

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Tuesday, October 10, 2023
Subject **331 Clair Road East: Heritage Attributes and Designation Recommendation**

Recommendation

1. THAT Heritage Guelph supports the heritage attributes identified for 331 Clair Road East as outlined in the staff report dated October 10, 2023; and
 2. THAT Heritage Guelph recommends that City Council give notice of its intention to designate 331 Clair Road East pursuant to Part IV, Section 29 of the Ontario Heritage Act
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Executive Summary

Purpose of Report

The James Hanlon Farmhouse at 331 Clair Road East 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. This report recommends that 331 Clair Road East meets four of the prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06 (as amended by O Reg. 569/22) made under the Ontario Heritage Act. This staff report provides a draft list of heritage attributes and staff's recommendation that City Council give notice of its intention to designate 331 Clair Road East pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Strategic Plan Alignment

The recommendations of this report support the Strategic Theme of City Building. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

Report

Location

The subject property is located on the south side of Clair Road East at Tolton Drive, west of Victoria Road South.

Statement of Significance

The subject property is worthy of designation under section 29, Part IV 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 331 Clair Road East display: design or physical, historical or associative, and contextual value.

Design and Physical Value

The subject property meets Criterion 1 because it is a representative example of the nineteenth-century Ontario farmhouse form and style.

The subject property meets Criterion 2 because it exhibits a high degree of craftsmanship in the execution of its original stonework and exterior wood trim. The farmhouse was built using coursed limestone and granite fieldstone with roughly squared stone quoins cut stone window and door heads and sills with bush hammer and margined finishes.

Historical and Associative Value

The subject property meets Criterion 4 because of its direct ties to the Hanlon family, an important settler family of Puslinch Township and what is now the City of Guelph. The Hanlon family has a long history in the area and the farmhouse is tied to three generations of the Hanlon family. James Hanlon built the stone farmhouse on the subject property in 1864.

Contextual Value

The subject property meets Criterion 7 because it is important in defining, maintaining, and supporting the historical character of the Clair Road East streetscape and as a vestige of the early farming landscapes of Puslinch Township and what is now Guelph.

Heritage Attributes

The following elements of the property at 331 Clair Road East should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Vernacular one-and-a-half storey fieldstone farmhouse with rectangular plan
- 3-bay façade with rectangular window openings and central door opening
- Central door opening, including sidelights and transom
- All original window and door openings
- All stone sill and lintels at window and door openings
- Side-gabled roof with overhang/return eaves, original wood soffits and fascia with large paired dentil design
- Paired stone chimneys above the roofline at the east and west elevations
- Central moderately-pitched front gable with arched stone lintel
- Stone construction with parging and pointing to resemble cut stone blocks
- Large stone quoins at all corners of the main portion of the building

Consultations

Staff have consulted with representatives of the property owner, 2488995 Ontario Ltd., and their consultant, MHBC. Staff collaborated with the property owners and MHBC to identify the heritage attributes of the property. The property owners have indicated they are supportive of the designation.

On [June 12, 2023](#) Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '331 Clair Rd E: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Attachments

Attachment-1 332 Clair Road East: Cultural Heritage Evaluation Report

Departmental Approval

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Manager, Policy Planning and Urban Design

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