

By-law Number (2024)-20892

Schedule 1: Statement of Cultural Heritage Value or Interest: 49 Metcalfe Street

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 49 Metcalfe Street display: design or physical, historical or associative, and contextual 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.

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.

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 Modern architectural style make the residence a landmark in the neighborhood.