Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

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NUMBER 663267
CERTIFICATE OF REGISTRATION

1992 APR -9 A 11: 04

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)-14065

(5) Consideration

Dollars $

(6) Description

CITY OF GUELPH, COUNTY OF WELLINGTON

Lot 19 and Part of Lots 21 and 22, Registered Plan 35, described in Schedule attached.

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. 1980, Chapter 337, of portions of the exterior of the building on property known as 221 Woolwich Street as an item of architectural and historical significance.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s) 650192

(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	04	01
	LOIS A. GILES - CLERK	1992	04	01

(11) Address for Service City Hall, 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

221 Woolwich Street,
GUELPH, Ontario

(15) Document Prepared by:

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

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Fees and Tax	
Registration Fee	25
Total	25

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)-14065, which affects the following lands known as

> Lot 19 and Part of Lots 21 and 22, Registered Plan 35,more particularly described in Schedule "A", City of Guelph, County of Wellington.

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,) Lois E. Payne

this 6TH day of April, 1992) 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 15, 1993

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14065

A by-law to designate portions of the exterior of the building on property known as 221 Woolwich 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, 1980, 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 221 Woolwich 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. 1980 Chapter 337, portions of the exterior of the building on property known as 221 Woolwich 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 second day of March 1992.

JOHN COUNSELL - MAYOR

LOIS A. GILES - CLERK

I hereoy certify the above copy to be a true copy of

By-law Number (1992)-14065

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 City Clerk of the said Corporation this 10th day of March, 19 92

City Clerk

SCHEDULE "A"

By-law Number (1992) - 14065

All of Lot 19 and Part of Lots 21 and 22, Registered Plan 35, City of Guelph, County of Wellington, being more particularly described as follows:-

PREMISING that the northerly limit of Woolwich Street has a bearing of N 76° 00' 00" W and relating all bearings herein thereto;

COMMENCING at an iron bar marking the westerly angle of the said Lot 19;

THENCE N 14° 00' 00" E along the westerly limit of the said Lot 19 and its northerly production, a distance of 64.67 feet to a point;

THENCE N 52° 30' E, a distance of 31.25 feet to a point;

THENCE N 37° 00' 00" W, a distance of 33.10 feet to an iron bar in the northerly limit of the said Lot 21, being also the southerly limit of Norwich Street;

THENCE N 54° 10' 00" E along the northerly limits of the said Lots 21 and 22, being also the southerly limit of Norwich Street, a distance of 78.65 feet to an iron bar therein;

THENCE S 36° 39' 00" E, a distance of 59.90 feet to a point;

THENCE S 46° 18' 00" W, a distance of 40.19 feet to a point;

THENCE S 14° 28' 30" W, a distance of 20.53 feet to a point in the south limit of the said Lot 21;

THENCE N 80° 32' 30" E along the south limit of the said Lot 21, a distance of 0.93 feet to an iron bar marking the most easterly angle of the said Lot 19;

THENCE S 14° 00' 00" W along the easterly limit of the said Lot 19, a distance of 77.95 feet to an iron bar marking the southerly angle of the said Lot 19;

THENCE N 76° 00' 00" W along the southerly limit of the said Lot 19, being also the northerly limit of Woolwich Street, a distance of 70.00 feet to the point of commencement.

PREVIOUSLY DESCRIBED IN INSTRUMENT NUMBER 650192.

SCHEDULE "B"

By-law Number (1992) - 14065

STATEMENT OF REASONS FOR DESIGNATION

221 Woolwich Street

This two-storey limestone building 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. The building was originally constructed as a one storey stone cottage dating from the 1840 period, which Hall remodelled into a fashionable Italianate residence in 1877 for owner Dr. James H. McGregor. Hall, who began his career as a carpenter/builder, 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 1880s.

The building is a fine example of the Italianate architectural style of the period and features bold arched window lintels, wide projecting roof eaves with cornice brackets and two projecting bay windows with wood ornamentation on the first floor. The front door is accented by an arched pediment of finely carved stone and features a curved transom with side lights. The building remains in very good condition and forms part of a fine grouping of significant buildings along this block.

The building has 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. Dr. Henry Howitt, an internationally known surgeon and pioneer of many important developments in surgical technique, resided in the house from 1892 until 1918, when the property was sold to his son, Dr. Henry O. Howitt, Medical Officer of Health for the City between the years 1910 and 1920 and a noted City physician and surgeon. 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.

The designation includes the entire exterior stone walls of the building, all door and window locations and all window frames and sashes including all glass, the wood window shutters on the front, westerly and easterly sides of the building, all carved stone ornamentation, the side lights and transom at the main entrance, all fascias, soffits and all wood soffit brackets and cornice under the roof gable, the two projecting bay windows located on the front facade and westerly side of the building, including all wood ornamentation and brackets, and the two storey front porch. The existing roof and roof lines over the entire building, including the existing westerly paired chimney stack, are also designated, with the exception of the sloped roof, dormer and window over the larger of the rear one storey sections of the building.

SCHEDULE "C"

By-law Number (1992) - 14065

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

The designation includes:

1) all exterior stone walls of the building;

2) all door and window locations;

3) all window frames and sashes and all glass;

4) the wood window shutters on the Woolwich Street facade of the building and the westerly and easterly sides of the building;

5) all carved stone ornamentation on the building;

6) the side lights and transom at the main Woolwich Street facade entrance to the building;

7) all fascias, soffits, wood soffit brackets and the cornice under the roof gable;

8) the two projecting bay windows on the Woolwich Street facade and westerly side of the building including all wood ornamentation and brackets;

9) the two storey front porch;

10) the westerly stone paired chimney stack and its location;

11) 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.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14065

A by-law to designate portions of the property known as 221 Woolwich Street as an item of architectural significance.

Read a first and second time at
10:44 o,clock p.m., March 2nd, 1992.

Read and passed in Committee at
10:45 o'clock p.m., March 2nd, 1992.

Read a third time and passed at
10:46 o,clock p.m., March 2nd, 1992.
