

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Wednesday, November 13, 2024
Subject	19 Fountain Street West: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 19 Fountain Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate 19 Fountain Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

The detached residential dwelling at 19 Fountain Street West is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets four of the nine criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Grow and care for our community space and places

Financial Implications

None.

Report

Location

The subject property is located at 19 Fountain Street West, south of Gordon Street, east of Nottingham Street, and north of Dublin Street. The legal description is Part Lot 173, Plan 8, AS IN RO786757; CITY OF GUELPH.

Historical Background

The detached residential dwelling at 19 Fountain Street West is a rare, unique, and early example of a stone residence built in the vernacular style with a façade clad in red brick using a Flemish bond pattern. The property possesses direct and well-documented historical association with William Dyson, who played a significant role in the early development of Guelph.

William Dyson was born in Yorkshire, England in 1808 and emigrated to Guelph with his parents and brothers in 1833, just six years shy of Guelph's founding by John Galt and the Canada Company (Attachment-2, Figure 19). William Dyson was, among other things, a carriagemaker, an innkeeper, and a miller. Dyson's impact on Guelph's history extended beyond the subject property. In 1841, Dyson built Preasant's Mill, later called Victoria Mills, which has the distinction of being Guelph's first flouring mill. Additionally, Dyson is credited with the construction of the Red Lion Inn on the corner of Fountain Street West and Gordon Street. The Inn bore many names throughout history: the Dyson Building, the Suffolk Hotel, the Red Lion Tavern/Inn, and, most recently, the Fountain Hotel/Apartments/House. The Inn was an important feature in the community, and multiple sources corroborate that the magistrate court leased a portion of the Inn until the completion of the courthouse on Woolwich Street (Attachment-2, Figure 21).

The house at 19 Fountain Street West (formerly Waterloo Street) likely dates from the mid-1850s, as William acquired the lot in 1855. Additionally, the building's façade is constructed of bricks produced by William Dyson's brother Joseph, who owned Guelph's first brickmaking business and was active in the mid-nineteenth century. Joseph was one of the first brickmakers in Guelph and was involved in the building of the Victoria Mill, the Red Lion Inn, Stone's Store and numerous other buildings. There are very few remaining buildings constructed using Dyson brick, as the brick contained too many lime particles and deteriorated quickly. Remaining buildings constructed of Dyson brick include 1 Waterloo Avenue, 26 Wilson Street, and 355 Woolwich Street, each showcasing distinct Flemish bond construction with jack arch head lintels in coursed brick, suggesting construction by the same mason.

Dyson's primary profession was a carriagemaker, and his workshop was located between 19 Fountain Street West and the Red Lion Inn. A Guelph Mercury article from September 12, 1867, notes that Dyson's wagon shop was wrapped in devouring flames. The building was a rough-cast one, erected on a stone foundation (Attachment-2, Figure 20). The article details that Dyson had no

insurance on the building or its contents, and the fire represented a loss of \$2K, an immense sum in the mid-nineteenth century. It appears that around this time, Dyson began renting 19 Fountain Street West and relocated to a house at the corner of Paisley and Glasgow Streets. Dyson died in July 1881, and his obituary describes that he withdrew from business soon after the fire at his carriage shop due to softening of the brain (Attachment-2, Figure 19).

Building Description

The structure at 19 Fountain Street West is a one and a half-storey stone and red brick detached residential dwelling with a modern rear addition. The subject property embodies the Victorian vernacular style. It is characterized by a square footprint sitting upon a stone foundation with a side-gabled roof. The front dormer is positioned in the center of the roof, in-line with the front entrance. The central entry door is topped by a transom window. The entrance is flanked by a tall rectangular single-sash windows with stone sills and jack arch heads in coursed brick. There is a Queen Anne style porch with an inverse descending staircase. This porch is not original to the subject property based on fire insurance plans and construction materials. There is a rear addition on the subject property clad in vinyl siding.

The most significant architectural feature of the property is the red brick façade, which is of Flemish bond construction. This style is mainly characterized by the use of alternating stretcher and header bricks, which serve both structural and design purposes. The brick is presumed to be interlocked with the stone siding, underscoring the structural integrity of the property. The side elevations to the east and west are rubble stone walls, constructed with a pink-tinted mortar, likely intended to match the red brick.

In its original form, the subject property featured a wraparound veranda on its front and east side, visible in the 1881 FIP (Attachment-1, Figure 11). The removal of the veranda was likely motivated to create space for a laneway after the advent of the automobile. The former east-facing door entering the veranda has since been turned into a window.

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 9/06. The heritage attributes of 19 Fountain Street West display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because it is rare, early, and unique example of a mid-nineteenth century stone and brick residential dwelling in the City of Guelph. It is particularly unique and rare due to the façade, which displays an early red brick produced in Guelph, of which there are very few extant examples.

The subject property meets Criterion 2 because it exhibits a high degree of craftsmanship in the stone masonry and Flemish bond construction of the brick façade.

Historical Associative Value

The subject property meets Criterion 4 because it has direct associations with William Dyson, an early Guelph settler who made significant contributions to the development of Guelph. Dyson is directly associated with the property, as it served as his primary residence and was located in close proximity to the Red Lion Inn and his carriage shop.

Contextual Value

The subject property meets Criterion 8 because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is linked to the Red Lion Inn at 11 Fountain Street West, which was constructed, owned, operated by William Dyson. The Inn was constructed of the same red brick, which is why Dyson named it the Red Lion Inn.

Heritage Attributes

The following elements of the property at 19 Fountain Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Facade, including:
 - Stone foundation
 - Red brick laid in Flemish bond pattern
 - Two original window openings with jack-arch heads and stone sills
 - Original door opening with jack-arch head
- East stone elevation, including:
 - Three original window openings with stone sills and lintels
- West stone elevation, including:
 - Original window opening on first storey, closest to Fountain Street W
 - Original window opening on second storey

Consultations and Engagement

At the [May 6, 2024](#) meeting of Heritage Guelph, the committee passed the following motion:

THAT the comments provided by Heritage Guelph members on the '19 Fountain St W: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration

At the [September 9, 2024](#) meeting of Heritage Guelph, the committee passed the following motion:

THAT Heritage Guelph supports the heritage attributes identified for 19 Fountain Street as outlined in the staff report dated September 9, 2024; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 19 Fountain Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Heritage Planning staff have had numerous correspondence with the property owners to inform them that this property will be considered for designation by City Council.

Attachments

Attachment-1 Property Location

Attachment-2 Historical Photographs and Documents

Attachment-3 Current Photographs

Attachment-4 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Departmental Approval

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