RE: Notice of Intent to Designate - 7535 Sixth Line, Nichol (Dwelling)

Recommendation:
THAT the Council of the Township of Centre Wellington refuse the owner’s request to demolish the detached dwelling at 7535 Sixth Line, formerly in the Township of Nichol; and

That the Council of the Township of Centre Wellington state its intention to designate the property at 7535 Sixth Line, formerly in the Township of Nichol, under Part IV of the Ontario Heritage Act, as a property of cultural heritage value.

Report:
The Township has received a notice of intent to demolish the residence at 7535 Sixth Line, formerly in the Township of Nichol. A key map is provided in Attachment 1 and photos in Attachment 2 to this report for reference. Under the Township’s Demolition Control By-law, the demolition of this residence requires Council approval. In addition, the property is listed as a non-designated property on the Township’s Municipal Heritage Register. In accordance with the Ontario Heritage Act, the owner is required to give the Township 60 days’ notice of an intention to demolish the structure. The purpose of the 60 day notice is to give Council time to consider whether or not the property should be designated under the Heritage Act. Designation is the only means by which a property may be protected from demolition indefinitely.

In considering a request to demolish a listed building, Council is required to consult with its municipal heritage committee. To inform its recommendations, Planning staff, the Chief Building Official, the By-law Enforcement Officer, and 3 members of Heritage Centre Wellington conducted a site visit and were granted access by the owners to the exterior of the property and interior of the building to conduct a physical evaluation of the property’s cultural heritage value.

Criteria for Designation (Ontario Regulation 9/06)
Planning staff prepared a Statement of Value, presented in Attachment 3 to this report, which contains a detailed analysis of how the property meets each of the criteria set out in Ontario Regulation 9/06. In summary, the evaluation has indicated that the property
merits designation because it is a significant intact original farmstead of approximately 100 acres that has undergone very little change since its establishment over 140 years ago and the dwelling’s construction over 120 years ago. It was at once time joined with the 100 acre parcel to the east, but more recently severed. It relays information about a prominent early family whose descendants are still active locally today, and its agricultural practices and family life over 5 generations. The property has been well maintained and the family practiced great stewardship of the house and the lands surrounding it, including the planting of many trees. The house is unique in its construction, with one other similar dwelling built one concession over, by a local builder, Jack Hughes, who also built the Ponsonby Schoolhouse. Although there are some maintenance issues, mostly due to water penetration, these are easily repaired and the dwelling can be restored to its early grandeur. This property is considered a significant cultural heritage resource and meets the O. Reg. 9/06 criteria as follows:

**Design/Physical Value**
The property at 7535 Sixth Line, Nichol, has design/physical cultural heritage value because it:

i. is a unique and representative example of an elegant 2 ½ storey yellow brick farmhouse built in the Queen Anne style at the turn of the 20th century. This dwelling style and large barn exemplify the prosperity and status of the family in this agricultural community. The dwelling is further adorned by several decorative Italianate elements that give it greater architectural detail and attractiveness, such as the large overhanging roof and eaves supported by extensive and oversized wooden brackets and supports. The two wooden porches also have unique carved detailing. Great care was taken to build and maintain this home.

**Historical/Associative Value**
The property at 7535 Sixth Line, Nichol, has historical/associative value because it:

i. Has direct associations with a theme (the settlement of rural Nichol Township, and individuals (of the O'Sullivan Family) significant to the community for their contribution to agriculture, their membership in the Ontario Federation of Agriculture, the Women's Institute and the Ennotville Library Board, among other community and professional associations; and

ii. Yields, or has the potential to yield, information that contributes to an understanding of a community and culture through information about large garden and barn parties that were held at this property, with sometimes up to 400 people present. Many of the locals were also said to have contributed to the construction of the barn; and

iii. Demonstrates and reflects the work of a builder, Jack Hughes, who built Ponsonby School and is known in Nichol Township. The craftsmanship of the dwelling was exceptional considering there is little evidence of deterioration, settling, and many exterior and interior elements are still intact, including the wooden mouldings, handrails and newel post.

**Contextual Value**
The property at 7535 Sixth Line, Nichol, has contextual cultural heritage value because it:

i. is important in defining, maintaining, and supporting the rural agricultural character of former Nichol Township, as an important farmstead and cultural heritage landscape which housed a prominent and well-regarded local family whose members were heavily involved in the surrounding community; and

ii. is physically, functionally, visually, and historically linked to its surroundings. Though not visible from the roadway due to the trees and setback, the property itself has sweeping views of the rolling hills of the surrounding agricultural landscape. The adjacent 100 acre property to the east, through which a tributary of the Cox Creek runs, once also formed the other half of this property. The current owner also owns both parcels.

**Heritage Committee Recommendation**

The Heritage Committee discussed this property at its meeting of June 11, 2019. The members were provided the research obtained from the Archives, a submission from a former resident of the property and descendent of the O’Sullivan Family, and a copy of the Statement of Value prepared by Planning staff.

Heritage Centre Wellington made the following recommendation at its meeting:

*That Heritage Centre Wellington recommends that Council state an intention to designate the property at 7535 Sixth Line, formerly in the Township of Nichol, currently in the Township of Centre Wellington, under Part IV of the Ontario Heritage Act as a property of cultural heritage value and/or interest.*

**Staff Recommendation**

Designation under the Ontario Heritage Act is the only legal means to protect a building or structure from imminent demolition once a demolition request has been received. Therefore, Council’s options in dealing with the request to demolish are as follows:

1. Refuse the demolition and designate the property pursuant to Part IV of the Ontario Heritage Act to stop the demolition and protect the property over the long term; or

2. Remove the property from the Municipal Register and authorize the demolition.

The owners have requested demolition due to structural/mould concerns and costs of restoration. The owners are currently constructing a new dwelling on the adjacent property that they also own and have indicated that they have no further use for the subject dwelling and the costs of restoration would not be worthwhile. While the physical condition of the dwelling and the costs associated with restoration/repair or maintenance may be a factor in the owner’s decision-making process, and can be part of Council’s consideration, such concerns are generally beyond the scope of an evaluation of heritage value. It is understood that virtually any structural element can be
repaired, restored or stabilized provided the appropriate resources are available, such as skilled tradespersons, detailed knowledge, and financial resources.

However, there may be some instances where a building's structural integrity is such that there are safety concerns or any heritage attributes are so obscured through damage or deterioration that there is no value left in the physical form or elements. This does not appear to be the case with the subject property. Township staff and the heritage committee members visited the property and the interior of the building. There are some structural deficiencies that need to be addressed, as well as mould concerns related to water infiltration. However, these are typical issues in a house of this age and are quite easily repaired and addressed. From the site visit, it appeared that the dwelling was in good condition. The owners provided a mould analysis report indicating elevated levels of mould spores in the basement, however, during the site visit the basement appeared dry during the wettest time of year and during a rain event. The mould analysis is provided in Attachment 4 to this report for Council’s consideration. It indicates elevated levels, however, the spore type does not pose severe health hazards and can be easily remedied through proper waterproofing techniques.

It is staff's opinion that this property warrants designation as a significant intact early farmstead and cultural heritage landscape in order to protect the buildings from imminent demolition. While heritage conservation is not about protecting every heritage structure from demolition, protecting the best and most significant examples within a community will help provide information about its evolution to future generations. This property provides significant information about early agricultural settlement in the Township, is a representative example of elegant architecture on a property that was well cared for and showed great signs of stewardship in the rural area. It is also associated with generations of the O'Sullivan Family who were prominent local citizens in the agricultural and social/cultural community of nearby Ennotville. Designation would not prevent restoration or the ability of the owner to modify the structures through additions, for example. Designation provides a tool through which any future alterations would be reviewed by Council and staff through consultation with Heritage Centre Wellington.

Should Council approve the recommendation made in this report, a by-law will proceed to Council for enactment after the notice period has passed, provided no appeals are received.

**Corporate Strategic Plan:**
Good Government - The Township will make well-informed decisions, operate efficiently, get results, communicate openly and engage the public in important decisions.

**Financial Implications:**
Should Council decide to pursue designation of the property, legal and administrative fees would result for advertising and registration of the by-law. If an appeal is received,
legal and other professional fees may be incurred if the matter proceeds to the Local Planning Appeal Tribunal.

Consultation:
Heritage Centre Wellington
Property Owner

Attachments:
● Att 1 KeyMap
● Att 2 Photos
● Att 3 - Statement of Value
● Att 4 Mould Report

Approved By:
Brett Salmon, Managing Director of Planning and Development
Andy Goldie, Chief Administrative Officer
7535 Sixth Line, Nichol
Attachment 2: 7535 Sixth Line, Nichol, Photos

Image 1: Aerial Photo of Farmstead Property (c. 2015)

Image 2: Laneway leading to dwelling from roadway (c. 2019)
Image 7: Historic Photo of Front Façade c. 1983 (courtesy of O’Sullivan Family)

Image 8: Historic Photo of Front Façade & Family Members c. 1983 (courtesy of O’Sullivan Family)
Description of Property

7535 Sixth Line, Nichol Concession 7, Part Lot 3, is a residential property located in what was historically known as Nichol Township, in the Township of Centre Wellington. The property contains a brick house with tree lined driveway and supports several outbuildings, including a large wooden barn just south of the house.

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 7535 Sixth Line resides primarily in its design/physical value, its historical/associative value and its contextual value.

Design or Physical Value:
The property is significant for its design value, as it supports a representative example of a 2 ½ storey Queen Anne style yellow brick dwelling constructed at the turn of the 20th century. The asymmetrical Queen Anne style was a style meant to be enjoyed by those living within it and those living near it and meant to impress, with its large hipped roof and unique Italianate elements, such as large overhanging eaves with extensive decorative wooden brackets and supports along all facades, including decorative wooden details on the 2 porches. The rounded arch attic window is unique for this architectural style. This dwelling was built with an L-shaped 6-room floor plan with a large 2-storey projecting bay on the front façade and a full stairwell leading to the attic that could accommodate servants quarters, a common theme in these homes, though the O’Sullivan family did not have servants. A large wooden verandah provided a lovely view of the tree-lined drive and sunsets, as it faces west, with an additional decorative covered porch at the rear.

Historical or Associative Value:
The dwelling at 7535 Sixth Line is said to have been constructed around 1897-1901 for Timothy O’Sullivan at a cost of $1,500 by Jack Hughes, who also built the Ponsonby School (on County Rd 7 at Fourth Line). The barn was built approximately 6 years later by Billie Quirk with help from the O’Sullivans and other local men. The brick dwelling was built to replace a log dwelling which was used as the O’Sullivans’ first home on the property.

The subject property is considered significant since it is considered to be representative of the early development of the agricultural community in Nichol Township. The property is associated with early Irish settlers and specifically five generations of the Sullivan Family in Nichol Township. The first owner was Timothy O’Sullivan, whose family arrived from Ireland in 1849 after the potato famine in Ireland. They settled in Arthur Township, then began their farm practice at this property. The family had significant associations with and figured prominently in the agricultural, cultural and social aspects of community life, hosting large parties with over 400 guests and serving
membership on local boards and committees, such as the Ontario Federation of Agriculture, the Women’s Institute and the Board of the nearby Ennotville Library. They also prided themselves on good stewardship and agricultural practices and planted many of the nearby trees, including the spruce trees along the extensive driveway. The O’Sullivan (Sullivan) family descendents are still active today in their contributions towards public service, with several having careers in the agricultural sector.

**Contextual Value:**
7535 Sixth Line, Nichol, is located on the south side of Sixth Line, just west of a tributary of Cox Creek. It is surrounded by local farms and is a prominent intact local farmstead, together with an impressive tree-line driveway leading to the main dwelling and a large barn, all still extant. The house exudes elegance due to its architectural style and features, harkening back to a time when farming was considered a lucrative and respectable way of life. The property contributes to the rural agricultural character of the sweeping landscape, and is a tangible link to the earlier narrative of Nichol Township. The age of the home is congruent with the early settlement and development of the area, and the house is a simple yet elegantly adorned example of the early and prosperous rural farmsteads in Centre Wellington.

**Description of Heritage Attributes**
- Height, scale, and massing of the original two-and-a-half storey brick structure circa 1897-1901
- The medium pitch hip roof, with cross gable, large overhanging eaves, supported by large pronounced wooden brackets, mouldings and details
- The brick quoining at the corners and radiating rounded arch voussoirs over the windows and doorways
- The style of narrow double hung windows and fenestration pattern on all facades
- The large wooden front verandah and rear porch with wood detailing
- The spruce tree-lined laneway leading to the dwelling
- The large wooden barn to the south of the dwelling
- The setting adjacent to a tributary of Cox Creek and the relationship between the tree-lined driveway, dwelling and barn on the property representing an intact farmstead
GOOD BYE MOULD.COM
113 ABBOTSWOOD CT
WATERLOO, ON N2K 2V5

Certificate of Mold Analysis

Prepared for: GOOD BYE MOULD.COM
Phone Number: (519) 572-7896
Fax Number: 
Project Name: 6TH LINE NICHOL
Test Location: 6TH LINE NICHOL
ELORA, ON
Chain of Custody #: 1236697
Received Date: May 17, 2019
Report Date: May 17, 2019

Elena Santiago, Technical Manager
Olmedo Ferrer, Quality Control Manager

Currently there are no Provincial regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit http://www.hc-sc.gc.ca/fhw-sante/infopollmold-mould/mold- result-index-eng.php or http://www.cmhc-schl.gc.ca/en/col/in/mmo/vehemhalmmodm/momc_006.cfm. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater. PRO-LAB/SSPTM Inc. participates in the AIHA EMPAT program (Lab # 184065)

For more information please contact PRO-LAB at (800) 427-0550 or email info@prolabinc.com
### Analysis Method

<table>
<thead>
<tr>
<th>Location</th>
<th>Coc / Line #</th>
<th>Sample Type &amp; Volume</th>
<th>Collection Date</th>
<th>Analysis Date</th>
<th>Conclusion</th>
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<tbody>
<tr>
<td>OUTSIDE</td>
<td>1236697-1</td>
<td>AIR-O-CELL - 150L</td>
<td>May 16, 2019</td>
<td>May 17, 2019</td>
<td>Control</td>
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<tr>
<td>MAIN LEVEL</td>
<td>1236697-2</td>
<td>AIR-O-CELL - 150L</td>
<td>May 16, 2019</td>
<td>May 17, 2019</td>
<td>Elevated</td>
</tr>
<tr>
<td>UPPER LEVEL</td>
<td>1236697-3</td>
<td>AIR-O-CELL - 150L</td>
<td>May 16, 2019</td>
<td>May 17, 2019</td>
<td>Not Elevated</td>
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</table>

### Observations & Comments

Background debris qualitatively estimates the amount of particulate that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%.

Minimum Detection Limit: Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

Interpretation Guidelines: A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions you should consult an occupational or environmental health physician or professional.

Control is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).

Elevated means that the amount and/or diversity of spores, as compared to the control sample(s), and other samples in our database, are higher than expected. This can indicate that fungi have grown because of a water leak or water infiltration. Fungi that are considered to be indicators of water damage include, but are not limited to Chaetomium, Penicillium, Mucorales, Stachybotrys, Sclerotinia, and Alternaria.

Not Elevated means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.

Unusual means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold species identified in the analyzed sample.

Normal means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) tested.

**AIHA-PAT EMP# 184065**

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**Prepared for:** GOOD BYE MOULD .COM

**Test Address:** 6TH LINE NICHOL

6TH LINE NICHOL

ELORA, ON
<table>
<thead>
<tr>
<th>Identification</th>
<th>Outdoor Habitat</th>
<th>Indoor Habitat</th>
<th>Allergic Potential</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaetomium</td>
<td>Growing on dung, dead leaves, wood.</td>
<td>Cellulose substrates, especially wallboard, cardboard and wood. Not normally seen growing indoors unless the building material has been wetted. Unusual / Not Normal to be growing indoors.</td>
<td>Type I (hay fever and asthma) allergies.</td>
<td>Chaetomium is a water-indicating mold. Spores of this type of mold should not be observed in significantly higher numbers in the air above background/control if growth and/or significantly higher than background/control spore numbers are reported; corrective action should be considered to reduce the source of water, moisture levels and/or spore numbers in the living space.</td>
</tr>
<tr>
<td>Cladosporium</td>
<td>The most common spore type reported in the air worldwide. Found on dead and dying plant litter, and soil.</td>
<td>Commonly found on wood and wallboard. Commonly grows on window sills, textiles and foods.</td>
<td>Type I (hay fever and asthma), Type III (hypersensitivity pneumonitis) allergies.</td>
<td>A very common and important allergen source both outdoors and indoors.</td>
</tr>
<tr>
<td>Ascospores</td>
<td>Common everywhere. Constitutes a large part of the airspora outside. Can reach very high numbers in the air outside during the spring and summer. Can increase in numbers during and after rainfalls.</td>
<td>Very few of this group grow inside. The notable exception is Chaetomium, Ascotricha and Peziza.</td>
<td>Little known for most of this group of fungi. Dependent on the type (see Chaetomium and Ascotricha).</td>
<td></td>
</tr>
<tr>
<td>Basidiospores</td>
<td>Commonly found everywhere, especially in the late summer and fall. These spores are from Mushrooms.</td>
<td>Mushrooms are not normally found growing indoors, but can grow on wet lumber, especially in crawlspaces. Sometimes mushrooms can be seen growing in flower pots indoors.</td>
<td>Some allergenicity reported. Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis).</td>
<td>Among the group of Mushrooms (Basidiomycetes) are dry rot fungi Serpula and Poria that are particularly destructive to buildings.</td>
</tr>
<tr>
<td>Penicillium/Aspergillus</td>
<td>Common everywhere. Normally found in the air in small amounts in outdoor air. Grows on nearly everything.</td>
<td>Wetted wallboard, wood, food, leather, etc. Able to grow on many substrates indoors.</td>
<td>Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis) allergies.</td>
<td>This is a combination group of Penicillium and Aspergillus and is used when only the spores are seen. The spores are so similar that they cannot be reliably separated into their respective genera.</td>
</tr>
<tr>
<td>Smuts, myxomycetes</td>
<td>Commonly found everywhere, especially on leaves, grasses and weeds.</td>
<td>Smuts don’t normally grow indoors, but can occasionally be found on things brought from outside and stored in the house. Myxomycetes can occasionally grow indoors, but need lots of water to be established.</td>
<td>Type I (hay fever and asthma) allergies.</td>
<td>Smuts and myxomycetes are a combined group of organisms because their spores look so similar and cannot be reliably distinguished from each other.</td>
</tr>
<tr>
<td>Trichocladium</td>
<td>Rarely seen in the air. Grows most commonly on decaying wood.</td>
<td>Wetted wood.</td>
<td>None known.</td>
<td></td>
</tr>
</tbody>
</table>