serious fire in 1953. In the 19th Century, the manufacturing complex included a foundry, a sawmill, cooperage, distillery, piggery and tannery. Its growth contributed significantly to the growth and prosperity of Guelph.

Among the unique architectural features of the masonry construction of the thick stone walls were the double-reinforced stone lintels, an unusual type of construction in Ontario. The most impressive remaining section of the structure was built in 1867 with quarry-faced limestone. All stone was quarried on the mill property.

The designation covers all masonry construction which survives after the 1983 stablization project, the ninety-foot brick chimney as well as the surrounding property as purchased by Grand River Conservation Authority in March 1976.

258 WOOLWICH STREET

This two-storey stone dwelling was built for Samuel Hodgskin, Accountant, in 1871-72 on Lot 42 of Hubbard's Survey, (R.P. 35). The brick addition at the rear is believed to have been added by Hodgskin about 1877. This is one of a series of three fine stone houses of varied styles which form a unified grouping, unequalled elsewhere in Guelph, between Charles Street and Edwin Street.

With a bracketed facade gable, this tasteful masonry house is characteristic of a building style used in homes of modest pretentions during the 1870's. In its 112 years, it has had a

variety of owners and tenants. It was converted to four apartments in the 1940's but extensive restoration work was carried out in early 1981 by the present owners, Illusion Designed Interiors, resulting in an interior design showroom and residence.

The designation affects only the exterior of the three exposed walls and roof of the stone section of the building.

SCHEDULE "C"

BY-LAW NUMBER (1983) -11332

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

FORMER WELLINGTON COUNTY JAIL

- The exterior of the limestone walls of the two-storey building.
- The crenellated parapet walls around the roof edges.
- The seven chimneys attached to the building.
- Size and location of windows in the north, east and south walls.
- Construction of the front entrance in the north wall.

It is intended that windows may be converted to earlier types appropriate to the period of construction.

FORMER GOVERNOR'S RESIDENCE

- The exterior of the limestone walls of the house.
- The hip-roof and dormer.
- The stone and wood verandah on the north facade.
- Size and location of windows and doors in the north, south and west walls.
- The two stone chimneys.

It is intended that an addition may be made to part of the south wall in order to make use of the two existing doors. The connection between the house and the former jail is not included in the designation.

258 WOOLWICH STREET

- The exterior of the limestone walls on the north-east, south-east and north-west sides of the stone section of the building.
- The gable roof and eave brackets.
- Size and location of windows and doors in the north-east, south-east and north-west walls.

It is intended that former windows may be re-opened in the south-east wall and that windows may be converted to earlier types appropriate to the period of construction.

GOLDIE MILL RUINS AND PROPERTY

- The three-storeystone walls of the north-westerly section.
- The two-storey stone walls of the Elevator Building (middle section)
- The brick chimney.
- The riverside wall including ruins of the boiler room windows.

The remainder of the property is designated to include:

- Foundations which are buried to the north and north-west of the ruins.
- River willows along the riverbank of the property.

Retention of other trees on the property is not required under this designation.

394092

No.
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of
85 FEB 21 PM 3:27 in the

Land
Registry Office
at Guelph
Ontario.

Land Registrar

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)-11332
A by-law to designate portions of the buildings and properties at 74 Woolwich Street (Former Wellington County Jail and Governor's Residence), 258 Woolwich Street and Goldie Mill Ruins and Property, Cardigan Street items of architectural and historical significance.

Read a first and second time at 11:07 o'clock p.m., November 7th, 1983.

Read and passed in Committee at 11:08 o'clock p.m., November 7th, 1983.

Read a third time and passed at 11:09 o'clock p.m., November 7th, 1983.