

**To:** SPECIAL COUNCIL

**Meeting Date:** 9/13/2022

**Subject:** 22-134-CD Request to add 436 Fountain Street to the Municipal Heritage Register

**Submitted By:** Lisa Prime, Chief Planner

**Prepared By:** Laura Waldie, Senior Planner-Heritage

**Report No.:** 22-134-CD

**File No.:** D01.04.01

**Wards Affected:** Ward 1

**RECOMMENDATION(S):**

THAT Report 22-134-CD Request to add 436 Fountain Street to the Municipal Heritage Register, be received;

AND THAT Council add the subject property to the Municipal Heritage Register as a listed property of interest due to the cultural heritage value of the property identified in the HIA and in report 22-134-CD, after the house on the property has been moved in accordance with the HIA.

**EXECUTIVE SUMMARY:**

**Purpose**

To request that Council add the property to the Municipal Heritage Register (Register) as a property of interest.

**Key Findings**

A heritage impact assessment (HIA) for the property shows that there is cultural heritage value for the property to warrant inclusion on the Register as a property of interest, but not as a designated property.

**Financial Implications**

There are no financial implications to either the property owner or the City for listing a property on the Register.

## STRATEGIC ALIGNMENT:

- ☒ Strategic Action; or
- ☒ Core Service

**Objective(s):** PLACEMAKING - Promote and create a wide range of destinations and activities that capitalize on the beauty of the rivers and heritage buildings

**Strategic Action:** Lay the foundation for future community-building

**Program:** Land Use Planning

**Core Service:** Heritage Conservation

## BACKGROUND:



### Aerial View of 436 Fountain Street South

In May 2020, a development application was submitted to the City to rezone the subject property and the open space behind, in order to construct a number of single detached estate homes. The house on the subject property at 436 Fountain Street South was proposed for demolition to facilitate the redevelopment of the site. The subject property was not listed on the Register. Therefore, Heritage Planning staff, nor MHAC, were required to comment on the application and nor was a Heritage Impact Assessment (HIA) required. However, at the public meeting held October 20, 2020, a number of

delegates commented that the subject property was believed to be one of the original farmhouses left in that area of Preston and should be investigated for any cultural heritage value to warrant its retention. As a result, City Council directed staff to request an HIA be submitted for the development application which investigated the cultural heritage value of the property and report back on their findings.

In late October 2020, Heritage Planning staff requested a scoped Heritage Impact Assessment (HIA) be submitted for review by staff and the MHAC. This HIA, prepared by ARA Heritage, was submitted to the City for review in July 2021. The HIA evaluates the property's cultural heritage value as well as lists several options for the development from demolition to retention of the farmhouse. The full HIA is available upon request from Heritage Planning staff.

### **ANALYSIS:**



**Front Façade of 436 Fountain Street South (courtesy: ARA Heritage)**

The HIA indicates the preferred option is Option 4 which is to relocate the house and its stone addition over to the west side of the existing lot, approximately 50 feet from its



current location. Heritage Planning staff agrees with the preferred option as it helps to retain the structure rather than to demolish which had been the initial proposal in May 2020.

## **Property Description**

The HIA describes the house as a Regency influenced farmhouse. Heritage Planning staff disagree with this assessment and consider the architectural style to be an Italianate influenced Ontario farmhouse. Although some of the architectural details as deep eaves, covered front verandah, hipped roofline and symmetrical bay design suggest Regency attributes, the Regency design had fallen out of favour in Ontario by 1850. The current farmhouse is believed to have been constructed between 1890 and 1910. Regency buildings in Ontario are usually one or 1½ storey cottages with exterior finishes typically in either scored stucco, brick or ashlar stone. With their deep British influences, Regency cottages also have deep perimeter verandas with bell cast roofs or eaves and tall ground floor windows extending nearly to grade, with many often operating as French doors. The house at 436 Fountain Street South, although now clad in white vinyl siding, does appear to have a plaster and lathe construction as indicated in the HIA, but it is a full two storeys, with deep flat eaves, a repeating three bay front façade design on the two storeys and finished with a gabled dormer window, typical of the Italianate style prevalent in Cambridge from the late 1870s until the 1920s. The one storey stone addition, which likely predates the two storey house, does have Regency style attributes such as deep bellcast eaves with gabled end and is constructed of ashlar limestone. Because of the overgrowth of foliage on the structure, some details are difficult to ascertain.

## **Cultural Heritage Assessment of 436 Fountain Street**

The property was evaluated under Regulation 9/06 and the Cambridge Official Plan's criteria for determining a property of cultural heritage value. Heritage Planning staff are also in agreement with the HIA's assessment that both the main two storey farmhouse structure and the one storey addition do hold cultural heritage value to warrant inclusion onto the Heritage Register as a property of interest. The property has architectural significance as a modest two storey farmhouse, even if it has been altered with modern materials. It also has historical association with the Wismer family, a long standing farming family in Preston. The property also has contextual value in that it is connected to 19<sup>th</sup> century farming in Preston and is one of the last farmhouses to survive in that area of the City. A detailed description of the property's history and cultural heritage significance can be found in more detail in the HIA.

In order for a property to be added to the Register as a property of interest (not designated), a property must meet two of twelve criteria found in the City's Official Plan

to warrant inclusion onto the Heritage Register. Heritage Planning staff feel the property meets four of the twelve criteria. Those criteria are:

- i) it is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, *regional, provincial*, national or international history;
- ii) it is a representative example of a method of construction now rarely used;
- iii) it is a representative example of its architectural style or period of building;
- iv) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;

Therefore, it is Heritage Planning staff's recommendation that the subject property be added to the City's Heritage Register as a listed property of interest. The modifications to the main two storey structure with modern building materials, however, have lessened its architectural value in determining it to be an outstanding example of an architectural design to warrant designation under Part IV of the Ontario Heritage Act. The property owner has indicated that they are in support of listing the property on the Register, once the house is moved.

## **EXISTING POLICY / BY-LAW(S):**

### **Ontario Heritage Act**

#### **Register**

**27 (1)** The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2019, c. 9, Sched. 11, s. 6.

(3) In addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2019, c. 9, Sched. 11, s. 6.

#### **Consultation**

(4) If the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (3) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2019, c. 9, Sched. 11, s. 6.

#### **Notice to property owner**

(5) If a property that has not been designated under this Part has been included in the register under subsection (3), the council of the municipality shall, within 30 days after including the property in the register, provide the owner of the property with notice that the property has been included in the register. 2019, c. 9, Sched. 11, s. 6.

### **Same**

(6) The notice under subsection (5) shall include the following:

1. A statement explaining why the council of the municipality believes the property to be of cultural heritage value or interest.
2. A description of the property that is sufficient to readily ascertain the property.
3. A statement that if the owner of the property objects to the property being included in the register, the owner may object to the property's inclusion by serving on the clerk of the municipality a notice of objection setting out the reasons for the objection and all the relevant facts.
4. An explanation of the restriction concerning the demolition or removal, or the permitting of the demolition or removal, of a building or structure on the property as set out in subsection (9). 2019, c. 9, Sched. 11, s. 6.

### **Objection**

(7) The owner of a property who objects to a property being included in the register under subsection (3) shall serve on the clerk of the municipality a notice of objection setting out the reasons for the objection and all relevant facts. 2019, c. 9, Sched. 11, s. 6.

If a property owner submits an objection, Council has 90 days to decide whether to retain the property on the register or to withdraw it. Council is the deciding authority on the addition of properties to the register.

### **City of Cambridge Official Plan**

**4.3.1.** The *City* will encourage the conservation of its *cultural heritage resources*. The *City* will prepare, publish and periodically update a *Register of the City's cultural heritage resources*. This *Register* will list those properties which have been *designated* pursuant to the Ontario Heritage Act and those which have not. Those properties identified on the *Register* will include buildings, structures, landscapes and *Districts*.

### **FINANCIAL IMPACT:**

Costs associated with the proposed redevelopment, including relocation of the structure, are the responsibility of the property owner.

### **PUBLIC VALUE:**

### **Transparency:**

To ensure transparency, Report 22-134-CD is available on the City of Cambridge Council and Committee Calendars website found here:

<https://calendar.cambridge.ca/Council>

#### **ADVISORY COMMITTEE INPUT:**

The Municipal Heritage Advisory Committee reviewed the HIA and staff request to add the property to the Register at their meeting on September 16, 2021 and recommended that Council approve the request.

#### **PUBLIC INPUT:**

The meeting of the MHAC are open to the public. The agents for the property owner delegated to the MHAC on the findings in the HIA. This report is available on the City's website for review.

#### **INTERNAL / EXTERNAL CONSULTATION:**

The City's Senior Planner-Heritage was in contact with the City's Acting Manager of Development Planning and Senior Development Planner managing the plan of subdivision application to advise them of the MHAC recommendations.

#### **CONCLUSION:**

For the reasons set out in report 22-134-CD and in the HIA, staff is recommending that Council include the house and stone addition located at 436 Fountain Street South onto the Heritage Register as a listed property of interest.

#### **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

#### **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

**ATTACHMENTS:**

N/A