

Attachment 1: Historical Documentation, 19 Fountain Street West

Land Title Abstract

Book 1, pg. 42

No. Inst.	Instrument	Its Date	Date	Grantor	Grantee	Qty of Land	Value
417	BoS	7 July 1830	2 Dec 1830	Attornies [sic] of Canada Company	John Linderman	All ¼ ac	
450	Mge	21 Jan 1831	21 Jan 1831	John Linderman	Robert Grieve	All	£100
77	Mge	12 Jan 1833	15 Jan 1835	John Linderman	Alexander Blyth	All	£300
242	Dis. Mge	17 Sep 1836	20 Dec 1836	Alexander W. Blyth	John Linderman		
260	Mge	4 Apr 1836	4 Jan 1837	John Linderman	Richard F. Budd		£425
315	Dis. Mge	18 Feb 1833	21 Jan 1837	Helen Spiers & Robert Boyd Executive & Executor Late Robert Grieve	John Linderman		
380	Deed Poll	14 Mar 1840	16 Mar 1840	William M. Jarris, Sheriff	Richard F. Budd	All ¼ ac	
201	Release Mtq	26 Dec 1841	26 Dec 1844	Richard F. Budd	John Linderman	This discharge has not been owned [?] nor has it been properly recorded	
5-6	Release Eq. Red	13 June 1844	24 June 1846	John Linderman	Richard f. Budd	All ¼ ac	
7011	BoS	6 Oct 1852	20 Nov 1854	Richard F. Budd	James Wright Trustee	All ¼ ac	

7101	BoS	23 Dec 1854	27 Dec 1854	James Wright Trustee	John Temple	All ¼ ac	
7118	Mge	27 Dec 1854	9 Jan 1855	John Temple and wife	Richard F. Budd	All ¼ ac	£125
7472	BoS	31 Mar 1855	31 Mar 1855	John Temple and wife	William Dyson	All ¼ ac	
7917	Asst	12 July 1855	20 July 1855	Richard F. Budd	Fredrick Genge		
8855	Asst	28 Jan 1856	24 Mar 1856	Frederick Genge	Canada Life Assurance Company		
990	Dis. Mge	24 Jan 1860	25 Jan 1860	Canada Life Assurance Company	William Dyson		
14386	Mge	20 Jan 1860	20 Jan 1860	William Dyson and wife	Robert Cooper	All ¼ ac	\$400
22635	Mge	17 Dec 1864	23 Dec 1864	William Dyson and wife	John Howitt the elder	All ¼ ac	\$200
2858	Dis. Mge	1 July 1865	13 July 1865	John Howitt the elder	William Dyson		
23795	Mge	1 July 1866	5 July 1865	William Dyson and wife	John Howitt the elder	All ¼ ac	\$3000
24124	Mge	28 Sep 1865	2 Oct 1865	William Dyson and wife	William Jones	All ¼ ac	\$400

Book 1, 1A, pg. 177

No. Inst.	Instrument	Its Date	Date	Grantor	Grantee	Qty of Land	Value
231	Mtge	27 Dec 1866	28 Dec 1866	William Dyson and wife	John Howitt	All	\$223
232	Mtge	28 Dec 1866	28 Dec 1866	William Dyson and wife	Robert Thompson	"	\$200
670	Ass Mtg	8 Aug 1868	15 Aug 1868	Robert Cooper	Willy Jackson	"	
1470	" "	9 July 1871	24 Jan 1871	Margaret Jackson (widow), William Jackson	John Howitt	" ¼	

				Executors of Willy Jackson			
3278	" "	18 Feb 1874	19 Feb 1874	William Jones	John Howitt	"	
48	BoS	21 Oct 1876	23 Oct 1876	John Howitt	John Howitt	"	
1285	BoS	21 Nov 1878	6 Dec 1878	John Howitt	John Howitt	"	
1552	BoS	5 May 1879	3 Sep 1879	John Howitt	Michael A. Pigott & Richard Pigott	" ¼	
1553 [?]	Mtg			Michael A. Pigott & Richard Pigott	John Howitt		\$900
2780	Ass Mtg	16 Oct 1882	25 Oct 1880	A.M. Jackson Exor	Henry Howitt		
4520	Mortg	18 May 1888	18 May 1888	Richard Pigott & wife	Michael A. Pigott		\$660
4916	Ass Mtg	5 Nov 1889	5 Nov 1889	Henry Howitt	Chas E. Howitt	"¼	
5217	Dis Mtg	7 Feb 1891	10 Feb 1891	Michael A. Pigott	Richard Pigott	"¼	
5218	Mortg	2 Feb 1891	10 Feb 1891	Richard Pigott & wife	Agnes [?]		\$620
5219	Mortg	6 Feb 1891	12 Feb 1891	Richard Pigott & wife	Michael A. Pigott		\$660
5225	Dis Mtg	5 Feb 1891	12 Feb 1891	Chas E. Howitt	Richard Pigott		
6678	Lis. Pend	17 Nov 1896	17 Nov 1896	G.W. Field, plaintiff	Richard Pigott, Mary A. Pigott, Michael A. Pigott, Mary & Pigott, defendant		
6729	Deed	20 Jan 1897	22 Jan 1897	Richard Pigott & wife, Michael A. Pigott & wife	G.W. Field		
6730	2 Claim	11 Jan 1897	22 Jan 1897	Michael Duignan trustee and assignee of Richard Pigott	G.W. Field		

6731	Dis Mtg	23 Jan 1897	25 Jan 1897	Michael Pigott	Richard Pigott		
78	Dis Mtg	2 Feb 1900	23 Mar 1900	Agnes [?]	Elizabeth Fild		
1213	BoS	1 Sept 1902	4 Sept 1902	Elizabeth Field, Sole, Devisee and Executive for Gengele Field [?]	Charles E. Hewer		\$750
1214	Mortg	2 Sep 1902	4 Sep 1902	Charles E. Hewer	Elizabeth Field		\$500
3470	BoS	25 July 1905	25 July 1905	Charles E. Hewer	Genge Hewer		\$750
4566	Mortg	13 Nov 1906	14 Nov 1906	Genge Hewer	Roswell Goldiecole [?]		\$400
4575	Dis Mtg	16 Nov 1905	17 Nov 1906	Elizabeth Fild	Charles E. Hewer		

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No. Inst.	Instrument	Its Date	Date	Grantor	Grantee	Qty of Land	Value
11110	Dis. Mge	12 Nov 1918 [?]	22 May 1918 [?]	Randall Goldie, sole exec lf - dec'd	Genge Hewer	All	
12112 4	Mortg	29 May 1918	12 June 1914	George Hewer	Robert McWilliams	Part	\$800
12478	Mortg	[?] 1914	26 June 1914	George Hewer	Ethel McRae	Part	\$4000
13134	BoS	25 Feb 1915	25 Mar 1915	Genge Hewer	William Reed	Part	\$1900
14886	Dis. Mge	29 May 1917	29 May 1917	Robert M Williams	Genge Hewer	Part	
15661	Mortg	22 [?] 1918	7 May 1918	Charles Hewer & wife	Francis H. Kennedy	Part	
15666	Dis. Mge	26 Apr 1918	9 May 1918	Ethel Hudson, family of Ethel McRae	Genge Hewer	Part	\$1600
18917	Dis. Mge	31 May 1920	9 June 1920	Francis H. Kennedy	Hewer & Bertha Hewer	Part	

18918	Grant	5 June 1920	9 June 1920	Charles E. Hewer, Bertha Hewer	Ellen Foley	Part	\$4400
18927	Mortg	7 June 1920	9 June 1920	Ellen Foley	Guelph and Ontario [?] and Savings Society	Part	\$1600
?	?	?	?			Part	
42330	Grant	30 Apr 1943	18 Jan 1944	Kate Campbell, Harry Reed, exec of William reed, dec'd. Hate Campbell personally, Harry reed, Nellie reed, Arthur Reed	Arthur Reed & Edna Reed	Part	\$1.00 [?]
10301	Certificate	24 Feb 1954	1 Mar 1954	Edna M. Reed dec'd	Re. Estate of Manford Lloyd and Agnes lloyd	Part	
60788	Grant	29 Mar 1954	31 Mar 1954	Agnes D. Lloyd and George A. Reed, exec of Edna M. Reed, ded'c, and in their personal capacities	Manford Lloyd & Agnes D. Lloyd	Part	\$2.00 [?]
60788	Mortg	29 Mar 1954	31 Mar 1954	Manford O. Lloyd and Agnes D. Lloyd	The Canadian Trust Company	Part	\$1500
11553	Certificate	26 Nov 1956	28 Nov 1956	Mary Grundy died [?]	Re Estate	Part	
68715	Mortg	30 Nov 1956	5 [?] 1956	Charlie Brown, [?] Brown	John Cote & [?]	Part	\$4000
68716	Grant	25 Nov 1956	5 Dec 1956	Frederick Grundy with the will of Mary Grundy "widow"	Charlie Brown & [?] Brown	Part	\$8900
68729	Dis. Mge	5 Dec 1956	7 Dec 1956	The [?] Mortgage Corporation	[?] died	Part	

Occupancy History from City Directories

Directory Year	Address	Name(s)	Occupation
1882-1883	185 Waterloo St	Michael Pigott	n/a
1885-1886	185 Waterloo St	Richard Pigott	Agent Agricultural Implements, Market square
1892-1894	185 Waterloo St	Rich Pigott	Stove dealer
1901-1903	185 Waterloo St	Rich Pigott	Agent Agricultural Implements
1905	185 Waterloo St	Mrs. Sarah Morrison	Boarding
1908	185 Waterloo St	George Hewer	Works Raymond
1909	19 Waterloo St	George Hewer	Mechanic
1910	19 Waterloo west, n side, from 37 Gordon to Bedford	George Hewer	Mechanic
1915	19 Waterloo W	Lewis Meheux	Bill poster
1920	19 Waterloo W	Arthur Reed	Works Partridge Rubber Co
1926	19 Waterloo W	Arthur H Reed	Salesman Model Dairy
1933	19 Waterloo W	Arthur (Edna M) Reed	n/a
1938	19 Waterloo W	Arthur (Edna M) Reed	Stableman Canada Bread
1944	19 Waterloo W	Arthur (Edna M) Reed	Stableman Canada Bread
1949	19 Waterloo W	Arthur Reed	Stableman Canada Bread
1953	19 Waterloo W	Arthur Reed	Stableman Canada Bread
1959	19 Fountain W	Lloyd, O. Manford	Supervisor, Canada Bread
1964	19 Fountain W	Lloyd, O. Manford	Deliverer/Salesman, Canada Bread
1970	19 Fountain W	Lloyd, O. Manfred	Finisher, Hammond Manufacturing
1975	19 Fountain W	De Ette (widow) Manfred O	n/a
1980	19 Fountain W	Lloyd D.	n/a

Canadian Censuses

Census Year 1861 (Pre-confederation)

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
John Linderman (likely son)	Male	20	Upper Canada	N Presbyterian	n/a	Lodges

Census Year 1871 (Dominion of Canada)

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
John Howitt	Male	66	England	Quaker	English	Framer

Census Year 1891 (Dominion of Canada)

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
Richard Pigott	Male	n/a	Canada	Roman Catholic	England	draft dealer

Census Year 1901

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
Charles Hewer	Male	20	Canada	Presbyterian	Irish	Lodges

Census Year 1911

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
William Reed	Male	66	England	Salvation Army	English	Laborer

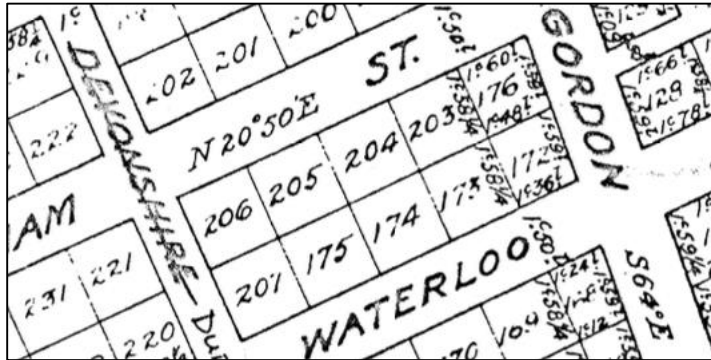
Census Year 1931

Name	Sex	Age	Country of Birth	Religion	Origin	Profession or Trade
Arthur Reed	Male	47	Canada	United Methodist	English	Laborer

Maps

Registered Plan of Guelph

Figure 1 Detail from the Registered Plan of Guelph showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. (Guelph Civic Museum)



Notes:

- In comparison to today's maps, 19 Fountain St. W is expected to be the western part of Lot 173.
- Fountain St. W originates as Waterloo St. W, while the surrounding street names remain as Nottingham and Gordon.

Plan of Guelph, 1828-1829

Figure 2 Detail from 1828-1829 Plan of Guelph showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. Source: Guelph Civic Museum

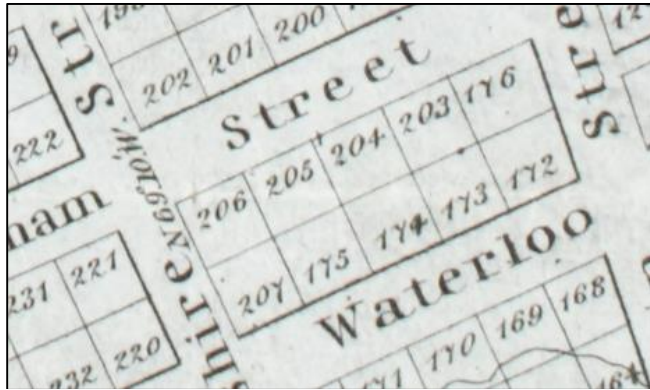


Notes:

- There is no visual change to the Lot in comparison to the Registered Plan of Guelph, however, a stream is prevalent in proximity.

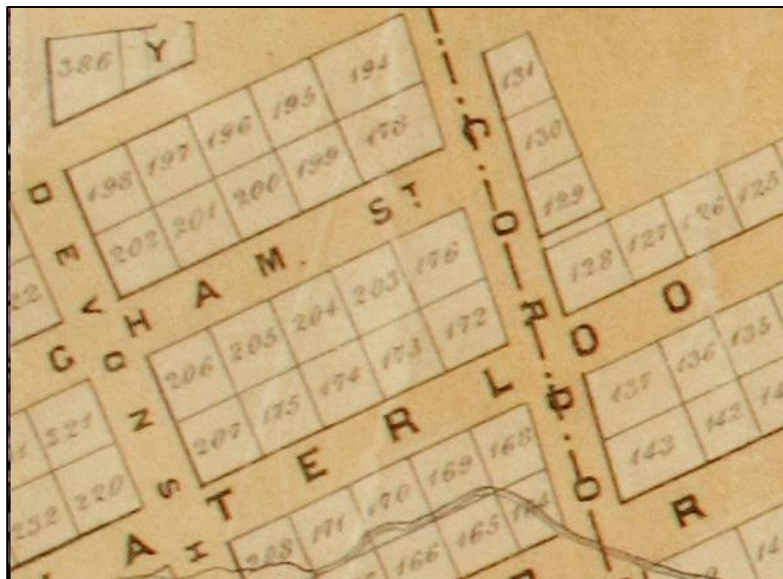
Map of Guelph, 1847

Figure 3 Detail from 1847 Map of Guelph showing Lot 173 on Waterloo Street, presently 19 Fountain Street West and the surrounding neighbourhood. Source: Guelph Civic Museum



Cooper's Map, c. 1855

Figure 4 Detail from Cooper's 1855 Map showing Lot 173 on Waterloo Street, presently 19 Fountain Street West and the surrounding neighbourhood. Source: Guelph Civic Museum



1862 Plan of Guelph

Figure 5 Detail from 1862 Plan of Guelph showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. Source: Guelph Civic Museum



Notes:

- When compared to today's maps, 19 Fountain St W. is expected to be the main property with a smaller property on the left of the fence line and a larger property to the right.
- The block appears slightly underdeveloped compared to the lots above.

Cooper's Map c. 1862 (1981)

Figure 6 Detail from Cooper's 1862 Map showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. Source: Guelph Civic Museum



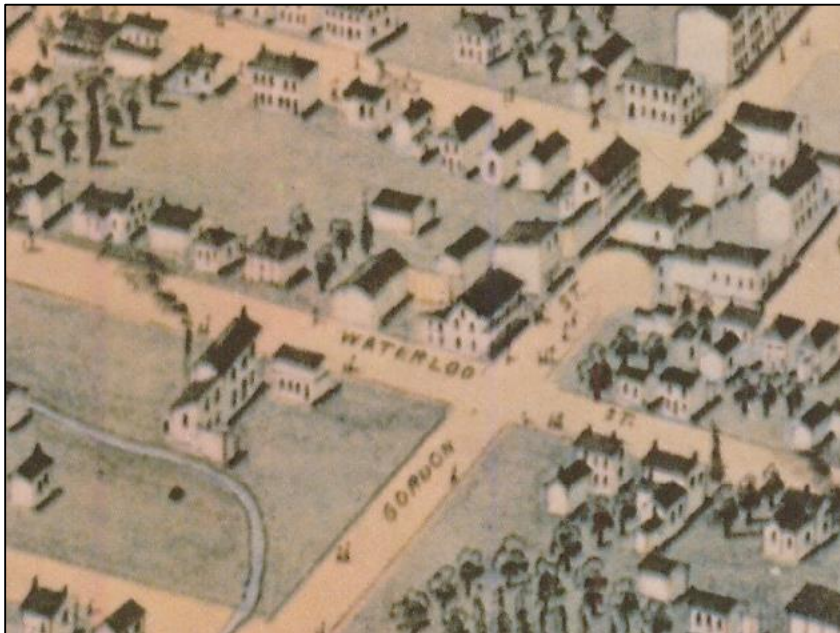
Cooper's Map c. 1875 (1981)

Figure 7 Detail from Cooper's 1875 Map showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. Source: Guelph Civic Museum



Bird's Eye View of Guelph, 1872

Figure 8 Detail Bird's Eye View 1872 Map showing Lot 173 on Waterloo Street, presently 19 Fountain St. W and the surrounding neighbourhood. Source: Guelph Civic Museum



Notes:

- Map shows a 3D style to illustrate the layout of the town.
- A small tree line is to the right of the property, separating it from the developed corner lot.
- Demonstrates the closeness of the stream.

Town of Guelph, 1877

Figure 9 A selection of the 1877 Town of Guelph Map.



County of Wellington Atlas c. 1906

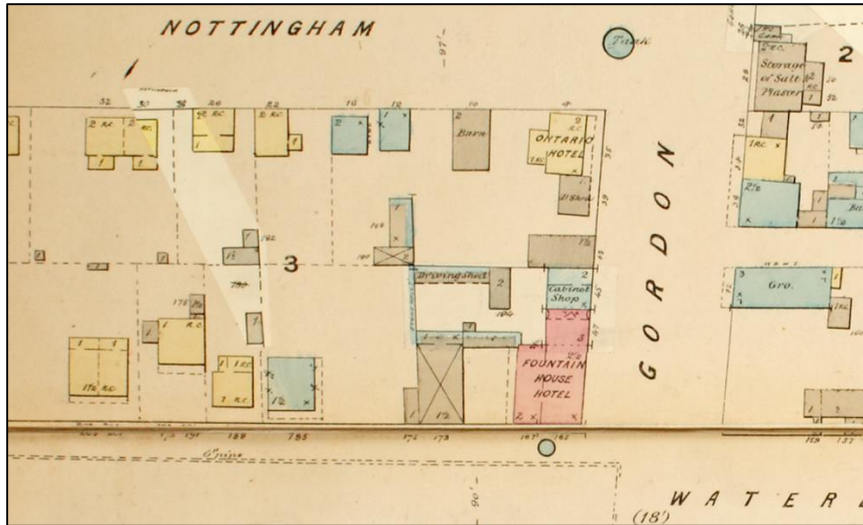
Figure 10 Detail from County of Wellington Atlas 1906 Map showing Lot 173 on Waterloo Street, presently 19 Fountain Street and the surrounding neighbourhood. Source: Guelph Civic Museum



Fire Insurance Plans

Fire Insurance Plan, 1881 (Revised 1892), Sheet 2

Figure 11 Detail from Fire Insurance Plan 1881 (revised 1892) showing 185 Waterloo Street, presently 19 Fountain Street West. Source: Guelph Civic Museum.

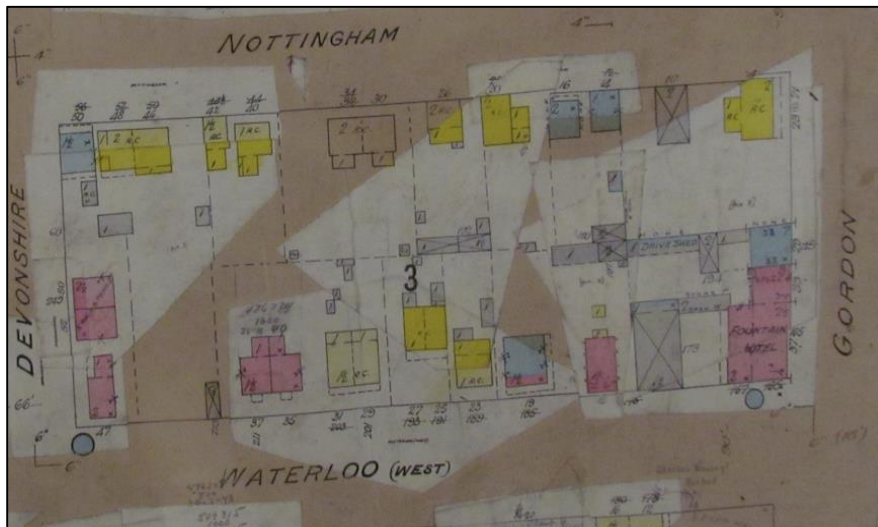


Notes:

- The structure is stone with a wraparound porch and two windows facing east and west. The surrounding neighbourhood is primarily wooden dwellings on the left, with a mix of stone and sheds/barns to the right.
- The address number and street name are different than present-day, and the Fountain House Hotel/Red Lion Inn is present on the right corner.

Fire Insurance Plan, 1897 (Revised 1907)

Figure 12 Detail from Fire Insurance Plan 1897 (revised 1907) showing 185 Waterloo (West) Street, presently 19 Fountain St. W. (Guelph Civic Museum)

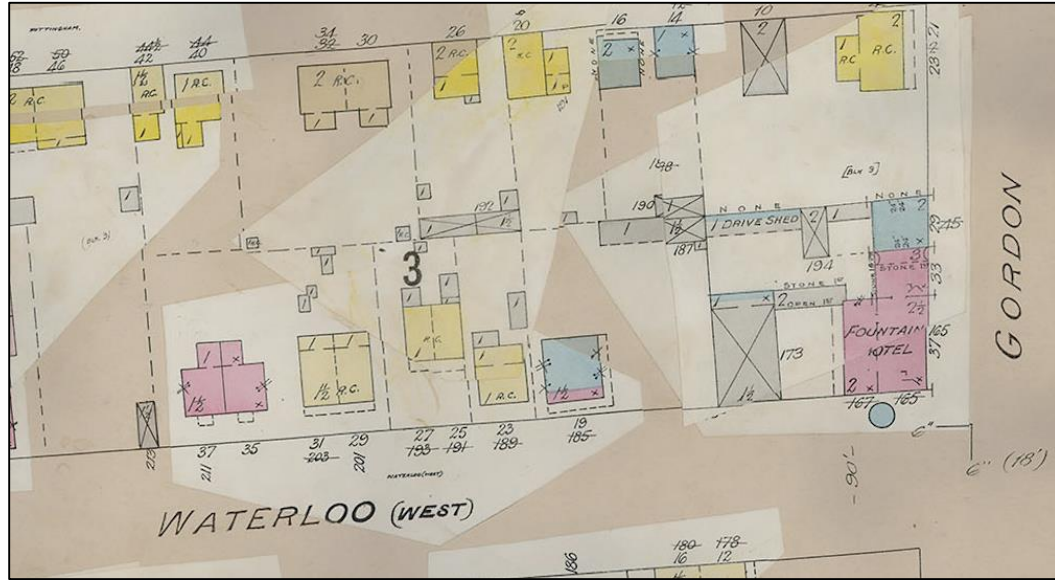


Notes:

- The front edge of the house has been veneered with a rough cast.
- A new brick property has been built to the right.

Fire Insurance Plan, 1897 (Revised 1911)

Figure 13 Detail from Fire Insurance Plan 1897 (revised 1911) showing 185 Waterloo (West) Street, presently 19 Fountain Street. Source: Guelph Civic Museum



Notes:

- The property that was built does not appear on this map version, however, does appear on following maps. It is likely that it was not torn down and rather a misprint in the revised versions of the map.

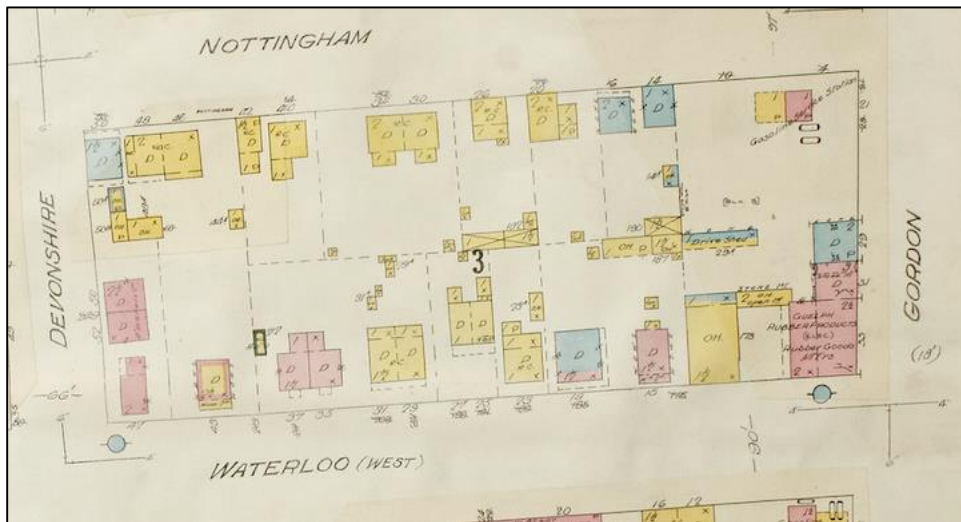
Fire Insurance Plan, 1920 (Revised 1926)

Figure 14 Detail from Fire Insurance Plan 1920 (revised 1926) showing 185 Waterloo (West) Street, presently 19 Fountain Street. Source: Guelph Civic Museum



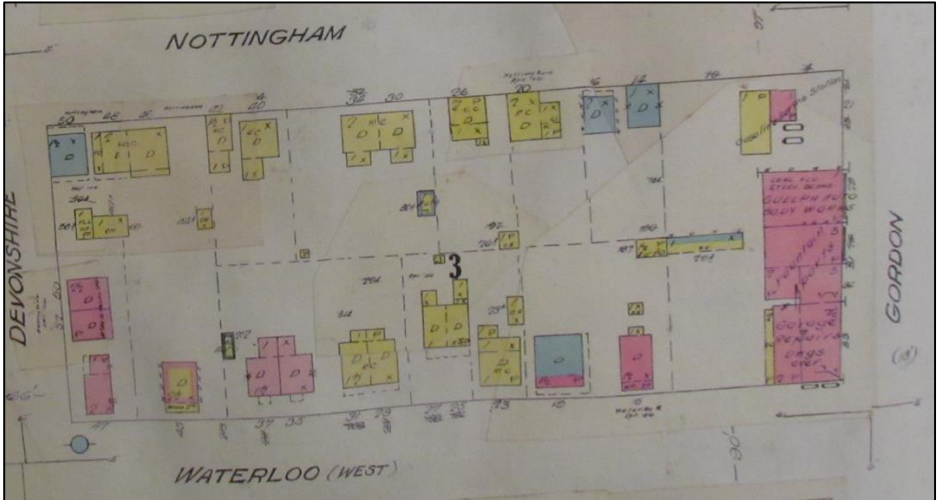
Fire Insurance Plan, 1922 (Revised 1929)

Figure 15 Detail from Fire Insurance Plan 1922 (revised 1929) showing 185 Waterloo (West) Street, presently 19 Fountain St. W. Source: Guelph Civic Museum



Fire Insurance Plan, 1922 (Revised 1946)

Figure 16 Detail from Fire Insurance Plan 1922 (revised 1946) showing 185 Waterloo (West) Street, presently 19 Fountain Street. Source: Guelph Civic Museum

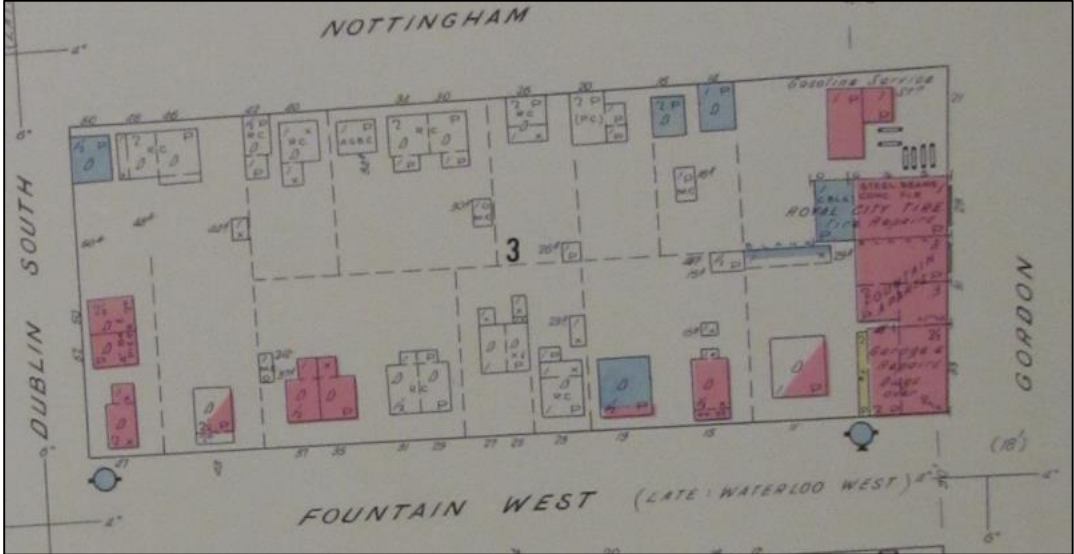


Notes:

- There are development changes to the right of the main property. The OH wooden building is removed. There are multiple service brick buildings built on the corner of Gordon St.

Fire Insurance Plan, 1960

Figure 17 Detail from Fire Insurance Plan 1960 showing 185 Fountain West (Late Waterloo West), presently 19 Fountain St. Source: Guelph Civic Museum



Notes:

- Waterloo St. W. is changed to the present-day street name (Fountain).
- There is a new building to the right of abutting property.

Couling Inventory Page

Figure 18 Gordon Couling's 1974 Description and Photograph of 19 Fountain Street West.

COULING INVENTORY - C25-0-80 21

<u>ARCHITECTURAL INVENTORY</u>	Block No.	Page
	Item.	
<u>LOCATION</u>	19 Fountain street west	
<u>ARCHITECT</u>		
<u>CONTRACTOR</u>	Brick: Probably Wm. Dyson	
<u>ORIGINAL OWNER</u>	Probably Wm. Dyson	
<u>ORIGINAL USE</u>	single family dwelling	
<u>DATE OF CONSTRUCTION</u>	c.1845	
<u>SIGNIFICANCE</u>	Priority #4. Example of early brick work but poorly maintained.	
<u>BUILDING MATERIAL</u>	stone sides, Flemish bond brick front	




PHOTO DATE 22-6-74

Transcription:

Property Name: 19 Fountain Street West

Original owner: Probably William Dyson

Original use: single-family dwelling

Date of construction: c.1845

Building Material: stone sides, Flemish bond brick front

Significance: Priority #4. Example of early brick work but poorly maintained.

Date of photograph: June 22, 1974

Figure 19 [Tax Assessment for William and Joseph Dyson, circa 1856. Part 1 of 2.](#)

1	Dyson William	Wheelwright	4	10	Self
2	Dyson Joseph	Blacksmith	4	16	Self

Figure 20 Tax Assessment for William and Joseph Dyson, circa 1856. Part 2 of 2.

July 1	10				7 10 00	5	10 10	
1842	1	25			10			
1836	4	33 60			20		21 10 50	1
184	2	12 50	7 10					
135	2	25 0	15 0					
141	2	50	3 0				25 10 56	3
								28 10

Figure 21 [Obituary for William Dyson](#). Source: Guelph Daily Mercury, July 21st 1880.

DEATH OF AN OLD RESIDENT.—Mr. Wm. Dyson, one of the old settlers of Guelph, died at the home of the family, corner of Glasgow and Paisley streets, this Wednesday morning, at the age of 75 years. Mr. Dyson was a native of Yorkshire, England, and emigrated from his birthplace with his parents in 1833. He came to Guelph in that year and went into the carriage making business, in which he continued until 1841 when he built the first flouring mill in Guelph. This building occupied the site where the Victoria Mills now stand. In 1860 the mill was burned, after having come into possession of the present owner. For the last ten years Mr. Dyson has not been able to attend to business, his trouble being softening of the brain. Though his condition prevented him from moving about much for some time, he was not confined to his bed until last week. After that time he gradually sank until death relieved him of suffering. Deceased leaves a wife, and six children, who have grown up.

Figure 22 Page 43 of Marion and Eleanor Ryan's 1950-1979 Scrapbook, from the Guelph Civic Museum collections.



Figure 23 Guelph Evening Mercury, September 12, 1867, page 1

Still another Fire.

It has come to be a saying among the people of the town that when there is one fire there will certainly be a second. Unfortunately events give cause for the superstition gaining ground as a truth.— Messrs. Armstrong & McCrae's factory took fire at four o'clock in the afternoon yesterday; at one o'clock this morning Dyson's waggon shop was wrapped in devouring flames. The building was a rough-cast one, erected on a stone foundation, and the alarm had scarcely been given when it was a huge pillar of billowy fire. The engine was on the ground but never worked, as it was thought working her would be "labour spent in vain." In the shop were nineteen buggies and waggons, finished and unfinished, all told; all were consumed, together with the workmen's tools. The total loss to Mr. Dyson will be over \$2,000, and there was not one penny of insurance on the building or on anything that was in it. No cause can be assigned for the sad event which has fallen so heavily on Mr. Dyson; as well as those in his employ. Incendiarism is suspected, but circumstances are not so strong as to warrant a total ignoring of accidental cause.