THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1979) - 10190

A by-law to designate the facade of the Toronto-Dominion Bank at 12 Wyndham Street North as an item of Architectural and Historical Importance.

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 owner of the lands and premises known as the Toronto-Dominion Bank, at 12 Wyndham Street North, 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 complete facade and cornice of the three-storey section of the Toronto-Dominion Bank building, at 12 Wyndham Street North, facing both Wyndham Street and Macdonell Street.

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, being Part of Lot 108, Canada Company Survey, 12 Wyndham Street North, 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 owner 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 by the Council of the Corporation of the City of Guelph this first day of October, 1979.

Norman Jary
MAYOR

CLERK

SCHEDULE "A"

A-25 Guelph
(Wyndham and McDonnell Streets)

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 in the Province of Ontario being composed of the part of Lot Number 108, of the Canada Company's Survey of the Town of Guelph, containing an area of Nine one-hundredths (.09) 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 point where the northerly limit of McDonnell Street is intersected by the westerly limit of Wyndham Street;

THENCE north 34 degrees, 18 minutes West along the said westerly limit of Wyndham Street, Forty-one feet (41') to the Centre of a Party Wall in a Stone Building;

THENCE south 55 degrees, 50 minutes West, along the Centre line of said Party Wall and westerly one hundred and six and six-tenths feet (106.6') more or less to the westerly limit of the said Lot Number 108;

THENCE south 34 degrees, 18 minutes East, along the said westerly limit of Lot 108, thirty-nine and five-tenths feet (39.5') feet, more or less to the said northerly limit of McDonnell Street;

THENCE north 55 degrees, 50 minutes East, along the said northerly limit of McDonnell Street, one hundred and six and six-tenths feet (106.6') more or less to the place of beginning, the said lands being shown bordered red on the sketch annexed to Instrument Number [illegible].

SUBJECT TO a Right of Way over a portion of the above described lands, consisting of a piece of land ten feet (10') wide, immediately adjoining the westerly limit of the above described lands, on the easterly side of said limit, and running from McDonnell Street to the Northerly limit of said lands.

AND TOGETHER with a Right of Way ten feet (10') wide, extending along the westerly limit of said Lot 108 and on the easterly side thereof for a distance of sixty-six feet (66') from the northerly limit of the above described Right of Way, to be used in common with the owners of the adjoining lands.

SCHEDULE "B"

By-law Number (1979) - 10190

Statement of Reasons for the Proposed Designation

The Toronto-Dominion Bank, 12 Wyndham Street North, was built for Nathaniel Higinbotham to house his apothecary. Known as "Medical Hall", it was completed in April 1859. It was constructed of warm-hued local limestone laid in neat courses of dressed ashlar masonry. It forms the southern anchor for the unified stone block face from Macdonell Street to Cork Street.

Windows on the second and third floors are framed with triangular, pedimented lintels with carved stone brackets supported on plain architraves. Carved stone brackets support the window sills and distinctive carved stone cornice. The angular corner is accented with a curved surface, echoed by the curved cornice.

The property has been a bank since its purchase from the Higinbotham family in 1919. Alterations were made to the ground floor in 1939 and 1962. In 1976-77, Toronto-Dominion restored and cleaned the original masonry, replaced the original window sash and rebuilt the interior. The quality of the restoration work was recognized by the Guelph Arts Council's 1978 Bronze Plaque of Merit. The retention of this structure has provided a strong example of the potential for restoration of the historic architecture of downtown Guelph.

Only the facade and cornice of the three-storey walls facing Macdonell Street and Wyndham Street are included in this designation. The two-storey wall facing Macdonell Street and the total interior space are excluded.

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No. 227912
Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of

'80 MAR 19 PM 3:44 in the

Land
Registry Office
at Guelph
Ontario.

LAND REGISTRAR

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1979) - 10190

A by-law to designate the facade of the Toronto-Dominion Bank at 12 Wyndham Street North as an item of Architectural and Historical Importance.

Read a first and second time at 8:12 o'clock p.m., October 1, 1979.

Read and passed in Committee at 8:15 o'clock p.m., October 1, 1979.

Read a third time and passed at 8:16 o'clock, p.m. October 1, 1979.

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