

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, April 8, 2025
Subject	15 and 17 Paisley Street – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 15 and 17 Paisley Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw 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

In November 2022, the Government of the Province of Ontario passed Bill 23 (amended by Bill 185), which made changes to the Ontario Heritage Act that will remove all non-designated properties from the Municipal Heritage Register on January 1, 2027. Heritage planning staff and the Heritage Advisory Committee have been reviewing properties on the Municipal Heritage Register for designation under Part IV of the Ontario Heritage Act.

The purpose of this report is to recommend that Council publish its intention to designate 15 and 17 Paisley Street 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

15 and 17 Paisley Street are 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 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-1).

Heritage planning staff, in consultation with Heritage Guelph, have completed a Cultural Heritage Evaluation Report and statement of significance. Staff have determined that the property at 15 and 17 Paisley Street 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

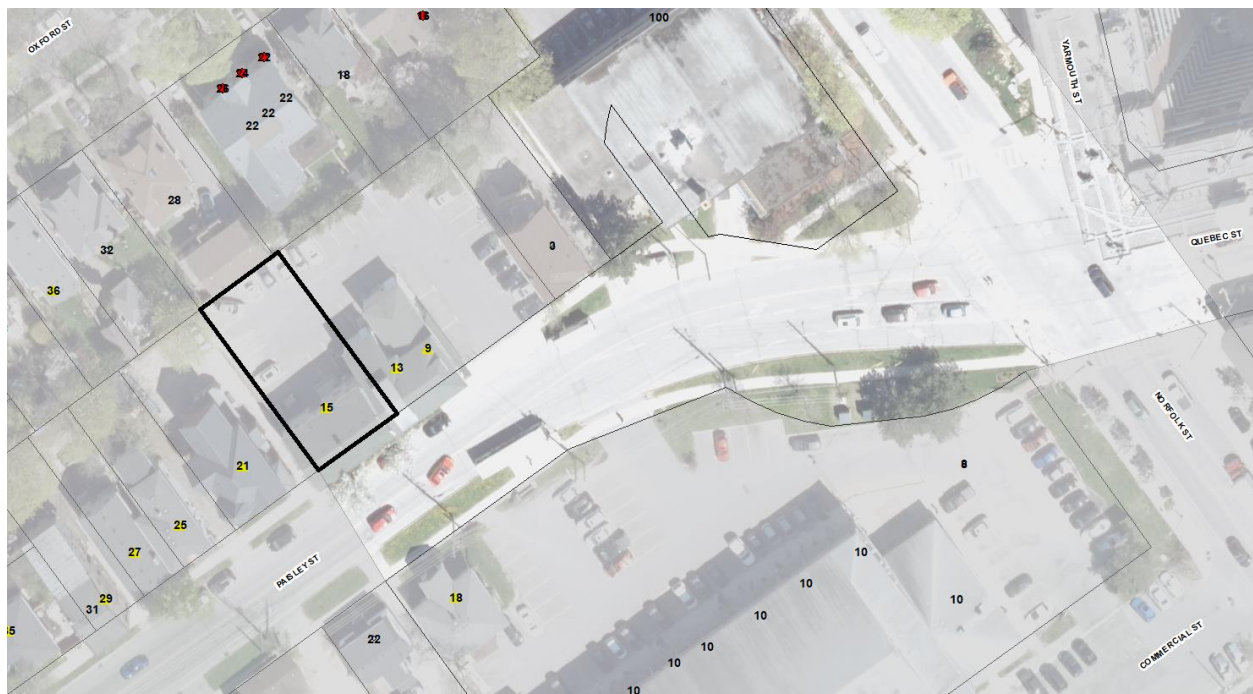
Location

15 and 17 Paisley Street (Figure 1) are part of a mixed-use, residential and commercial block on the northwest side of Paisley Street (Figure 2), with a legal description of Part Lot 638 in Plan 8. The building block continues northeast in the adjacent property of 9 and 13 Paisley Street. The balance of both properties is now surface parking.

Figure 1 - Location of 15 and 17 Paisley Street. (Heritage Planning 2025)



Figure 2 - Location of 15 and 17 Paisley Street. (City of Guelph GIS)



Statement of Significance

The subject property and the adjacent property at 9 and 13 Paisley St are part of two larger lots that were surveyed in 1855 as Lots 638 and 639 within Plan 8 for the Canada Company.

Cooper's Map of the Town of Guelph of 1862 shows no buildings in this location within Lot 638. A building footprint does appear in the southeast corner of Lot 636 and in the southwest corner of Lot 639 on Cooper's revised map in 1875 (Figure 3). It is Heritage Planning staff's opinion that these building footprints contained the buildings known today as 13, 15 and 17 Paisley St and therefore they were built between 1862 and 1875.

Figure 3 - Detail from Cooper's Map of the Town of Guelph of 1875. (Guelph Civic Museum)

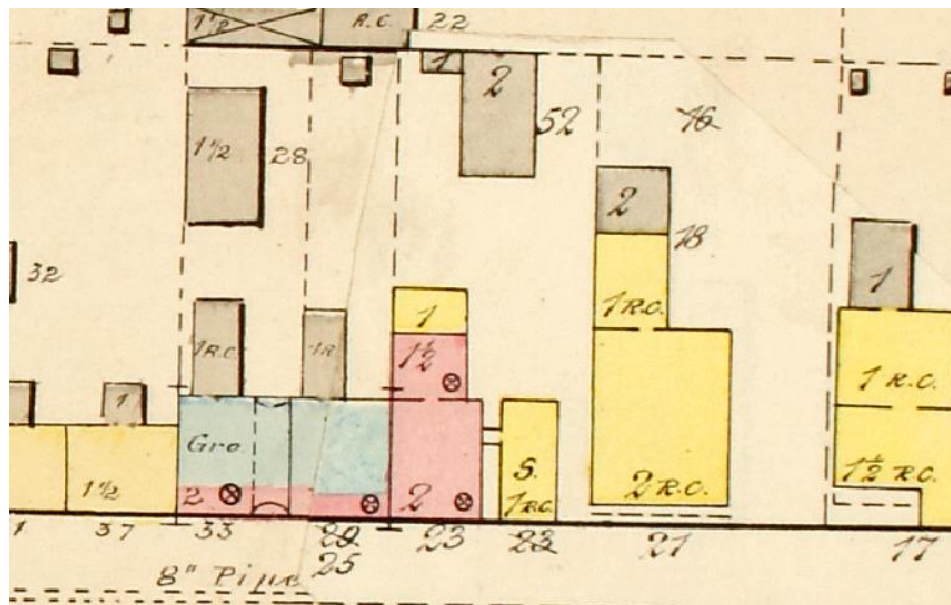


Lots 638 and 639 were severed over the years starting with part of Lot 638 being sold to Francis W. Galbraith by George Smith in 1857. The pieces of Lots 638 and 639 bought by Galbraith make up the modern-day properties of 9, 13, 15 and 17

Paisley Street. Lot 638 was further severed in the sale of part by Jane Galbraith, on behalf of her sibling Francis Galbraith, to Richard Mahoney in 1875. The property was severed again in 1884 when Francis Galbraith sold part of the property to Eliza Humphries, wife of William Humphries, with the added context of the new Married Women's Property Act enacted the very same year. This act made Ontario the first province to give married women the same legal rights as men to buy property and enter into agreements. The final severance came in 1905 when part of Lot 638 was sold to Julia O. Simpson, wife of James H. Simpson, by Jane E. Galbraith.

The subject buildings appear to have been built for commercial and residential purposes. This is evidenced by the 1892 revision of the 1881 Fire Insurance Plan of the City of Guelph (Figure 4), which shows what is known today as 15 and 17 Paisley Street, addressed as 25 and 33 Paisley Street and labelled as a grocery store at 33 Paisley Street. Grocery stores would be a common business in these properties operating in the west and east ends of the block. Residentially, the buildings were used either as homes for business owners, whose businesses were operated on the property, or as temporary homes for working-class people before they settled in a more permanent residence. This is evidenced by the frequent turnover of occupants found in the city directories.

Figure 4 - Detail from Fire Insurance Plan, 1881 revised 1892 (Guelph Civic Museum)



The properties accommodated a series of businesses and business owners over the years. As per the city directories, the first of these shop owners is Joseph H. Dietz, who operated and lived above the grocery store at 33 Paisley with his wife, Pheobe, and their three children. Born in Germany in 1838, Dietz immigrated to Canada, settling in Guelph before opening his store.

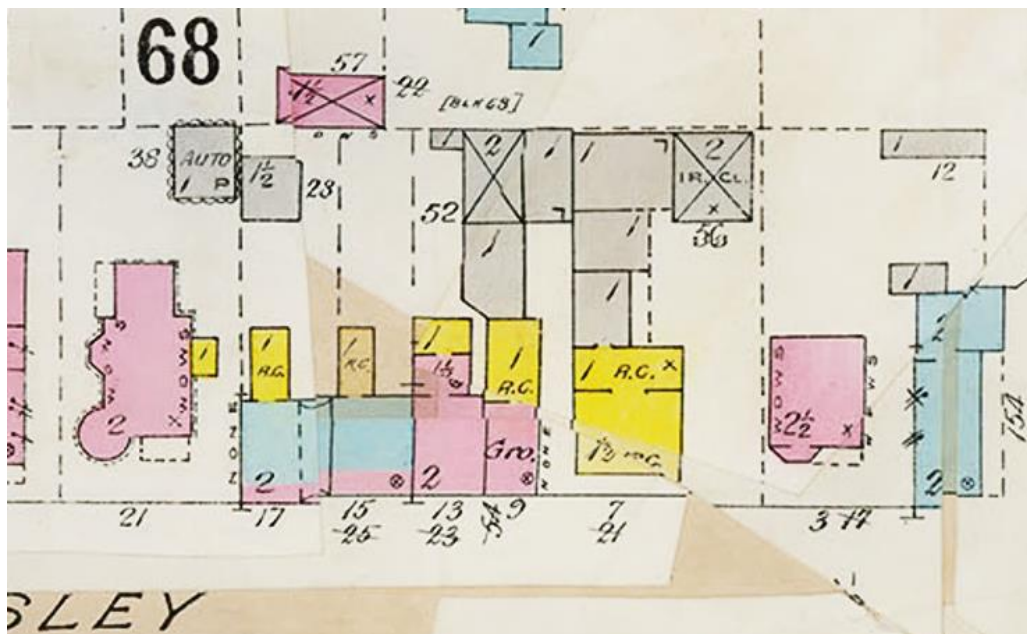
The next business noted in the directories is William Humphries' Shop at 23 Paisley (now 13 Paisley St) with Humphries living beside his shop at 25 Paisley (15 Paisley St). Humphries was a painter specializing in signs, homes, and ornamentals. By 1885, the Dietz grocery store was taken over by J. H. Simpson, the last owner of a

grocery store in the westmost part of the building, which he would operate until at least 1894. By 1901, the grocery store moved back to the easternmost building replacing Humphries shop and leaving Simpson's shop, and home, vacant.

According to Bonnie Durtnall's History of Bikes in Guelph, a notable occupant of 25 Paisley (now 15 Paisley Street) was W. G. Mitchell, who capitalized on the biking craze of the late nineteenth and early twentieth century by opening Mitchell & Co Bicycles at 126 Quebec Street. One advertisement from 1895 describes the business by noting, *they keep one of the finest stocks of bicycles west of Toronto*. Mitchell moved out of this residence on Paisley by 1905. That same year, a new grocery store opened in the location of Humphries old shop at 23 Paisley, run by John Scott. Mr. Scott lived with his wife in the attached adjacent building at 25 Paisley.

By 1910 two significant changes occurred. The 1-storey, wood frame, roughcast store building shown on the 1881 (1892) Fire Insurance Plan (Figure 4) was replaced by a 2-storey brick extension east of 23 Paisley Street. The 1897 (1911) Fire Insurance Plan (Figure 5) shows that by 1911 the street numbers had been changed - 23 Paisley Street was now 9 and 13 Paisley St while 25 and 33 Paisley St had become 15 and 17 Paisley St.

Figure 5 - Detail from Fire Insurance Plan, 1897 (revised 1911) (Guelph Civic Museum)



The operator of the grocery store at what was now 9 Paisley Street would be replaced by C. T. Hicks. Unlike previous owners, who lived in the building adjacent to the store, Hicks is noted as living in the same building as his business, marking the first time that an occupant's home and business shared an address. This was possible due to the wooden extension added to the back of the original brick building circa 1907. By 1915, the Nichols Brothers (David and George) replaced Hicks as the operators of the grocery store at 9 Paisley opening Nichols & Sons Grocery. Nichols & Sons was one of the longest-lasting businesses in the properties

operating there until 1939. Another notable change was the opening of City Laundry Company at 17 Paisley by J. Sam who lived above the laundromat. This marks the final time a commercial business was located on the western side of the buildings. By 1920 the building became completely residential.

In 1945, when the Nichols brothers retired, the grocery store at 9 Paisley was taken over by Ivan Felcker who operated it and lived in the rear. By 1951, ownership of the store changed again when it was taken over by business partners Albert J. Coady and Edward G. Kendrick who opened Coady & Kendrick Grocery Store. Coady lived in the rear of the store and Kendrick lived at 25 Paisley. Coady & Kendrick Grocery would be the last grocery store within this block and closed sometime after 1970.

Building Description

15 and 17 Paisley Street have Georgian and late-Italianate architectural styling including a side gable roof form with a medium pitched roof; tall, narrow windows and an ornate cornice between the first and second floor.

The subject buildings in question appear to have been constructed in two distinct sections. The original building is addressed today as 13, 15 and 17 Paisley Street, built between 1862 and 1874. 15 and 17 Paisley Street is a two-story, side gable building built between 1862 and 1875 using local, ashlar limestone in the foundation with a buff brick front and cut limestone eave stops. This is likely the original façade as this combination of masonry was indicated in the Fire Insurance Plan of 1881 (1892) seen in Figure 4.

The front of 15 and 17 Paisley St has five projecting brick pilasters that divide the façade into four bays. A prominent façade feature is the wooden cornice with fretwork denticulation and five eave corbels that include a fleur-de-lis motif. The four front bays on the upper level have segmentally arched windows with cut limestone voussoirs and a projecting keystone. The stone sills of the upper windows are part of a continuous band of two courses of corbelled brick. On the ground floor the first bay has smooth-faced limestone, flat arch lintels over a window and a former door that has been bricked in. The original carriageway entrance in the second bay now has a flat arch over inset modern doors. The third and fourth bays have three windows with segmentally arched heads of coursed brick.

The window and door heads of 13 Paisley St have a projecting drip moulding in coursed brick. The band course of corbelled brick continues from 15 and 17 Paisley St connecting with the stone sills of the upper windows at 13 Paisley St.

The Fire Insurance Plan in Figure 4 shows the dashed line of a carriageway that originally lead through the façade to the rear of the building (Figure 7). All windows in the rear elevation of 15 and 17 Paisley St have flat arched lintels in smooth-faced limestone. The limestone walls of the rear and west side elevations 15 and 17 Paisley have been recently repointed.

Figure 6 - Rear of building and carriage way arch. (Heritage Planning 2025)



Determination of Cultural Heritage Value

15 and 17 Paisley Street, which forms a part of a historic block with 13 Paisley Street, 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 design and physical value, historical and associative value, and contextual value, as per Ontario Regulation 9/06 as amended by 569/22.

Design/Physical Value

The property meets Criteria 1 as it is a representative example of Confederation era building form constructed in a combination of local limestone with a buff brick front. The building has a rare example of an original arched carriage way that leads through the building to the rear.

The subject property meets Criterion 2 because the building has high physical integrity in that it has retained most of its original architectural design features in limestone, brick and wood and displays 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 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 residential and commercial block of 13, 15 and 17 Paisley St meets Criterion 7 because of its prominent front façade forms an uninterrupted block face on the northwest side of Paisley Street that is a fundamental part of the historic Paisley St streetscape in the downtown area.

Heritage Attributes

The following elements of the property at 15-17 Paisley Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Georgian and late-Italianate architectural style
- two-story, side gable roof form with a medium pitched roof
- local limestone with a buff brick front and cut limestone eave stops
- five projecting buff brick pilasters that divide the façade into four bays
- ashlar limestone in the foundation
- wooden cornice between the first and second floor with fretwork denticulation and five eave corbels that include a fleur-de-lis motif
- location and opening shapes of all original front doors and windows
- segmentally arched windows on upper level with cut limestone voussoirs and a projecting keystone, stone sills as part of a continuous band of two courses of corbelled brick
- smooth-faced limestone, flat arch lintels over a window and a former door (bricked in) in first bay of ground floor
- original carriage way entrance in the second bay of the brick façade and the segmentally arched carriage way opening in limestone at rear of building
- three segmentally arched windows with heads of coursed brick in third and fourth bays

Financial Implications

None

Consultations and Engagement

At the March 6, 2025 meeting of Heritage Guelph, the committee passed the following motions:

1. That Heritage Guelph advises City Council that 15 and 17 Paisley Street merits designation under Part IV of the Ontario Heritage Act
2. That Heritage Guelph advises City Council that the committee supports the heritage attributes recommended in the staff report titled 15 and 17 Paisley Street – Draft Council Designation Report and dated March 6, 2025

Heritage Planning staff are in discussion with the property owner regarding the proposed heritage designation.

Attachments

Attachment-1 Criteria to Determine Cultural Heritage Value or Interest

Departmental Approval

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