

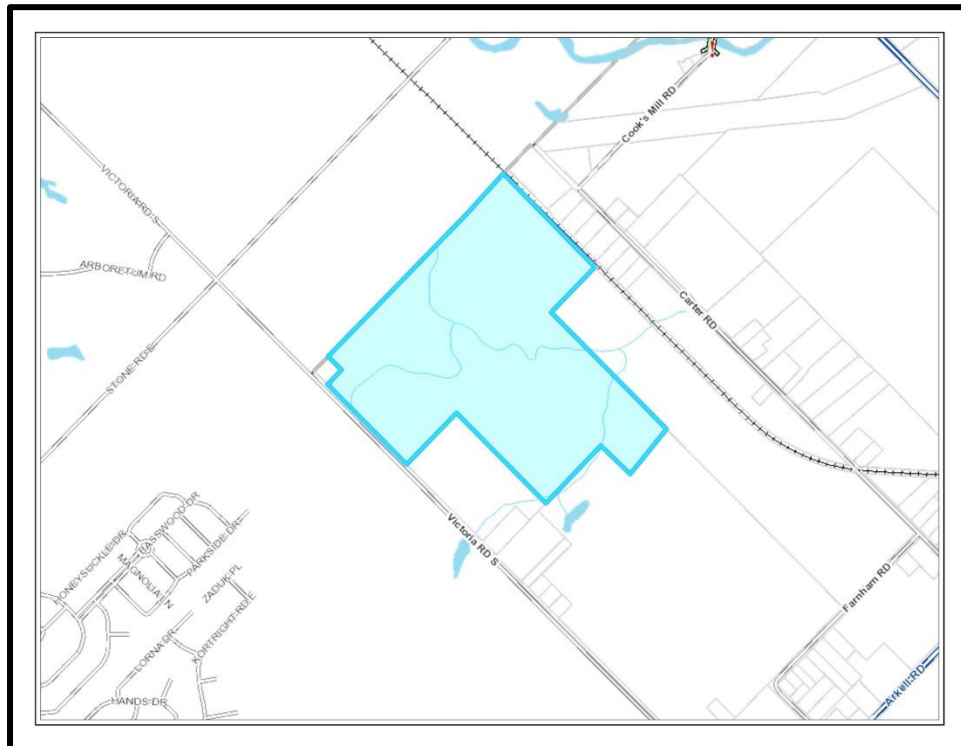


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 880 Victoria Road South, Guelph

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 880 Victoria Road South, Guelph, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. as authorized by Township of Puslinch Council through Resolution No. 2025-148.

Description of the Property

The subject property is described as being Concession 9 Lot 2, municipally known as 880 Victoria Road South, Guelph.



(Key Map Showing Location of 880 Victoria Road South)

Short Statement of Cultural Heritage Value or Interest

The property located at 880 Victoria Road South, Puslinch, holds significant cultural value due to its association with the Caulfield and Carter families, who were part of the initial wave of immigration to the Township and were deeply involved in agriculture, sawmilling, and grist milling in the Arkell area. The architectural value of the property lies in its farmhouse, as the 2-storey Georgian/Neoclassic style farmhouse was built out from the side wall of the original, single-storey stone farmhouse. The dwelling is situated on Concession 9 and is a significant part of the early settlement along the part of

Victoria Road that leads from the City of Guelph into the Township. The property meets the requirements for designation prescribed by the Province Ontario as it satisfies at least two of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 (as amended by O. Reg. 569/22) under the Ontario Heritage Act.

Design Value:

The property provides excellent and early representations of two comparatively different styles. The initial one-storey, stone Caulfield farmhouse was constructed with a limestone façade and fieldstone rubble side and rear walls, incorporating large granite pieces into the lower east side wall. The front window of the original farmhouse had a hung sash design with 12-over-12 glass panes. The building footprint has a T-shape with an end gable main roof and a gable roof tail. The roof of the tail still contains its original wooden framing underneath the modern shingled exterior and is reflective of very early construction. The entrance to the original farmhouse located beside the rear wall of the later farmhouse addition and still contains an original sliding wooden door on the rear wall. The two-storey Georgian/Neoclassic farmhouse was made of roughly coursed limestone with various stone sizes. The windows had hung sashes and the remains of an extremely rare original 8-over-12 window on the second floor of the rear wall. Many of the windows were subsequently changed to 1-over-1 and 2-over-2 pane arrangements under single stone lintels or flat arches with stone voussoirs. A distinctive belt course of corbelled limestone is seen at the floor plate of the upper level on the façade. The hipped roof has two chimneys made of limestone and is indicative of the Georgian/Neoclassic style. Original woodwork is extant in the Carter farmhouse including: the front door surround (transom and sidelights); main stair with bannister and newel post; wood trim (window and door casings, corner blocks and baseboards). When the northwest side of the original dwelling was incorporated into the new house, it served as a connected woodshed.

Historical/Associative Value:

The property, located on Lot 2, Concession 9, was first owned by John Caulfield, who was one of the earliest settlers in the area. He immigrated to Puslinch from Ireland and was recorded as living in the Township as early as 1831. By 1840, he had built the stone cottage. In 1844, John Caulfield had built a flour and a grist mill south of the property. In 1855, the new Georgian style property was built. When John died in 1871 the property was inherited by his son, James. In 1879, William Haines acquired the property and had divided the plot into front and rear in 1885, selling the front half to Alice and Thomas Petty which also included the homestead.

In 1897, the Pettys had sold the land to Thomas Carter Jr., the grandson of James Carter, who came to the Township in 1831 and was also one of the earliest settlers in Arkell. Thomas had lived there for many years, when in 1920, his son Earl and his wife inherited the land. In 1971, Earl retired and built a red brick house on the property but

was later demolished. He had rented out the farmhouse to a tenant until 1983 when the City of Guelph purchased the property.

Contextual Value:

The property is situated in an area deeply intertwined with early settlement in the Farnham/Arkell area. The property plays a crucial role in defining the character of the surrounding area, primarily due to its architectural transformations during the 1840s-50s. These changes demonstrate the evolution of architectural styles and design preferences within a relatively short period. Additionally, the property's use of limestone and timber directly connect it to its immediate surroundings.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 880 Victoria Road South:

John Caulfield and Thomas Carter Farmhouse:

- Form, height, scale, and massing of original one-storey, T-plan farmhouse and two-storey Georgian/Neoclassic farmhouse addition
- Two limestone chimneys over hip roof
- Exterior walls of limestone and granite
- Wooden roof support beams in Caulfield dwelling
- Location and form of original doors and windows (including front door transom and sidelights)

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.

Notice of Objection

Any person may send a notice of objection to this proposed designation, before 4:00 p.m. on June 7, 2025. This notice must be sent by registered mail or delivered to the Clerk of the Township of Puslinch, and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Township of Puslinch shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Dated May 8, 2025

Justine Brotherston

Interim Director of Corporate Services/Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner
Ontario Heritage Trust