

49 Metcalfe Street “Dario Pagani House”

Cultural Heritage Evaluation Report

July 11, 2023

Presentation Outline

1. Historic Background
2. Cultural Heritage Evaluation
3. Statement of Significance

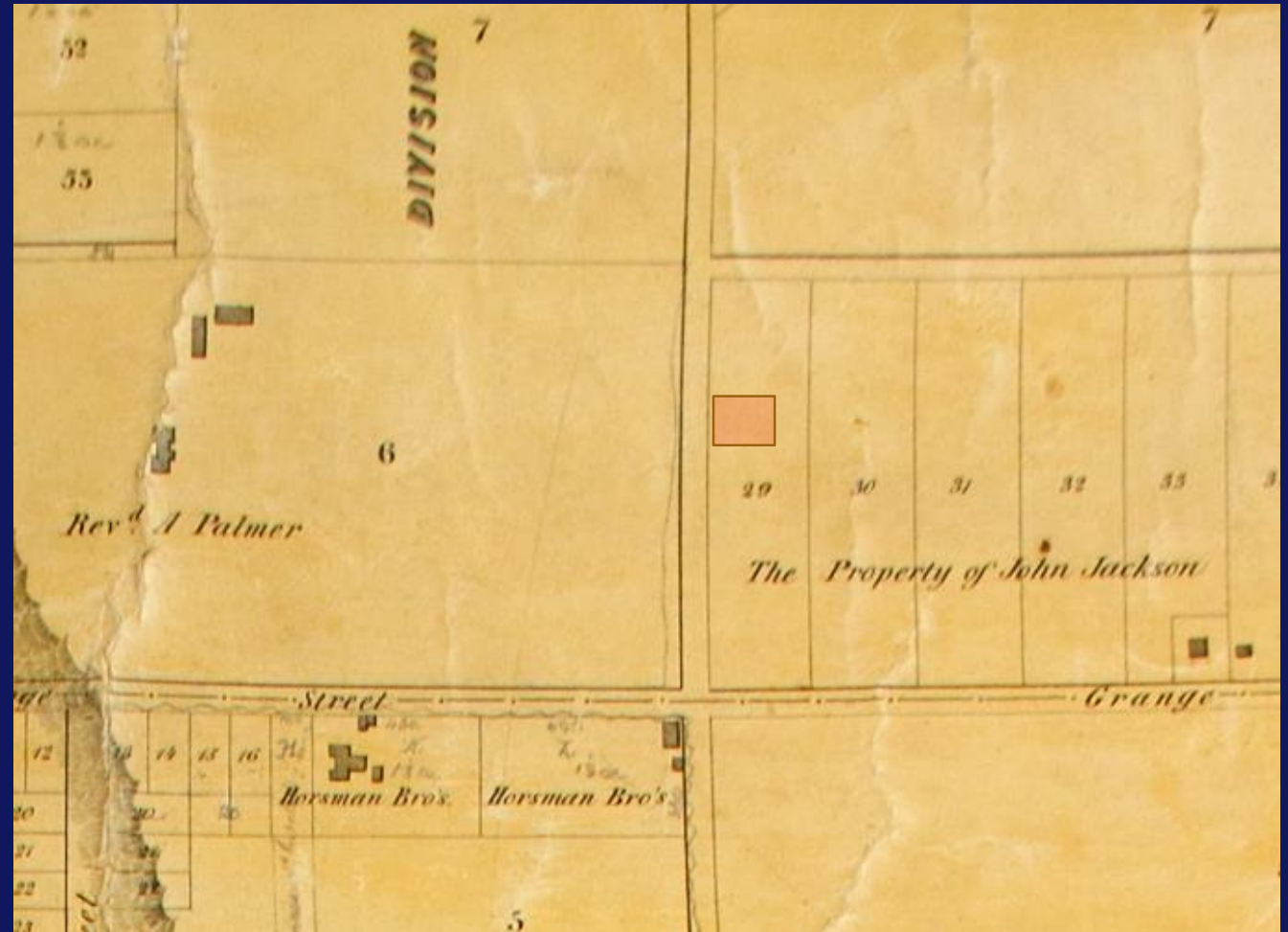


Couling Building Inventory, 1975

Historic Background

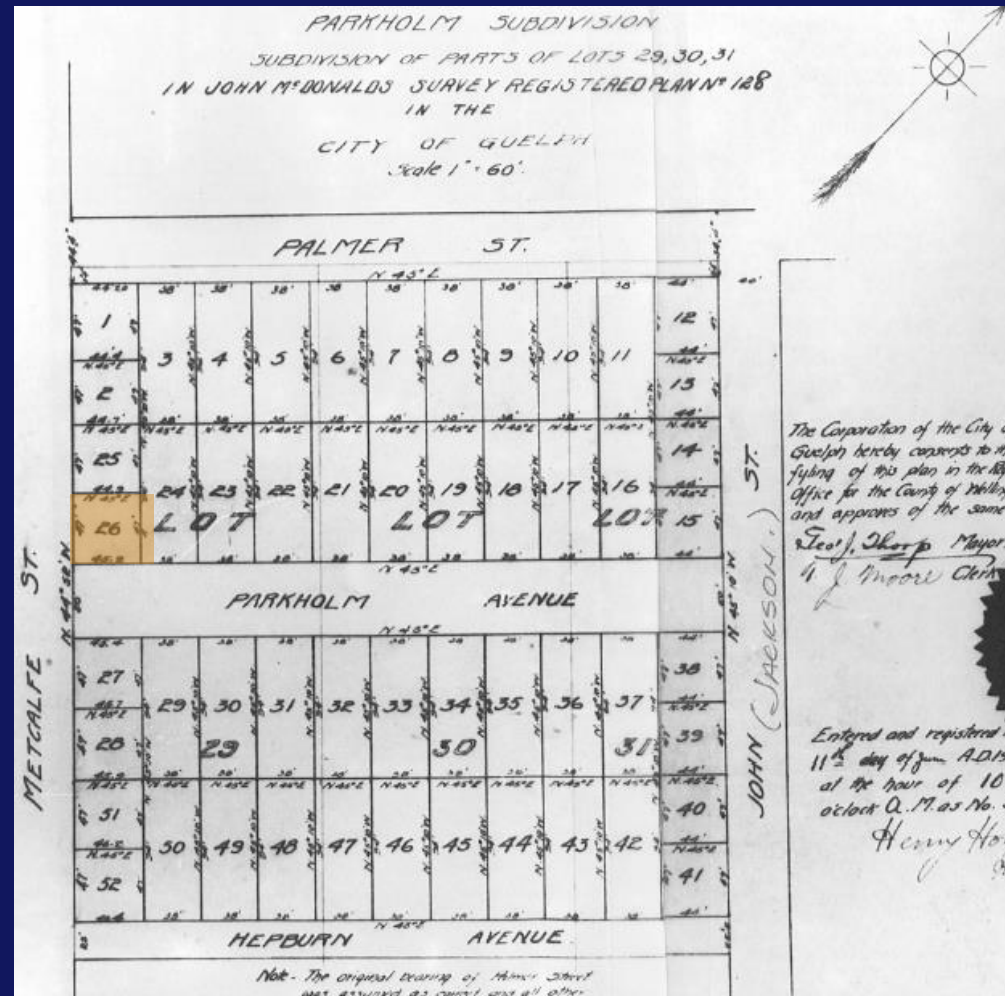


Location, City of Guelph GIS



Cooper's Map c. 1862, Guelph Civic Museum

Historic Background

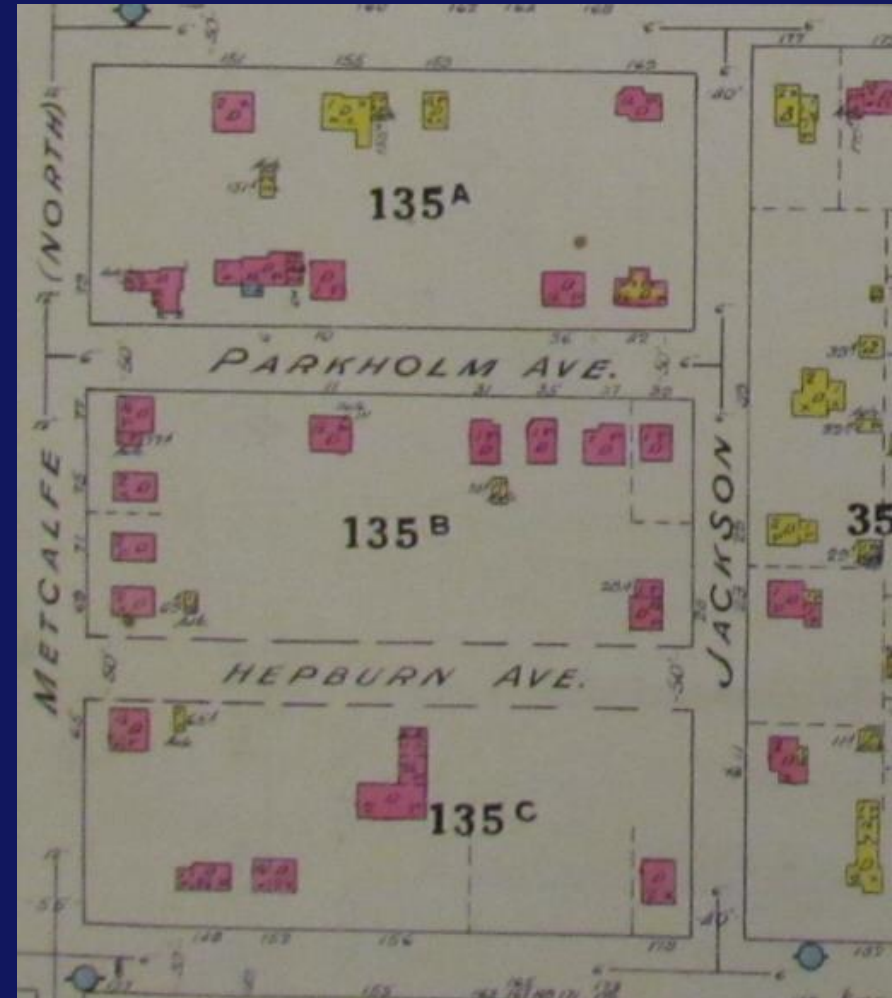


Detail from Parkholm Subdivision, 1913

Historic Background



1922 Fire Insurance Plan (Revised 1929)



1922 Fire Insurance Plan (Revised 1946)

Dario Pagani House



- Built: 1936-1937
- Material: Cast-in-place concrete
- Architecture: Art Moderne / Streamline Moderne
- Builder: Dario Pagani

Art Moderne in Ontario



Art Modern residence in Hamilton
Photo: Historical Hamilton



Art Modern Residence in Tweed
Photo: OntarioArchitecture.com



Art Modern Residence in Hamilton
Photo: Globe and Mail



Art Modern Apartment Building in Ottawa
Photo: OntarioArchitecture.com

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act as it meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22 made under the Ontario Heritage Act.

The heritage attributes of 49 Metcalfe display design or physical, historical or associative and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because it exhibits design or physical value as a rare example of the Art Moderne style architecture in the City of Guelph. The Dario Pagani house is the first Art Moderne residence constructed in the city, and remains Guelph's only example of Art Moderne residential architecture.

The subject property meets Criterion 2 because it displays a high degree of artistic merit. Inspired by aerodynamic design, the Art Moderne style emphasized streamlined, curving forms, and long horizontal lines. The Pagani house includes features typical of the Art Moderne, with smooth, rounded stucco walls, a flat roof with a small ledge at roofline, an asymmetrical façade, corner sash window groupings, and metal balustrades.

Historical/Associative Value

The subject property meets Criterion 4 because it has direct associations with Dario Pagani, an Italian immigrant that became one of Guelph's most significant mid-century building contractors, and Dario's son, Richard Pagani, who was raised at 49 Metcalfe and would become a provincially significant architect.

The subject property meets Criterion 5 because it yields information that contributes to an understanding of the Italian immigrant experience in the first half of the twentieth century. When the Dario Pagani House was constructed, St. George's neighborhood was occupied primarily by Canadians of Anglo-Celtic descent. The Dario Pagani house represents the social and economic mobility of working-class Italian immigrants in mid-twentieth century Guelph, especially those involved in construction trades.

Contextual Value

The subject property meets Criterion 9 because it is a landmark. The property stands out amongst the predominantly brown, yellow, and redbrick revival style residences that ring St. George's Park on Metcalfe, Grange, and Palmer streets. The stark white stucco walls, situation on a corner lot, prominent visual location across from St George's Park, and unique Art Moderne architectural style make the residence a landmark in the neighborhood.

Questions and Comments?

- Is there any historical information missing to explain how this property meets 9/06 Criteria?
- Do you agree with the Cultural Heritage Evaluation?
- Does the property meet any additional criteria?
- Are you aware of any other art moderne structures in the City of Guelph?