

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	1949 Gordon Street: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 1949 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act; and
 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

In November 2022, the Government of the Province of Ontario passed Bill 23 (amended by Bill 185), which made changes to the Ontario Heritage Act that will remove all non-designated properties from the Municipal Heritage Register on January 1, 2027. Heritage planning staff and the Heritage Advisory Committee have been reviewing properties on the Municipal Heritage Register for designation under Part IV of the Ontario Heritage Act.

The purpose of this report is to recommend that Council publish its intention to designate 1949 Gordon Street 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

The existing dwelling at 1949 Gordon Street 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 (OHA). The heritage register describes the building as a log house built about 1830.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets 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-1).

Heritage planning staff, in consultation with Heritage Guelph, have completed a Cultural Heritage Evaluation Report and statement of significance. Staff have determined that the property at 1949 Gordon Street meets five of the nine criteria used to determine cultural heritage value under Ontario Regulation 9/06. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Heritage Staff have drafted a Statement of Significance and list of Heritage Attributes that may be used by Council to publish the notice of intention to designate 1949 Gordon Street under Part IV, section 29 of the Ontario Heritage Act.

Strategic Plan Alignment

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Grow and care for our community space and places

Financial Implications

None.

Report

Location

The property known municipally as 1949 Gordon Street is described legally as PT LOT 12, CONCESSION 7, TOWNSHIP OF PUSLINCH & PT ROAD ALLOWANCE BETWEEN CONS 7 & 8, TOWNSHIP OF PUSLINCH CLOSED BY IS15570 & IS15732, AS IN MS74135; GUELPH.

The subject property is an irregular shape parcel with the dwelling accessed by a curved driveway from Gordon Street (Figure 1). The house sits in the northwest corner of the property facing east to Gordon Street and the small, detached, stone shed is near the house at the top of the driveway (Figure 2).

Figure 1 – 1949 Gordon St seen from street. (Google Street View August 2023)



Figure 2 - Air photo showing subject property and location of farmhouse and stone shed. (City of Guelph GIS)



Statement of Significance

The house on the subject property has been determined to be the Andrew Kennedy farmhouse – a log building built about 1830 (Figures 3 and 4).

The farmhouse has undergone alterations and additions over the years but the original form of the farmhouse is seen in the 1.5-storey, side gable roof and a 3-bay façade with the front door flanked by two small front windows. Both end gable walls have two windows to the upper floor. The current modern vertical metal siding that mimics a wood board and batten exterior likely covers or replaced an earlier horizontal wood clapboard cladding. All roofs have metal cladding.

The house form has been altered with the addition of a shed roof wall dormer over an upper storey door to the front porch balcony. The front porch has been enclosed during the last 20 years. A concrete block chimney rises outside the south gable wall. The rear slope of the gable roof has been expanded by the addition of a shed roof. Single-story wings with an

entrance door and windows have been added to the south and north sides of the house.

Figure 3 – Farmhouse seen from east. (Heritage Planning 2025)



Figure 4 - Farmhouse seen from northeast. (Heritage Planning 2025)



A short distance from the southeast corner of the farmhouse is a small, front gable roofed outbuilding or shed constructed with mixed fieldstone rubble and corners (quoins) of roughly squared limestone). The shed has a single, batten, Dutch door (having an upper and lower section) under a simple wood lintel. The original use of this small building is unknown but it could have functioned as a smokehouse, milkhouse or shelter for farm animals.

Figure 5 - Stone shed seen from northwest. (Heritage Planning 2025)



The land title abstract for Lot 12 in Concession 7 of Puslinch Township indicates that Andrew Kennedy received the Crown patent for the northeast part of Lot 12 (96 acres) in 1854. However, Andrew Kennedy is known to have been an early settler in the Township of Puslinch and would have been required to meet the requirements of the patent which included clearing land and building a house on the property. It is for this reason that Heritage Planning staff support the estimated construction date of circa 1830 as Andrew Kennedy Jr. was born about 1832 according to the 1851 Census.

The 1851 Census of the Township of Puslinch indicated two families living in a single-storey log house on the subject property: Andrew Kenedy [sic.] as a 63 year old farmer and widow and with his sons Andrew (19) and Germia [sic.](18); and the family of James Rice (32 years of age, "lunatic"), his wife Catherine (28) and their children Eliza (7), Bridget (5) and John (3).

The 1861 Census of the Township of Puslinch indicated the same two families living in a single-storey log house: Andrew Kennedy (73), son Andrew (28) a weaver and son Jeremiah (26) a labourer; and the family of James Rice (40, blind and "lunatic") a labourer, his wife Catherine Rice (32), their children Eliza Rice (14), Bridget Rice (12) and Andrew Kennedy (12) and also John Jobin (18) a labourer.

The 1861 Map of the County of Wellington (Figure 6) shows Andrew Kennedy as the owner of the northeast half of Lot 12 in Concession 7 in the Township of Puslinch.

Figure 6 – Detail from 1861 Map of the County of Wellington showing Township of Puslinch.



Figure 7 - Detail of Township of Puslinch from 1877 Historical Atlas of the County of Wellington.

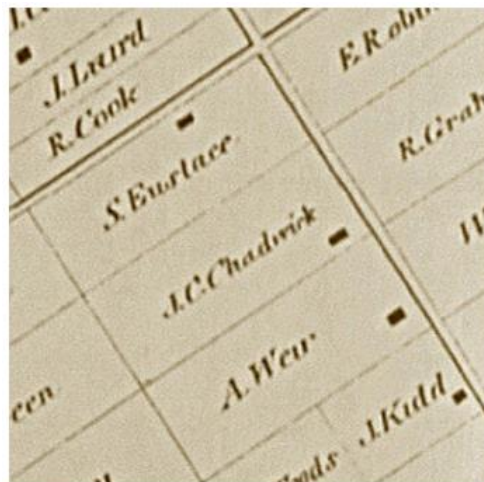
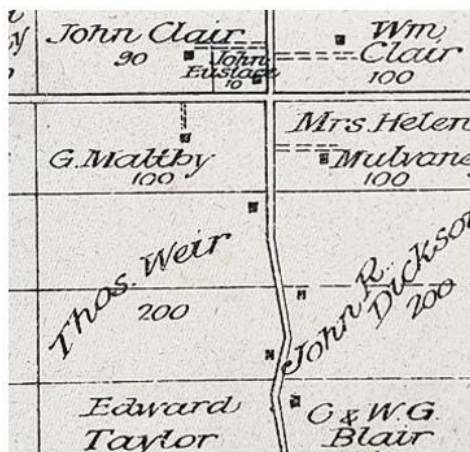


Figure 8 – Detail of Township of Puslinch from 1906 Historical Atlas of the County of Wellington.



The Historical Atlas of the County of Wellington published in 1877 included a map of the Township of Puslinch which indicated J. C. Chadwick as the landowner of the northeast half of Lot 12 in Concession 7.

Following the death of Andrew Kennedy (Sr.) in 1861, the land titles abstract indicates that the northeast part of Lot 12 was sold by the trustees of Andrew Kennedy's estate. Eventually J. C. Chadwick Jr. purchased the northeast half of Lot 12 from Melinda Newton in 1875.

A detail from the map of Township of Puslinch in the 1906 Historical Atlas of the County of Wellington shows Thomas Weir as the owner of 200 acres (Lots 12 and 13 in Concession 7) having purchased Lot 12 in 1892 from E. M. Chadwick (surviving Trustee of the late J. C. Chadwick Jr.) under the power of sale. The 1906 map shows a more accurate indication of the farmhouse location in the north corner of Lot 12. Thomas Weir sold Lot 12 to David Maltby in 1907.

Determination of Cultural Heritage Value

The property at 1949 Gordon Street meets five 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

The house at 1949 Gordon Street meets Criterion 1 because it is a rare, early, and representative example of a vernacular log farmhouse. Constructed in the early 1830's, the house is one of the few remaining log farmhouse structures built in the Township of Puslinch in the first half of the nineteenth century.

The stone shed building at 1949 Gordon Street meets Criterion 1 because it is a rare, early, and representative example of a vernacular stone farm outbuilding and is one of the few remaining stone structures of its kind built in the Township of Puslinch in the first half of the nineteenth century.

Historical/Associative Value

The farmhouse at 1949 Gordon Street meets Criterion 4 because it has direct associations with the settlement of Puslinch Township and the Kennedy family, an early settler family of Puslinch Township that occupied the property in the early 1830s. The farmhouse at 1949 Gordon Street meets Criterion 5 because of its historical connection to the Puslinch agricultural community and proximity to the City of Guelph.

Contextual Value

The farmhouse at 1949 Gordon Street meets Criterion 7 because it is important in defining, maintaining, and supporting the historical character of the Gordon Street streetscape and as a vestige of the early farming

landscapes of the Township of Puslinch and what is now the City of Guelph. The stone shed on the property is physically linked to its surroundings being composed of stone extracted from the surrounding fields. The property is historically linked to its surroundings because the log farmhouse is a vestige of the early agricultural landscape of Puslinch Township. The subject property meets Criterion 9 as the Andrew Kennedy farmhouse at 1949 Gordon Street sits in its original location fronting the Kennedy family farmstead and as a link to the early farming landscape of Puslinch Township and what is now the City of Guelph.

Heritage Attributes

The following elements of the property at 1949 Gordon Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Original 1.5-storey, gable roof building form of the 1830s farmhouse
- Original exterior log wall construction
- Shape and location of original door and window openings in the house
- Original 1-storey, gable roof building form and mixed limestone and granite fieldstone wall construction of the small stone shed with door in north gable wall.

Consultations and Engagement

A letter was sent on March 19, 2025 to the property owners regarding Heritage Planning staff's progress in its evaluation of cultural heritage value of the property and the identification of heritage attributes as well as the dates that staff's findings and recommendations would be presented to the Guelph Heritage Advisory Committee on April 3, 2025 and to recommend that Council issue a notice of intention to designate at a future meeting.

At the [April 3, 2025, meeting of the Heritage Advisory Committee](#), the committee passed the following motion:

1. That the Heritage Advisory Committee advises City Council that 1949 Gordon Street merits designation under Part IV of the Ontario Heritage Act; and
2. That Heritage Guelph advises City Council the committee supports the heritage attributes as outlined in the Heritage Planning staff report dated April 3, 2025.

Attachments

Attachment-1 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Departmental Approval

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This report was approved by:

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