

Subject: Demolition of 5897 Fernbank Road, a property designated under Part IV of the *Ontario Heritage Act*

File Number: ACS2025-PDB-RHU-0055

**Report to Built Heritage Committee on September 9, 2025
and Council September 24, 2025**

Submitted on August 28, 2025 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

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Ward: Stittsville (6)

Objet : Démolition du bâtiment situé au 5897, chemin Fernbank, propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2025-PDB-RHU-0055

Rapport au Comité du patrimoine bâti

le 9 septembre 2025

et au Conseil le 24 septembre 2025

Soumis le 28 août 2025 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Greg MacPherson, Urbaniste II, Planification du patrimoine

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Quartier : Stittsville (6)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council approve the application to demolish the house located at 5897 Fernbank Road.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil municipal d'approuver la demande visant à démolir la maison située au 5897, chemin Fernbank.

BACKGROUND

The property at 5897 Fernbank Road, is located in Stittsville at the northeast corner of Shea Road and Fernbank Road. A location map is attached to this report as Document 1. The property was designated under Part IV of the *Ontario Heritage Act* on September 17, 2019, and contains a two-storey stone-clad Gothic Revival farmhouse, also known as the Flewellyn/Jones House, constructed in 1886. The Statement of Cultural Heritage Value for 5897 Fernbank Road is attached to this report as Document 2.

The property suffered a fire on March 26, 2025, causing significant structural damage to the house on site. A structural engineering assessment following the fire (attached as Document 3) found significant structural damage to the foundation, floor assemblies and roof assemblies, in addition to smoke and fire damage to the exterior and interior walls. The assessment identified a collapse risk at the second-floor roof assembly and recommended that the entire structure be demolished due to damage and the risk of collapse.

The property owner has applied for a heritage permit to demolish the property based on the conclusions of the structural engineering assessment. This report has been prepared because the demolition of structures on a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council after consultation with the Built Heritage Committee.

DISCUSSION

Recommendation 1 – Demolition

Applications to demolish properties designated under Part IV of the *Ontario Heritage Act* are not typically supported. However, given the extensive fire damage and risk of collapse, Heritage Planning staff recommend that the Built Heritage Committee recommend that Council approve the application to demolish the farmhouse on site.

If this recommendation is carried by Council, the property will remain designated under Part IV of the *Ontario Heritage Act*. Following the completion of the demolition of the

farmhouse, Council is required to reassess the cultural heritage value of the property as per the process set out under Section 7 of Ontario Regulation 385/21 and either amend, repeal, or make no changes to the designation by-law. After the demolition of the farmhouse is confirmed, heritage planning staff will bring a report and recommendations forward to Built Heritage Committee to satisfy this requirement.

Conclusion

Staff have reviewed the application to demolish the farmhouse at 5897 Fernbank Road and given the circumstances, have no objections to the approval.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR

I'm saddened by the potential loss of Flewellyn-Jones House, which has been a landmark in Goulbourn and Stittsville for nearly 140 years.

Richard and Margaret Flewellyn arrived from Ireland with their young son John in the early 1860s. They purchased 195 acres in December 1869 at Concession X, Lot 26, Goulbourn Township, now known as 5897 Fernbank Road in Stittsville, where they raised 10 children – five girls and five boys. The stone house was built in 1886.

The family and their descendants became community leaders, involved in the founding of what's now Stittsville United Church, and active in the local school board as trustees. They were probably involved in establishing SS #14, a pioneer schoolhouse on the other side of Fernbank that was demolished more than a decade ago.

The property changed hands several times in the mid-20th century before being purchased by Dorothy and Bill Jones in 1962.

The house is one of several stone buildings in the Stittsville/Goulbourn area that were built in late 19th century in the years following the Great Fire of 1870, that I call "The Stone Cousins". Flewellyn-Jones is a Gothic Revival farmhouse, similar in style and construction to Boyd House and Patrick Hartin House, both located almost directly north near Huntmar and Maple Grove.

I encourage the current owners to work with City staff to appropriately commemorate

the Flewellyn-Jones house and the legacy of the Flewellyn family in any future building or development on the property.

CONSULTATION

Heritage Ottawa was notified of this application.

ACCESSIBILITY IMPACTS

This report has no accessibility impacts.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications associated with recommendations of this report.

RURAL IMPLICATIONS

The property subject to this report is a historic farmhouse located outside the Greenbelt on the City's rural/suburban edge. The demolition of this property will result in the loss of a property with historical significance to rural Ottawa.

TERM OF COUNCIL PRIORITIES

This report does not impact any 2023-2026 Term of Council priorities.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under *the Ontario Heritage Act* will expire on November 16, 2025

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Statement of Cultural Heritage Value

Document 3 Structural Engineering Assessment

Document 4 Site Photos

DISPOSITION

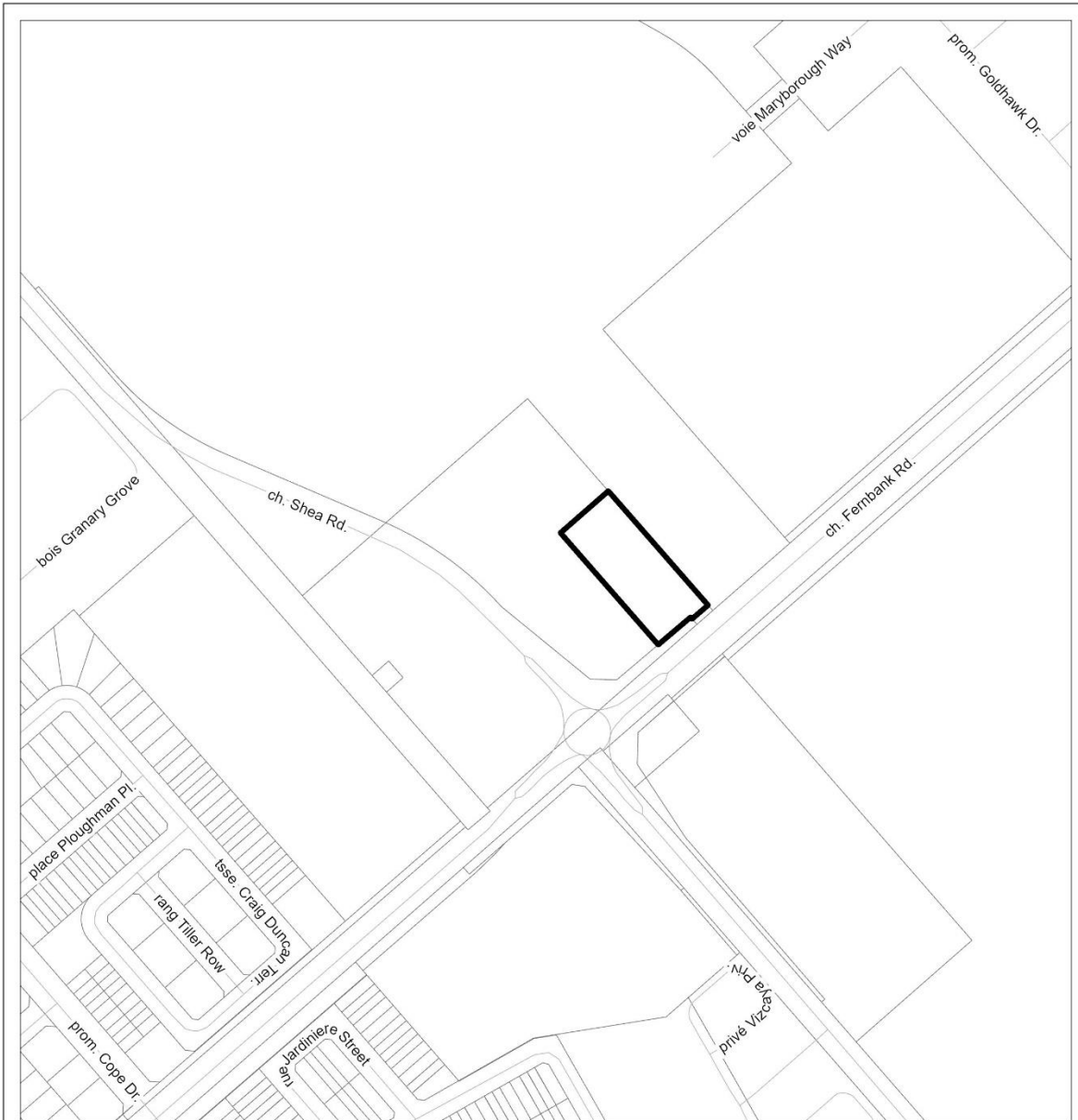
Office of the City Clerk, Council and Committee Services to notify the property owner

and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision according to the requirements of Section 34 of the Ontario Heritage Act.

Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of Council's decision according to the requirements of Section 34 of the Ontario Heritage Act.


Following demolition of the farmhouse, Heritage Planning Branch, Planning, Development and Building Services Department to bring a report to Built Heritage Committee in accordance with Ontario Regulation 385/21 (7) to determine if the property continues to have cultural heritage value and if the designation by-law should be amended, repealed, or remain the same.

Document 1 – Location Map



	
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REVISION / RÉVISION - 2025 / 08 / 06	

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

 **5897 ch. Fernbank Rd.**



NOT TO SCALE

Document 2: Statement of Cultural Heritage Value

BY-LAW 2019-293

The Flewellyn/Jones House, 5897 Fernbank Road, is a one-and-one-half storey stone farmhouse located in the west end of Ottawa in former Goulbourn Township.

Statement of Cultural Heritage Value or Interest

The Flewellyn/Jones House has cultural heritage value for its contextual value as an important reminder of the historic agricultural character of Goulbourn Township, design value as a 19th century farmhouse and historical value for its association with the Flewellyn family and the early settlement of Goulbourn Township.

The Flewellyn/Jones House has design value as a good example of a Gothic Revival farmhouse built in the late 19th century to replace the earlier log house built when the land was first settled. Typical of this style, it features decorative bargeboard trim, a steeply pitched gable roof, segmental arched windows and a veranda with wooden trim. The Flewellyn/Jones House is one of several houses in this area constructed with a similar plan. It features the same decorative bargeboard and layout as the Boyd House at 173 Huntmar Drive which was constructed one year later and may have been built by the same stone mason.

The Flewellyn/Jones House has historical value for its association with the Flewellyn family, a prominent family in early Goulbourn Township who owned the house from the time of construction until the 1950s. The Flewellyn family came immigrated to Canada from Ireland in 1863 and this property is associated with the settlement and farming of this area by Irish and Scottish immigrants in the mid-19th century.

Heritage Attributes

Key exterior attributes that embody the heritage value of the Flewellyn/Jones House as a good example of a Gothic Revival farmhouse include:

- Limestone construction;
- Intersecting steeply pitched gable roofs;
- Stone quoins, voussoirs, sills and lintels;
- Decorative bargeboard trim with finials and pendants in the gable ends;
- Rectangular window windows with simple two over two windows on rear of building;

- Segmental arched window openings with simple two over two windows; and
- Decorative chimneys.

Key attributes of the setting that reflect the agricultural history of Flewellyn/Jones House include:

- Its setback from Fernbank Road, accessed by a long driveway.

The interior of the building and the wooden workshop addition are not included in this designation.

Document 4: Site Photos



Current condition, City of Ottawa, 2025



Fire damage at rear second storey windows, City of Ottawa, 2025



Fire damage under eaves, City of Ottawa, 2025



Fire damage at side windows, discoloration above basement level, City of Ottawa, 2025