

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 11
<b>COMMITTEE DATE:</b> April 3, 2012	
<b>SUBJECT/REPORT NO:</b> Request to Include 9821 Chippewa Road (Glanbrook) in the Register of Property of Cultural Heritage Value or Interest Under Part IV of the <u>Ontario Heritage Act</u> (PED12048) (Ward 11)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Meghan House (905) 546-2424, Ext. 1202
<b>SIGNATURE:</b>	

**RECOMMENDATION:**

- (a) That Council include 9821 Chippewa Road (Glanbrook) in the Register of Property of Cultural Heritage Value or Interest following consultation with the Hamilton Municipal Heritage Committee, as per the provisions of the Ontario Heritage Act and Recommendation (b) to Report PED12048; and that staff make appropriate amendments to the Register of Property of Cultural Heritage Value or Interest.
- (b) That Report PED12048 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation prior to the Council-approved inclusion of 9821 Chippewa Road (Glanbrook) in the Register of Property of Cultural Heritage Value or Interest.
- (c) That Report PED12048 be forwarded to the owner of 9821 Chippewa Road (Glanbrook) for information.

**EXECUTIVE SUMMARY**

Staff has received a request from the property owner of 9821 Chippewa Road (Glanbrook) (see Appendix “A”) to include the silo on the subject property in the municipal *Register of Property of Cultural Heritage Value or Interest*, as per the provisions of Section 27 (1.2) of the Ontario Heritage Act. The owner’s request was limited to inclusion of the silo in the municipal Register; therefore, staff has not provided any recommendations for any additional evaluation or administration related to designation of the property under Part IV of the Ontario Heritage Act.

The property, 9821 Chippewa Road (Glanbrook) (see location map attached as Appendix “B” and photographs attached as Appendix “C”), includes a 1½-storey stone farmhouse, a bank barn, a silo, several outbuildings, and farm fields. The property was included in the former Town of Glanbrook Local Architectural Conservation Advisory Committee (LACAC) Inventory, which has been consolidated into the City’s *Inventory of Buildings of Architectural and/or Historical Interest*.

Section 27 (1.2) of the Ontario Heritage Act permits the inclusion of “property” of cultural heritage value or interest in the municipal Register, and does not provide for the definition of specific buildings, structures, or features. Accordingly, staff has undertaken a preliminary assessment of the entire property using the criteria contained in *Ontario Regulation 9/06* to determine if the property warrants inclusion in the municipal Register. The property meets all three of the criteria, and is considered to have design and physical value, historical and associative value, and contextual value sufficient for the property to be included in the *Register of Property of Cultural Heritage Value or Interest*.

Through this Report, staff recommends that 9821 Chippewa Road (Glanbrook) be included in the *Register of Property of Cultural Heritage Value or Interest* following consultation with the Hamilton Municipal Heritage Committee, as per the provisions of the Ontario Heritage Act.

*Alternatives for Consideration - See Page 6.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** None.

**Staffing:** None.

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**Legal:** Inclusion in the municipal *Register of Property of Cultural Heritage Value or Interest* under Section 27 (1.2) of the Ontario Heritage Act requires that Council be given 60-days notice of the intention to demolish or remove any building or structure on the property, and the demolition and removal of any building or structure is prohibited during this time period.

Council must consult with their Municipal Heritage Committee prior to including a property in the Register or removing reference to a property from the Register.

## **HISTORICAL BACKGROUND**

Staff received a request to include the silo at 9821 Chippewa Road (Glanbrook) to the municipal *Register of Property of Cultural Heritage Value or Interest* from the property owner, Ms. Sharon Pearce, in September, 2008 (see Appendix “A”.) and staff completed a site visit in November, 2008, and February, 2012.

Section 27 (1.2) of the Ontario Heritage Act speaks to “property” of cultural heritage value or interest, and does not provide for the definition of specific buildings, structures, or features when including a property in the Register. Accordingly, staff has evaluated the entire property, which includes the house, a bank barn, a silo, several outbuildings, and farm fields, using the criteria contained in *Ontario Regulation 9/06* to determine if the property warrants inclusion in the municipal Register.

## **POLICY IMPLICATIONS**

### **Township of Glanbrook Official Plan**

Section A.10 - *Heritage Conservation* of the former Township of Glanbrook Official Plan states: “encourage the preservation, conservation and rehabilitation of buildings, structures and/or lands of architectural, historical and/or archaeological value to enhance the character and heritage of the Township” (A.10.1). The recommendations of this Report meet the intent of these policies.

### **Urban Hamilton Official Plan**

Volume 1, Section 3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (Volume 1, 3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (Volume 1, 3.4.2.1(b)). The policies also provide that the “City may, by By-law, designate individual

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and groups of properties of cultural heritage value under Parts IV and V, respectively, of the Ontario Heritage Act" (Volume 1, 3.4.2.3). The Urban Hamilton Official Plan has been approved by the Ministry of Municipal Affairs and Housing, but has been appealed in its entirety to the Ontario Municipal Board (OMB). While the plan is not in full force and effect, these policies demonstrate Council's commitment to the identification, protection, and conservation of the cultural heritage resources, and the recommendations of this Report meet the intent of these policies.

#### **RELEVANT CONSULTATION**

This Report considers a request for inclusion of a property to the City Register of Properties of Cultural Heritage Value or Interest. This request originates from the property owner. The property owner will be forwarded a copy of this Report, and advised of whether the property has been added to the City Register of Properties of Cultural Heritage Value or Interest.

Staff will formally consult with the Hamilton Municipal Heritage Committee prior to inclusion of the subject property in the Register, as per the provisions of the Ontario Heritage Act.

#### **ANALYSIS / RATIONALE FOR RECOMMENDATION**

The Crown Patent for Lot 1, Concession 7, Glanford, was granted to Benjamin Hardison, and was registered in 1799. The lot originally comprised 200 acres, and by 1875, the property had been divided into two parcels (see historical mapping in Appendix "C"). The subject portion of Lot 1 comprised 120 acres and contained a farmstead owned by Robert Smith. The existing stone house was built in 1882. The property currently comprises 118 acres, as two lots have been severed from the larger property - one lot from the northwest corner, at the intersection of Glancaster Road and Chippewa Road, and another lot along Glancaster Road.

The 1½-storey stone house was constructed in 1882, and displays several Gothic features such as cross-gable roofs, steep gable dormers, pointed-arch windows, a front door surround with transom and sidelights, and gingerbread trim on the eaves (see photographs in Appendix "C"). Most of the window sashes have been replaced with contemporary vinyl window sashes, except for those pointed-arch windows in the gables and dormers, and the roofing is metal with a simulated shake pattern. The house has a stone rear addition that matches the original house in design and materials, and was likely built at the same time or shortly after the original construction.

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The property's acreage has been consistent since the late-1800's and comprises a bank barn, silo, several outbuildings, tree lines, farm yard, lawns, and crop lands. The bank barn was built with a stone foundation and post and beam framing, likely during the late-1800's. The barn has metal siding and roofing and a livestock barn addition perpendicular to the southeast corner. The silo is constructed of hollow clay tile reinforced with a steel frame. Hollow clay tiles, used in the construction of silos and other structures, were developed in the north-eastern United States and became popular in the 1910-20's. The silo bears the brand name "NATCO Everlasting Silo" (National Fireproofing Corporation) of Pittsburgh, Pennsylvania. The property also comprises a drive shed and equipment shed that have been clad in metal siding and metal roofing. Contemporary additions to the property include an above ground pool, a steel granary, and a Cover-All storage structure. The types of structures and their arrangement are typical of an Ontario farmstead, and the property is considered to be an intact cultural heritage landscape.

**Evaluation - Ontario Regulation 9/06**

The following provides an evaluation using the criteria contained in *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest* (see full criteria attached as Appendix "D"):

1. **Design Value or Physical Value:**

The subject property contains a house that has design and physical value as a representative example of a Gothic farmhouse that was constructed using local materials and late-nineteenth century building methods. The bank barn has design and physical value as a representative example of a post and beam bank barn that was constructed using local materials and late-nineteenth century building methods. The silo has design and physical value as a representative example of hollow clay tile construction that was introduced in the 1910-20's. This type of construction and material is rarely used in contemporary construction and was technologically advanced at the time of construction. The entire property, as a collection of related structures and landscape features, has design and physical value as a cultural heritage landscape representing a late-nineteenth century farmstead.

2. **Historical Value or Associative Value:**

The subject property was developed as a farmstead in the late-1800's, and has historical value and associations with the early settlement of the Township of Glanford and the development of agricultural activity in the area.

3. **Contextual Value:**

The acreage of the subject property has remained relatively consistent since the late-1800's, and the surrounding area has remained primarily rural in character. The subject property has contextual value in maintaining and supporting the character of the area, and is physically and historically linked to its surroundings.

**Conclusion**

Staff concludes that the property located at 9821 Chippewa Road (Glanbrook) is of cultural heritage interest as containing several built heritage resources and as a cultural heritage landscape, sufficient for the property to warrant inclusion in the municipal *Register of Property of Cultural Heritage Value or Interest*. The owner's request was limited to inclusion in the Register; therefore, staff has not provided any recommendations for any additional research, evaluation, or consideration of designation under Part IV of the Ontario Heritage Act.

**ALTERNATIVES FOR CONSIDERATION:**

The Ontario Heritage Act enables a Council to include properties that it believes to be of cultural heritage value in the municipal *Register of Properties of Cultural Heritage Value or Interest*. Section 27 (1.2) does not provide for the description of specific buildings or features on the property; therefore, scoping the property's inclusion in the Register to only the silo is not an alternative. Council may decide not to include the subject property in the Register. If the property is not included in the municipal Register, then the municipality would be unable to review the demolition or removal of any buildings or structures and/or protect the built heritage resources from demolition. This alternative is not considered to be an appropriate conservation alternative.

**CORPORATE STRATEGIC PLAN**

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

**Skilled, Innovative, and Respectful Organization**

- ◆ Council and SMT are recognized for their leadership and integrity.
- ◆ Staff Comment: The approval of the recommendations of this Report demonstrates Council's commitment to the identification and conservation of cultural heritage resources as articulated in existing planning policies.

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**Intergovernmental Relationships**

- ◆ Maintain effective relationships with other public agencies.
- ◆ Staff Comment: The approval of the recommendations of this Report demonstrates Council's commitment to conserving cultural heritage resources, as directed by provincial and federal level policies.

**Healthy Community**

- ◆ Plan and manage the built environment.
- ◆ Staff Comment: The inclusion of this property in the Register will allow staff the opportunity to review any proposed demolition, new development, or redevelopment on or adjacent to the subject property to ensure consistency with the City's approved planning policies.

**APPENDICES / SCHEDULES**

- Appendix "A": Request from the Property Owner to Add 9821 Chippewa Road (Glanbrook) to the Municipal Register
- Appendix "B": Location Map
- Appendix "C": Historical Mapping and Photographs of the Property
- Appendix "D": Ontario Regulation 9/06

:MH  
Attachs. (4)

September 15, 2008

Meghan House  
Cultural Heritage Planner  
Community Planning and Design  
City of Hamilton  
77 James Street North  
Hamilton ON L8R 2K3

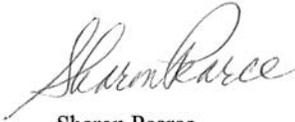
Addition to Register of Cultural Heritage Properties

Dear Ms. House:

Our farm is located at 9821 Chippewa Road (former Township of Glanbrook), Mount Hope. Adjacent to the barn is a tower silo built from glazed clay tiles and reinforced with steel rods embedded in the tiles. It is topped with a conical steel roof with a reinforced glass skylight. The structure is approximately 35 feet high and 12 feet in diameter. Its date of construction is not known but likely in the early twentieth century. There is no record of any other similar silo in the city.

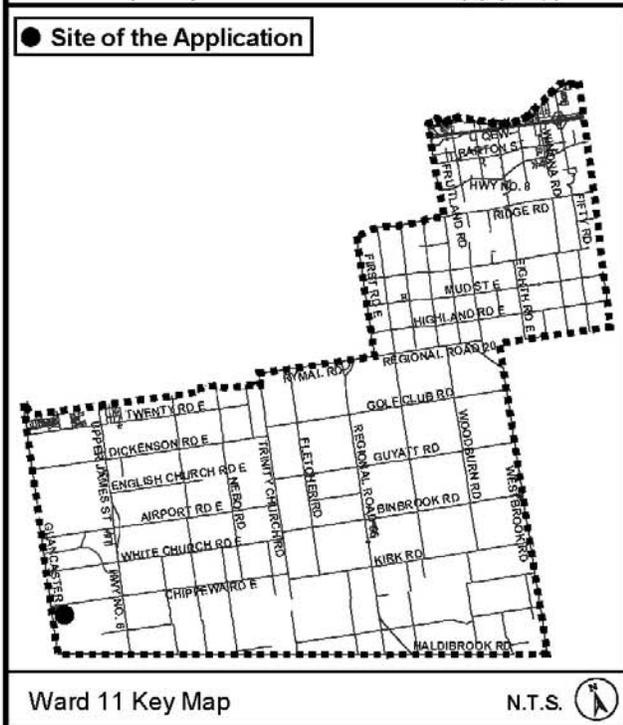
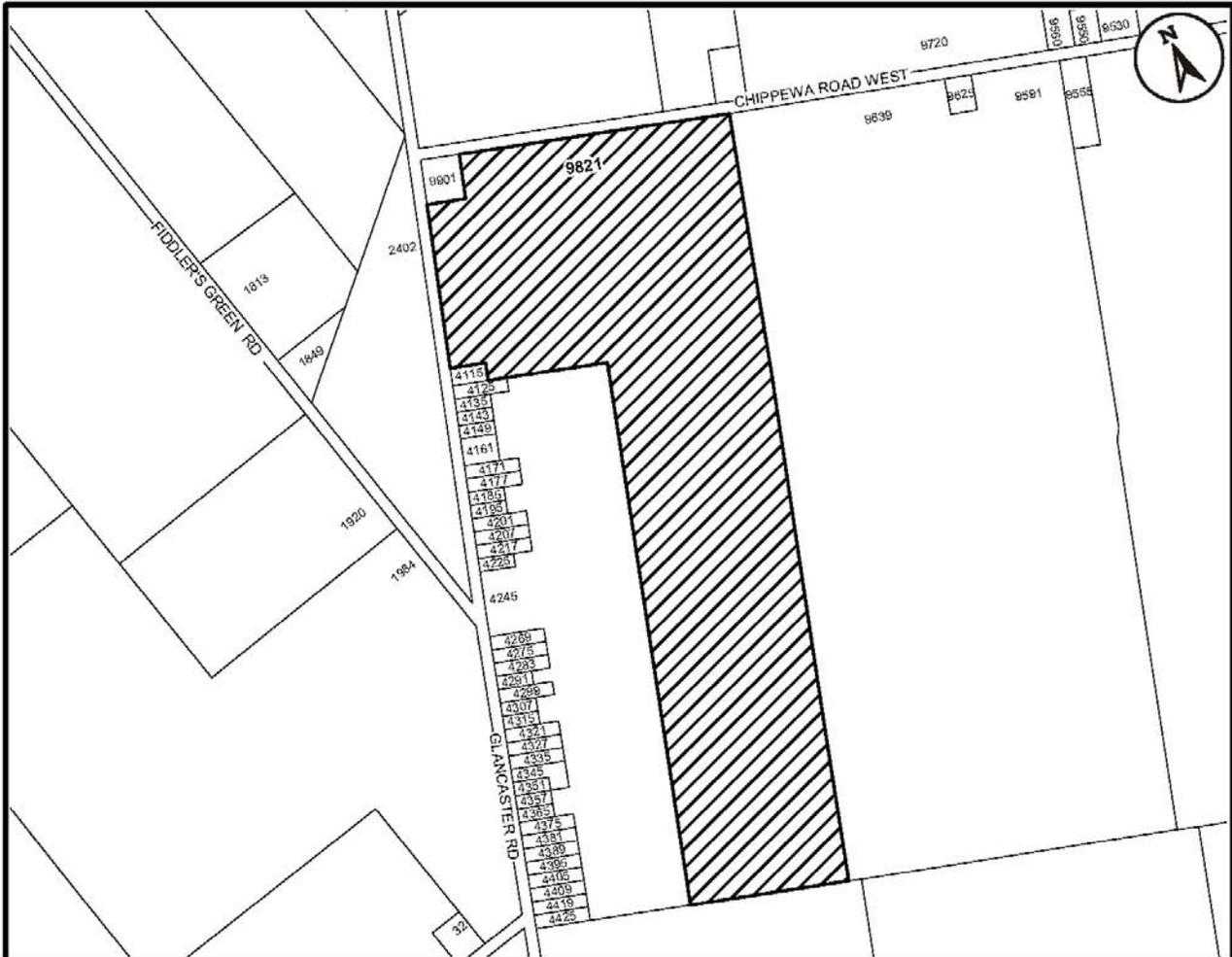
As per the amended Ontario Heritage Act, 2005, I am requesting that the silo described above be added to a "Register of Cultural Heritage Properties" for the City of Hamilton.

Sincerely,



Sharon Pearce





## Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

  
**Hamilton**

<b>File Name/Number:</b> 9821 Chippewa Rd	<b>Date:</b> April 13, 2011
<b>Appendix "B"</b>	<b>Scale:</b> N.T.S.
<b>Planner/Technician:</b> MH/AL	

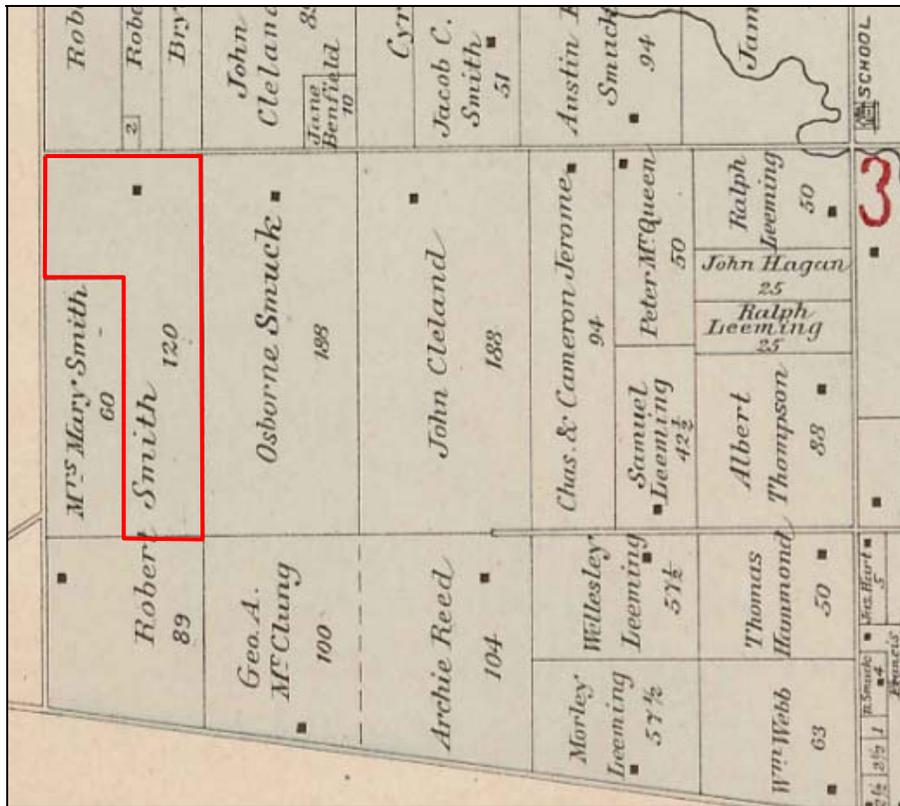
**Subject Property**

 9821 Chippewa Road

N.T.S. 



Illustrated Historical Atlas, County of Wentworth County, 1875



Imperial Atlas of Wentworth County, 1903



Front (north) façade of stone house



Rear (south) façades of stone house



Bank barn and silo.



Detail of silo sill plate.

**Ontario Heritage Act**

**ONTARIO REGULATION 9/06**

**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Criteria**

- 1.(1) The criteria set out in Sub-section (2) are prescribed for the purposes of Clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it:
    - i. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method;
    - ii. Displays a high degree of craftsmanship or artistic merit; or,
    - iii. Demonstrates a high degree of technical or scientific achievement.
  2. The property has historical value or associative value because it:
    - i. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
    - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
    - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
  3. The property has contextual value because it:
    - i. Is important in defining, maintaining, or supporting the character of an area;
    - ii. Is physically, functionally, visually, or historically linked to its surroundings; or,
    - iii. Is a landmark. O. Reg. 9/06, s. 1 (2).