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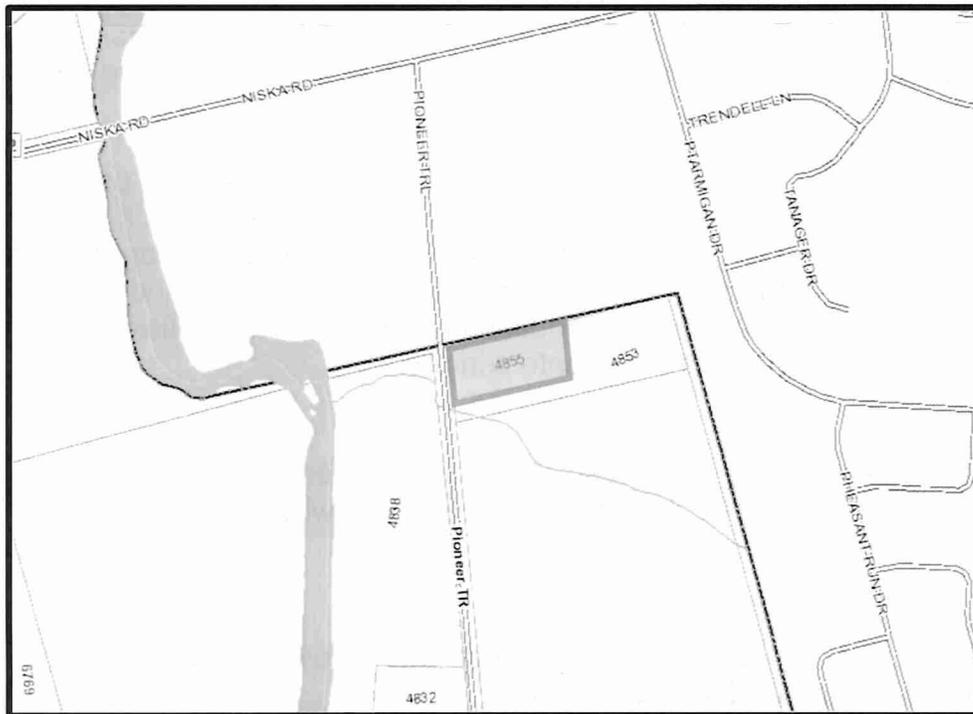


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 4855 Pioneer Trail, Puslinch

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate at 4855 Pioneer Trail, 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. 2024-336.

Description of the Property

The subject property is described as being Puslinch Concession 5 Part Lot 13 RP;61R20571 Part 1, municipally known as at 4855 Pioneer Trail, Puslinch.



(Key Map Showing Location of 4855 Pioneer Trail, Puslinch)

Short Statement of Cultural Heritage Value or Interest

The property located at 4855 Pioneer Trail, Township of 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 retains cultural heritage value in its fine Italianate domestic architecture, in its historical association with a significant individual, with Scottish settlement in Puslinch Township, and with the Puslinch Farmer's Club and its mission to advance agricultural education in Puslinch Township. Contextually, the property is situated within an area of

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other manor-type farmhouses owned by gentleman farmers who significantly promoted and advanced agricultural education, innovation and efficiency in the Township.

Design Value:

Built by James Anderson, c. 1865 and named "Springfield Farm", the property is a singular example of a two-storey yellow brick manor-type farmhouse constructed in the Italianate style, and the foremost example of Italianate residential architecture in brick in the Township. Italianate architecture incorporates picturesque details, projected bays or towers and ornamented alterations to Georgian and Neoclassic design. Such details included in this property are a symmetrical five-bay Neoclassical facade with a low-hip roof and wide eaves. A central two-storey projected bay has an entrance porch (replacement of original porch) on the lower storey and paired arched windows on the second storey under a gable, also features of Italianate architecture. The facade features tall rectangular windows on both storeys with brick label stops. The yellow brick construction is notably early for the Township and the bricks were likely sourced from the Morrision brickyard. A one-and-one-half storey end gabled kitchen tail in yellow brick, perpendicular to the main part of the property, extends at the rear of the building.

Historical/ Associative Value:

In 1861, James Anderson from Ayrshire, Scotland, purchased the property. After his marriage to Margaret Smart in 1862, he erected the large yellow brick Italianate manor-type farmhouse. Anderson named his extensive and productive agricultural property "Springfield Farm." A founder of the Puslinch Farmer's Club, Anderson significantly promoted and advanced agricultural education, innovation and efficiency for farmers in the Township in the mid to late nineteenth century.

Contextual Value:

Sited on a hill overlooking the Speed River, the property is located adjacent to other manor-type farmhouses built by gentleman farmers who were colleagues of James Anderson in the Puslinch Farmer's Club.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4855 Pioneer Trail.

James Anderson House:

- Original/extant fenestration for windows and doors
- Extant 6/6 mullioned rectangular windows, arched windows and doors.
- Brick exterior front and side facades
- Brickwork drip molds over windows.
- Height, scale, and massing of two-storey Italianate primary structure.

Notice of Objection

Any person may send a notice of objection to this proposed designation, before 4:00 p.m. on November 16, 2024. 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 October 17, 2024

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

CC: Property Owner
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