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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2003)-17098

A by-law to designate portions of the building on property municipally known as 45 Cross Street (now known as 26 Ontario Street) and legally described as Pt Lot 60, 67, 72 to Pt Lot 75, Lot 62, Lot 69, Lot 70 and Lot 71 of Registered Plan 113 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 45 Cross Street (26 Ontario St) 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;

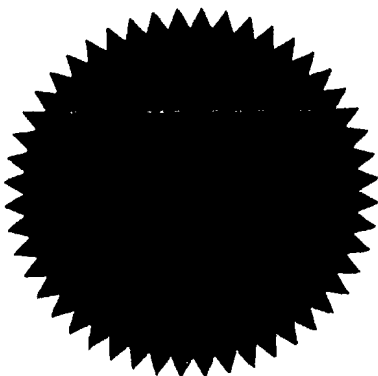
WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

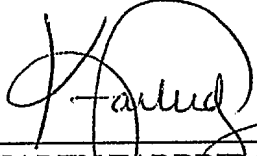
WHEREAS no notice of objection to the said property designation has been served upon the clerk of the municipality;

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 45 Cross Street (26 Ontario 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 on this SEVENTH day of April, 2003.




KAREN FARBRIDGE – MAYOR


LOIS A. GILES – CITY CLERK

SCHEDULE A
By-law Number (2003) – 17098

The property is legally described as Pt Lot 60, 67, 72 to Pt Lot 75, Lot 62, Lot 69, Lot 70 and Lot 71 of Registered Plan 113, City of Guelph, Ontario.

SCHEDULE B
By-law Number (2003) – 17098

STATEMENT OF REASONS FOR DESIGNATION

The factory at 45 Cross St. (mainly along Arthur St. frontage) was built for the Guelph Worsted and Spinning Co. beginning in 1902. It is an example of the rapid growth of major industries in St. Patrick's Ward during the early 20th Century. Separate sections of the complex display the skills of two of Guelph's best-known, turn-of-the-century architects, W. Frye Colwill (Carnegie Library, Torrance School) and Wm. A. Mahoney (Tytler School). The masons' craftsmanship is evident especially in the arched lintels and corbelled brick cornices. For these reasons, it is now appropriate to designate portions of the exterior of the structure as it is being prepared to be adaptively re-used for residential purposes (2003).

W. Frye Colwill was the designer of the first section, on Queen St. East (now Arthur St. South), opposite Alice St. (Section 1, Schedule 1). It was built in 1902 as a two-storey, timber-framed, brick structure with a low-slope gable roof. A flat-roofed, timber-framed, three-storey brick addition filled in the Queen St. frontage, all the way to Cross Street, in 1907 (Section 2, Schedule 1). Some brickwork details, identical to the 1902 section, suggest that the 1907 addition was probably also designed by W. Frye Colwill.

In 1920, a third major three-storey section was added, fronting on Cross Street, from plans prepared by Mahoney & Austin (Section 3, Schedule 1). It has a reinforced concrete framework for its ground floor and for its exterior walls which originally contained large, multi-paned windows atop brick spandrels. The rest of the internal framework combines timber posts and beams with steel trusses. Section 3 is not part of the designation. At the same time, Mahoney & Austin placed a brick and steel third storey on top of the 1902 two-storey portion, noticeably wider than the original and featuring a gable roof (Section 4, Schedule 1). Many other accessory structures have been part of the complex but of these only the "Powerhouse Chimney" and the gable-roofed "Bleach House" in the southerly yard are part of this designation (see Schedule 1).

The mill continued to turn out worsteds, yarns, and/or carpet fibres until 1975, operated by Guelph Worsted Spinning, Guelph Carpet & Worsted Spinning Mills, Guelph Yarns, Newlands-Harding Yarns and Dobbie Industries. It has been used for a combination of commercial and industrial uses since 1978, most notably by Len's Mill Store.

SCHEDULE B
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The portions of the exterior to be designated are:

- (a) The brick walls of Sections 1, 2, and 4 (Schedule 1), including the arched lintels, the pilasters added to Sections 1 and 4 in 1920, the corbelled cornices on two facades and the corbelled end walls with their capstones at both ends of Section 4. Excepted from this provision are 19 sections of the brick wall where window or doorway openings are planned to be altered or introduced, as well as wall sections where 13 original windows are planned to be re-opened at the time of designation.
- (b) The gable roof on the 1920 3rd-floor addition (Section 4).
- (c) The restoration of window openings to their original proportions as well as installation of facsimiles of the original window sills in Sections 1, 2, and 4. Basement windows are not included in the designation.
- (d) The tapered, brick "Powerhouse Chimney".
- (e) The exterior of the former "Bleach House", including its brick walls, its gable roof form, its original window openings and original windows and doors, where they occur.

SCHEDULE C
By-law Number (2003) – 17098

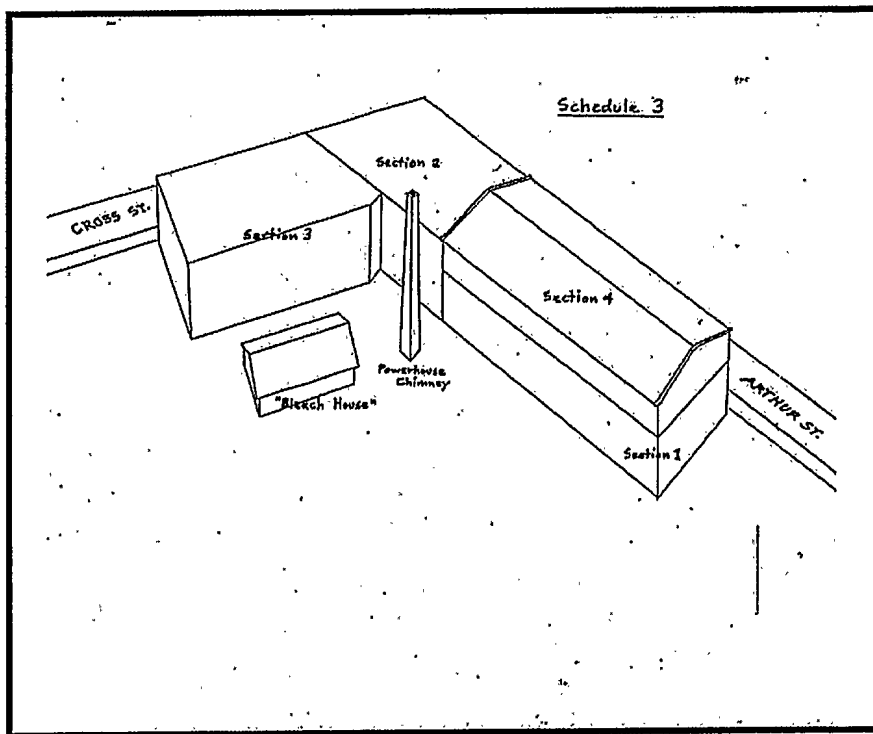
The designation applies to:

1. The brick walls of Sections 1, 2, and 4 (Figure 1), including the arched lintels, the pilasters added to Sections 1 and 4 in 1920, the corbelled cornices on two facades and the corbelled end walls with their capstones at both ends of Section 4. Excepted from this provision are 19 sections of the brick wall where window or doorway openings are planned to be altered or introduced, as well as wall sections where 13 original windows are planned to be re-opened at the time of designation.
2. The gable roof on the 1920 3rd-floor addition (Section 4).
3. The restoration of window openings to their original proportions as well as installation of facsimiles of the original window sills in Sections 1, 2, and 4. Basement windows are not included in the designation.
4. The tapered, brick “Powerhouse Chimney”.
5. The exterior of the former “Bleach House”, including its brick walls, its gable roof form, its original window openings and original windows and doors, where they occur.

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.

SCHEDULE C
By-law Number (2003) – 17098

FIGURE 1



Wellington

REC'D/RECEIVED

17-04-2003

**IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTIES,
OR PORTIONS THEREOF, WITHIN THE BOUNDARIES
OF THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO,
WHICH HAVE BEEN DESIGNATED BY BY-LAW AS
PROPERTIES, BUILDINGS, OR ITEMS OF
CULTURAL HERITAGE SIGNIFICANCE.**

NOTICE OF PASSING OF DESIGNATION BY-LAW

TO: Ontario Heritage Foundation
The Ontario Heritage Centre
10 Adelaide St. East
Toronto, ON M5C 1J3

RECEIVED
MAY 2 - 2003
CONSERVATION REVIEW
BOARD

AND: [REDACTED]
HassTown Holdings (Guelph) Inc
170 West Beaver Creek Rd, Unit 13
Richmond Hill, ON L4B 1L6

TAKE NOTICE THAT the Council of The Corporation of the City of Guelph has passed By-law Number (2003) – 17098 to designate portions of the building on the property known as 45 Cross Street (to be known as 26 Ontario Street) as being of cultural heritage value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at Guelph, Ontario, this SIXTEENTH day of APRIL, 2003.

Lois Giles
Director of Information Services/ Clerk
City Hall, 59 Carden St.
Guelph, Ontario
N1H 3A1

64/04/03
✓ RA