Properties

PIN	71321 - 0083 LT	Estate/Qualifier	Fee Simple Lt Conversion Qualified
Description	PT Lot 1, Plan 40 , ERAMOSA Road West Between MITCHELL & KING STS ; PT Lots 4 & 5, Plan 40 , North East SIDE OF MITCHELL Street AS IN ROS621151 ; GUELPH		
Address	00025 MITCHELL STREET GUELPH		

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE CITY OF GUELPH
Address for Service	59 Carden Street, GUELPH, Ontario N1H 3A1

This document is being authorized by a municipal corporation K. M. QUARRIE - MAYOR and LOIS A. GILES - CITY CLERK.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. (2004)-17377 dated 2004/03/15.

Schedule: See Schedules

Signed By

Donna Marie Couto	59 Carden St. Guelph N1H 3A1	acting for Applicant(s)	Signed	2004 03 24
Tel 5198375637				
Fax 5198220705				

Submitted By

THE CITY OF GUELPH	59 Carden St. Guelph N1H 3A1	2004 03 24
Tel 5198375637		
Fax 5198220705		

Fees/Taxes/Payment

Statutory Registration Fee	$60.00
Total Paid	$60.00

THE CORPORATION OF THE CITY OF GUELPH

I hereby certify the above copy to be a true copy of By-laws Number (2004)- 17377 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 18th day of March, 2004

City Clerk

By-law Number (2004) - 17377

A by-law to designate portions of the building on property municipally known as 25 Mitchell Street and legally described as Plan 40, Pt Lot 1, Pt Lot 4, Pt Lot 5,City of Guelph, 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 25 Mitchell Street 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:

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 25 Mitchell Street 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 this FIFTEENTH day of MARCH, 2004.

K.M. QUARRIE - MAYOR

LOIS A. GILES

SCHEDULE A
By-law Number (2004) – 17377

The property is legally described as Plan 40, Pt Lot 1, Pt Lot 4, Pt Lot 5, City of Guelph.

SCHEDULE B
By-law Number (2004) – 17377

STATEMENT OF REASONS FOR DESIGNATION

"FERNDELL"
25 MITCHELL STREET, GUELPH

Built by a prominent local industrialist and public person
The house is an excellent example of a Guelph stone residential architecture
The house is in an excellent state of preservation

This limestone house, owned and built by foundry man Adam Robertson, Sr. in the late 1850s, represents two important themes in early Guelph history - foundries as the beginnings of local industry, and the close connection between Guelph and the surrounding agricultural community.

Adam Robertson built the two and a half storey house of local limestone, probably quarried from the site, on the Mitchell Block, land he had purchased for his foundry in 1852. The foundry was constructed in 1852 (this is now a small apartment building). The house itself was constructed several years later of similar stone. It is shown clearly on the Cooper map of 1862, when it and the foundry were the only buildings on the block bounded by Mitchell, Eramosa, King and Norwich Streets. The foundry was the third that Robertson constructed in Guelph, having arrived in Canada from Scotland in the 1830s, with previous stops in the Brantford area and Paris before coming to Guelph in 1847. In this foundry, known as the Guelph Foundry, Robertson and his employees produced agricultural implements for the local farmers. During the American Civil War Robertson also made armaments for the Confederacy, especially cannon destined for an ill-fated attempt to free Confederate officers from a prison on Johnson Island in Ohio.

Adam Robertson was a long-standing Town Councillor, sitting in public service in periods from the mid-1850s to the early 1880s. Mr. Robertson was Mayor in 1873.

The house was built about one hundred yards from the foundry and is typical of what is generally known as "the Ontario House," popular primarily in rural Ontario, with some characteristics typical of the Scottish background of its builder. Robertson and the local newspapers always referred to the house as "Ferndell", perhaps because the hillside behind the house may have been covered with wild ferns. Ferndell has the classical symmetry of the early 19th century styles, with a central hall plan, and a kitchen added to the back to form a T shape. And it also has a gothic gable and window over the front entrance, popular in the later 19th century. Typical of the Scottish tradition, the house has a stone wall at the front property line, a feature rare in Guelph.

As in the Canadian and Scottish traditions, the houses's public areas are much fancier than those areas used only by the family. On the exterior, the front wall is cut stone, while the side and rear walls, and the adjoining kitchen are built of rubble stone. This pattern carries over into the interior where the windows of the parlour, to the right of the front hall, and the front bedroom upstairs, are elaborately panelled while windows throughout the rest of the house are more simply framed..

The Edwardian front porch was added in the early 20th century, when Robertson's son, Adam Jr. lived in it and was the proprietor of the foundry.

The exterior of the house is remarkably similar to the original building, never having been added to as was often the case with older homes in Guelph.

SCHEDULE C
By-law Number (2004) – 17377

WHAT IS TO BE PROTECTED BY DESIGNATION

Exterior:

- All of the exterior walls;
- The exterior windows, doors and related trim;
- The front stone garden wall;
- The front porch;
- The size and shape of the louvered wood shutters on the front façade.

Interior:

All the interior baseboards, window and door frames, and the doors;
The staircase and handrail;
The two fireplaces on the ground floor;
The John Carpenter locks on the upstairs bedroom doors.

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.