THE CORPORATION OF THE CITY OF GUELPH

AUG 27 1979

By-law Number (1979) - 10057

A by-law to designate the exterior of the former Wellington Hotel at 147-161 Wyndham Street North as a building 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 former Wellington Hotel, at 147-161 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 "C" 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 historical and architectural value and interest, specific portions of the exterior of the former Wellington Hotel at 147-161 Wyndham Street North which are more specifically described in Schedule "B" 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, being Part of Lot 45, Canada Company Survey, 147-161 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 seventh day of May, 1979.

Norman Jary
MAYOR

W. Gordon Hall
CLERK

I, W. GORDON HALL, Clerk of the Municipality of the City of Guelph, hereby certify that the above copy of a by-law is a true copy of by-law Number (1979) - 10057 of the City of Guelph, Passed on the seventh day of May, 1979,

IN TESTIMONY WHEREOF are hereunto set the seal of the Corporation of the City of Guelph and the hand of the Clerk of the said Corporation this twenty-fourth day of August, 1979.

W. Gordon Hall
Clerk

SCHEDULE "A"

By-law Number (1979) - 10057

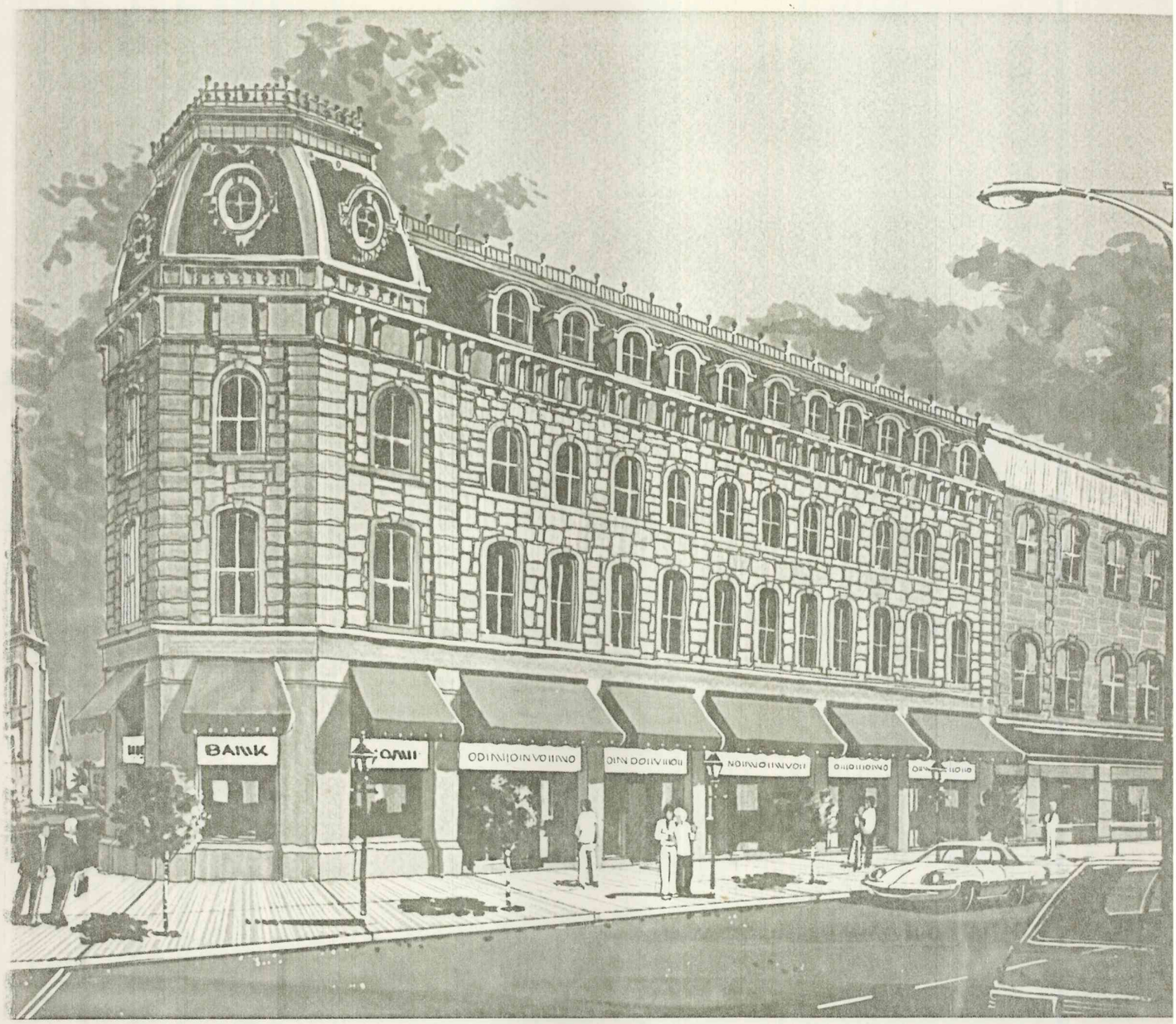
This by-law is to be registered on the title to the following property:

ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Guelph, in the County of Wellington and being composed of that part of Lot Number Forty-five (45) in the Canada Company's Survey more particularly described as follows:

COMMENCING on the northerly limit of Wyndham Street at a distance of one hundred and twenty-six (126) feet from its intersection with the southerly limit of Woolwich Street; thence North 34 degrees 10 minutes West, one hundred (100) feet eight (8) inches, more or less, to the westerly corner of the new Wellington Hotel; thence North 5 degrees and 10 minutes East, ten (10) feet, ten (10) inches, more or less; thence North 57 degrees 30 minutes East, ten (10) feet, eleven (11) inches, more or less, to Woolwich Street; thence along Woolwich Street southeasterly one hundred and fifty (150) feet, two (2) inches, more or less, to the easterly angle of the said Hotel; thence southwesterly at right angles to Woolwich Street thirty-four (34) feet, four (4) inches, more or less; thence northwesterly parallel to Woolwich Street, forty-eight (48) feet, ten (10) inches, more or less; thence southeasterly parallel to Wyndham Street nine (9) feet, eleven (11) inches, more or less, to the centre of a party wall between the said Hotel and the property known as the Masonic Hall Buildings: thence southwesterly at right angles to Wyndham Street and along the centre of the said party wall, sixty (60) feet, more or less, to the place of beginning.

SCHEDULE "B"

By-law Number (1979) - 10057



ELEMENTS TO BE DESIGNATED

The limestone facades of the building facing Wyndham Street and Woolwich Street, excluding the ground floor store fronts and including the mansard roof, dormers, corner dome and details at the fourth floor and roof level as illustrated in the above drawing.

SCHEDULE "C"
By-law Number (1979) - 10057

Statement of Reasons for the Proposed Designation

For over a century, the Wellington Hotel has been one of the essential visual anchors which contribute a monumental and distinctive character to the architecture of Guelph's business section. It stands out as a major feature in the appearance of Upper Wyndham Street and the Trafalgar Square area and as a prominent and unusually attractive landmark,highly visible from the Eramosa Hill and from the various streets converging upon Trafalgar Square. One of Canada's outstanding examples of the Louis-Phillipe (Second Empire) Style, the building featured an elaborately-enriched mansard roof and ornamental corner dome, It appears more closely related to the boulevards of mid-19th Century Paris than to the prosaic streets of Ontario. With the combination of its impressive design, unusual triangular site, and majestic location, this hotel is a unique architectural feature for Guelph which is unparallelle in the street-scapes of Canadian cities.

The architect was Victor Stewart who designed many prominent buildings in this city during the mid-1870's. His work gave Upper Wyndham Street much of its distinctive style and character. The structure was built of limestone from local quarries and was completed in the Fall of 1877. It succeeded the earlier Wellington Hotel which had been situated on the north side of St. George's Square, during the period 1846-1876. The "new" Wellington Hotel was constructed for $45,000 (including land) and was financed by a joint stock company created for the purpose by seven Guelph businessmen: James Massie, John Hogg, Robert Stewart, George Sleeman, John A. Wood, Wm. Henry Mills and James Innes.

Extensive interior alterations were made in 1908 with minor changes at street level until 1971. The building retained its original exterior with minimal change until a disastrous fire, in July 1975, destroyed the roof and fourth floor with serious damage to much of the interior.

During 1979, the former Wellington Hotel is being rebuilt as an office building inside t the original limestone walls. It will be capped by a mansard roof, dormers, corner dome,and details similar to the original fourth floor and roof. The interior and ground floor street fronts will be of more modern design.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1979) - 10057

A by-law to designate the interior of the former Wellington Hotel at 147-161 Wyndham Street North as a building of Architectural and Historical Importance.

Read a first and second time at 8:55 o'clock p.m., May 7, 1979

Read and passed in committee at 9:00 o'clock p.m., May 7, 1979

Read a third time and passed at 9:02 o'clock p.m., May 7, 1979

No. 220901
Registry Division of Wellington South (No. 61)
I CERTIFY that the instrument is registered as of
1-27 M.
AUG 24 1979 in the
Land
Registry Office
at Guelph
Ontario.
LAND REGISTRAR

10 00

City Hall