

Advisory Committee of Council Information Report



Committee	Heritage Guelph
Date	Monday, September 11, 2023
Subject	12 Eramosa Road – Cultural Heritage Evaluation Report

Description

This information report provides a cultural heritage evaluation, a draft statement of significance and determination of cultural heritage value or interest for 12 Eramosa Road. The report is presented for review and comment by Heritage Guelph in preparation for a notice of intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

Executive Summary

Key Findings

The corner building within the property addressed today as 12-16 Eramosa Road is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act. This report recommends that together the corner building and its associated stable building meet six of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) made under the Ontario Heritage Act.

Cultural Evaluation Report

Location

The subject real property is located on the northwest corner of the intersection of Eramosa Road and Arthur Street North (Figure 1). The legal description of the subject real property is PLAN 99 PT LOT 7 PT LOT 8.

The real property includes the following addresses: 12, 14 and 16 Eramosa Road as well as 157 and 161 Arthur Street North. For the purposes of this report, the subject property will be referred to generally as 12 Eramosa Road.



Figure 1: Location of 12 Eramosa Road. (City of Guelph GIS)

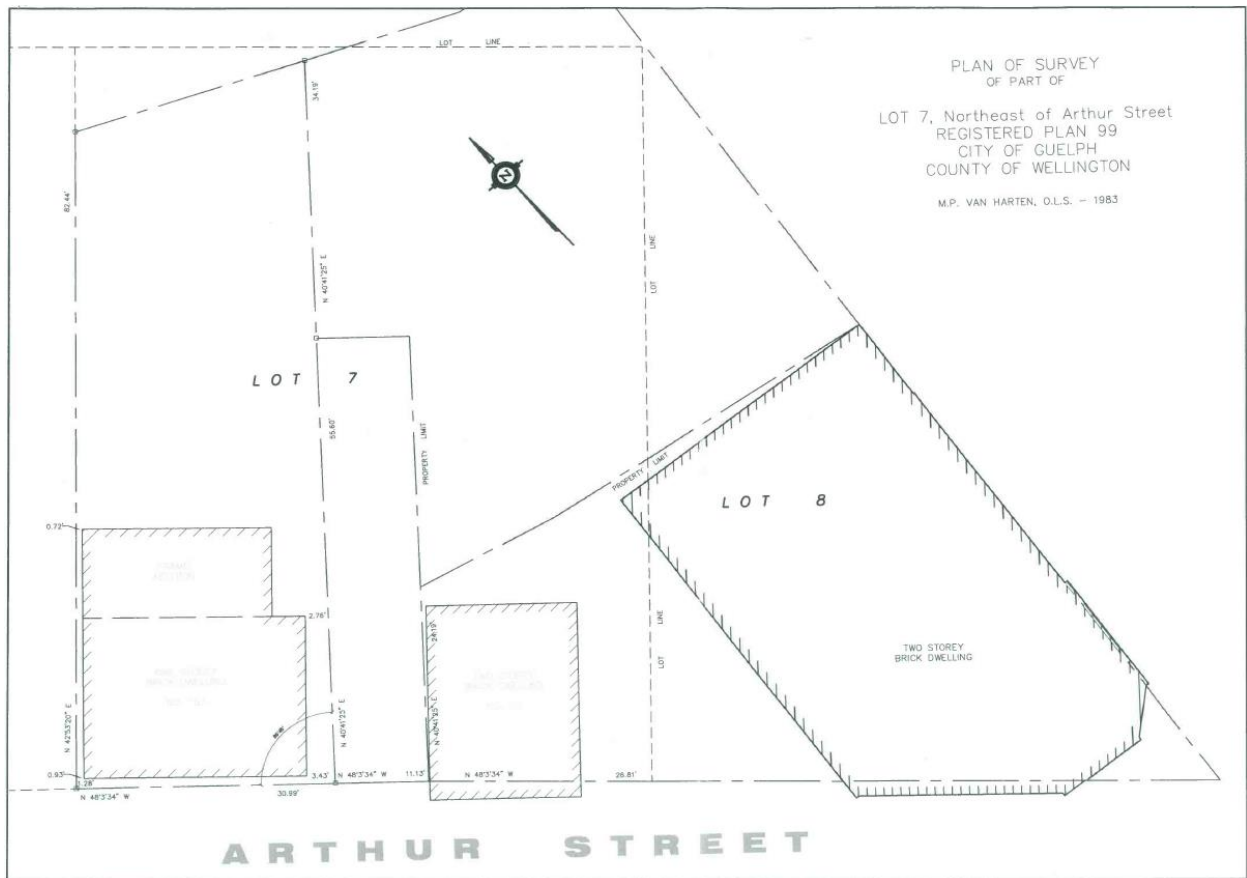


Figure 2: Plan of Survey. (M. P. Van Harten, O.L.S., 1983)

The property includes a 2-storey, red brick, corner store building with residential units above (Figures 3 and 4) and a detached, 2-storey, red brick stable building (now painted black) fronting Arthur Street North (Figure 5).



Figure 3 – 12 Eramosa Road, view from south. (Photo: S. Robinson, 2023)



Figure 4 – 12-16 Eramosa Road, view from east. (Photo: S. Robinson, 2023)



Figure 5: Stable building fronting Arthur St N. (Photo: S. Robinson, 2023)

Background

The subject property is part of Lots 7 and 8 of Plan 99. Plan 99, also known as Adam Fergusson's Survey, was registered in 1856 (Attachment-2, Figure 1). The land title abstract describes the ownership history of Lots 7 and 8 on the northeast side of Perth Street. Mitchell Street (to the north) and Perth Street (renamed Arthur Street in 1956) were named for John Mitchell and his previous home in Scotland. Mitchell was an early settler of Guelph Township and Guelph whose subdivided farmland become what is now the neighbourhood to the northwest of the subject property.

A corner building has stood on the northwest corner of Eramosa Road and Perth Street since at least 1862 as a building footprint is seen on Cooper's 1862 Map of the Town of Guelph, the 1872 Bird's Eye View of Guelph and Cooper's 1875 Map of Guelph (Attachment-2, Figures 2, 3 and 4). A building has stood on the northwest corner of Eramosa Road and Perth Street since at least 1862 as a building footprint is seen on Cooper's 1862 Map of the Town of Guelph, the 1872 Bird's Eye View of Guelph and Cooper's 1875 Map of Guelph (Attachment-2, Figures 2, 3 and 4). It is not known if that building was used as a corner store.

The land title abstract indicates David Brown purchased Lots 7 and 8 of Plan 99 in 1871. Brown's plans were to replace the existing building as reported in November 1874 Guelph Evening Mercury in its annual summary of building operations:

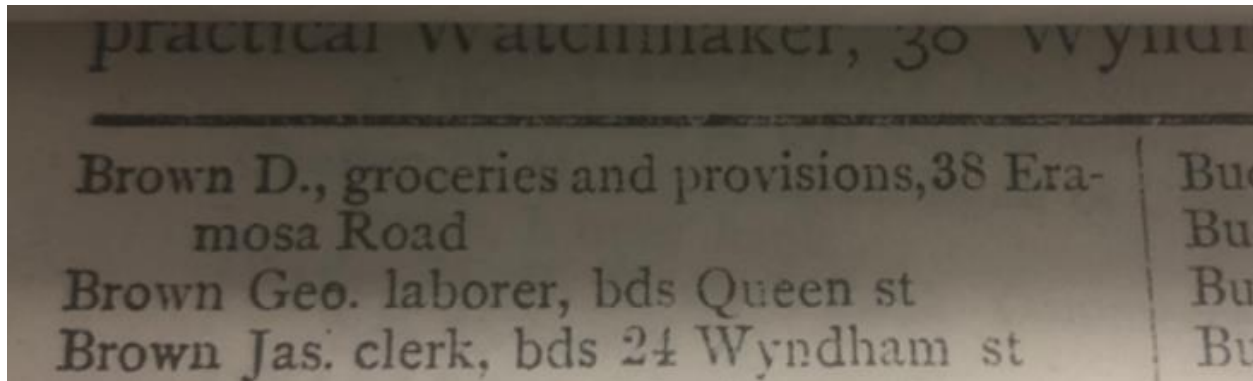
"On the corner of the Eramosa Road and Perth Street, Mr. David Brown has erected a rough-cast store and dwelling. The size of the building is 60x40, with a Mansard roof and containing, besides the store, twelve rooms, and costing \$1,600."

Brown's new building was addressed as 38 and 40 Eramosa Road, and according to the Hacking Directory of 1873 David Brown ran the "groceries and provisions" store and resided on the property. (Attachment-2, Figures 5 and 6).

The 1881 (1892) Fire Insurance Plan (Attachment-2, Figure 8) shows the 1.5-storey store building as clad in rough-cast stucco with a single address of 40 Eramosa Road. The building had an irregular shape as it followed the angle of the street intersection. The northwest side of the building was a single-storey with an attached shed. A detached shed stood to the north of the building. Also shown on the fire plan is a stone dwelling at 48 Eramosa Road. In 1875 the Guelph Evening Mercury had reported the following:

"D. Brown, stone cottage, 30 by 36. Contractors—Winton & Griffiths, stonework; Shand & Carver, carpenters; Day, plasterer; Pass, painter; Mills, tinsmith. Cost \$1200."

The building included 38 and 40 Eramosa Road. According to the directory 38 Eramosa Road was listed as "groceries and provisions", and 40 Eramosa Road was listed as the residence.



In the 1873 Hacking Directory David Brown is listed as running the grocery store and residing on the property. Though David Brown still owned the property in 1882, Mrs. M. Hyde is listed as the proprietor of the grocery and a resident of the property.

By 1882, though David Brown still owned the property, Mrs. M. Hyde both ran the grocery and resided on the property.

Robert Dowrie is listed as running the grocery store and living in the attached home, and then in 1885. In the 1894-1996 directory, Alex Cutting is listed as running the grocery on the Eramosa property and livesgrocer and living on Perth Street.

The land title abstract shows that in November 1890 David Brown's will transferred ownership of the property to his 12-year old daughter Maggie M. Brown. In 1899 Brown's widow Ellen Brown took a mortgage of \$13,000 which was likely for the construction of the subject buildings. In 1910, after Ellen Brown's death, the executors transferred ownership of the property to Margaret M. Harbour (Maggie Brown). By 1916 Margaret Harbour and her husband Charles Harbour sold the property to Elizabeth Calloway.

The 1897 Fire Insurance Plan (revised in 1907 and 1911) (Attachment-2, Figures 9 and 10) show the two subject buildings: a 2-storey, brick store building addressed

as 3 Perth Street and a 2-storey, brick stable at 7 Perth Street. The store building is indicated with its original footprint with a single-story, brick wing and a wood frame porch and shed to the north.

The 1922 Fire Insurance Plan (revised in 1929) (Attachment-2, Figure 11) shows that between 1922 and 1929 a 2-storey addition was made on the north side of the store building providing two additional shops addressed as 14 and 16 Eramosa Road. Additionally, it was at this time that the stable at 7 Perth Street was converted to a dwelling. The only changes indicated on the 1946 Fire Insurance Plan (Attachment-2, Figure 12) have to do with addresses: the former stable is listed as 5 Perth Street and the store building as 12, 14 and 16 Eramosa Road and 3 Perth Street. The 1960 Fire Insurance Plan (Attachment-2, Figure 13) presents the man door facing Arthur Street as 157 Arthur Street North and the former stable as 161 Arthur Street North.

Building Description

The corner store built in 1899 is a 2-storey building constructed in pressed red brick laid in a stretcher bond (Figures 3 and 4 and Attachment-1, Figures 1-14). The roof is hidden by a brick parapet with a rock-faced limestone coping that creates an elaborate roofline. The parapet has corbelled brick eave stops at the west and north corners of the building (Attachment-1, Figures 4, 5 and 6). The coping is connected by two protruding red brick pilasters dropping down to a rock-faced stone belt course that extends around the entire street-facing exterior.

The corner entrance has a half-glass door under a frosted, rectangular transom window (Attachment-1, Figure 7). The date "1899" is carved into a large date stone set into the brick parapet above the massive stone lintel of the second floor window above the corner entrance (Attachment-1, Figure 8). Both large storefront windows are framed by a large, wooden entablature resting on brick pilasters with rock-faced limestone capitals (Attachment-1, Figure 9). The right side of the Eramosa Road store window appears to have been filled in with brick. Over both storefront windows are paired windows with coursed brick, semi-circular arches and rock-faced limestone sills (Attachment-1, Figures 11 and 12). The store window sills are rowlock brick.

The single door facing Arthur Street North is within an unusually tall opening and has a two-pane transom below a coursed brick skewback arch head with the appearance of a protruding keystone constructed in brick (Attachment-1, Figure 10).

The 2-storey addition built between 1922 and 1929 (Attachment-1, Figure 14) has a thinner coping above two band courses of corbelled red brick with a pattern of headers and stretchers between. The windows of the addition have stone lintels and sills. Three entrance doors are inset in the middle of the ground floor flanked by large store windows.

The detached, 2-storey, red brick stable building (Figure 5) has been painted black in a recent renovation. The building fronts onto Arthur Street North creating a triangular courtyard space between it and the corner building (Attachment-1, Figures 15 and 16). The building form is rectangular in plan with a low-pitch gable roof and a brick parapet over the façade. The parapet has rock-faced limestone coping stones and is articulated with corbelled brick band courses, pilasters and

eave stops. The outline of the large carriage door from the original use of the building as a stable has been bricked in on the elevation facing the triangular courtyard and an original man door bricked in to create the current ground floor window on the ground floor beside it. The upper window within the corbelled brick parapet appears to have a solid sill and was likely the access door to the stable's hayloft. The Arthur Street front door and all other windows (which have rowlock brick sills) were likely created in the conversion of use from stable to dwelling in the mid-1920s.

Other examples of corner stores in Guelph's residential neighbourhoods that are listed on the Municipal Register of Cultural Heritage Properties include: 220 Gordon St; 217/219 Gordon St; 110 Norwich St E; 294 Woolwich St (now Park Grocery); 295 Woolwich St (now With the Grain); 194 Waterloo Ave; 440 York Rd.

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 12 Eramosa Road Street display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because its two original buildings exhibit design or physical value are representative of Romanesque Revival architectural style from the end of the 19th century in a commercial/residential building design.

The subject property meets Criterion 2 because both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship.

Historical/Associative Value

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph's residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20th century.

Contextual Value

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. These segments of the Eramosa Road and Arthur Street North streetscapes are important elements of the Arthur Street North candidate cultural heritage landscape identified by the City of Guelph's Cultural Heritage Action Plan.

The subject property meets Criteria 8 because its two buildings maintain their original configuration and are functionally, visually and historically linked. The 1920s addition to the north expanded the commercial/residential uses and its architectural design (although simplified) is quite compatible with the original building. The close proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes.

The subject property meets Criteria 9 because the building's distinctive form and elaborate red brick and limestone construction has become a landmark within the historic Eramosa hill streetscape.

Attachments

Attachment-1 Current Photos

Attachment-2 Historic Maps, Documents and Photographs

Departmental Approval

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