THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2003)-17099

A by-law to designate portions of the building on property municipally known as 366 College Avenue West 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 366 College Avenue West 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;

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 366 College Avenue West 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 on this SEVENTH day of April, 2003.

KAREN FARBRIDGE – MAYOR

LOIS A. GILES – CITY CLERK

SCHEDULE A
By-law Number (2003) – 17099

The property is legally described as Part lot 6, Concession 4, Division "G", more particularly described as Part 2 of Reference Plan 61 R-1280 in the City of Guelph, Ontario.

SCHEDULE B
By-law Number (2003) - 17099
STATEMENT OF REASONS FOR DESIGNATION

"Janefield" is an imposing example of a farm house in the Neo-Classic style. It is a symmetrical, two-storey limestone structure displaying high-quality masonry and woodwork. Its historical associations with Guelph's Day and McCrae families increase its merit as a heritage building worthy of designation through the Ontario Heritage Act.

In Feb. 1854, Thomas Day, a prominent Guelph mason and contractor, purchased the site of this house in the Township of Guelph. The date of construction has not been proven but is thought to be between 1854 and 1865. Design of the house has traditionally been attributed to William Day, noted Guelph builder in that period. It was likely constructed by the Days prior to Thomas McCrae's 1863 purchase of the property. McCrae was a Guelph lumber merchant and woollen mill proprietor who, like a number of other local business leaders, moved to the outskirts of the town and enhanced Guelph's agricultural reputation by breeding thoroughbred livestock. The McCrae farm was named "Janefield" in honour of Thomas McCrae's wife Jean, who called herself Jane.

In 1892, the property was passed on to their son, Col. David McCrae, who carried on his father's livestock breeding activities, while remaining active as an officer in the local artillery regiment. David's son, physician/soldier/poet Lt. Col. John McCrae, most famous for his poem "In Flanders Fields", frequently visited his grandparents, then his parents, at "Janefield". After the McCraes' 48 year ownership, the house passed through eleven owners before it was brought back from a deteriorated state by contractor George Good in 1976-77. William and Mariann Packham, then Kevin and Julia Kenalty, have owned and enhanced the home since 1977.

The complete exterior is to be designated with the exception of some elements of the 1976-77 work (i.e. the fluted, pedimented frame around the front entrance, aluminum soffits and eavestroughs). Among the features designated are the walls of tuck-pointed, dressed limestone with projecting rusticated quoins, the hip roof form, five monumental double chimneys, the front entrance with transom and sidelights of stained glass and etched glass, the location of window openings and the multi-paned windows within them and the fluted stone window surrounds (on north and east walls).

Inside, the designated features are the seven remaining fireplaces and mantels, the woodwork (window and door frames and the interior doors, baseboards and other trim, the main staircase, the hinged interior insulating shutters inside the main floor windows), the original floors and the height of the original ceilings. The interior of the modernized kitchen in the single-storey rear addition is excluded from the designation.

SCHEDULE C
By-law Number (2003) – 17099

The designation applies to:

1. The complete exterior of the building. Specific features covered by this designation are:
    a) the walls of tuck-pointed, dressed limestone with projecting rusticated quoins;
    b) the hip roof form;
    c) five monumental double chimneys;
    d) the front entrance with transom and sidelights of stained glass and etched glass; and
    e) the location of window openings and the multi-paned windows within them and the fluted stone window surrounds (on north and east walls).

    Excepted from this provision are the fluted, pedimented frame around the front entrance, aluminum soffits and eavestroughs.

2. The interior features included in this designation are:
    a) The seven fireplaces and mantels;
    b) The woodwork (window and door frames, interior doors, baseboards and other trim, main staircase, and the hinged interior insulating shutters inside the main floor windows); and
    c) The original floors and height of the original ceilings.

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.