

**1. DESIGNATION OF 2659 ROGER STEVENS DRIVE UNDER PART IV OF THE
ONTARIO HERITAGE ACT**

**DÉSIGNATION DE LA PROPRIÉTÉ SITUÉE AU 2659, PROMENADE ROGER-
STEVENS, AUX TERMES DE LA PARTIE IV DE LA LOI SUR LE PATRIMOINE
DE L'ONTARIO**

COMMITTEE RECOMMENDATION

That Council:

- 1. Issue a Notice of Intention to designate 2659 Roger Stevens Drive under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value attached as Document 5; and**
- 2. Repeal By-law 49-85 as of the effective date of the by-law designating the property as outlined in Recommendation 1.**

RECOMMANDATION DU COMITÉ

Que le Conseil :

- 1. délivre un avis d'intention de désigner la propriété située au 2659, promenade Roger Stevens, aux termes de la partie IV de la Loi sur le patrimoine de l'Ontario, conformément à la déclaration de valeur patrimoniale faisant l'objet du document 5 ci-annexé; et**
- 2. révoque le Règlement municipal no 49-85 à la date d'entrée en vigueur du règlement désignant la propriété décrite à la recommandation 1.**

DOCUMENTATION / DOCUMENTATION

Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 27 November 2013 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 27 novembre 2013 (ACS2014-PAI-PGM-0010).

Report to/Rapport au :

Built Heritage Sub-Committee
Sous-comité du patrimoine bâti

and/et

Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales

and Council / et au Conseil

November 27, 2013
27 novembre 2013

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Michael Mizzi, Chief/Chef, Development Review
Services / Services d'Examen des projets d'aménagement, Planning and Growth
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RIDEAU-GOULBOURN (21)

Ref N°: ACS2014-PAI-PGM-0010

SUBJECT: DESIGNATION OF 2659 ROGER STEVENS DRIVE UNDER PART IV
OF THE *ONTARIO HERITAGE ACT*

OBJET : DÉSIGNATION DE LA PROPRIÉTÉ SITUÉE AU 2659, PROMENADE
ROGER-STEVENS, AUX TERMES DE LA PARTIE IV DE LA *LOI SUR
LE PATRIMOINE DE L'ONTARIO*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Agriculture and Rural
Affairs Committee recommend that Council:

1. Issue a Notice of Intention to designate 2659 Roger Stevens Drive under
Part IV of the *Ontario Heritage Act* according to the Statement of Cultural
Heritage Value attached as Document 5; and

2. **Repeal By-law 49-85 as of the effective date of the by-law designating the property as outlined in Recommendation 1.**

RECOMMANDATIONS DU RAPPORT

Que le Comité consultatif sur le patrimoine bâti d'Ottawa recommande au Comité d'agriculture et des affaires rurales de recommander à son tour au Conseil :

1. **de délivrer un avis d'intention de désigner la propriété située au 2659, promenade Roger Stevens, aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur patrimoniale faisant l'objet du document 5 ci-annexé; et**
2. **de révoquer le Règlement municipal n° 49-85 à la date d'entrée en vigueur du règlement désignant la propriété décrite à la recommandation 1.**

BACKGROUND

The house at 2659 Roger Stevens Drive is a one and one half storey farmhouse located just west of North Gower (see Documents 1 and 2). The front and side facades of the house were designated under Part IV of the *Ontario Heritage Act* by former Rideau Township in 1985. The Statement of Reason for Designation is below:

“A fine example of a style of farm house popular at the time in our area; it is unusually well detailed in contrasting buff brick, particularly over the windows and has interesting Gothic Revival trim on the eaves. The designation applies to the front (south), east and west elevations only.”

In 2012, the owner of the property requested that the City amend the designation to include the entire building. The City's legal staff has determined that the existing “Statement of Reason for Designation” could not be amended to include the rear façade since the intention of the Council at the time of designation was to designate the front and two sides. Accordingly, a new Statement of Cultural Heritage Value including the entire building, in conformity with the current requirements of the *Ontario Heritage Act* has been prepared.

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* must be approved by City Council.

DISCUSSION

Recommendation 1

The Official Plan, the Provincial Policy Statement (PPS) and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties of cultural heritage value under Part IV of the *Ontario Heritage Act* as part of the designation process.

Official Plan

The “Cultural Heritage Resources” section of the Official Plan has policies that provide for the designation of individual properties under Part IV of the *Ontario Heritage Act*:

2.5.5.2 Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Provincial Policy Statement

Section 2.6.1 of the Provincial Policy Statement (2005) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. The Built Heritage Sub-Committee will consider the designation and make a recommendation to Agriculture and Rural Affairs Committee and City Council. Council’s decision can be appealed by any member of the public. If an appeal is submitted, a Conservation Review Board hearing will be held and its decision referred back to Council for its consideration. The Conservation Review Board decision is not binding on City Council.

Ontario Regulation 09/06

Regulation 09/06 sets out criteria for designation under Part IV of the *Ontario Heritage Act* (see Document 3). It states that:

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 ... These criteria are organized into three groups; design or physical value, historical or associative value and contextual value.

2659 Roger Stevens Drive meets all three criteria for designation under Part IV of the *Ontario Heritage Act*. It has design value as a good example of the Gothic Revival

Style, historical value for its association with the Bradley family and the settlement of Marlborough Township and contextual value as a farmhouse in a rural setting. More information on the building can be found in Document 4, Heritage Survey and Evaluation Form.

The designation of the entire building is consistent with the aims of the City's designation program. In addition this will allow the owner to access additional grant funding for ongoing restoration work and will ensure the protection of the entire building in the future. For these reasons, the Department supports the designation of the entire house according to the Statement of Cultural Heritage Value (see Document 5).

Recommendation 2

After the Notice of Intention to designate is issued and the appeal period has ended, City Council will pass a new by-law designating the property according to the Statement of Cultural Heritage Value attached as Document 5. This by-law will repeal the existing designation by-law 49-85.

RURAL IMPLICATIONS

The re-designation of this house will help ensure the conservation of an important piece of Ottawa's rural heritage.

CONSULTATION

The owner requested the designation.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the designation.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

TERM OF COUNCIL PRIORITIES

HC4 - Improve Arts and Heritage.

SUPPORTING DOCUMENTATION

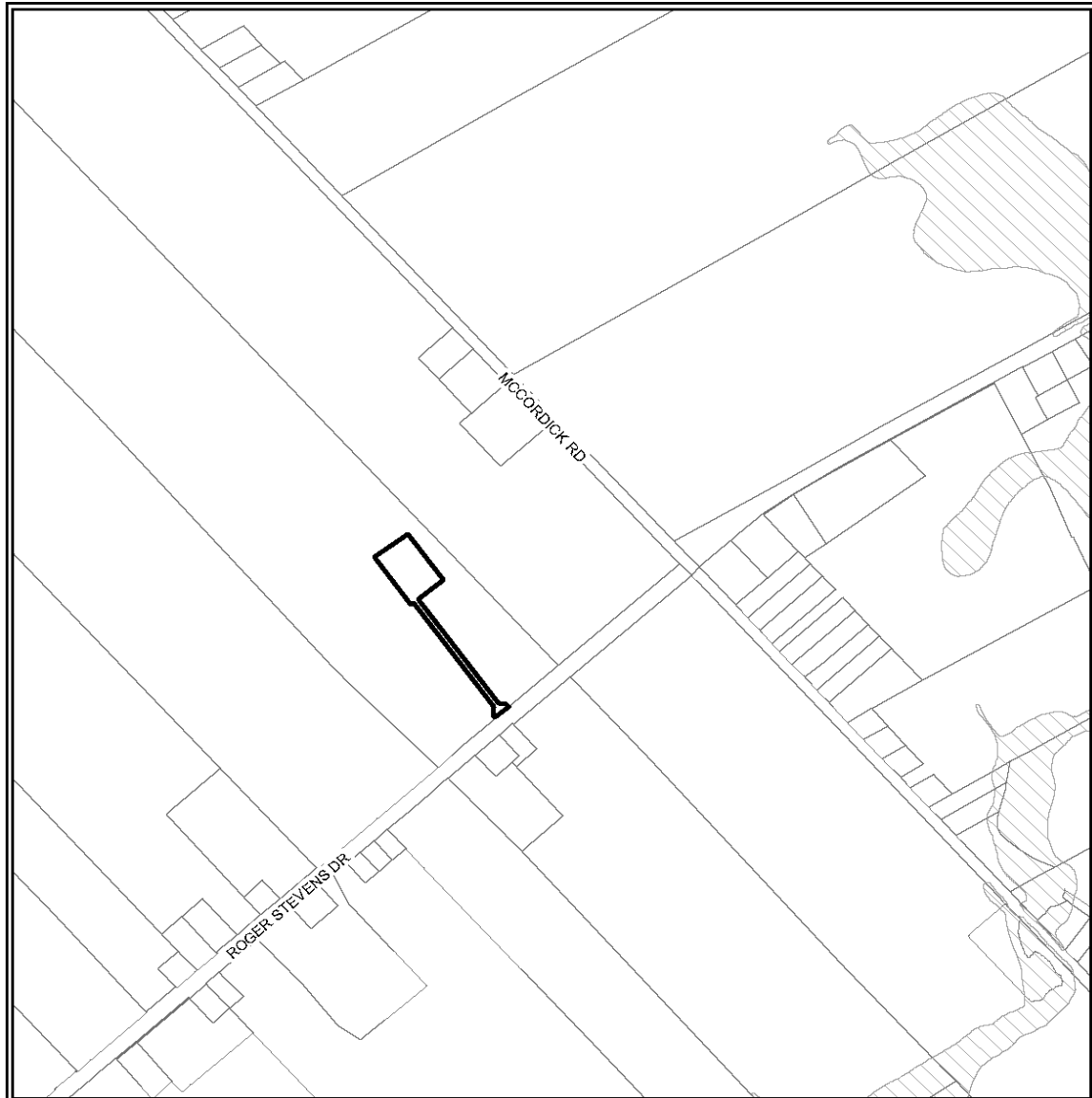
- Document 1 Location Map
- Document 2 Current Conditions
- Document 3 Ontario Regulation 09/06
- Document 4 Heritage Survey and Evaluation Form
- Document 5 Statement of Cultural Heritage Value



DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

LOCATION MAP

DOCUMENT 1



 <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure</p>	<p>Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 2659 prom Roger Stevens Drive</p>	<p>Échelle N.T.S. Mètres</p>
<p>13-2001-X I:\CO\2013\Zoning\Roger_Stevens_2659</p>	<p>Existing Flood Plain (Section 58) / Plaine inondable (Article 58)</p>	
<p>2013 / 11 / 22 REVISION DATE DE RÉVISION</p>	<p>039300318 Denotes Teranet-Polaris Parcel Identification Number</p>	<p>Scale N.T.S. Metres</p>

CURRENT CONDITIONS

DOCUMENT 2



ONTARIO REGULATION 09/06

DOCUMENT 3

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (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).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

HERITAGE SURVEY FORM

DOCUMENT 4



<u>HERITAGE SURVEY AND EVALUATION FORM</u>		Prepared By: Lesley Collins	
		Month/Year: November 2013	
Address	2659 Roger Stevens Drive	Building name	
Construction date	1876	Original owner	Edward Dailey



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
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Design Value	X	
Historical Value	X	
Contextual Value	X	
	A property may be designated under Section 29 of the <i>Ontario Heritage Act</i> if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>2659 Roger Stevens Drive is a good example of a Victorian Gothic Revival farmhouse. Its L-shaped plan and design are typical of farmhouses constructed in Ontario in the late 19th century and early 20th century. The Gothic Revival style for farmhouses first appeared in the 1860s in Ontario and quickly became popular for farmers when replacing their log houses association with initial settlement.</p> <p>The house is one and one half storey with a gable roof and has dichromatic brick work with a red brick veneer and buff brick quoins. The house features round and segmental arched windows with bracketed stone sills and decorative labels. Also typical of the style are the large veranda and decorative bargeboard in the gable ends.</p>		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>Excellent craftsmanship can be seen in the decorative bargeboard as well as in the dichromatic brickwork of the labels and quoins.</p>		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
N/A		

Summary					
2659 Roger Stevens Drive is an excellent example of a popular rural variation of the Gothic Revival style which represents the improving economic circumstances of Ontario's farmers in the late 1800s.					
Sources					
"Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present." John Blumenson. 1990. "The Presence of the Past." Editorial Note. March 1985.					
Historical and Associative Value					
Date of Construction	1876				
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	<table> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	YES	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>2659 Roger Stevens Drive is located on the west half of Lot 1 Concession 6 in former Marlborough Township. This 100-acre property was deeded from the Crown to Caleb Henderson in 1832. The land changed hands a number of times until 1867 when it was sold by James Johnston to Edward Dailey. The house was constructed for Dailey circa 1876 to replace an earlier log structure on the property.</p> <p>In 1900, Dailey sold his farm to Moses Bradley. Moses Bradley, the son of John and Jane Bradley was born in Marlborough Township in 1838. Early pioneer settlers of Marlborough Township, John and Jane were Protestant Irish immigrants, as were many of the other early settlers in the area. They had four sons and five daughters.</p> <p>In 1870, Moses Bradley married Margaret Pierce at St. James Anglican Church in Kemptville. Pierce was the daughter of William Pierce, also an early settler in Marlborough Township. Margaret and Moses had two children, Liza Jane Elizabeth and Thomas Henry. Margaret died in 1875 and Moses remarried Elizabeth McFerran of St. Lawrence County, NY sometime between 1875 and 1881. Moses and Elizabeth had eight children including Charles who went on to inherit the family farm. Moses</p>					

Bradley died suddenly of a stroke in February 1916 and his wife died in April 1919. Both are buried nearby in the church cemetery at St. John's Anglican Church in Pierce's Corners. After her death, the farm was inherited by their son Charles Bradley who worked an adjoining farm. The house and farm remained in the Bradley family until 1960. The house has been owned by the Hackett family since 1975.

2569 Roger Stevens Drive has had a number of long-term owners in its history including original owner Edward Dailey, the Bradley family and the Hackett Family. The Bradley family is associated with the early settlement and history of Marlborough Township and Pierce's Corners.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?

YES

NO

2659 Roger Stevens Drive is located in former Marlborough Township in south western Ottawa. In 1791, Captain Theodore Christian DePencier was engaged to survey a new township north of the Rideau River to be called Marlborough. The concessions were laid out running parallel to the river and were one mile deep and 100 rods wide. The first permanent settlers in the Township were the Burritt brothers who settled near Burritts Rapids in 1793. Burritts Rapids grew quickly in the early 19th century, but the interior of the township was slower to be settled. Located in the northern part of Marlborough Township, this house is located in the interior, north of the Rideau Canal near the hamlet of Pierce's Corners. This area was settled later than the Burritt's Rapids area along the canal. The grave markers in the small church yard cemetery at St. John's Anglican Cemetery on Pierce Road tell the story of the early pioneer families in this area- they included the Pierces, Bradleys, McFeetors, Johnstons and Carrigans.

This house yields important information about the early development of the interior of Marlborough Township in the 19th century.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?

YES

NO

Unknown. The L-shaped plan and design of the house could have been derived from one of the many pattern books popular in the 19th century.

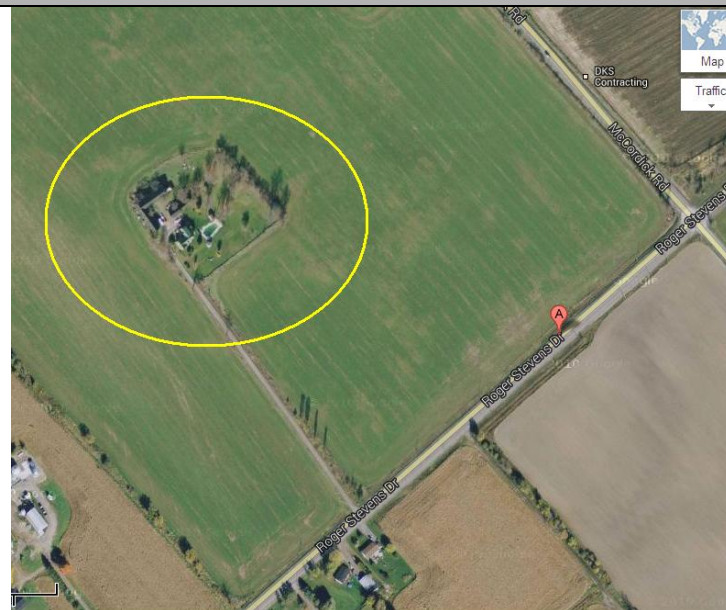
Summary

2659 Roger Stevens Drive is representative of the second phase of settlement in Marlborough Township, where the interior was settled and log houses began to be replaced with larger, more sophisticated houses. The house is associated with both the Bradley and the Pierce families, two pioneering families in Pierce's Corners. The house is representative of a successful farm in late 19th century.

Sources

"The Presence of the Past." Editorial Note. March 1985.
Walker, Harry and Olive. Carleton Saga. Carleton County Council 1968.

Contextual Value



Community Character

Is the property important in defining, maintaining, or supporting the character of the area?

YES

NO

The property has maintained its original use as a farm and thus supports the rural character of the area.

Context	YES	NO
Is the property physically, functionally, visually or historically linked to its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>This house and surrounding properties remain rural in character. The house reinforces the cultural landscape of rural Marlborough Township. The setback of the house from the road is representative of the property's functional use as a farm.</p>		
Landmark	YES	NO
Is the property a landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The house is not a landmark.</p>		
Summary		
<p>The functional design of the property as set back from the road and its continued use as a farm supports the community's rural character and contributes to its contextual value.</p>		

STATEMENT OF CULTURAL HERITAGE VALUE

DOCUMENT 5

Description of Property

2659 Roger Stevens Drive is a one and one half storey wood frame farmhouse with red brick cladding. The house was constructed in 1876 and is located west of the village of North Gower in former Marlborough Township in southwest Ottawa.

Statement of Cultural Heritage Value

2659 Roger Stevens Drive has cultural heritage value for its association with the early settlement of Marlborough Township, design value as a good example of the Gothic Revival style and contextual value for its location in a rural setting.

2659 Roger Stevens Drive has cultural heritage value for its association with the Bradley family and the early settlement of the interior of Marlborough Township. The house was constructed in 1876 for Edward Dailey, replacing an earlier log house on the site, and was purchased by Moses Bradley in 1900. The Bradley family of Marlborough Township were one of a number of Irish Protestant who arrived in Carleton County in the mid-19th century and quickly prospered through a combination of hard work and excellent farmland. They were one of the pioneering families near the hamlet of Pierce's Corners in the northern part of the township and Moses, followed by his son Charles, farmed the land until 1960.

The house at 2659 Roger Stevens Drive has design value as a good example of the Gothic Revival style popular in rural Ontario in the late 19th century. The Gothic Revival style became popular in Ontario in the 1860s and quickly became popular for farmers as they replaced the log houses associated with initial settlement. Typical of the style are its L-shaped plan, dichromatic brickwork, decorative bargeboard and veranda. 2659 Roger Stevens Drive is important in retaining and reinforcing the existing agricultural character of this area of Ottawa. Setback from the road by a long drive, the house is physically and functionally linked to its surroundings.

Heritage Attributes

Those attributes that make 2659 Roger Stevens Drive a good example of the Gothic Revival style include:

- L-shaped plan
- One and one half storey massing with gable roof
- Red brick veneer
- Buff brick quoins
- Round arched window in gable end
- Segmental arched windows with bracketed stone sills and decorative brick labels

- Veranda with decorative wood trim
- Bargeboard in gable end
- Red brick chimneys

Those attributes that reinforce the rural character of the property and the surrounding area including:

- Setback of the house from Roger Stevens Drive

The interior of the house is excluded from the designation.