THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2004) - 17401

A by-law to designate portions of the building on property municipally known as 109 Surrey Street East and legally described as Lots 13 and 14, Plan 33, T/W CS60975, City of Guelph, as being of cultural heritage value and interest.

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 cultural heritage 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 109 Surrey Street East 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;

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;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:

1. There is designated as being of cultural heritage value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, portions of the building on property known as 109 Surrey Street East 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 this NINETEENTH day of APRIL, 2004.

K.M. QUARRIE - MAYOR

LOIS A. GILES - CITY CLERK

SCHEDULE A
By-law Number (2004) – 17401

The property is legally described as Lots 13 and 14, Plan 33, T/W CS60975, City of Guelph.

SCHEDULE B
By-law Number (2004) – 17401

STATEMENT OF REASONS FOR DESIGNATION
109 SURREY STREET EAST, GUELPH

- Built by a prominent local industrialist
- The house is an excellent example of a Guelph stone residential architecture

Andrew Armstrong purchased the property from Catherine Oliver, a local widow, in 1866 and built the house shortly after. Andrew Armstrong was born in Hawick Scotland in 1821, and came to Guelph in 1852, with his wife Mary (Young). He was a baker and worked with his brother John Armstrong at his bakery on Macdonnell Street for many years while becoming a prominent Guelph businessman.

During the time he was in the baking business, in the mid 1860s, Andrew, in partnership with his brother John, and John Anderson, built a stone woolen factory on the corner of Huskisson (now Wyndham St. S) and Surrey Streets. After operating it for a few years, the Armstrongs retired from having an active role in the business and Thomas McCrae became a partner. Armstrong, McCrae & Co, grew rapidly during the American Civil War years

In 1877, Andrew Armstrong and some business partners also started the Guelph Carpet Factory which remained successful into the twentieth century. It was located on lots 83 and 84 on Cross and Neeve Streets. It appears that while Andrew Armstrong was busy with these businesses, his wife Mary was responsible for running the bakery.

Assessment records for 109 Surrey show a significant increase in value from $200 to $800 from 1867 to 1868, indicating the possibility that the house was built at this time. Nothing more specific has been found, making c.1867 the most likely time period for construction.

The Armstrongs lived in the house until their deaths in 1892 and 1894. At this time, Isabella Armstrong took over ownership of the house. Her exact relationship with Andrew and Mary Armstrong is not known, but most likely she was a niece as the Armstrong's never had any children themselves. Isabella Armstrong kept the house until 1908, renting it out to John H. Gordon, a local merchant. She then sold the property to Elizabeth Mackinnon who lived there with her family until 1954. At this time, it was sold by Margaret Mackinnon to Donald and Shirley Pettit who remained there until the present owners, Lisa Fletcher and Dan Bushey purchased the property in 2003, undertook extensive renovations and applied for designation.

The house has been described as a significant item in the city's heritage of stone architecture, with a finely dressed stone façade and window entablatures. It represents a fine example of a one-and-a-half storey "Ontario House" style rendered in local limestone. The house has a gable roof, with a centre gable containing a small gothic window. It has 3 bays on the front façade and a large front porch that was added at a later date.

SCHEDULE C
By-law Number (2004) – 17401

WHAT IS TO BE PROTECTED BY DESIGNATION
109 SURREY STREET EAST, GUELPH

Exterior:

- the front façade of the building, including the front wall, the roofline and front gable, the stone surrounds of the windows, the large limestone quoins,
- the large four panel bolection-moulded door with arcaded transom,
- the gothic window above the entry.

Interior:

- the arched entrance hallway,
- the closet doors in the hallway,
- all the first floor original floor mouldings,
- all original window mouldings and paneling,
- the fireplaces in the west front room and the east rear room along with their surround mouldings.

It is intended that any non-original features may be returned to their documented original form without requiring City Council permission for an alteration to the designation.