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IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS
280 PALMER STREET,
IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO.

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CONSERVATION REVIEW
BOARD

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Foundation,
The Ontario Heritage Centre,
10 Adelaide Street East,
Toronto, ON M5C 1J3

AND: [REDACTED]
280 Palmer Street,
Guelph, ON N1E 2S2

TAKE NOTICE THAT the Council of the Corporation of the City of Guelph intends to designate 280 Palmer St. as a property of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

STATEMENT OF REASONS FOR DESIGNATION

This house is the only remaining 19th-Century home in Guelph to display exposed walls of log construction. Almost as important is the fact that the exterior of the structure has been restored to its late-1890s state, when it consisted of the central, gable-roofed, storey-and-a-half log portion, surrounded on three sides by rooms of frame construction, with roofs of a lean-to form. Dormers, added by the previous owner, were removed, but their dining room expansion and bathroom were retained. The Palmer Street entrance enclosure was reconstructed as documented in the earliest photographs. Because of this restoration by [REDACTED], owners since 1961, the house is in excellent condition, both inside and out, at the time of this designation.

The design of this home is characteristic of the earlier Regency style. Its basic form reflects the configuration of Guelph's first major log structure, The Priory, the original headquarters for the Canada Company's agents who were developing Guelph and welcoming new settlers in the late 1820s. Although it was much larger in scale, The Priory also consisted of a central, gable-roofed core, flanked by a lean-to section at each end.

The original house was built for, or by, Robert White, a store owner in Guelph's business section from the late 1830s. He is listed as living across the road from this property as early as 1840 but his ownership of Lot 23 was not formalized until May 1852, when he acquired a deed from John McDonald. The earliest known map showing the White's home on Lot 23 is Thomas Cooper's "Map of the Town of Guelph" from 1862. The construction date cannot be pinpointed, but was probably between 1852 and 1862. Eliza White, Robert's widow, and her family continued to own the house until 1894. Accountant John Barber, and his wife Eliza, then raised a family of 14 to adulthood at "Wood Cottage". Eliza lived on there until 1955, after John's death in 1922. It was 1961 before [REDACTED], were able to buy 280 Palmer from the Barber Estate to become only the third family to own the home and its one-acre property.

Also located at 280 Palmer is a former log house from the Luther Marsh area of West Luther Twp., in northern Wellington County. In 1966, it was taken apart, at its original site, then carefully reassembled on the [REDACTED] property to provide storage space.

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The exterior shapes and forms of the house, and of the log outbuilding, are to be designated in their entirety as they exist at the date of designation. This will include the size and locations of window openings, the windows in those openings, and the exterior wall surfaces. The roofing material and paint colours are not to be designated, allowing for flexibility and for any further backdating of the painted surfaces. The accompanying lot is also to be part of the designation, including major trees, driveway location, driveway gate and gate-posts, rail fences, and the open clearing.

In the interior of the house, the by-law would cover (a) the living room fireplace, ceiling, walls, and trim, (b) the original front door and transom, inside the front hall, (c) the interior doors, (d) all of the 19th-Century floors, original and re-created, (e) the vaulted ceilings and trim in the east and west main floor bedrooms, (f) the kitchen ceiling, (g) the stairway to the second floor.

Any person may, before the 20th day of January 2003, send by registered mail or deliver to the Clerk of the City of Guelph, notice of objection to this proposed designation, together with a statement of reasons for the objection and all relevant factors. If a notice of objection is received, the Council of the City of Guelph shall refer the matter to the Conservation Review Board for a hearing.

DATED at Guelph, Ontario, this 18th day of December, 2002.

**Lois Giles, City Clerk,
City Hall, 59 Carden St.,
Guelph, ON, N1H 3A1**