Special Heritage Committee Meeting
Thursday, November 4, 2021 @ 3:00 PM
Via Electronic Participation

Register at:
https://us02web.zoom.us/webinar/register/WN_TTw1K-Y4QCCRAtd4WlAJwg
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Webinar ID: 828 6184 9532
Passcode: 409305
International numbers available: https://us02web.zoom.us/u/kb4CQeBbnV

1. **Call Meeting to Order**

2. **Roll Call**

3. **Opening Remarks**

4. **Disclosure of Pecuniary Interest**

5. **Delegations**
   - **None**

6. **Committee Reports**

   6.1 Report HER-2021-002 – Update on the Carter-Caufield Farm – 880 Victoria Rd S

   6.2 Report HER-2021-003 – First Nations Acknowledgement Statement for the Heritage Register

7. **Adjournment**

8. **Next Meeting**

   January 10, 2021 @ 1:00 PM

REPORT HER-2021-002

TO: Heritage Committee

FROM: Courtenay Hoytfox, Municipal Clerk

MEETING DATE: November 4, 2021 at 3:00 PM

SUBJECT: 880 Victoria Road S – Caulfield-Carter Farm

RECOMMENDATIONS

THAT Report HER-2021-002, regarding the property 880 Victoria Road S – Caulfield-Carter Farm be received for information.

Purpose

The purpose of this report is provide the Heritage Committee with an update regarding the property 880 Victoria Road S - Caulfield-Carter Farm.

Background

Township staff recently met with City of Guelph staff on October 18, 2021 to discuss the property 880 Victoria Road S. This property is within the Township of Puslinch and is owned by the City of Guelph.

The property is included on the Township's proposed Heritage Registered as an undesignated property. The property was recently discussed at a number of City of Guelph Council meetings with staff providing City Council an update on city owned Real Estate Assets.

The City report identifies Caulfield-Carter farm as being vacant for a number of years and in need of stabilization to help prevent further deterioration. Below is an excerpt from the city staff report:

880 Victoria Road South (Carter Farm)

Heritage Status: In 2021, the Township of Puslinch listed the Caulfield-Carter farmhouse on their heritage register under section 27 of the Ontario Heritage Act.
Acquisition Background: The property was purchased as part of land assembled for source water purposes and came into City ownership in multiple phases between 1916 and 1983.
Property Update: The City is in receipt of a stabilization plan for the farmhouse, which recommends updates to the site civil to promote water drainage away from the house, roofing repairs, hording, and providing ventilation and heating for a total cost of $110,000.
Future Use: Retain the lands for continued water production. The building has been vacant for a number of years due to the sensitivity of the lands for water production. The City is reviewing options to relocate the building from the lands. However, relocating the building from the site is problematic as there is no path out of the site for building removal without incurring significant tree removal. The City continues to work both internally and with the Puslinch Heritage Committee to determine options for this building.
Next Steps: Complete the stabilization works over the next three years to prevent further deterioration of the building, in the amount of $110,000 above and beyond the annual operating costs of the facility. Continue to pursue options for use of this building and options to move the building off site.

The full report is available at the link below. The report is under Section 8.2 and the follow up memo is under 8.2.1.

Guelph City Council Agenda (escribemeetings.com)

City Council ultimately resolved to fund the stabilization of the Caulfield-Carter Farm to help prevent further deterioration over the course of the next two years instead of three years as recommended in the report in the amount of $110,000.

City Council also resolved to initiate an expression of interest process for the Caulfield-Carter Farm in early 2022. During staff's meeting on October 18, 2021, Township staff requested that the Heritage Committee and Puslinch Council be included in the expression of interest circulation to put forward ideas for potential uses of the building. City of Guelph staff confirmed

that the Township would certainly be included in this process. The expression of interest process is scheduled to take place in early 2022.

There are limitations with potential uses on the property due to the lack of servicing. The septic system was decommissioned a number of years ago due to the drinking water well on the property that services a large volume of drinking water for the City. Therefore, the expression of interest will likely be asking for potential uses that do not require a sewage system.

Attached as Schedule "A" to this report is the Caulfield-Carter Farm Heritage Stabilization Plan, provided by the City of Guelph.

Financial Implications

None

Attachments

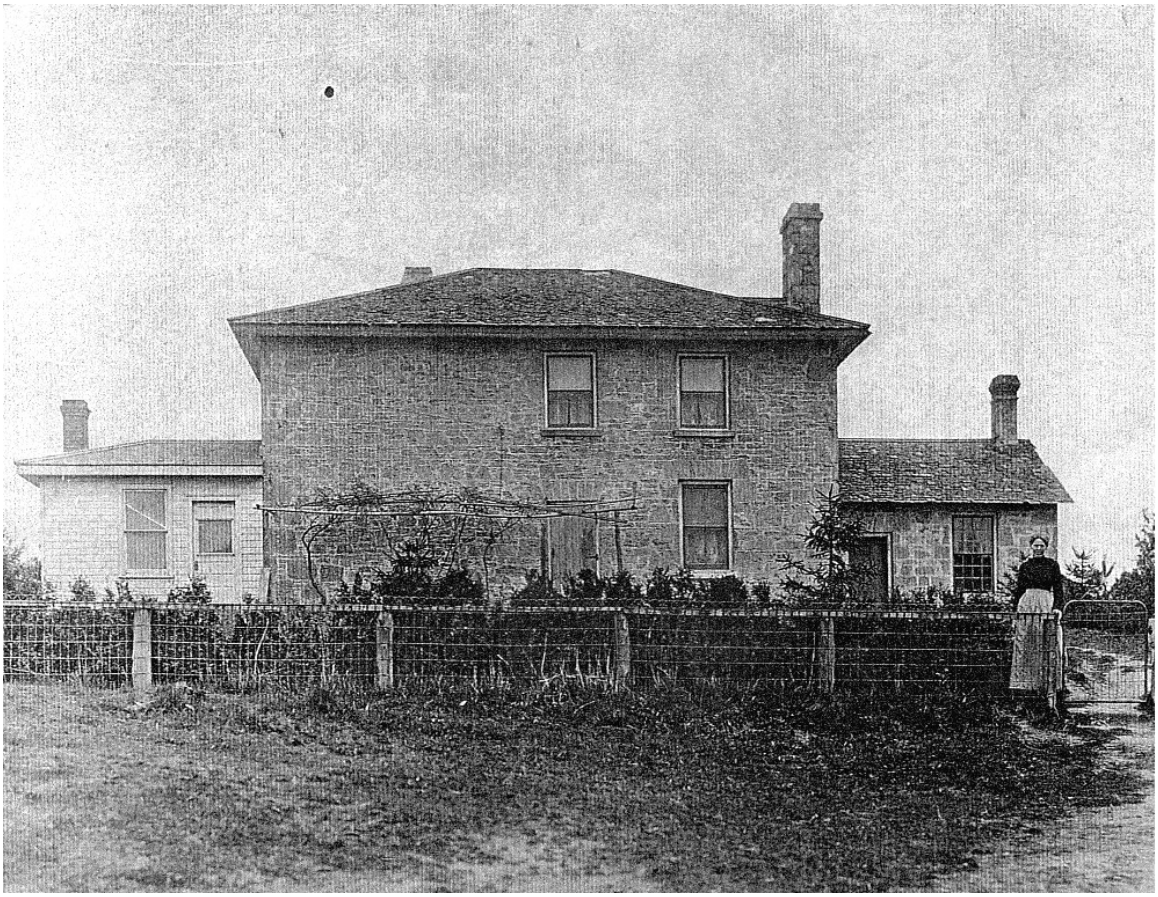
Schedule "A" Carter Farm Heritage Stabilization Plan

CAULFIELD-CARTER HOUSE STABILIZATION PLAN

by Francine Antoniou, Heritage Architect from George Robb Architect
in collaboration with James Knight Associates
and Callidus Engineering

for the City of Guelph

September 07, 2021



CITY OF Guelph
Making a Difference

GEORGE ROBB ARCHITECT
4800 DUNDAS STREET WEST
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TORONTO, ONTARIO M9A 1B1
Tel: 416 596 8301
project no.: 2033

House Stabilization Plan

September 07, 2021

Caulfield-Carter Farmhouse as 880 Victoria Rd S, Guelph, Ontario
For the City of Guelph
GRA Proposal No. 2033

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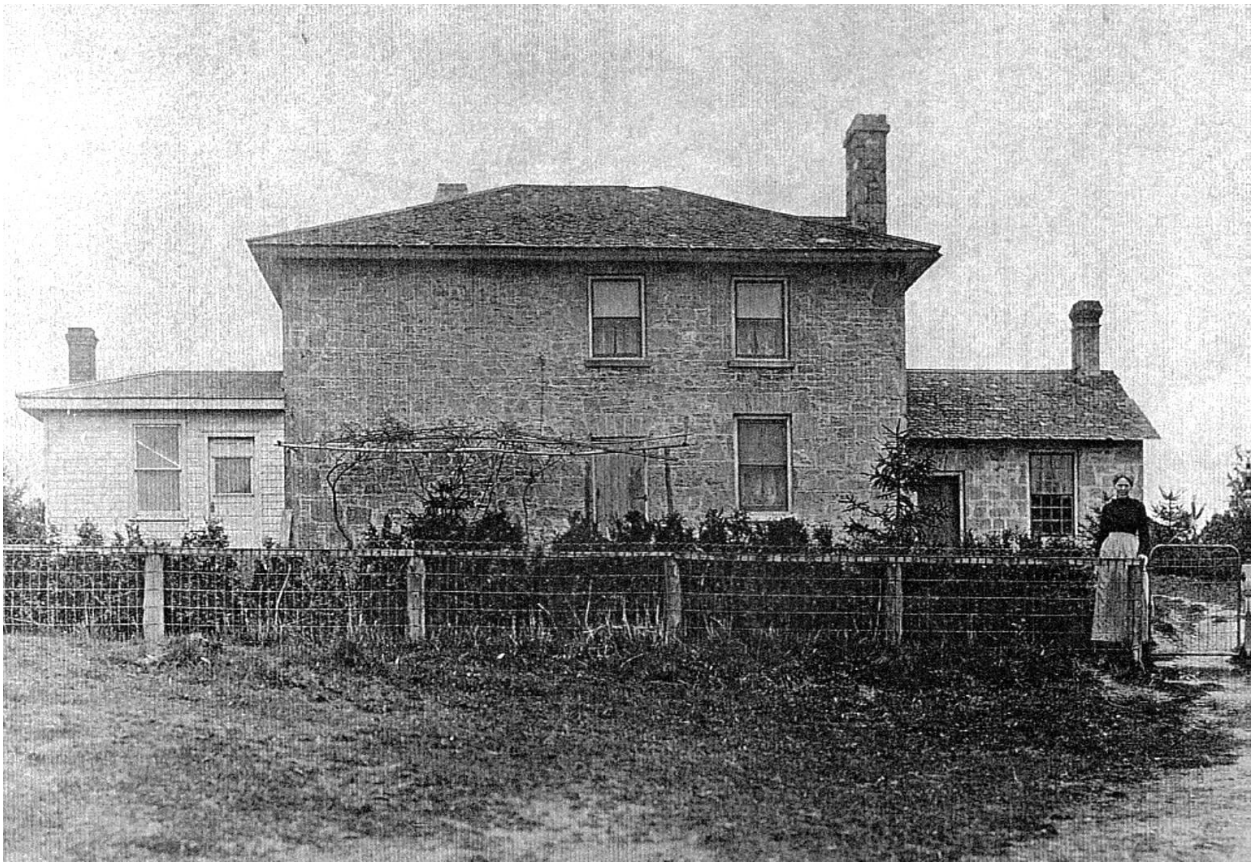
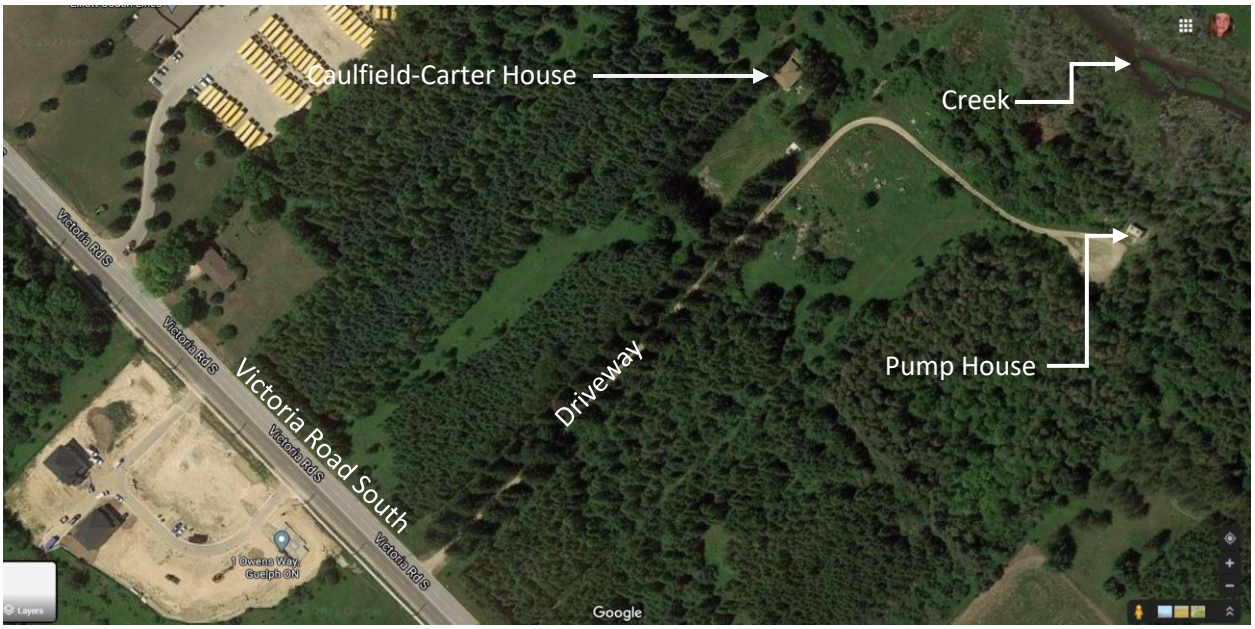
1.0 Heritage Building Protection Plan



Victorian era photograph of the south elevation of the farmhouse, c. 1900 – Note the newly planted pine trees.



Google Aerial showing location of farmhouse.

1.1 Introduction and Purpose of Plan

The Caulfield-Carter Victorian Style Farmhouse at 880 Victoria Road South is located just outside the City of Guelph within Puslinch Township. It is said to have been one of the earliest homesteads in Puslinch Township. The Township of Puslinch has listed the Caulfield-Carter farmhouse on their heritage register under Section 27 of the Ontario Heritage Act.

According to City sources, the hundred-acre farm site was settled in 1832. The back wing of the current farmhouse was constructed in the 1840s and the 2-storey section of the house was added between 1865 and 1870. The property remained in the Carter Family for 118 years, with James Carter's great grandson retaining ownership until the early 1950's. Although probably accurate, all currently available information on the site's history seems unsupported by documentation. It would be useful to prepare a Cultural Heritage Assessment or a Heritage Impact Assessment for this farmhouse and related property so that this building could be properly documented.

The City originally purchased part of the farm parcel in order to access the below grade water reserve. The entire property gradually came into City ownership over an extended period of time between 1916 and 1983. The structure on site has remained unoccupied for almost 20 years due to the sensitivity of a shallow ground water aquifer located on this site. The house now sits abandoned; its plumbing and water services have been terminated.

At present, the farmhouse is locked; its windows and doors have been secured with plywood for more than 10 years. The property has a gated driveway that is used to access the city pump house located nearby. City staff that work at the pump house drive past the house daily; a monthly visual inspection including lawn care and humidification is also performed. Despite this ongoing monitoring, the house is susceptible to vandalism and unwanted wildlife impacts. In its uninhabited and unheated state the house is at risk of environmental deterioration and problems caused by condensation and excessive moisture which could lead to moss and mould growth.

The City is contemplating the possibility of relocating the Farmhouse. Any move will require a review of potential sites to determine an appropriate new location; further studies are anticipated. While the assessment of this possibility continues, a stabilization plan must be implemented to ensure the building does not deteriorate further.

This stabilization plan reviews the building's current condition, identifies maintenance measures to be undertaken and provides a schedule and a cost estimate for ongoing monitoring, inspection, and maintenance of the Farmhouse. The maintenance measures and repairs recommended are for the purposes of deterring wildlife from entering the building, arresting the deterioration of the building envelope, and otherwise securing the building.

While the plan's aim is focused on immediate term conservation measures, the documentation of existing conditions with photos and floor plans will inform the larger repair and restoration program that the farmhouse requires.

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1.2 Resources

We have collaborated with James Knight Associates and Callidus Engineering to produce this report. James Knight Associates provided us with the attached structural inspection and report. Callidus Engineering provided a report reviewing overall house services, which is also included as an attachment.

The following are past reports/records reviewed:

- January 2020 - Designated Substances Survey - Corporate Properties Baseline Assessment - Carter Farm House from LEX Scientific Inc;
- October 2019 - Real Estate Assets Information Report IDE-2019-103 by City Council;
- October 2018 - Condition Assessment from McIntosh Perry. While that Condition Assessment states that the Caulfield-Carter House was built in the 1930's, we believe, based on building style, materials, and other sources, that the earliest portions of the House were constructed a decade later, in the 1940's;
- October 2015 - Septic System Inspection and Records by Pioneer Septic Solutions Inc.;
- 2015 The Communities in Puslinch digital file presentation by the Puslinch Historical Society;
- March 2012 - Building Condition Assessment by Stonewell Group;
- October 2011 - Structural Assessment Report by Gamsby and Mannerow Ltd.

The City of Brampton Guidelines for Securing Vacant Built Heritage Resources were also referenced.

1.3 Drawings

Sketch floor plans are appended at the end of this report. These drawings are a representation of the building's existing condition and are to only be used for the purpose of this report. We recommend the city obtain a full set of measured architectural record drawings for the purposes of documenting the City's heritage asset that is the Caulfield-Carter House. The set of drawings should include plans, building elevations, significant details as they presently exist, and a record of the farmhouse's immediate site context.

1.4 Building Condition Overall Review and Structural Investigation

1.4.1 General

A site visit was made on May 13, 2021, with the intent of reviewing the current condition of the House. Several instances of deterioration were identified, and there was evidence of relatively recent interventions. Stabilisation work already undertaken includes the installation of new roofing, eavestroughs and soffits and eves and down installed in 2018. The windows and doors are boarded, there are installation of vents in upper floor windows, the construction of a wood stud frame

New structural support in an upper floor bedroom.

to brace the ceiling in one upper floor room, the disconnection of sanitary and water, and the 2017 installation of a new electrical panel.

All work was undertaken only from grade outside and from atop all floor levels inside. Access to the attic was not available.

1.4.2 Site

At the time of the visit, the property was gated and locked. Rows of old growth pines line each side of the driveway, which is approximately 300 meters long. Pines are prevalent across the property, and surround the clearing in which the house is located. In front of the house, there is a large yard which is currently used as a storage site for historical building material – it mostly contains piles of bricks and stones.

Gated driveway from Victoria Road

There is also a septic tank located 88' north from the house (exact location is described in the 2015 septic inspection). In the 2015 inspection it was noted that the tank had been decommissioned at an earlier date and was no longer functioning.

A previous condition assessment suggests that a buried oil tank was at one point present on site. Further investigation is required to confirm that the tank has been removed from site.

Back of the building (showing overgrown vegetation and drop in grade.)

There is a significant drop in grade at the back of the building. Before the drop, there is a row of overgrown vegetation making it difficult to review the building's elevation. From the base of that drop the terrain slopes gently down towards a creek which connects to Eramosa River.

1.4.3 Foundation/Basement

The farmhouse walls are constructed of rubble stone, both above and below grade. The basement floor is largely unfinished (exposed dirt) with some concrete pads. The air in the basement was damp but the ground was not wet.

The rubble stone foundations at the 2-storey portion of the house were observed from inside the cellar. The stones appeared to be sound and the mortar, while showing signs of slow erosion, is adequate for this stage of stabilization. Based on these observations, the foundation below the 2 storey section of the house appears to be in an acceptable condition.

There are two points of access to the cellar – an interior staircase below the main staircase and an exterior access on the south elevation adjacent to the back wing. The outdoor areaway is composed of a concrete foundation wall with a plywood cover. The cover has a very shallow slope and should be monitored regularly to detect any leaking or other deterioration.


Access hatch to Cellar

Two cellar windows at the west side of the farmhouse are located within window wells which are of a rubble stone construction similar to the foundations. At these locations' plywood sheets are resting in the bottom of the wells and in front of the windows. Heavy vegetation was observed both within and adjacent to the window wells.


Window well

Since there was no cellar in the back wing, and therefore no observation point, the depth of the foundation at the back wing is unclear. Some minor mortar loss requiring repointing was noted low on the wall of the back wing; if left unrepaired this could lead to increased moisture infiltration and possible damage of the foundation.

1.4.4 Building Envelope Above Grade

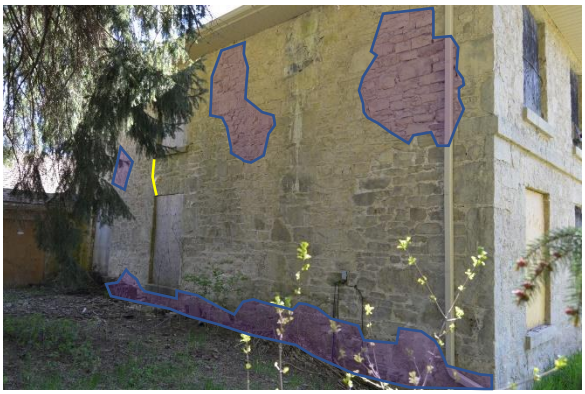
As with the foundation, the farmhouse exterior walls are constructed of rubble stone with mortared joints. In the following photos, areas requiring repointing are shown in purple and yellow lines show the vertical cracks in the building.

In the two-storey part of the building stones have been squared and coursed. The main west elevation and south elevation feature more refined masonry work; individual units have been more carefully shaped. This indicates that the west and south elevations were most noticed by visitors to the farm. The front/west elevation also shows a continuous horizontal stone sill along its entire length just below the upper windows sills.

On the west elevation there once was an exterior vestibule. This vestibule may have been seen as an improvement to the lifestyle of the farming family in the early twentieth century, who wished to control drafts of cold west wind into the farmhouse. Wooden ledgers and reglets where the addition would have been fastened are still visible and concrete slabs mark the floors of the missing porch.

West Elevation – Front of house

South Elevation



North Elevation

East Elevation

Mould and moss to be reviewed and removed. See figure below.

At the single storey back wing, the rubble walls consist of larger more irregular stones that have been roughly mortared. Mortar joints are larger than in the two-storey portion and mortar often extends on to the face of stones rather than being raked. The more rustic style and less refined craftsmanship in this part of the house is indicative of the back wing's status as the first constructed portion of the house – it served as the original dwelling.

Several areas of deterioration were noted at the time of review. Organic growth (moss) was visible on the stones and mortar of the south and west elevations. Such growth is a sign that water has been infiltrating the structure with such regularity that the structure is unable to fully dry out. At the west wall a large diagonal crack was noted. The crack has been filled with cement, which is an inappropriate material to use in the repair of a historic masonry wall. At the back wing's east and north walls significant mortar loss was noted at the base of the walls and under the larger stones there is significant mortar erosion. The condition of the walls in this area may be related to adjacent grade changes.

Back Wing's South Elevation

Back Wing's West Elevation (the crack is filled with cement)

Back Wing's North Elevation

Intersection at Back wing's South Elevation and 2 Storey addition (showing the level of moss growth)

Back Wing's East Elevation at north end

Back Wing's East Elevation – at south end showing an old vertical crack

In general, water damage is localized at the bottom of the walls, below window sills and along downspouts and chimney stacks. Suspected causes of damage include prolonged exposure to humidity or moisture, sustained wet conditions and disconnected downspouts. Additionally, the

base of the house is covered with vegetation and construction debris for most of its perimeter. Such obstructions may prevent the building surface from drying out properly. Areas containing mortar joints deteriorated enough to require repointing have been identified in the photos above in purple and yellow.

1.4.5 Windows and Doors

All windows and doors have been barricaded with plywood. From our review it appears that the exterior sides of most windows and doors have not been reviewed since some point prior to 2011. At some locations the plywood is old and showing signs of deterioration. The plywood barricading the door on the north wall of the back wing has a hole at grade large enough for small wildlife to enter.

From the inside, it is observed that most sash window frames are original. A few of these windows have broken glass panes (25%). Two of the windows (one on both west and south side) have had vents installed. These vents have bug screen metal mesh inside which has been damaged.

1.4.6 Roof

Visual inspection was limited as it was done from the ground. The building was re-roofed in 2018 using 3-tab asphalt shingles. The back wing roof is a low slope roof framed with rough cut logs and wood plank sheathing. Even though the roof is fairly new, there is an area approximately 2'x4' that is covered with a tarp.

At the back wing, there are excess shingle cuttings, old shingles, and other debris scattered on the low roof, including in its eavestrough. In the southern half of the back wing a portion of the shingled roof is covered with a (2'x4') plastic sheet, as if to control local leakage.

All eavestroughs and downspouts are blocked by debris to varying degrees. The main source of debris in the eavestroughs is vegetative material falling from overhanging conifers - cones, needles, twigs, etc. Living plants have become established in this debris and are growing in portions of the troughs. Some of the downspouts were disconnected and others are discharging close to the house in areas where there is little to no slope away from the building.

Both chimneys are properly covered with galvanized steel.

1.4.7 Interiors

The interior of the house has significant mould growth at both the main floor and the upper floor. Mould is present but less extensive in the basement.

Nineteenth century woodwork survives in several interior locations. The most prevalent is the main doorway including the surrounding transom and sidelights. The staircase, balustrade, baseboards, casework and mouldings extending into the adjacent living room are intact. The following photos shows some of the woodwork and moulding mentioned above:





All floor and wall structures appear to be generally in good condition. Floor plates are level, walls are straight and plumb, and joints between the wall and floor and the wall and ceiling are square.

The floorboards at the south half of the back wing are covered with plywood in an area corresponding to the plastic sheeting found on the roof. This appears to be a recent intervention. Decay in this area was observed and extends beyond the area of the roof patch.

1.4.8 Mechanical & Electrical

The building is not currently heated. It was previously heated using a hydronic system consisting of an oil-fired boiler supplying hydronic radiators throughout the house. The boiler in the cellar below the house is in very poor condition and well past the end of its useful life. The hydronic system has not been in operation or maintained for several years previous to the time of this report. The pumps and motors are presumably seized; rust and corrosion are visible. The hydronic copper pipes show signs of corrosion and likely require large scale replacement. The expansion tank was completely corroded.

The building does not have a source of potable water. The water connection to the building has been shutoff and the water meter has been removed. The domestic water heater appears to be past its life expectancy. It is possible that the lack of domestic water uses and air infiltration from the open-ended piping has caused premature aging of the copper water lines.

The building does not have an operating source of ventilation. The windows and doors are boarded up and the washroom fans are inoperable. There is an inadequate air infiltration through the building due to the sealed fenestrations and the original heavy stone wall construction. As noted above two of the windows have had vents installed. These vents were powered but were not functioning at the time of the visit.

The house is supplied with 200A single phase electrical service which enters the building in its south corner; this is where the meter is located. The service connects to a 200A electrical panel on the south wall of the basement. Connected to it is a 120/240V single phase, 3-wire, 40 circuit panel with a 200A main breaker and mini breakers that feed the remainder of the house. It is unconfirmed whether the panel directory is accurate as it is untested. Testing is recommended. While it is suspected that wiring has been upgraded in the past, this could not be confirmed as a part of our investigations.

2.0 Preventative Maintenance/Stabilization Plan

The work recommended below encompasses remedial steps to correct current deficiencies and preserve the remaining fabric of the Farmhouse as well as prevent future damage whether it is caused by weather, rodents and vandals or other sources.

In addition to repairs and physical interventions, we recommend the undertaking of further evaluations and reports in order to gather more information necessary to guide the restoration of the building.

The recommendations in sections 2.1, 2.2, and 2.3 below are to be undertaken as soon as possible to halt the current deterioration of the Farmhouse and prevent further decline. Section 2.4 lists actions to be taken as soon as possible to help protect the house from vandalism or animal ingress. Section 2.5 contains maintenance actions to be undertaken regularly and on an ongoing basis. Section 2.6 contains recommendations of actions to be implemented in the medium term with the intention of preventing future damage and preparing the Farmhouse for future occupation.

Very broadly, the interior environment of the house needs to be made dryer to prevent further mould growth and possible wood decay. The temperature and relative humidity levels required for mould growth are somewhat lower than the threshold conditions for wood-destroying decay fungi to become established. The presence of mould in the building, therefore, indicates that its wood elements are at risk of decay. These conditions are exacerbated by the current lack of air circulation which contributes and encourages mould and mildew growth. Increased ventilation and humidity control are required.

2.1 Site

In consultation with an arborist, prune trees surrounding the building in order to reduce the amount of plant debris deposited in eavestroughs.

Use hand tools to remove all other vegetation along the farmhouse's walls and against its foundations to halt further damage. Provide a 12 inch wide strip of gravel 3 to 6 inches deep along the entire perimeter of the building to stop any new growth and increase proper drainage. During this work regrading will be required creating a slope away from the house.

2.2 Building Envelope

Remove all roofing debris including shingles and cuttings that have accumulated on the low roof of the back wing and in the adjacent eavestrough for proper disposal.

Remove the 2'x4' plastic sheet covering a portion of the southern half of the back wing.

Repair damage to the lower roof, including that concealed by the above mentioned debris and plastic sheeting. We recommend that the city enlist the services of both a roofer and an animal control specialist to collaborate on the repair of the damaged roof while adding protection along the roof perimeter in order to further discourage entry from rodents and other wildlife.

All gutters and downspouts are to be cleared and system shall be flushed. Connect 'Big-O' pipe to all downspouts to discharge rain water further away from building.

Replace deteriorated mortar and perform targeted repointing and crack-filling within the next 1-2 years. Include the portions of exterior wall at grade and at downspout locations. The exact extent of the work will only be known once work commences. This work must be performed by skilled masons with heritage experience and be overseen by a qualified heritage consultant.

Remove two vents in upper windows.

Replace all plywood sheets in front of windows and doors, including windows at basement level, with painted exterior grade plywood or marine grade plywood. During the replacement a full condition review of the exterior face of windows and doors needs be performed by a qualified Heritage Consultant. All plywood hoarding shall be tight-fitting and installed vertically over the window openings to prevent ingress by rodents or other wildlife. As part of this work remove 2 vents in upper windows.

2.3 Interior work

Following removals and remediation interior doors should always be left ajar to allow air circulation.

Install electric forced flow convection heaters. We recommend 2 heaters be installed on the ground floor, 2 on the second floor, and 1 in the basement. The heaters may be ceiling or wall mounted and will require new electrical conductors and conduit to the electrical panel in the basement as well as a reworking of the breakers. The installation of the electrical heaters would have minimal impact on historical aspects of the house and there is ample electrical service available due to the

extremely low operating load of the currently unoccupied building. The attached report by Callidus Engineering outlines further heating options.

Heat the farmhouse from October to April, using electric heaters.

Install a humidity monitoring system in the basement.

Install a new ceiling mounted exhaust fan upstairs connected to a timer and operating on a cycled basis to provide ventilation to the house and mitigate future mould development. This added exhaust in combination with heating will create improved air circulation and exchange.

Update the electrical panel directory to ensure its accuracy, including any testing required to make these updates.

Retain a qualified heritage consultant to review completed work as needed and monitor the condition of the farmhouse annually.

2.4 Security Plan

Install solar-powered floodlights near the building elevations to illuminate the farmhouse at night. These may be portable and may operate on motion control.

Erect a snow fence around the farmhouse until future plans for the site have been established and construction on the site can begin.

Establish a vandalism prevention program and reviewed with city staff. Implement sensor based monitoring and weekly visits to deter future vandalism.

2.5 Regular Maintenance

Inspect masonry annually to ensure that any deteriorating condition can be acted upon and appropriate repairs made.

Clean eavestroughs and gutters annually at a minimum.

Prune trees in immediate vicinity of the house regularly to minimize the collection of plant debris in eavestroughs.

Inspect the building periodically to ensure that the building envelope continues to remain weathertight and to monitor its ongoing structural adequacy.

2.6 Additional Recommendations

A full set of measured architectural record drawings should be prepared. The set of drawings should include plans, building elevations, significant details as they presently exist, and a record of the farmhouse's setting. The City should fully document all interior spaces before any reconfiguration is made to the existing layout.

Commission a survey of the entire property in order to help find a new location for the building. The survey must include all information required for a Site Plan Agreement, full topographical information and above and below ground services.

Consult with a building moving expert to review possible strategies for moving this stone house while minimizing the impact to the site.

Consult with an arborist regarding the impact of any possible new building locations on the site's trees.

Perform additional required repointing when plans for relocation to a new site are approved or if the building is to become occupied. The full extent of necessary repointing necessary to assure durability and improve appearance will need to be determined immediately before repair begins. This work must be performed by skilled masons with heritage experience and be overseen by a qualified heritage consultant.

During work follow all recommendations detailed in the 2020 Designated Substance Survey included as an Appendix.

3.0 Recommendation to Designate Property's Cultural Heritage Value

A description of the designated property, a statement explaining the farmhouse's cultural heritage value, and a description of its heritage attributes should be done in order to designate under Part IV of the Ontario Heritage Act. In addition to these, a schedule to the by-law should be drawn up to delineate the boundaries of the protected heritage area within the larger property.

During this review, the city may discover the building is representative of vernacular farmhouses built in Puslinch by pioneers in the mid nineteenth century, as it was built sometime after 1840 and before 1870. More specifically, the city may find the farmhouse exhibits heritage importance in the front section as well as in the back wing.

Such a report would also properly document the current information from the Puslinch records and also aid in understanding more of the site history including the history of Indigenous Peoples on this land before and after European settlement.

4.0 Estimate

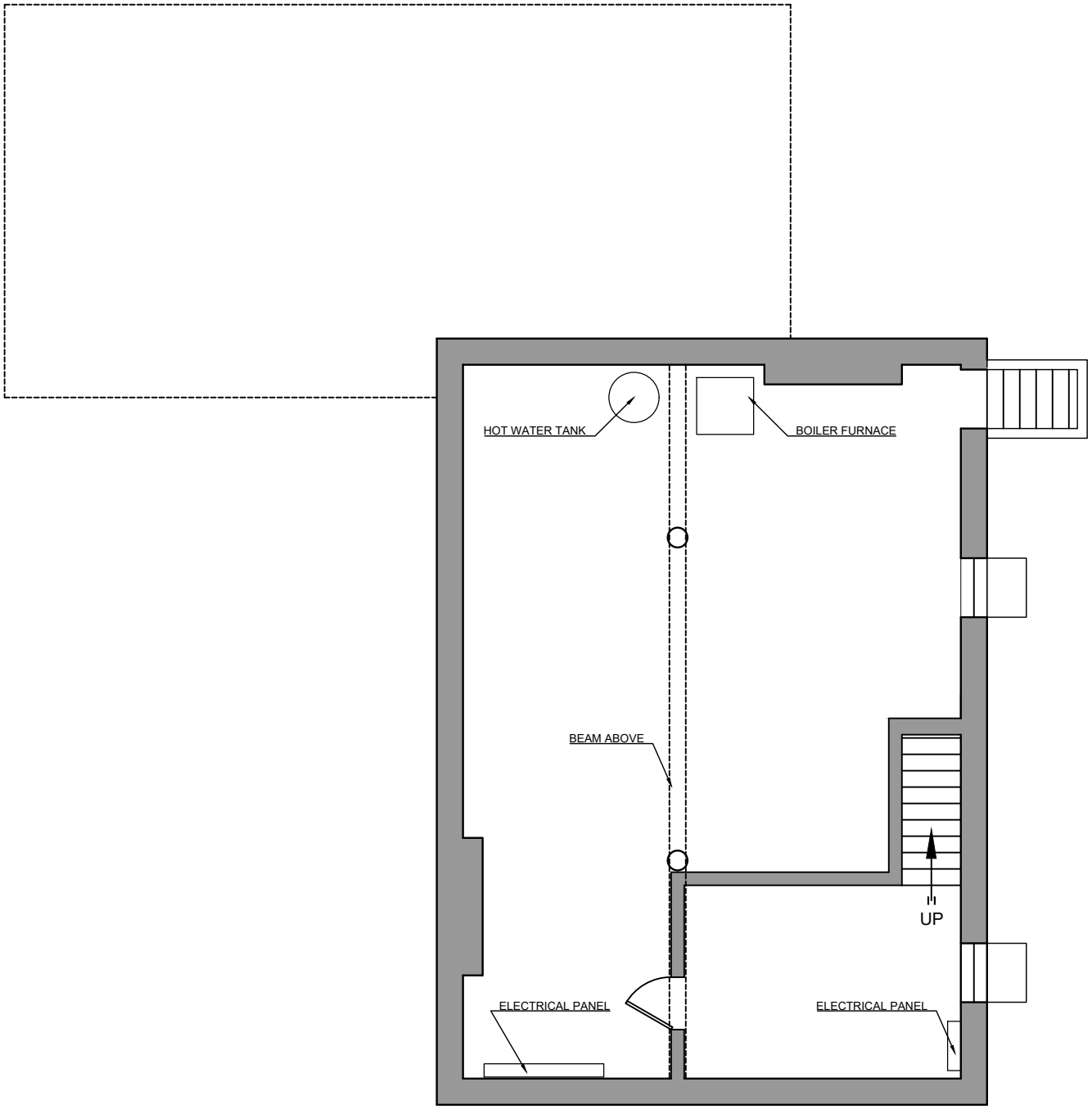
Cost estimate associated with the repairs and maintenance of the building is attached to this report.

The cost to move the building can only be understood once a new location has been found. Once a location is found, the city should consult a moving contractor to provide them with a work plan (with means and methods) and cost.

5.0 Appendices

- Floor Plan Sketches
- Action Plan Spreadsheet
- Structural Report by James Knight & Associates dated May 31, 2021
- Mechanical and Electrical Report/Letter by Callidus Engineering dated June 18, 2021
- Designated Substance Survey by Lex Solutions Inc. dated Jan 2020.

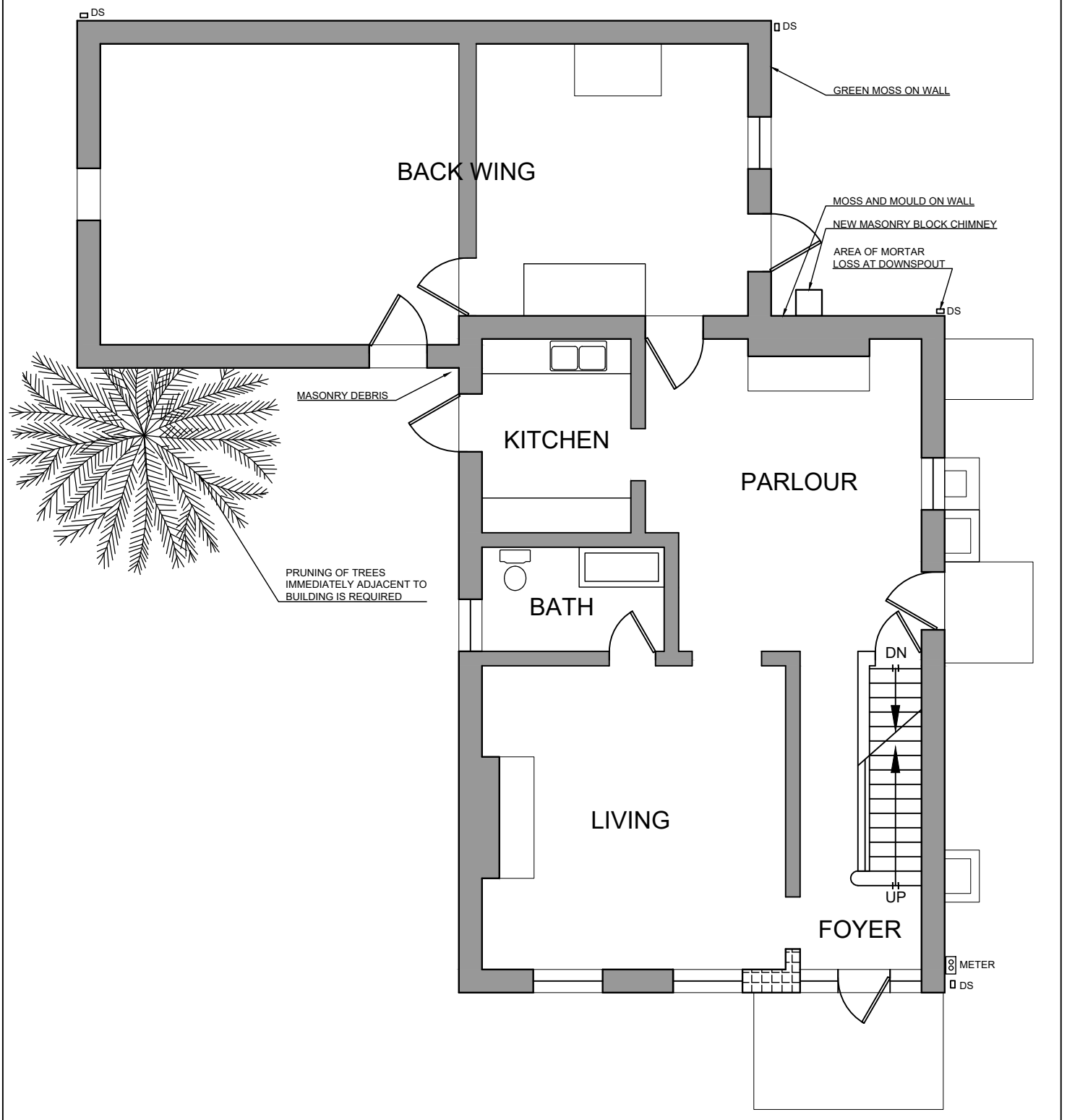
FLOOR PLAN SKETCHES



Basement: **Scale ¼" = 1'-0"**

Caulfield-Carter Farmhouse
880 Victoria Road S., Guelph
June 2021

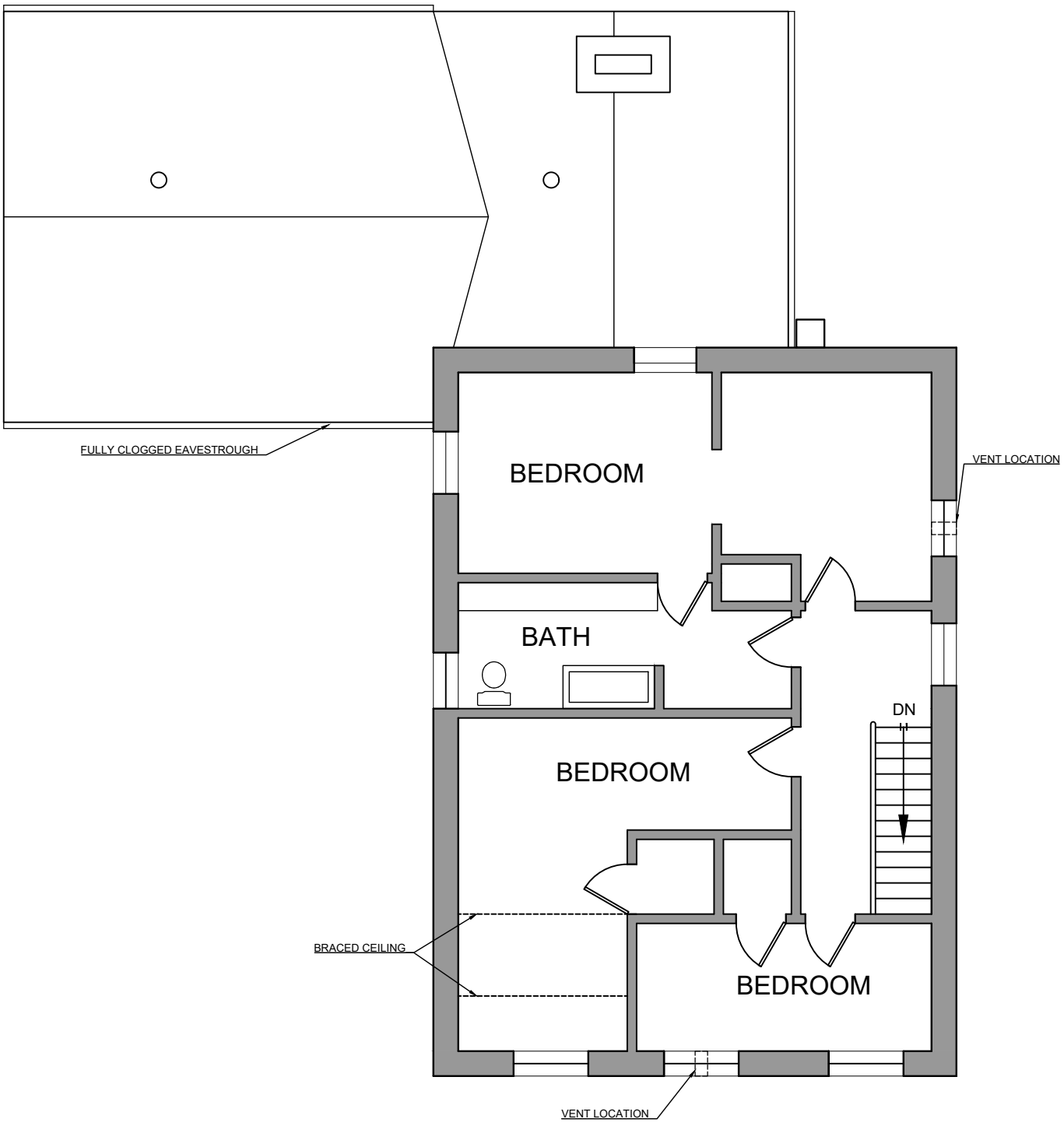
SK 1



Ground Floor: **Scale ¼" = 1'-0"**

Caulfield-Carter Farmhouse
880 Victoria Road S., Guelph
June 2021

SK 2



Upper Floor: **Scale ¼" = 1'-0"**

Caulfield-Carter Farmhouse
880 Victoria Road S., Guelph
June 2021

SK 3

GEORGE ROBB ARCHITECT
201 - 4800 DUNDAS STREET W
TORONTO, ONTARIO
CANADA M9A 1B1
416 596 8301

Caulfield-Carter House

August 30 , 2021

A. Stabilization and Immediate work

No.	Location	Action	Description	$$	Time of Execution
1	Site	Pruning	Heavy and judicious pruning of all coniferous trees located near the house.	$8,000.00	Immediate
2	Site	Cleaning site	Remove and dispose of construction debris on lower roof and along wall perimeter at grade.	$2,000.00	Immediate
3	At grade	Cover window well	Remove all growth in window wells and install granular material 3-6 inches deep. Cover window well to protect against weather and animals.	$3,000.00	Immediate
4	At grade	Basement hatch	Replace with painted exterior grade plywood and continuous caulking at connections.	$3,000.00	Immediate
5	At grade	Clean perimeter of building	Use hand tools to remove all other vegetation along the farmhouse's walls and against its foundations to halt further damage. Provide a 3-6 inch deep x 12 inch wide gravel strip with filter cloth along the entire perimeter of the building to stop any new growth and increase proper drainage. During this work regrading will be required to create a slope away from the house.	$15,000.00	Immediate
6	Roof eaves	Clearing all eavestrough	Clean all eavestrough and do a full flush if possible of all downspouts. Install a long (6-8 feet) 'Big -O' pipes at bottom of downspouts.	$1,500.00	Immediate
7	Roof	Roof repair	Remove 2'x4' plastic sheet at south half of the back wing and repair - patch/barricaded against entry/passage.	$10,000.00	Immediate
8	Doors & windows	Replace all old deteriorated barricaded openings in walls.	Replace all plywood sheets in front of windows and doors, including the windows at basement level with painted exterior grade plywood or marine grade plywood. During the replacement a full condition review of the exterior face of windows and doors needs be performed by a qualified Heritage Consultant. All plywood hoarding shall be tight-fitting and installed vertically over the window openings to prevent ingress by rodents or other wildlife. As part of this work remove 2 vents in upper windows.	$15,000.00	Immediate
9	Interior at back wing	Barricade floor area	Due to the leaky roof at the south half of the back wing, barricade area of decayed plywood floor. Include the entire room, save that an accessway to the north room can be created by adding a new layer of plywood atop the existing one.	$1,000.00	Immediate
10	Interior	Heating	Provide electric heaters system for building conditioning. (Cost does not include water source impact review)	$14,750.00	Immediate - refer to Callidus reports for more options
11	Interior	Exhaust fan	New ceiling mounted exhaust fan be installed. The exhaust fan would be connected to a time clock to operate on a cycled basis and provide some ventilation to the house which has begun to show signs of mould development in several areas.	$1,500.00	Immediate
12	Interior	Humidity monitoring	Install a humidity monitoring system in the basement.	$2,000.00	Immediate
14					
15					
			Total	**$76,750.00**	

GEORGE ROBB ARCHITECT
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TORONTO, ONTARIO
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416 596 8301

B. Regular Annual Maintenance

No.	Location	Action	Description	$$	Time of Execution
1	Site	Seasonally	Pruning		
2	Roof	Seasonally	Clear eavestroughs and downspouts, insure water is draining away from building, check roof is not leaking		
3	Exterior walls	Seasonally	Review masonry condition.		
4	At grade	Seasonally	Review window wells and cellar hatch to insure they are not leaking.		
5	Building inspection	Annually	Inspection from grade is recommended to ensure continued weatherproofness.		
6	Security review	Weekly	Complete a walk-around of the site and building interiors to review overall condition and report all changes to the property and reason for change if known (ie. Natural causes, vandalism, animal ingress, etc) If any vandalism is observed, security will need to increase.		

C. Assessements and Reports

No.	Type of report	Description	$$	Time of Execution
1	2018 condition assesment	A correction should be made to this report - this building was not built in the 1930s.	$0.00	Immediate
2	Window inspection	When replacement of the plywood hoarding is undertaken a proper inspection by a heritage consultant shall be made of the existing condition of windows and doors.	$3,000.00	Immediate
3	Exploratory work	Make a test pit at the east wall of the back wing to understand how deep the foundation walls are. This would also aid in the evaluation of the foundation wall condition.	$10,000.00	Short term
4	Heritage designation report	This house seems to have multiple reasons to be designated.	$15,000.00	Short term
5	Survey of the property	Include topography, boundaries, vegetation and services.	$15,000.00	Long term
6	Environmental assessment	Mould was found on the exterior wall of the back wing on the west end of the south wall. There is also moss growth along the back wing of the house. An update to the existing Designated Substances Survey may be necessary.	$12,000.00	Short term
7	Hydrology engineer review	Confirm level of aquifer - area is said to have a shallow ground water. This water source is contemplated as part of the city's water supply.	$10,000.00	Short term - if review has not yet been completed
8	Proposal for building relocation	A comprehensive quote from an experienced building mover may be helpful. The quote would include methods of work, requirements and other information in addition to price.	$1,000.00	Long term
9	Soils report	If relocating the dwelling closer to the street, soil investigation should be done to find ideal location.	$10,000.00	Long term
10	Architectural drawings	Record the existing condition with measured plans, building elevations and important details. Record profiles of all windows and doors, baseboards, casework and crownmoulding in main entrance and living room, and staircase details.	$5,000.00	Short term
		Total	**$81,000.00**	

JAMES KNIGHT & ASSOCIATES
PROFESSIONAL ENGINEERS

POB 273 ST. GEORGE ONTARIO CANADA N0E 1N0
519 448 3548 FAX 519 448 4657 (cell) 905 691 6489
jkwoodeng@sympatico.ca

May 31, 2021

George Robb Architect
Attn. Francine Antoniou and Don Scott
Suite 201
4800 Dundas Street West
TORONTO, Ontario
M9A 1B1

Re: Structural Inspection Prior to Moth-balling
Carter House at 880 Victoria Road South
City of Guelph

Dear Ms. Antoniou and Mr. Scott:

I have completed inspection/assessment of the captioned house. This work has been undertaken pursuant to your telephone inquiry and email traffic of early February and in accordance with my email proposal of February 25, 2021. This letter is the Report of my findings.

1.0 Scope of Work

The scope of work was a site visit and non-invasive inspection undertaken on May 13, 2021. The purpose of said inspection was to note any significant matters/issues that need to be addressed now to allow the house to be closed, secured and moth-balled until such time as a viable use for the house and/or the property may arise. Since the moth-balled period is likely to extend for several years thought was also to be given to minimal maintenance measures that might be required periodically to ensure that the structure remains as safe, sound and intact as possible.

2.0 Limitations

A number of limitations attached to this inspection.

1. All work was undertaken only from grade outside and/or from atop all floor levels inside.

2. Access to the attic was not available.

3.0 Exterior

1. There is one roof vent in each of the north and west planes of the main roof. While the metal soffit all round is vented it is unlikely that it has impact beyond the soffit assembly itself. In my opinion the existing level of attic venting is acceptable for the moth-balled period but inadequate for re-occupancy.

2. There are three roof vents in the east plane of the north half of the east addition. There are no vents in the west plane of the east addition. Nor are there any vents within the south half of the east addition. While the metal soffit all round is vented it is unlikely that it has impact beyond the soffit assembly itself. In my opinion the existing level of venting is adequate for moth-balling since the east addition lacks a ceiling and is one volume that is open and contiguous with the main house. However, the venting may not be adequate for re-occupancy.

3. The roof is relatively new. Immediate and ongoing maintenance is recommended per the following.
    a) When the roof was installed a lot of shingle cuttings, old shingles and similar debris was allowed to accumulate on the low roof of the addition where it has contributed to filling and blocking the eavestroughs. (Clean up following reroofing was inadequate) All debris from that roofing installation should be removed for proper disposal.
    b) In the south half of the addition a portion of the shingled roof is covered with a (~2 ft. X ~4 ft.) plastic sheet, as if to control local leakage. This sheet should be removed and then followed by repairs to ensure weatherproofness. If/when the house is to be re-occupied some local replacement of roof boards may be in order.
    c) Further to (b), the inside plywood floor more or less immediately below the "patch" is decayed. I recommend that the area be barricaded against entry/passage for the period of moth-balling. If/when the house is to be re-occupied some repair/replacement is likely to be required. Refer also to Item 4 of Section 4.0 below.
    d) At the addition all eavestroughs are readily viewed from grade. All are full and more or less plugged with debris. Notwithstanding (a) above the most significant culprit is vegetative materials falling from the surrounding overhanging conifers, i.e., cones, needles, twigs, etc. In addition, living plants are established and growing in portions of the troughs. A thorough clean out of all troughs is required now. Moreover, the City should expect such clean out to be a more or less annual requirement.

Judicious pruning now and into the future may be expected to extend the intervals between clean-outs.

e) The eavestroughs of the main house are not readily viewed from grade. Even though located much higher than those of the east addition they are overhung to more or less the same extent by the same tree species that are clearly shedding more or less equivalent volumes of debris. Hence it is reasonable to assume that present and future clean out is required more or less as at (d).

f) Periodic inspection from grade is recommended to ensure continued weatherproofness and structural adequacy in the event of major branches falling on the roof,

4. All downpipes discharge water close to the house in areas where there is little if any perceived slope away. I recommend that all downpipes be fitted with a length of "Big-O" pipe at grade to ensure discharge at a distance from the house. Also:
   a) The at-grade section of the southwest downpipe of the main house is crushed.
   b) The bottom section of the southwest downpipe of the addition is lying loose on grade.

5. One upper floor window in each of the northeast and southwest walls of the main house is fitted with a screened and weatherproofed ventilation opening. The extent and severity of interior mould growth per Item 1 at Section 4.0 following suggests that this level of venting is not adequate for any of the three interior levels. I recommend that the level of venting at all levels be substantially increased. There are several windows at both levels that could be modified to provide venting similar to the existing.

6. In all exterior walls and at the chimneys there is some local spalling, cracking, erosion, crumbling, etc. of the stone and its mortar bed. The process of mortar loss and related deterioration can be expected to proceed for howsoever long the masonry is left unattended. If the house is ever to be returned to service extensive and expensive repointing and like repairs will be needed. Those future costs could be somewhat mitigated by repairs now to address the worst issues.

4.0 Interior

1. Significant mould growth is present at the main floor and upper floor but less obvious within the basement. The venting must be substantially improved if mould is to be controlled. Also:
   a) The temperature/relative humidity regimes required for mould growth are somewhat lower than the threshold conditions for wood-destroying decay fungi to become

established. Based on the extent and severity of moulding that is visible it is reasonable to conclude that said threshold conditions may have been, (and will again be,) exceeded from time to time in parts of the house.

b) A large section of the ceiling of the northwest bedroom is clad with ½ in. plywood that is date-stamped "October 2018" and was presumably installed not later than early 2019. The plywood is held in position by unsheathed stud walls running north-south along its east and west edges. It is not known if the original ceiling remains in place above. At first glance this plywood appears to provide an easy means of enhancing the ventilation. However Item 1 of Section 3.0 concludes that the existing attic venting is not adequate. Also breaching the plywood would create an opportunity of easier access by rodents and the like, regardless of how well sealed and screened. In my opinion enhancing ventilation can be better achieved by engaging additional windows at both floors per Item 5 of Section 3.0 and/or by engaging available doors and windows within the addition.

2. The house is not as secure against entry by rodents as would be preferred.
   a) At the barricaded door in the north wall of the addition there is a hole at grade large enough for mice, and possibly rats.
   b) Similar openings exist at most basement windows.

3. The basement was dank on the day of inspection reflecting the facts of an open dirt floor with no vapour barrier; no perimeter drainage; impeded drainage away from downpipes and a porous rubble stone wall. Improved ventilation is recommended. (A basement was found and accessed under the main house only. The condition at the addition is unknown, i.e., full basement vs. crawl space vs. structure on grade?)

4. The floor of the south half of the addition is covered with plywood that appears to be a recent intervention against some suspected deterioration. (Refer to Item 3(b) of Section 3.0 above re the patched roof and plywood decay.) In fact, the decay is more extensive than just beneath the roof patch. I suggest that the area to be barricaded for the period of the moth-balling include the entire room, save that an accessway to the north room can be created by adding a new layer of plywood atop the existing.

5. The foundation walls are rubble stone in a mortar bed. In my opinion nothing is required now to enable moth-balling. But in the long run if the house is to be reoccupied again then local repointing will be required both inside and outside. Like the

above-grade walls per Item 6 of Section 3.0 such repairs will be both extensive and expensive

5.0 Other Recommendations

1. I understand that at present there is no agreed future use and occupancy for the house. Whatever may eventually transpire an early step in the restoration/rehabilitation process must be a thorough structural investigation to assess suitability for use, including inspection and structural analysis of all aspects and components.

I trust these findings will be of assistance.

James Knight, M.Sc.F., P.Eng.
21-987

CARTER FARM ASSESSMENT

FEASIBILITY ASSESSMENT

DATE:

JUNE 18, 2021

PROJECT:

CE-5089

CARTER FARM ASSESSMENT

880 VICTORIA ROAD SOUTH, GUELPH, ONTARIO

CLIENT:

GEORGE ROBB ARCHITECT

201-4800 DUNDAS STREET WEST, TORONTO, ON, M9A 1B1

FRANCINE ANTONIOU

416-596-8301

fantoniou@gra.ca

PREPARED BY:

IAN O'HARA - AUTHOR

Callidus Engineering

WE MAKE BUILDINGS WORK

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DISCLAIMER:

This report was prepared by Callidus Engineering Inc. for The Corporation of the City of Guelph on behalf of George Robb Architect. The material contained herein represents our best judgement in light of the information available to us at the time of preparation. Without express written permission, any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. Callidus Engineering Inc., accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

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INTRODUCTION:

Callidus Engineering was retained by George Robb Architect to provide a feasibility assessment of the heating, ventilation, air conditioning and electrical systems installed and operating in the Carter Farmhouse in Guelph, Ontario. The intent of the assessment is to aid in planning for building temporary heat as part of a stabilization plan.

SERVICE LIFE

It should be noted that the terms "estimated service life" and "life expectancy" have been used interchangeably in this report. The figures used in this report are from ASHRAE (American Society of Heating Refrigeration and Air Conditioning Engineers) published guidelines and reflect the median life expectancy for a particular type of equipment. (ASHRAE Handbook: HVAC Applications, 2015). These figures are guidelines only and the actual life span of a particular piece of equipment may vary from these figures.

CONSTRUCTION ESTIMATE

The estimated construction costs listed represent an estimate of probable costs. They are based on industry standards for cost estimating (RS Means '18) and previous related project costs. These are Class D estimates and expected to be accurate to within 30%. Class D estimates are based upon a statement of requirements and an outline of potential solutions. They are strictly an indication (rough order of magnitude) of the final project cost and should be sufficient to provide an indication of relative costs between options.

TESTING

The scope of this report was limited to a visual review and interviews with property management personnel. No destructive testing was performed. No testing of life safety systems including sprinklers, smoke exhaust systems, fire standpipe systems and fire alarm panels was carried out. No data was collected on the performance of the systems in terms of temperature, CO2, humidity, noise levels or other air pollutants.

DEFINITION OF CONDITIONS

The following definitions have been used in the report to identify the condition of equipment reviewed.

Condition	Description
Very Good	Sound physical condition. Asset likely to perform well without major work. Complies with engineering standards. Replacement in 10+ years.
Good	Acceptable physical condition; minimal short-term failure risk but potential for deterioration in long-term. Only minor work required (if any). Replacement in 5-10 years.
Fair	Functionally sound, but showing some wear with minor failures and some diminished efficiency. Will likely need upgrades and major replacement within next 3-5 years.
Poor	A high risk of breakdown with a serious impact on performance. Has exceeded life expectancy. Will likely need upgrades and major replacement within next 1-3 years.
Very Poor	Failed or failure imminent. Health and safety hazards exist which present a possible risk to public safety. Major work or replacement required urgently. Does not comply with current engineering standards. Major replacement or upgrades in less than a year.

Table 1: Definitions of Conditions

MECHANICAL SYSTEMS

SUMMARY OF CONDITIONS:

The two-storey farmhouse was constructed around the 1850's. The building was previously conditioned using a hydronic system consisting of an oil-fired boiler supplying hydronic radiators throughout the house. The boiler is installed in the crawlspace below the house and looks to be original to the construction of the farmhouse. The boiler was noted to be in very poor condition. The hydronic system has not been in operation or maintained for several years previous to the time of this report. The pumps and motors are presumably seized as rust and corrosion was visible. The hydronic copper pipes were showing signs of corrosion and would mostly likely need large scale replacements, as well the system's expansion tank was completely corroded.

The potable water system is no longer in use due to the building being abandoned. The water to the building has been shutoff and the water meter has been removed. The domestic water heater appears to be past its life expectancy. The lack of domestic water use, and air infiltration from the open-ended piping may cause premature aging of the copper water lines as well.

There is currently no source of ventilation in operation throughout the building. The windows and doors are boarded up, and the washroom fans are not in operation. There would presumably be some air infiltration through the building due to the age and construction methods when originally built.

The house has an underground 200A, single phase electrical service to the South corner of the house where the meter is located. It enters the house to a 200A electrical panel on the East wall of the basement. The 120/240V, 1-Phase, 3-wire, 40 circuit panel has a 200A main breaker and mini breakers that feed the remainder of the house. The panel directory accuracy has not been confirmed, this would require testing.

PHOTOGRAPHS:

Incoming Electrical – South Corner

200A, 120/240V, 1-Phase Electrical Panel

Missing Water Meter, open end pipe

Water heater

Hydronic Circulation Pump

Oil-Fired Boiler

RECOMMENDATIONS

MECHANICAL SYSTEMS:

Callidus was asked to evaluate and propose options for temporary heating as part of the building stabilization plan. Based on our review of the building we propose the following options:

Option 1 would be to install electric unit heaters. We would recommend 2 heaters be installed on the ground floor, 2 on the second floor, and 1 be installed in the basement. The heaters would be ceiling or wall mounted and would require new electrical conductors and conduit to the electrical panel in the basement along with breaker rework. The installation of the electrical heaters would have minimal impact on historical aspects of the house. Existing radiant heaters can remain in position unused, and no venting is required. There is ample electrical service available since the building isn't currently occupied, meaning there is no existing electrical operating load.

Option 2 would be to install propane fired unit heaters. This would require the installation of an outdoor propane tank. From the propane tank, gas lines would be routed to unit heaters placed on each floor of the building. The unit heaters would require venting to the exterior, to minimize impact to the building exterior we would recommend venting through a boarded-up window. The benefit of this installation is the decrease cost of operation. We have not reviewed the impact of propane installation with regards to the existing shallow water aquifer which runs under the property.

Option 3 would be to install a multi-zone heat pump complete with an outdoor condensing unit and ductless indoor heads. The condensing unit would be installed on grade next to the building, and refrigerant lines would be routed to indoor heads on each level. We would recommend 1 head in the basement, 2 on the main floor and 1 on the second floor. New electrical would need to be run to the units and new breakers would need to be installed in the electrical panel. This system would be energy efficient and the added cooling ability and the warm months would help keep humidity levels lower in the house which would help reduce the potential for further mold growth.

Along with the heating options above we would recommend that a new ceiling mounted exhaust fan be installed. The exhaust fan would be connected to a time clock to operate on a cycled basis and provide some ventilation to the house which has begun to show signs of mold development in several areas. This added exhaust along with any of the heating options will create improved air circulation and air changes.

Description of Work	Budget Cost
Option 1 – Provide electric heaters system for building conditioning. *(cost does not include water source impact review)*	$14,750.00
Option 2 – Provide propane heaters *(cost does not include water source impact review)*	$38,500.00
Option 3 – Heat Pump – Multi-Zone	$41,500.00
New exhaust fan with time clock	$1,000.00

Table 2: Mechanical Budget Costs

END OF REPORT

LEX Project No. 01190159

Solutions for a Working World

City of Guelph

Corporate Properties Baseline Assessment

Carter Farm House

January 2020

Prepared by:
LEX Scientific Inc.
291 Woodlawn Road West, Unit B12
Guelph, Ontario, N1H 7L6
Phone: 519.824.7082 Toll Free: 1.800.824.7082
E-mail: admin@lexscientific.com
Website: www.lexscientific.com

January 14, 2020
LEX Project No. 01190159

Lou Embro
City of Guelph
1 Carden Street,
Guelph, ON, N1H 3A1

Re: Corporate Properties Baseline Assessment
Carter Farm House - 880 Victoria Road South

Dear Mr. Embro:

LEX Scientific Inc. (LEX) was retained by City of Guelph, to conduct a Designated Substances Survey for the historical building, the Carter Farm House located at 880 Victoria Road South. The survey was conducted in support of a Re-Baseline Assessment of Corporate Properties and included the inspection of asbestos-containing materials (ACMs), the investigation of potential lead and mercury-containing materials within the building, and the inspection for other designated substances.

This designated substance survey was conducted to ensure compliance with Section 30(1) of the Occupational Health and Safety Act which states:

"*Before beginning a project, the owner shall determine whether any designated substances are present at the project site and shall prepare a list of all designated substances that are present at the site.*"

On behalf of LEX, we would like to thank you for the opportunity to serve you. If you have any questions regarding this report or any health and safety issues, please call us at (519).824.7082.

Yours truly,

LEX Scientific Inc.

Jared Lapierre, B.Sc.ENVS
Environmental Technologist

Eric Hoffbauer, P.Eng.
Project Manager – Consulting Services

291 Woodlawn Road West, Unit B12, Guelph, Ontario, N1H 7L6
Phone: 519.824.7082 Toll Free: 1.800.824.7082
E-mail: admin@lexscientific.com Website: www.lexscientific.com

Executive Summary

City of Guelph retained LEX to conduct a Designated Substance Survey of the historical building located at Carter Farm House. The survey was requested to quantify the designated substances on the premises for the City of Guelph records.

Appendix A contains a summary of all asbestos materials known to be present.

Summary of Recommendations

- If asbestos-containing thermal system insulation is to be disturbed during any renovations, it should be removed per applicable procedures outlined in O. Reg 278/05.
- If during the renovation activities any unknown material is found or suspected to be ACM, such material shall be sampled and analysed in accordance to O. Reg. 278/05.
- Removal or disturbance of lead-containing and lead-based materials should only be done according to the *Guideline Lead on Construction Projects (April 2011)*.
- Coring, sawing or breaking of materials such as concrete, brick and mortar should be considered silica-containing and should be done with appropriate dust suppression methods and proper respiratory protection and following *Guideline - Silica on Construction Projects* (published September 2004 and revised April 2011).
- It is recommended that a copy of this Designated Substances Survey be kept in the building and be provided to all the contractors who may disturb any of the designated substances.

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Appendix A Asbestos Quantification and Management Form

1 Introduction

The City of Guelph (the Client) retained LEX to conduct a Designated Substance Survey (DSS) of the building located at Carter Farm House. The historical farm house has stone walls, boarded windows, and a vacant interior. The building has an approximate total area of 200 m^2 (2200 ft^2).

The DSS assessment was performed by Jared Lapierre, Environmental Technologist, and Andrew Salmon, Environmental Technologist, on the 15th of October, 2019. The survey included the inspection of asbestos-containing materials (ACMs), the investigation of potential lead and mercury-containing materials within the building and the inspection for other designated substances. It is understood that the survey was requested to quantify the designated substances on the premises for City of Guelph records and due diligence.

The scope of work encompassed all floors, walls, ceilings, structural items, interior and exterior finishes of the building. LEX conducted visual identification during the survey.

Within the limitations presented, the survey has been completed and the results are contained in this report. All work was performed according to the Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations (Ontario Regulation 278/05); Designated Substances in the Workplace (Ontario Regulation 490/09) - made under the Occupational Health and Safety Act.

2 Definition of Designated Substances and Applicable Guidelines

2.1 Asbestos Containing Material (ACM)

Ontario Regulation 278/05 Section 1 and 3 (4) defines an ACM as being a material that contains 0.5 percent or more asbestos by dry weight. ACMs have been proven to cause diseases like mesothelioma, asbestosis and lung cancer. Health Canada states that asbestos fibres pose significantly less health risks if they are in tightly bound or in enclosed form. Any form of alteration or renovation to the ACM needs to be performed by certified professional.

Ontario Regulation 278/05 requires that final clearance air monitoring be conducted following all Type III Asbestos Removal Operations to ensure the work enclosure is clean and is suitable for worker/tenant re-occupancy. The Type III work enclosure “passes the clearance test only if every air sample collected has a concentration of fibres that does not exceed 0.01 fibres per cubic centimetre of air[1]”.

When dry, an ACM is considered friable if it can be crumbled, pulverized, or reduced to powder by hand pressure. Friable materials include ceiling tiles, parging/parged pipe fittings, insulation, or coverings, caulking, plaster and drywall walls, etc.

Non-friable materials, which cannot be pulverized using hand pressure, include vinyl floor tiles, mastics, cements, transite boarding, asphalt roofing shingles, etc.

2.2 Lead

Lead is used in a wide variety of products including the manufacture of storage batteries, plastic stabilizers and paints, ammunition, cable coverings in the power and communication industries, and lead sheet for roofing.

Acute exposure to lead by inhalation or ingestion may cause headache, fatigue, nausea, abdominal cramps, and joint pain and bloody diarrhea. Chronic (long term) exposure to lead by inhalation or ingestion can cause reduced hemoglobin production, reduced life span, disturbances to vision and kidney damage. Lead exposure may also cause harmful effects on pregnancy and reproduction, is mutagenic and possibly carcinogenic to humans.

O. Reg. 490/09 limits occupational exposure to elemental lead to 0.05 mg/m^3 TWA (8 hour) for workers, but excludes construction projects. However, the Ministry of Labour Guideline - *Lead on Construction Projects* (published September 2004 and revised April 2011) requires an equivalent level of protection to be implemented. Adopting the exposure limit value for workers on construction projects would be a prudent practice.

Lead was also historically used in solder for interior plumbing. However, lead has been banned for use in solder since 1986. As a result, solder and flux manufactured post 1986 can not contain more than 0.2% lead content. Lead piping was also used in plumbing for buildings constructed before 1975. Building age can be used to determine the presence of lead piping or lead containing solder in plumbing systems.

2.3 Mercury

Mercury and mercury compounds are known to cause central nervous system impairment as well as kidney damage. Mercury in the elemental form was historically used in various applications including in buildings as part of thermostat switches and light switches. Mercury is also used in fluorescent lighting tubes.

Ontario Regulation 490/09 – Designated Substances limits worker exposure to mercury and mercury compounds to 0.01 mg/m^3. O*ntario Regulation 347 - General Waste Management*, encourages the recycling of “common mercury wastes” including mercury-containing lamps and thermostats.

2.4 Silica

Silica, or silicon dioxide (SiO_2), is a mineral constituting about 60% of the earth’s crust. The regulated forms of crystalline silica are quartz, cristobalite, tridymite, and tripoli.

Silica sand and gravel are commonly used in road construction, buildings (concrete), ceramic and refractory materials. Respiratory impairment and disease among workers exposed to mineral dusts have been historically documented. Silicosis (or silica-induced pneumoconiosis) is the result of deposition of crystalline silica particles in the lung tissue. Prolonged and continued exposure to silica dust may cause progressive silicosis resulting in respiratory failure.

O. Reg. 490/09 limits occupational exposure limit for crystalline silica, quartz/ tripoli at 0.1 mg/m^3 TWA (8-hour) and cristobalite at 0.05 mg/m^3 TWA (8 hour).

2.5 Other Designated Substances

The other designated substances are:

- Acrylonitrile;
- Arsenic;
- Benzene;
- Coke Oven Emissions;
- Ethylene Oxide;
- Isocyanates; and
- Vinyl Chloride.

3 Records Review

LEX reviewed thirteen (13) years of records, including the original asbestos assessment, and the following twelve (12) years of re-assessments, to determine what the known asbestos-containing materials in the public services building. It was determined from these reports that the thermal system insulation (a 10" pipe above the fireplace) is a known asbestos-containing material. Furthermore, there have been no major renovations, and as such, only newly exposed areas, or areas that do not match previous reports are of unknown asbestos content.

The following materials were previously sampled by LEX staff and found to be non-ACM:

- 1' x 1' linoleum tile room 101
- Spray-on texture coat on wall
- Beige VFS
- 1' x 1' linoleum tile room 106
- Window caulking
- Drywall joint filler compound
- Linoleum tile second floor
- Mastic for linoleum tile on the second floor
- Wall plaster
- Surface material on ceiling joist
- Attic insulation

4 Survey Methodology

4.1 Scope of Work

The scope of work for this asbestos re-baseline survey included non-invasive inspections of all interior and exterior materials excluding the roofing material. This included all floors, walls,

ceilings, structural items, interior and exterior finishes excluding roofing material, thermal insulations, and any other suspect material. Any suspect materials not previously identified will be sampled for lab analysis.

Table 1 summarizes the rooms and building(s) surveyed as part of this DSS.

Table 1 Inspection Location Summary

Building Address	Areas Surveyed	Areas Excluded from Survey
880 Victoria Rd S. Guelph, ON	Entire Interior and Exterior finishes except roofing material	Inside wall spaces, and any other areas not accessible without invasive techniques. Roofing material.

4.2 Survey Methodology

A walk-through visual inspection was performed to determine the condition of asbestos containing materials **(ACM)** and the presence of all other Designated Substances. The materials of interest included, but were not limited to:

1. Thermal System Insulation **(TSI)** including pipe insulation, pipe fittings, boiler insulation, and duct insulation.
2. Surfacing materials including spray-on fireproofing, troweled-on material and decorative coatings.
3. Miscellaneous materials including vibration cloth, transite board or pipes, asbestos cement composite, ceiling tiles, and floor tiles.
4. Deteriorating paint coatings on walls, ceilings, pipes etc.
5. Mercury-containing electrical switches, lights and thermostats.

4.3 Survey Impediments

No impediments to completing the survey were encountered on site.

5 Results and Discussion

5.1 Survey Visual Observations

The following observations were made during the survey, and reported information was provided to LEX prior to the survey:

- It was observed that plaster walls, textured ceiling, vinyl floor sheets are throughout the house, these are not reported to be asbestos-containing.
- It was observed that the thermal system insulation is still present above the fireplace.

- It was observed that there is wood, and dirt flooring in the house, as well as wood ceilings.
- It was observed that the paint is peeling and flaking off throughout the house, paint on the door frames and window sills are reported to be lead based and lead containing, respectively.
- It was observed that the house has been subject to vandalism (spray paint, holes in walls and ceilings, etc.) in the past.
- All other piping and ducting present throughout the house were free from insulating materials, or was insulated with non-suspect ACM fiberglass insulation.
- Steel, cast iron sewer, and copper piping were observed to be present throughout the house. Soldering materials for these could be lead containing.
- Presumed mercury containing fluorescent light tubes were observed to be present in the house.
- Significant mould growth was observed throughout the house.

5.2 Asbestos Containing Materials

5.2.1 Asbestos Containing Materials Quantification

Appendix A contains a listing and quantification of all ACM observed in the building located at Carter Farm House. **Figure 1** identifies the location of the ACM identified.

5.3 Lead Containing Materials

5.3.1 Other Lead-Containing Materials

Lead-Containing Solder – Based on the age of the building, all solder if present, are to be presumed lead-containing. All joints on cast iron sewer pipes are also to be presumed lead-containing. Disturbance of any lead-containing materials should only be done according to the *Guideline Lead on Construction Projects* (April 2011).

5.4 Mercury

Mercury-containing thermostats were not observed in the building. All fluorescent light tubes present should be considered to contain mercury.

5.5 Silica

No samples were collected for silica during the survey. Coring, sawing or breaking of materials such as concrete, brick and mortar should be considered silica-containing and should be done with appropriate dust suppression methods and proper respiratory protection and following *Guideline - Silica on Construction Projects* (published September 2004 and revised April 2011).

5.6 Other Designated Substances

The following designated substances were not observed at the building:

- Acrylonitrile;
- Arsenic;
- Benzene;
- Coke Oven Emissions;
- Ethylene Oxide;
- Isocyanates; and
- Vinyl Chloride.

6 Conclusions

1. The thermal system insulation above the fireplace was previously determined to be an asbestos-containing material. The thermal system insulation was present during the time of inspection and is still presumed to be asbestos-containing.
2. All solder present on all pipes is presumed to be lead-containing.
3. Mercury containing light tubes and PCB containing light ballasts (presumed) are present in the house.
4. Mould growth is present in the house.

7 Recommendations

1. If the house is to be occupied in the future, it is recommended that the mould growth be remediated.
2. If the thermal system insulation above the fireplace needs to be removed as part of a renovation, it should be removed per applicable procedures outlined in O. Reg 278/05. The presence and condition of all known ACM should be re-assessed on an annual basis pre the requirements of O.Reg. 278/05.
3. If during the renovation activities any unknown material is found or suspected to be ACM, such material shall be sampled and analysed in accordance to O. Reg. 278/05.
4. Removal or disturbance of lead-containing materials should only be done according to the *Guideline Lead on Construction Projects (April 2011)*.
5. Coring, sawing or breaking of materials such as concrete, brick and mortar should be considered silica-containing and should be done with appropriate dust suppression methods and proper respiratory protection and following *Guideline - Silica on Construction Projects* (published September 2004 and revised April 2011).
6. Any fluorescent light tubes that will be removes should be collected and disposed of by being sent to an appropriate recycling facility (i.e. Greentec, Cambridge). Fluorescent tubes should be packed in a rigid container to mitigate any circumstances that may result in breaking of light tubes and release of mercury. Broken light tubes should also be packing in the same container for disposal.

7. It is recommended that a copy of this Designated Substances Survey be kept in the building and be provided to all the contractors who may disturb any of the designated substances.

8 References

1 Occupational Health and Safety Act, O. Reg 278/05 Section 18 (6) 5

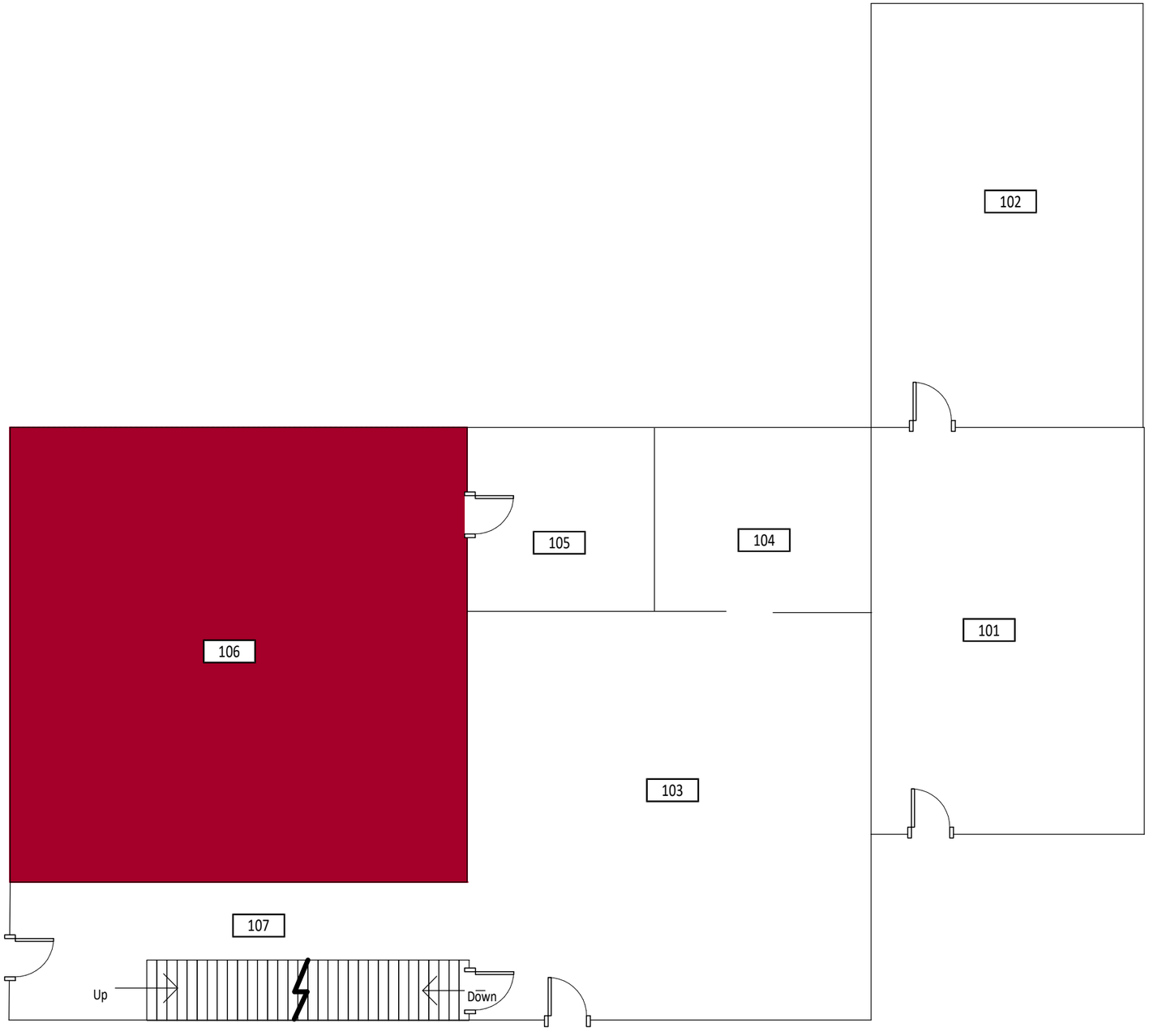
9 Disclaimer

This report is prepared exclusively for the purposes, project and site location outlined in the report. The report is based on information provided to, or collected and/or obtained by LEX as indicated in the report, and applies solely to site conditions existing at the time of sampling. LEX's report represents a reasonable analysis and interpretation of available information within an agreed scope of work, schedule and budget.

LEX's liability to the Client and all claimants not party to this agreement shall be limited to injury or loss caused by negligence of LEX and/ or sub-consultants for which it is responsible. The total amount of LEX's liability for said negligence shall be limited to the lesser of the fees paid for or actual damages incurred by the Client and the Client hereby waives all claims in excess of this amount howsoever arising including any claim for contribution and indemnity which the Client may have against LEX. The Client irrevocably and unconditionally agrees to defend, indemnify and hold LEX harmless from all claims and expenses associated therewith resulting from claims brought by other parties in excess of the aforesaid limit.

LEX prepared this report for the sole benefit of City of Guelph; it reflects LEX's best judgment in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. LEX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

Figures



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Guelph, Ontario N1H 7L6
Phone: (519) 824-7082
www.lexscientific.com

Legend

Friable ACM Present

Not To Scale

Figure 1:
Asbestos Containing Materials
Main Floor
Prepared By: OC
Date: January 13, 2020
Project:
Re-Baseline Survey 01190159
Carter Farm House
Location:
880 Victoria Road South
Guelph Ontario
Prepared For:
City of Guelph Corporate
Properties

Appendices

Appendix A – Asbestos Quantification and Management Form

Asbestos-containing Materials Quantification and Management Form

Area	Location/ Room #	Structure	Material	Approx. Quantity	LEX Sample ID	Condition	Friability	Actions	Comments*
Main Floor	Room 106	Ceiling	Thermal System Insulation (10" pipe above fire place)	1	Previously Identified*	Poor	Yes	Manage	Building materials identified as asbestos-containing during original asbestos assessment (LEX Project #01050118, dated: March 14, 2006) and confirmed to be present during the inspection.

REPORT HER-2021-003

TO: Heritage Committee

FROM: Courtenay Hoytfox, Municipal Clerk

MEETING DATE: November 4, 2021 at 3:00 PM

SUBJECT: First Nations Acknowledgment Statement - Heritage Register

RECOMMENDATIONS

THAT Report HER-2021-003, regarding the First Nations Acknowledgment Statement - Heritage Register be received for information

Purpose

The purpose of this report is provide The Heritage Committee with the proposed First Nations Acknowledgment Statement to accompany the Heritage Register.

Background

The Township worked with a consultant to draft the First Nations Acknowledgment Statement to accompany the Heritage Register. The prepared statement is as follows:

> **We recognize that when the first Euro-Canadian settlers arrived in what is now Puslinch Township the Anishinaabe ancestors of the Mississaugas of the Credit First Nation had long established hunt camps in the area. We have been told that the Anishinaabe interacted with the settlers in a friendly and cooperative manner. We acknowledge that the agricultural development of the Township encroached upon their traditional way of life resulting in their displacement.**

The Township utilized the services of Mr. Martin Cooper, Senior Archaeologist & Partner, ASI that provides consulting services in cultural heritage conservation, planning and management. The following is Mr. Cooper's formal biography from the ASI website:

Martin Cooper has been involved in archaeology in Ontario for over thirty years. He received his Honours BA in Anthropology at the University of Western Ontario and his MA at the University of Toronto, where he is currently completing his PhD. He is a Partner and Senior Archaeologist with the firm. Martin has served as Project Director on hundreds of single and multi-phased assessments: directed many of ASI's archaeological assessments in northern Ontario, directed extensive archaeological survey and excavation of seventeenth century Neutral Iroquoian sites in the Niagara Peninsula, and directed the LaVase Portage Archaeological Project, a component of Heritage North for the City of North Bay.

Martin has also directed several studies related to the development of models of traditional native use and pre-contact archaeological site potential including the Management Plan of Heritage Resources for the Temagami Planning District and for the Kawartha Highlands Signature Site for the Ministry of Natural Resources.

Martin also served as Field Director of Archaeological Management Plans for the Town of Richmond Hill and the Town of East Gwillimbury, Regional Municipality of York and he also has considerable experience and expertise with Historic Euro-Canadian Sites. He was Project Archaeologist for the oral history and archaeological survey components of the Management Plan of Heritage Resources for Howland Township, Sheguiandah First Nation and the Ojibways of Sucker Creek on Manitoulin Island.

Martin is a former Director of the Association of Professional Heritage Consultants and for the past ten years he has been a member of the Board of Directors of Pele Mountain Resources Inc., a mineral exploration company. He is currently the Director of Lands and Traditional Use for Pele.

Attached, as Schedule "A" is the most recent version of the Township Heritage Register with the First Nations Acknowledgement statement included at the top. If there are additional revisions required to the draft register, staff request that the sub-committee work towards finalizing these revisions prior to being presented to Council.

Financial Implications

None

Attachments

Schedule “A” Proposed Heritage Register incorporating the First Nations Acknowledgement statement.

PUSLINCH

The Township of Puslinch Heritage Register of Listed Properties- DRAFT

We recognize that when the first Euro-Canadian settlers arrived in what is now Puslinch Township the Anishinaabe ancestors of the Mississaugas of the Credit First Nation had long established hunt camps in the area. We have been told that the Anishinaabe interacted with the settlers in a friendly and cooperative manner. We acknowledge that the agricultural development of the Township encroached upon their traditional way of life resulting in their displacement.

Roll Number	Legal Description of the Property	Address of Property	Cultural Heritage Value or Description of Heritage Attributes	Plaque Date
1-00801	CON 4 FRONT PT LOT 3	6633 Roszell RD, Puslinch ON	Samuel Pannabecker House, c. 1870. Stone 'Ontario House'. Historically and contextually associated with Pennsylvania-German Mennonite settlement and community in Puslinch, blacksmithing and carriage building and Puslinch Mennonite/United Brethren Church.	2004
1-01625	CON 4 FRONT PT LOT 11 RP;61R10690 PART 1	4661 Sideroad 10 North	William Thompson House, 1875. Stone 'Ontario House'. Historically and contextually associated with 1830s English immigration to Puslinch, John Howitt and Downey School, S.S#3.	2012
1-05400	PUSLINCH CON 5 PT LOT 13 RP;61R20571 PART 1	4855 Pioneer TR Puslinch	James Anderson House, c. 1862. Significant, early Neoclassic two storey residence, Italianate influence with yellow brick. Known as "Springfield Farm." High degree of craftsmanship. Historically and contextually associated with James Anderson "Laird of Puslinch," livestock breeding in Puslinch, and organization of Puslinch Farmers Club.	2000
1-06500	PUSLINCH CON 5 PT LOTS 9 AND;10 PT RD ALLOW RP 61R6065 PT;PARTS 2 AND 4	4856 Sideroad 10 N Puslinch	Thomas Saunders House/Vimy Ridge, 1846. Very significant, early, and rare three storey stone Georgian stucco over limestone residence with brick stables and unique barn. High degree of craftsmanship. Known as "Woodlands". Historically and contextually associated with stock-breeding in Puslinch, W.W.1 veteran rehabilitation, and orphan retreat. Painted by William Henry Edward Napier, 1855.	2000
2-00400	CON 2 FRONT PT LOT 9	6705 Ellis RD Puslinch	Ellis Chapel and cemetery, 1861. Significant stone Gothic church, Methodist, interior intact. Historically and contextually associated with Edward and Thomas Ellis and Peter Lamont, carpenters, the Puslinch Lake community and religion in Puslinch. Restored in 1962. Only site in Puslinch plaqued by the Archaeological and Historical Sites Board in 1963.	2000
2-05510	CON 2 REAR PT LOT 5	4422 Wellington RD 32 Puslinch	Charles Barrett House, c.1875. Stucco covered stone 'Ontario House'. Historically and contextually associated with Irish Catholic immigration to Puslinch and the settlement of the Puslinch Lake Community.	2006
2-07700	CON 2 REAR LOT 17	6927 Wellington RD 34 Puslinch	Hector McCaig House, 1875. Stone Victorian Villa. Fine craftsmanship. Historically and contextually associated with Highland Highland Scots immigration from Argyllshire and the community of "The Third" in Puslinch.	2000
2-09200	PUSLINCH CON 2 PT LOT 21 AND;RP 61R3309 PART 4 RP 61R8375;PART 2	4453 Sideroad 20 N Puslinch	Angus McPherson House, 1903. Rare, stone Edwardian two storey residence. Historically and contextually associated with Clan McPherson immigration from Inverness Shire Scotland to "The Third" in Puslinch. Otto Rappolt mason.	2000
2-10600	PUSLINCH CON 3 PT LOT 21 RP;61R1440 PT PART 2	4495 Sideroad 20 N Puslinch	Donald Cameron House, c. 1862. Early stone 'Ontario House'. High degree of craftsmanship, possibly Angus McDonald mason. Similar in construction to John McCormick property on Lot 15, Front Concession 3. Historically and contextually associated with Scottish masonry in Puslinch, Highland Scots immigration from Cromartyshire and the community of "The Third" in Puslinch.	2000
2-10801	CON 3 FRONT PT LOT 19	6690 Wellington RD 34	School House, 1868 S.S.#5. Stone one-room schoolhouse, known as "The Third." Historically and contextually associated with education in Puslinch, and the farming community known as "The Third." Built on land donated by Alexander McKay.	2012
2-10900	CON 3 FRONT PT LOT 18 PT LOT;19	6958 Wellington RD 34, Puslinch	Alexander McKay House, c.1860. Early stone 'Ontario House'. High degree of craftsmanship, possibly Angus McDonald mason. Similar in construction to Peter Stewart House on Rear Lot 19, Con.3. and John McCormick property on Lot 15, Front Concession 3. Historically and contextually associated with Scottish masonry in Puslinch, Highland Scots immigration from Ross Shire and the community of "The Third", and S.S.#5.	2000
2-11300	CON 3 FRONT PT LOT 17	6926 Wellington RD 34 Puslinch	Alexander McCaig House, 1844. Early, rare log house with later additions and covered with siding. Historically and contextually associated with Highland Scots immigration from Argyllshire to Puslinch and the community of "The Third".	2010

Roll Number	Legal Description of the Property	Address of Property	Cultural Heritage Value or Description of Heritage Attributes	Plaque Date
2-11530	CON 3 FRONT PT LOT 15 RP;61R5091 PART 2 PT	6872 Wellington RD 34 Puslinch	John McCormick House, c. 1862. Early stone 'Ontario House'. High degree of craftsmanship. Possibly Angus McDonald mason. Similar in construction to Peter Stewart House on Lot 19, Rear Con.3. and Alexander McKay property on Lot 15, Front Concession 3. Historically and contextually associated with Scottish masonry in Puslinch, Highland Scots immigration from Argyllshire and the settlement of Puslinch in "The Third".	2000
2-14300	CON 3 FRONT PT LOT 1 PT LOT;2	6530 Wellington RD 34 Puslinch	Nicholas P. Cober House, c. 1900. Yellow brick Queen Anne architecture. Historically and contextually associated with Pennsylvania German Mennonite settlement in west Puslinch, and Puslinch Union Church.	2000
2-17300	CON 3 REAR PT LOT 5 DESC;INCL RP 61R8414 PART 1	4614 Wellington RD 32 Puslinch	Puslinch Mennonite/United Brethren Church, and cemetery, 1874. Red brick front-gabled schoolhouse-style architecture. Historically and contextually associated with Mennonite settlement and religious practice in Puslinch and with Penn-German dialect.	2000
2-18200	CON 3 REAR LOT 9	6707 Concession 4 Puslinch	Robert Little House, c.1862. Early stone cottage. Historically and contextually associated with Northern Irish immigration to Puslinch, cheese-making industry and donation of property to County by Little family descendents for reforestation.	2008
2-19600	PUSLINCH CON 3 PT LOT 19 RP;61R11574 PART 2	6981 Concession 4 Puslinch	Peter Stewart House, c.1865. Early stone 'Ontario House'. High degree of craftsmanship. Mason possibly Angus McDonald. Similar in construction to Alexander McKay House on Lot 19, Front Con.3. and John McCormick property on Lot 15, Front Concession 3. Historically and contextually associated with Scottish masonry in Puslinch, Highland Scots immigration from Perthshire and the settlement of Puslinch in "The Third".	2000
2-19700	PUSLINCH CON 3 PT LOT 20 RP;61R3352 PARTS 2 AND 3 PT;PART 1	4556 Sideroad 20 N Puslinch	Margaret McLennan House, c. 1850. Early, rare log house. Historically and contextually associated with Highland Scots immigration from Uist to Puslinch.	2000
3-00300	PUSLINCH CON GORE FRONT PT;LOT 2 RP 61R21671 PART 2	6526 Gore RD Puslinch	Duncan McKellar House, 1850s. Rare, early stone cottage. Historically and contextually associated with Highland Scots immigration from Argyleshire and the settlement of Killean.	2000
3-01303	PUSLINCH CON GORE PT LOT 3;RP 61R20788 PART 1	6529 Concession 1 Puslinch	David Milroy House, c.1890. A representative late Victorian two storey stone residence. Architecturally, historically and contextually associated with the McQuillan family of stone masons, early Irish settlers to Puslinch who constructed it, and to the Milroy family, Lowland Scots who settled the property.	2006
3-01600	CON 1 PT LOT 9	6714 Concession 1 Puslinch	Donald Ferguson House, Store and Post Office, c1869. Two storey stone house, front gabled built with store and post office. Historically and contextually associated with Highland Scots immigration from Inverness Shire and settlement of Killean, and commerce and postal service in Killean and Puslinch. Called in its time, the "Scotch House".	2009
3-01700	CON 1 FRONT PT LOT 8	6684 Concession 1 Puslinch	John McMaster House, 1871. Early stone Victorian villa. Historically and contextually associated with Highland Scots immigration from the Isle of Arran and the settlement of Killean.	2010
3-01890	CON 1 FRONT PT LOT 7 RP;61R1118 PART 1	6652 Concession 1 Puslinch	Archie McKellar House, c.1880. Dichromatic brick 'Ontario House'. Historically and contextually associated with Highland Scots immigration from Argyllshire and settlement in Killean and the Morriston brick works.	2000
3-03700	PUSLINCH CON 1 PT LOT 5 RP;61R20848 PART 1	6592 Concession 1 Puslinch	Fred/August Begerow House, c. 1860s. Distinctive German vernacular architecture in stone. Begerow was an innkeeper; the property is historically and contextually associated with Begerow 1860s ' Highland Chief Inn' on this same property at Puslinch Lake, Puslinch Lake community and early hostelry and entertainment in Puslinch.	2006
3-16800	PUSLINCH CON 1 PT LOT 4 PLAN;373 LOTS 1 2 26 TO 36 PT BLK;A PT LAKE AVE PT RDS PT BLVD;RP 61R166 PARTS 2 TO 6 8 TO;14 PT PARTS 1 AND 7	Barber's Beach Hotel	Puslinch Lake Hotel, 1880. Frame two story, hipped roof 19thc.resort architecture. Historically and contextually associated with Puslinch Lake hostelry and recreation, George Sleeman and John Davidson. Only surviving of many 19thc. hotels on Puslinch Lake.	2000
4-01100	CON GORE FRONT PT LOT 24 RP;61R7443 PART 1 PT PART 2	7112 Gore RD Puslinch	Angus McPherson House, 1859. Rare, early stone cottage. Historically and contextually associated with Highland Scots Clan McPherson immigration from Inverness Shire Scotland and the settlement of Crieff.	2000
4-01900	GORE FRONT PT LOT 18	6954 Gore RD Puslinch	Malcolm McCormick House, c. 1880. Stone 'Ontario House' historically and contextually associated with Highland Scots immigration from Killean, Argyleshire and the settlement of Killean, Puslinch Township.	2000
4-02500	CON GORE FRONT PT LOTS 13 &;14	6830 Gore RD Puslinch	John Scott House, 1900. Stone two storey Edwardian house, architecturally rare since Edwardian properties were usually brick.	2010

Roll Number	Legal Description of the Property	Address of Property	Cultural Heritage Value or Description of Heritage Attributes	Plaque Date
4-04100	CON GORE REAR PT LOT 6 RP;61R6797 PART 1	6639 Concession 1 Puslinch	Killean Teacherage. 1874 stucco over wood frame 'Ontario House', historically and contextually associated with the history of education in Puslinch Township, the Killean community and S.S.#7.	2005
4-05000	PUSLINCH GORE N PT LOT 13	6815 Concession 1 Puslinch	Laughlin McMillan House, c. 1870. Stone 'Ontario House', historically and contextually associated with Highland Scots immigration from Argyllshire and the settlement of Killean.	2000
4-05100	PUSLINCH CON GORE PT LOT 14	6835 Concession 1 Puslinch	Scott House, c.1877 Stone Victorian villa. Historically and contextually associated with Highland Scots immigration from Perthshire and the settlement of Killean.	2000
4-05700	GORE REAR PT LOT 20	4048 Sideroad 20 S Puslinch	Donald Stewart House, 1874. Stone 'Ontario House' with original trelliage. Historically and contextually associated with Highland Scots immigration from Perthshire to Killean, and Scottish stonemasonry in Puslinch.	2000
4-06200	GORE REAR PT LOT 23	7087 Concession 1 Puslinch	James McPherson house, 1877. Stone 'Ontario House'. Historically and contextually associated with Highland Scots Clan McPherson immigration from Inverness Shire and the settlement of Crieff.	2000
4-06300	PUSLINCH CON GORE PT LOT 24;RP 61R11650 PT PART 1 AND RP;61R20192 PART 1	7111 Concession 1 Puslinch	Duncan McDonald House, 1863. Early stone "Ontario House', excellent craftsmanship, McDonald was a Scottish stone mason (Clachair). Historically and contextually associated with Highland Scots settlement in Crieff and Scottish stone architecture in Puslinch Township.	2000
4-06500	PUSLINCH CON GORE PT LOT 26	4071 Sideroad 25 S Puslinch	Murdoch/Kenneth Munro House, c.1860. Early stone cottage altered recently to 'Ontario House' form. Historically and contextually associated with Highland Scots immigration from	2009
4-06700	CON GORE N PT LOT 27 RP;61R5464 PART 1	7201 Concession 1 Puslinch	Duncan McPherson House, c.1880 Stone Victorian Villa. Historically and contextually associated with Highland Scots Clan McPherson immigration from Inverness Shire Scotland and the settlement of Crieff.	2000
4-06900	PUSLINCH CON GORE PT LOT 29	7243 Concession 1 Puslinch	Walter Cowan House, c. 1865. Stone 'Ontario House', fine craftsmanship built by Scottish stonemason John Kennedy. Historically and contextually associated with Scottish immigration, settlement of Crieff and Scottish and stone architecture in Puslinch Township.	2000
4-08000	CON 1 FRONT PT LOT 26 RP;61R9461 PART 1	7160 Concession 1 Puslinch	Henry Becker Store and House, c. 1874. Unique stone 'Ontario House' architecture with commercial façade, slightly altered during 20th century renovations. Historically and contextually associated with commerce in Crieff and Puslinch, and Prussian immigration to Puslinch Township. Constructed by Angus McPherson.	2007
4-08100	CON 1 FRONT PT LOT 26 RP;61R6943 PART 1	7156 Concession 1 Puslinch	Knox Presbyterian Church and cemetery, 1882. Yellow brick single storey, front gable, school house-style architecture. Historically and contextually associated with Highland Scots immigration to Killean and Crieff, Presbyterianism in Puslinch, Gaelic language services, contractor Duncan McPherson and mason William McDonald and Col. J.B. McLean. Cemetery attached.	2000
4-08200	CON 1 FRONT PT LOT 26	4095 Sideroad 25 S Puslinch	William McDonald House, also known as "Gartland House", c. 1880. Unusual stone one and one-half storey, constructed as residence, shoemaker's shop and roadhouse. Large entrance and windows for commercial purposes. Historically and contextually associated with commerce and industry in Crieff, Puslinch and with Col. J.B. McLean.	2009
4-08900	CON 1 FRONT PT LOT 25 LOT 24;LOT 23	7094 Concession 1 Puslinch	John Thompson House, 1845. Rare 1.5 storey log house, with original stone fireplace. Historically and contextually associated with Highland Scots immigration from Argyleshire and the settlement of Killean.	2000
4-09200	CON 1 FRONT PT LOT 21 RP;61R11990 PART 1	7030 Concession 1 Puslinch	Archibald Thomson House, 1853. Rare, early stone two storey Georgian/Neoclassic manor. High degree of craftsmanship. Historically and contextually associated with Angus McDonald, stonemason, and Peter Lamont, carpenter, notable Puslinch craftsmen, and with Highland Scots immigration from Argyllshire to Killean.	2000

Roll Number	Legal Description of the Property	Address of Property	Cultural Heritage Value or Description of Heritage Attributes	Plaque Date
4-09700	CON 1 FRONT PT LOT 17	6920 Concession 1 Puslinch	Richard Bond House, 1850s. Rare, early stone cottage, high degree of craftsmanship. Historically and contextually associated with English immigration and settlement in Crieff.	2000
4-10600	CON 1 REAR PT LOT 11 RP;61R3936 PART 2	4253 Sideroad 10 S Puslinch	Malcolm Gilchrist Sr. House, c.1862. Rare, early stone cottage. Historically and contextually associated with Highland Scots immigration from Argyll shire and settlement of Killean.	2007
4-12200	CON 1 N PT LOT 16	4227 Wellington RD 35 Puslinch	Richard Paddock House, 1882. Stone Victorian villa,. Historically and contextually associated with English immigration to 'Paddock Corners' and Puslinch stonemason Dan McQuillan.	2000
4-12600	PUSLINCH CON 2 S PT LOTS 25;TO 27 CON 7 PT LOT 25 PT RD;ALLOW RP 61R6137 PARTS 1 AND;9 PT PARTS 2 3 6 TO 8 RP;61R7009 PARTS 2 AND 4	4350 Concession 7 Puslinch	John McFarlane House, c. 1864. Early stone 'Ontario House' . Historically and contextually associated with Highland Scots immigration from Perthshire and settlement in Puslinch.	2005
5-01000	PUSLINCH CON GORE PT LOT 32	7329 Concession 1 Puslinch	Jacob Schultz House. 1882 'Ontario House'. Notable German stone masonry and ornamentation. Historically and contextually associated with German immigration to Morriston, and German stonemasonry in Puslinch.	2000
5-01200	PUSLINCH CON GORE PT LOT 33	7345 Concession 1 Puslinch	Malcolm McNaughton House. C. 1865. Stone 'Ontario House' fine craftsmanship. Historically and contextually associated with Highland Scots immigration from Perthshire to Crieff.	2005
5-01700	PUSLINCH CON GORE PT LOTS 35;AND 36 PT RD ALLOW RP;61R4431 PARTS 2 AND 3 PT;PART 1 RP 61R4866 PT PART 1;RP 61R21390 PART 1	4062 Highway 6 Puslinch	A. John McCallum House, c.1855. Rare, early stone cottage. Historically and contextually associated with Scots immigration and the settlement of Crieff.	2005
5-06600	PLAN 135 LOT 24 TO 25 PT LOT;26	28 Badenoch ST E Morriston Puslinch	Robert Galbraith House. c. 1880. Rare example of a wood frame 'Ontario House' with siding. Historically and contextually associated with the community of Morriston. Galbraith owned a profitable tailor shop and was the Chairman of the Sons of Temperance.	2013
5-07300	PLAN 135 OCHS PORTION LOT 13;PT LOT 14 RP 61R3060 PART 1	12 Badenoch ST E Morriston Puslinch	Alexander Watson House, 1850s. Early one storey stucco over wood frame cottage. Historically and contextually associated with the community of Morriston. Watson was a plasterer.	2013
5-10100	PLAN 135 LOT 5	69 Queen ST Morriston Puslinch	Duncan McEdwards Blacksmith Shop, c. 1856. Stone single storey industrial building. Historically and contextually associated with blacksmithing and industry in Puslinch and community of Morriston.	2009
5-11400	PLAN 135 SURVEY JOHN COLFA'S;PT LOT 1 S/S QUEEN ST TOG	ENVERS HOLDINGS INC	R.B. Morrison commercial block, 1860. Highly significant, early, unique and elaborate yellow brick Italianate three story commercial block, high degree of craftsmanship by Puslinch masons Beese and son. Rare and original ogee storefront windows. Historically and contextually associated with the community of Morriston, Morriston brickyard and commerce in Morriston and Pusinch.	2000
5-11500	PLAN 135 LOT 2 PT LOT 3 &;UNNUMBERED LOT	46 Queen ST Morriston Puslinch	Morriston Hotel, 1860. Rare stone two storey Georgian/Neoclassic building. High degree of craftsmanship. Historically and contextually associated with the community of Morriston and hostelry in Puslinch.	2012
5-12000	PLAN 135 PT LOT 6	56 Queen ST Morriston Puslinch	John Calfas log house, 1842. Significant, rare, hewed log house. High degree of craftsmanship. Historically and contextually associated with German settlement of Morriston, adjacent founding Winer, Morlock families, Stein family and cooperage industry in Puslinch.	2012
5-12222	PLAN 61M230 LOT 10	47 Whitcombe WY Morriston Puslinch	John Calfas house, 1851. Stone cottage, renovated to 'Ontario House' style in 1870s. Significantly historically and contextually associated with the founding of Morriston, German settlement and culture in Morriston, and founding Winer, Morlock and Calfas families.	2000
5-12300	CON 7 REAR PT LOT 32	78 Queen Street, Morriston	John Morlock House, c.1854. Rare, early stone cottage built by William and Karl Beese. Historically and contextually associated with German immigration to, and settlement of Morriston, with Winer and Calfas families.	2000

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5-12400	CON 7 REAR PT LOT 32	80 Queen Street Morriston	John Christian Morlock House, 1909. Red brick Queen Anne two and one half storey residence built for J.C. Morlock's retirement. Historically and contextually associated with Morlock immigration and settlement of Morriston. Construction by Peter Morlock.	2013
5-12500	CON 7 REAR PT LOT 32	82 Queen ST Morriston Puslinch	David Morlock House, 1910. Manse for Duff's Church 1919-2000. Yellow brick two and a half storey Edwardian residence, fine construction by Peter Morlock. Historically and contextually associated with German settlement, the founding of Morriston, and founding Winer, Morlock and Calfas families and religion in Puslinch.	2013
5-12900	PLAN 135 LOT 31	5 Victoria ST Morriston Puslinch	Lorenz Schlegel house, 1853. Rare log house. Historically and contextually associated with German settlement in Morriston, and cottage weaving industry in Puslinch.	2012
5-13100	PLAN 135 LOT 36 LOT 37 W/S	4 Victoria ST Morriston Puslinch	Frank Kistenmacher House, 1874. Yellow brick 'Ontario House". Historically and contextually associated with German settlement in Morriston brickyard, cabinet-making in Morriston and the undertaking industry. Original workshop and hearse drive shed on property.	2000
5-13200	PLAN 135 LOT 38 LOT 39 W/S;VICTORIA ST	6 Victoria ST Morriston Puslinch	Herbert Leitch/August Wurtz house, c.1885. Renovated to present form by August Wurtz in 1890. Unique triple gabled stone Gothic residence. High degree of craftsmanship. Historically and contextually associated with German settlement in Puslinch and model for Puslinch Heritage Plaque design.	2000
5-14000	PLAN 135 LOT 47	22 Victoria ST Morriston Puslinch	German Evangelical Church, 1856. Early, unique and significant bichrome brick building with gothic windows. Historically and contextually associated with German settlement and culture in Morriston, Morriston brickyard. 1880s additions by Karl Beese mason.	2000
5-15900	CON 7 REAR PT LOT 32	84 Queen ST Puslinch	Christian Morlock House, 1882, called "Stoneleigh". Stone Victorian villa. Signifcant, high degree of craftsmanship, stone mason Otto Rappolt. Original ornamentation. Historically and contextually associated with Morriston founding families: Winer, Morlock and Calfas whose properties are adjacent and neighbouring Morlock residences built on the same lot.	2000
5-16200	PUSLINCH CON 7 PT LOTS 33;AND 34 PT RD ALLOW	4162 Highway 6 Puslinch	Paul Winer homestead. Early and unique log house, 1829, and yellow brick 'Ontario House', 1875. Both historically and contextually associated with founding of Morriston, German settlement in Morriston and founding Winer, Morlock and Calfas families whose properties are adjacent.	2000
5-16300	PUSLINCH CON 7 PT LOTS 34;AND 35	4096 Highway 6 Puslinch	John Marshall House, 1869. Stone 'Ontario House'. Historically and contextually associated with Highland Scots immigration from Stirlingshire and settlement of Puslinch.	2000
5-18900	PUSLINCH CON 8 REAR PT LOT;35	7618 Leslie RD W Puslinch	William Nicoll house, 1860-1880. Significant Stone two storey Italianate house, outstanding craftsmanship. Earlier log cabin housed inside. Historically and contextually associated with Puslinch political and military history; Nicoll was Reeve of Puslinch and Warden of Wellington County, and a Lt. Col. in the militia formed during the Fenian raids.	2000
5-19200	CON 8 REAR PT LOTS 37 AND 38	7594 Flamborough-Puslinch Townline Puslinch	Archibald Watson house, c. 1850. Very early, rare stone cottage. Historically and contextually associated with Highland Scots settlement in Badenoch area from Perthshire, and establishment of Duff's Presbyterian Church.	2006
5-19400	CON 9 FRONT PT LOT 36	4085 Victoria RD S Puslinch	William Simpson House, c.1850. Early stone cottage altered into 'Ontario House' form. Historically and contextually associated with Scots immigration and settlement in Badenoch area of Puslinch.	2000
5-20000	CON 9 REAR PT LOT 32 PT LOT;33	4148 Watson RD S Puslinch	Robert Clark House, c.1880. Stone 'Ontario House'. Historically and contextually associated with Highland Scots immigration from Badenoch Inverness Shire and settlement of Badenoch, Puslinch.	2000
5-20600	CON 10 PT LOTS 37 AND 38	4073 Watson RD S (4079 Watson Rd S) Puslinch	Duncan MacEdward House, 1862. Stone 'Ontario House'. Historically and contextually associated with Highland Scots immigration from Badenoch Inverness Shire and settlement of Badenoch, Puslinch.	2000

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5-20700	CON 10 PT LOT 36 RP 61R10644;PART 1	7735 Leslie RD W Puslinch	Malcolm Kennedy House, 1883. Red brick 'Ontario House'. Historically and contextually associated with Highland Scots immigration from Badenoch Inverness Shire and settlement of Badenoch, Puslinch.	2009
6-00100	CON 8 REAR PT LOT 29 PT LOT;30 SUBJ TO HYDRO ROW	4240 Victoria RD S Puslinch	John Clark House, 1835. Significantly early and rare stone cottage with "loyalist-style' arched doorway. Historically and contextually associated with Highland Scots immigration from Badenoch, Inverness Shire and settlement of Badenoch, Puslinch.	2000
6-00501	CON 8 REAR PT LOT 27	4304 Victoria RD S Puslinch	John McPhee House, 1905. Stone Edwardian two and a half storey residence. Historically and contextually associated with Highland Scots immigration from Uist to Badenoch, Puslinch.	2005
6-02250	PLAN 61M153 BLK 49	4512 Victoria RD S Puslinch	Hugh Cockburn House, c.1868. Stone 'Ontario House' fine craftsmanship, known as "Green House Farm." Historically and contextually associated with Duff's Church, and stock-breeding in Puslinch.	2005
6-03300	PUSLINCH CON 8 PT LOT 16 RP;61R20252 PART 1	381 Maltby RD E Puslinch	Hugh Cockburn Sr. House, c.1855. Early stone cottage, fine craftsmanship, known as "Gowan Hill Farm." Historically and contextually associated with Scots immigration and settlement in Puslinch.	2006
6-05500	PUSLINCH CON 8 FRONT PT LOTS;18 AND 19 RP 61R20480 PARTS;1 TO 3	77 Brock RD N Puslinch	Robert Johnston House, c. 1838. Very early stone cottage, possibly earliest stone residence extant in Puslinch. Historically and contextually associated with English immigration and settlement along Brock Road in the 1830s.	2000
6-05610	PUSLINCH CON 8 PT LOT 19 RP;61R8176 PT PARTS 2 TO 4	63 Brock RD N Puslinch	Richard Ellis House, c. 1862. Stone cottage, historically and contextually associated with English immigration and settlement of Brock Road community.	2006
6-09000	CON 7 PT LOTS 22 & 23 CON 8;PT LOT 22 PLAN 119 PT TAVERN;LOT PT MILL PT RD RP 61R3894;& 61R4700	80 Brock RD S Aberfoyle Puslinch	George McLean/Aberfoyle Mill, c.1862, rebuilt 1866. Unique two and one-half storey yellow brick grist mill. Significant Puslinch Landmark. Historically and contextually associated with agriculture and industry in Puslinch, Aberfoyle Village and Highland Scots immigration.	2000
6-09100	CON 7 REAR PT LOT 23 PT RD;ALLOW DES INC RP 61R4700;PART 3	84 Brock RD S Aberfoyle Puslinch	George McLean House, c.1857. Early wood frame cottage with siding, known as the "Miller's House." Historically and contextually associated with the Aberfoyle Mill, agriculture and commerce in Puslinch, Aberfoyle community and Highland Scots immigration.	2000
6-10800	CON 7 REAR PT LOT 28 DES INC;RP 61R3968 PART 3	319 Brock RD S Puslinch	Duff's Presbyterian Church/East Presbyterian Church, 1854. Early stone edifice, fine craftsmanship. Lancet windows with Norman tower. Historically and contextually associated Presbyterianism in Puslinch, Highland Scots immigration to Puslinch, Gaelic language and Scottish culture, and Crown Cemetery.	2000
6-12100	PUSLINCH CON 7 REAR PT LOT;23	95 Brock RD S Aberfoyle Puslinch	Malcolm McBeath House, c.1870. Stone 'Ontario House', fine craftsmanship. Historically and contextually associated with Highland Scots immigration and settlement in Puslinch and the history of Aberfoyle.	2000
6-15000	CON 7 REAR PT LOT 20	8 Brock RD N Aberfoyle Puslinch	Aberfoyle Blacksmith and Wagon Shop, 1860. Significant stone two storey industrial building, probably built by John Black or Allan McIntyre. Historically associated with wagon and carriage making, blacksmithing industry in Puslinch and community of Aberfoyle.	2000
6-15400	CON 7 REAR PT LOT 19 RP;61R3522 PART 2	32 Brock RD N Aberfoyle Puslinch	Aberfoyle School, S.S#4, 1872. Stone schoolhouse structure, unique arched fenestration, original cupola. High degree of craftsmanship, stonemasonry by Robert Little. Historically and contextually associated with education in Puslinch, and community of Aberfoyle.	2000
6-15500	PUSLINCH CON 7 PT LOT 19 RP;61R11763 PART 2	68 Brock RD N Puslinch	John Hammersley House, c. 1859 Stone 'Ontario House', fine craftsmanship. Historically and contextually associated with Puslinch municipal development and military activities.	2000
7-01300	CON 11 PT LOTS 25 & 26 PT RD;ALLOW	4437 Concession 11 Puslinch	James McLaren House, c. 1865. Rare stone Neoclassic/Georgian two storey residence. High degree of craftsmanship and ornamentation. Historically and contextually associated with Highland Scots immigration and settlement in Badenoch, Puslinch.	2000
7-02000	PUSLINCH CON 10 PT LOT 17 RP;61R531 PT PART 1	4556 Concession 11 Puslinch	Kenneth/Archibald/Catherine McKenzie House, 1879. Named (in Gaelic) “Àird an Dreaghainn." Stone Victorian Villa, fine craftsmanship by Archibald McKenzie. Historically and contextually associated with Highland Scots immigration from Ross Shire and community of Corwhin.	2000

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7-02700	CON 10 REAR PT LOT 21 RP;61R5198 PART 1	7839 Wellington RD 34 Puslinch	Duncan Campbell House, 1850s. Rare, stone two storey Georgian residence, fine craftsmanship. Historically and contextually associated with Highland Scots immigration from Perthshire to Corwhin, and community of Corwhin.	2007
7-02800	CON 10 REAR PT LOT 23 PT LOT;24	4402 Concession 11 Puslinch	Andrew McRobbie House, 1851. Early stone cottage renovated into an "Ontario House' in 1914. Historically and contextually associated with Highland Scots immigration from Perthshire to Corwhin, and community of Corwhin.	2000
7-04600	CON 10 FRONT PT LOT 31	4217-4223 Watson RD S Puslinch	Badenoch School, 1889, S.S #9. Stone one-room schoolhouse, with Italianate ornamentation. High degree of craftsmanship. Historically and contextually associated with education in Puslinch and the Badenoch community.	2000
7-06001	CON 10 FRONT PT LOT 22 TGTHR;WITH ROW	4435 Watson RD S Puslinch	John J. McRobbie House, c. 1862 Rare stone cottage. Historically and contextually associated with Highland Scots immigration from Perthshire to Badenoch and Badenoch community.	2000
7-06900	PUSLINCH CON 10 PT LOT 16 RP;61R2020 PT PART 2	7751 Maltby RD E Puslinch	Duncan McFarlane House, 1870. Stone two storey Georgian/Neoclassic residence. HIgh degree of craftsmanship, constructed by Peter Hume. Historically and contextually associated with Highland Scots immigration from Perthshire to Corwhin, political and commercial history of Puslinch, and history of Aberfoyle (named after McFarlane's Scottish village.)	2000
7-07800	CON 10 FRONT PT LOT 20	4492 Watson RD S Puslinch	Corwhin School, 1885. S.S.#10. Stone one-room schoolhouse, constructed by William Stratton. Historically and contextually associated with education in Puslinch and Corwhin community.	2000
7-08800	CON 9 REAR PT LOT 29	4272-4276 Watson RD S Puslinch	John McLean House, 1872. Stone, 'Ontario House', called "Viewfield" Fine craftsmanship by masons Schultz, and Stratton. Historically and contextually associated with McLean family immigration from Perthshire to Badenoch in the 1830s and Badenoch community.	2000
7-08900	CON 9 REAR PT LOT 30	7704 Wellington RD 36 Puslinch	Alexander McLean House, c.1885. Yellow Morriston brick 'Ontario House'. Historically and contextually associated with McLean family immigration from Perthshire to Badenoch in the 1830s and Badenoch community.	2000
7-09100	CON 9 REAR PT LOT 31	7697 Wellington RD 36 Puslinch	Donald A. McLean House, 1920. Stone Edwardian two storey residence. Historically and contextually associated with McLean family immigration from Perthshire to Badenoch in the 1830s and Badenoch community.	2006
7-09300	CON 9 FRONT PT LOT 31	7661 Wellington RD 36 Puslinch	Peter McLean House, 1869. Yellow Morriston Brick 'Ontario House'. Historically and contextually associated with McLean family immigration from Perthshire to Badenoch in the 1830s and Badenoch community.	2000
8-01500	PUSLINCH CON 10 PT LOT 1 RP;61R7006 PART 1 PT PART 4	7737 Stone RD E Puslinch	John Gordon House, 1872. Stone 'Ontario House'. Fine masonry similar to Duncan McFarlane House. Historically and contextually associated with Irish immigration to N.E. section of Puslinch, and community of Arkell.	2000
8-03200	CON 10 REAR PT LOTS 7 TO 9	711 Arkell RD Puslinch	James Orme House and Barns, 1854. Rare, highly significant, early Georgian two storey residence with very rare 1868 stone English threshing barn and 1871 stone stable buildings. Historically and contextually associated with agriculture in Puslinch Township, stone barn construction and courtyards, and community of Arkell. Cited in Canadian literature on barns.	2000
8-05700	CON 10 FRONT PT LOT 11	4715 Watson RD S Puslinch	William Hume House, 1861. Rare stone Georgian two storey residence similar to James Orme House. Known as "Greystone." Peter Hume stone mason. Associated stone barn recently demolished. Historically and contextually associated with agriculture in Puslinch Township, stone barn construction and community of Arkell.	2006
8-06200	PUSLINCH CON 10 PT LOT 13 RP;61R502 PART 1 PT PART 2	4677 Watson RD S Puslinch	John Murray House, 1896. Rare stone Queen Anne residence, fine craftsmanship by Jack Carruthers, Robert Lamb and William Stratton. Historically and contextually associated with the community of Arkell.	2000

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8-07800	CON 9 REAR LOT 11	4726 Watson RD S Puslinch	William Rae House and barn, c.1870. Stone 'Ontario' house and threshing barn, built by Rae. Historically and contextually associated with livestock breeding and agriculture in Puslinch and with the community of Arkell.	2000
8-08700	CON 9 REAR PT LOT 7	845 Watson RD S Arkell Puslinch	Arkell Teacherage, 1875. Stone 'Ontario House' built by Robert Lamb. Historically and contextually associated with S.S.#1, education in Puslinch and Arkell community.	2000
8-08800	CON 9 REAR PT LOT 7	843 Watson RD S Arkell Puslinch	Arkell School, S.S.#1, 1862. Stone one room schoolhouse. Belfry and original bell attached. Historically and contextually associated with education in Puslinch, Arkell community and adjacent teacherage.	2000
8-11500	PLAN 131 PT LOT 3 RP 61R9995;PART 1	596 Arkell RD Arkell Puslinch	George Nichol Blacksmith shop, c.1850. Early, stone single storey structure. Historically and contextually associated with the early settlement and industry in Arkell.	2000
8-11700	PLAN 131 EOBL PT LOT 3	600 Arkell RD Arkell Puslinch	Arkell Methodist Church, 1877. Yellow brick one storey, gothic windows, transitioned to United Church of Canada, 1925. Historically and contextually associated with Methodism in Puslinch, Arkell Cemetery, 1851 (attached) and Arkell community.	2000
8-15200	PLAN 131 WOBL PT LOTS 1 TO 4;INC RP 61R2727 PART 1	880 Victoria RD S Puslinch	John Caulfield House, 1840, 1855. Significant, rare, early (1840) stone cottage with later (1855) two storey stone Georgian/Neoclassic addition. Historically and contextually associated with settlement and community in Arkell, and Caulfield Mills: first grist and saw mills in Puslinch.	
8-16800	PLAN 131 PT LOT 5 WOBL;CLERGY RSV PT LOTS 3 TO 6;SUBJ TO GUELPH CITY EASE	86 Farnham RD Puslinch	John Isles, Jr. House, 1901. Red brick Edwardian two storey residence. Historical and contextually associated with English immigration and settlement of Farnham/Arkell community.	2011
8-18000	CON 9 PT LOTS 7 8 9 AND 10	413 Arkell RD Puslinch	Thomas Arkell House, 1852. Significant, Rare, early stone English-Georgian manor house. High degree of craftsmanship, called "Stonehaven". Regarded as the "Finest example of English architecture in Canada." Mason George Batterson. Historically and contextually associated with initiating English immigration to, and settlement of, Farnham and Arkell, livestock-breeding and woolen mill.	2000