Sunnyside



Address: 16 Arthur Street North

By-law: (1980)-10466
Legal Description: Pt Lot 1, Pt Lot 2, Plan 94
Current Owner: Kenneth Tessier and Andrea Bennett, 16 Arthur St N, Apt 1, Guelph

Designated Portions
The river-front façade, with its stone portico, entrance steps and curling stone pillars, is the primary portion to be designated. The mantel of carved stone, illustration "Ker Cavan", and the original portico columns mounted inside the building and the carved stone sun-dial pedestal in the garden are also included as items of architectural significance.

Property History
William Kennedy, Scottish stone carver and mason, built "Sunnyside" in 1854 as a wedding gift for his daughter, Mrs. Charles Davidson. It remained with the Davidson family for 123 years. Construction details are documented in the Archives of the University of Guelph.

The two-storey stone house, with its various additions, has recently been rebuilt inside (1979) to create four apartments. A contemporary sculptor has duplicated the four original columns supporting the unique stone portico facing the river. The original carved columns, with seriously-eroded details, are preserved as interior decoration.

The designation covers the river front façade with its stone portico and such interior examples of Kennedy's work as the original portico columns and the Gothic mantel of carved stone, with a bas-relief of nearby "Ker Cavan", which remains in the southerly living room on the ground floor. Two small pillars capped with early curling stones, which flank the entrance steps, and the carved stone sun-dial pedestal in the garden are also included as significant examples of Kennedy's work.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1980) - 10466

A by-law to designate portions of the buildings and properties at 27 Barber Avenue, 16 Arthur Street North and 268-270 Woolwich Street as items of architectural and historical significance.

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 owners of the lands and premises known as 27 Barber Avenue, 16 Arthur Street North and 268-270 Woolwich Street, and upon the Ontario Heritage Foundation, notice of intention to so designate portions of the aforesaid real properties 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 designations 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 historic and/or architectural value and interest, portions of the residence at 27 Barber Avenue, portions of the original house and details at 16 Arthur Street North and portions of the double house at 268-270 Woolwich Street, which are 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 properties described in Schedule "A" hereto, 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 owners of the aforesaid properties 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 fifteenth day of September, 1980.

MAYOR

CLERK

SCHEDULE "A"

By-law Number (1980)-10466

This by-law is to be registered on the title to each of the following properties:

27 Barber Avenue

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 Province of Ontario, being composed of parts of Original Canada Company Park Lots 3 and 4 in Range 3, Division "A" now in said City, and which said parcel or tract of land and premises may be more particularly described as follows:

COMMENCING at a point in the northwesterly limit of Barber Avenue as laid out on Registered Plan No. 393 for the said City, said point being distant 100 feet from the northeasterly limit of Westmount Road;

THENCE North 44 degrees 56 minutes 30 seconds West, 213.92 feet to an iron bar planted;

THENCE North 45 degrees 7 minutes 30 seconds East, 309.37 feet to its intersection with the southwesterly limit of a tier of lots on the southwesterly side of Lyon Avenue as shown on Registered Plan 316 for the said City;

THENCE South 45 degrees 30 minutes 50 seconds West, 58.05 feet to an iron bar planted;

THENCE South 45 degrees West, 185 feet to an iron bar planted;

THENCE South 45 degrees East, along the centre line of a common driveway or right-of-way, 88.8 feet;

THENCE South 19 degrees 48 minutes East, continuing along the said centre line of said right-of-way, 73.27 feet to its intersection with the northwesterly limit of Barber Avenue as laid out on said Registered Plan 393;

THENCE South 45 degrees West, along the said limit of Barber Avenue, 94 feet more or less to the place of beginning, said lots are abstracted as Lots 3 and 4, Range 3, Division 'A'.

16 Arthur Street

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 Province of Ontario and being composed of parts of Lots 1 and 2 on the Southwest side of Arthur Street North (formerly Queen Street) according to Registered Plan Number 94:

COMMENCING at an iron bar marking the easterly angle of Lot 2;

THENCE North 64 degrees 00 minutes 00 seconds West along the Southwesterly boundary of Arthur Street North (formerly Queen Street) a distance of 58.30 feet to the easterly angle of those lands of Lot 2 formerly conveyed to E. J. Green by Registered Instrument Number 17183 in Book C-21 for the said City;

THENCE South 26 degrees 18 minutes West along the southeasterly boundary of those lands of the said lot heretofore conveyed as aforesaid, to the high water mark of the River Speed;

THENCE in a southeasterly direction along the said high water mark of the River Speed downstream, and following the various windings thereof in all a distance of 164 feet more or less to a point where the high water mark of the River Speed as delineated by a concrete wall intersects the westerly boundary of Arthur Street;

THENCE North 36 degrees 47 minutes 30 seconds East, 18 feet more or less to a point, said point being the southwesterly angle of that portion of said Lot 1 conveyed to the Corporation of the City of Guelph by registered Instrument Number M-33104;

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16 Arthur Street - Continued

THENCE North 36 degrees 47 minutes 30 seconds East along the westerly limit of the said lot heretofore conveyed as aforesaid a distance of 26.35 feet more or less to the beginning of a curve to the left;

THENCE Northerly along said curve to the left having a radius of 115.27 feet, an arc distance of 79.64 feet, the chord equivalent being 78.06 feet, measured along a course of North 17 degrees 00 minutes 00 seconds East to a point in the northeasterly limit of Lot 1;

THENCE North 24 degrees 00 minutes West a distance of 49.50 feet along the northeasterly limit of said Lot 1 to a point marking an angle therein;

THENCE North 44 degrees 00 minutes West continuing along the northeasterly limit of said Lot 1 a distance of 49.50 feet to the point of commencement.

268 Woolwich Street

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being the said City of Guelph and being part of Lot number Fifty-nine on Woolwich Street in Hubbard's Survey in the said City according to the plan thereof registered as No. 35; such part of said lands being commonly known as house No. 268 Woolwich Street, having a frontage on Woolwich Street of Twenty-five feet, ten inches from the Easterly angle of said lot to the centre of a stone wall between said house No. 268 and house No. 270: Thence in a Southwesterly direction along the centre of said stone wall and its production Fifty-eight (58) feet to a fence: Thence in a Southeasterly direction parallel to the Southerly boundary of Woolwich Street Twenty-five feet Ten inches to the Southeasterly boundary of said lot: THENCE in a Northeasterly direction along the said Southeasterly boundary of said lot Fifty-eight (58) feet more or less to the place of beginning, together with a right of way approximately two (2) feet in width as now existing along the Southwesterly portion of the adjoining lands commonly known as House No. 270 Woolwich Street to and from Edwin Street, and for all purposes.

270 Woolwich Street

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 being Part of Lot Number 59 on Woolwich Street in Hubbard's Survey in the said City according to the Plan thereof registered as Number 35, and being more particularly described as follows:

COMMENCING at a point in the most northerly angle of said Lot Number 59 which point is also the point of intersection between the southerly boundary of Woolwich Street and the southeasterly boundary of Edwin Street;

THENCE southeasterly along the southerly boundary of Woolwich Street South 34° 10' East a distance of 26.17 feet more or less to a point in the centre line of the party wall being on and along the southeasterly limit of the lands herein described;

THENCE South 56° 44' West along the said centre line of the party wall and its production southwesterly a distance of 58' to a point;

THENCE North 34° 10' West a distance of 26.17 feet more or less to a point in the southeasterly boundary of Edwin Street;

THENCE North 56° 44' East a distance of 58 feet more or less along the southeasterly boundary of Edwin Street to the Point of Commencement, being all the lands intended to be conveyed by Instrument Number 150641.

SCHEDULE "B"

By-law Number (1980) - 10466

STATEMENT OF REASONS FOR DESIGNATION

27 BARBER AVENUE (Idylwyld)

J. D. Williamson, proprietor of the "Golden Lion" department store, began construction of "Idylwyld" in 1880 on a large estate on London Road West. The architect-designed house was adapted from a similar house, since destroyed, built in Montreal by Mrs. Williamson's parents. Local limestone was used in construction of this French-Mansardic styled house with three floors, basement, and tall corner tower.

It remained with members of the Williamson family until 1927. A large sun-room of matching stone was added to the west side in the early 1930's. The original ornate verandahs were removed in 1942-44. The present owners are restoring much of the house to its original condition, possibly including the original verandahs.

Significant exterior features include the limestone masonry construction, the ornate, decorative wood cornices, and the unique tower with slate roof and cast-iron cresting. Two carved stone lions guard the front steps. The interior retains many examples of quality workmanship and unique design including ornate plaster ceilings, decorative window casements, exceptional woodwork and stairway, decorative brass fittings and numerous etched-glass panels.

"Idylwyld" is probably the best-preserved home of the 1880's in Guelph and is a worthy example of its architectural style. The designation includes the exterior and interior of the original three-storey house, excepting the third floor interior and the rear (north-westerly)facade.

16 ARTHUR STREET NORTH (Sunnyside)

William Kennedy, Scottish stone carver and mason, built "Sunnyside" in 1854 as a wedding gift for his daughter, Mrs. Charles Davidson. It remained with the Davidson family for 123 years. Construction details are documented in the Archives of the University of Guelph.

The two-storey stone house, with its various additions, has recently been rebult inside (1979) to create four apartments. A contemporary sculptor has duplicated the four original columns supporting the unique stone portico facing the river. The original carved columns, with seriously-eroded details, are preserved as interior decoration.

The designation covers the river front facade with its stone portico and such interior examples of Kennedy's work as the original portico columns and the Gothic mantel of carved stone, with a bas-relief of nearby "Ker Cavan", which remains in the southerly living room on the ground floor. Two small pillars capped with early curling stones, which flank the entrance steps, and the carved stone sun-dial pedestal in the garden are also included as significant examples of Kennedy's work.

268-270 WOOLWICH STREET

Built about 1850, or earlier, the two-storey duplex survives as one of Guelph's finer stone houses from that era. Its street facade has a series of distinguished architectural features, some rather rare among Ontario buildings of the period. Framed with bevelled corner quoins, the ashlar limestone masonry is crowned with a fine classic stone cornice. The window architraves and sill-brackets are of carved stone. First floor windows are impressive with complex moldings and decorative hood-molds. Three Tuscan-styled pilasters, each cut from a single block of stone, frame the recessed entrances and support a classic entablature, also of carved stone. The structure has been well-maintained and the interiors retain many original features. The designation covers only the original two-storey stone structure.

SCHEDULE "C"

BY-LAW NUMBER (1980) - 10466

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

27 Barber Avenue

The limestone walls of the original three-storey house facing south-west, south-east and north-east. The form, material and details of the roof, cornice, tower and chimneys of the three-storey section. Type and location of windows and doors in the three-storey section. Two carved stone lions at the front steps. Interior architectural details of the 19th Century at the main floor and second floor levels of the interior.

It is intended by this by-law that either the original two-storey verandah or the intermediate one-storey verandah or a good facsimile thereof may be re-erected on the south-east and north-east facades (see Schedule "D").

The north-west (rear) facade of the three-storey section of the house, and portions of the building behind that facade, are not included in this designation.. The 20th Century sun-room on the south-west side and the interior details of the third floor are not included in this designation.

16 Arthur Street North

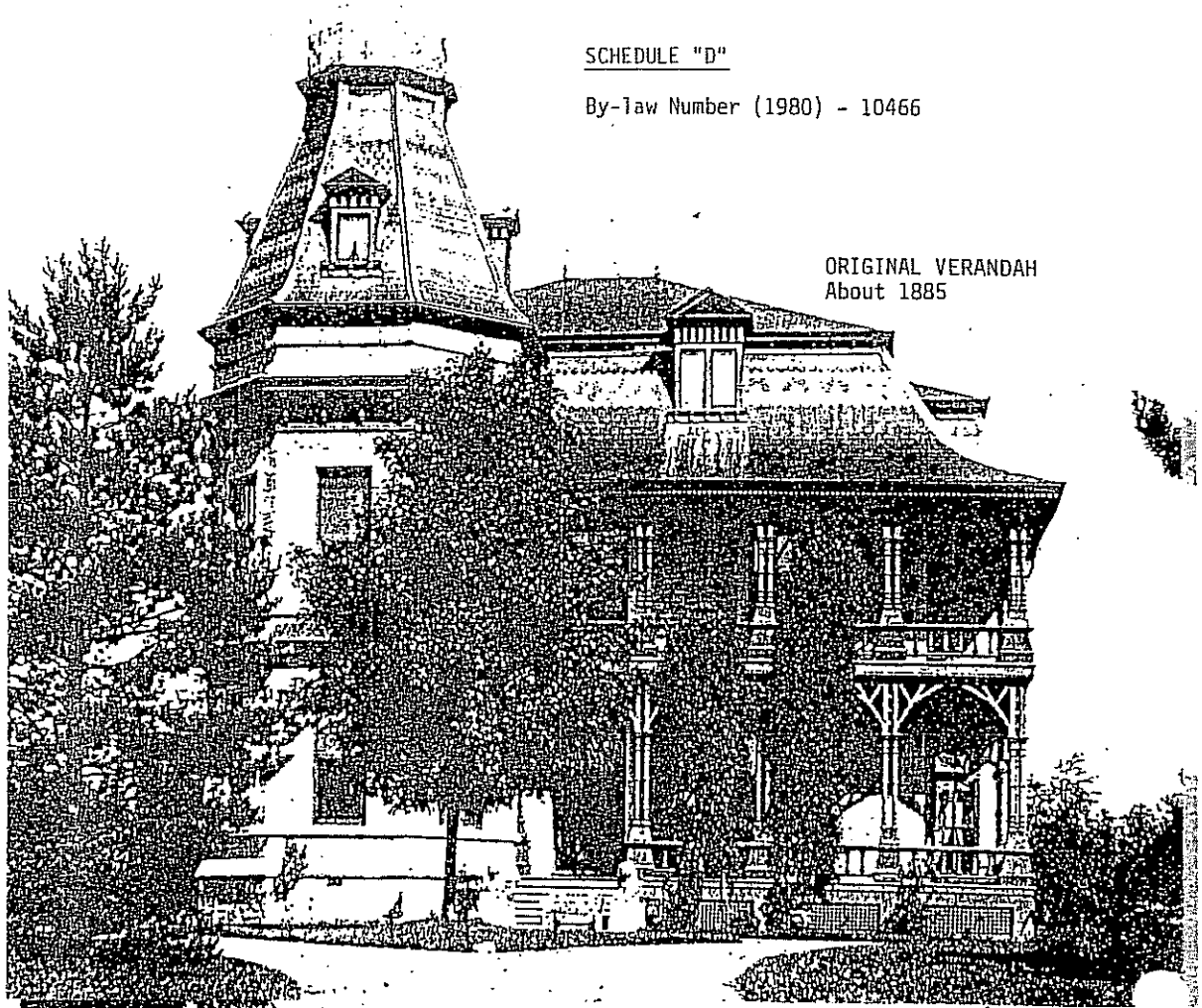
The river-front facade, with its stone portico, entrance steps and curling stone pillars, is the primary portion to be designated. The mantel of carved stone, illustrating"Ker Cavan", and the original portico columns mounted inside the building and the carved stone sun-dial pedestal in the garden are also included as items of architectural significance.

268-270 Woolwich Street

The complete exterior (walls, roof, windows, doors and details) of the original two-storey stone structure is designated by this by-law. It is not the intention of this by-law to designate the interior or particular parts thereof.

SCHEDULE "D"

By-law Number (1980) - 10466



ORIGINAL VERANDAH
About 1885



INTERMEDIATE VERANDAH
About 1930

No. 279361

Land Registry Division of Wellington South (No. 61)

I CERTIFY that this instrument is registered as of

84 FEB 3 A. 11: 48 in the

Land Registry Office at Guelph Ontario.

Land Registrar

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1980) - 10466

A by-law to designate portions of the buildings and properties at 27 Barber Avenue, 16 Arthur Street North and 268-270 Woolwich Street as items of architectural and historical significance.

Read a first and second time at 7:33 o'clock p.m., September 15, 1980.

Read and passed in Committee at 7:37 o'clock p.m., September 15, 1980.

Read a third time and passed at 7:38 o'clock p.m., September 15, 1980.

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