

# Advisory Committee of Council Information Report



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Committee	Heritage Guelph
Date	Monday, September 9, 2024
Subject	<b>Maltby Road West 99 – Cultural Heritage Evaluation Report</b>

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## Executive Summary

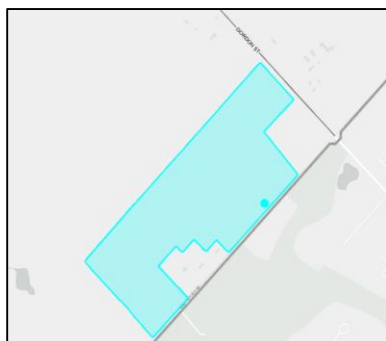
The stone farmhouse at 99 Maltby Road West is listed as a non-designated built heritage resource on the City of Guelph’s Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act. This Cultural Heritage Evaluation Report (CHER) has evaluated the property in accordance with the requirements of the OHA and finds that the property meets six of the nine prescribed criteria for defining cultural heritage value or interest under Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

## Cultural Heritage Evaluation Report

### Location

The property known municipally as 99 Maltby Road West is located on the north side of Maltby Road West, west of Gordon Street. This irregular shape lot has frontage on Maltby Road West and Gordon Street. The legal description of the subject property is PT Lot 15, Concession 7, Township OF PUSLINCH PT 1, 61R-20183, City of Guelph.

Figure 1: 99 Maltby Road West, taken from City of Guelph GIS 2024.



## Background

As defined in the City of Guelph's Official Plan, Section 4.8.1 Policies, Sub-section 18: "The predominant built heritage resources in the periphery of the city are the farmsteads [...] these built heritage resources are most deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan." ([The City of Guelph Official Plan, February 2022. P. 88](#)) As such, Heritage Planning staff are of the opinion that the Scott farmhouse at 99 Maltby Road West is an important extant example of a farmstead building similar in significance to the James Hanlon farmhouse of 331 Clair Road East, the Kidd barn and Blair farmhouse at 2187 Gordon Street, the Marcolongo Farm at 2162 Gordon Street, the Hart farmhouse at 2 Lovett Lane and the Edward Crawley farmhouse at 264 Crawley Road, and thus worthy of Part IV Designation under the Ontario Heritage Act.

Figure 2: Undated photo of the James Scott farmhouse. (From Township of Puslinch Heritage Committee photo album, provided by Township of Puslinch staff, 2024)



The history of what would eventually become 99 Maltby Road West, located of Lot 15, Concession 7, coincides with the history of Canada Company and the settling of both Guelph and Puslinch. As research conducted by Wellington County Museum staff reports, the first Euro-Canadian settlers to develop Lot 15 in Concession 7 were members of the Todd and Scott families, practicing stonemasons that emigrated from Peebleshire, Scotland to Galt and Puslinch. As per "W.F. MacKenzie's history of Puslinch Township, as published in the Guelph Mercury in 1907[...] Thomas Todd came to Puslinch with his father in 1832 and settled on Lot 16, west of the Brock Road" with William Scott, a likely relative of Thomas Sr. and colleague of

fellow mason Andrew Scott back home in Scotland, following suit several years later (Attachment 1, Figure 26).

By 1837 Thomas Jr. settled at Lot 15, Concession 7. Following the death of Thomas Sr. and the marriage of William Scott to Christina Todd between 1837 and 1838, Thomas Jr. took over ownership of Lot 16, Concession 8 with Lot 15, Concession 7 passing to William and Christina Scott (nee Todd), as reflected in the Land Title Abstracts (Attachment 1, Table 1). This settlement legacy is further corroborated by Isabella Scott's obituary, in that the Todd's and Scott's were certainly among the earliest settlers in the Puslinch area (Attachment 1, Fig. 16). As the 1906 Atlas notes, the farm itself was first cleared by William during a time in which "there were no roads cut out, bears and wolves were plentiful, [who] made night hideous with their howling" (Attachment 1, Figure 17).

William and Christina Scott (nee Todd) had seven children together, some of which were born in Galt, and the rest at the Scott homestead. Ranging from Thomas, the eldest born in 1839, to Jean, James, Isabella, Mary, Walter, and, the youngest, Christiana Whilomine (Mrs. Robert Earon), born in 1851 (Attachment 1, Fig. 15-16). William Scott died sometime between 1851 and 1853, followed over a decade later by Christina in 1867.

While the tax assessment records obtained from the Wellington County Archives show Thomas Todd present at Lot 15, Concession 7 as early as 1837, a "framed house under two stories" worth at least £35 is not listed on the property until 1844 (Attachment 1, Fig. 7, 9). Again, available evidence suggests that both Todd and Scott were either stonemasons themselves or belonged to stonemason families back in Scotland, with Thomas Todd listed as such in the 1840 census, alongside neighbour James F. Kidd. While not conclusive, it is still quite likely that they constructed the stone house at Lot 15, Concession 7 themselves ([Wellington County Archives, Todd and Scott Family Legal Document Scotland and Puslinch Township, 1830-1911](#) & Attachment 1, Figure 24).

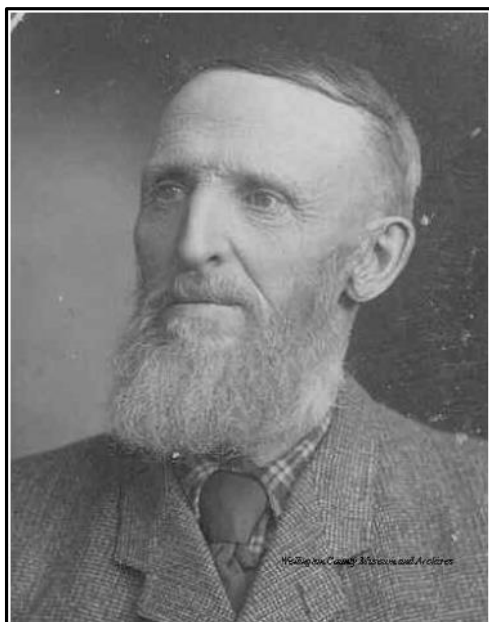
Additionally, the obituaries of James and Isabella Scott both support an early 1840's construction, with their father William Scott receiving the credit for having "built the first stone house in the township in the early 1840's on the lot to which" James Scott inherited. Isabella Scott's obituary similarly states that she died in the same house in which she was born: according to census data, the obituaries, and the Scott Family biography in the 1906 Wellington County Atlas, Isabella was born in 1845, thus coinciding roughly with the aforementioned 1844 construction date (Attachment 1, Figure 15-17).

While the Leslie and Wheelock Map of 1861 identifies "Wm. Scott" as the property owner, this is likely inaccurate as both the 1906 Wellington Atlas and James Scott's obituary place William's death in either 1851 or 1853

(Attachment 1, Figure 15, 17). Furthermore, William is not accounted for in the 1861 Census of Canada, further corroborating an earlier death. This error is corrected on the 1877 Historical Atlas map with the proper attribution of the property made to a J. Scott, which according to historical mapping and the available census data is William Scott's second eldest son, James (Attachment 1, Tables 2-5).

Following the death of their parents, the farm was taken up by the siblings James and Isabella Scott, who "being industrious, upright, and honest" in life, "redeemed the old homestead and left it highly cultivated and improved." James Scott, in addition to being a "breeder and exhibitor of Southdown sheep", was described in his obituary as "one of the most prominent and active public men of the Township of Puslinch for many years" (Attachment 1, Fig 14). Deeply involved in both local Puslinch society and the wider affairs of Wellington County itself, James held a wide range of public offices. He spent some time as deputy reeve and reeve for the Township of Puslinch and acted as secretary for both the Agricultural Society and the Puslinch Mutual Fire Insurance Company, and in 1873 he was appointed as the Assessor of Puslinch. Like his father William, James was an active member of the Independent Order of Foresters, and "for a number of years he was a school trustee of School Section #4." (Attachment 1, Figure 15). Closer to his death, he was elected councillor by the people of Puslinch to represent them on the Wellington County Council and was County Commissioner at the time of his death (Attachment 1, Figure 17).

Figure 3: A photo of James Scott from a collection of Wellington County Councillors, one year before his death in 1904. Wellington County Museum A1985.44



While James was reportedly sick for some time, his sudden death in Guelph on May 28<sup>th</sup>, 1904 due to a sudden illness still came as a surprise to people close to him. At the time of his death, James was holding the position of Wellington County Commissioner for Puslinch. His dedication to his work, his township, and Wellington County writ large was captured by the words of his fellow councilors during the July 1904 Township of Puslinch Council;

After the sudden decease of James Scott, at the City of Guelph, on Saturday May 28<sup>th</sup>, in his sixty-second year, the Council members desire to record their high esteem of his private and public life. Mr. Scott was cast upon his own resources in his early youth, and he, together with his sister, Isabella, redeemed the old homestead and left it highly cultivated and improved. Being industrious, upright, and honest in his private life, he took a lively, active interest in public affairs, and served his fellow citizens as School Trustee, Assessor, Councillor, Reeve, County Councillor, and Secretary of the Township Fire Insurance Company. His decease creates a vacancy in the public life of the county, deeply, sincerely, and generally deplored by the citizens. ([Attachment 2, Figure 14](#))

James' sister Isabella Scott died in a similar, sudden manner two years later on March 3<sup>rd</sup>, 1906 at the age of 63 years. As stated earlier, Isabella's obituary indicates, "she was born in the same house in which she died, which if not the first stone house, was one of the first ever built in Puslinch." ([Attachment 1, Figure 16](#)). James and Isabella share a headstone in Morrison's Crown Cemetery, with the epitaph quoting Longfellow: "Lives of Great Men all remind us, we can make our lives sublime, and departing leave behind us, footprints on the sands of time" ([Attachment 1, Figure 25](#)).

Following her death, and as per the instructions set out in James Scott's will, the property passed to their nephew James R. Earon, a son of Robert and Christina Whilomine Earon (formerly Scott), who had been helping Isabella run the farm after James Scott's passing. James Earon's father Robert is known to have run a blacksmith shop in the 1860's and 70's near Aberfoyle, "on the West side of Brock Road just South-East of where the old wagon shop was formerly located." ([Chapter VII, School Section No. 4](#)).

The farm on Lot 15, Concession 7 remained in the Scott/Earon family until the 1920's, nearly 100 years, before passing to the McCartney's, Crimless', and finally the Cabeldu's in 1951, who owned and operated "Woodlyn Farms Ltd." from at least 1973 until the death of Harold V. Cabeldu in 1993 and the bankruptcy of Woodlyn Farms Ltd. the following year ([Attachment 1, Table 1](#)).

## Building Description

Described in James Scott's 1906 obituary as one of the first stone houses built in the Township of Puslinch, the existing house is a 1.5-storey residential farmhouse building covered entirely with a modern flagstone veneer. The walls of the east portion of the building being constructed in stone is supported by the 1861 census indicating a primarily stone structure and also by photos of the building taken before the flagstone veneer was applied.

Figure 4: 99 Maltby Road West. (Heritage Planning 2012).



As depicted in Figure 4, the 1.5-storey main section of the farmhouse has gable walls on the south and north sides and an entrance door set into the thick stone gable wall facing the road. Two 2-over-2 wood window sashes are located in the upper gable wall. A modern chimney built with corbelled red brick rises from the south gable wall.

In Guelph and Wellington County, Georgian style farmhouses of this size built during the mid-19<sup>th</sup> century typically had gable walls at the sides and the front facing wall would have had three bays with a centre door. The east facing front wall of this farmhouse has been altered with the creation of a large, modern window opening on the left of the wall. It is possible that the stone veneer covers evidence of the original fenestration of this east wall, as evidenced below in the historical photos in Figure 6, and the roughly squared quoins in Figure 8.



Figure 5: 99 Maltby Road West viewed from south. (Heritage Planning 2012)



The T-shaped building footprint includes a single-storey, gable roof kitchen tail extending from the west wall of the stone building (Figure 5). A concrete block chimney rises from the roof ridge above the west interior wall of the kitchen. The tail is further extended to the west with a garage under a transverse gable roof. The kitchen tail and garage have relatively thin walls and appear to be wood frame construction. The flagstone veneer served to unify the appearance of a stone exterior and quite likely was meant to cover alterations. Heritage Planning staff were provided two pictures of the Scott homestead, and despite the image quality they still provide some valuable insight as to what original construction method and materials are thought to be covered by the modern flagstone cladding (Figure 6).

Figure 6: Historical photos of the James Scott farmhouse, date unknown (From Puslinch Heritage Committee photo album provided by Township of Puslinch staff, 2024)



The south gable wall of the front (1.5-storey) portion of the farmhouse appears in these photos to be constructed in mixed fieldstone rubble - likely a mix of granite and limestone. The chimney rising at the top of the gable is obscured in both photos. What is unusual in these photos is what appears to be very large boulder used as a lintel over the single door on the south gable wall. Unless what we see is actually a domed canopy over the door, this is evidence that supports this door being an original part of the fenestration. The black and white photos show that the roof verge on the south gable had a return eave. The two upper windows have what appear to be wooden sills. The kitchen tail and garage appear to be clad in horizontal wood siding.

Figure 7: View from north; original limestone corner. (Heritage Planning 2024)



Figure 8: Roughly squared stone quoins, Northwest corner (Heritage Planning 2024).



In 2024 Heritage Planning staff met on site with the property owner to examine the Scott farmhouse exterior and interior. The photo taken from the north (Figure 7) shows the flagstone veneer continuing around the entire building including the enclosed porch on the north side of the kitchen tail. The interior inspection revealed that the stairway to the upper bedrooms is accessed from the kitchen tail (rather than from the east side of the floor plan). Of particular note is the northwestern corner of the 1.5-storey section, where missing flagstone has revealed the original, roughly squared limestone quoins (Figure 8).

Additionally, the City of Guelph's heritage property files note that a barn and auxiliary shed, possibly for shearing sheep, were also located on the subject property but were both demolished before the establishment of the Municipal Register of Cultural Heritage Properties in 2009. Based on remaining photographic evidence, however, it is possible that the Scott farmhouse and the single-storey, gable roof shed building formerly on the property (Figure 9) were constructed in a similar manner with mixed fieldstone rubble. Also



provided to Heritage Planning by the Township of Puslinch are several images of the former large, heavy timber frame, gable-roof barn, complete with overhanging upper floor and two wall dormers - each with pointed arch (or Gothic) window, as seen in Figure 10.

Figure 9: Former stone shed at 99 Maltby Road West (Burcher-Stokes Inventory, City of Guelph, 1993)



Figure 10: Former heavy timber barn at 99 Maltby Road West (From Puslinch Heritage Committee photo album provided by Township of Puslinch staff, 2024)



## **Statement of Significance**

This property meets six of the nine criteria outlined in Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the Ontario Heritage Act.

### **Design/Physical Value**

99 Maltby Road West meets criterion 1 because it is a rare, early, and representative example of a stone farmhouse. Constructed in the early 1840's, the house is one of the few remaining stone structures built in the Township of Puslinch in the first half of the nineteenth century.

### **Historical Associative Value**

99 Maltby Road West meets criterion 4 because it has direct associations with the settlement of Puslinch Township and the Scott family, an important settler family of Puslinch Township that occupied the property as early as 1837. Specifically, the property is associated with James Scott, who was deputy reeve and reeve for the Township of Puslinch, a member of the Township of Puslinch Council, and Councilor and County Commissioner for Wellington County Council.

99 Maltby Road West meets criterion 5 because of its historical connection to the Puslinch agricultural community and proximity to the City of Guelph. First settled by the Todds and Scotts in 1837, the "highly cultivated" and "well-reputed" Southdown sheep farm remained in the care of the Scott family for three generations, and continued to operate as a farm until the early 1990's.

### **Contextual Value**

99 Maltby Road West meets criterion 7 because it is important in defining, maintaining, and supporting the historical character of the Maltby Road streetscape and as a vestige of the early farming landscapes of the Township of Puslinch and what is now the City of Guelph.

99 Maltby Road West meets criterion 8 because it is physically and historically linked to its surroundings and other built heritage resources in the cultural heritage landscape around Gordon Street and Maltby Road West. The property is physically linked to its surroundings because the stone farmhouse is composed of stone extracted from the surrounding fields. The property is historically linked to its surroundings because the stone farmhouse is a vestige of the early agricultural landscape of Puslinch Township.

The subject property meets Criterion 9 as the Scott farmhouse at 99 Maltby Road West sits in its original location fronting the Scott family farmstead and as a link to the early farming landscape of Puslinch Township and what is now the City of Guelph. The distinctive building form of the Scott farmhouse has become a landmark within the historic Maltby Road West streetscape.

## **Attachments**

Attachment-1 Historical Documentation and Photos

## **Report Authors**

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