THE CORPORATION OF THE CITY OF GUELPH

I hereby certify the above copy to be a true c of
2006-17980
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 21st day of March 2006

City Clerk

By-law Number (2006) – 17980

A by-law to designate the property municipally known as 127-131 Wyndham Street North and legally described as Part Lots E, 44, 45 and 57, Plan 8, designated as Part 1, Reference Plan 61R1802; Guelph; as being a property 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 127-131 Wyndham Street North, and upon the Ontario Heritage Trust, 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:

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 and property known as 127-131 Wyndham Street North to the extent more particularly described in Schedules "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 Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED this TWENTIETH day of MARCH, 2006.

K.M. QUARRIE - MAYOR

LOIS A. GILES – CITY CLERK

SCHEDULE A
By-law Number (2006) – 17980

The property is legally described Part Lots E, 44, 45 and 57, Plan 8, designated as Part 1, Reference Plan 61R1802; Guelph.

SCHEDULE B
By-law Number (2006) – 17980

STATEMENT OF REASONS FOR DESIGNATION:

"ALMA BLOCK"
127-135 WYNDHAM STREET, GUELPH

A very fine example of mid-nineteenth century commercial architecture
Age and character of the building contribute to the downtown streetscape
Owned by prominent early Guelph businessman
Designed by a well-known Toronto architect
- Unusually ornate stonework in a commercial structure

Built by local businessman James Massie to replace an earlier structure that was destroyed by fire, the Alma block is an exceptional example of mid-19th Century commercial architecture.

The original building on the site of the Alma block was a three-storey limestone structure built in 1854 for W.J. Brown. It provided space at street level for three shops beneath a series of segmental arches. A fire caused by a match falling on to an oil-soaked floor destroyed the building in December of 1867 and the following year the building's owner, wholesale grocer James Massie, commissioned a replacement.

The new Alma block was designed by Toronto architect James Smith, with masonry work by local contractors Kennedy & Pike. James Barkley was the carpenter, and Messrs. Hamilton & Sons of Toronto were hired for the iron work. The first three sections (127-133 Wyndham Street North) were erected in 1868 with three storeys and a large cellar. In keeping with the design of the previous building, the new structure had space for three street-level shops and a series of columns supporting segmental arches. It was divided into three sections of three bays each but was expanded to include a fourth, almost identical section within a few years, probably 1874. Once completed the two northernmost sections were occupied by James Massie's grocery business, one as a retail location, the other for wholesale.

With its prominent downtown location the Alma block has served as the home of many businesses. From the late 1880s until 1933 the northern unit (number 135) housed George Williams' grocery store, a local landmark famous for its "confectionary, cakes, pasty, soda water, ice cream, Dr. Sweet's Root Beer, fruit and groceries". The grocery was replaced by John Armstrong's dry goods businesses which moved from 95 Wyndham where it had been established in 1911. Armstrong remained in the Alma block for over forty years. Other notable inhabitants of the block include The Great Atlantic and Pacific Tea Company (later to become A & P Foods) which could be found at 133 through the 1930s, and the Victoria Billiard Parlour, found at the same address during the 1950s and 60s. More recent tenants have included the Simply Wonderful toy shop and Thomas Entertainment. In 2001 Wellington County Social Services took the space at 127-131 Wyndham and renovated the street-level exterior, reintroducing the segmented arch design which had been lost, though at a modified scale with much greater arch spans.

The Alma block is an excellent example of mid-nineteenth century commercial architecture in late Italianate style. Constructed of dressed limestone, it has a number of fine details, including:
- a dentilated cornice and stone parapet

rusticated raised architraves leading to round-headed window openings with bracketed entablatures on the second floor and labels on the third
tooled sill courses
rusticated corner pilasters

Also notable are the original sashes of the upper floors at 133 Wyndham. The second floor sashes are completely original; the vertical muntins of the lower sash have been removed in the third floor windows.

The rear additions to the buildings that face Wyndham Street were built in at least two different periods after the construction of the Wyndham-facing block. The most westerly is the back of 135 Wyndham, and has the address of 128 Woolwich. It is a two and a half storey structure of stone and brick, faced with pick-dressed limestone, constructed of coursed rough limestone on the west side and brick on the east. The door and windows have been modernized but retain their original locations. 128 Woolwich was built by 1874 as it appears in historical photographs from that date.

The most easterly extension is a one and a half storey rough coursed limestone building with the address of 122 Woolwich, which is connected to 127-131 Wyndham Street North. Though probably built around the same 1870s period, it has been heavily modernized with new doors and window openings.

SCHEDULE C
By-law Number (2006) – 17980

WHAT IS TO BE PROTECTED BY DESIGNATION:

"ALMA BLOCK"
127-131 WYNDHAM STREET NORTH, GUELPH

On the Wyndham Street Exterior:

The original exterior stone street facades, including all decorative stonework at window and door openings;
The pattern and material of the original windows;

On the Woolwich Street Exterior:

The stone masonry of the street facade at 122 Woolwich

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