THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)-11160
A by-law to designate the exterior and a portion of the interior of 11-13 Wyndham Street North and 66-70 Macdonell Street as items of architectural and historical significance.

WHEREAS the Ontario Heritage Act, 1974, 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 11-13 Wyndham St. North and 66-70 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 designation has been served upon the clerk of the municipality;

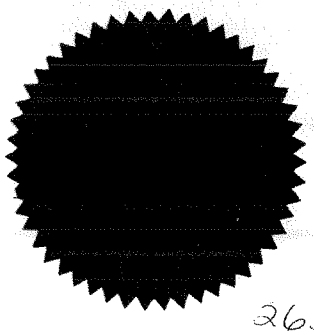
THEREFORE, The Council of the Corporation of the City of Guelph enacts as follows:

1. There are designated as being of historic and/or architectural value and interest, portions of the commercial-residential building at 11-13 Wyndham St. North and 66-70 Macdonell St., which portions are 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 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 fifth day of April, 1983.



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Norman Jary
MAYOR

M. E. Bell
CLERK

SCHEDULE "A"

BY-LAW NO. (1983)-11160

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 Number Fourteen (14) in the Canada Company Survey, Plan 8, of the said City of Guelph, which said parcel may be more particularly described as follows:-

COMMENCING at the Southerly angle of said Lot 14;

THENCE North 56 degrees 05' 40" East along the Southeasterly limit of said Lot 14 being also along the Northwesterly limit of Macdonell Street, a distance of ninety-six feet eight inches to a point;

THENCE North 34 degrees 09' 10" West, a distance of twenty-nine feet seven inches (29' 7") to a point.

THENCE South 56 degrees 05' 40" West in a straight line parallel to Macdonell Street, a distance of ninety-six feet eight inches more or less to the Southwesterly limit of said Lot 14 being also the Northeasterly limit of Wyndham Street;

THENCE South 34 degrees 10' East along the Southwesterly limit of said Lot 14 being also the Northeasterly limit of Wyndham Street a distance of twenty-nine feet seven inches (29'7") more or less to the place of beginning.

SCHEDULE "B"

BY-LAW NO. (1983)-11160

STATEMENT OF REASONS FOR DESIGNATION

PETRIE-KELLY BUILDING (11 - 13 Wyndham St. North and 66 - 70 Macdonell St.)

The Petrie-Kelly Building dominates the Wyndham-Macdonell intersection with its high corner tower and ornate mansard roof. It is a major architectural landmark and focal point in the Central Business District and is unique among late-19th Century business structures in Ontario.

The design is attributed to Guelph architect John Day. It was built in 1882 - 83 on the site of the old Great Western Hotel and was jointly financed by W. H. Cutten, barrister and A. B. Petrie, pharmacist. Walter Grierson was the masonry contractor.

Although a few ornamental details, such as cast-iron roof cresting, have been removed, the building survives in remarkably good structural condition. Originally, the third floors of both the Petrie-Kelly Building and 15 Wyndham, to the north, provided meeting space for the I.O.O.F. Lodge. The high, decorative, plaster ceiling of the I.O.O.F. meeting hall remains above false ceilings on the third floor of the Petrie-Kelly Building and has potential for exposure and restoration. The ground floor commercial spaces housed various banks, businesses and ticket offices, including, from 1935 to 1976, the C. W. Kelly Music Store. Prior to being converted to apartments in 1921, the second floor provided office space.

The designation covers the street facades plus the ornate, slate-faced mansard roof. Also included is the plaster ceiling of the former 3rd floor I.O.O.F. hall.

SCHEDULE "C"

BY-LAW NO. (1983)-11160

ELEMENTS OF PROPERTY BEING DESIGNATED

1. The two limestone street facades of the building, including window pattern, size and type.

2. The ground floor facade and structure,under the present surface treatment.

3. The slate-faced mansard roof with its decorative dormers, windows and corner tower.

4. The domed plaster ceiling of the former I.O.O.F. meeting hall, located above false ceilings at the third floor at the time of the passing of this by-law.

'83 SEP 19 AM 9:57

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By-law Number (1983)-11160

A by-law to designate the exterior and a portion of the interior of 11-13 Wyndham Street North and 66-70 Macdonell Street as items of architectural and historical significance.

Read a first and second time at 10:18 o'clock p.m., April 5, 1983.

Read and passed in Committee at 10:19 o'clock p.m., April 5, 1983.

Read a third time and passed at 10:21 o'clock p.m., April 5, 1983.

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Runnion

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No.
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of
'83 SEP 19 AM 9:57 in the
Land
Registry Office
at Guelph
Ontario.

Land Registrar