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THE CORPORATION OF THE VILLAGE OF PAISLEY
BY-LAW NUMBER 91-28

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 258 QUEEN STREET NORTH AS BEING OF ARCHITECTURAL AND/OR HISTORICAL VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Village of Paisley has caused to be served on the owners of the lands and premises known as Cowan Canoes at 258 Queen Street North and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

OR

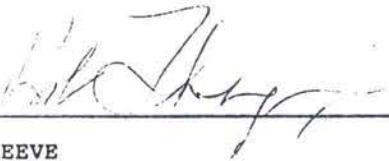
WHEREAS the Conservation Review Board has held a hearing to determine whether the property in question should be designated and reported its findings of fact and recommendation to the Council, and

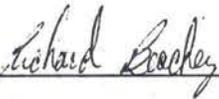
WHEREAS the Council has considered the report of the Conservation Review Board;

THEREFORE the Council of the Corporation of the Village of Paisley enacts as follows:

- 1) There is designated as being of architectural and/or historical value or interest the real property known as Cowan Canoes at 258 Queen Street, more particularly described in Schedule A hereto.
- 2) The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule A hereto in the proper land registry office.
- 3) The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

By-law introduced and read a First, Second and Third Time and Finally Passed, Signed and Sealed and Numbered 91-28 this 3rd day of June, 1991.


REEVE


CLERK

RECEIVED
IN THE OFFICE
JUN 14 1991
ARCHITECTURE AND
PLANNING
HERITAGE BRANCH



Schedule "A"

Lot One
Plan 58
West side of Queen Street North
Hanna's First Subdivision
Village of Paisley
County of Bruce

Historical Description

The frame shop was built by Cowan Canoes. In 1869, the lot was purchased by Wm. Flood from David Hanna. During his life in Paisley, Flood's name was a popular one. In the 1875 assessment roll, he was registered as a merchant in the shop on Queen Street North, but he served many other functions as well. He was the owner of the Central Hotel (now the Paisley Inn) for 23 years and was responsible for the addition of a third storey and domed tower to the structure in 1890. He was reputed to have entertained Sir Wilfred Laurier on his visit to Paisley in October of 1899. The hotel business seems to have been a part of Flood. At the time of the Hanna House fire in 1909, Wm. Flood was the hotel's owner. An earlier fire brought him success however. In October of 1889, a fire destroyed much of the business section on the West side of Queen Street North. In 1891, he built a building on the burned out lot next to the Hanna House and later filled the gap between this store and Elliot block (now Steele Block). Flood was also a Councillor in 1882.

Following the fire, W. H. McFarlane rented Flood's frame shop to continue his dry goods and general merchandise business until his new block just North of the shop was completed. The block (now Pickard's apartments) was deemed one of the handsomest stores in Bruce County.

In 1894, Flood sold his shop to David Shanks, a merchant. Shanks rented a portion of the building to a tailor, W. F. Patterson.

In 1899, John Lamont, as executor of David Shanks' Will, sold the business to George Grant and Adam Scott. Scott was assessed as a carpenter and the two were known as furniture dealers, although they were also involved in the construction of some of the buildings in the Village. This was the beginning of what was to be a long involvement in the furniture business as well as connections with the funeral business. In 1901, Scott and Grant became funeral directors. Grant withdrew several years later, but Scott remained until 1913 when he sold to James Hope and James Cavill. Hope and Cavill also rented the frame shop for many years for their furniture business. In 1926, John Cordick, a veterinarian, occupied the South portion of the store.

In 1909, the partnership of Scott & Grant was dissolved. Grant, who had been manager of the furniture store since 1896, was retiring. Grant's interest in the firm was sold to John Trelford of the Village. Trelford sold out just over a year later, and his share was returned to George Grant. The firm remained intact until 1917 when Grant once again sold out, this time to Scott. George Grant died in December of that year. Adam Scott died in 1930 but the property remained unsold until 1950 when John Emke bought it.

The furniture business was continued by Emke who also bought the funeral business from Hope and Cavill. It was only in 1969, that the business now known as Stoddart and Sawyer furniture became detached from the funeral business.

Schedule B

This building is the only frame shop remaining in the Village. It is a two and a half, freestanding structure with a high gable roof and projecting eaves. The second and third stories have three and two, two-over-two sash windows with wooden lugsills. The exterior has been altered considerably from its original state, but early photographs are available for restoration purposes.

The shop was built by Wm. Flood who purchased the lot from David Hanna in 1869 and was the owner until 1894. Flood was best known as the owner of the Central Hotel for 23 years and was responsible for the addition of the third storey and tower. Its later owners were George Grant and Adam Scott who, in conjunction with James Cavill and James Hope, began the shop's history as a furniture store which it has been since before 1896. It remains as the sole survivor of the early business section at the North end of the Village.

Architectural Description

This two and a half storey, three bay commercial building on Queen Street North is a frame structure with a high gable roof and projecting eaves.

The first floor front facade has been altered drastically from its original state. The lower half of the storey is covered with rock-faced masonry while the upper half is of rust-coloured vertical boards. The main entrance is recessed and is the third bay north. The door is single leaf with glass in the upper three quarters and a plain panel below. The centre bay is a large, fixed, double sash, display window with "Stoddart & Sawyer Furniture" written on it. The South bay is similar although slightly smaller and without writing.

The second storey consists of three two-over-two sash windows with wooden lugsills and surrounds. Exterior screens have been added to these windows.

The third storey has only two bays of similar nature but without the screens. The panes have been painted over with brown paint. The top two storeys are covered with white pressed board but early photographs show it as being constructed of horizontal boards.

The North facade has no openings and has been covered with vertical siding.

The South facade has a doorway in the centre of the main floor and two six-over-six sash windows to the west. A screen has been added to the centre window. The second floor has a large fixed picture window in the centre with four horizontal sliding windows attached below. A single horizontal sliding window is to the East.

The rear facade is having an addition added and is not clear.