

## Request for Decision

### Municipal Heritage Committee recommendation for the Former Ash Street Elevated Water Tank

Presented To:	Planning Committee
Presented:	Tuesday, Feb 16, 2010
Report Date	Wednesday, Feb 03, 2010
Type:	Managers' Reports

### Recommendation

It is recommended that City Staff be authorized to:

1. include the 332 Pine Street elevated water tank in the City's register of heritage properties as a listed structure;
2. proceed with the demolition of the 332 Pine Street elevated water tank;
3. document the 332 Pine Street elevated water tank, prior to its demolition, and submit this information to the City of Greater Sudbury Archives for future reference and use; and,
4. investigate and report back on a process, including funding, to erect a historical plaque on the site, convert the site into a public park with a new public art element, which may incorporate parts of the existing elevated water tank.

### Background:

On July 9, 2008 City Council agreed to postpone the planned demolition of the elevated water tank located at 332 Pine Street (the "tank") to provide the Municipal Heritage Committee with an opportunity to evaluate its cultural heritage value or interest of the structure, through resolution #2008-284, which read:

"WHEREAS City Council recently appointed a Municipal Heritage Advisory Panel to advise on heritage matters;

WHEREAS the Municipal Heritage Advisory Panel plans to prepare a city-wide inventory of buildings and structures that are of cultural heritage value or interest for Council's future consideration;

WHEREAS the former elevated water tank near Ash and Pine Streets in the former City of Sudbury has been declared surplus to the City's needs and is planned to be demolished;

WHEREAS the Municipal Heritage Advisory Panel has recommended that this elevated water tank be evaluated to determine whether it is of cultural heritage value or interest;

#### Signed By

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**Recommended by the Department**

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General Manager of Growth and  
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**Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer

*Digitally Signed Feb 3, 10*

NOW THEREFORE BE IT RESOLVED that City Staff postpone any further action with respect to the demolition of this former elevated water tank so that the Municipal Heritage Advisory Panel can undertake an evaluation to determine whether it has cultural heritage value or interest, in accordance with the criteria set out in the Ontario Heritage Act, and report back to Council on the same, together with recommendations for the future of this structure.”

### **Purpose:**

This report presents the Municipal Heritage Committee’s conclusions regarding the cultural heritage value of the tank, and its recommendations for the future use of the site.

### **Discussion:**

The tank is located on the north side of Pine Street, just west of Beatty Avenue in the community of Sudbury. The tank is approximately 40 metres tall and can hold approximately 2.3 million litres of water. The tank was constructed in 1946 and became operational in 1948.

It served as part of the City’s water supply system for fifty years. In 1998, the Ellis Reservoir was opened, and the tank was decommissioned and disconnected from the surrounding water supply system.

The Municipal Heritage examined the cultural heritage value of the site using the nine criteria set out in the Ontario Heritage Act. This evaluation involved several site visits, historical and archival research, consultation with Engineering Staff and a survey of seven other Ontario municipalities with similar elevated water tanks. The Municipal Heritage Committee’s Heritage Report on the tank is included in Appendix A.

At its November 19, 2009 Meeting, the Municipal Heritage Committee passed the following recommendation:

“THAT, based on the criteria set out in the Heritage Act, the water tower at 332 Pine Street has moderate to low cultural heritage value, and

THAT, it is the recommendation of the Subcommittee that the property be included in the City’s register of heritage properties as a listed building, and

THAT, if the tank is removed, at a minimum the property be documented and recorded and that a historical plaque be erected on the site. The site could also become a park where portions of the existing structure could be retained and be used as a public art element in this new park, and

THAT this new Public Art element should be selected through a Public Art competition; and

THAT staff report back with a recommendation for a process and funding for the same.”

### **Conclusion:**

The Municipal Heritage Committee has found that the tank has low to moderate cultural heritage value and recommends that the tank be “listed” in the City’s register of heritage properties. The listing of the tank would not prevent its demolition. The Committee is also suggesting that a series of actions be taken, should City Council elect to proceed with the planned demolition of the tank.

### **Recommendation:**

Based on the above, it is recommended that City Staff:

1. include the 332 Pine Street elevated water tank in the City's register of heritage properties as a listed structure;
2. proceed with the demolition of the 332 Pine Street elevated water tank;
3. document the 332 Pine Street elevated water tank, prior to its demolition, and submit this information to the City of Greater Sudbury Archives for future reference and use;
4. investigate and report back on a process, including funding, to erect a historical plaque on the site, convert the site into a public park with a new public art element, which may incorporate parts of the existing elevated water tank.





# DRAFT HERITAGE REPORT: 332 Pine Street

Ash Street Tank Report 2009-10-29 MHC Sub-Committee 1/8  
Prepared by: Water Tower Sub-committee  
Date: October 29, 2009

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## 1. Introduction

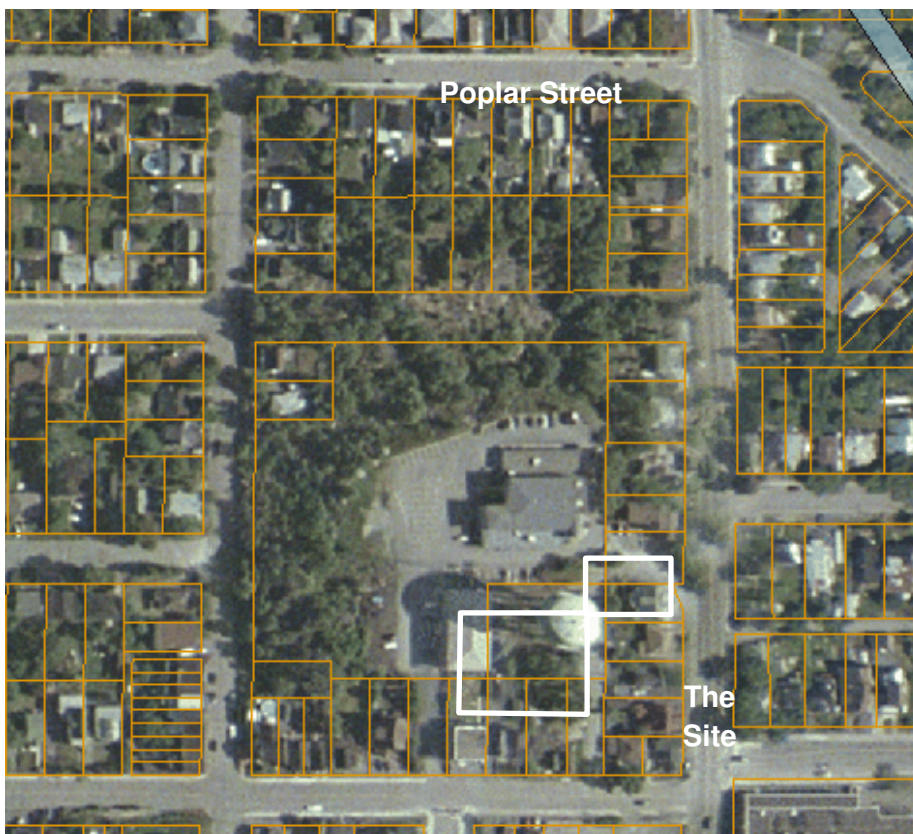
This report is a heritage assessment of the property at 332 Pine Street in the City of Greater Sudbury, to gauge its cultural heritage value. The heritage assessment was prepared by the City of Greater Sudbury Municipal Heritage Committee in accordance with the requirements of the Ontario Heritage Act.

## 2. The site, its surroundings and history

332 Pine Street (the site) is located on the north of Pine Street and west of Beatty Avenue, in the community of Sudbury. The site, which is owned by the City of Greater Sudbury, is approximately 3,080 m<sup>2</sup> in area and has approximately 20 m of frontage on Beatty Avenue.

The site is situated within a predominantly residential block bounded by Beatty, Pine and Stanley Streets, as well as the unopened portion of Maple Street. This block, together with the residential fabric between Beatty, Elm, Stanley and Poplar Streets, was established in 1902 and developed over time.

### 2007 aerial view of the site and its surroundings



The site is currently improved with a 40 m tall elevated water tank. The tank holds approximately 500,000 imperial gallons of water. The tank was designed and constructed the Horton Steel Works, a division of the Chicago Bridge and Iron Company. Construction of the tank began shortly following the end of the Second World War in 1946, and was completed in 1948. The construction of the tank was overseen by R.H. Martindale, the City Waterworks Superintendant at that time. The tank was one of three public work projects designed to improve the former City of Sudbury's water system. Other improvement projects included to the David Street pumping station and the installation of new water distribution mains.



**left:** Pine Street elevated water tank under construction. **right:** R.H. Martindale.  
**Source:** The Sudbury Star.

The Pine Street elevated water tank began operation in 1948 and continued to serve as a part of the City's water supply system for 50 years. In 1998, the City's new Ellis Water Reservoir came into operation, replacing the need for the Pine Street elevated water tank. As a result, the Pine Street elevated water tank was decommissioned and disconnected from the surrounding water supply system. The Pine Street elevated water tank requires significant upgrades. The structural integrity of this tank is unknown. A recent estimate suggests that the cost to repaint this tank would range from \$750,000 to \$1.5 million.



**four views of the tank (clockwise from top left):** view from Regent and Elm Streets; view from Beatty Street; view of cylindrical tank supports; view from interior of site.



### 3. Cultural heritage value or interest assessment

#### 2.1 Heritage evaluation criteria

The *Ontario Heritage Act* establishes the legislative framework for the protection of heritage properties, including archaeological sites. Section 29 of the *Ontario Heritage Act* gives the Council of a local municipality the ability to designate, by by-law, a property to be of cultural heritage value or interest if the property meets criteria that have been established by regulation.

The criteria that municipalities across Ontario must use when deciding to designate a property to be of cultural heritage value or interest are set out in subsection 1.(2) of O.Reg 9/06, which states:

*“A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:*

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

Based on the above criteria, City of Greater Sudbury staff developed a ranking system to rate the cultural heritage value of a property. Properties that meet 7 to 9 of the above criteria have significant cultural heritage value and are worthy of possible designation under Part 4 of the Ontario Heritage Act. Properties that meet 4 to 6 of the above criteria have moderate cultural heritage value and are worthy of possible listing in the City's register of heritage properties. Properties that meet 1 to 3 of the above criteria have low cultural heritage value and are worthy of possible documenting and recording.

## 2.2 Responding to the criteria

The Water Tower Subcommittee met on October 29<sup>th</sup>, 2009 with staff to review the property and consider it in light of the Ontario Heritage Act criteria. The results of this evaluation are as follows:

*The property has design value or physical value because it,*

- i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
- ii) displays a high degree of craftsmanship or artistic merit, or*
- iii) demonstrates a high degree of technical or scientific achievement.*

The Subcommittee determined that the property is rare and has design or physical value because it is an example of the Horton style elevated water tank. There are only two such tanks in Northeastern Ontario, both within the City of Greater Sudbury. This style of tank is more common throughout the rest of Ontario.

*The property has historical value or associative value because it,*

- i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

The Subcommittee determined that the only direct association the water tower has with the community is its use as part of a water utility servicing the former City of Sudbury and with R.H. Martindale, the City Waterworks Superintendent at the time it was constructed.

*The property has contextual value because it,*

- i) is important in defining, maintaining or supporting the character of the area,*
- ii) is physically, functionally, visually or historically linked to its surroundings, or*
- iii) is a landmark.*

The property does define the character of the area and is historically and visually linked to the surrounding neighborhood. Due to the height, size and location of the water tower on top of a hill, it is a landmark.

Based on above criteria and using the ranking system, the Subcommittee determined that the property met four of the nine criteria, meaning that the property has a moderate to low cultural heritage value.

## **4. Conclusion and recommendations**

Based on the criteria set out in the Ontario Heritage Act, the water tower at 332 Pine Street has a moderate to low cultural heritage value and it is the recommendation of the Subcommittee that the property be included in the City's register of heritage properties as a listed building.

If the tank is removed, the Subcommittee recommends that at a minimum the property be documented and recorded and that a historical plaque be erected on the site. The site could also become a park where portions of the existing structure could be retained and be used as a public art element in this new park.