

# Advisory Committee of Council Information Report

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| Committee | Heritage Guelph  |
| Date      | Monday, June 12, 2023  |
| Subject   | <b>331 Clair Road East – Cultural Heritage Evaluation Report</b> |

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## Description

This information report provides a draft statement of significance and determination of cultural heritage value or interest for the property municipally known as 331 Clair Road East in accordance with Part IV, Section 29 of the Ontario Heritage Act.

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## Executive Summary

### Purpose of Report

To provide Heritage Guelph with a draft statement of significance and determination of cultural heritage value or interest for the James Hanlon farmhouse at 331 Clair Road East for their review and comment.

### Key Findings

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 the James Hanlon farmhouse meets four of the prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 569/22 made under the Ontario Heritage Act.

### Strategic Plan Alignment

The key findings and recommendations of this report align with Strategic Plan priorities areas. The designation of the James Hanlon farmhouse at 331 Clair Road East under Part IV, Section 29 of the Ontario Heritage Act contributes to the City's priority of Building our Future. By conserving significant built heritage resources the City moves in a direction that continues to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here. The conservation of cultural heritage resources is aligned with 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 (Attachment-1).

## **Background**

331 Clair Road East is owned by Reid's Heritage Homes and the legal description of the subject property is Part Lot 11, Concession 8, formerly Township of Puslinch, as in RO653827, City of Guelph.

In 2012, a Cultural Heritage Resource Impact Assessment (CHRIA) was prepared by Ecoplans and Stevens Burgess Architects in response to a former townhouse development proposal for the 4.29-acre property at 331 Clair Road East. The plan proposed that a lot be severed around the farmhouse and that it be renovated to continue its use as a single-family home. Designation of the farmhouse under the Ontario Heritage Act was recommended in the Cultural Heritage Resource Impact Assessment. The development plan was never realized but the large farm barn and two smaller outbuildings were demolished leaving the stone farmhouse as the only building on the subject property.

## **Determination of Cultural Heritage Value**

### **Design/Physical Value**

The James Hanlon farmhouse meets Criteria 1 and 2 of Ontario Regulation 569/22 (Attachment-7) being of design or physical value as a representative example of the Ontario farmhouse form and style that was popular in the second half of the 19<sup>th</sup> century in Ontario with a high degree of craftsmanship in the execution of its original stonework and exterior wood trim.

The stone farmhouse at 331 Clair Road East (Attachment-2) was built by James Hanlon in 1864. This 1.5-storey, side gable, 3-bay front house is a representative example of the Ontario farmhouse form and style that was popular in the second half of the 19<sup>th</sup> century in Ontario. It has a centered front gable with a round arch window and pointed arch muntin bars. Limestone chimney shafts rise from both side walls and a wooden cornice with a quirk bead and paired corbels runs under all soffits and return eaves. 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. The principal wood window sashes have a six-over-six pane arrangement

There is a summer kitchen tail of the same fieldstone construction at the rear. The door to the kitchen tail is under a side porch supported by reused heavy timber posts. The exterior stone wall of the porch may once have been covered in stucco or painted white.

Interior features of note include the central stairway and what may be the original brick and wood fireplace mantel on the south interior wall of the kitchen tail seen in photos taken by staff in 2010 (Attachment-3).

## **Historical/Associative Value**

The James Hanlon Farmhouse meets Criteria 4 of Ontario Regulation 569/22 being of historic and associative value 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 came from Ireland in 1832 and received the patent from the Crown for 100 acres in the rear part of Lot 11 in Concession 8 of Puslinch Township (Attachment-4) being registered in 1849 (Attachment-5). In 1864 James Hanlon built the stone farmhouse on the subject property. James and his wife Mary raised eight children in that house (Attachment-6). James' brother John Hanlon, locally known as "Big Jack", raised eight children of his own in the former farmhouse across the road, where he lived with his wife Margaret (Fleming) from 1884 to 1910.

James Hanlon died in 1902 and left the house to his son James Jr. who died in 1906. In 1908 the stone farmhouse at 331 Clair Road East left Hanlon family ownership and was sold to James N. Barclay.

## **Contextual Value**

The James Hanlon farmhouse meets Criteria 7 of Ontario Regulation 569/22 being of contextual value as it is important in defining, maintaining and supporting the historical character of the Clair Road East streetscape and as a vestige of early farming landscapes of Puslinch Township and what is now Guelph.

## **Consultations**

This draft statement of significance and determination of cultural heritage value or interest is being presented to the Heritage Guelph committee for their comments at their meeting of June 12, 2023.

## **Attachments**

Attachment-1: Location of Subject Property

Attachment-2: Current Photos – 2023

Attachment-3: Photos before boarding of windows and doors – 2010

Attachment-4: Historical Maps

Attachment-5: Property Ownership History

Attachment-6: James Hanlon family in 1871 Census

Attachment-7: Ontario Regulation 569/22: Criteria for Determining Cultural Heritage Value or Interest

## **Departmental Approval**

Melissa Aldunate, RPP, Manager, Policy Planning

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