

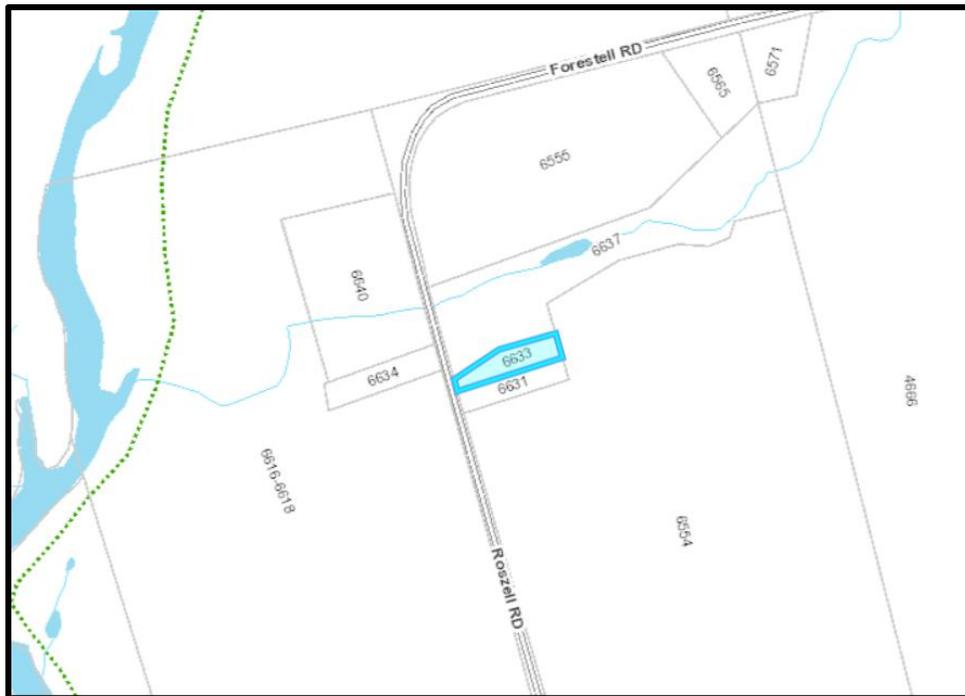


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DEISGNATE 6633 Roszell Rd, Puslinch

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate at 6633 Roszell Rd, 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. 2026-039.

Description of the Property

The subject property is described as being Concession 4 Front Part Lot 3, municipally known as at 6633 Roszell Rd, Puslinch.



(Key Map Showing Location of 6633 Roszell Rd, Puslinch)

Short Statement of Cultural Heritage Value or Interest

The property located at 6633 Roszell Road, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property, situated on Lot 3, Concession 4, has cultural heritage value due to its association with German immigration to the Township. The farmhouse on the property stands as a representative example of a typical Ontario stone farmhouse with German influence in the unique masonry materials and techniques distinguishing it from the predominate British/Scottish/Irish architecture in Puslinch. Moreover, the property and

its original owner, Samuel Pannabecker, are closely connected to the industrial development in Puslinch.

After the mid-19th century, the 1.5-storey, side gable house form with a centred front gable and a single-storey tail or wing became a predominant small house design in Ontario as it was highly functional bringing natural light to an upper hall and diverted runoff away from the front door.

Design Value:

The Samuel Pannabecker farmhouse stands as a fine representation of a stone farmhouse. The house features a 1.5-storey form with medium pitch side gable roof over a three-bay facade. The façade includes a central steep gable and sloped open eaves with simply decorated frieze board and cornice. It is constructed of mixed split-faced granite and limestone horizontally coursed with dressed limestone quoins. The front door and lower windows have jack arch voussoirs and keystones. A pointed (or Gothic) arch window is above the front door in the centred gable. This type of rustic masonry technique is a German influence along with constructing jack arches of voussoirs and keystones. The sills have all been covered in aluminum which suggests that they are wood lug sills. The central door has a recessed four-panel wood door with a seven-pane rectangular transom above and five-pane sidelights with a paneled lower half. The front door surround is not original and covers much of the voussoirs and keystone forming the flat arch above the door. The windows have all been replaced with several different types of modern vinyl that do not reflect historic styles. The original front windows are described as 6-over-6 sash windows which is a typical for this style and age of building and would have likely been the same around the perimeter of the lower level with fewer panes in smaller windows on the upper floor. The remaining elevations and cellar enclosure are constructed of random laid mixed natural and split fieldstone and limestone with smear and strike pointing and the same limestone quoins, voussoirs and keystones over windows.

The existing shutters on the windows and the wood surround around the front door and windows are not original features.

Historical/ Associative Value:

The farmhouse was originally built for Samuel Pannabecker, a descendant of the Pannabecker family and son of Cornelius Pannabecker Sr. who migrated from Pennsylvania to Ontario during the early 1800s. The surname "Pannabecker" is known for its association with German-Mennonites and is one of the earliest German surnames in North America, particularly Pennsylvania.

Samuel Pannabecker had the farmhouse constructed around 1870, for himself and his wife, Martha. This building is indicated on the 1877 Wellington County Atlas map of the

Township of Puslinch. Samuel was actively involved in blacksmithing and carriage building within the Township. Additionally, he maintained connections to the Mennonite/Brethren Church in the local area. The Pannabecker's sons went on to become quite prominent in the area particularly in nearby Hespeler.

Contextual Value:

The property is located in the northwestern part of Puslinch, its physical presence is connected to the surrounding area and contributes to the cluster of other farmhouses owned by German settlers in the vicinity. The style of the house is distinctly an Ontario farmhouse from this time period however the German influence is seen in much of the masonry on the farmhouse. The distinct rustic masonry created through the use of fieldstones split on one side only but not dressed and required significantly more mortar to set the irregular shapes and subsequently the smear and strike mortar joints that is commonly associated with German masonry is used on the building with exception to the façade. The dressed limestone quoins, voussoirs and keystones are practical additions given the limestones ability to be more easily shaped. This variation stands out when compared Scottish, British or Irish masonry. This unique German influence on the architectural style adds to the property's significance, reflecting the cultural heritage and history of the region.

<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>Criteria is met</p>	<p>The property has design value or physical value because it is a representative example of a granite and limestone farmhouse constructed in common Ontario farmhouse style but distinguished with rustic German influenced masonry.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>Criteria not met</p>	
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>Criteria not met</p>	

<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p>	<p>Criteria met</p>	<p>The farmhouse has historical value or associative value because it has direct associations with the theme of early settlement and German immigrants who constructed stone farm dwellings within the northwestern part of Puslinch close to one another and the German settlement of Hespeler.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>Criteria not met</p>	
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>Criteria not met</p>	
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>Criteria met</p>	<p>The Samuel Pannabecker farmhouse is one of a small cluster of farms owned by German settlers. As it is seen from the road it does help define, maintain or support the character of the area.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>Criteria met</p>	
<p>9. The property has contextual value because it is a landmark.</p>	<p>Criteria not met</p>	

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6633 Roszell Rd:

Samuel Pannabecker House:

- Original 1.5- storey height, scale, massing of the farmhouse
- Original roofline with wood cornice, soffits and return eaves
- Original fenestration (location and sizes of all original window and door openings)
- Original exterior stone walls including horizontally coursed split-granite and limestone with squared limestone quoins, voussoirs and keystones
- Original central front entrance with half glass and recessed panel sidelights and a rectangular transom centred over recessed panel solid wood entrance door.
- Original fieldstone foundation
- Stone cellar door enclosure

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 March 14, 2026. The Township is providing a six-week commenting period due to the holiday season. 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.

February 12, 2026

Justine Brotherston,
Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner
Ontario Heritage Trust