

Request for Decision

Anderson Farm - Listing on Municipal Heritage Registry

Presented To:	Planning Committee
Presented:	Monday, Jun 27, 2016
Report Date	Wednesday, Jun 08, 2016
Type:	Managers' Reports

Resolution

THAT the City of Greater Sudbury add the Anderson Farm (550 Municipal Road 24) to the City of Greater Sudbury Heritage Register.

Purpose of the Report

The purpose of this report is to provide background information regarding the listing of properties of cultural heritage value on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act, and also to recommend that the Anderson Farm located at 550 Municipal Road 24 be added to the Register.

Background

One of the tasks of the Municipal Heritage Advisory Panel is to research and identify properties of cultural heritage value in the City and make recommendations to Council for their listing on the Municipal Heritage Register. Researching and listing cultural heritage resources on the Register serves to officially recognize these properties, as well as afford them a level of protection under the *Ontario Heritage Act* and *Planning Act*. Adding properties to the Register also helps to build public awareness and interest in Greater Sudbury's cultural heritage.

The City has already taken a leadership role in this initiative by listing the David Street Water Treatment Plant at 355 David Street and the former Copper Cliff fire hall at 7 Serpentine Street in May, 2014. The Panel is recommending that the City continue to list City-owned cultural heritage properties on the Municipal Heritage Register. The Advisory Panel is recommending that the Anderson Farm, located at 550 Municipal Road 24, be the next City-owned property to be listed on the Register.

What is a Municipal Heritage Register?

As mentioned, one of the primary elements of the Municipal Heritage Advisory Panel's work program is to identify, research and recommend properties to Council for listing on the Municipal Heritage Register. This

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work program ties directly to the current program listed in the City's Official Plan, which states that:

"The City will prepare and maintain an inventory of heritage resources. Council will support the designation and conservation of those resources listed in the inventory and implement the provisions of the Ontario Heritage Act."

Section 27 of the Ontario Heritage Act requires a municipality to keep a current, publicly accessible register of properties of cultural heritage value or interest situated in the municipality. The municipal register is the official list or record of cultural heritage properties that have been identified as being important to the community. The register must include all properties in the municipality that are designated under Part IV (individual designation) and Part V (district designation) of the Ontario Heritage Act.

As of 2005, the Ontario Heritage Act also allows municipalities to include on the municipal register properties of cultural heritage value that have not been designated, commonly known as "listing." Listing is a means to formally identify properties that may have cultural heritage value or interest to the community. It is an important tool in planning for their conservation and a measure of interim protection in that the owners must give the Municipality 60 days notice prior to demolition. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property, or determine that the building would be a better candidate for documentation in the City's Archives and, potentially, salvage prior to demolition.

The *Planning Act* identifies "the conservation of features of significant architectural, cultural, historical, archaeological or scientific" as a provincial interest. This is further articulated in policy 2.6.3 of the 2014 Provincial Policy Statement which states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Why list a property on the register?

A comprehensive register of cultural heritage properties, including both designated and listed properties, has the following benefits:

1. The register recognizes properties of cultural heritage value in the community;
2. The register promotes knowledge and enhances an understanding of the community's cultural heritage;
3. The register is a planning document that should be consulted by municipal decision makers when reviewing development proposals or permit applications. The register provides easily accessible information about cultural heritage properties for land-use planners, property owners, developers, the tourism industry, educators and the general public, and
4. The register provides some interim protection for listed properties.

What is the process to list non-designated properties on the register?

Council's approval is required to add cultural heritage properties that have not been designated to the register. In municipalities with a Municipal Heritage Committee, Council must consult with its committee before a non-designated property is added to or removed from the register.

The City's Heritage Plaque Program

The City developed a Heritage Plaque Program with the assistance of the past Municipal Heritage Advisory Panel. Plaques have been erected to recognize Austin Airways, the David Street Water Treatment Plant, and the Copper Cliff Fire Hall. A Plaque to recognize the Pine Street Water Tower is under development and

will soon be erected onsite. There may be an opportunity to commemorate the Anderson Farm in the future, as part of an outdoor information board that is planned for the site in 2016.

Conclusion

The Ontario Heritage Act allows municipalities to include in their formal heritage register properties which the municipality considers being of cultural heritage value or interest but which are not designated. This is commonly known as "listing".

The City has previously listed City-owned properties on the register: the David Street Water Treatment Plant (355 David Street) and the former Copper Cliff Fire Hall (7 Serpentine Street). The Municipal Heritage Advisory Panel now recommends that the Anderson Farm be listed on the register to recognize the Farm's cultural heritage value.

Anderson Farm

Address	550 Municipal Road 24, Lively ON
Owner	City of Greater Sudbury
Construction Date	Various (1914-1930s)
Legal	Geographic township of Waters, Lot 7, Concession 5, PCL 11132



Anderson Barn in 1916 (CGS Historical Database)



Current photo of the Anderson Farm (CGS Staff)



Location Map

Historical Significance

Frank and Gretta Anderson both immigrated to Canada from Finland around the turn of the 20th century, met at a boarding house in Copper Cliff, and were married in 1901. Frank worked at Creighton Mine and Gretta, at a local boarding house.

Circa 1910, they decided to strike out on their own and buy land to develop for farming. By 1932, with much hard labour and Gretta's business acumen, the Andersons had "the biggest farm in Waters Township... [with] the finest herd of grade dairy cattle in Northern Ontario, and one of the finest in the province" (Sudbury Star article "Here's How to Go Back to the Land!", published on July 2, 1932.)

In 1950, Mrs Anderson sold all but approximately 14 acres of the farm to the then International Nickel Company of Canada, Ltd. (INCO), which, in turn, developed the community of Lively.

Architectural Description

The Farmhouse

The one and a half story farmhouse was built in 1914 to replace a much smaller dwelling. Two additions – a large kitchen and a sunroom – were added to the house sometime before the 1940s. In the 1970s the Municipality of Walden restored all wood paneling in the house to its original finish; 9 of the house's 10 rooms feature this paneling. All interior doors in the house, the glass of interior door windows and the glass of interior windows (between parlour and sunroom, between kitchen and sunroom) are believed to be original.

The Barn

The Anderson Farm barn was constructed in 1916 by the Andersons with assistance from their neighbour John Lahti. The upper floor of the barn was a hayloft, and its lower floor was used to house 50 dairy cows.

A portion of the upper floor's track and pulley system for hay as well as a portion of the wooden catwalk remain. The loft was renovated to include a second layer of new wooden flooring over the historic wooden flooring and a number of slanted wooden storage closets as well as a stage, which was once used for community theatre.

The original concrete floor of the lower level remains, though in places has degraded quite heavily, and has been covered with wooden deck to prevent further damage while allowing visitors to use the central walkway of this area. Many of the metal stanchions that separated the cows remain, as does a portion of the gravity fed automatic watering system. The manure carrier and its track remain as well.

The Milkhouse

The brick milkhouse attached to the barn was built sometime between 1916 and 1932. The milkhouse was originally a wooden structure half the total length of the existing structure to which a brick addition was added. When the site was taken over by the Municipality of Walden in the 1970s, the back wooden portion, which had been partially destroyed by fire, was rebuilt with brick (which originated from a historic building in Copper Cliff area that had been recently demolished).

The front portion (used as the dairy) retains its original brick, as well as its original concrete floor (degrading in places). This section of the building also includes the original ice storage room.

Cultural Heritage Value

The Anderson Farm has historical value because it has direct associations with the Finnish community, farming in the early part of 20th century, and the future development of Lively. The Anderson Farm has contextual value because it is historically linked to Lively, is a landmark in the community, and helps define the character of the area.