



City of
Peterborough

To: **Members of the Committee of the Whole**

From: **Ken Doherty, Director of Community Services**

Meeting Date: **November 2, 2015**

Subject: **Report CSACH15-005**
Designation of Heritage Property

Purpose

A report to recommend that Council designate 252 Parkhill Road West (*Ashley*) under Part IV, Section 29 of the *Ontario Heritage Act* as being a property of cultural heritage value or interest to the City of Peterborough.

Recommendations

That Council approve the recommendations outlined in Report CSACH15-005 dated November 2, 2015 of the Director of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the property at 252 Parkhill Road West as a heritage property under Part IV, Section 29 of the *Ontario Heritage Act* (R.S.O. 1990, c.O.18) being of “cultural heritage value or interest” be approved; and
- b) That Council’s intention to designate be advertised in a newspaper having general circulation in the municipality as per the *Ontario Heritage Act* R.S.O. 1990, c.O.18, s.31 (3); and
- c) That the owners of the property to be designated, and the Ontario Heritage Trust, be served with a Notice of Intention to Designate as per the *Ontario Heritage Act* R.S.O. 1990, c.O.18, s.29 (3).

Budget and Financial Implications

There are no direct budget and financial implications in approving the recommendations in this report. 252 Parkhill Road West lies outside Schedule J - Central Area Land Use Plan of the City's Official Plan. In accordance with By-law 11-086, Council, at its discretion, can provide tax relief for certain properties with exceptional heritage significance located outside of *Schedule J*. 252 Parkhill Road West has been evaluated as a Category 'A' property under the PACAC review process. If 252 Parkhill Road West is designated under the Ontario Heritage Act, the property owner may decide to apply to Council for an exception to By-law 11-086 and would be eligible for tax relief of approximately \$2,345.72. The municipal portion of this amount is \$2,026.12.

The 2015 budget for the Heritage Property Tax Relief Program is \$200,000. The cost to the City is currently \$191,851.35. The Heritage Preservation Office anticipates the enrolment of one additional property before the end of 2015, bringing the municipal total to approximately 192,879.86. The subsequent addition of 252 Parkhill Road would bring the total municipal contribution to 194,905.98.

Background

Under Part IV of the *Ontario Heritage Act*, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-laws. The designation process strikes a balance between the freedom of the individual property owner and the recognized need of the community to preserve its heritage resources. While the City has the capacity to designate a property without the owner's consent, the current owners of 252 Parkhill Road are supportive of the designation. Heritage designation prohibits unwarranted demolition and controls major alterations that might otherwise harm specific heritage features. Designation may also make property owners eligible for preservation grants and tax relief, and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 126 designation By-laws, although this only represents a portion of the buildings in the City that are eligible for designation. PACAC administers the designation program in partnership with the Arts, Culture and Heritage Division, the Planning Division, and the City Clerk's Office.

As a Category 'A' property, 252 Parkhill Road West is considered worthy of heritage designation based on its individual merits. Based on the PACAC evaluation criteria, Category 'A' properties are of the highest local significance and may hold provincial and/or national significance.

Significance

252 Parkhill Road, known as Ashley, was constructed circa 1885 for John Edward Hammond, farmer and local gentleman. Hammond was the husband of Harriet Macdonald, a niece of lumber merchant, Mossom Boyd, and sister-in law to noted architect John E. Belcher. Hammond named his house "Ashley" after his childhood home in England. After Hammond's death in 1887 his widow Harriet remained at Ashley

for the next quarter of a century before moving in with her son, Dr. Arthur Hammond, at 232 Brock Street, known today as “Hammond Hall”.

There is strong evidence that John Belcher designed the house at 252 Parkhill Road West. Hammond and Belcher, related by marriage, were close friends and Ashley would have enjoyed a direct sightline of 269 Edinburgh Street (Smithtown Hill House) which was occupied by the Belchers during this period. Ashley is also very similar to 643 Bethune Street, designed by Belcher around the same time in the Victorian Gothic style and with common design characteristics.

252 Parkhill Road occupies a prominent site on Smith Town Hill overlooking the City on the historic northern edge of Peterborough. The area is the site of the original European settlement of Smith Township in 1818 and was annexed by the City in 1872.

Summary

252 Parkhill Road West is recommended for designation. The property is an excellent representative example of Victorian Gothic architecture in present-day Peterborough

Submitted by,

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Attachments:
Appendix A – Heritage Designation Brief