



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: July 8, 2020

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act
Joseph & Leah Pipher Farmhouse and Smokehouse
33 Dickson Hill Road

33 Dickson Hill Road

Property/Building Description: Two storey stone farmhouse constructed in 1861

Use: Vacant

Heritage Status: Listed on the Markham Register of Properties of Cultural Heritage Value or Interest

Application/Proposal

- The property at 33 Dickson Hill Road has recently been purchased by a new owner who took possession of the property on May 20th and plans to renovate the house and construct a new addition to make it their family home;
- Heritage Staff and Heritage Markham have recommended that the property be designated under Part IV of the Ontario Heritage Act, to acknowledge the property's significant cultural heritage significance, to help ensure the preservation of significant architectural heritage attributes as well as compatible future alterations.
- The matter was deferred by Markham Council to allow it to return to the Heritage Markham Committee on July 8th and then Council on July 14th.

Background

- The property at 33 Dickson Hill Rd had been vacant and neglected for several years prior to the house being listed for sale in 2019;
- In the autumns of 2019, a person intending to purchase the property requested feedback from Heritage Staff and Heritage Markham regarding a proposal to relocate a vacant heritage schoolhouse to the property to be restored as a Montessori school;

- In November of 2019 Heritage Staff and Heritage Markham recommended that the property be designated under Part IV of the Ontario Heritage Act to both recognize the heritage significance of the property and to better regulate proposed changes to the property prior to any work commencing on the property;
- In January of 2020, Heritage staff learned that the real estate deal had fallen through and that the property would be relisted for sale;
- On March 3rd 2020, Heritage Staff met with a new prospective owner of the property who had made an offer to purchase the property with a closing date of May 20, 2020;
- At that meeting, which was primarily regarding zoning issues, Heritage Staff made the new prospective owner aware that it was the intent of Heritage Staff and Heritage Markham to designate the property under Part IV of the Ontario Heritage Act;
- At that meeting, the prospective owner indicated that he had some concerns about how designation of the property would affect plans to rehabilitate the property, because he had intended to replace the historic wooden windows and front entrance feature of the stone house, and he was concerned about the physical condition of the brick smokehouse, its historic location in relation to the main house, and the feasibility of restoring this building and finding a suitable use for it;
- In order to designate the property prior to the new owner taking possession of the property on May 20, 2020, Heritage Staff drafted an Intention to Designate report to Development Services on April 21, 2020;
- At the Development Services Committee Meeting of April 21, 2020 the Committee recommended that the designation of the property be deferred in order to provide time for Heritage Staff to meet with the new owner of the property in an attempt to resolve the new owner's concerns regarding the impact of heritage designation on his future plans for the property;
- Due to the State of Emergency created by the Covid-19 pandemic, Heritage Staff held a virtual meeting with the applicant and his agent on April 24, 2020, to discuss the owners concerns;
- At that meeting Heritage Staff and the new owner did not agree on how to resolve outstanding issues, but the Owner agreed to not remove any heritage features of the property in order to permit a site visit by Heritage Section staff once the owner had taken possession of the property to allow Staff to better assess the condition of heritage attributes that the Owner wished to remove;
- Heritage Staff met on site with the owner on June 11th 2020 to inspect the heritage features in question and are of the professional opinion that all of the heritage features that the owner wanted to remove were capable of being restored based on the inspection of the features and past experience on similar buildings (See attached meeting notes of June 11, 2020);
- After consulting with the new owner as directed by Council, Heritage Staff placed the Intention to Designate report on the June 22nd, 2020 Development Services Committee agenda;
- Although the Development Services Committee supported the Staff recommendation to designate the property, on June 23, 2020 Council directed the matter to be deferred until the next meeting of Council on July 14, 2020 in order to obtain the feedback from Heritage Markham on July 8th regarding the outstanding issues;

Outstanding Issues

Historic Windows

- At this point in time, the owner has indicated that although he agrees with Heritage staff that the historic wooden windows could be restored, he wishes to replace them with modern replica windows that are more energy efficient and can easily be opened. Heritage staff has indicated that those windows in repairable shape should be retained and restored as these are considered to be rare and significant heritage attributes of the house. One option may be to ensure that at minimum, those windows that can be restored are used on the front elevation of the house (principal facade)

Front Entrance Door/Transom/Side Lights

- The owner has also indicated that he would like to replace the entire front entrance feature with a new one replicating the original as close as possible because he is concerned about the condition, security and energy efficiency of the original and that he plans to raise the level of the floor inside the door which would make the original door opening too short for taller people.
- Heritage Staff are of the opinion that the existing entrance feature is an important character defining attribute of the house and should be retained and restored, but that they could potentially support the replacement of the existing wooden door with a replica wooden door to address the issues of condition and security raised by the owner, but retain the sidelights and transom;

Shutters

- The owner has indicated that he wishes to replace the existing wooden shutters with new wooden replicas fixed to the wall rather than mounted on traditional hardware. Heritage Staff acknowledge that many of the shutters are in poor shape and could support new wooden replica shutters but would prefer them to be mounted on traditional hardware but is not opposed to them being fixed in place;

Former Smokehouse

- The owner has indicated that he is now willing to restore the brick smoke house in its original location which is the preference of staff. If this was not to be pursued, staff had previously indicated that they could support the dismantling and reconstruction of the structure to another part of the property.

Addition to the Building

- The owner has also proposed an addition to the building which will be reviewed by Heritage Markham Committee upon submission of a formal application.

Staff Comment

- Although a site visit to the property by the architectural review sub-committee was suggested to permit members of Heritage Markham Committee to view the condition of the

existing heritage features of the property for themselves, the city of Markham cannot allow this to occur during the current Covid-19 State of Emergency.

- Heritage Section staff has attended the site using proper safety protocols and have taken photographs of the heritage features under discussion. These photos will be shown as part of a Powerpoint presentation at the meeting.
- Heritage Markham should consider if the identified features (windows, shutters, front entry and smokehouse) should remain in the list of “Significant Heritage Attributes to be Conserved” as exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, including the identification of the original windows, shutters, front entry and former smokehouse building as significant heritage attributes to be conserved.

Or

THAT Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, subject to the following modifications to the list of exterior, character-defining elements that embody the cultural heritage value of the property:

- xx

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Attachments

- June 22 2020 Development Services Committee Staff Report
- Site Visit Notes (Staff) – June 11, 2020



Report to: Development Services Committee

Meeting Date: June 22, 2020

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act Joseph & Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road

PREPARED BY: Peter Wokral, Senior Heritage Planner, ext. 7955

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning ext. 2080

RECOMMENDATION:

1. That the staff report titled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Joseph & Leah Pipher Farmhouse and Smokehouse, 33 Dickson Hill Road”, dated June 22, 2020, be received;
2. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
3. That the recommended approach to address concerns identified by the owner in Appendix ‘B’ of this report be endorsed by Markham Council;
4. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
5. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
6. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
7. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council’s decision to designate the property; and
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend to Council that the “Joseph and Leah Pipher Farmhouse and Smokehouse” be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:

The property is listed on the Markham Register

The subject buildings are located at 33 Dickson Hill Road. The property is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City's inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

The Joseph and Leah Pipher Farmhouse is a fine example of mid-19th century local field stone classical revival farmhouse constructed for a prosperous farming family

The Joseph and Leah Pipher Farmhouse is undoubtedly Markham's finest remaining field stone building. It is remarkable for being a full two stories in height, and for the quality of stonework. The house retains almost all of its original exterior and interior features and is a testament to the industry and prosperity of the Pipher family (see Figure 3- Photographs of the Joseph and Leah Pipher farmhouse).

The smokehouse is an excellent example of a mid-19th century specialized accessory farm building

Based on an archival picture, the smokehouse/summer kitchen located in front and to the side of the main house, was just one of a large complex of buildings that made up the Pipher farm (See Figure 5 – Archival Photograph of the Pipher farmstead). This substantial local clay brick building is a rare surviving example of a specialized farm building that retains most of its original features (See Figure 4 – Photograph of the Joseph and Lean Pipher Smokehouse).

The buildings were evaluated using the City's heritage evaluation system

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Joseph and Leah Pipher House and Smokehouse were evaluated as Group 1 Heritage Buildings. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the Ontario Heritage Act.

The buildings have been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the following criteria.

- The property has design value or physical value because it:

- Is a rare, unique, representative or early example of a style, type expression, material or construction method,
 - Displays a high degree of craftsmanship or artistic merit,
 - Demonstrates a high degree of technical or scientific achievement.
- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- The property has contextual value because it:
 - Is important in defining , maintaining or supporting the character of an area
 - Is physically, functionally, visually or historically linked to its surroundings
 - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the property merits designation under Part IV (Section 29) of the Ontario Heritage Act for its design, associative and contextual value.

From a design perspective, the Joseph and Leah Pipher Farmhouse is a rare example of a mid-19th century, two storey fieldstone dwelling which displays the highest quality of stonework in the City of Markham. The Joseph and Leah smokehouse is also a rare surviving example of specialized farm building constructed from local clay brick. The original architectural features of both buildings remain remarkably intact.

The property has associative value as the two buildings are the only surviving buildings of what was once a large complex of farm buildings just outside the Hamlet of Dickson Hill owned by the Piphers, who were a Pennsylvania-German Mennonite family that settled in Markham as early as 1803 (See Figure 5- Archival Photograph of the Pipher Farmstead). The Pipher house is also directly associated with a stone mason who learned his trade while incarcerated in the Kingston Penitentiary for his participation in the Upper Canada Rebellion of 1837.

The property has contextual value as it maintains and contributes to the rural character of the area.

The Statement of Significance – Reasons for Designation is attached as Appendix 'A'.

Heritage Markham has recommended designation

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.

Development Services Committee referred the matter back to staff for further consultation
The report recommending the designation of the property at 33 Dickson Hill Road was considered by the Development Services Committee on April 21, 2020. The Committee referred the matter back to staff for further discussions with the new owner of the property.

OPTIONS/ DISCUSSION:

The protection and conservation of heritage resources is consistent with City policies

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

Designated properties are also eligible to participate in the City's heritage property tax rebate program and the Designated Heritage Property Grant program.

Further consultation with the new owner regarding designation

Earlier this year, the owner of the property (prior to May 2020) was advised that designation was being recommended and responded with no objection. However, a new owner has purchased the property and staff was directed to consult with the new owner of the property regarding the implications of designation.

Heritage staff have had further consultation with the new owner and his architectural consultants to ascertain if there are any additional questions or concerns regarding the designation of the property. The new owner has expressed concerns related to the condition of some of the heritage attributes found on the stone dwelling as identified in the designation report and his desire to replace them, as well as the retention of the former smokehouse building. The new owner indicated his general desire is to retain the heritage features associated with the dwelling as they are part of what attracted him to the property, and that he plans a complementary addition to the existing dwelling.

Overall the new owner has stated no issue with a heritage designation for the house, but would like to achieve agreement on an approach to address specific heritage attributes to satisfy both his objectives and those of the City from a heritage perspective. The key areas of concern from by the owner are identified along with staff comments and a recommended approach in Appendix 'B' of this report. Overall, there is agreement on most matters, but some differences of opinion as to what features are salvageable.

At the time of report preparation, staff was arranging a site visit with the owner to review outstanding matters where there is disagreement as noted in the staff report.

The designation of this cultural heritage resource is supported by staff. It is recommended that the recommended approach in Appendix 'B' addressing concerns identified by the owner be endorsed by Markham Council.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage resources is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 33 Dickson's Hill under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

Appendix 'A' – Statement of Significance/ Reasons for Designation

Appendix 'B' – Concerns Raised by the Owner/Staff Response and Recommended Approach

FIGURE 1- Owner and Location Map

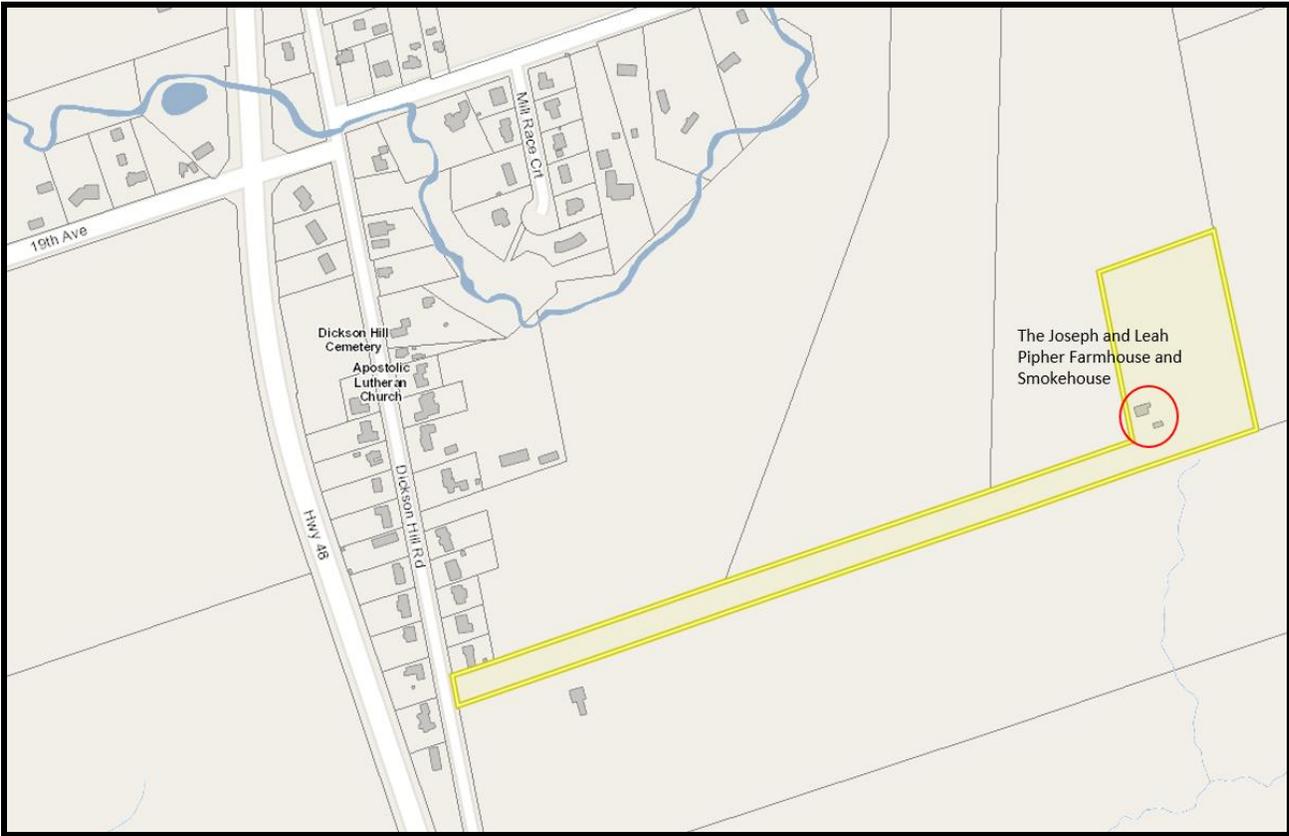


FIGURE 2 - Aerial Map



FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse

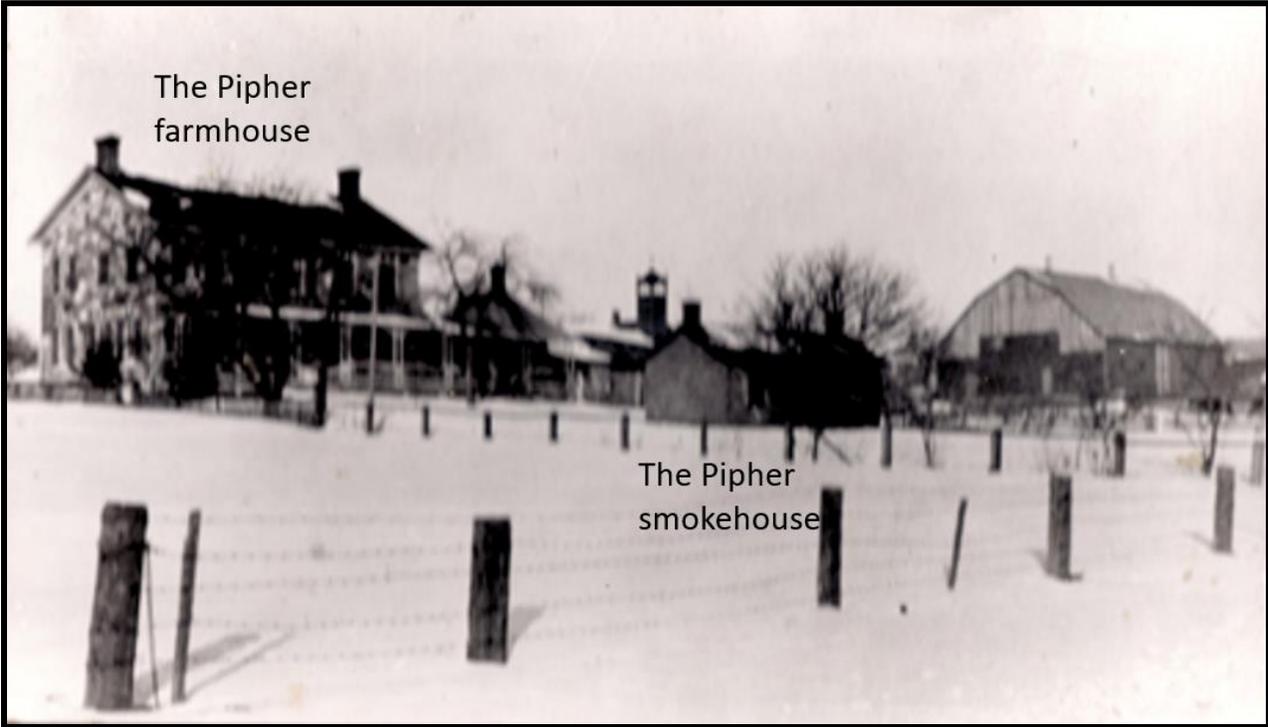




FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse



FIGURE 5 – Archival Photograph of the Joseph and Leah Pipher Farmstead



Appendix 'A' Statement of Significance

Joseph and Leah Pipher House 33 Dickson Hill Road 1861

Description of Property

The Joseph and Leah Pipher House is a two storey stone farmhouse located on a keyhole lot on the east side of Dickson Hill Road in the historic hamlet of Dickson Hill. The house is set back from the road to the extent that it is not visible from the road, and faces south.

Historical and Associative Value

The Joseph and Leah Pipher House has historical and associative value for its association with the Pipher family, a Pennsylvania-German Mennonite family that were living on Lot 27, Concession 7, Markham Township at the time of William Berczy's census of 1803. Joseph Pipher, born in Canada in the year 1800, was the youngest of the three sons of Samuel Pipher and Barbara (Labar) Pipher. He purchased the 200 acres of Lot 29, Concession 8 from Absolom Sommers in 1826. His first wife was Catherine Kleiser, who died in 1836. His second wife was Leah Kaiser. Their original home was a one and half storey frame dwelling. In 1861, the family constructed a fine two storey stone house that still stands at 33 Dickson Hill Road, well removed from the road. The Historical Atlas of York County map of Markham Township, dated 1878, illustrates the stone house near the centre of the lot, with an adjoining orchard. The house is said to have been constructed by a stone mason that learned his trade while incarcerated in Kingston for an incident connected with the Upper Canadian Rebellion of 1837. According to the 1861 census, two stone masons resided on the Pipher farm at that time, Wallingford Sanders and Robert Hill. It is probable that they were the builders of the stone farmhouse at 33 Dickson Hill Road. The portion of the farm where the stone house stands was inherited by a son, Isaac Pipher, in 1867, and remained in the ownership of the family until 1904, when it was sold to David Moyer, a local Mennonite farmer. His son, Harvey Moyer, resided here. The property was sold out of the Moyer family in 1960.

Design and Physical Value

The Joseph and Leah Pipher House is of design and physical value as Markham's finest remaining example of mid-19th century stone construction. The substantial two-storey dwelling, in a vernacular interpretation of the neo-classical style, is remarkable for its scale, being a full two storeys in height with a 5-bay front. The house retains most of its original detailing, including the front doorcase, single-hung six over six windows, louvered wood shutters, and a substantial wood cornice. The most noteworthy feature of the Pipher House is the stonework on the south (front) and west walls, which was rendered in dressed, coursed, multi-coloured fieldstone, squared and dressed with a crandalled finish and accented with quarried limestone brought in from another locality. Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date "1861."

An archival photograph provides visual evidence of a former full-width veranda supported on wood treillage, and a one-storey stone kitchen wing at the east end of the main block. A portion of this kitchen wing remains as a shed-roofed extension of the east gable-end wall.

Contextual Value

The Joseph and Leah Pipher House is one of a number of stone houses to have been constructed in Markham Township in the 19th century. It is arguably the finest remaining example due to its scale, the quality of its design and construction, and for its authenticity in terms of remaining original building fabric. The Pipher House is part of an agricultural landscape on the east side of the historic hamlet of Dickson Hill, associated with the hamlet due to the location of its long farm lane that connects the property to Dickson Hill Road. The farmhouse was once part of a complete farmstead with a barn and other outbuildings; today the only outbuilding still standing is a one storey brick building that once contained a bake oven and smokehouse.

Significant Heritage Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House include:

- The scale form and massing of the two storey main block with its rectangular plan, and one storey remnant of the stone kitchen wing on the east gable end;
- Multi-coloured fieldstone walls with the front and west sides in coursed, dressed squared stone and north and east walls in coursed random rubble;
- Datestone inscribed “1861” over main entrance door;
- Gable roof with eave returns and wood cornice mouldings;
- Red brick gable-end, corbelled chimneys;
- Main entrance on south wall with multi-paned transom and sidelights with wood panels below, and six panelled wood door;
- Six over six wood single-hung windows with functional louvered wood shutters and lugsills;
- Quarter circle attic windows on west gable end, with a fan-shaped pattern of muntin bars;
- Six-paned attic windows on east gable end;
- The scale form and massing of the one storey red brick outbuilding with its gable roof with open, overhanging eaves, single stack corbelled brick chimney at the west gable end, three wood four-panel doors on the north wall and two wood six-paned windows and one wood six over six single-hung window on the south wall.

Appendix ‘B’ – Concerns Raised by the Owner/Staff Response and Recommended Approach

A meeting was held with the new owner of the property (Adam Marmo) and his architectural consultants (Shane and Russ Gregory) on April 24, 2020 with follow up comments provided by the owner on April 29th. The key areas of concern are identified along with staff comments and a recommended approach to address the concern.

1. Former Smokehouse

- **Owner’s Comments**
 - Considers the smokehouse to be in a deteriorated physical state and that its current location is not desirable. Willing to retain the smokehouse for the time being
 - Relocation is not feasible (financially or structurally). Would be willing to prepare measured drawings of the building, salvage the bricks, store them on site and identify another mutually acceptable location on the property for replication and adaptive re-use of the building.
- **Heritage Staff Comments**
 - Noted the heritage significance of this unique accessory building and that staff are not aware any other surviving examples in Markham.
 - The preference would be to see this building retained in its current location or relocated intact as a complete original building, elsewhere on the property rather than replication. Relocation has been supported on other sites.
- **Recommended Approach**
 - Retain the smokehouse as an identified heritage attribute in the designation report, but acknowledge through this report, support for the future dismantling and replication of the building elsewhere on the property using salvaged bricks and other components from the structure.

2. Exterior Heritage Attributes – Dwelling – Windows

- **Owner’s Comments**
 - Initial intention was to replace all the existing historic wooden windows, with replicas, but is willing to consider retaining and restoring windows in good physical condition.
 - Revised proposal is to retain historic windows on front facade, but that the east and west sides of the house have new wood windows of the same appearance as those that are there currently, but more efficient, and easier to open and close.
- **Heritage Staff Comments**
 - Based on a previous site visit, the original windows appeared to be in relatively good shape considering their age and the time the house was vacant. Those windows in repairable shape should be retained and restored as these are considered to be rare and significant heritage attributes of the house.
- **Recommended Approach**

- Retain the existing windows as an identified heritage attribute in the designation report, but acknowledge through this report, that the owner has agreed not to remove any heritage windows upon his taking possession of the property, and that a future site visit by staff with the owner will assess the condition of the windows in a fair and reasonable manner to determine their suitability for retention and if necessary, re-conditioning.
- The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

3. Exterior Heritage Attributes – Dwelling – Shutters

- **Owner's Comments**
 - Existing shutters are in extremely poor shape and do not appear to be accurately sized or mounted correctly.
 - No objection to re-introducing new wooden shutters on the building if they are required, but would prefer to fasten them to the stone wall.
- **Heritage Staff Comments**
 - Louvred shutters were likely an original feature of the house, but further review is required to assess the condition and size of the existing shutters. Staff would like to review the shutters during a site visit.
 - Any replacement shutters should be installed with shutter hardware, not attached to the wall (difficult to do on a stone wall – drilling into stone, damage to stone). The hardware from the existing shutters could be salvaged.
 - One option- shutters only on the front elevation. There may be enough old ones on all parts of the house in restorable condition to use the best of them.
- **Recommended Approach**
 - Retain the existing shutters as an identified heritage attribute in the designation report, but acknowledge through this report, that many shutters appear to be in poor shape and that a future site visit by staff with the owner will assess their condition and authenticity in a fair and reasonable manner.
 - If existing shutters are found to be inappropriate and/or beyond reasonable repair, new wooden, louvered shutters should be re-introduced.

4. Exterior Heritage Attributes – Dwelling – Front Entry

- **Owner's Comments**
 - Appears that the existing front door is in poor physical condition and would like to replace it with a synthetic door that looks the same, but that does not require the cost to repair and maintain as the original wooden door. The wood door has significant cracking due to weather, as well as many gouges, chips, and chunks missing. Security is another issue that is of concern.
 - The transom and sidelights are also in bad shape. May also choose to remove and replicate other features of the front entrance including the paneled reveal, and decorative transom and sidelights.

- The door height is 6'6", which poses another problem – it is necessary to level the floors in the house, which will bring the height of the finished floor up at least 2-3". This means that the bottom of the door would have to be cut, and install a new sill to protect it from the weather.
- Propose to install a new door with sidelights as close to the originals as possible.
- **Heritage Staff Comments**
 - The front entrance is an original character defining heritage attribute of the building and the whole entrance feature should be retained and restored rather than replaced with new material.
- **Recommended Approach**
 - Retain the existing entry door and sidelights as identified heritage attributes in the designation report, but acknowledge through this report, that the owner has agreed not to remove these features upon his taking possession of the property, and that these features will be examined during a future site visit by staff with the owner to assess their condition and ability to be restored, in a fair and reasonable manner.
 - The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

5. Proposed Addition to the Pipher Farmhouse and Approval Process

- **Owner's Comments**
 - a site plan and elevations for a new residential addition and attached garage were presented for feedback.
 - Although originally the house had a full veranda, the owner is not sure if this feature will be re-installed, but that he intends to seek approval for it. This might not build it for a couple of years, or not at all.
 - Imminent plans to submit a Building Permit. Concern that site plan approval would be required.
- **Heritage Section Comments**
 - The proposed addition appeared to be generally compatible with the heritage house in terms of its scale, form, height, massing and location and was therefore considered supportable from a heritage perspective.
 - The design of any front veranda should ideally be based on the archival photograph of the house which showed treillage type veranda posts and no objection was registered by the owner to this approach to the veranda design.
 - Normally development approval associated with a designated property requires site plan control approval prior to building permit.
- **Recommended Approach**
 - As the owner began the development endeavour under the premise of a building permit process, the requirement for site plan control approval should not be pursued in this unique circumstance.

- However, building permit drawings will contain notes and drawn details reflecting the verbal agreements made between Heritage Staff and the owner following the on-site visit to the Pipher farmhouse.

33 Dickson Hill Road – Site Visit Notes

Thursday, June 11, 2020

Attended by: Adam Marmo (new owner), P. Wokral, G. Duncan

The purpose of the site meeting was to look in detail at the heritage features of the stone house and smoke house with the owner, to discuss what elements are important and should be preserved.

Stone House

- **6/6 windows are in reasonably good repair.** Some window panes have been broken.
- **Louvered wood window shutters are mounted with hardware, so they are functional. They have been weathered over time and need repair and painting. Some un-weathered shutters have been stored inside the smokehouse.**
- **Front entry is in reasonably good repair.** The front door is a little weathered. Its large old rim lock still in place.
- Floor has sunk a little to the east of the entry. Maybe due to weakness in support of hallway wall based on structural members viewed in the basement.
- All interior wall materials have been removed- back to wooden studs.
- Stairway is exposed in centre hall. Scrollwork is found on the open stringer. Turned newel post with paint-grained finish was found encased in a boxy 1940s newel post.
- Remnant of decorative paint treatment in centre hall visible below part of the stair stringer. Green and black faux marble blocks, very large in scale, with black faux mortar joints about 1/8 of an inch wide.
- Most interior doors are 4 panelled, many have original rim locks.
- Interior trim on the main floor is large-scaled and in the west main room and on the stair stringer, paint-grained to resemble black walnut.
- **The owner plans to replicate the windows and other wooden components of the exterior and interior.**
- **Staff explained the importance/value of retaining original material wherever possible (craftsmanship, design excellence, superior materials).**

Brick Smokehouse

- No major structural issues were observed on the brick accessory building.
- The interior was once divided into three sections – walls have been removed but their scars remain visible.
- The main issue with the building is some spalling of brick on the base of the walls, particularly at the west end of the structure.

- The building appears to have been converted to a garage in the 1920s, with a large door introduced where a cooking fireplace and bake oven once may have existed.
- The owner has collected artifacts from the house and other parts of the property, mostly relating to farm use, and is storing them in the building. Stone-working chisels of various sizes and a hammer head, possibly used in the construction of the house in 1861, have been found on the property and are stored in the brick building.
- The owner has no definite plans for the building but stated that it is in an awkward position in front of the house and has condition issues.

Other Outbuildings

- Other outbuildings, of frame construction, are in various states of ruin after years of neglect.
- The most interesting structure, to the east of the house, is said to have been the older house on the property where the Pipher family lived while the stone house was being built. It contains many interesting items, including some architectural fragments and bits of furniture, including a part of a rope bed. There is a substantial stone foundation but no walls remain standing – it is a jumble of debris.
- The building that was a lean-to adjacent to the west wall of the barn is more or less intact and contains some old furniture, including a dry sink with grey paint. It is an early 20th century structure.
- The building to the south east of the house which the owner said was a stable, is mostly a ruin except for the north gable end wall. It is an early 20th century structure with a poured concrete foundation.

Other General Comments

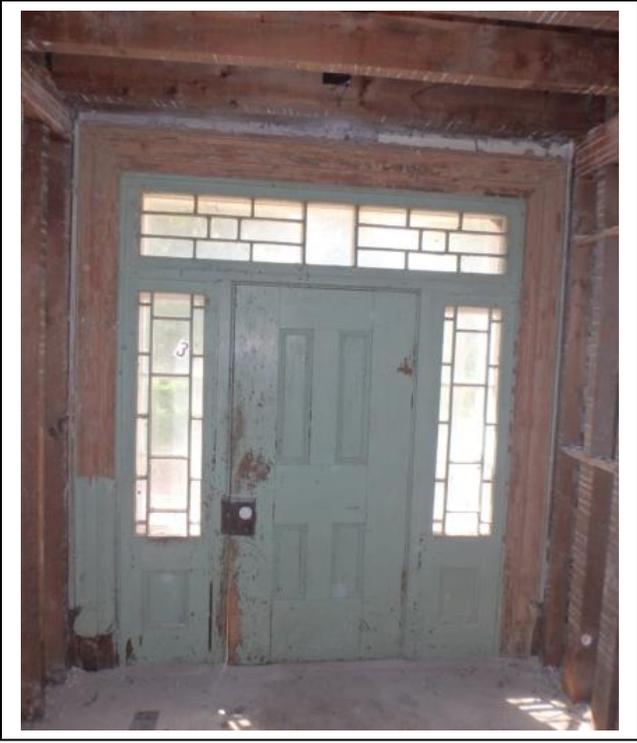
- The owner has been in touch with members of the Moyer family, who were long-time owners after the Pipher family. He is hoping to obtain more information about the history of the farm from them.

G. Duncan Notes.

Front Elevation (showing windows and shutters)



Front Entry (1861 date stone above door)



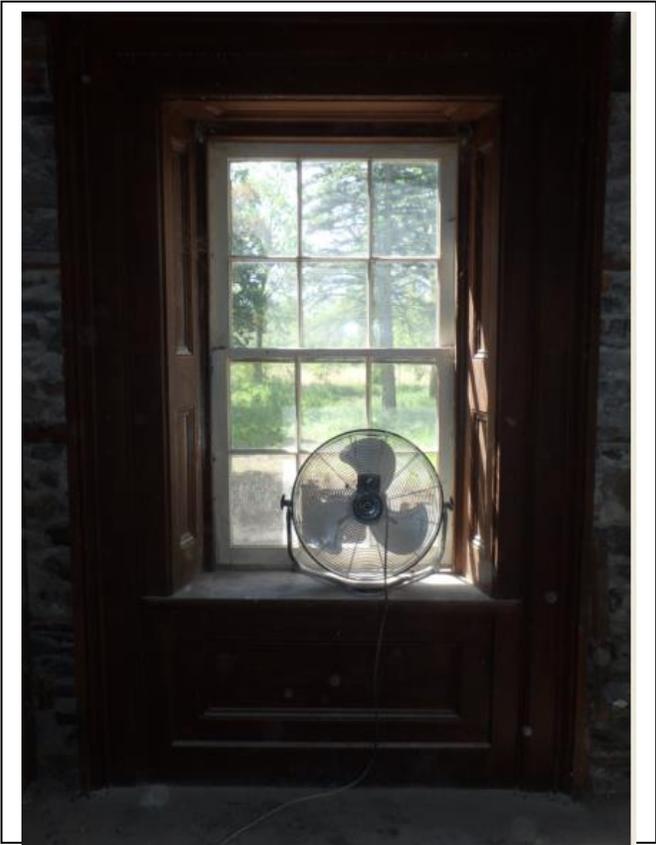
Shutters- side Elevation



Shutters – front Elevation



Windows- most in good condition





Some Broken Panes



Left Side of House



Interior – all walls back to studs







Former Smokehouse – Converted to Garage c. 1920s



