THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)- 11359

A by-law to designate portions of the buildings and properties at 16 Oxford Street and 88 London Road West as items of architectural and historical significance.

WHEREAS the Ontario Heritage Act, 1980, 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 land and premises known as 16 Oxford Street and 88 London Road West 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 residential buildings at 16 Oxford Street and 88 London Road West, which portions 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 5th day of December, 1983.

Norman Jary
Mayor

M. E. Hall
Clerk

SCHEDULE "A"

A. Description of property known as 16 Oxford Street in the City of Guelph, in the County of Wellington and being composed of part of Lot 641, Canada Company Survey, Plan 8 in the said City of Guelph and which said parcel of land is more particularly described as follows:-

PREMISING that the southeast limit of Oxford Street has a bearing of N 55°50' E and relating all bearings herein thereto;

COMMENCING at an iron bar marking the most northerly angle of Lot 641, Registered Plan 8;

THENCE S 55°50' W along the southeast limit of Oxford Street, being also the northwest limit of Lot 641, a distance of 68.57 feet to an iron tube therein;

THENCE S 33°58'00" E a distance of 105.50 feet more or less to an iron bar in the southeast limit of said Lot 641;

THENCE N 55°50'00" E along the southeast limit of Lot 641, a distance of 68.52 feet to an iron bar marking the most easterly angle of said Lot 641;

THENCE N 33°56'20" W along the northeast limit of Lot 641, a distance of 105.50 feet to the point of commencement, being one and the same lands as in instrument registered as number C92-68453.

B. Description of property known as 88 London Road, West in the City of Guelph, in the County of Wellington and being composed of Part of Lot 23 according to Registered Plan Number 299 for the said City of Guelph, being more particularly described as Part 1 on Reference Plan deposited in the Registry Office for the City of Guelph as Number 61R-1162.

SCHEDULE "B"

BY-LAW NUMBER (1983)-

STATEMENTS OF REASONS FOR DESIGNATION

16 Oxford Street

This two storey house was built of cream-coloured brick on a stone foundation about 1871. Originally it faced Nelson Crescent but was relocated circa 1912. Its facade retains considerable character with its twin bow windows and enclosed entry vestibule beneath the wide verandah. For ninety years it was the home of the family of George Williams, prominent Wyndham Street merchant. The house forms a significant visual anchor for the residential streetscape to the west.

The designation covers the Oxford Street facade and the rest of the original brick structure, while excluding rear additions of later date.

88 London Road West

This house was built in 1894-95 for G.B. Ryan, prosperous Wyndham Street clothing merchant. Designed in the Baronial phase of the Queen Anne Style, "Parkview" was constructed with skilled craftsmanship and ornate detailing. It is one of Guelph's most palatial homes and is among the most outstanding examples of this late Victorian style in Ontario. Still structurally sound, it was built of pressed red brick on a red sandstone foundation with masonry details of sandstone and roof of grey slate. Exterior features include the circular three-storey tower, with conical roof, and decorative gables and porches. The interior is still handsome with fine decorative plaster moldings, leaded windows and carefully-crafted oak woodwork. The stair hall, almost thirty feet high, remains an impressive feature, as well as seven fireplaces with original tile and brass ornamentation.

The designation covers the total exterior (masonry, woodwork, and slate roof) and the interior features outlined above.

SCHEDULE "C"

BY-LAW NUMBER (1983)-

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

A. 16 Oxford Street

The designation covers the Oxford Street facade and the rest of the original brick structure, while excluding rear additions of later date.

Features of the Oxford Street facade are, more specifically:

(a) The deep, four-columned verandah with railings of turned balusters.

(b) The central enclosed entry vestibule of wood and glass.

(c) Two bow windows under the verandah.

(d) Three upper floor windows, surmounted by brick arches, with fitted shutters.

(e) Gable end of roof over the easterly half of the facade.

The brick side-walls, side window openings and roof, of intersecting gable form, are the recognized parts of the rest of the original structure.

B. 88 London Rd. West

The designation covers the total exterior (brick and sandstone masonry and detailing, wood detailing, window locations and types of windows and doors and the variety of slate roof forms which exist at the time of the passing of this by-law).

In the interior, the designation also covers

(a) Decorative plaster moldings.

(b) Woodwork in the form of original door frames, panelling, wainscotting, baseboards, stairs and railings, original doors and brass door hardware.

(c) Leaded windows.

(d) The large open stair hall.

(e) Seven fireplaces with original tile and brass ornamentation.

Number 1702

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1983)- 11359
A by-law to designate portions of the buildings and properties at 16 Oxford Street and 88 London Road West as items of architectural and historical significance.

Read a first and second time at 8:56 o'clock p.m., December 5th, 1983.

Read and passed in Committee at 8:57 o'clock p.m., December 5th, 1983.

Read a third time and passed at 8:58 o'clock p.m., December 5th, 1983.

380657

No.
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of
in the
Land Registry Office
at Guelph
Ontario.

'84 MAR 14 AM 9:53

Land Registrar