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THE CORPORATION OF THE CITY OF GUELPH

ONTARIO HERITAGE TRUST

By-law Number (1987) -12376

SEP 23 2019

RECEIVED

A by-law to designate portions of the exterior and some interior features of the home at 21 Oxford Street as items of architectural and historical significance.

WHEREAS The Ontario Heritage Act, 1980, R.S.O., Chapter 337, 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 owner of the lands and premises known as 21 Oxford Street, and upon the Ontario Heritage Foundation, notice of intention to so 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 once for each of three consecutive weeks; and

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

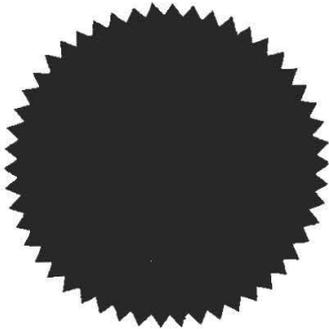
WHEREAS no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

THEREFORE, the Council of the Corporation of the City of Guelph hereby enacts as follows:

1. There is designated as being of historical and architectural value and interest portions of the home at 21 Oxford Street, 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 property, 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 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 by the Council of the Corporation of the City of Guelph this 19th day of January, 1987.



[Handwritten signature]

MAYOR

[Handwritten signature]

CLERK

SCHEDULE "A"

**Description of Land
Part of Lots 691 and 692
Registered Plan 8
City of Guelph**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, County of Wellington, Province of Ontario, being composed of Part of the Northeast half of Lot 691 and the Southwest half of Lot 692, according to the Canada Company Survey, Registered Plan 8, and which said parcel of land is more particularly described as follows:

PREMISING that the Northwest limit of Oxford Street has an astronomic bearing of North 55 degrees 50 minutes 00 seconds East and relating all bearings herein thereto;

COMMENCING at a point in the Northwest limit of Oxford Street, being also in the Southeast limit of Lot 691, the said point being distant 58.92 feet measured on a course of North 55 degrees 50 minutes 00 seconds East from the South corner of Lot 691;

THENCE North 33 degree 55 minutes 00 seconds West, a distance of 105.45 feet to a point in the Northwest limit of the Northeast half of Lot 691;

THENCE North 56 degrees 02 minutes 00 seconds East along the Northwest limit of the Northeast half of Lot 691 and the Northwest limit of the Southwest half of Lot 692, a distance of 103.1 feet more or less to the North corner of the Southwest half of Lot 692;

THENCE South 33 degrees 55 minutes 00 seconds East along the limit between the Southwest and Northeast halves of Lot 692, a distance of 105.1 feet more or less to the East corner of the Southwest half of Lot 692, being also in the Northwest limit of Oxford Street;

THENCE South 55 degrees 50 minutes 00 seconds West along the Northwest limit of Oxford Street, being also in the Southeast limit of the Southwest half of Lot 692 and the Southeast limit of a portion of the Northeast half of Lot 691, a distance of 103.1 feet more or less to the point of commencement.

SCHEDULE "B"

THE BELL HOUSE - 21 OXFORD STREET

Built circa 1875 for William Bell of the Bell Organ Company. Architect: Victor Stewart, designer of the Wellington Hotel; Mason: David Kennedy; Plasterer: Wm. Day. Sold by the Bell Estate in 1927 to Senator Robert Gladstone, whose family lived there until 1983.

The handsome yellow brick, two-storey structure was built in the Tuscan Villa style with a picturesque tower containing Italianate windows and carved roof brackets. The main part of the house features an attractive entrance and verandah, two bay windows and a solarium. The interior of the original part of the house contains a handsome open wooden staircase and outstanding wood trim and plaster ceiling mouldings.

The designation covers only the original part of the present structure and not the later rear additions. On the exterior, it includes the front entrance, verandah, windows and tower in the two-storey brick walls at the front and east side, the one-storey solarium and the various roof forms. Also included are the 19th-century cast-iron carriage steps located on the front lawn. The interior designation covers the staircase, as well as the elaborate wooden trim and plaster work in the vestibule, entrance hall, living room, dining room and library.

On the exterior, the designation does not include the main two-storey wall on the west side of the original structure, or the north wall of the solarium. The interior designation does not include the fireplaces in the living room and library or the french doors in the dining room.

It is understood that some designated elements may be returned to an earlier authentic state.

SCHEDULE "C"

By-law No. (1987) - 12376

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

Portions of the exterior designated by this by-law as being significant are as follows:

- (a) The front facade of the house including the type and location of windows and doors, the bay window, the three-storey Italianate tower, carved roof brackets, and the small entrance verandah.
- (b) The north-easterly wall of the house, including all of the one-storey solarium except for its north-westerly wall, as well as the type and location of window openings.
- (c) The form of the various roofs on the original structure (excluding roofs of the lower additions to the rear).
- (d) The cast-iron carriage steps, located on the front lawn.

Interior items designated are:

- (a) The main staircase.
- (b) Elaborate wood trim and detailed plaster work in the main entrance vestibule, the entrance hall, the living room, the dining room and the library.

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Read a first and second time at 9:55
o'clock p.m.,

Read and passed in Committee at 9:56
o'clock p.m.,

Read a third time and passed at 9:57
o'clock p.m.,
