

Advisory Committee of Council Staff Report



To	Heritage Guelph
Date	Monday, February 5, 2024
Subject	408 Willow Road: Heritage Attributes and Recommendation Regarding an Intention to Designate

Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 408 Willow Road as outlined in the staff report dated February 5, 2024; and
 2. That Heritage Guelph recommends that City Council give notice of its intention to designate 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Heritage Guelph supports the proposed heritage attributes for 408 Willow Road and that Heritage Guelph recommends that Council publish its intention to designate the stone farmhouse at 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Report

Location

The subject real property is located on the east corner of Willow Road and Marksam Drive, southwest of the Hanlon Expressway. Historically, the property is part of what was Lot 5 in Concession 1 of Division E in the Township of Guelph. The current legal description of the subject real property is Plan 615, Block H.

Statement of Significance

The subject building is an excellent example of what was an important farmstead in the Township of Guelph and now within the City of Guelph. The farmhouse at 408 Willow Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 408 Willow Road has design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because the building exhibits design or physical value as a representative example of Georgian architectural style from the mid-19th century in a rural residential building design.

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 and granite displaying a high degree of craftsmanship.

Historical/Associative Value

The Hood farmhouse known as "Fountainhead Farm" meets Criteria 4 of Ontario Regulation 569/22 being of historic and associative value because of its direct ties to Guelph's agricultural history and to the Hood and McCorkindale families, both important settler families of Guelph Township and what is now the City of Guelph. The Hood family has a long history in the area and the farmhouse is tied to three generations of the Hood family – George Hood, and primarily his son Gideon Hood and grandson George D. Hood.

George Hood was a merchant miller in Selkirk, Scotland and emigrated to Canada arriving with his family in Guelph Township in 1832. George's son Gideon Hood was described in the 1906 Historical Atlas of the County of Wellington as becoming one of the most notable men in the district of Guelph Township. Gideon did the first regular teaming between Guelph and Hamilton and carried the first mail between the two places. Gideon Hood made Fountainhead farm into a very successful agricultural business and by 1871 owned 1,250 acres and seven dwelling houses, as well as 14 barns or stables, three carriages or sleighs, six wagons, four plows, and two fanning mills. The Fountainhead Farm was granted to Gideon's son George D. in 1888 who continued to manage the farm until it was sold to the McCorkindale family in 1920.

The McCorkindales were part of the original Scottish immigrant group to settle the Paisley Block area of Guelph Township shortly after 1827. Robert and Jessie McCorkindale purchased Fountainhead Farm in 1920. Their older son William Cleghorn (Bill) McCorkindale became the youngest graduate from the University of Guelph's Veterinary College in 1932. Bill McCorkindale moved back to Fountainhead Farm from Mount Forest where he continued his veterinary practice until the McCorkindales sold the property in 1960.

Contextual Value

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character and agricultural history of the Willow Road area.

The subject property meets Criteria 8 because the stone farmhouse at 408 Willow Road and the adjacent stone carriage house at 404 Willow Road maintain their original configuration and are functionally, visually and historically linked.

The subject property meets Criteria 9 because the building's distinctive form, building footprint and combined limestone and granite construction has become a landmark within the historic Willow Road streetscape.

Heritage Attributes

The following elements of the property at 408 Willow Road should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Exterior

- Form and massing of the 2-storey, 3-bay, side gable, limestone farmhouse with 1.5-storey tail and 1-storey extension in granite and limestone
- Limestone chimney shafts rising from ridge of both side gable walls
- Limestone exterior walls with roughly squared quoins and voussoirs over windows and front door
- Central, 6-panel front door with Georgian transom, wooden reveal panels and a wooden pilaster surround
- Location and shape of all original window and door openings
- All stone lintels and stone or wood sills at window and door openings
- L-plan of 1.5-storey tail and single storey extension with split-faced granite walls and limestone quoins, lintels and sills

Interior

- Central stairway with balustrade and handrail
- Original wooden fireplace mantles on east and west walls of main floor and upper floor
- Built-in cupboard to left of west fireplace mantel on main floor
- Carpenter's box lock on door near front door and lift latch on small door under central stairway
- All original interior wood trim including window and door casings, window reveal panels, baseboards, wainscot
- Winding stair in back corner of 1.5-storey tail
- Exposed interior face of stone walls in tail and single-storey extension.

Staff Recommendation

Staff have completed an evaluation of the subject property and determined that the stone farmhouse at 408 Willow Road meets six of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

Consultations

Heritage Planning staff have met with the property owners to discuss the designation of 408 Willow Road. The property owners are quite supportive of staff's heritage evaluation of the property and the identified heritage attributes.

At the January 15, 2024 [meeting of Heritage Guelph](#), the committee passed the following motion:

THAT the comments provided by Heritage Guelph members on the '408 Willow Road: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Attachments

Attachment 1 – 408 Willow Road - Cultural Heritage Evaluation Report

Attachment 2 - Current Photos

Attachment 3 - Historical Images

Departmental Approval

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Report Author

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