

A CULTURAL HERITAGE IMPACT STATEMENT

Bradley/Craig Barn Demolition & Relocation
590 Hazeldean Road, Ottawa



Submitted To:
2193659 ONTARIO Inc.

Prepared By:
COMMONWEALTH RESOURCE MANAGEMENT
September 2015

Cover: View of the Bradley/Craig Barn Credit: Commonwealth

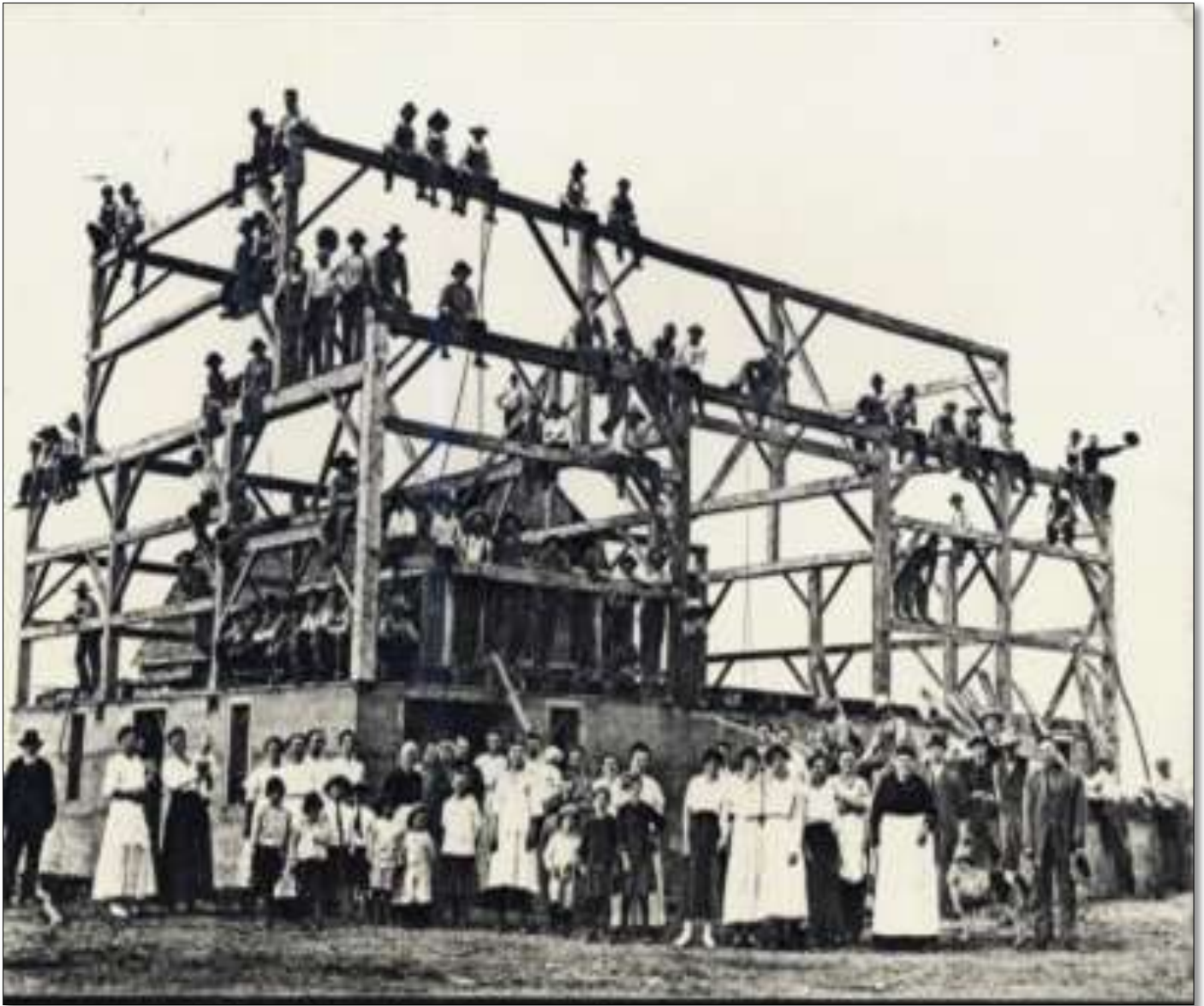


Figure 1: The Bradley/Craig Barn is one of the last remaining examples of a unique method of assembly particular to the 18th and 19th century rural North America 'barn raising bees'. The term describes the collective action of a community, in which a barn for one of the members is built (or rebuilt) by volunteer members of the community. Barn raisings occurred in a social framework where a good deal of interdependence allowed for the enlisting members of the community, unpaid, to assist over a focused one or two day event. Credit: Maureen Keillor Ancestry.com

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1.0 INTRODUCTION

1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) responds to 2193659 ONTARIO Inc.'s desire to relocate the designated Bradley/Craig Barn from its location at 590 Hazeldean Road to Saunders Farm at 7893 Bleeks Road in Ottawa. It is proposed to retain the farmhouse but to dismantle, relocate, reassemble, and incorporate the barn as part of the Saunders farm operation. The purpose of this report is to identify the cultural heritage resources and values that may be impacted with the proposal of moving the Bradley/Craig Barn.

In an effort to preserve a portion of the story of the Bradley Family's history and to interpret Ottawa's agricultural history, a four-acre portion of the 120-acre farm, including the barn and farmhouse, were designated by the city in 2010 under Part IV of the Ontario Heritage Act (OHA). The farmhouse and barn represent some of the last vestiges of the rural heritage character of Hazeldean Road. At one time the farmhouse and barn, set close to the road with open fields to the rear, were a character defining elements along Hazeldean Road. The barn was visible in both directions and served as a landmark. With the encroachment of suburban subdivisions and commercial development, this tableau has become blurred.

The preparation of a CHIS is part of the City of Ottawa's development process to evaluate the impact of the proposed development and specifically the dismantling of the barn and its proposed relocation. The proponents are 2193659 ONTARIO Inc. and the planners are FOTENN Consultants Inc. The Cultural Heritage Impact Statement (CHIS) prepared by Commonwealth Resource Management, is intended to evaluate the impact of dismantling the structure and repurposing it at a different location. It is consistent with the City of Ottawa Official Plan Sections 4.6.1. Policies 3 and 9 addressing conservation issues, while 1, 4, and 7 address relocation of a heritage building.

The following documents are some of the main sources used in the preparation of this report. A full list is found in Chapter 7.0.

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

Cooke, John. "Historic Barn Condition Survey, Craig Family Farm, 590 Hazeldean Road, Kanata" (January 6, 2010)

Robertson Martin Architects. "Building Condition Brief Craig Barn, 590 Hazeldean Road, Ottawa" (2009)
Fernbank Community Design Plan (June 2009)

FOTENN Consultants Inc. "590 Hazeldean: Plan of Subdivision & Zoning By-law Amendment." Ottawa: FOTENN Consultants Inc., 2014.

Designation of the Bradley/Craig Farmstead, RefNo:ACS2010-ICS-PGM-0021, 590 Hazeldean Road under Part IV of the *Ontario Heritage Act*.

1.2 Present Owner and Contact Information

Contact: Kevin Yemm
Current Owner: 2193659 ONTARIO Inc.
Owner Address: 2280 St. Laurent Blvd., Suite 201, Ottawa, ON K1G 4K1

1.3 Site Location, Current Conditions

The 120-acre farm, dates from the 1824 land grant to John Colbert for Concession XI Lot 29W the present address is 590 Hazeldean Road in Stittsville. The property is known as the Bradley/Craig Farm.



Figure 2: The map locating Bradley/Craig Farmstead and surrounding agricultural lands (the four-acre shown as a red dot). However, all this land will be developed. This map illustrates the original linear pattern of surveyed farmland as well as the steady encroachment of mixed use commercial and residential subdivisions from both the east and west along Hazeldean Road. The white border indicates what is undeveloped farm land within Fernbank community in the year 2009. . Credit: Fernbank Community Design Plan Document 2009.



Figure 3: Overall aerial view of the 4-acre farmstead off Hazeldean Road the hatching indicates the area designated as a heritage site, including house and Barn. The collection of outbuildings ringing the barn has been demolished. Credit: Bing Maps.



Figure 4 : View of Bradley/Craig Farmhouse from Hazeldean Road Credit: Google Maps

For the purpose of this report, the condition of the house is not discussed. It is referenced in its contextual value and relationship to the barn. The outbuilding and additions have been demolished and are noted in establishing the relocation of the barn and how it was originally sited.



Figure 5: View looking west



Figure 6: View of the barn looking east

Description of Barn

The barn is described as a 'bank barn' with double ramp and the roof ridge running east to west. The superstructure is post and beam timber construction with a gable roof, which includes a monitor for added ventilation. The barn complex is 'U' shaped with the rear section on the southeast side built a few years after the original barn was completed. The building forming the south west side was initially log and was probably earlier than the bank barn. At some point, it was removed. A recently constructed implement garage replaced it. Built as a dairy barn with hay storage above the ground floor, the barn is considered to be an excellently preserved example of large timber frame construction. It appeared that some of the material used in the construction of the barn was reused from what may have been the original farm buildings of log construction¹.

¹ John Cooke

The barn is a two storey L shape with coursed stone masonry foundation; two earth ramps lead up to two large double doors on the north elevation providing access to the upper level. The lower level of the barn contains a two bay milking parlour and stables while the upper level has a threshing floor with storage areas to the sides. The interior spaces of the upper level has a beautiful skeletal, almost ecclesiastical feeling, with light entering through the spaced vertical cladding boards. The symmetry and rhythm of rough-hewn and round pole framing members provide a sense of order and enclosure in the large voluminous space. The storage area includes hay mows accessed by wood ladders built into the structure.

John Cook in his condition report states “From a structural perspective, the building is in generally acceptable condition overall, and items of concern are mostly localized in nature. At the time of this review, no global instabilities or excessive deformations were observed that would indicate that the structure poses a threat to the public, or that it could not be adapted for re-use.” The client has implemented a maintenance program to ensure the building is secure and is not damaged due to neglect. This includes repairs to the roof, securing openings and doors to prevent access and the removal of hay and straw from the upper floor mows.



Figure 7, 8, and 9: provide views of the north and west elevations with a detail view of the masonry foundation.





Photo 9: Barn interior looking southeast.



Photo 10: Barn interior looking southwest.



Photo 15: Structural joinery and ladder.



Photo 16: Barn lower stall area. Note manure removal system.



Photo 17: Barn lower stall area. Note manure removal system.



Photo 18: Southwest addition. Note contemporary detailing.

Figure 10: A montage of pictures numbered 9, 10, 15, 16, 17, and 18 are from Building Condition Brief recording the existing condition of the barn. Credit: Robertson Martin Architects.

1.4 Concise Description of Context



Figure 11: Aerial View of the Farmstead on 590 Hazeldean Road with the surrounding lands on both sides of Hazeldean being developed as shopping and residential subdivision.

The north boundary of the site is bounded by Hazeldean Road; across the road is the parking lot to a large shopping mall (Value Village, Five Guys, Lowe's Home Improvement, Michaels, Fusion Kanata, Natural Food Pantry, KNT Nails & Foot Spa, National Bank, Bouclair Home)

The eastern adjacent lands are bounded by planned subdivisions in the planning stages extending west toward the existing residential zone. At present, the lands adjacent to the farm are AG Agricultural zones, Kevin Haime Golf Centre Driving Range, Carp River, a residential zone, and then Terry Fox Drive. The southern side is bounded by the TransCanada Trail Road. The western property line abuts a planned DR (Development Reserve Zone), then commercial buildings facing away from the site to Iber Road.

1.5 Relevant Information from Council Approved Documents

Report to the Heritage Advisory Committee dated January 21, 2010

Designation of the Bradley/Craig Farmstead, designation Ref No: ACS2010-ICS-PGM-0021
590 Hazeldean Road under Part IV of the Ontario Heritage Act

Building Condition Brief, Craig Barn, 590 Hazeldean Road, Ottawa
Prepared by Robertson Martin Architects

Official Plan

The Official Plan has heritage provisions in “Cultural Heritage Resources,” Section 2.5.5. under policies numbered 1, 2, 3, 8, 9, 18, 19, 20, and 22. These policies provide for the designation of individual buildings under Part IV of the Ontario Heritage Act, stating that: Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the Heritage Act,” and that the City will give immediate consideration to the designation of any cultural heritage resources under the Heritage Act if that resource is threatened with demolition.

The City of Ottawa Official Plan Sections 4.6.1 policies 3 and 9 address the conservation issues regarding a heritage property, while 1, 4, and 7 address relocation on a heritage building.

Provincial Policy Statement

Section 2.6.1 of the Provincial Policy Statement (2005, PPS) contains policies regarding the conservation of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Research conducted by staff confirmed that the Bradley/Craig Farmstead has cultural heritage value and is worthy of protection under Part IV of the Ontario Heritage Act. Designating the property is consistent with the PPS.

Historic Barn Condition Survey Craig Family Farm 590 Hazeldean Road Kanata

Prepared by John G. Cooke & Associates Ltd for Robertson Martin Architects

Cultural Heritage Landscapes

The designation under Part IV of the OHA refers to the farmstead on 590 Hazeldean road as a cultural landscape, which the City defines as *‘any geographical area that has been, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.’*

However, the farmstead is no longer associated with the land. The Bradley/Craig farmstead, barn and house are key attributes of what had once been a cultural heritage landscape. The farmhouse dates to the 1870s, and the barn was constructed to 1873. These buildings, their spatial relationship, and the views between these buildings are the remaining components of what had been a complex and complete system linking the house, the barn, the land, and the functions needed to keep a mixed-use farm functioning. Features such as an orchard, vegetable garden, hay fields, cattle stockade and pasture, cultivated land and wood lot are landscaping features that contribute to the farm’s value; as are the vegetation / trees; surface materials; edge treatment; views and the relationships with neighbouring features; the evidence of processes, horse and later, tractor and mechanical advances, the standardized widths, alignment, finished grades, and seasonality all serve as arbiters of the layout and need to be considered attributes when assessing a cultural landscape. None of these features presently exist.

1.6 Digital Images of Cultural Heritage Attributes; Bradley/Craig Barn



Figure 12: Bradley/Craig Barn north elevation showing earth mounds leading to double doors with a centre man door, monitor roof line, wood cladding, and diamond-shaped clerestory windows.

Credit: <http://ottawa.ca/en/city-hall/planning-and-development/built-heritage/recent-designations>



Figure 13: Northeast Elevation of the Bradley/Craig Barn in 2003. This view shows the extension, monitor roof lines, stone foundation, wood cladding, diamond-shaped clerestory windows, and raised two-bay barn plan. This is an important contextual view establishing the scale of the barn and the manner, in which it is situated. Credit: Carol Ruddy and City of Ottawa Designation Report.



Figures 14, and 15: Interior views of the barn 2015. "Gaps between barn boards are not the result of carelessness but were deliberately included to provide for air circulation. They also admitted filter light and an empty barn in June just before the first hay is garnered, can inspire thoughts of medieval castles²." Figure 16: The view of the lower level tail documents a slightly smaller footprint that served as the nursery for calves, the bull, and work horses. Credit: Commonwealth/Richcraft



1.7 Neighbourhood Character

As part of the City of Ottawa's Official Plan policy regarding intensification, the lands along Hazeldean are designated Arterial Main Street. This zone is intended to accommodate very intensive development. North and south of Hazeldean Road there will be approximately two million square feet of retail. On the

² John Radojkovic's *Barn Building*

north side of the 6-lane Hazeldean Road, large commercial box stores with large parking lots service the expanding residential areas. The residential zones are designated as R3 zones and consist mainly of townhouses and 2 storey private dwellings. The surrounding neighborhood consists of newly developed and developing residential suburban areas and commercial properties. Existing residential buildings consist of low-rise attached townhouses and row houses typical of the mid to late 1900s when the area was developed.

1.8 Surrounding Land Uses



Figure 17: View along Hazeldean Road with commercial development (Left) across from the former Bradley/Craig Farm (right, but not visible in the picture). In the background, the encroaching residential subdivisions are visible.



Figure 18: View looking west from the medium. The farm house (left, but not visible) will be incorporated into the development.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 History

Introduction

This Bradley/Craig farmstead represents a core portion of the original farm and has been deemed worthy of heritage recognition due to its significance in Canadian History. The heritage value of the property arises from its identity as a vestige of the pioneer farm, the historical relevance of its occupants, the physical structures themselves and the evolution of a way of life.

The Bradley/Craig Farmstead's cultural heritage value lies in its being an excellent example of a farming operation constructed in the latter part of the 19th century when agriculture was the dominant economic activity of the province. It illustrates the second phase of the agricultural history of the former township of Goulbourn when farmers became more prosperous and constructed elaborate high style houses and technically advanced large barns to replace earlier log structures.

The four acre farmstead, 590 Hazeldean Road includes the farmhouse, a small bungalow and the barn. A number of ancillary buildings have been removed. The farmhouse is a two-and-a-half-storey, red-brick structure, built during the 1870s. The 1873 barn features heavy timber frame construction with a slightly smaller addition extending perpendicular to the main section. In 2006, the family sold the property to developers, and in 2010 the City designated 4 acres of the property. The proposed designation was noted in the Fernbank Community Design Plan in 2009.

The Evolution of the Agricultural Landscape

Historically, the farm was a part of an extensive agricultural landscape. It is the quintessential example of the traditional pioneer farm; a form that was repeated throughout Ontario. What remains of the agricultural landscape visible today along Hazeldean Road is a fragmented record of the small and large scale changes in the industry that at one time was a driving force in the province's economy. Today, many of the changes occurring in the farming community have impacted the unique rural character first established in the 19th century by British surveyors who laid out a grid pattern of concessions and side roads across the province. This grid created the framework for settlement and dictated the efficient layout of 100 to 200 acre (40- and 80-hectare) mixed farms. The layout was formula and was repeated over and over with only minor variations. Farmlands remained the most prominent visual form for much of the landscape around Ottawa well into the mid-20th century. As an expression, the farming community established a distinct cultural landscape with clearly defined attributes. The designated farmstead is a relic of this distinct landscape type.

The Bradley/Craig Farm illustrates the second phase of the agricultural history of the former township of Goulbourn when farmers became more prosperous and constructed elaborate high-style houses and

technically advanced large timber frame barns to replace earlier log structures. Built on land originally settled by Joshua Bradley in 1821, the family became leaders in the community. The farmstead was a model for dairy farms across the region. The barn, built in 1873, illustrates improvements in farming techniques and the parallel evolution of farm buildings in the late 19th century. As the scale of farms increased, larger timber-framed barns were built, which incorporated labour saving innovations such as ramps for off loading of hay, and rope and pulley systems for moving the hay into the mow, and milking parlours with automated milking machines. The barn was specifically designed as a dairy farm and its large size and monitor roofline meant that the hay required by a dairy operation could be safely stored within it. The mixed farming economy improved in the early 20th century with the expansion of the

Richmond Hydro Electric commission into rural areas. This advance, along with running water, was particularly important to the dairy industry and the ability to manage and support large herds.



Figure 19: The 1823 survey locating land holdings determined the overall land pattern throughout Ontario. Within the individual rectangle, a format for organizing the farm lands was established.

Joshua and Jacob Bradley each received their own Crown land grant in Goulbourn Township and like most settlers, organized their farm according to a prescribed format. Buildings making up the farm core were located closest to the road with agricultural fields organized into a well-established layout pattern, separated by fencing, centred on the farm lane that linked the back fields and the farm core to the public road. Each of the fields was fenced to control access. Trees and shrubs were allowed to grow along these fence rows, creating a border to each field. The house and barn along with multiple secondary structures defined the farm core area. Planted trees such as sugar maple, poplar and Norway spruce delineated boundaries and provided wind breaks. The orchard and gardens were located in the core area and were traditionally the domain of the female members of the family. Today, throughout many parts of the county, tree lines and remnant, old orchard trees are the remaining evidence of an all-pervasive former landscape.



Figure 20: An example of farm layout from the Carlton County Atlas. The farm was an extremely efficient model of pragmatism that evolved from experience and the forced land pattern of the grid system survey. It created a distinctive layout and division of the farm into a series of fenced fields, a small managed woodlot for fuel and timber, a farmstead core dominated by a large timber barn for the farm animals, hay, and grain storage, numerous outbuildings, and a spacious farmhouse surrounded by gardens and an orchard. Credit: Historical Atlas, Belden & Co.



Figure 21: and Figure 22: The two pictures taken of the rear of the Bradley/Craig barn document the U shape building with courtyard. . The photograph, taken in the early 1890s, apparently on the same day as the old photograph showing the house, indicates the log wings extending back. The monitor is not apparent nor is the timber frame addition, which was supposed to be added soon after the construction of the 1873 main barn. In the background, the farmhouse is visible.

The Bradley/Craig barn was a design/build dairy operation; its large scale meant that fodder required to supply livestock over the winter could be safely stored within it. The barn and possibly the extension were constructed by a local builder, John Cummings, with the help of apprentices and neighbouring farmers. Cummings was a prominent craftsman in Goulbourn, having built a number of significant buildings and barns in the township. This is the last-known example of a barn built by Cummings.

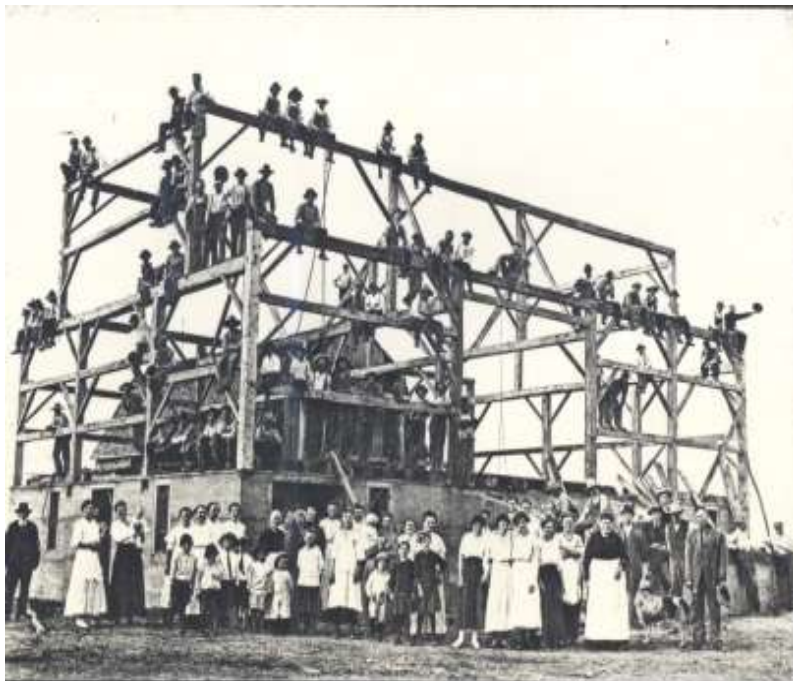


Figure 23: Construction of a timber frame barn of such a scale was a costly undertaking, and required more labor than a typical family could provide. Historic photos such as this view of Don and Vida Strouts' barn raising give an indication of the scores of volunteers required to raise a barn of this scale. Credit: Maureen Keillor Ancestry.com

The barn is also probably one of the last remaining examples of a unique method of assembly particular to the 18th and 19th century rural North America ‘barn raising bees’. The term describes the collective action of a community, in which a barn for one of the members is built (or rebuilt) by volunteer members of the community. Barn raisings occurred in a social framework where a good deal of interdependence allowed for the enlisting members of the community, unpaid, to assist over a focused one or two day event. The Bradley/Craig family were prominent members of the Goulbourn community and shared family bonds going back generations and would have been able to enlist sufficient help from neighbours and extended family.

Considerable planning and preparation were necessary leading up to the one to two days of a barn raising bee. As records indicate, John Cummings a master builder, along with a group of apprentices with prior experience and with the specific skills, led the project. Only certain specialists were permitted to work on the more critical jobs, such as the joinery and doweling (mortise and tenon) of the beams. Timber for the framing was mostly produced during the winter by the host farmer and his crew hewing logs or in the case of the Bradley/Craig barn incorporating both new framing with material from an earlier structure.

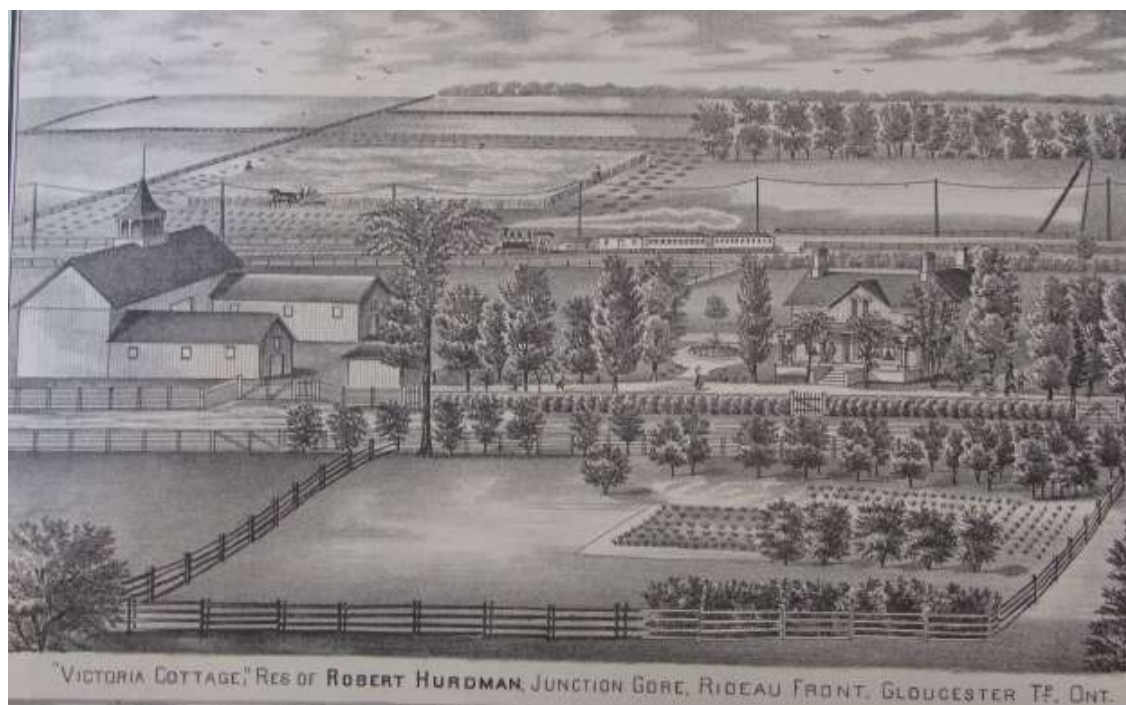


Figure 24: The farmhouse next to the road with the U shaped barn consisting of a main structure with smaller wings for stables and equipment storage illustrates how the layout of the farm resulted from the consistent survey grid. Credit: Belden County Atlas, Gloucester Township.


An excerpt from John Radojkovic's *Barn Building: The Golden Age of Barn Construction*. Boston Mill Press, 2007 captures the barn's role as a symbol:



"One of the most ubiquitous buildings dotting the landscape is the bank barn. Big and practical, its

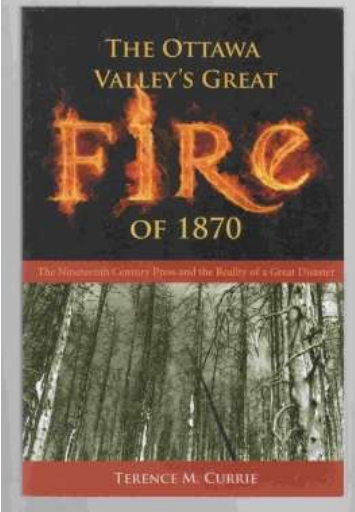


origins are found in German and Mennonite Swiss farmers who brought to North America building concepts...These two-level barns....housed in one building everything the farmer would need....Unlike English and Dutch barns, the bank barn divided crops from livestock, still giving the farmer enough space to thresh grain, store crops and stable livestock all under one roof...Inside bank barns. The timber frames rose high, often reaching forty feet to the roof. Such beautiful unadorned vernacular architecture is living proof of the amazing craftsmanship of this era...The barns ... speak for themselves as ageless artistic works of great power, built for the millennium. Gaps between barn boards are not the result of carelessness but were deliberately included to provide for air circulation. They also admitted filter light and an empty barn in June just before the first hay is garnered, can inspire thoughts of medieval castles."






2.2 Chronology



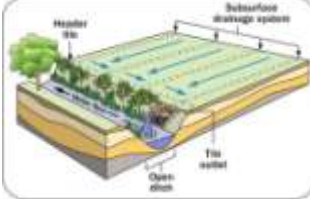
The Chronology outlines the history of the farm and its occupants.

Year	Description	
1812-1815	following the War of 1812, plans to survey land of Goulbourn and surrounding areas was part of the British strategy to populate areas vulnerable to American invasion	
1817	Township of Goulbourn was surveyed	
1818	In 1817 prospects looked pretty grim in Ireland, when Richard Talbot, a gentleman of Tipperary decided to sell all and immigrate to Canada. He canvassed the neighbourhood to see who would be interested in going to Canada under his leadership. They left Tipperary, May 4th, 1818, and docked in Quebec on July 27th, 1818. Irish Protestants were the major part of the second wave of settlement, the first being American loyalists who had settled along the St. Lawrence River. [6 Stittsville a sense of place]	
1818	John and William Colbert, along with their families were part of the Talbot Party Emigration in 1818 that came to Canada, and settled in the Goulbourn area.	
1818	Mainly agricultural in nature, Goulbourn Township settled by veterans of the War of 1812	
1820	1820 Goulbourn Township Census John Colbert, 1 wife, no sons, 4 daughters, Total 6 William Colbert, 1 wife, 1 son, 3 daughters; Total 6	
1821	Joshua Bradley and brother Jacob Bradley, natives of County Wexford in Ireland, petitioned for land in Oct. 1821 following their arrival in Upper Canada.	
1822	1822 Goulbourn Township Census John Sr. Colbert, 1 wife, no sons, 4 daughters, Total 6 William Colbert, 1 wife, 1 son, 3 daughters, Total 6	

1824	Joshua and Jacob Bradley each received their own Crown land grant in Goulbourn Township. Joshua received the land for Concession XI, Lot 29W (from John Colbert Sr.), the current location of the Craig farmhouse and barn. Jacob (one of the Militia Men of the First Carleton Regiment and one of Goulbourn's prominent early settlers) was granted the west part of lot 28, concession 11	
1832	Two storey log home was built on Joshua Bradley's site.	
1842	The 1842 Census records Joshua as a farmer owning 280 acres including 72 improved acres. They produced 200 bushels of wheat, 900 bushels of oats, and 500 bushels of potatoes. They had 21 meat cattle, 2 horses, 1 sheep, and 11 hogs.	
1851	The 1851 Census enumerates Joshua and Lucy as having 10 children between the ages of 18 and 2 years. Twenty-year-old Bridget Lyman, from Ireland, was identified as their "servant."	
1851	Ashton was the site of the first post office in Goulbourn	
1854	First Mail arrived at Stittsville	
1860	For the sum of 5 shillings, the Bradleys entered into the first recorded agreement for land for the original S.S. No. 13 Goulbourn school at Hazeldean. Situated on 1/16 of an acre at the south corner of Lots 28 and 29, it was a log building, 18' x 20', a centre for social activity, but destroyed in the fire of 1870	
	The Common School Act for Upper Canada in 1850 created school sections as the smallest unit for the administration of rural public schools. A School Section (S.S.) was from 3 to 5 miles square (~5 to 8 km) and was administered by a board of three elected trustees. The trustees were responsible for hiring teachers, administering finances and the management of school property and equipment. http://www.oneroomschoolhouses.ca/index-of-schools.html	
1861	The 1861 Census reveals the family dwelling in a two storey log home built in 1832	
1870	Severe drought for two months. Rivers and creeks ran dry.	

1870	<p>The Great Fire of 1870. As a result of dry weather and high winds, a great fire swept through this region destroying land and property from Westport to Ottawa, a distance of approximately 60 miles.</p> <p>Forest Fire swept down from Fitzroy and Huntley Townships, completely destroying the small village of Stittsville. The fire then moved through Bell's Corners, and on towards Ottawa. Only a few buildings, such as Kemp's Tavern and Stittsville Methodist Church (which is now the United Church), survived the fire.</p> <p>When the fire reached the City of Ottawa (which was much smaller than it is now), city officials released the dam at Dow's Lake. This flooded the low lying areas of the city, saving Ottawa from total destruction.</p> <p>Ten died as flames swept 60-mile swath through the Valley.</p>	
1870's	<p>Gothic Revival Brick Farmhouse is constructed by Joshua's grandson to replace previous log house. This building was built off of Hazeldean Road (formerly the 12th Line).</p> <p>(Report to Ottawa Built Heritage Advisory Committee and Planning and Environment Committee and Council, submitted by Nancy Schepers. (Ottawa: 04 January 2010).)</p> <p>1890 Picture taken of Bradley/Craig homestead</p>	 <p>This picture is referred to in figure 17 and 18</p>
1873	<p>Barn constructed by John Cummings (local builder and immigrant from Ireland in the 1850s) and neighborhood apprentices. Barn built to be a dairy farm and to store needed hay.</p> <p>a monitor roofline, with diamond shaped windows allowing ventilation, largely original, stone masonry foundation, timber-frame construction with wide board sheathing, and metal roofing was large enough to store hay essential for a large dairy operation and had a functional plan for animal shelter including ground level door and window openings.</p> <p>It exemplifies improvements in farming technology, labour saving techniques, and evolution of farm buildings when farming was the dominant provincial economic activity. For example, ramps for unloading hay were innovative as were interior rope and pulley systems and a track along the upper roof ridge beam connected to a fork for vertically transferring hay into and horizontally moving it across the "mow" for storage.</p> <p>The barn is 'L' shaped with the rear section having been built as an addition soon after the original barn was completed.</p>	 <p>Don and Vida Strouts barn raising Maureen Keillor Ancestry.com</p>

1890s	<p>Barn materials reused from existing barn, given the evidence of previous notches and connection details.</p> <p>Cooke: "It appeared that much of the material used in the construction of the barn was reused from what may have been the original farm buildings of log construction."</p>	
1831-1887	<p>John Cummings</p> <p>HSO Newsletter Journal</p> <p>Cummings built four similar barns in the Goulbourn area, none of which remain standing. Cummings also built the Butler House, The Richardson House, St. Paul's Anglican Church (burned in 1935), all located in Goulbourn.</p> <p>The barn was built in the early 1870s by John A. Cummings (1831-1887), local farmers, and apprentices. It stands as the last known example of approximately four area barns built by him.</p>	 <p>John A. Cummings (1831-1887), skilled carpenter, house builder, and undertaker. Photo courtesy of the Goulbourn Topographical Society.</p>
1890	 <p>Picture taken of Bradley/Craig barn, taken in the early 1890's, apparently on the same day as the old photograph showing the house.</p>	
1891	<p>The 1891 Census shows Joshua Jr., 40, as head of the household with his wife, Annie B., 28, their one-year-old son, Joshua Ernest, and Joshua's mother, Lucinda, widowed and aged 78.</p>	
1895	<p>Picture of the original Railway Station in Stittsville with a water tower in the background</p>	
1895-1896	<p>John C. Bradley, son of Joshua and Lucinda, served as Goulbourn Reeve for the County of Carleton</p>	
1900's	<p>Barn Raising on the William Neelin farm on the fourth line (now Franktown Road)</p> <p>-</p>	

1901	A grandnephew of Joshua Bradley, Silas Emmanuel (a.k.a., Manuel) Bradley served with the Royal Canadian Field Artillery during the Boer War, returning home in 1901 and joining the Princess Louise Dragoon Guards in which he attained the rank of captain. The unit trained in Petawawa. Eldie Bradley also was in the Princess Louise Dragoon.	
1912	Eldon Bradley became [postmaster	
1914	Fred Bradley started Bradley's General Store on the Main Street south of the railway tracks in Stittsville. Mail Carriers arrived sometime after 1920	
1914-1918	Joshua and Lucinda's grandson John Clifford, served in Canada's Expeditionary Force during WW I. John Clifford Bradley, the local auctioneer, pioneered tile drainage which produced his own fine fields and those of others in the area. The farmstead was an agricultural model for dairy farmers throughout the region. John Clifford, later known for his prosperous dairy milk operation, remembered how during his lifetime primitive farm tools improved.	
1928	Hydro was brought to Richmond from Ottawa with the formation of the Richmond Hydro Electric commission in 1928. The introduction of electricity had a dramatic effect on farming operations and the scale of operations	
1929	Stock Market Crash	
1961	Stittsville became a Police Village	
1970	In its 1974 Canadian Inventory of Historic Buildings, Parks Canada listed the Jacob Bradley farm house as being of heritage value. The large barn, situated parallel to Hazeldean Road, was demolished soon after. The house was torn down in 1990.	
1970	John Clifford Bradley was interviewed approximately one hundred years after the barn was built; Clifford noted how what he called the "40 foot bank barn" (common in Britain's upland areas) was still "in a good state of repair." With livestock in it during the winter months, enough warmth was created in the barn to prevent freezing.	
1974	Stittsville was absorbed back into Goulbourn Township and its municipal government became the Goulbourn Township Council.	
1970's	Approximate Stittsville population: 3,000	
1984	Sewer and Water arrived in Stittsville and developers moved in. Construction of new homes began to soar and shopping centers appeared where before there had been only one grocery store and small shops.	
1824-2007	The Barn, House and Land is Craig family-owned	
1990	In Blackburn, another multi-generational Bradley farmhouse was demolished to make room for urban development after Keith and Marlene Bradley, in 1990, sold 36 acres of prime farm land bordering Mer Bleue Bog to Jean-Guy Rivard for development of Bradley Estates. Keith was the grandson of William Albert Bradley, who in 1904 took over the farm of his parents William (son of Joshua and Lucinda) and Charlotte Bradley when they moved to Manitoba. In 1898 William and Charlotte's son, John Thomas Bradley (b. 1869-1932), moved to Navan to found the J. T. Bradley & Sons Ltd., general store. Although rebuilt, it is now called J. T. Bradley's Country Convenience Inc.,	

	and is owned and operated by John's son, John Thomas and his wife Linda.	
2000	Approximate population of Stittsville: 12,000	
2001	Township of Goulbourn amalgamated into the City of Ottawa	
	While John Clifford and his wife Margaret raised Ayrshires and Holsteins, their daughter Norma and her husband, Eldon Craig, known for their breeding and farming operation, raised award winning brown Swiss cattle.	Craig farm sign promoting Brown Swiss cattle (Norma Craig)
2006	Property sold to Richcraft Group of Companies by Eldon Craig and wife Norma Bradley before the land was heritage designated. Richcraft Group of Companies rents building out to former owners.	
2009	<p>Previous owners move out of farmhouse, City of Ottawa moves to start paperwork to give the barn and house heritage designation.</p> <p>Building Vacancy. Eldon and Norma move out of farm house and stop utilizing Barn.</p> <p>Residents living near the farm note that persons are accessing the barn and vandals are setting fires in behind the barn.</p> <p>The condition of the foundation wall may deteriorate at an accelerated pace now that the building sits unused. Without radiant heat from animals in the winter months, frost action may cause future movement. This will be dependent on the founding soil of the foundation wall, which is not known at this time. This problem will persist unless the building is heated in the winter months, or an alternative solution is found.</p>	
2009	The proposed designation was noted in the Fernbank Community Design Plan	
2010	Designation of the Bradley/Craig Barn	Ref N ^o : ACS2010- ICS-PGM-0021 Submitted by Nancy Schepers, Deputy City Manager
2013	Approximate population of Stittsville: 26,000	
2014	2193659 Ontario Inc. for 750 dwellings on 120 acre surrounding land	

3.0 STATEMENT OF SIGNIFICANCE

3.1 Statement of Reason for Designation- Bradley/Craig Farmstead, 590 Hazeldean Road

The following Statement of Cultural Heritage Value identifies the primary cultural heritage values and heritage attributes of the Craig/ Bradley farmhouse, barn and farmyard.

The Bradley/Craig Farmstead, a complex, including a two-and-a-half storey Gothic Revival style farmhouse and a large dairy barn, is located on the south side of Hazeldean Road.

The Bradley/Craig Farmstead's cultural heritage value lies in its being an excellent example of a farmhouse and barn constructed in the latter part of the 19th century when agriculture was the dominant economic activity of the province. It illustrates the second phase of agricultural history of the former township of Goulbourn when farmers became more prosperous and constructed elaborate high-style houses and technically advanced barns to replace earlier log structures.

Built on land originally settled by Joshua Bradley in 1821, the Gothic Revival farmhouse was constructed by his grandson in the 1870s. The barn, built in 1873, illustrates improvements in farming techniques and the parallel evolution of farm buildings in the late 19th century; as the scale of farms increased, larger timber-framed barns were built, which incorporated labour saving innovations such as ramps for unloading hay, and rope and pulley systems for moving the hay into the mow. The barn was specifically designed as a dairy operation and its large size and monitor roofline meant that the hay required by a large dairy herd could be safely stored within it. The barn was constructed by a local builder, John Cummings, with the help of apprentices and neighbouring farmers. Cummings was a prominent craftsman in Goulbourn, having built a number of significant buildings and barns in the township.

Description of Heritage Attributes

Key attributes that express the heritage value of the farmhouse as a good example of the Gothic Revival include the:

- Steeply pitched gable roof.
- Decorative bargeboard in the gable ends
- Front veranda with its decorative woodwork
- Red brick cladding and contrasting white brick quoins, voussoirs and string courses
- Front door with original sidelights and elliptical transom window of blue and purple glass;
- Metal grills on the exterior of the front door;

Key attributes that express the heritage value of the large dairy barn include the:

- Monitor roofline
- Stone foundations
- Timber frame construction
- Purlin frame kneewall
- Solid wood timbers connected by mortise tenon joinery

- Wood cladding
- Diamond-shaped clerestory windows
- Raised, two-bay barn plan

The garage attached to the house, the later additions to the original barn, the recent house and the outbuildings are not included in the designation. The designation applies to the farmhouse and large barn and farmyard.

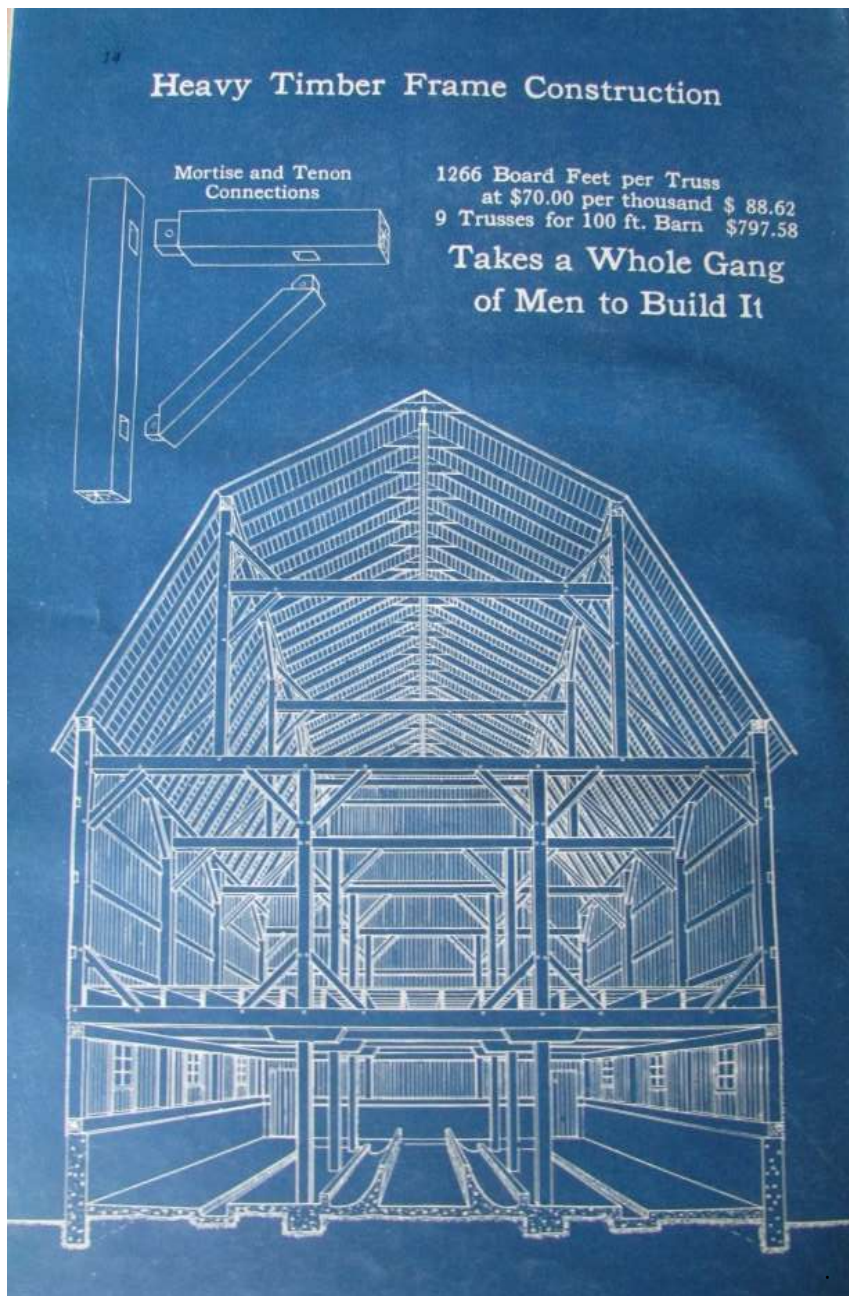


Figure 24: Illustrates heavy-timber frame construction with the milking chamber in the lower level and the upper level intended for storage of grain and hay. The width of the barn was determined by the milking stalls and the ability to access and service the dairy herd. Credit: BT Barn Book.

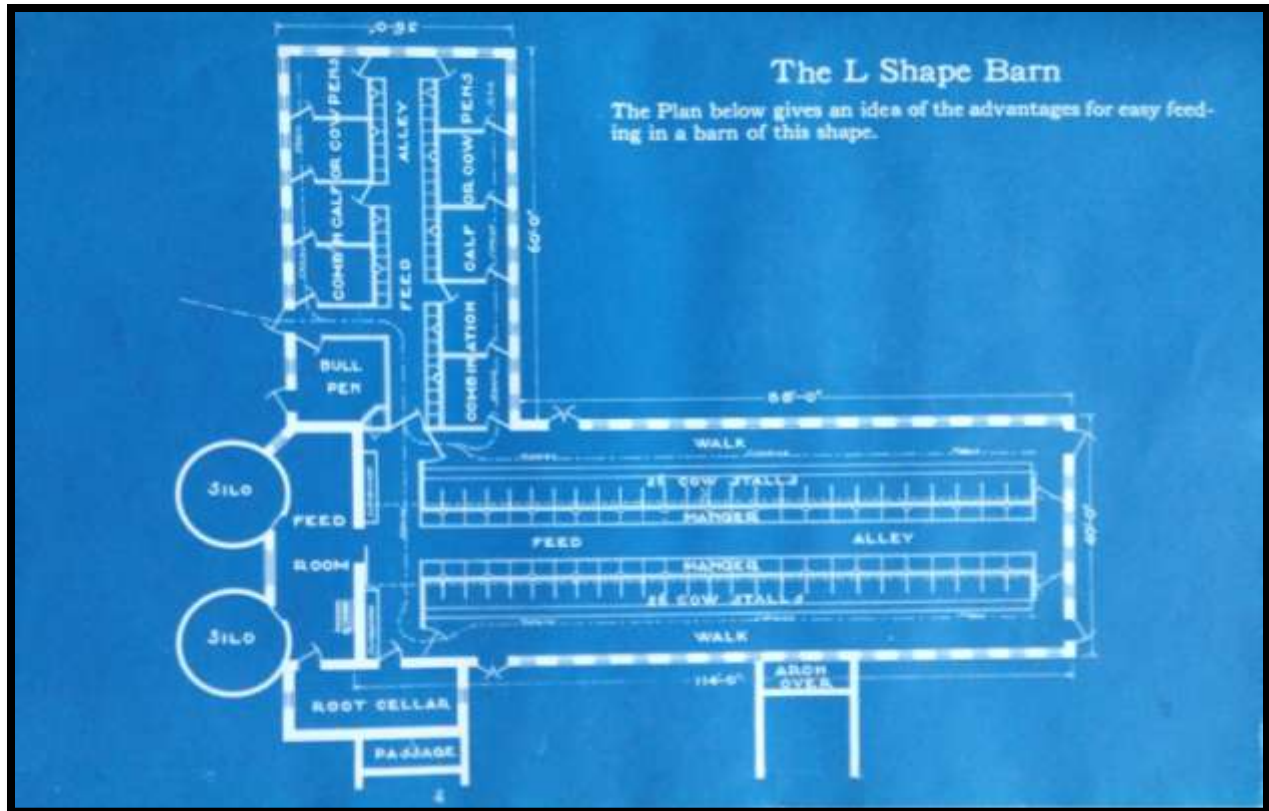


Figure 25: The L-shaped Barn of A. H. Fair in Kingston, Ontario is an almost identical layout to the Bradley/Craig Barn with the exceptions of the silos. Dimensions were standardized to permit the room for the cow stalls with feeding alleys. The tail is slightly smaller and served as the nursery for calves, the bull, and work horses. credit: BT Barn Book Fergus, Ontario. nd.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT & RELOCATION OF THE BARN

The description addresses the two parts of this proposed plan for development.

- 4.1. The demolition of the Bradley/Craig Barn to allow for the proposed commercial development; and
- 4.2. The relocation of the barn to a new site at the Saunders Farm and its reassembly.

4.1 The Demolition and the Proposed Development without the Barn

The proposal is to dismantle the heavy timber frame and to move it to a new location at the Saunders Farm, a distance of about 20 km. The barn would be rebuilt as a traditional mortise and tenon timber frame set on a new masonry lower floor foundation using the coursed limestone from the existing foundation. The steps that would be taken to protect the building and execute its relocation will be discussed in more detail as part of a conservation strategy.



Figure 26: The proposed plan of subdivision for the Craig lands extends south from Hazeldean Road. The lands adjacent to the road in orange are intended for commercial development similar to what is across the road at the 550- 559 Hazeldean Road. The plan includes the adjacent properties to the northeast and southwest, (shown in grey and located on the top and bottom of this Figure) which will incorporate lands both east and west as part of the subdivision. Credit: Fotenn 2015.

Development Proposal

All 120 acres on 590 Hazeldean Road will be developed by 2193659 ONTARIO Inc. into either commercial (commercial, retail, food industry, and banking), institutional (school), residential (low and medium densities), and open space (community park, hydro corridor, Carp River Corridor, the Glen Cairn Stormwater management facility, and vacant lands).

The development includes approximately 3.7 ha of commercial areas for retail space. There are a number of provisions intended to create an “active” street frontage. The maximum height is 15 m, or 11 m within 20 m of a residential zone and a portion of buildings must have no front yard setbacks to

increase intensification. Zoning from was changed from AG (agricultural zone) to AM7 (Arterial Mainstreet Subzone 7).

The residential areas will have 748 residential dwellings consisting of a mix of dwelling types that range from low to medium-density land. The development will have 245 single-detached residential dwellings, and 503 townhouse dwellings (Fig. 23). The development will be phased over two (2) periods where development will begin in the south and move northward. This R3Z zone (Residential Third Density Subzone Z) permits residential development up to 11 m in height (3-3.5 storeys), and does not permit low rise apartments or stacked dwellings.

There are 2.36 ha of Institutional Area for an elementary school. The Institutional zones will include a school and a community park.

Vehicle access will be provided via Street No. 1 to Hazeldean Road, a 22 m wide collector road and the following east-west through streets, all connecting to abutting lands. Local roadways will connect to abutting Mattamy Homes lands to the east.

The development will include several open space amenities, including a large portion of a District Park (5.73 ha in area), a Community Park (3.58 ha in area), an Open Space area (2.35 ha in area), and access to portions of the Trans Canada Trail (49.5 m wide). In addition, a portion of the Carp River Tributary crosses through the northern half of the site offering additional open space for the subdivision.



Figure 27: Fernbank CDP Demonstration Plan: The Subject Lands outlined in orange will include a large-format retail plaza. The plaza includes 1.5-storey buildings along Hazeldean Road with small footprints, and 2-storey large-format retail buildings interior to the site. In the concept plan, the farmhouse would be incorporated into the commercial mix. Credit: Fernbank CDP.

Conceptual layouts provide for a commercial development with 11,238m² of commercial space, including two restaurants, a coffee shop, and bank, next to Hazeldean Road with larger box stores set back, and 400 surface parking spaces. The house is retained in its original location, the barn and the

farmstead landscape demolished. Although there is no active site plan application and the Plan of Subdivision is not finalized, three variations on the conceptual layout are included as APPENDIX A. They illustrate the [development intent and provide a rationale for demolition](#).

4.2 The Relocation of the Barn to a New Site at Saunders Farm

The proposal is to fully document, number each component, and dismantle the heavy timber frame, the siding and roof and to move it to Saunders Farm, a distance of about 20 km. The barn in its entirety would be rebuilt as a traditional mortise and tenon timber frame, resided, and set on a new masonry lower floor foundation.

A detailed methodology for moving the barn will be developed and submitted by the developer prior to proceeding. The reassembly will be undertaken as a demonstration of a community barn raising bee following traditional methods. The following were taken into consideration in making the decision to move the barn:

- The L-shaped barn will be retained in its entirety, including the earth ramps, the masonry foundation and the clerestory.
- The barn will maintain its structural integrity;
- The relocation site is a publicly accessed agricultural park and amusement area where the barn will integrate and have context;
- The barn will be open to the public, positioned to be used in ways that reflect its agricultural nature and historic use.
- The three dimensional form will remain intact with access on two levels;
- The barn will be conserved in a manner in which its character defining attributes will be readily apparent and on public display.

Relocation and Conservation Strategy

A detailed methodology for moving the barn will be developed by the conservation team and the mover. The move will be divided into two phases; the first part, of which are the planning services required for the dismantling, having the pieces of the barn stored, and then transported. The second phase is the development of a conservation and rehabilitation plan, which establishes the approach to the reassembly and ongoing conservation and reuse.

Phase 1 Planning

Preparation for moving the barn involves the following tasks:

- The least intrusive manner in which to disassemble the structure will be reviewed. The moving contractor will provide shop drawings documenting the staging of the dismantling and placement into storage.
- Prior to proceeding a full set of 'As-Found' drawings and photographs will be completed including a documentation numbering system; this will ensure that all the building parts are assembled as they would have been on the 590 Hazeldean Road site.

- Exploring the potential of involving the public and planning the reassembly of the barn as a traditional 'barn raising bee'. This will include assessing the logistics of organizing a barn raising event, researching its potential for public participation, educational potential, risk analysis, fund raising, and interpretive potential.
- Undertake historic research and compile information on the practice of barn raising.
- The preparation of engineering construction drawings for the foundation and masonry ground floor.
- A detailed plan indicating its future use as part of the Saunders Farm complex.

Phase 2 Development of a Conservation and Rehabilitation Plan

A conservation strategy for the protection, transporting, integration, and interpretation of the barn will be included as part of phase 2.

- Documentation will include the preparation of detailed 'As-built' drawings, physical investigation, numbering of pieces, and photographic record will be part of the planning, developing, and relocating program for the barn.
- Storage and transportation of the disassembled barn will be done carefully, and efforts will be taken to avoid damaging the structure, form, or appearance of the individual components.
- Recording/documenting the disassembly, the move, and the raising of the barn on its new foundation as a public document.
- Development of drawings and specifications for basic service's upgrades that will be required.
- Preparation of a souvenir book/ video commemorating the event.

Conservation Strategy for the House

The planning needs to take into account that the house will be retained, and a conservation strategy will be prepared to ensure the house is treated with respect. This would include a recommendation that the house be maintained as the most prominent feature of the street frontage with the new development set back to allow views of the house from the street.

It is recommended that the link connecting the house to the new retail as shown on all three options (Appendix A) be more carefully considered. Also, around the house a green space buffer be established with some interpretation. Such a space will help distinguish the house from the new build and support the interpretation of the area's rural history.

Interpretation and Programming at the Existing Site

The commercial development incorporates the house. The house would be repurposed as restaurant, offices or a small retail outlet. The around the house and the street will be maintained as lawn and developed with plantings and interpretive signage in a creative setting. It will provide an oasis in the commercial district and present the story of the Bradley/Craig farm and the evolution of Hazeldean Road.

Interpretation and Programming at the New Site

The original construction in 1873 is one of the last remaining examples of a barn raising where a structure was erected through the collective action of a community. Early photos document similar

events and suggest the potential of reinterpreting such a strategy as part of the dismantling and reassembly. The developer and the Saunders are interested in exploring this once in a lifetime experience as a community jester and an important part of the mitigation.

An interpretive plan will be developed as part of the reassembly and new use for the barn. The interpretation will tell the story of the Craig/Bradley Farm, the family and the community. It will also present some of the history of agriculture in the Ottawa Valley.

Guidelines

The following guidelines for the transfer and reassembly of the barn were used to assess the proposal to relocate the structure at the Saunders farm and will serve as part of the mitigation strategy.

The Landscape and Setting

- The location should exhibit the character-defining qualities of traditional farm life in Ontario.
- The overall landscape should be pastoral and rural, which reflects the barn's traditional setting that includes boundary trees, gardens and orchards, and traditional fenced fields. Two earth ramps (also known as 'berms') leading up to the double doors on the second level are an important character defining feature and will need to be incorporated as part of the rebuild.
- The orientation should approximate the same position of the previous building location. Buildings, and the roadway around the barn should have similar spatial configuration and be of the same agricultural and architectural language.
- Buildings in the surrounding viewscape should not exceed the height of the barn so as to draw attention to the barn's character defining qualities.

Approach to Conservation and Maintenance

The structure of the barn as a traditional bank barn should be visible in its new use. No nails are to be used in the main structural elements to substitute the Mortise and Tenon joints. As a traditional wood-clad building it should be recognized that ongoing maintenance is an unavoidable part of its management.

Incorporating Modern Systems

Any mechanical, electrical, plumbing incorporated into the barn should be designed with concern to the building envelope as a heritage structure and should be sensitively integrated.

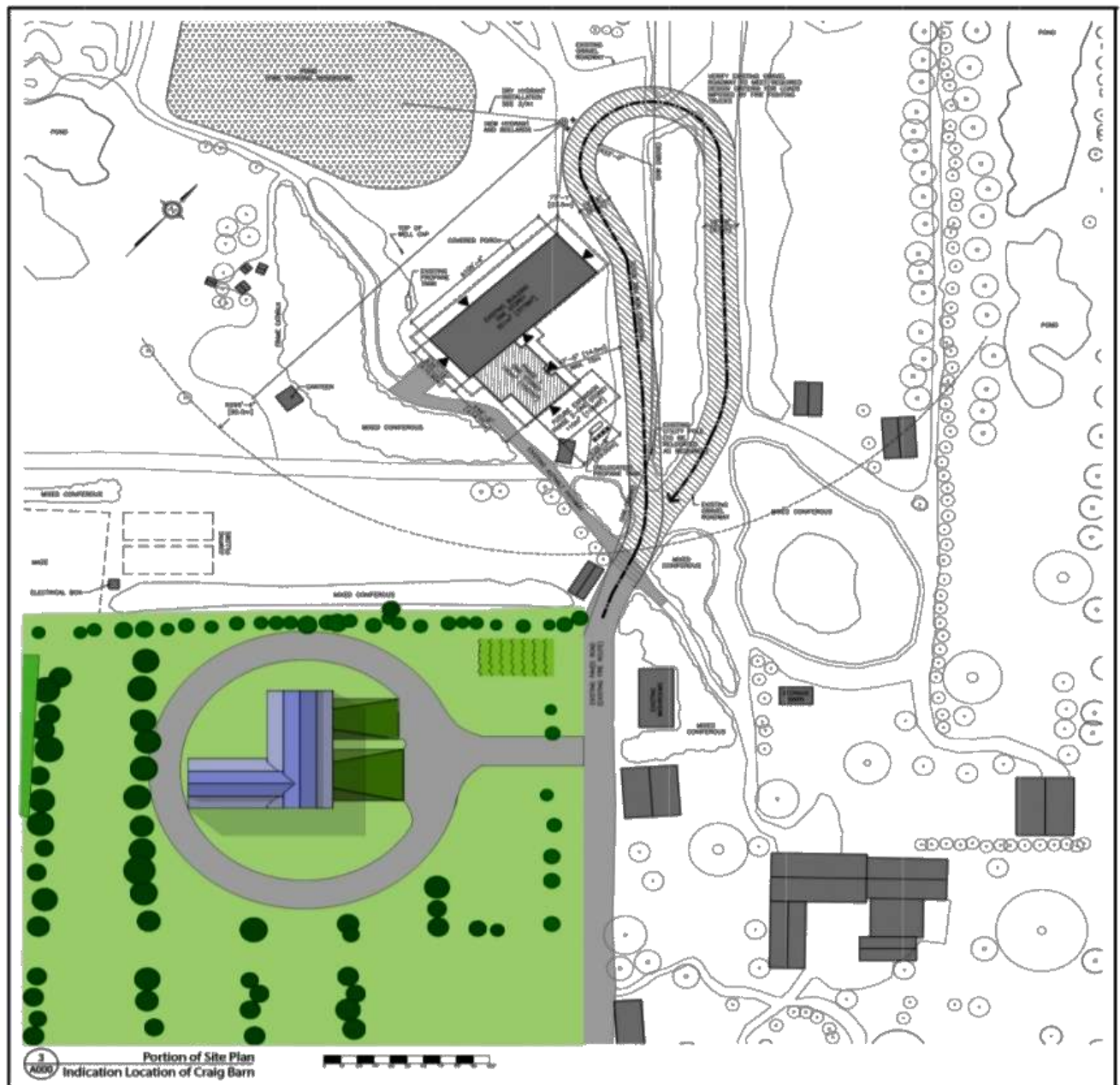


Figure 28: A site plan of a portion of the Saunders Farm showing the placement of existing buildings and their relationship to the proposed barn. The collection of small buildings next to the road is suggestive of the utility buildings that were ringed around the barn at the Hazeldean site. The circular drive around the barn reinterprets an original feature.

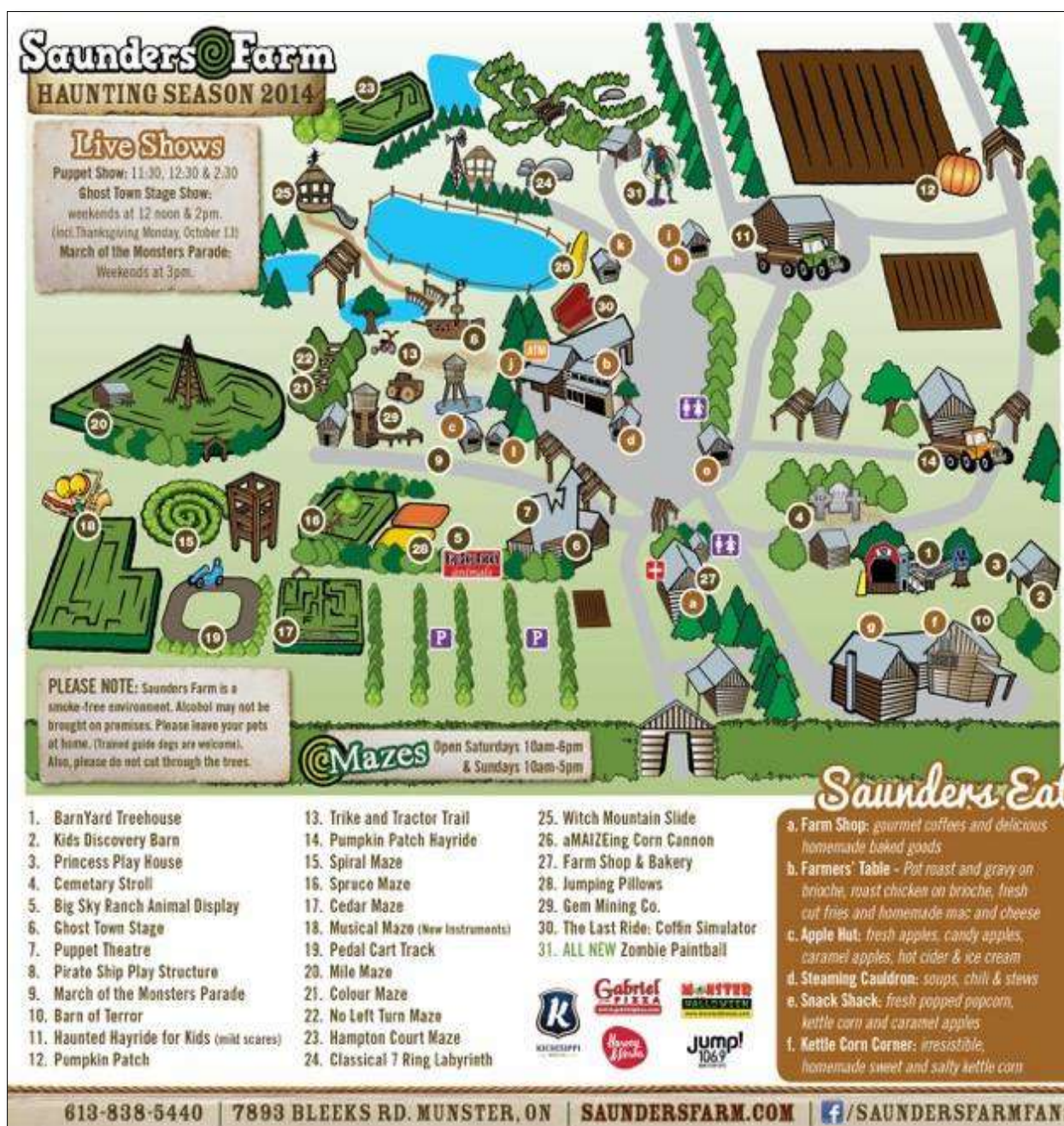


Figure 29: Marketing and map of the features available at Saunders Farm

Digital Images of the Saunders Farm



Other Wooden Structures



Entrance into Saunders Farm from Street



Entrance into Saunders farm from Parking Lot



Pavilion hosting Marriages and Events



Garden beside Parking Lot



Structures on site



Man-made pond on site



Entrance and fire route.



Figure 30: A montage of context images providing views of Saunders Farm Credit: Commonwealth

5.0 IMPACT OF THE PROPOSED DEMOLITION AND RELOCATION

5.1 Introduction

This report has been prepared to determine the impact for the demolition of the Bradley/Craig Barn and to address the implications of its relocation and re-assembly at Saunders Farm. The four-acre farmstead is what will remain of a 120-acre dairy farm. The four acres, house and barn are designated under part IV of the Ontario Heritage Act (OHA). The OHA requires that all relocations and demolitions be approved by City Council after consultation with the Ottawa Built Heritage Advisory Committee (OBHAC).

The relocation of the barn has an impact of not only the barn itself but also the integrity of the spatial composition and interrelationship of house, farmyard and barn. The discussion focuses on the barn and its impact on the integrity of the composition as part of this analysis.

5.2 The Bradley/Craig Barn in its Agricultural Context

Official Plan:

Applicable preservation standards and guidelines, such as Parks Canada's Standards and Guidelines (adopted by City Council in 2008), do not recommend removing or relocating historic buildings from their original site, as such actions are generally seen as solutions and as a last resort. This is also reflected in the Official Plan.

For submissions where relocation is proposed, the City requires that the cultural heritage impact statement demonstrates that relocation is the only way to conserve the resource and allows the City to consider the option:

1. The barn remains on-site but moved to another part of the property for integration into the new development, or if that is not possible:
2. The building is relocated to a site appropriate to its cultural heritage value outside the proposed development or property.

In response to point 1, it is the developer's view that the barn could be moved to another part of the site and turned over to the City as a community facility. This proposal was submitted but did not have traction and was abandoned. As directed by the Official Plan, the second option involving the demolition and relocation of the Bradley/Craig barn is being assessed in this heritage impact report with regard to site value, context value and integrity. The following sets out a discussion relative to the value placed on the three noted attributes; both positive and negative impacts are discussed.

Site Value Context/ Links to Surroundings

The agricultural complex consisting of the timber frame barn, Gothic Revival style farmhouse, and four acre farmstead are a remnant portion of a cultural heritage landscape that was typical of the late 19th century farms throughout the Carleton County area. The composition, although fragmented, conveys a

sense of place. There is a collective civic memory of the farm and particularly the barn. The land under cultivation with defined field patterns was, until recently, a character-defining element along Hazeldean Road. Standards and Guidelines for the Conservation of Historic Places; General Standards for Preservation, Rehabilitation and Restoration which are intended to protect the integrity of a historic place state:

(1) Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character- defining elements. Do not remove a part of the historic place if its current location is a character defining element.

Comment:

The Community of Fernbank is in the process of intensification of the surrounding land resulting in the diminishing of the rural landscape and the elimination of agricultural activity. The Bradley/Craig farmstead is one of the only remaining open stretches of land along this section of Hazeldean Road. The property, along with the two adjacent properties, is destined for extensive subdivision development and redevelopment. Whether the barn remains on-site or is removed will have little bearing on the loss to 'the sense of place'. The removal will result in very little disruption of the community memory given the dramatic upheaval to the visual character of the area and the changing character of the community that now surrounds the property.

Relocation will allow the barn to stand proud and be a focus in a rural setting. Retention in-situ in the context of the planned commercial development and intensification will be difficult to integrate into the large-format commercial culture and will result in the structure being surrounded by a commercial mixed-use area where its future vocation would be for retail purposes with parking and cars replacing the green-space setting.

Context Value Community Character and Landmark

At present, the farmhouse and barn are set close to the road with open fields to the rear. The distinctive roof line of the large barn and the Victorian character of the house combine to make this farm complex a landmark. The loss of open fields and agricultural activity has greatly reduced the contextual value, as will the expanding residential areas surrounding the designated farmstead. The farmhouse, barn and associated lands represent the last vestiges of rural heritage character on Hazeldean Road and the last remaining examples of their type between Stittsville and Kanata. For these reasons, the ensemble was designated. The removal of the barn will disrupt the spatial relationship with the house and associated landscape. However, in the context of the encroaching suburban subdivisions and commercial developments, this relationship has and will continue to be undermined. On the other side of the six-lane Hazeldean Road, substantial commercial box stores with large parking lots service a vehicle-oriented commercial mall.

Comment:

The developer intends to introduce retail and parking on the four-acre heritage designated site. With new large-format commercial development, such as Lowes and Best Buy located around the barn,

visibility and context will be greatly reduced at best but most likely will become completely lost. When surrounded by large-format retail outlets; the role of the farm buildings would be delegated to that of a mascot.

Based on the appearance of the commercial development across the street and the commercial designation of the Bradley/Craig lands fronting onto Hazeldean, the rural character will be gone, leaving the house and barn as orphan structures. The heritage designation of the lands between the house and barn recognizes their character defining features. However, the designation does not preclude the introduction of additional structures and the compromising of the visual links with parking.

The house, with its proximity to the street, will be interpreted and will maintain its character as a residential 19th century house with its address remaining on Hazeldean Road. The barn, although considered large in the context of agriculture, will be overshadowed with its prominence being diminished as a result of the encroaching development. The immediate setting allows for access to the barn from all sides with the character defining earth ramps leading up to its large double doors. Planned development will limit access and will reduce its original interpretation and relationship to its setting.

The Official Plan, as well as the Standards and Guidelines, note the relocation of a heritage structure should be considered as the option of last resort and is generally not considered appropriate. Taking this principle as the benchmark, there are other considerations, which should be taken into account including the cost of upgrading and the difficulty of securing an appropriate tenant.

Relocation allows the opportunity for the public to experience this magnificent structure in an appropriate rural setting. If it remains, the barn will lose its agricultural function and cathedral-like spaces. The need for extensive upgrading to meet the program objectives of a commercial precinct will further diminish its character defining feature as a primary, purpose built, agricultural structure. If, however, it is moved the building, including the extension will be retained and reassembled in their entirety.

The heavy-frame construction secured by mortise and tenon joinery provides a construction method that lends itself to the dismantling process. There is evidence that elements of earlier building(s) were incorporated into the barn, which suggests that it is the product of an earlier demolished log barn.

Another factor for considering the move is the potential public interpretive value where the dismantling and reassembly could be treated as a traditional barn raising event. The opportunity to stage a barn raising with a structure of this scale would capture wide interest and allow the community to participate in a once-in-a-lifetime process.

The relocated site offers public access, provides for re-establishing the barn in a rural setting, shows many of its historical attributes reinstated, and can potentially accommodate uses in keeping with its original intent.

The relocation would allow the barn to continue as a highly visible element serving as an icon. The Bradley/Craig Barn would be conserved in a manner in which the character defining attributes would be readily viewed by the public, something that would be extremely difficult if left in place and surrounded by development.

Integrity Value

The following is based on a concept plan and an accompanying heritage designation report *Designation of the Bradley/Craig Farmstead, 590 Hazeldean Road under Part IV of the Ontario Heritage Act*, dated January 4, 2010.

The Bradley/Craig Barn's structure and components listed under its heritage designation will be documented and recorded in a diligent manner to allow for proper dismantling and reconstruction of the building on its proposed location at Saunders Farm, 7893 Bleeks Road, Ottawa. The recorded parts will be carefully stored and transported until they are able to be reassembled by trained professionals, conservationists, and required personnel.

Comment:

The plan is to reintroduce the Bradley/Craig Barn as a public building at Saunders Farm. In this way, it can be utilized and appreciated to its maximum capability in the public realm. The general approach for the building is to reassemble the structure with as many of the original pieces as is possible and to place the barn in a setting compatible with its previous location on Hazeldean road.

5.3 Impacts on the Heritage Character of the Area***Positive impacts:******Demolition Threat Nullified***

The Barn will not be under threat of demolition like the Jacob Bradley Barn (Joshua's brother's barn on the adjacent lot). In its 1974 Canadian Inventory of Historic Buildings, Parks Canada listed Jacob Bradley's farm house (built about 1870) as a building of heritage value because of its architectural significance. The house, then owned by Tridel Corporation, eventually was torn down in 1990 after it had remained vacant for some time. The concern is that this same scenario will befall the Bradley/Craig buildings as they are sitting, vacant and unused. (Evans)

Honest Landscape and Utilized in the Community

The surrounding context of farming and the rural landscape will no longer exist at 590 Hazeldean. The new neighborhood theme will be suburban, strip mall commercial with mixed use residential and commercial functions. The proposed Saunders site for relocation provides compatible character defining landscape elements and complements the building with a more honest environment. The relocation of the barn will allow for it to be utilized in the community and maintained to a higher degree. Utilizing the barn prevents it from becoming a target of vandalism, prevents it from deteriorating as a vacant property, and eliminates the potential of inappropriate uses or inappropriate upgrades.

Preservation of Materials:

The original structural materials will be preserved and will be reassembled to its original placements on the barn in the new location. It will retain its character defining elements of craftsmanship and artistic merit, as well as its architectural merit. The spatial arrangement of the building will reflect the layout of the 590 Hazeldean heritage designated farmyard.

Economic Value and Significance:

A well-executed development respectful of conservation would bring more customers to see the Bradley/Craig Barn as a demonstration project. As a place of entertainment and tourism, Saunders Farm is a popular location to host agricultural themed events compatible with the Bradley/Craig Barn.

Adverse impacts:

Physical Limitations

The foundation will have to be replicated and must provide structural integrity, and it will require re-installation of utilities and services.

Removal of Additions

Details such as the milking stalls are an interesting feature that would potentially not be incorporated into the new location. The lean-to dairy and the machinery shed would also probably not be moved.

Loss of Context

140 years of memories have occurred at the Bradley/Craig farmstead. The family connections and community connections will be severed. The original house (also part of the designation) will not be moved, which will obscure the relationship the farmhouse has to the farmstead. Out of context, the heritage building risks losing its story on which its heritage designation is based. The farmstead, barn, and house represent the last vestige of rural life on Hazeldean road.

The landscape features and the terrain where the barn is located will be changed and contain little recognition of pre-existing rural fabric.

Transportation Damages and Potential Damages as Part of Reassembly

In the storage and transportation of the barn, parts may become damaged and will have to be replaced. Human error may damage the structural integrity and heritage value of the architecture. The re-nailing of the exterior cladding boards will have to be done carefully to prevent the old dried wood from splitting, which will require specialized heritage wood workers. Heavy timber joint construction will be difficult to duplicate and will also need specialized tradesmen to complete.

Risk of Development at New Location

The lands around Saunders Farm are presently rural but with the City's growth, residential zones are extending to the southwest out of Munster. As the area undergoes intensification and development, there will be the same risks as what is occurring at the Bradley/Craig Farmstead.

Irreversibility of Development on Rural Farmland

The proposed development of the farmyard has an adverse impact on the remnants of the farm vegetation and prevents the ability of the land to grow anything. Once a development is placed on top of good farming land, it is impossible to reclaim farming activity on the land again. With the introduction of residential homes, the farmland surrounding the site will no longer exist. The heritage designation's purpose to preserve the importance of the agricultural region has become null and void.

The loss of Additional Value to the House and Farmstead

The three options prepared by Petroff (APPENDIX A) fail to acknowledge the value of the house and its relationship to its environment. The location of the proposed new retail is set proud of the house, closer to the street and blocking views of the house. Another concern is the way the retail is connected with the new addition butting into the house. The lack of any form of buffer around the house will have a negative impact as does the lack of an interpretative plan.

6.0 MITIGATION

6.1 Mitigation Measures

A detailed methodology for moving the barn will be developed by Commonwealth and the mover. Prior to proceeding a full set of 'As-Found' drawings and photographs will be completed including a documentation numbering system; this will ensure that all the building parts are assembled as they would have been on the 590 Hazeldean Road site.

Conservation Approach

The approach is outlined in Chapter 4. Storage and transportation of the disassembled barn will be done carefully, and efforts will be taken to avoid damaging the structure, form, or appearance of the individual components. The move itself will be divided into two phases. The first will include a focus on the planning; the details of dismantling and preparing the pieces for transportation to the Saunders Farm, assessing the logistics of organizing a barn raising event will all be completed in this phase. The second phase is the development of a conservation and rehabilitation plan for the building's reassembly, future use and maintenance.

A conservation strategy for the protection, integration, and interpretation of the farm house will be included as part of the plans for developing the property. The conservation approach needs to take into account that the house will be retained, and a conservation strategy will be prepared to ensure the house is treated with respect. This would include a recommendation that the house be maintained as the most prominent feature along the street with the new development set back to allow views of the house from the street. It is recommended that the link connecting the house to the new retail as shown on all three options be more carefully considered. Also, around the house a green space buffer be

established with some interpretation. Such a space will help distinguish the house from the new build and support the interpretation of the area's rural history.

Interpretation and Programming at the Existing Site

The commercial development incorporates the house. The house would be repurposed as offices or possibly a small retail outlet. The site around the house will be maintained as lawn and developed with plantings and interpretive signage in a creative setting. It will provide an oasis in the commercial district and present the story of the Bradley/Craig farm and the evolution of Hazeldean Road.

Interpretation and Programming at the New Site

The original construction in 1873 is one of the last remaining examples of a barn raising where a structure was erected through the collective action of a community. Early photos document similar events and suggest the potential of reinterpreting such a strategy as part of the dismantling and reassembly. The developer and the Saunders are interested in exploring this once in a lifetime experience as a community jester and an important part of the mitigation.

An interpretive plan will be developed as part of the reassembly and new use for the barn. The interpretation will tell the story of the Craig/Bradley Farm, the family and the community. It will also present some of the history of agriculture in the Ottawa Valley.

Guidelines

The following guidelines for the transfer and reassembly of the barn were used to assess the proposal to relocate the structure at the Saunders farm and will serve as part of the mitigation strategy.

The Landscape and Setting

- The location should exhibit the character-defining qualities of traditional farm life in Ontario.
- The overall landscape should be pastoral and rural, which reflects the barn's traditional setting that includes boundary trees, gardens and orchards, and traditional fenced fields. Two earth ramps (also known as 'berms') leading up to the double doors on the second level are an important character defining feature and will need to be incorporated as part of the rebuild.
- The orientation should approximate the same position of the previous building location. Buildings and the roadway around the barn should have similar spatial configuration and be of the same agricultural and architectural language.
- Buildings in the surrounding viewscape should not exceed the height of the barn so as to draw attention to the barn's character defining qualities.

Approach to Conservation and Maintenance

The structure of the barn as a traditional bank barn should be visible in its new use. No nails are to be used in the main structural elements to substitute the Mortise and Tenon joints. As a traditional wood-clad building, it should be recognized that ongoing maintenance is an unavoidable part of its management.

Incorporating Modern Systems

Any mechanical, electrical, plumbing incorporated into the barn should be designed with concern to the building envelope as a heritage structure and should be sensitively integrated.

6.2 Conclusions:

At first glance, the demolition, relocation and reassembly are a copout on the part of the developer and indefensible as a conservation practice. However, with a farm, the buildings are attributes; the value lies in the larger meaning of the land and its management. With the land gone, along with the agricultural processes what remains are relics: valuable as crafted architectural pieces but anchorless. Maintaining the heritage designation of features within the four-acres would have made sense with almost any other type of historic complex, as it would have still exhibited integrity of the space. The land is the principle defining feature of the farm as a cultural historic landscape. A significant portion of its integrity and its value was lost when the farmstead was separated from the land. Designating the farmstead is an architectural solution to preservation but does not preserve the integrity of the agricultural cultural heritage landscape.

Even without the land there is value in the vernacular farmstead with its Victorian brick house and classic bank barn. The challenge arises in how much of its value will be maintained and integrated into the commercial development. The development layout, as presented, responds to an intense vehicular oriented experience. Maintaining sightlines across an expanse of blacktop with large-format retail, framing the views is the antithesis of what these buildings represent.

The barn itself is a significant purpose-built architectural feature, exhibiting the work of a master craftsman, demonstrating engineering skills, communal workmanship and enduring materials. It is an important example of Ottawa's history. As such:

- There is merit in considering the relocation from not only the point of context, but also the integrity of the designated building and its ongoing use. If left in place, the dignity of the barn would be viewed by the general public as a left-over relic, and its potential usability would be in question. On the other hand, if the City permits the relocation, some of the positive aspects are outlined below.
- Undertaking the move will ensure the barn will be retained in its entirety with the potential to be animated and continue a meaningful existence in the community.
- The barn would remain a primary structure that would be positioned to be used in traditional ways that reflect its historic function.
- The three-dimensional form will remain intact standing as a highly visible feature viewed in a bucolic setting;
- The community of Ottawa would be able to experience firsthand a traditional barn raising bee.
- It will most likely be seen and recognized and appreciated by more of the public being at Saunders Farm, as the farm is visited by one million guests.
- Saunders farm provides employment within the community, works hard interpreting traditional agricultural practices and processes, support charities and other purpose-driven organizations. Most important they are prepared to embrace this opportunity.

Practicality is another consideration to be taken into account in regards to the relocation of the Bradley/Craig Barn. The barn is essentially a large tent clad in wood intended for storage. Much of its beauty lies in its simplicity as a primary structure. The reality of finding a tenant who is willing to undertake the repurposing in a respectful way will be a challenge. The costs will be high. As the City has acknowledged from its ownership of the farm at Pinhey Point: one of Ontario's most significant agricultural landscapes; the programming and repairs to the main buildings, the barn and outbuildings are a difficult and costly commitment.

The relocation strategy is often associated with a loss of context, but in this particular case, it may be seen as a more viable solution than rehabilitation on its present site in that it retains the artifact in a context. At Saunders Farm, the barn can be recognized as a significant part of Ottawa Valley history. Saunders Farm is in Goulbourn Township and is located in close proximity to the original site of the Bradley/Craig Barn. The structure's architectural integrity will be preserved, there would be public access, and a more appropriate setting compared to the commercial development on 590 Hazeldean Road. Following the successful relocation and reassembly of the barn, the designation under Part 4 of the Ontario Heritage Act should be acknowledged.

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- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
- Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm
- Ontario Heritage Tool Kit - <http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm>

8.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984, combining the separate practices of its principals, Harold Kalman (retired) and John J. Stewart.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program, and in this capacity was responsible for initiating, developing and ongoing supervision of downtown revitalization projects across the country. Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario .

1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

APPENDIX A: CONCEPTUAL SITE PLANS

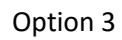
The three options prepared by Petroff provide context and illustrate the development intent.



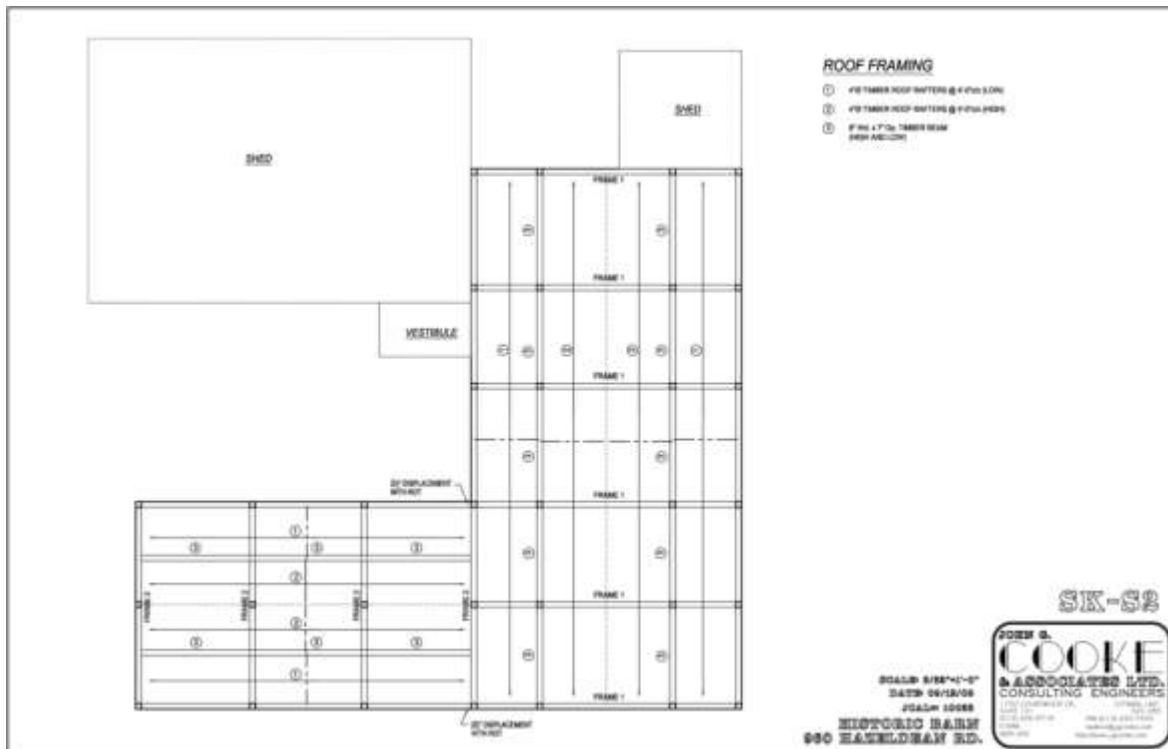
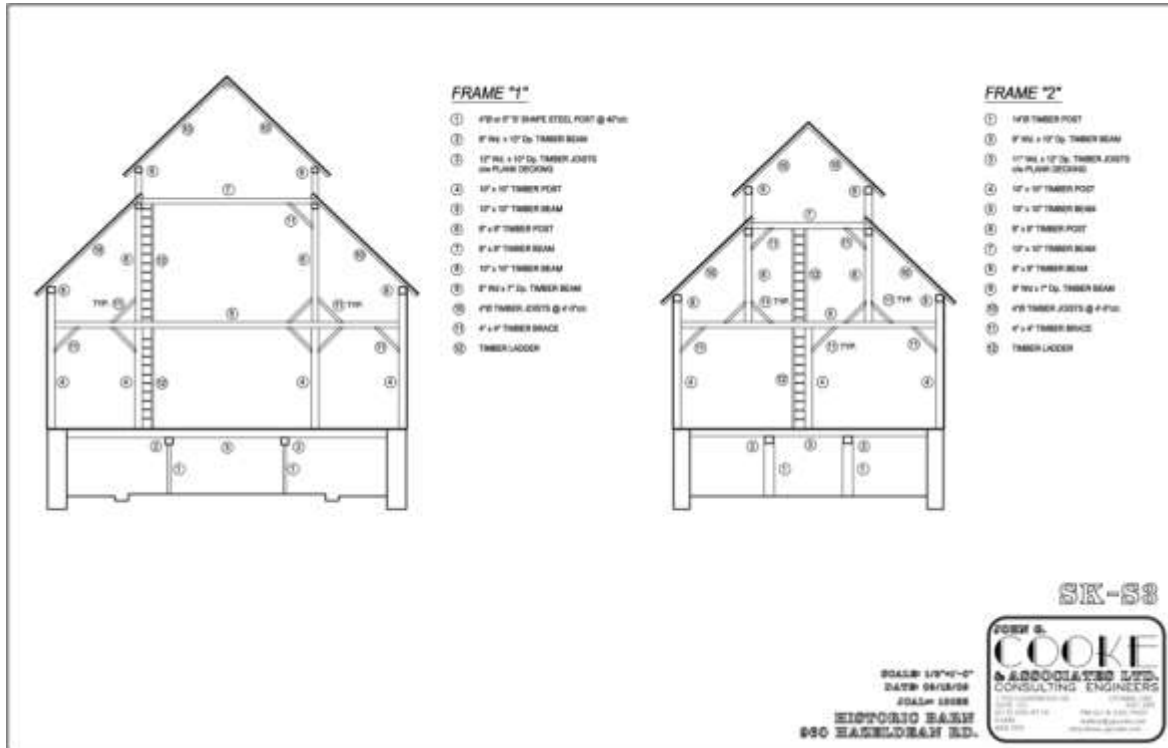
Option 1

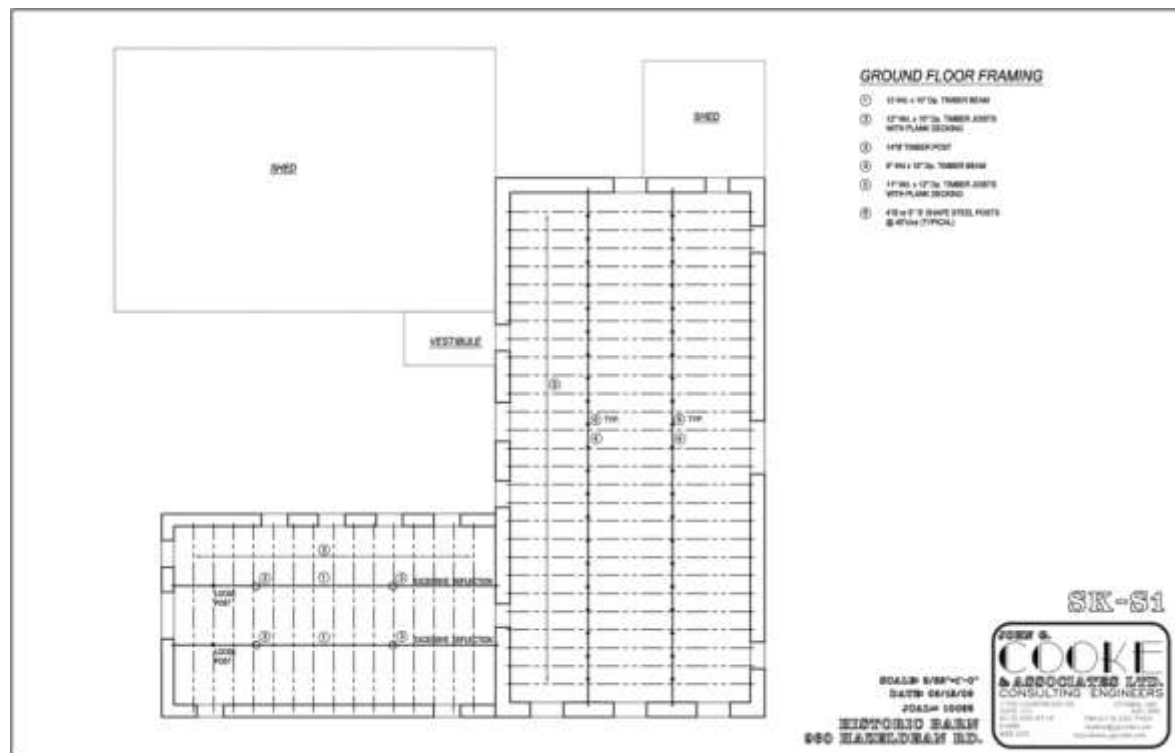


Option 2



APPENDIX B: ARCHITECTURAL PLANS, ELEVATION





APPENDIX C: AN EXAMPLE OF RELOCATING A BARN

Boss Zoeteman Dairy Barn Alberta

<http://globalnews.ca/news/1128907/the-big-move-historical-barn-hits-the-road-to-be-relocated/>

A Dairy Barn in Alberta was relocated to Heritage Acres Farm Museum where the inside will be completely restored and provide over fifteen-thousand square feet of space for the museum to showcase some of Alberta's history.



