

COMMUNICATION 132065

Received From: Diane Smithson, Chief Administrative Officer
Addressed To: Committee of the Whole
Date: April 27, 2021
Topic: Adding Water Treatment Plant to Register of Properties of Cultural Heritage Value or Interest

BACKGROUND

The Town's Heritage Committee is working on preparing a Register of Properties of Cultural Heritage Value or Interest. One of the properties they are interested in including in this listing, the Carleton Place Waterworks building located at 199 John Street in Riverside Park, is owned by the Corporation of the Town of Carleton Place.

COMMENT

The Heritage Committee is looking for Council's support to include the Carleton Place Waterworks building on a Register of Properties of Cultural Heritage Value or Interest. This listing is authorized under Section 27 of the Ontario Heritage Act, an excerpt of which is attached as Schedule A to this report. Essentially the implication of including the property on the listing is that there is a demolition control provision placed on the property for a period of 60 days should an owner of a property included on the Register decide they would like to demolish a structure on that property. Council would have the ability for any properties included on the Register to decide if they would like to designate the property under Part IV the Ontario Heritage Act and further protect a structure or remove the property from the list and approve the issuance of a demolition permit by the Chief Building Official.

A copy of the Property Survey Recording Form prepared by Jennifer Irwin, Manager of the Carleton Place and Beckwith Heritage Museum and member of the Town's Heritage Committee is attached as Schedule B which outlines the following reasons in support of including this building on the Registry:

- It is a physical symbol of the Town's progress at the turn of the century;
- It continues to serve the public for the purpose for which it was built and intended;
- The building is a unique industrial addition to the cultural landscape of our Town's largest and oldest park.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this recommendation.

STAFF RECOMMENDATION

THAT Council supports the inclusion of the Carleton Place Waterworks building located at 199 John Street and described as Con 12 Part Lot 13 in the Register of Properties of Cultural Heritage Value or Interest.

ATTACHMENTS

Schedule A - Excerpt of Section 27 of the Ontario Heritage Act

Schedule B - Property Survey Reporting Form

Schedule C - Photographs

SCHEDULE A

REGISTER AND MUNICIPAL HERITAGE COMMITTEE

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. 2005, c. 6, s. 15.

Contents of register

(1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

Same

(1.2) In addition to the property listed in the register under subsection (1.1), 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. 2005, c. 6, s. 15.

Consultation

(1.3) Where 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 (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.

Extracts

(2) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by by-law. R.S.O. 1990, c. O.18, s. 27 (2); 2002, c. 18, Sched. F, s. 2 (6).

Restriction on demolition, etc.

(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

Same

(4) Subsection (3) applies only if the property is included in the register under subsection (1.2) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2006, c. 11, Sched. B, s. 11 (2).

Same

(5) The notice required by subsection (3) shall be accompanied by such plans and shall set out such information as the council may require.

SCHEDULE B

Property Survey Recording Form:

Carleton Place Waterworks, Riverside Park, Carleton Place, ON

Recorder

1. **Date of Recording:** April 11, 2021
2. **Name of Recorder:** Jennifer Irwin
 - ☒ Municipal Heritage Committee
 - ☐ Municipal Staff
 - ☐ Heritage Consultant
 - ☐ Student
 - ☐ Other
3. **What is your level of expertise in identifying and describing a cultural heritage property?**
 - ☐ Beginner
 - ☒ Some Experience
 - ☐ Expert

Property Identification

4. **Street address and legal description:** 199 John Street, legally described as Con 12 Pt lot 13
5. **Name of Building if any:** Carleton Place Waterworks
6. **Name and address of owner:** Corporation of the Town of Carleton Place
175 Bridge Street, Carleton Place ON K7C 2V8

Design or Physical Value

7. **Identify the type of property:** Industrial/Infrastructure
8. **Identify the materials used:** Brick, Stone
9. **Does the property display and particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?**

Constructed in 1914, this building is symbolic of the town's progress in the early 1900s. The pumping station and attached infrastructure provided a significant improvement in the quality of life for the Citizens of Carleton Place. The building's classical "grand" style echoes the "grand" civic gift of providing running water.

The Pumping Station features a symmetrical main façade, large rectangular windows framing the central door, all separated by engaged columns reaching from window base to architrave. The columns and windows are raised slightly off the ground and an architrave and cornice wrap the top of the building. Similar components wrap the entirety of the structure, giving an ornamental and classically inspired exterior to what is

basically a utility building. Unique details are found in the cement parging along the original portion of the foundation.

An addition to the building constructed in 1983 shows great compassion for the original design and repeats the horizontal design elements of the 1914 structure.

Historical or Associative Value

10. What do you know about this property from research or local traditions? List sources.

“At a meeting of the town council held on Monday evening Mr. McAllister gave notice of his intention to introduce at next meeting a bylaw to borrow \$250,000 to establish a system of waterworks and drainage in town.”

-The Ottawa Citizen, October 18, 1907

“something handsome proportions and promises to be most ornamental as well as a permanent structure of the first rank. The steel for the standpipe is expected within a fortnight.”

- The Carleton Place Herald, October 27th, 1914

The construction of the building and the infrastructure required a large workforce, not available within the town in 1914.

“Mr. R. G. Reinke, of Eganville, Ont., has been awarded the contract for the pumping plant and intake pipe of the Carleton Place waterworks, and the tender of Mr. F. F. Fry, of Toronto, for the sewage disposal plant has been accepted. This will mean a considerable addition to the working force upon the waterworks for the present season.”

-Ottawa Citizen, June 6, 1914

“A public vote endorsed a waterworks installation bylaw. Twenty-five thousand feet of steel pipe was ordered from Scotland. The excavation contractor from Kingston began work with thirty Bulgarians, who were quartered in the old Caldwell sawmill boarding house in the town park, a dozen Italians accommodated in the Leach school house building, and a dozen Romanians in addition to local excavation workers.”

-Carleton Place History Blog

11. Does the property have any features similar to other properties?

This building is unique within Carleton Place.

Contextual Value

12. Does the property define, maintain, or support the character of an area?

The building is located within the cultural landscape of Riverside Park. The park was created in 1904, a time when citizens were beginning to have more leisure time and to demand beautiful public spaces. The classical style of the building respects the surrounding natural spaces. The Waterworks building is one of the last remaining buildings to use the Mississippi River in an industrial fashion. An original water tower was once located to the south east of the building and was relocated in 1985.

13. Is the property physically, functionally, visually or historically linked to its surroundings?

Located on the south shore of the Mississippi River, the building's infrastructure continues to draw water from the river for the use of the town's citizens. This use continues a tradition of using the waterway for industry and transportation, beginning with the first settlers and the logging industry. The building is visible from the water and the north shore of the river, as well as from within Riverside Park.

14. is the property a landmark?

I believe it is a landmark within Riverside Park and to those travelling on the Mississippi River.

Status

15. Identify and physical or other risks to the condition and/or integrity of the property and/or individual features.

The rather unique foundation parging of the building is deteriorating and in need of repair.

Wooden doors, door frames are showing weather damage and require restoration.

Watermain covers are located in the grounds to the south of the building, original to the construction and with the date of 1914, and are at risk of loss during any updates to the grounds.

Photographs

16. (attached)

Recommendation

17. Make an initial recommendation or comment on listing property on the municipal register.

Give reasons.

I do recommend the Carleton Place Waterworks be added to the municipal heritage register of the Town of Carleton Place.

It is a physical symbol of the town's progress at the turn of the century.

It continues to serve the public for the purpose it was built and intended for.

The building is a unique industrial addition to the cultural landscape of our town's largest and oldest park.

The local museum holds original documents regarding the proposals, contracts and plans for the building.

SCHEDULE C
PHOTOGRAPHS





