

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: June 3, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals, 519-783-8922

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: May 16, 2025

REPORT NO.: DSD-2025-240

SUBJECT: Notice of Intention to Designate 1865 Huron Road Under Part IV of the Ontario Heritage Act

Commented [JR1]: Date is missing

RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 1865 Huron Road as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate 1865 Huron Road under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 1865 Huron Road has been drafted by Heritage Planning staff.
- The key finding of this report is that 1865 Huron Road meets three (3) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*) and has been confirmed to be a significant cultural heritage resource recognized for its design/physical, historical/associative, and contextual values.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener at their June 3, 2025 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served to the property owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

1865 Huron Road is a late 19th century building constructed in the vernacular architectural style. The building is situated on a 0.33 acre parcel of land located on the north side of Huron Road between Trussler Road and Amand Drive in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.



Figure 1.0: Location Map of Subject Property (1865 Huron Road)

A full assessment 1865 Huron Road has been completed, including: field evaluation and archival research. The findings conclude that the subject property meets three (3) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on March 4, 2025. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 1865 Huron Road should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. Bill 200, the *Homeowner Protect Act*, 2024, extended the time municipalities have, to designate properties listed on their municipal heritage registers until January 1, 2027. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter. The property owner for 1865 Huron Road was contacted via second letter sent by mail dated March 5, 2025. This letter was accompanied by the updated Statement of Significance and a "*Guide to Heritage Designation for Property Owners*" prepared in June 2023. The letter invited property owners to contact the City's Senior Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted a third time through a letter advising of the City's NOID. An ad for the NOID will be published in a newspaper. Once the letter is served on the property owner and the Ontario Heritage Trust, and the newspaper ad is posted, there will be a 30-day appeal period in which the property owner may object to the designation.



Figure 2.0: South & East Elevation – 1865 Huron Road (Google, 2023)

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term conservation of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value or interest; encourages good stewardship and conservation; and, promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value or interest.

1865 Huron Road is recognized for its design/physical, historical/associative, and contextual values. It satisfies three (3) of nine (9) criteria for designation under the *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). A summary of the criteria that is or is not met is provided in Table 1.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	Unknown

4. 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.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	No

Design/Physical Value

The design and physical values relate to the age, material, and method of construction. The west wing of the farmhouse is a rare example of strapped log construction while the east wing is a representative example of lath construction. The building features: log and lath construction; side gables with a medium pitch whose roof ridges form a 'T'; clapboard siding (covered by insulbrick and aluminum siding); symmetrical window placements; original door and window openings, including the round window opening on the east elevation; verandah with hip roof on the south; original interior baseboards, casings and doors; and, the plaster wall with the inscribed date "1885."

Historical/Associative Value

The property has historical/associative value because it has direct associations with the theme of early pioneer settlement, early pioneer farming, and pioneer settlers Abraham Cressman. The lands are part of Bechtel's Tract. George Bechtel bought 3,150 acres of land from Richard Beasley on July 18, 1800, which came to be known as Bechtel's Tract. Bechtel's Tract is in southern Kitchener and generally extends from the Grand River west to the Wilmot Township and once included the villages of German Mills and Strasburg. The property was once part of a larger lot owned originally by Abraham Cressman circa 1861.

The property has historical/associative value because it has direct associations with the Sallans family. The property was purchased by James Henry Sallans (b. 24 January 1885; d. 1959) in 1924. He was a local blacksmith and according to local history he moved an old pig stable from Strasburg to his property and converted it to a blacksmith shop. He was known for making horseshoes, sleighs and farm wagons. The blacksmith shop no longer exists. He was a member of the Rosebank Brethren in Christ Church. His second wife was Lucy Rosenblath (b. 21 October 1897; d. 8 March 1990) and together they had eight children. Their youngest child was Willard Louis Sallans (b. 7 March 1937; d. 9 October 2004) who married Miriam Effie Hallman. Willard operated a farm machinery business, Sallans Equipment Ltd., at 1876 Huron Road for 30 years. In 1985, Sallans Equipment Ltd. became the biggest farm machinery dealership in eastern Canada for the new Deutz-Allis

Chalmers manufacturing company. Willard is recognized across North American within the tractor-pulling community for his skill at announcing and judging at competitions.

Contextual Value

The contextual value relates to the physical location of the building orientated towards and in close proximity to Huron Road, which would have been connected to its use as a blacksmith shop and later commercial uses. The property is also visually connected to 1876 Huron Road on the south side of the road and west of 1865 Huron Road.

Heritage Attributes

The heritage value of 1865 Huron Road resides in the following heritage attributes:

- All elements related to the construction and vernacular architectural style of the house, including:
 - Log and lath construction;
 - Roof and roofline;
 - clapboard siding;
 - symmetrical window placements;
 - original door and window openings, including the round window on the east elevation;
 - verandah with hip roof on the south
 - original interior baseboards, casings and doors; and,
 - the plaster wall with the inscribed date “1885”

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and March 5, 2025.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving *Notice of Intention to Designate* (NOID) a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council.

Should Council choose to proceed with a NOID, such notice will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the property owner has the right to object the NOID and appeal the Designating By-law. Should Council decide not to proceed with a NOID then the building will remain on the City's Municipal Heritage Register (MHR) until January 1, 2027, after which it will be removed in accordance with the legislative changes enacted by Bill 200. Once removed from the MHR, it cannot be re-listed on the MHR for five (5) years (i.e., January 1, 2032).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*
- Bill 23 – Municipal Heritage Register Review (DSD-2023-225)
- Municipal Heritage Register Review – August 2023 Update (DSD-2023-309)
- Municipal Heritage Register Review – January 2024 Update (DSD-2024-022)
- Municipal Heritage Register Review – February 2024 Update (DSD-2024-056)
- Municipal Heritage Register Review – March 2024 Update (DSD-2024-093)
- Municipal Heritage Register Review – April 2024 Update (DSD-2024-131)
- Municipal Heritage Register Review – May 2024 Update (DSD-2024-194)
- *Bill 200, Homeowners Protection Act, 2024*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)
- Municipal Heritage Register Review – August 2024 Update (DSD-2024-333)
- Municipal Heritage Register Review – September 2024 Update (DSD-2024-413)
- Municipal Heritage Register – October 2024 Update (DSD-2024-413)
- Municipal Heritage Register – November 2024 Update (DSD-2024-444)
- Municipal Heritage Register – March 2025 Update (DSD-2025-031)
- Municipal Heritage Register – April 2025 Update (DSD-2025-108)

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Statement of Significance for 1865 Huron Road