

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, November 21, 2023
Subject	<b>331 Clair Road East: Notice of Intention to Designate</b>

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## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 331 Clair Road East 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

The purpose of this report is to recommend that Council publish its intention to designate the James Hanlon farmhouse at 331 Clair Road East 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

331 Clair Road East is listed as a 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 five of the 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 the 2019-2023 Strategic Plan Building our Future priority area. 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 to the people who live here. The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities. This designation will align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

## **Financial Implications**

There are no financial implications associated with this report.

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## **Report**

### **Location**

The subject property is located on the south side of Clair Road East at Tolton Drive, west of Victoria Road South and east of Gordon Street. The legal description is CON 8 REAR PT LOT 11.

### **Historic Background**

The Hanlon family has a long history in the Puslinch and Guelph area, and the farmhouse is tied to three generations of the family. In 1832, John Hanlon arrived in the area from County Carlow, Ireland with his wife Ellen Lynch and 2-year-old son James. The original Crown Patent for the property was granted to John in 1849, but it is possible that the family had occupied the property since the early 1830s. The existing stone farmhouse was built by John Hanlon's son James in 1864 when James took over the farm and secured a mortgage from his father for \$2,000. James' brother John Hanlon Jr., 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 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.

The 1864 stone farmhouse at 331 Clair Road East is a 1.5-storey, side gable, 3-bay front house and a representative example of the Ontario farmhouse form and style that was popular in the second half of the 19th century. 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.

### **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 Page 2 of 3 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

### **Financial Implications**

None.

### **Consultations**

Heritage staff have corresponded and met with the representatives of the property owner (Reid's Heritage Homes) to discuss the designation of 331 Clair Road East. Heritage staff have collaborated with representatives of the property owner to evaluate the property and identify heritage attributes.

At the June 12, 2023 [meeting of Heritage Guelph](#), the committee [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.

At the October 10, 2023 [meeting of Heritage Guelph](#), the [committee passed the following motion](#):

THAT Heritage Guelph supports the heritage attributes identified for 331 Clair Road East as outlined in the staff report dated October 10, 2023; and

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

### **Attachments**

Attachment-1 Historic Documents

Attachment-2 Current Photographs

Attachment-3 Location

Attachment-4 Criteria for Determining Cultural Heritage Value or Interest

### **Departmental Approval**

Melissa Aldunate, MCIP, RPP Manager of Policy Planning

### **Report Author**

Jack Mallon, Heritage Planner I, Policy Planning

### **This report was approved by:**

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### **This report was recommended by:**

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