



8350 Esquesing Line, Milton, Ontario

## Aitken-Snow House

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# HERITAGE IMPACT ASSESSMENT

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# 1. INTRODUCTION TO THE REPORT

## 1.1 EXECUTIVE SUMMARY

*AREA, Architects Rasch Eckler Associates Ltd. (AREA)* was retained by Orlando Corporation to prepare this Heritage Impact Assessment report (HIA) for the property with current municipal address 8350 Esquesing Line, Milton, and legal description (Part of Lots 3 and 4, Concession 4 Esquesing Parts 1 and 2, 20r20540 Subject to an Easement as in 53608 Partially Released by 137739 Town of Milton), Town of Milton, Ontario. 8350 Esquesing Line, Milton (“subject site” or “Farmhouse”) is located in a mixed residential/agricultural area on the southwest corner of Esquesing Line and James Snow Parkway North Road in the Town of Milton, Regional Municipality of Halton, Ontario and contains a residence and outbuildings surrounded by agricultural fields under cultivation and adjacent natural heritage area.

Earliest family name associated with the original house construction was ‘Aitken’. However, it also has strong association with another resident ‘James Snow’, as he was an Ontario Progressive Conservative MPP and a former cabinet minister in the governments of William Davis and Frank Miller. Therefore, for the purpose of this report, the house will be called ‘Aitken-Snow House’.

Since the subject property consists of parts of two historic lots (Lots 3 and 4), 8350 Esquesing Line is used to describe the property associated with Lot 3 and 8480 Esquesing Line used to describe the property associated with Lot 4.<sup>1</sup> 8350 Esquesing contains 1 ½ storey stone residence constructed c. 1850. 8480 Esquesing Line contains a brick residence as well as outbuildings. However, none of the buildings are included within the Subject Property. Both 8350 and 8480 are included on the Town of Milton’s Updated Heritage List (May 26, 2019).

This HIA concludes that:

- The Aitken-Snow House has cultural heritage value or interest as a unique example of a 1 ½ storey 19<sup>th</sup> century Georgian style residence, for its a high degree of craftsmanship and artistic merit and for its historical association with the locally important Snow family;
- The proposed development will impact the property’s heritage attributes through alteration.

To ensure the long-term sustainability and use of Aitken-Snow House as a valued built heritage resource, *AREA* recommends to:

- Relocate the house to a new lot in the proposed development and demolish other structures on the subject property that have no heritage value.

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<sup>1</sup> 8480 Esquesing Line was not subject to site review as part of this HIA. This description is based on contemporary and historic aerial photographs and mapping as well as background documentation provided by the client.

## 1.2 METHODOLOGY OF HIA REPORT

The scope of this HIA report involves the evaluation of the existing heritage resources and the impact on them from the proposed development on and around the subject property. This HIA is submitted to support the development application for the subject property including the Draft Plan of Subdivision and Zoning By-law Amendment (ZBA) which will follow closely upon Council approval of the OPA.

Archival research, site and building investigations, were also incorporated as part of *AREA's* comprehensive heritage consulting services. Site visits were undertaken by *AREA* staff on July 9<sup>th</sup> and July 29<sup>th</sup>, 2020, and August 18<sup>th</sup>, 2021, to view and photograph the farmhouse, farm structures and their surroundings. Historical research for this report was based on property background information included in existing Archeological Reports, Environmental Assessments, Geotechnical Studies, Tree Inventory and Preservation Reports and Cultural Heritage Report relating to the subject lands. Additional background research for this report was based on information gathered from available Land Registry records, historical maps, aerial photographs, cemetery and census records and other published materials.

David Eckler, B.E.S., B.Arch., OAA, MRAIC of *AREA*, whose curriculum vitae and firm profile are attached (Appendix G) is the primary author responsible for the overall preparation and recommendations of this HIA. Historical research and assessment support were provided by Common Bond Collective (CB Collective, Appendix G). The property owner has retained Glen Schnarr and Associates Inc. (GSAI) as consulting planner for the development approval applications. This report is also supported by the guidelines and policies of various provincial and municipal heritage planning documents, including:

- Ontario Heritage Act ('OHA');
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 2020;
- Ontario Heritage Tool Kit (OHTK), Ontario Ministry of Culture (now Tourism, Culture, and Sport), 2006;
- Town of Milton Official Plan 2008, Chapter 2.10 "Heritage";
- Town of Milton, Heritage Impact Assessment Terms of Reference ('HIA-ToR');
- Town of Milton Heritage Register, Listed Heritage Properties (May 2019);
- Town of Milton, Mothballing of Heritage Resources Terms of Reference (MP-ToR);
- Development Concept Plan, Orlando Corporation, September 20210 (Appendix F)
- The Stage 1-3 Archaeological Assessment of The Orlando Corporation East Parcel
- Draft Plan of Subdivision Development, Part of Lots 3 And 4, Concession 4, Township of Esquesing, Regional Municipality of Halton, dated August 21<sup>st</sup>, 2020 (Appendix D)
- Orlando North Porta Commercial Development – Hydrogeological Investigation and Water Balance Assessment, dated June 29<sup>th</sup>, 2020
- North Milton Business Park Town of Milton, Ontario, Fluvial Geomorphological Assessment and Conceptual Channel Design, dated June 12<sup>th</sup>, 2020
- Orlando Corporation North Porta, Grading Plan, TMIG August 2020

The assessment process of this report will reference the above-listed reports, drawings and heritage conservation standards for managing the heritage resource of the heritage house. Among the figures in the report, all current photographs were taken by the authors of this HIA from their site visits unless indicated otherwise.



### 1.3 PROJECT DESCRIPTION

In June 2020, Glen Schnarr & Associates Inc. (GSAI, 'Applicant') organized a pre-consultation meeting with the Town of Milton Senior staff to discuss about Orlando Corporation's ('Owner') intention to bring a prominent large tenant into Milton and initiate the preparation of the Application to Amend the Zoning By-law (ZBL) and a concurrent Draft Plan of Subdivision Application. To support the planning applications, the heritage submission will comprise of a Heritage Impact Assessment report (HIA) to address the Town's heritage policies and guidelines. Since the property is listed as a heritage property by the municipality, this HIA was required as part of GSAI's subdivision plan and ZBL submission package.

The proposed development includes converting lands located on the north side corner of James Snow Parkway, between CN Railway and Esquesing Line, north of the northwest boundary of the 401 Industrial/ Business Park Secondary Plan area.

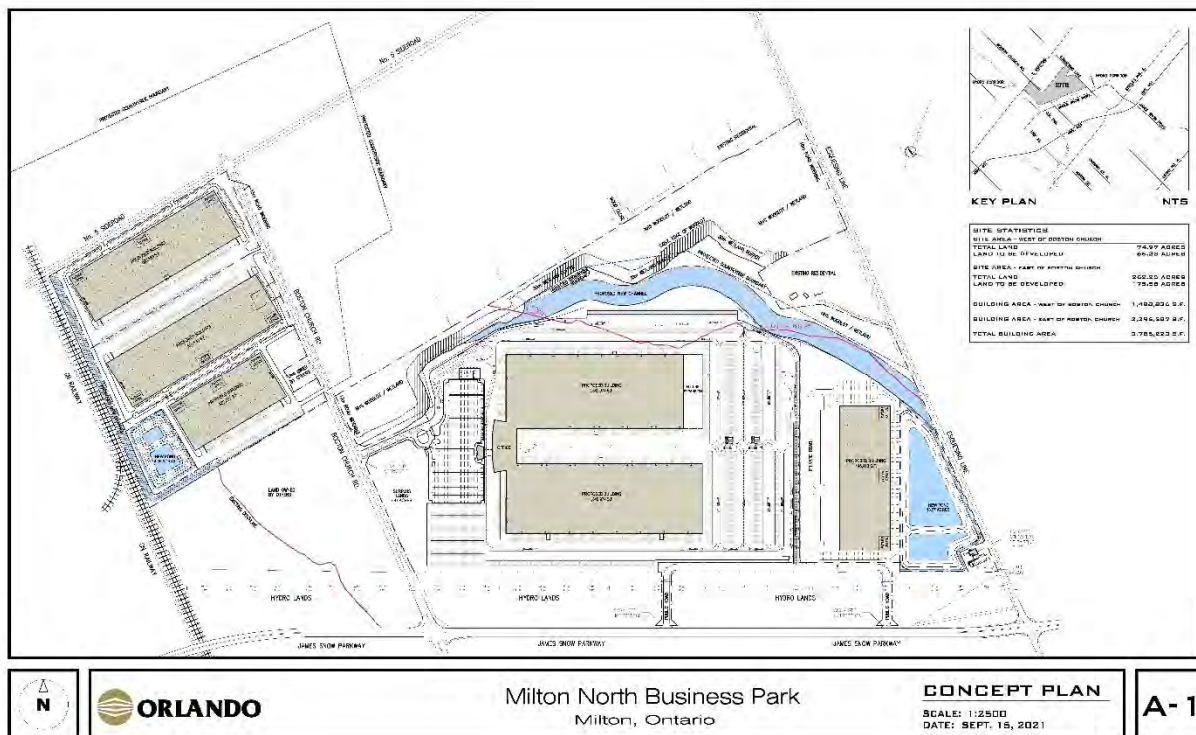


Figure 1: Milton North Business Park (Orlando Corporation September 2021)

Regarding the subject site, the Draft Plan of Subdivision for Orlando Corporation was prepared by GSAI on September 215, 2021 showing development of two blocks of land generally located north of James Snow Parkway, in between the CNR lands and Esquesing Line, just north of the northwest boundary of the 401 Industrial/ Business Park Secondary Plan area, for industrial development purposes (Appendices D, E & F). The blocks of land are specifically described as follows<sup>2</sup>:

<sup>2</sup> Planning Justification Report, GSAI, 2021DD

- Part Lot 5, Con. 3 (hereafter referred to as the West Block) is a 30.34-hectare (74.97 acre) block bound by No. 5 Sideroad to the north, the C.N. Railway to the west, and Boston Church Road to the east. James Snow Parkway is approximately 400 metres (approximately 1312 feet) south of the property. The West Block proposes the construction of three buildings with a total built-up area of 1,488,836 sq. ft., a new pond and a new channel (Figure 1).
- Part Lots 3 & 4, Con. 4 (hereafter referred to as the East Block) is a 106.13-hectare (262.25 acre) block bound by Boston Church Road to the west, Esquesing Line to the east, and the hydro corridor abutting James Snow Parkway to the south. James Snow Parkway is approximately 25 metres (82.02 feet) south of the property, while No. 5 Sideroad is approximately 600 metres (1968.5 feet) to the north. The east block proposes the construction of four buildings with a total built-up area of 2,296,387 sq. ft., a new pond and a new channel as well as the relocated heritage house (Figure 1).

Following the guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*, this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions are recommended.

This HIA concludes that:

- The Aitken-Snow House has cultural heritage value or interest as a unique example of a 1 ½ storey 19<sup>th</sup> century Georgian style residence, for its a high degree of craftsmanship and artistic merit and for its historical association with the locally important Snow family;
- The proposed development will impact the property's heritage attributes through alteration.

To ensure the long-term sustainability and use of Aitken-Snow House as a valued built heritage resource, *AREA* recommends to:

- Relocate the house to a new lot in the proposed development and demolish other structures on the subject property that have no heritage value. This operation will require the following short-term and long-term actions:

#### **Short-term Conservation Actions:**

- Implement a mothballing plan compliant with the Town of Milton's Terms of Reference: *Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e., preservation, rehabilitation or restoration), the required actions and trades, and an implementation schedule to conserve Aitken-Snow House prior to, during and after the relocation effort.

#### **Long-term Conservation Actions:**

- Designate Aitken-Snow House and its associated new lot under Part IV of the Ontario Heritage Act;
- Officially name the building 'Aitken-Snow House' and install a commemorative plaque on the new lot in a location that will be visible from public right of way but will not impact any heritage attributes of the house.

## 2. INTRODUCTION AND DESCRIPTION OF PROPERTY

### 2.1 LOCATION OF THE SUBJECT PROPERTY

<b>Municipal Address</b>	8350 Esquesing Line, Milton, Ontario
<b>Legal Description</b>	Part of Lots 3 and 4, Concession 4 Esquesing, Parts 1 and 2, 20r20540 Subject to an Easement as in 53608 Partially Released by 137739 Town of Milton (Figure 1)
<b>Square Area</b>	The subject property has a site area of 106.13 hectare.
<b>Location &amp; Boundaries</b>	<p>This property is located on Esquesing Line and is located within the geographical area known as the ‘Scotch Block’.</p> <p>The contextual area of the Subject Property is bounded by the east side of Esquesing Line (east), James Snow Parkway (south), Boston Church Road (west) and 5th Line (north) (Figure 2).</p>
<b>Official Plan Designation</b>	The lands are currently designated “Urban Area”, “Employment Area” and “Natural Heritage System” within Milton’s Official Plan (per OPA 31)
<b>Zoning By-Law</b>	The lands are currently zoned “A1” (Agriculture) and “GA” (Greenlands A) per the Town’s Rural Zoning By-Law No. 144-2003

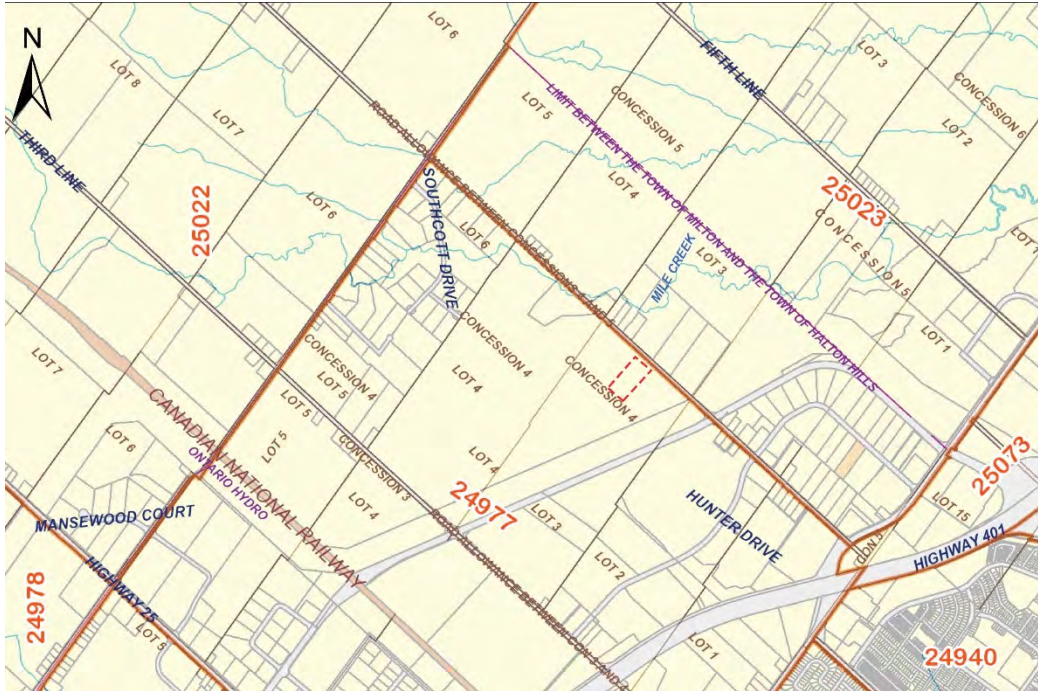


Figure 2: Property Index Map (2020) showing the location and extent of the subject property, annotated by AREA.<sup>3</sup>

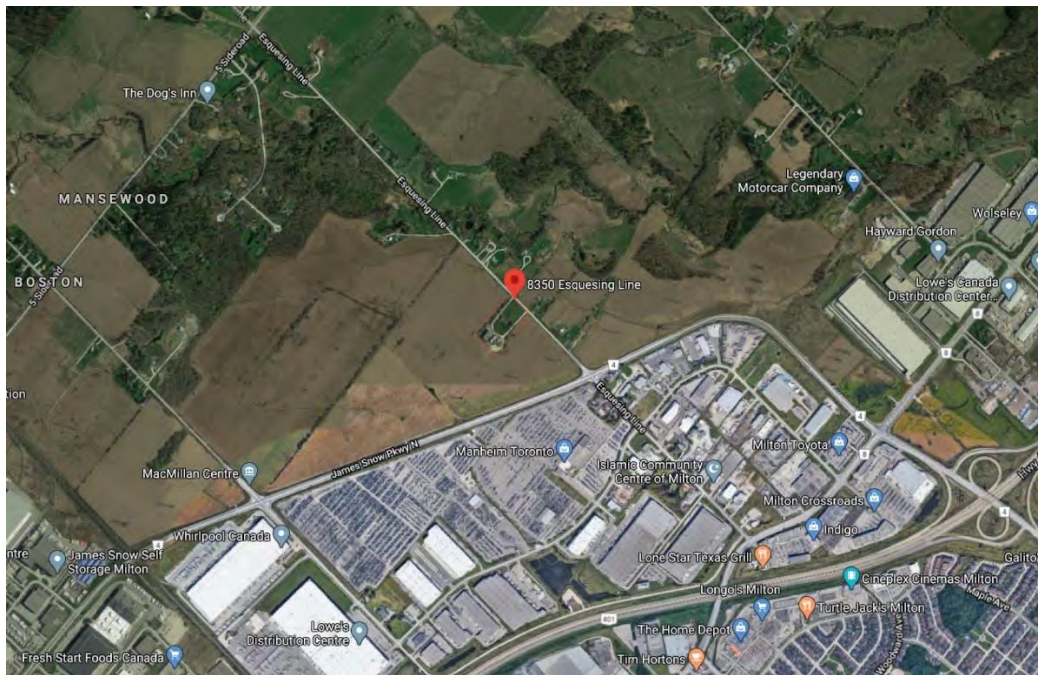


Figure 3: Google Maps aerial image (2020) showing contextual area characterized by agricultural lands, residential properties along Esquesing Line and light industrial area between James Snow Parkway and Highway 401.

<sup>3</sup> Property Index Map, ONLAND, Ontario Land Registry Access 2020

## 2.2 DESCRIPTION OF PROPERTY

The Subject Property is an irregularly-shaped parcel with an area of 106.13 ha. It has been assigned the property identifier number (PIN) 249770526 (Figure 2) and the legal description is Part of Lots 3 and 4, Concession 4 Esquesing, Parts 1 and 2, 20r20540 Subject to an Easement as in 53608 Partially Released by 137739 Town of Milton.<sup>4</sup> Generally, the Subject Property is flat and primarily composed of agricultural lands with associated residential and outbuildings. It is boarded by woodland to the north, Esquesing Line to the east, a hydro corridor to the south and Boston Church Road to the west (Figure 3).

Since the Subject Property consists of parts of two historic lots (Lots 3 and 4), this HIA also uses the municipal addresses to describe these individual parts. 8350 Esquesing Line is used to describe the property associated with Lot 3 and 8480 Esquesing Line used to describe the property associated with Lot 4.<sup>5</sup> 8350 Esquesing contains 1 ½ storey stone residence constructed c. 1850. It also contains a one-storey wooden storage shed, a two-storey barn (stone foundation, concrete floor, wood siding, metal roof) with a one-storey addition (concrete block walls, concrete floor, metal roof), a quonset hut storage structure (concrete floor and lower walls, metal siding and roof), and scale house (concrete floor, metal siding and roof) with a number of silos and hoppers (metal structures) connected via conveyor system.

8480 Esquesing Line contains a brick residence as well as outbuildings. However, none of the buildings are included within the Subject Property. Both 8350 and 8480 are included on the Town of Milton's Updated Heritage List (May 26, 2019).

## 2.3 PRESENT OWNER

Orlando Corporation, 6205 Airport Road, Mississauga, operating under the names Heartland (Seven) Limited and Quarre Properties Inc.

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<sup>4</sup> Terrapex Environmental Ltd., "Orlando Corporation Phase I Environmental Site Assessment 8350 Esquesing Line Milton, Ontario Draft Report," (May 6, 2019), 8.

<sup>5</sup> 8480 Esquesing Line was not subject to site review as part of this HIA. This description is based on contemporary and historic aerial photographs and mapping as well as background documentation provided by the client.

## 3. ANALYSIS OF DESIGN AND PHYSICAL VALUE

### 3.1 DESCRIPTION OF SITE

#### 3.1.1 Landscape

The Subject Property is primarily agricultural fields, with a farmhouse and other agricultural support buildings at the eastern end of Lot 3. A line of mature trees is found along the historic boundary between Lots 3 and 4, with another demarcating a former division of fields on Lot 4.

In the east of Lot 3, the farmhouse is set back roughly 80 meters from the historic concession road Esquesing Line (Figure 4). An unpaved, U-shaped driveway wraps around the house, the inner portion of which is grassed. Mature deciduous trees are found lining the western driveway, around the farmhouse, and continuing southeast from it. Behind the farmhouse are a collection of agricultural buildings and structures.



Figure 4: Looking northwest toward the farmhouse from Esquesing Line. The generous setback is apparent, with the line of trees right to the right outlining the driveway.

#### 3.1.2 Outbuildings

There are four agricultural outbuildings located 40 - 50 metres behind the farmhouse. These include a one-storey wood storage shed with covered porch (Figure 5), and three agricultural structures. Counter-clockwise from the storage shed is a barn, quonset hut (Figure 6), and grain silo complex (Figure 7).

The two-storey barn sits on a rubble-stone foundation at grade, supporting the timber frame structure above (Figure 8) Access is from the side via raised earth embankment. It is clad with vertical boards (and occasional batten), with a sheet metal roof similar to that of the farmhouse. A concrete block addition was built on the east side with a shed roof and garage door. The barn's timber structure is composed of six bents (including end walls) of a three-bay design.



Figure 5: The one-storey wood shed is northwest of the farmhouse, and was originally constructed as a farm store.



Figure 6: The quonset hut storage structure sits between the barn (to the right) and grain silo complex to the left.



Figure 7: The grain silo complex includes hoppers and silos connected via conveyor system, and a scale house all clad in metal.



Figure 8: Looking southwest at the two-storey barn, showing raised embankment to the second storey entrance and shed roof addition at the left.

The barn fits the description of an early 20th-century dairy barn, characterized by ground level stables and a gambrel roof. The design of a single structure housing animals and hay emerged in response to new regulations, and was commonly built throughout Canada and the United States in the early 20th century.<sup>6 7</sup> The type is illustrated by the standard design for a “Dairy Bank Barn” included in *Radford’s Practical Barn Plans* from 1907 (Figure 9).<sup>8</sup> The barn on the subject property is not identical, but shares the same structural and design components. Both have a stone foundation supporting timber frame structure and side access via raised embankment. The bent designs are not identical, but similar in having a three-bay design supporting two sill plates for the gambrel roofs (Figure 10).

<sup>6</sup> University of Vermont Historic Preservation Program, “Taking Care of Your Old Barn: Historic Barn Types,” (1995), <http://www.uvm.edu/~vhnet/hpres/publ/barnb/bbhbt.html>

<sup>7</sup> Eric Arthur, Canadian Encyclopedia, “Barns.” Last modified March 4, 2015, <https://www.thecanadianencyclopedia.ca/en/article/barns>

<sup>8</sup> William A. Radford, *Radford’s Practical Barn Plans* (Chicago: Radford Architectural Company, 1907), 19-21.

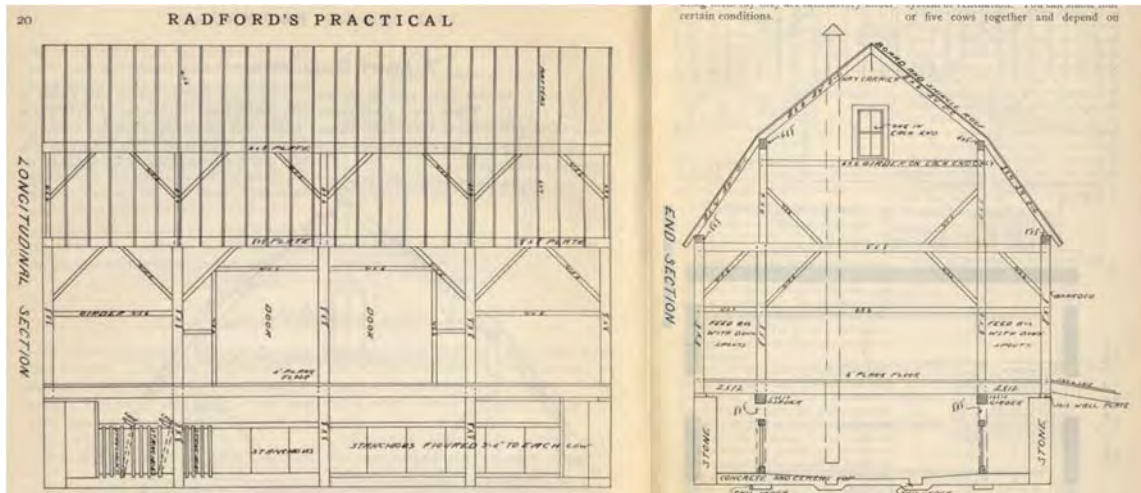


Figure 9: Composite of longitudinal and end sections for 'Dairy Bank Barn-A125' from Radford's Practical Barn Plans 1907 catalogue (Radford's Practical Barn Plans).



Figure 10: The three-bay bent design of the barn is similar to that of Radford's Dairy Bank Barn, with notable differences in the proportion of bays, the use of an offset beam (orange arrow), and an additional girder below the upper top sills (red arrows).

Next to the barn is a one-storey quonset hut for storage, with galvanized top and sliding doors resting on concrete lower walls and foundation. Adjacent is a grain elevator and silo complex consisting of four metal silos with four metal hoppers connected via conveyors, and sheet metal-clad scale house.



### 3.1.3 Farmhouse

The farmhouse is a 1-½ storey sandstone building facing northeast parallel to Esquesing Line. It has a rectangular plan with an offset rear wing (only 1 storey in height). The house has a simple massing, the front part rising to a side gable roof, and the rear wing with a saltbox gable perpendicular to the former. The principal (northeast) facade is arranged in a typical 5 bay configuration, with a central doorway flanked by two evenly-spaced windows on each side (Figure 11). Each window has a basement window opening beneath. The side elevations both have two windows at grade, with two smaller windows above and two openings below at the basement level (Figure 12 & Figure 13). A pair of chimneys are roughly in line with each of these walls. The rear wall of the front part has two smaller windows at the roofline, and a doorway. The rear wing has three distinct facades. The northwest is the most formal, with a central door flanked by a window on each side with corresponding basement openings. The facade opposite this features a small window opening beside a recessed porch that has since been enclosed (Figure 14). The rear wing's back (southwest) elevation features two windows and a door (Figure 15). A section of whitewash related to a former addition remains visible. The roofs are currently painted sheet metal. Both roofs feature wooden fascia and soffits with crown / bed mouldings and gable returns.

The front (northeast) door is the most formal, recessed from the main wall and set within sidelights and a transom (Figure 16). The single door is the four-panel type, and it along with surrounding lights are protected by contemporary historic storm enclosures. All other exterior doors are simple rectangular openings sized to a single door.



Figure 11: The east elevation of the farmhouse displays a formal symmetry accentuated by its restrained decorative regimen.



Figure 12: The north elevation is again defined by symmetry and proportion. The entrance off the rear wing is formal in design despite its secondary nature.



Figure 13: The south elevation mirrors the north elevation at the house's front portion.



Figure 14: A former recessed porch has been enclosed on the rear wing's south face.



Figure 15: The rear wall of the rear wing has a slightly modified roof profile and whitewash from a former addition.



Figure 16: The main entrance door is recessed and set within sidelights and a transom.



Figure 17: Typical historic window configuration on the north elevation, with six-over-six double hung sash covered by a storm window.



Figure 18: Typical masonry tooling, coursing and pointing as seen on the north elevation.

Windows are generally rectangular in proportion, with stone lintels and sills. They are double-hung sash windows, and many are historic boasting six-over-six arrangements and exterior wooden storms (Figure 17). Replacement windows are vinyl with false muntin bars repeating the historic pattern. Most basement windows have been blocked off in some fashion.

The house is constructed of an attractive grey-brown stone (Figure 18). Stone on principal and secondary elevations is laid in a coursed rubble pattern. Double-height stones are found at the (flush) quoining which corresponds to window and door jambs. On these elevations stone is roughly squared, and faced with a tooled surface that has eroded very little since the day it was carved. Lintels and sills are distinguished by a bush-hammered surface within tooled margins. Lintels over basement windows however are spared this detail. These walls are over pointed with a beige mortar with struck joints. Tertiary elevations are laid in a rubble pattern, with un-dimensioned masonry. Here stones lack a tooled surface and the pointing is not consistently struck. The house's masonry work was excellent and in-line with the high standards and techniques associated with the area's Scottish population.

The building stone is likely Medina Sandstone. On-site exposure to dilute hydrochloric acid did not produce a carbon dioxide gas reaction, suggesting sandstone rather than limestone. Further research indicates that accessible Medina limestone deposits were historically located west of Milton and in the vicinity of Limehouse further north in Esquesing Township.<sup>9 10</sup> The Halton County atlas formally identifies several stone quarries in Limehouse's vicinity in 1877, and it is possible that a number of other local sources were not identified.<sup>11</sup> Medina sandstone can be very hard, a trait consistent with the extant tooling observed on the masonry.

The interior is arranged about a centre-hall plan. Two principal rooms are located at the front of the house just off the main entrance foyer, currently serving as living room (south) and dining room (north) (Figure 19). The staircase is located to the left, and the centre hall continues on the right leading to the kitchen within the rear wing. The main staircase features pine treads on painted risers embellished with string brackets. The railings, balustrades and newel posts are made from beautifully figured curly maple (Figure 20). Two secondary rooms along with a washroom and pantry are set behind the larger principal rooms. The kitchen occupies most of the rear wing, save for the former porch (now enclosed) and small laundry room in the rear corner (Figure 21). The second storey is accessed via half-pace staircase with six rooms located off a circulation corridor (Figure 22). These include four bedrooms, a washroom with separate closet, and walk-in closet. A number of partitions have been added to create the current layout of the second floor's south-east portion.<sup>12</sup> The basement is comprised of two large open spaces, one below the main portion of the house and the below part of the rear wing. Evidence of former plaster and lathe suggests the basement was at one time finished, and possibly from an early date given the irregular spacing of the lathework (Figure 23).

Hardwood flooring is found throughout the first and second stories. In general, this is pine, in widths varying from 6¼" through 7½". Exceptions are in the kitchen, where varying widths of hardwood are used, and in the main hallway / dining room / living room where thin strips of oak have been added (Figure 24 & Figure 25). Wallpaper is used in both hallways, the kitchen, and first floor washroom, while other rooms are painted. A fireplace with pilasters supporting a classical mantle is located in the dining room.

The farmhouse contains a high proportion of historic interior mouldings. All rooms feature baseboards and window / door casings, though crown mouldings are rare by comparison and unoriginal where extant. Baseboards are not found in the kitchen, dining room, and ground floor washroom where wainscoting is employed instead. Mouldings vary to create a gradient of formality in the house's spaces, with most variations based around a bevelled Grecian ogee (Figure 26). At least five baseboard types were identified, ranging from 18" tall using two ogees through a simple 7½" beaded board. Another simple baseboard adorned with a bevelled top is believed to correspond to later partitions on the second storey (Figure 27).

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<sup>9</sup> Wm. A. Parks, *Report on the Building and Ornamental Stones of Canada Vol. I* (Ottawa: Government Printing Bureau, 1912), 139, 145-146.

<sup>10</sup> D. F. Hewitt, *Building Stones of Ontario Part IV: Sandstone*. Industrial Mineral Report No. 17 (Ottawa: Ontario Department of Mines, 1964), 18-24.

<sup>11</sup> See map of Esquesing Township (North) in, J. H. Pope, *Illustrated historical atlas of the county of Halton, Ont.* (Toronto: Walker & Miles, 1877).

<sup>12</sup> Originally the south portion of the second storey is believed to have been a large room (accessed off the main hall) with a door to a smaller room to the east. Subsequent partitions have divided the larger room into two bedrooms and corridor, and a walk-in closet has been added to the smaller room. This hypothesis is supported by consistent differences in baseboards, door casings, and door types in this area.

Door and window casings also vary in complexity according to formality, again based on a Grecian ogee. The most formal door casings are found in the first-floor hallway, with a symmetrical casing separated by corner blocks. The principal rooms are bold, with two built-up casings, a bead, applied Grecian ogee backband, and an outer border of torus (dining room) or cavetto (living room). These employ a double butt joint corner treatment. Others are simplified by omitting the outer border and second casing second. Door mouldings related to later partitions on the second storey employ an interior bevel on otherwise flat casing.

Wainscoting in the kitchen and dining room rises about 34" to a bullnose, and features flat panels with applied Grecian ogee mouldings (Figure 28). Washroom wainscoting is simpler, being vertically mounted boards separated by a bead. Panelling is also found within the splayed window recesses, and where doorways are set within the masonry walls. Some use applied mouldings while others feature raised panels instead.



Figure 19: The main entry with doorways to dining (left) and living (right) rooms. The mouldings seen here are the most elaborate in the house.



Figure 20: The staircase dominates the central hall with its prominent curly maple figuring.



Figure 21: View of the kitchen looking east with the central hall and front door visible to the right.



Figure 22: View of second storey hallway from the landing.



Figure 23: View northwest of the basement under the rear wing, with evidence of former plaster walls visible on remaining posts.



Figure 24: Pine flooring in the rear of the kitchen is of regular widths, unlike in other parts of the house.



Figure 25: Hardwood flooring in the kitchen is of varying widths.



Figure 26: The profile of the typical Grecian ogee is seen in the living room, roughly between the 1 1/4" and 4 3/4" marks on the tape measure.

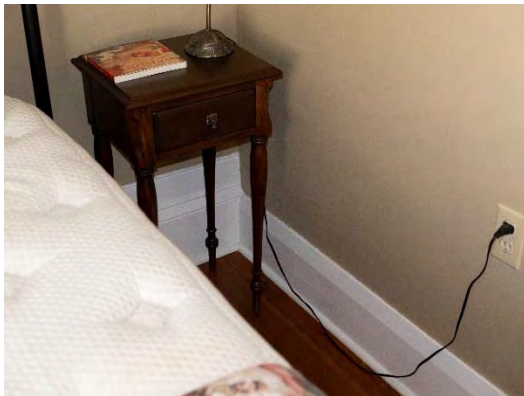


Figure 27: The northwest corner of the southwest bedroom shows where presumed original baseboards (left) meet those related to later partitions (right).



Figure 28: Typical wainscoting in the dining room is an embellishing version of that in the kitchen.

Most interior doors are of four-panel mortise and tenon construction. They have raised panels facing into the hallways, with more formal applied Grecian ogee moulding on room-facing sides. Most latch hardware is externally mounted. Doors related to later partitions on the second floor are five panel types, with stepped mouldings roughed out of the rails and stiles (rather than applied) on both sides. As well through-tenons are not visible, and latch hardware is always internal.

### 3.2 CHRONOLOGY OF EXTANT BUILT FEATURES

An exact date of construction for the farmhouse has not been identified. A historic summary for 8350 Fourth Line prepared by the Milton Historical Society gives c.1850 as the date of construction.<sup>13</sup> This is echoed by the stage 1 - 3 archeological assessment.<sup>14</sup> While 1851 census records for Esquesing Township have not survived, however the subsequent census supports this approximate construction date, noting a 1½ storey stone house at Lot 3, Concession 4 in 1861. Examining the building itself, the Georgian style is compatible with a mid-19th century construction date, and the particular beveled Grecian ogee roughly supports it as well. York County Mouldings identifies such a profile dated to the 1840s and 1850s in York County to the east,<sup>15</sup> and Peter John Stokes' associates the profile with 1850s-1860s in the Niagara Area (Figure 29).<sup>16</sup> The rear wing and front portion of the house are believed to have been built at the same time owing to similarities in the masonry and framing of the first floor, and a lack of evidence to suggest otherwise.

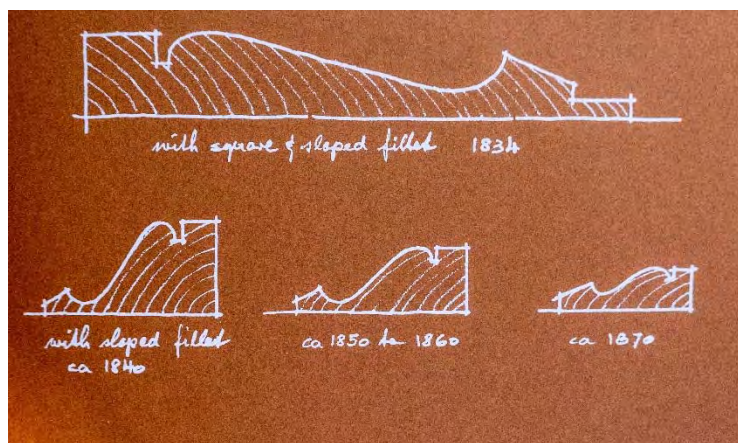


Figure 29: Peter John Stokes' analysis of architectural mouldings from the Niagara area associates a profile similar to the farmhouse's Grecian ogee to roughly between 1850 – 1860.

(Early Architecture of the Town and Township of Niagara).

The 1871 census identifies four barns or stables on the property,<sup>17</sup> however these are not extant and the current barn likely dates to the early 20th century. Agricultural buildings from the 1870s would not have accommodated animals and hay in the same space, as the current barn was designed to do.<sup>18</sup> The current barn's gambrel roof was very uncommon until the 20th century, and it fits the description of a ground-stable dairy barn that became popular around that time.<sup>19</sup>

<sup>13</sup> Marsha E. Waldie, Milton History Society, "8350 Fourth Line, Lot 3 Concession 4, Esquesing Township Built about 1850" May 21, 1999.

<sup>14</sup> Archaeological Assessments Ltd., "Stage 1-2 AA of the Orlando Corporation East Parcel Subdivision Development, Part of Lots 3 and 4, Concession 4, Township of Esquesing, Regional Municipality of Halton," (July 6, 2020), 7.

<sup>15</sup> George W. J. Duncan, *York County Mouldings From Historic Interiors* (Ottawa: Lee Valley Tools Ltd., 2002), 61-82.

<sup>16</sup> Peter John Stokes, *Early Architecture of the Town and Township of Niagara* (The Niagara Foundation, 1967), 49.

<sup>17</sup> Archaeological Assessments Ltd., 7

<sup>18</sup> Eric Arthur, Canadian Encyclopedia, "Barns."

<sup>19</sup> Eric Arthur and Dudley Witney. *The Barn: A Vanishing Landmark in North America*. (Toronto: McClelland and Stewart, 1972), 53.

Aerial photography suggests that the trees lining the driveway were not fully mature until the mid-1950s (Figure 30).<sup>20</sup> The grain elevators and silos are first apparent in a 1985 aerial image, which corresponds to the addition of the driveway's southeast portion that created a continuous loop. The quonset hut appears is first seen on 1995 aerial images.

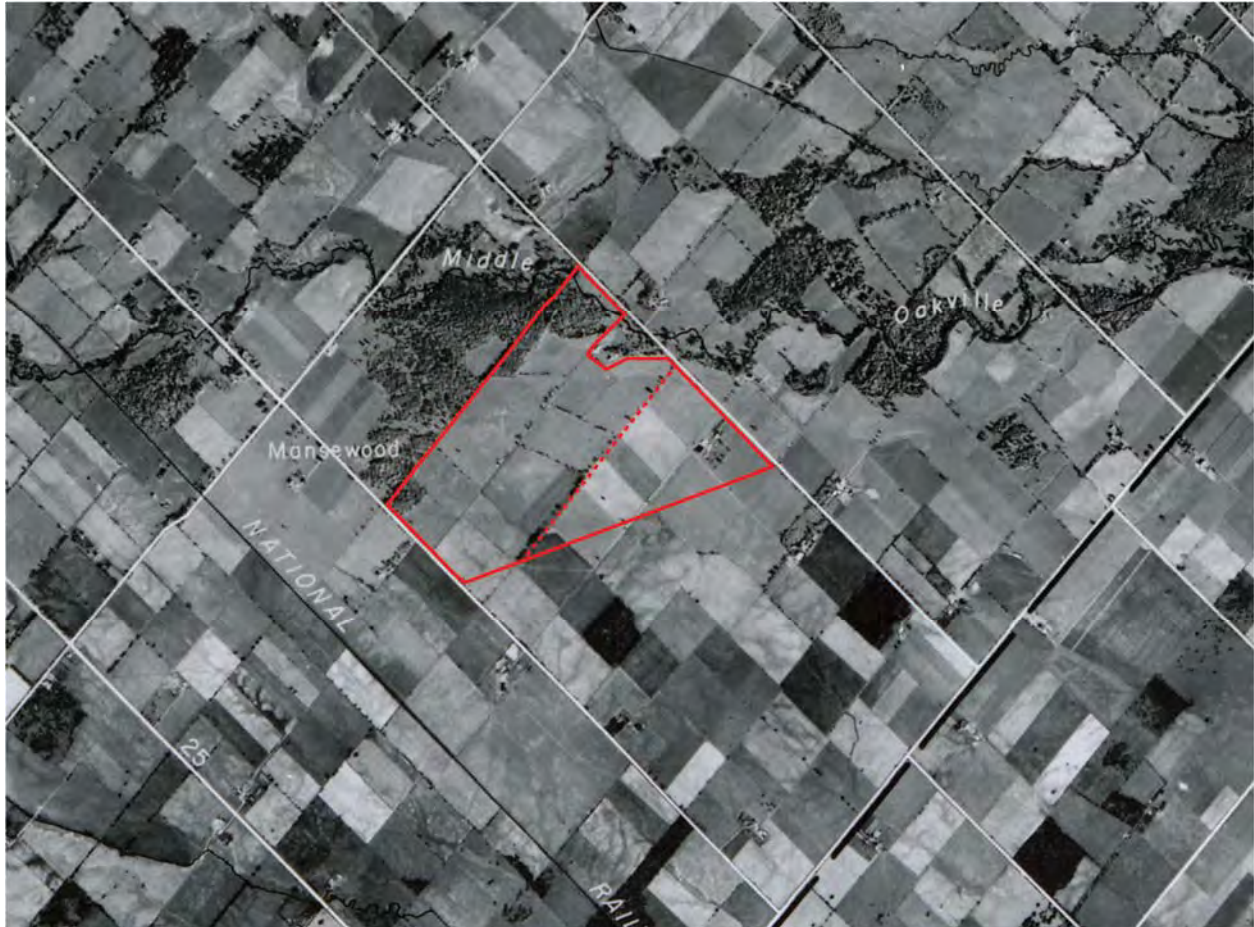


Figure 30: 1954 Aerial photograph showing the subject property (solid red line) with the boundary between lots 3 and 4 dashed. No shadows suggesting mature trees are visible on the main driveway (University of Toronto Map and Data Library / CBCollective 2020).

<sup>20</sup> GEO Morphix Ltd., "North Milton Business Park, Town of Milton, Ontario – Fluvial Geomorphological Assessment and Conceptual Channel Design," (June 12, 2020), i.

### 3.3 ARCHITECTURAL STYLE AND TYPE

#### Georgian Architecture

Georgian Architecture was commonly built in Upper Canada between the late 18th and mid-19th centuries. It originated in Great Britain, becoming the predominant style during the reigns of the first three King Georges for whom it was named. The style integrated Renaissance ideals of proportion, symmetry and classical decoration in a restrained execution that emphasized harmony over ornamentation.

The style was brought to Upper Canada by United Empire Loyalists starting in the 1780s. Having been displaced by the American Revolution, the colonists sought a style that both represented and reinforced ties to their British home and monarch.<sup>21</sup> The style is often associated with grand houses of the upper classes.

Georgian architecture in Ontario is characterized by rectangular plans and massing rising to side gable or hipped roofs (Figure 31 & Figure 32). Principal facades are typically 3 or 5 bays, spaced evenly and symmetrically about a central doorway. Windows are usually double-hung sash set in rectangular openings lacking surrounds. Doors are also rectangular, often accentuated by sidelights or a transom. The decorative regimen is usually restrained, drawing on classical elements. Interior layouts are typically based on a centre-hall plan with a symmetrical layout of four rooms at grade, two on each side of the hall. Second floors often had two larger and two smaller rooms, again symmetrically arranged.<sup>22</sup>



Figure 31: The central portion of Springdale (b.1810) outside Dundas, Ontario demonstrates the massing, form and composition typical of the Georgian style in Ontario. Incidentally the house employs a similar coursing to that of the subject property (Hamilton Built Heritage Inventory Form for 6 Webster's Falls Road, Flamborough).

<sup>21</sup> Marion MacRae and Anthony Adamson, *The Ancestral Roof: Domestic architecture of Upper Canada* (Toronto: Clark, Irwin & Company Limited, 1963), 4.

<sup>22</sup> *Ibid.*, 14-20.





Figure 32: The Butler House in Niagara-on-the-Lake (b.1817) is an example of a one-storey Georgian composition, with corresponding basement windows as at the subject property (Niagara-on-the-Lake Public Library).

### 3.4 DESIGN OR PHYSICAL CRITERIA

The design / physical criteria are designed to identify the significance of a property in terms of its design, construction method, craftsmanship and/or technical achievement.<sup>23</sup> There are three criteria and each is assessed below.

#### 3.4.1 Style, Type, Expression, Material or Construction Method

The Subject Property is a representative example of a Georgian farmhouse building. This is seen in its siting, and simple massing rising from a rectangular plan to a side gable roof. The composition is typically Georgian, with a central doorway symmetrically flanked by rectangular window openings complete with double-hung sash windows. The interior layout is also typical of the style, boasting a centre-hall plan leading to symmetrically arranged rooms. The decorative regimen relies on classical motifs and details, and is especially restrained on the exterior.

However, the Subject Property is not considered to be a representative example of a historic Ontario farm landscape. Despite having been used for agriculture continuously since the 1830s, significant alterations over its life prevent it from being considered a representative of that landscape type. The original boundaries for both Lots 3 and 4 of Concession 4 are no longer intact - Lot 4 has been subdivided, effectively severing the agricultural fields from the dwellings and outbuildings, and Lot 3 has been both subdivided and redeveloped along its southeast end. Neither Lot 3 or 4 retain the historic pattern combining pastures and crops on the same property, and Lot 3 has not retained its 19th century barns and stables.

<sup>23</sup> See Appendix C for full list text of Ontario Regulation 9/06 Criteria.

### 3.4.2 Craftsmanship or Artistic Merit

The Subject Property displays a high degree of craftsmanship and artistic merit which is evident in the exterior masonry, the curly maple balustrade and mouldings on the interior.

The exterior masonry displays a high degree of craftsmanship in the quality of its coursed rubble bonding and over pointing. The use of double height stones at the quoins and door / window jambs is elegant without being too formal for a farmhouse. The quality of the work is evident in its good condition after over 150 years, and speaks to the area's strong Scottish heritage.

The maple balustrade displays artistic merit in the use of curly maple for its newel post, handrail and balusters. The beautifully textured wood grain is a defining feature of the house's centre-hall and accentuates the formality of that space.

The extensive collection of surviving interior mouldings display both a high degree of craftsmanship and artistic merit. The collection of surviving mouldings (including baseboards, door casings, window casings, wainscoting and panelling) are thoughtfully varied throughout the house to create a gradient of formality throughout the finished rooms. In addition to the design, the mouldings and panelling remain in excellent condition throughout the house and are a testament to the skill of the carpenters or joiners who built them.

### 3.4.3 Technical or Scientific Achievement

The Subject Property has supported agricultural uses since the first half of the 19<sup>th</sup> century; however no significant technical or scientific achievements have been associated with it over that time.

### 3.4.4 Concluding Statement

The Subject Property has design / physical value for:

- being a representative example of a Georgian farmhouse. This is seen in its siting and simple massing rising from a rectangular plan to a side gable roof. The composition is typically Georgian, with a central doorway symmetrically flanked by rectangular window openings complete with double-hung sash windows. The interior layout is also typical of the style, boasting a centre-hall plan leading to symmetrically arranged rooms. The decorative regimen relies on classical motifs and details, and is especially restrained on the exterior.
- its high degree of craftsmanship and artistic merit which is evident in the exterior masonry, the curly maple balustrade and mouldings on the interior.

## Attributes related to its style as a Georgian farmhouse:

- Rectangular plan with rear addition
- Simple massing with side gable roof and paired chimneys
- Symmetrical composition of the 5-bay principal elevation
- Symmetrical composition of the 3-bay rear entrance
- Use of rectangular window and door openings throughout
- Wooden sash and storm windows
- Exterior panel doors including sidelights and transom
- Wooden fascia, soffit and related mouldings
- Stone treads at principal elevation
- The relationship between the centre-hall and two principal rooms
- Interior wood-panel doors; historic flooring (pine and hardwood); and string brackets
- Dining room fireplace, including pilasters, mantle and masonry

## Attributes related to its craftsmanship / artistic merit:

- Its Medina sandstone masonry, including:
  - Coursed rubble bond, with double height stones at quoins and jambs;
  - Overpointing with struck joints; and
  - Lintels and sills with tooled margins and bush-hammered faces
- The Curly Maple balustrades comprised of newel post, balusters and handrail
- Interior finish carpentry, including:
  - Baseboards
  - Window casings
  - Door casings
  - Kitchen and dining room wainscoting
  - Panelling

## 4 HISTORICAL ANALYSIS

### 4.1 HISTORICAL OVERVIEW

The Subject Property is located within the Traditional Lands of the Mississaugas of Credit First Nation. The Mississauga were hunter-gatherers whose way of life involved seasonal migration. During the summer season they would camp along creeks, cultivating corn along flats and fishing for salmon. After the harvest they returned to the interior hunting grounds for the colder months. Until the latter 18th century, contact with Europeans was limited mostly to French traders through travel or at forts and outposts.

In 1763, the Seven Years' War between Great Britain and France ended with France ceding its north American territories to Great Britain. King George III issued the Royal Proclamation which established the basis of government administration in north America territories. The Proclamation forbade the settlement of territories by non-First Nations and established that First Nations lands could only be transferred through negotiation and sale to the Crown. By this process, large portions of southern Ontario were acquired via treaty and subsequently divided into counties and townships. The surveys created a grid of concessions and lots (typically 200 acres) that formed the basis for private ownership and settlement.

The Subject Property is located within the area of the Ajetance Treaty, No. 19 whereby an enormous area of 648,000 acres was sold to the Crown in 1818.<sup>24</sup> The county and township surveys began almost immediately with Halton County comprising four townships: Chinguacousy, Trafalgar, Nassagewya and Esquesing. Esquesing contained 11 concessions each with 32 lots and covered about 68,000 acres. The concessions were numbered west to east and the lots numbered from south to north.<sup>25</sup>

In 1819, Lieutenant-Governor Maitland began providing free grants of 100 acres to settlers in Esquesing. The southwest portion of the township became known as the 'Scotch Block' as a result of group migration from Scotland. Since its first settlers were almost all Scottish, it was the most ethnically homogeneous region in the county. The 'Scotch Block' encompassed Concessions I to VII and Lots 1-17.<sup>26</sup>

The original patents for Lot 3 were made to Nathan Marlatt (west ½) and Samuel Marlatt (east ½), who each received 100 acres in February 1824. The original patents for Lot 4 were made to Robert Darling (west ½) and George Darling (east ½) in May 1834 (Figure 33).<sup>27</sup>

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<sup>24</sup> Mississaugas of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)," <http://mncfn.ca/treaty19/>

<sup>25</sup> Robert Warnock, *A Sketch of the County of Halton, Canada West* (Toronto: Leader Steam-Press, 1862), 26.

<sup>26</sup> John McColl, *Records and Memories of Boston Church in the "Scotch Block", Esquesing Township, County of Halton, Ontario, Canada, 1820-1920* (Georgetown, 1920), 120.

<sup>27</sup> Marsha E. Waldie, Milton History Society, "8350 Fourth Line, Lot 3 Concession 4, Esquesing Township Built about 1850" May 21, 1999.



Figure 33: Land patent map for Esquesing Township, 1822 showing the Subject Property (red) as well as boundaries of the 'Scotch Block' with dashed blue line (Archives of Ontario, Digital Image, I0043493 / CBCollective 2020).

#### 4.1.1 Concession 4, Lot 3

Almost immediately after both portions of Lot 3 were patented, they were purchased by Thomas Scott who then sold the consolidated parcel to Duncan McPherson in 1824-5. In 1829, McPherson sold these 200 acres to Andrew Aitken. Aitken was born in Scotland c1784 and around 1820 he and his wife Elizabeth emigrated to Upper Canada bringing with them their eldest child, Thomas. The couple had five more children: Elizabeth (Logan); Matilda (Robertson); Margaret (Burns); Janet (Lawson); Agnes (Lawson). Andrew Aitkin was active in the Boston Church and is listed as one of the early subscribers who contributed funds towards land for a meeting house and burying grounds in 1824. Aitken occupied a seat in the meeting house and continued supporting the church into the 1830s.<sup>28</sup>

<sup>28</sup> McColl, 130.

In 1842, Andrew Aitkin sold the west 100 acres of Lot 3 to his son Thomas. The 1861 agricultural census lists the 200-acre property as having 100 acres under cultivation with 76 of those under crop, 21 as pasture and 3 as orchard/garden. The remaining 100 acres were wooded/wild.<sup>29</sup> The census lists a 1 ½ storey stone house on the property. In 1865, Thomas then inherited the east 100 acres in 1865 when his father died. Thomas then sold 100 acres to his oldest son Andrew in 1869.

Like his father, Thomas was active in the Boston Church and was a member of the committee responsible for procuring plans and specifications for a new stone church in 1866. The church was completed two years later. Thomas was a well-respected farmer in the community. When he died in 1871 after being gored by a bull in his barn, the local paper referred to him as ‘respectable and highly-esteemed’.<sup>30</sup> After his death, Thomas’ 100 acres passed to his youngest son Thomas in 1873-4. Thomas would have been in his early 20s although he presumably worked the farm since his father’s death (Figure 34) as the 1871 agricultural census for Lot 3 shows 200 acres owner-occupied with 100 acres being ‘improved’.



Figure 34: Detail of 1877 Esquesing Township map showing Subject Property and location of farmhouses and orchards on Lots 3 and 4. Lot 3 was owned by Thomas Aiken Jr. and his brother Andrew. The entirety of Lot 4 was under the ownership of John Hamilton who purchased it in 1869 (Historical Atlas of Halton County).

The census provides a detailed account of the types and number of crops produced on the farm. The largest area was given over to hay with 33 acres of land producing 40 tonnes. Next, 24 acres were dedicated to wheat with 380 bushels of fall wheat produced. In addition, the farm produced 40 bushels of barley, 200 bushels of oats, 150 bushels of peas, 100 bushels of potatoes, 2 bushels of beets and carrots. Finally, the orchard produced 60 pounds of grapes and 250 bushels of apples.<sup>31</sup> Thomas then in 1883, acquired the 100 acres owned by his brother Andrew. Thomas owned the 200 acres until 1914 when he sold it to John McDowell.

<sup>29</sup> Archaeological Assessments Ltd., 6.

<sup>30</sup> “Fearful Tragedy,” *Canadian Champion* (Milton, ON), 12 Oct 1871, 2.

<http://news.milton.halinet.on.ca/1457062/data>

<sup>31</sup> 1871 Census, Schedule No. 4 Return of Cultivated Land. Line 16, Concessions 4, Lot 4, p. 455

<https://www.collectionscanada.gc.ca/microform-digitization/006003-119.01->

In 1918, McDowell and his wife sold the 200-acre lot to Wilfred Oliver Snow. James Wilfred Snow was born on the property on July 12, 1929 while it was still operating as a farm. Snow started working as a carpenter in Oakville in 1947 and then began his own construction company, Snow Construction Limited in 1948. The company constructed many houses, apartments, schools, churches and commercial buildings in the Oakville area. In 1969, Snow owned and operated an aircraft parts manufacturer in Streetsville called Tube-Fab. He was first elected to the Ontario Legislature in 1967 as the Progressive Conservative MPP for Halton East and Oakville ridings. Snow was returned to office four successive times. During that time, he served as Minister of Government Services (1972-75) for four years and then Minister of Transportation and Communications for the next ten (1975-85). Snow retired from politics in 1985 without seeking reelection. Snow was then appointed by the federal government as the first Chairman of the Civil Aviation Tribunal in Ottawa and served in that capacity for five years. James and his wife Barbara retired to their home on the Niagara Escarpment. James Snow died on September 13, 2008 at the age of 79.<sup>32</sup> The Town of Milton renamed the 4th Line Road, The James Snow Parkway, in his honour.

#### 4.1.2 Concession 4, Lot 4

The original patents for Lot 4 were made to Robert Darling (west ½) and George Darling (east ½) in May 1834.

George Darling was born in Scotland in 1789 and his wife Jane Beattie born in 1793 in Northern Ireland. They settled in Esquesing in 1820 and had six children - a son, Robert and five girls. The identity of Robert Darling is undetermined at this time. George's son Robert was born in 1835 and died in 1850. The cemetery records for Boston Presbyterian Church indicate a Robert Darling who was born in Scotland in 1763 and died in February 1835.<sup>33</sup> It is possible he was George's brother and the other patentee for Lot 4.

George died in 1845 and is buried in Boston Presbyterian Cemetery.<sup>34</sup> After his death, the property was divided among his wife and children. Jane received the south ½ of the eastern portion while his daughters received the north ½ of the eastern portion 'until they marry'.<sup>35</sup> His son Robert inherited 100-acres in the western portion, but died four years later. Jane died in 1857 and all 200 acres put in trust to William Forrest. Based on the 1861 census, the land was being farmed by Edward Wilford who occupied 200 acres. The census reports a ½ storey stone house on the property.<sup>36</sup> This is believed to be the existing house at 8480 Esquesing Line.

In 1869 all 200 acres were sold to John Hamilton. Upon Hamilton's death the lot passed to his executors Isaiah, Joshua and Noah. Noah Hamilton owned Lot 4 until his death when it was transferred to his widow Alice in 1939.

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[e.php?q2=26&q3=2105&sqn=455&tt=691&PHPSESSID=vc1fbmcb8mlrsh94i3qpdjtn0n6jco9heqjhsmvho1c1qvd6aaq](http://www.geneofun.on.ca/names/photo/1850339)

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<sup>32</sup> "SNOW, James, Obituary", *Oakville Beaver*, September 17, 2008, 39.

<sup>33</sup> "Robert Darling," Canada GenWeb's Cemetery Project, Boston Cemetery, Halton County  
<http://geneofun.on.ca/names/photo/1850339>

<sup>34</sup> "George Darling," Canada GenWeb's Cemetery Project, Boston Cemetery, Halton County  
<http://geneofun.on.ca/names/photo/1850342>

<sup>35</sup> Abstract Book 12 Halton County, Esquesing Twp, Concession 4, p. 46. <https://www.onland.ca/ui/20/books/23255/>

<sup>36</sup> Personal Census, 1861, Enumeration District One of the Township of Esquesing in the County of Halton, p. 13, line 7.

## 4.2 HISTORICAL OR ASSOCIATIVE CRITERIA

The historical or associative criteria are designed to identify whether a property has direct associations to individuals, groups or events that are significant to a community.<sup>37</sup> There are three criteria and each is assessed below.

### 4.2.1 Theme, event, belief, person, activity, organization or institution

The Subject Property is directly associated with Scottish group migration to Esquesing Township which began in the 1820s. This event resulted in the area being settled almost entirely by Scottish families and led to the name 'Scotch Block' being applied to the southern part of the township - an indication of its homogenous nature. Andrew Aitken (early owner of Lot 3) and George Darling (original patentee of Lot 4) were both part of this early Scottish migration to the area.

The Subject Property is directly associated with James Wilfred Snow who was born in 1929 on the family farm at 8350 Esquesing Line. Snow went on to become a successful local business owner and five-time MPP for the area, serving in provincial cabinet positions including Minister of Transportation. The Town of Milton renamed 4th Line in his honour when the road was realigned.

### 4.2.2 Information that contributes to an understanding of a community or culture

The Subject Property is located within the geographical area known as the 'Scotch Block'. The c. 1850 stone house located at 8350 Esquesing Line was constructed for the Aitken family - early Scottish settlers to the township. As such, the house has the potential to yield information about vernacular design traditions, materials and construction techniques that are specific to early Scottish settlers in the township.<sup>38</sup>

### 4.2.3 Architect, artist, builder, designer or theorist

No architect, artist, builder, designer or theorist is identified associated with the Subject Property.

### 4.2.4 Concluding Statement

The Subject Property has historical value for its:

- direct associations with the group migration of Scottish settlers to the township starting in the 1820s which led to the area being known as the 'Scotch Block.'
- direct association with James Snow, a local businessman and MPP who was born on the property in 1929.
- potential to yield information about the design, materials and construction techniques used by Scottish settlers in the 'Scotch Block'.

Attributes related to historical / associative value:

- Location of the c. 1850 stone farmhouse constructed for the Aitken family on Concession 4, Lot 3, Esquesing Township.

<sup>37</sup> See Appendix C for full text of Ontario Regulation 9/06 Criteria.

<sup>38</sup> Other Scotch Block structures displaying Scottish influence include the Boston Presbyterian Church with 'Aberdeen Bond' coursing, and the Stewart House originally at Lot 3, Concession 3 Esquesing Township but relocated to Belfountain c.2006.



## 5 CONTEXTUAL ANALYSIS

### 5.1 CONTEXTUAL OVERVIEW

8350 Esquesing Line is comprised of an c. 1850 stone house of 1 ½ storeys with a one storey addition. The property also contains several 20th century outbuildings and structures associated with farming (Figure 35). The house is set back from Esquesing Line approximately 80 m and is accessed from the road via an unpaved, U-shaped driveway. The north side of the driveway is lined with mature trees. The outbuildings are compactly situated to the west of the house. The lands immediately to the west, north and south of the house currently in use as agricultural lands producing corn and soy beans. The house is visible from the road if you are approaching from the south, but if approaching from the north in the summer the row of trees obscures the view of the house.



Figure 35: Aerial image showing Subject Property and setback of 8350 Esquesing Line (Google / CBCollective, 2020).



Figure 36: Aerial image showing contextual area characterized by agricultural lands, residential properties along Esquesing Line and light industrial area between James Snow Parkway and Highway 401. (Google / CBCollective, 2020).

8480 Esquesing Line is comprised of an c. 1860 house and several outbuildings.<sup>39</sup> It is accessed from Esquesing Line via a diagonal road which leads to the western (rear) portion of the house. This property is surrounded by Natural Heritage Areas to the east and north and agricultural lands to the west. The house is not readily visible from Esquesing Line in the summer due to the vegetation.

The contextual area of the Subject Property is bounded by the east side of Esquesing Line (east), James Snow Parkway (south), Boston Church Road (west) and 5th Line (north) (Figure 36). Generally, this area is characterized by agricultural lands to the north, east and west. The east side of Esquesing Line is characterized by contemporary, single family residential properties that share similar setbacks as that of 8350 Esquesing Line. About 250 m to the south of the Subject Property is James Snow Parkway and then another 250 m further south is the Macdonald-Cartier Freeway (Highway 401). The area between the James Snow Parkway and Highway 401 is characterized by low-rise light industrial and commercial buildings.

<sup>39</sup> 8480 Esquesing Line was not subject to site review as part of this HIA. This description is based on contemporary and historic aerial photographs and mapping.

Both 8350 and 8480 Esquesing Line are included on the Town of Milton's Updated Heritage List (May 26, 2019). Other properties on the Updated Heritage List within the contextual area are:<sup>40</sup>

- 8207 Esquesing Line (2 storey, brick residence; located just south of James Snow Parkway).
- 8501 Esquesing Line (1 1/2 storey, brick residence; located directly across from 8480 Esquesing Line).
- 8671 Esquesing Line (2 storey, brick residence; located just south of 5th Line).

Although outside the immediate contextual area, Boston Presbyterian Church and Cemetery is an important local landmark where several members of the Aitkens and Darling families are buried. It is located on Boston Church Road, north of 5th Line approximately one km to the northwest of the Subject Property. It is designated under Part IV of the *Ontario Heritage Act*.<sup>41</sup>

## 5.2 CONTEXTUAL VALUE CRITERIA

The contextual criteria are designed to identify the importance of a property to its surroundings.<sup>42</sup> There are three criteria and each is assessed below.

### 5.2.1 Defines, maintains, supports character

The Subject Property supports the low-scale, residential, agricultural character of the area through the existence of the c. 1850 stone farmhouse known as the Aitken House and surrounding farmland. The Subject Property supports the historic character of the area due to its proximity to other historic homes including 8501 Esquesing Line and 8671 Esquesing Line.

### 5.2.2 Physically, functionally, visually, historically linked to surroundings

The Subject Property is historically linked to its surroundings through the existence of the c. 1850 stone farmhouse constructed for the Aitken family to replace an earlier log structure on Lot 3.

### 5.2.3 Landmark

The Subject Property has not been identified as being a landmark to the local community.

### 5.2.4 Concluding Statement

The Subject Property has contextual value for:

- the role it plays in supporting low-scale residential and agricultural character of the area
- its historical association with its site on Concession 4, Lot 3.

Attributes related to contextual value:

- Location of the c. 1850 stone farmhouse constructed for the Aitken family on Concession 4, Lot 3, Esquesing Township
- Orientation to Esquesing Line.

<sup>40</sup> The Updated Heritage List does not include a description of the property, date of construction or reasons for inclusion. The description of the properties provided here are based on review of contemporary aerial photographs (i.e. Google Earth).




<sup>41</sup> Canada's Historic Places, "Boston Presbyterian Church," <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15021>

<sup>42</sup> See Appendix C for full text of Ontario Regulation 9/06 Criteria.

## 6 ASSESSMENT OF EXISTING CONDITION

A high-level conditions assessment of the property’s cultural heritage resources was undertaken during a July 9, 2020 site review. Conditions were assessed with a visual review from grade with no destructive testing used. The findings are summarized below.

### 6.1 ROOF

<b>Cladding</b>	
<p><i>Description:</i>                  Cladding is painted corrugated sheet metal on front portion and rear addition.</p> <p><i>Condition:</i>                  Good condition overall, with no obvious paint failure observed. Some sections display slight bulges and exposed fasteners have rusted.</p>	
<b>Drainage</b>	
<p><i>Description:</i>                  Externally mounted aluminum eaves and downspouts used on both front portion and tail addition. Eaves are mounted onto fascia boards.</p> <p><i>Condition:</i>                  Eaves and downspouts are in good condition and functioning well, generally discharging water well clear of the walls or into receptacles.</p>	
<b>Fascia &amp; Soffit</b>	
<p><i>Description:</i>                  Wooden fascia / soffit boards and mouldings are used throughout. Fascia boards are large and adorned with a bead with soffits flat. Both are embellished with bed mouldings and crown mouldings are added at the gable ends.</p> <p><i>Condition:</i>                  Wood elements are in fair to good condition throughout. Some instances of paint failure were observed, showing evidence of rot in areas of more advanced deterioration. The south and west sides of the front portion of the house displayed the worst conditions.</p>	

### Chimneys

*Description:*

Two chimneys are located near the walls of each gable on the front portion of the house. Both are sandstone with a projecting cornice one course beneath the top. Metal coping has been added to the top of each chimney.

*Condition:*

The masonry is in fair condition, displaying heavy black soiling on the north chimney and rust staining on the south. Some joints have failed and others repointed, but no obvious dislocation of masonry units was observed. Galvanized coping on the south chimney is rusting badly.



## 6.2 WALLS

### Masonry

*Description:*

Exterior masonry walls are rubble coursed sandstone, featuring double height units at the quoins and jambs. Lintel and sill units have a bush hammered finish with tooled margins. Joints have been overpointed and struck. Tertiary elevations are rubble walls.

*Condition:*

Sandstone units are in good condition throughout, showing few instances of cracking, erosion or delamination. Projecting sills display occasional cracking. Some black staining was observed. The wall assembly is also in good condition, with no large areas of zipper cracks in joints observed. In a number of areas repointing has been carried out with mortars that are visually and physically incompatible.



## Windows

### *Description:*

Most ground floor windows are historic and of wood construction. Interior double-hung sash windows have a six-over-six configuration, covered by one-over-one storm windows.

### *Condition:*

Historic sash and storm windows are in fair to good condition and appear well-maintained. Paint and putty are generally sound throughout, with deterioration most advanced on the south elevation. One window beside the north kitchen door has been modified by a muntin bar removal. Wood was not tested for rot.



## Doors

### *Description:*

Front door is a wooden four-panel type of mortise and tenon construction. It has raised panels with bolection moulding on the exterior, with applied mouldings to the inside panels. It is topped with a four-light transom and set between sidelights.

The historic north kitchen door is a modified panel door with two lower panels and glazed top. It has raised panels and bolection moulding on the exterior. A number of other exterior doors of various assemblies are not in use.

### *Condition:*

The front door and surround are in good condition, with paint and putty well maintained and protected by a modern storm enclosure. The kitchen door is worn, but also in good condition overall.



## 6.3 INTERIOR

### Floors, Walls & Ceilings

*Description:*

Most wood floors are comprised of various lengths of pine, save a section of hardwood in the kitchen, and thinner strips of oak at the front of the first floor. Walls are both wallpapered and painted, and ceilings are painted.

*Condition:*

Wooden floors are in worn but good condition throughout. Some floors are damaged in the washroom and closet on the second floor. Wallpaper is in good condition and intact, save the study where seams have become exposed. Walls and ceilings are in good condition throughout, though cracking was observed on the curved underside of the stairwell.



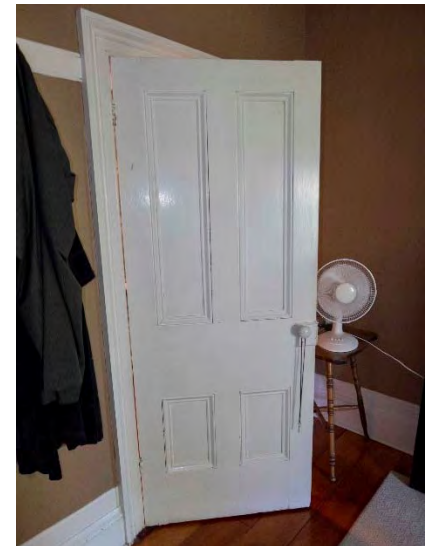
### Doors

*Description:*

Most interior doors are four-panel of mortise and tenon construction. They have raised panels facing into the hallways, with more formal applied mouldings facing into rooms. Other doors include later five panel types, with stepped mouldings and a former four-panel exterior door with glazing in the kitchen.

*Condition:*

Interior doors are generally in good condition, displaying minor cosmetic damage and racking considering their age.



**Mouldings and Panelling**

*Description:*

Baseboards, door and window casings are consistently used throughout the interior, comprised of a number of variations depending on the stature of the room.

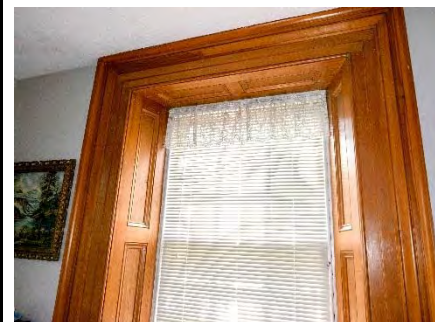
Panelling is found within door and window recesses, as well as wainscoting in the kitchen and dining rooms. Wainscoting uses flat panels with applied mouldings, whereas the panels in recesses are raised with or without applied mouldings.

*Condition:*

Mouldings are in good condition throughout the house, lending a coherency to the overall decorative regimen. There are few examples of damaged wood, though failing or displaced sections were rare.

Wainscoting panelling in the kitchen and dining rooms are in good condition, though slightly more worn and damaged in the former.

Panelling in door and window recesses is likewise in good condition throughout the house. Casings, baseboards and panelling in the living room have been sanded to the bare wood and refinished to showcase the grain. Some discolouration of window recess panels was observed.



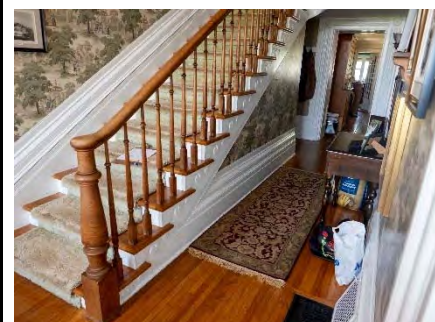
**Balustrade**

*Description:*

The main balustrade is comprised of a newel post, balusters and handrail all made from highly figured maple wood. The newel post and balusters are turned and a cyma handrail oversailing the newel.

*Condition:*

The balustrade is in good condition throughout.



## Fireplace

*Description:*

The fireplace is comprised of pilasters supporting a frieze (with raised panel and applied mouldings) and mantle all painted white. Within sandstone units surround the (blocked-up) opening, with bush-hammered faces and tooled margins.

*Condition:*

Both wood and masonry components are in good condition.





## 7 PROPOSED DEVELOPMENT

### 7.1 DESCRIPTION OF PROPOSED DEVELOPMENT

This part of the HIA describes the proposed plan of development of the subject site, it's conceptual design vision and principles. This description is based on a Development Concept Plan ('DCP') prepared by Orlando Corporation and the Proposed Draft Plans of Subdivision for the property surrounding the subject site that is submitted to the Town of Milton Planning and Development Department by Glen Schnarr & Associates Inc. on behalf of Orlando Corporation (Figure 38), along with the Planning Justification Report for the subject site to be included into this surrounding development.

Orlando Corporation is proposing to develop the property as a subdivision called the Milton North Business Park, comprising a 3,785,223 sq. ft. total built-up area in both East and West Blocks. The subject heritage property, as relocated, is included in Block 8 of the subdivision plan (Figure 38) and will be protected for an adaptive re-use which may include a mix of commercial or employment uses.

Milton North Business Park is a 233 acres development that is designed to front onto James Snow Parkway with the office component to be located facing towards this frontage. The development east of Boston Church Road 'East Block' orients North-South with its frontage on James Snow Parkway North and the development west of Boston Church Road 'West Block' orients East-West with its frontage on Boston Church Road (Figure 37).

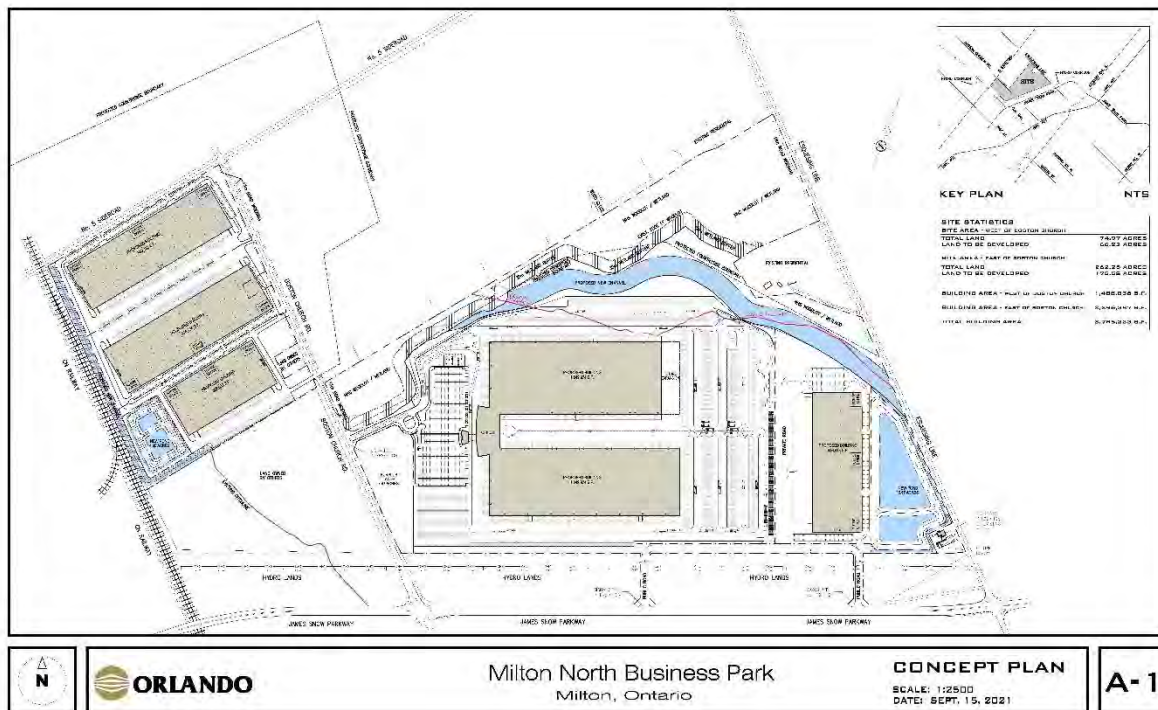


Figure 37: Concept Plan, Milton North Business Park (Orlando Corporation September 2021)

Regarding the subject site, the Draft Plan of Subdivision for Orlando Corporation was prepared by Glen Schnarr & Associates Inc. (GSAI) on September 15, 2021 showing development of two blocks of land generally located north of James Snow Parkway, in between the CNR lands and Esquesing Line, just north of the northwest boundary of the 401 Industrial/ Business Park Secondary Plan area, for industrial development purposes (Figure 38).

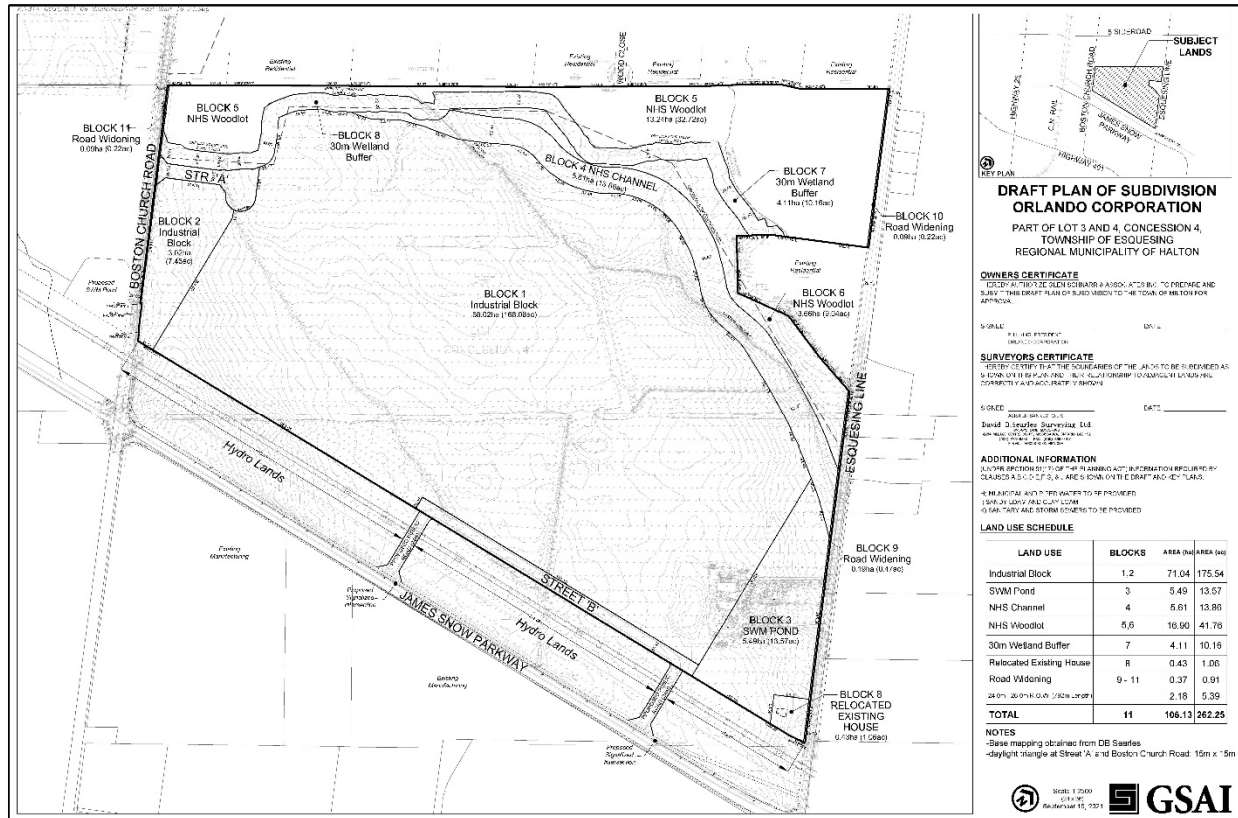


Figure 38: Draft Plan of Subdivision, Part of Lot 3 and 4, Concession 4, Township of Esquesing (GSAI September 2021)

The blocks of land are specifically described as follows:

- Part Lot 5, Con. 3 (hereafter referred to as the West Block) is a 30.34-hectare (74.97 acre) block bound by No. 5 Sideroad to the north, the C.N. Railway to the west, and Boston Church Road to the east. James Snow Parkway is approximately 400 metres (approximately 1312 feet) south of the property. The West Block proposes the construction of three buildings with a total built-up area of 1,488,836 sq. ft., a new pond and a new channel (Figure 37).
- Part Lots 3 & 4, Con. 4 (hereafter referred to as the East Block) is a 106.13-hectare (262.25 acre) block bound by Boston Church Road to the west, Esquesing Line to the east, and the hydro corridor abutting James Snow Parkway to the south. James Snow Parkway is approximately 25 metres (82.02 feet) south of the property, while No. 5 Sideroad is approximately 600 metres (1968.5 feet) to the north. The east block proposes the construction of three buildings with a total built-up area of 2,296,387 sq. ft., a new pond and a new channel as well as the relocated heritage house (Figure 37). A 30-metre-wide wetland buffer along with the existing woodlot acts as a buffer

to the existing residential buildings that are located north of this block. The proposed pond on the north-west corner of the intersection of Esquesing Line and James Snow Parkway acts both as a backdrop and an acoustic buffer for the relocated heritage house.

The majority of the Subject Lands were brought into the Town of Milton's Urban Area by Halton Region Official Plan Amendment No. 38 (ROPA38) to accommodate employment growth to 2031. Subsequently, these lands were designated "SHP Growth Area – Employment" and "Natural Heritage System" within the Urban Area through Milton's Official Plan Amendment 31 ("OPA 31") which was approved but is subject to (unrelated) appeals.

As outlined in the Town of Milton's Staff Report No. DS-016-20 dated June 22, 2020, *"in most instances, to address policy in the Town and Region's Official Plans, the Town has undertaken a Secondary Planning exercise to guide future development; however, in recognition of the size, configuration and location of the North Porta lands and their intended employment (industrial) use, a work plan has been prepared collaboratively with Halton Region and Conservation Halton in support of a Town-initiated Official Plan amendment. The amendment would adjust the boundary of the 401 Industrial/Business Park Secondary Plan to include the North Porta lands to ensure orderly development in alignment with the goals and objectives of the Secondary Plan. The amendment would also facilitate employment (industrial) growth by increasing Milton's employment land inventory in the shorter term."*

These lands are required to be part of a Secondary Plan prior to their development. Accordingly, a Town-initiated Local Official Plan Amendment (LOPA No. 67) was Adopted by Town of Milton Council on August 23, 2021. This LOPA logically brought the Subject Lands into the 'Milton 401 Industrial/Business Park Secondary Plan District'. The Town-initiated Official Plan Amendment was prepared collaboratively with the Town of Milton, Halton Region and Conservation Halton and adjusted the boundary of the 401 Industrial/Business Park Secondary Plan to include the majority of the North Porta lands to ensure orderly development in alignment with the goals and objectives of the Secondary Plan. The amendment will facilitate employment (industrial) growth by increasing Milton's employment land inventory in the shorter term.

Concurrent to the Regional MCR process and the Town-initiated Official Plan Amendment process, privately-initiated Draft Plan of Subdivision and Zoning By-Law Amendment applications are being submitted to implement the Region of Halton objectives and policy directives for the entirety of the subject lands, and to implement Milton's concurrent Secondary Plan Amendment (LOPA 67) process. Specifically, these applications will seek to facilitate the development of the Subject Lands for industrial / employment uses, related SWM uses, NHS protection areas and related road and road widening areas. As well, through this process the subject heritage house will be protected for an adaptive re-use which may include a mix of commercial or employment uses.

## 7.2 SITE ALTERATION

The site alteration is the relocation of the 1 ½ storey c. 1850 stone house and 1 storey addition ('heritage building' or 'the building' in the tables below) currently located at 8350 Esquesing Line. The proposed new location is the southeast corner of the Property within the boundaries of Block 8. The new proposed site will have an area of 1.13 acres (Figure 39).

The proposed new parcel for the relocated heritage house is close to its original location which helps preserve its context. The house will enjoy a prominent location at the intersection of James Parkway North and Esquesing Line on a corner lot, ensuring visibility from the public right-of-way (Figure 40) and will also maintain its existing visual relationship with Esquesing Line.

A new pond proposed in the subdivision plan acts as a buffer from the surrounding industrial development. Through restoration, rehabilitation and relocation, the heritage building will be conserved, and strategically placed in context with the changing site.

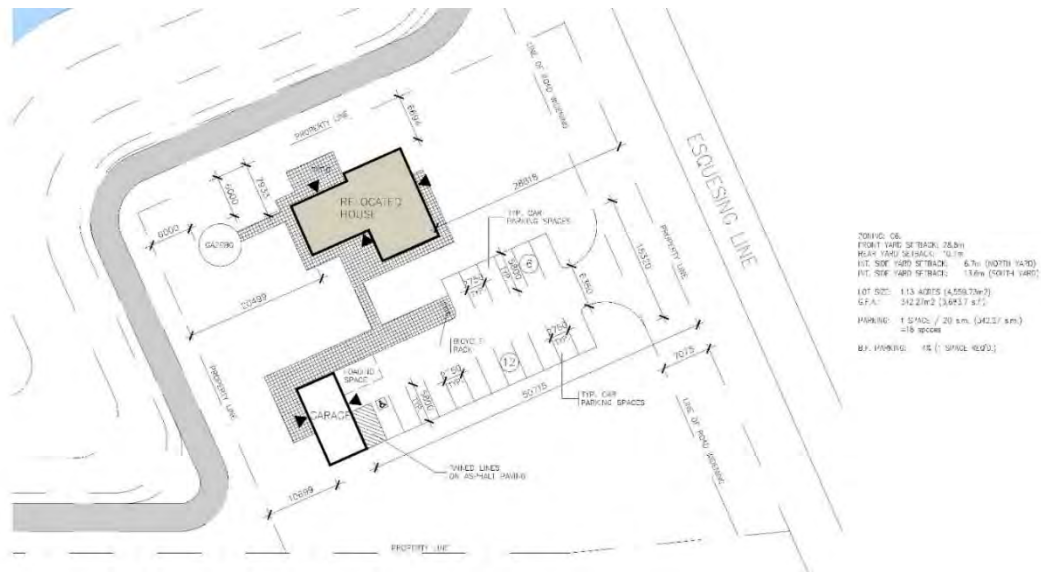


Figure 39: Conceptual Site Plan showing new proposed parcel for heritage house relocation (Orlando Corporation, August 2021)



Figure 40: Perspective view, conceptual, of the relocated heritage house in the proposed new development as seen from the intersection of James Parkway and Esquesing Line. (Orlando Corporation 2021)

## 8 IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT

### 8.1 INTRODUCTION

Impacts can be described as 'direct' when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or 'indirect' when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting.

### 8.2 ASSESSMENT OF ADVERSE IMPACTS

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS Heritage Resources in the Land Use Planning Process advises that the following direct and indirect adverse impacts be considered:

#### 8.2.1 Direct Impacts

- *Destruction* of any, or part of any, significant heritage attributes, or features; and
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.

#### 8.2.2 Indirect Impacts

- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship; or
- *A change in land use* such as a rezoning an open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused during the construction phase. Like any other structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

The following is an assessment of the potential direct or indirect adverse impacts resulting from the proposed development and the relocation on the property's heritage attributes, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

**Table 1: Assessment of direct and indirect adverse impacts**

<b>Potential direct and indirect adverse Impact</b>	<b>Assessment</b>	<b>Summary of Impact with Mitigation</b>
1. <b>Destruction</b> of any, or part of any significant heritage attributes of features.	<p>The relocation of the stone house and addition ('heritage building' or 'building') has the potential to negatively impact heritage attributes during the relocation and construction phase through accident or faulty procedure. Construction activity and potential excavation adjacent to the property has potential to cause limited and temporary impacts to Aitken-Snow House.</p> <p>These impacts can be mitigated through construction controls, protection plans and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>	<p>Minor Impact.</p> <p>If controls are followed during relocation, impact will be limited and monitored.</p>
2. <b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	<p>No alterations to the heritage building are proposed as a result of the relocation.</p> <p>The proposed development will alter the surrounding environment of the property by changing it from rural to suburban industrial, thereby increasing population density and traffic. The surrounding agricultural setting will also be altered.</p> <p>However, Aitken-Snow House will be relocated to the southeast corner of the subdivision where it will maintain a visual relationship to Esquesing Line. The property lot will also be large to preserve the rural character of the house. A Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), to conserve Aitken-Snow House prior to, during and after the relocation effort will mitigate adverse effects from rehabilitation.</p>	<p>Moderate impact results from changing the setting, but a rural backdrop is maintained from the stormwater pond behind.</p>

<p>3. <b>Shadows</b> created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.</p>	<p>N/A - No shadows are anticipated that will alter the appearance of the heritage building or that would negate the viability of natural features.</p>	<p>No impact.</p>
<p>4. <b>Isolation of a heritage attribute</b> from its surrounding environment, context or a significant relationship.</p>	<p>The relocation of the stone house and addition will move the heritage building from its original location dating to c. 1850. Currently the heritage building fronts Esquesing Line from which it is setback about 80m and accessed via a U-shaped driveway. In its proposed new location, the heritage building will continue to front Esquesing Line and will remain within its historic parcel on Lot 3. In its new setting, the relocated building will be adjacent to a storm water management pond (north), the hydro corridor (south) and new industrial buildings (west). It will no longer be adjacent to agricultural lands. However, the Subject Property was not identified as being a representative example of a historic Ontario farm landscape in the Design and Physical Analysis (Section 2.0).</p>	<p>Minor impact.</p> <p>Relocation will maintain visual relationship with Esquesing Line, and potentially draw new interest and appreciation for Aitken-Snow House and the history of the Snow and Aitkens family.</p>
<p>5. <b>Direct or indirect obstruction of significant views</b> or vistas with, from, or of built and natural features.</p>	<p>N/A - No significant views or vistas have been identified within, to, or from the Subject Property. However, it is currently possible to view the front facade of the heritage building from Esquesing Line. Viewing the front facade of the heritage building from Esquesing Line will still be possible when it is relocated. In addition, oblique views of the building from the north and south will still be possible.</p>	<p>No impact.</p>

<p><b>6. A change in land use</b> (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>A change in land use is proposed for the Subject Property. However, the proposed new use does not affect the Subject Property's cultural heritage value as outlined in Section 2.0.</p> <p>The rural agricultural character of the area will change to suburban industrial.</p>	<p>No Impact.</p>
<p><b>7. Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage, site grading and vibration monitoring are implemented.</p> <p>There are no anticipated changes in grade that would negatively impact the heritage building. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p>	<p>No impact.</p> <p>If mitigation measures are followed during relocation, impact will be limited and monitored.</p>

### 8.2.3 Results of Impact Assessment

The preceding assessment has determined that with the proposed conservation strategy, the proposed subdivision plan will not result in significant direct and indirect impacts to the heritage attributes of Aitken-Snow House. Such impact will be limited and monitored through proper mitigation measures.

The following section provides an analysis of potential alternative mitigation strategies.



## 9 ALTERNATIVES & MITIGATION STRATEGIES

### 9.1 Considered Alternatives

The following mitigation options were considered to avoid or reduce any adverse impacts to the property:

- A. Preserve and maintain as-is: retain the property and Aitken-Snow House unaltered;
- B. Preserve and raise the Aitken-Snow House at its original location;
- C. Relocate Aitken-Snow House to a new residential lot at the southeast corner of the proposed subdivision; or
- D. Relocate to another rural property.

The following table provides analysis of each mitigation option:

**Table 2: Analysis of options for considered alternatives**

OPTION	ADVANTAGES	DISADVANTAGES	FEASIBILITY
<p>A. Preserve and maintain as-is: retain the property and Aitken-Snow House unaltered</p> <p>This option involves retaining all structures, features and boundaries of the property in their current state and not proceeding with the proposed subdivision plan.</p>	<ul style="list-style-type: none"> <li>- Minimal intervention</li> <li>- Highest potential for retaining all heritage attributes of the property.</li> </ul>	<ul style="list-style-type: none"> <li>- To ensure that the heritage building does not suffer from rapid deterioration, repairs must be carried out for both exteriors and interiors.</li> <li>- Development surrounding Aitken-Snow House would impact the heritage resource significantly.</li> </ul>	<p>This option is not feasible because of the:</p> <ul style="list-style-type: none"> <li>- High expense to stabilize, preserve and maintain the house;</li> <li>- Reduction in economic viability of the property; and</li> <li>- Potential property owners may find the close proximity of industrial use imposes too many constraints on future adaptive reuse.</li> </ul>
<p>B. Preserve and raise Aitken-Snow House at its original location</p> <p>This option involves retaining the house in its current state but proceeding with the proposed subdivision plan. The house would be raised at its original location.</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- The house will maintain a visual relationship to Esquesing Line.</li> </ul>	<ul style="list-style-type: none"> <li>- Change in grading levels would require new foundations consequently leading to change in elevations and streetscape views, thereby altering contextual relationship of the house with its surroundings.</li> </ul>	<p>This option is not feasible because of the:</p> <ul style="list-style-type: none"> <li>- Reduction in commercial viability of the property; and</li> <li>- Difficulty for long-term sustainability.</li> </ul>

		<ul style="list-style-type: none"> <li>- The house will be close to the proposed industrial development, which might make adaptive reuse of the heritage building in the future challenging.</li> <li>- The house will require new foundations.</li> </ul>	
<p>C. Relocate Aitken-Snow House to a new lot at the southeast corner of the proposed subdivision</p> <p>This option considers relocating Aitken-Snow House to a smaller lot at the southeast corner of the proposed subdivision and rehabilitating the structure for adaptive reuse (Figure 37).</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- The house will maintain a visual relationship to Esquesing Line.</li> <li>- Through restoration and relocation, the heritage building could be conserved, and strategically placed in context with the changing site.</li> <li>- The house can be designated after its relocation.</li> <li>- The house being at the corner lot can be later severed after a committee of adjustment.</li> <li>- The subdivision plan proposes a new pond adjacent to the new location of the heritage house that acts as a buffer from the proposed industrial development.</li> <li>-The new location of the house is close to its original location, which will help preserve its context and urbanity.</li> <li>- The house will enjoy a prominent</li> </ul>	<ul style="list-style-type: none"> <li>- Adapting the heritage building for commercial use may still prove difficult given the number of heritage attributes;</li> <li>- The new development may introduce further design constraints i.e. difference in scale, orientation, architectural compatibility etc.</li> <li>- The house will require new foundations.</li> </ul>	<p>This option is feasible as this is a compatible relocation for the house.</p> <ul style="list-style-type: none"> <li>-The house is in overall good condition with high integrity; and</li> <li>- It will assist in meeting the objectives for Protection of Cultural Heritage Resources as identified in the Town of Milton’s <i>Official Plan</i> under section 2.10.3.20.</li> </ul>

	<p>location at the intersection of James Parkway North and Esquesing Line on a corner lot, ensuring visibility from the public right-of-way.</p> <ul style="list-style-type: none"> <li>- The relocated house will have its own lot boundaries and being at the corner it can be later severed if required after committee of adjustment.</li> </ul>		
<p>D. Relocate to another rural property</p> <p>This option involves relocating Aitken-Snow House to a surrounding similar to its historic setting on a rural, agricultural lot.</p>	<ul style="list-style-type: none"> <li>- This option ensures the long-term protection of the structure and preserves the historic rural setting of the heritage house.</li> </ul>	<ul style="list-style-type: none"> <li>- The relocation to a rural property will sever the historical relationship of the heritage building with Esquesing Line.</li> <li>- The heritage building could be damaged during the relocation effort.</li> <li>- The house will require new foundations.</li> <li>- The location might not have a buffer from the proposed commercial-industrial development around.</li> <li>- This relocation would make it harder to get an adaptive reuse status as oppose to the house being at a corner lot where it can be later severed after a committee of adjustment.</li> </ul>	<p>This option is not feasible because it would sever the connection with Esquesing Line and connection with the original property.</p>

## 10 CONSERVATION STRATEGY & MITIGATION

Based on the evaluation from the previous section, the relocation of the Farmhouse to a compatible site within the same development is the most feasible and most appropriate form of conservation strategy among those listed in the Official Plan.

### 10.1 MITIGATION MEASURES

Section 8 above identified two potential negative impacts related to the proposed development:

1. Destruction of any, or part of any significant heritage attributes of features.
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

In order to avoid these impacts or mitigate to acceptable levels, a number of measures are prescribed for each.

Potential Negative Impact	Proposed Mitigation
1. Destruction of any, or part of any significant heritage attributes of features.	<p>The farmhouse and heritage attributes will be conserved through relocation of the cultural heritage resource.</p> <p>A Conservation Plan and/or Relocation Plan should be prepared to ensure heritage attributes are adequately protected during relocation (see Section 8). Relocation of the heritage building must be undertaken by a company with demonstrated experience moving historic structures.</p> <p>Conservation should include restoration of the basement windows, which represents a positive impact.</p>
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	<p>Selection of the relocation site should acknowledge the historic relationship between the farmhouse and concession road, characterized by a parallel orientation to Esquesing Line and a large setback from the road (~80m).</p> <p>The farmhouse should convey this historic relationship in its new location. If the original setback is not feasible, the distance should be sufficient to permit as large an area as possible between Esquesing Line and the farmhouse. Driveway and areas should be located to the side or rear of the farmhouse.</p> <p>Rows of deciduous trees should be planted along the rear and northwest borders of the relocation site to create a visual buffer between the farmhouse and SWM pond.</p>

## 10.2 PROPOSED CONSERVATION STRATEGY

The conservation strategy is to conserve the cultural heritage resource through relocation to a new site on the same property. The new site will acknowledge and convey the historic relationship between the farmhouse and Esquesing Line, and plantings will serve to visually buffer the farmhouse from the SWM pond. As also discussed, this conservation strategy can also be implemented in conjunction with the possible mitigation options, as listed on the Town's HIA-ToR:

- i. Alternative development approaches;
- ii. Isolating development and site alteration from significant built and natural features and vistas;
- iii. Design guidelines that harmonize mass, setback, setting and materials;
- iv. Limiting height and density
- v. Allowing only compatible infill and additions
- vi. Reversible alterations.

This operation will require the following short-term and long-term actions:

### Short-term Conservation Actions:

- Implement a **mothballing plan** compliant with the Town's Terms of Reference: Mothballing of Heritage Resources;
- Prepare a **Heritage Conservation Plan** detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach; and/or
- **Relocation Plan** should be developed for the relocation and conservation of the farmhouse, and should include at a minimum:
  - A summary of the property's Cultural Heritage Value and Attributes;
  - Baseline documentation of the farmhouse prior to relocation, including:
    - Detailed condition assessment; &
    - Photographic Inventory for all rooms;
  - Details of the conservation strategy and scope, including drawings, site plans and specifications as necessary;
  - Details of the implementation schedule and monitoring plan;
  - An explanation for the final site selection of the relocation farmhouse in response to mitigation measures in Section 9 of this HIA; and
  - A relocation plan detailing the methods and processes to be used, and confirming that impacts heritage attributes will be avoided. Unavoidable impacts to heritage attributes will need to be addressed within the conservation scope.
- **Rehabilitate** Aitken-Snow House for commercial use.

### Long-term Conservation Actions:

- Designate Aitken-Snow House and its associated new property parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building 'Aitken-Snow House' and install a commemorative plaque on the new parcel in a location and manner that will be visible from the public right-of-way but will not impact any heritage attributes of the house; &
- Request that 'Aitken-Snow House' be added to the Canada's Historic Places *Canadian Register of Historic Places (CRHP)*.

### 10.3 NON-RETENTION AND MATERIAL SALVAGE OF OUTBUILDINGS

Since the outbuildings do not form part of its historic period, this HIA recommends their non-retention. Although portions of Barn Structure complemented the historic farming operations within the site, the existing structure is an altered and extended version of the original outbuilding. It does not merit conservation due to its unstable structural conditions, and due to the lack of feasibility for adaptive re-use.

The existing outbuildings on site (Section 3.1.2) are proposed to be demolished as they do not have sufficient heritage value. However, there has been some positive experience in the past with farm owners retrieving and reusing such barn materials e.g. Mennonites. The materials that comprise these outbuildings – the lumber framing, the floor boards, and other components – may potentially be proposed to be recovered. The salvaged materials may be retrieved for the use of the previous owners or for re-use by other historic building material suppliers.

The original heritage house is proposed to be retained. The materials and assemblies of the house – its Medina sandstone masonry (double height stones at quoins and jambs), wood trims (corner brackets, cornices, curly maple balustrades), and stone assemblies (sills and foundations) – are unique to the structure, and must be protected with outmost care.

### 10.4 PLANNING FOR RELOCATION

Planning for the relocation of the heritage structure involves consultations with several groups, such as the owners, consultants, the Town's heritage staff, its other planning departments, and ultimately, Council. It also involves the employment of qualified consultants or moving contractors, who are selected based on their qualifications. It also requires the identification and approval of the final relocation site, which is critical as it will define the economic viability and the long-term conservation of the heritage structure.

The Town of Milton recognizes the lengthy period between redevelopment and formal planning submissions. During this period, the subject heritage structure will be subject to vacancy. The Town of Milton therefore refers to the guidelines incorporated in its Terms of Reference Mothballing of Heritage Resources to assist developers and consultants in the conservation of built heritage resources.

Essentially, the ultimate purpose of the Mothballing Plan is to encourage the protection of the Town's heritage resources, and to reduce risks associated with building vacancy. The preparation of a Mothballing Plan would include components such as, the description of all buildings and structures, baseline documentation report, preventive maintenance or stabilization plan, security plan for vacant buildings and structures, and proof of insurance. Some of these requirements are already provided in this HIA. The submission of documents supporting the Mothballing Plan may be incorporated in a Conservation Plan, or a Relocation Plan, which will outline the sequence, methods, and equipment proposed for relocating the structure, including the clearance of the structure's path towards the final relocation site.

## 10.5 RELOCATION PROCESS

These planning submissions must demonstrate the commitment to protect and to stabilize the heritage structure. Once these processes are agreed upon, and are set in place, site remediation activities (ex. site decontamination, soil stabilization, snow control, and effective groundwater treatment) may commence, and new foundations for the heritage structure may be planned and built on the final relocation site.

Following a field verification, and as permitted by the Town and a licensed structural engineer, the heritage structure shall be separated from its utilities and foundations, through the placement typically of steel I-beams directly below the floor framing. This steel cribbing will then be lifted by hydraulic jacks upon the approval of a structural engineer. As part of the moving operations, the exterior and interior bracings of the heritage structure shall be designed and constructed to support the building envelope. Openings shall be boarded up, and water eradicating systems shall be verified as operational. Operations shall cease if the heritage structure appears endangered, and the Heritage Architect, Engineer, and Town Staff should be notified. Moving shall only resume once corrective measures have been undertaken.

The Owner, or any authorized owner-representatives shall notify the Town of Milton's Heritage Coordinators, as well as the Fire Services and Building Department Staff, regarding the details of the moving operations and the temporary vacancy of the heritage structure.

## 11 SUMMARY STATEMENT & RECOMMENDATIONS

### 11.1 PROPERTY WORTHY OF DESIGNATION

Based on historical research, site review and analysis provided in Sections 2, 3, and 4 and evaluation against the criteria in O. Reg 9/06, the HIA finds that the Subject Property merits designation under Part IV of the *Ontario Heritage Act*. Below is a draft Statement of Cultural Heritage Value or Interest.

The Subject Property consists of parts of two historic lots (Lots 3 and 4). 8350 Esquesing Line is used to describe the property associated with Lot 3 and 8480 Esquesing Line used to describe the property associated with Lot 4. 8350 Esquesing contains 1 ½ storey stone residence constructed c. 1850 and a 1 storey addition as well as several agricultural outbuildings. 8480 Esquesing Line contains a 1 ½ storey stone residence constructed c. 1860 as well as outbuildings. However, none of the buildings are included in the subject property. Both 8350 and 8480 are included on the Town of Milton's Updated Heritage List (May 26, 2019).

#### **The Subject Property has design / physical value for:**

- being a representative example of a Georgian farmhouse. This is seen in its siting and orientation towards Esquesing Line, and simple massing rising from a rectangular plan to a side gable roof. The composition is typically Georgian, with a central doorway symmetrically flanked by rectangular window openings complete with double-hung sash windows. The interior layout is also typical of the style, boasting a centre-hall plan leading to symmetrically arranged rooms. The decorative regimen relies on classical motifs and details, and is especially restrained on the exterior.
- its high degree of craftsmanship and artistic merit which is evident in the exterior masonry, the curly maple balustrade and mouldings on the interior.

#### **Attributes related to its style as a Georgian farmhouse:**

- Rectangular plan with rear addition
- Simple massing with side gable roof and paired chimneys
- Symmetrical composition of the 5-bay principal elevation
- Symmetrical composition of the 3-bay rear entrance
- Use of rectangular window and door openings throughout
- Wooden sash and storm windows
- Exterior panel doors including sidelights and transom
- Wooden fascia, soffit and related mouldings
- Stone treads at principal elevation
- The relationship between the centre-hall and two principal rooms
- Interior wood-panel doors; historic flooring (pine and hardwood); and string brackets
- Dining room fireplace, including pilasters, mantle and masonry



**Attributes related to its craftsmanship / artistic merit:**

- Its Medina sandstone masonry, including:
  - Coursed rubble bond, with double height stones at quoins and jambs;
  - Overpointing with struck joints; and
  - Lintels and sills with tooled margins and bush-hammered faces
- The Curly Maple balustrades comprised of newel post, balusters and handrail
- Interior finish carpentry, including:
  - Baseboards
  - Window casings
  - Door casings
  - Kitchen and dining room wainscoting
  - Panelling

**The Subject Property has historical value for its:**

- direct associations with the group migration of Scottish settlers to the township starting in the 1820s which led to the area being known as the 'Scotch Block.'
- direct association with James Snow, a local businessman and MPP who was born on the property in 1929.
- potential to yield information about the design, materials and construction techniques used by Scottish settlers in the 'Scotch Block'.

**Attributes related to historical / associative value:**

- Location of the c. 1850 stone farmhouse constructed for the Aitken family on Concession 4, Lot 3, Esquesing Township.

**The Subject Property has contextual value for:**

- the role it plays in supporting low-scale residential and agricultural character of the area
- its historical association with its site on Concession 4, Lot 3.

**Attributes related to contextual value:**

- Location of the c. 1850 stone farmhouse constructed for the Aitken family on Concession 4, Lot 3, Esquesing Township
- Orientation to Esquesing Line.

## 11.2 DESIGN GUIDELINES FOR NEW DEVELOPMENT

Orlando Corporation is proposing to develop the property as a subdivision called the Milton North Business Park, comprising a 3,785,223 sq. ft. total built-up area in both East and West Blocks. The subject heritage property is included in Block 8 of the subdivision plan (Figure 38) and will be protected for an adaptive re-use which may include a mix of commercial or employment uses.

### 11.2.1 Landscape Buffers & Commemorative Landscaping

Landscape buffers may include setbacks to convey internal road allowances, as well as the provision of parkettes. Building setbacks may also enable a generous landscaped setting adjacent to the highway to create pedestrian-oriented landscape strips. The consideration for landscape buffers will limit and obviate the impacts of the industrial uses on the Farmhouse structure, and may also enhance private and public spaces in the industrial area.

Commemorative site strategies may also be integrated into the new development, including, for example, a plaque. This strategy will accurately represent the historical contributions of the Aitkens and Snow families within the area's agricultural and industrial landscape.



Figure 41: Bird's eye view, conceptual, of the relocated heritage house in the proposed new development with the industrial buildings and pond as backdrop & buffer (Orlando Corporation 2021)

### 11.2.2 Sympathetic Design to New Buildings & Surroundings

It is important that new construction promotes architectural interest, human scale, and sympathetic design to the character-defining attributes of the heritage structure. New, contemporary buildings may be sympathetically designed to incorporate concepts and elements from the heritage structure. This can be achieved, for example, by strategically locating exterior finishes (ex. vertical glazing between solid walls, or combination of different finishes) and fixtures (ex. lighting or signage) etc.

### 11.2.3 Preparation of a Conservation Plan

A Conservation Plan may also be prepared to demonstrate the proposed conservation strategy. A Conservation Plan would typically accompany a full planning application. It is a set of submission that describes “repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures” required to preserve a heritage resource.

The Conservation Plan may include components that include, but are not limited to:

1. Drawings and “Outline” Specifications
2. Building Material Inventory,
3. Cost Estimate

Overall, the Conservation Plan will present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that would require restoration work. The description of the conservation work, or the “outline” specification, for each exterior element will address the architectural features that are “character-defining” and of particular heritage value. This outline will serve as a guide to be developed, but not to be treated as a construction document.

The Conservation Plan and its components will demonstrate the range of measures that will be undertaken to protect the heritage structure during the approvals and development processes. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building’s conditions on a ‘macro’ level. It forms the implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

These and other submissions for various applications will require the Town’s heritage approval through the Heritage Planning staff, the Heritage Milton Committee, and ultimately Council. Therefore, at milestones in the development process, the Town heritage authority will have the opportunity to review and approve the heritage aspects of this project.

### 11.3 RECOMMENDATIONS

To ensure the long-term sustainability and use of Aitken-Snow House as a valued built heritage resource, *AREA* recommends to:

- Relocate the house to a new lot in the proposed development and demolish other structures on the subject property that have no heritage value. This operation will require the following short-term and long-term actions:

#### **Short-term Conservation Actions:**

- Implement a mothballing plan compliant with the Town of Milton's Terms of Reference: Mothballing of Heritage Resources;
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades, and an implementation schedule to conserve Aitken-Snow House prior to, during and after the relocation effort.

#### **Long-term Conservation Actions:**

- Designate Aitken-Snow House and its associated new lot under Part IV of the Ontario Heritage Act;
- Officially name the building 'Aitken-Snow House' and install a commemorative plaque on the new lot in a location that will be visible from public right of way but will not impact any heritage attributes of the house.

Through rehabilitation and relocation, the heritage building could be conserved, and strategically placed in context with the changing site. The proposed new development will involve altered site and grading conditions, new industrial construction, new intensification strategies, and heavy traffic. Relocating the heritage building on a site, where its heritage value could be enhanced, accessed, and preserved, will promote the feasibility of its long-term conservation. In conclusion, the proposed rehabilitation and relocation of the heritage building will accommodate a balance between conservation and development, and is therefore recommended by this HIA.

## 12 APPENDICES

Appendix A: Bibliography & References

Appendix B: Site Photos (included as a separate pdf)

Appendix C: Ontario Heritage Act Ontario Regulation 9/06

Appendix D: Proposed Draft Plan of Subdivision, Part of Lot 3 And 4, Concession 4, GSAI, September 2021

Appendix E: Proposed Draft Plan of Subdivision, Part of Lot 5, Concession 3, GSAI, August 2021

Appendix F: Proposed Concept Development Plan, Milton North Business Park, Orlando Corporation, September 2021

Appendix G: Resumes

## Appendix A: Bibliography & References

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## **Appendix B: Site Photos**

[included separately as PDF]

## Appendix C: O. Reg. 9/06 Criteria

Source: <https://www.ontario.ca/laws/regulation/060009>

### Ontario Heritage Act

#### ONTARIO REGULATION 9/06

#### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

##### *Criteria*

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) 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.

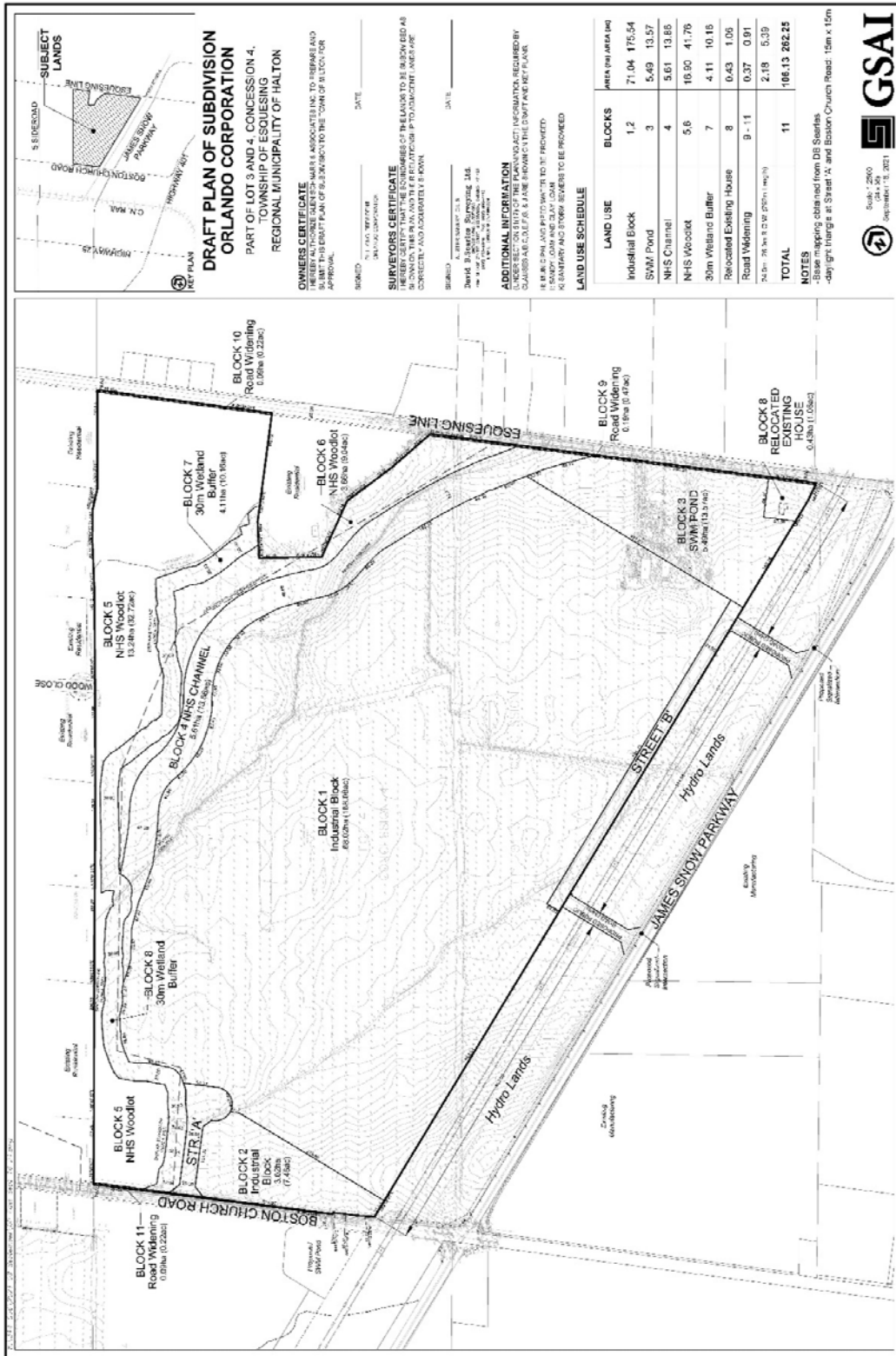
3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

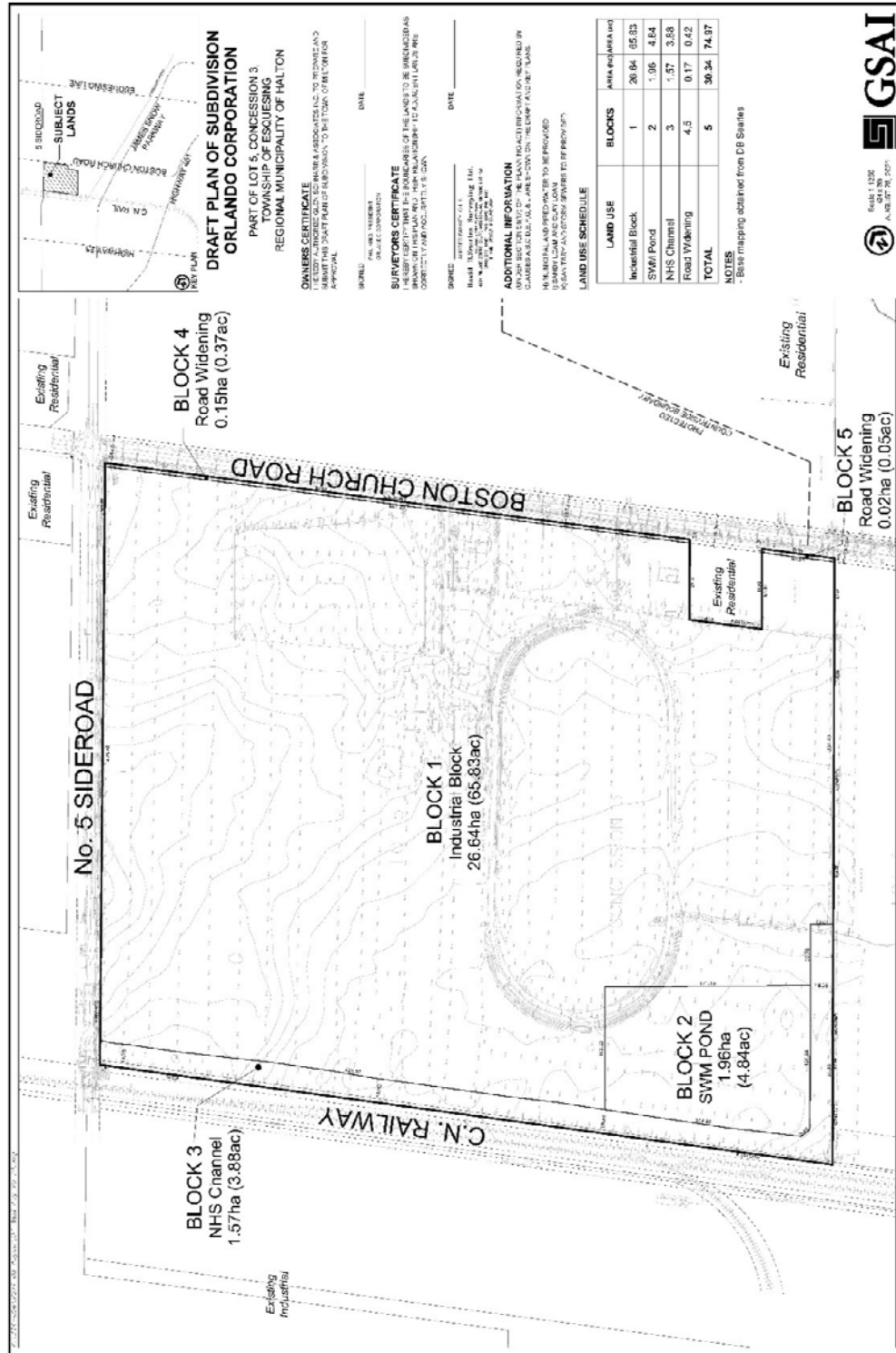
ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

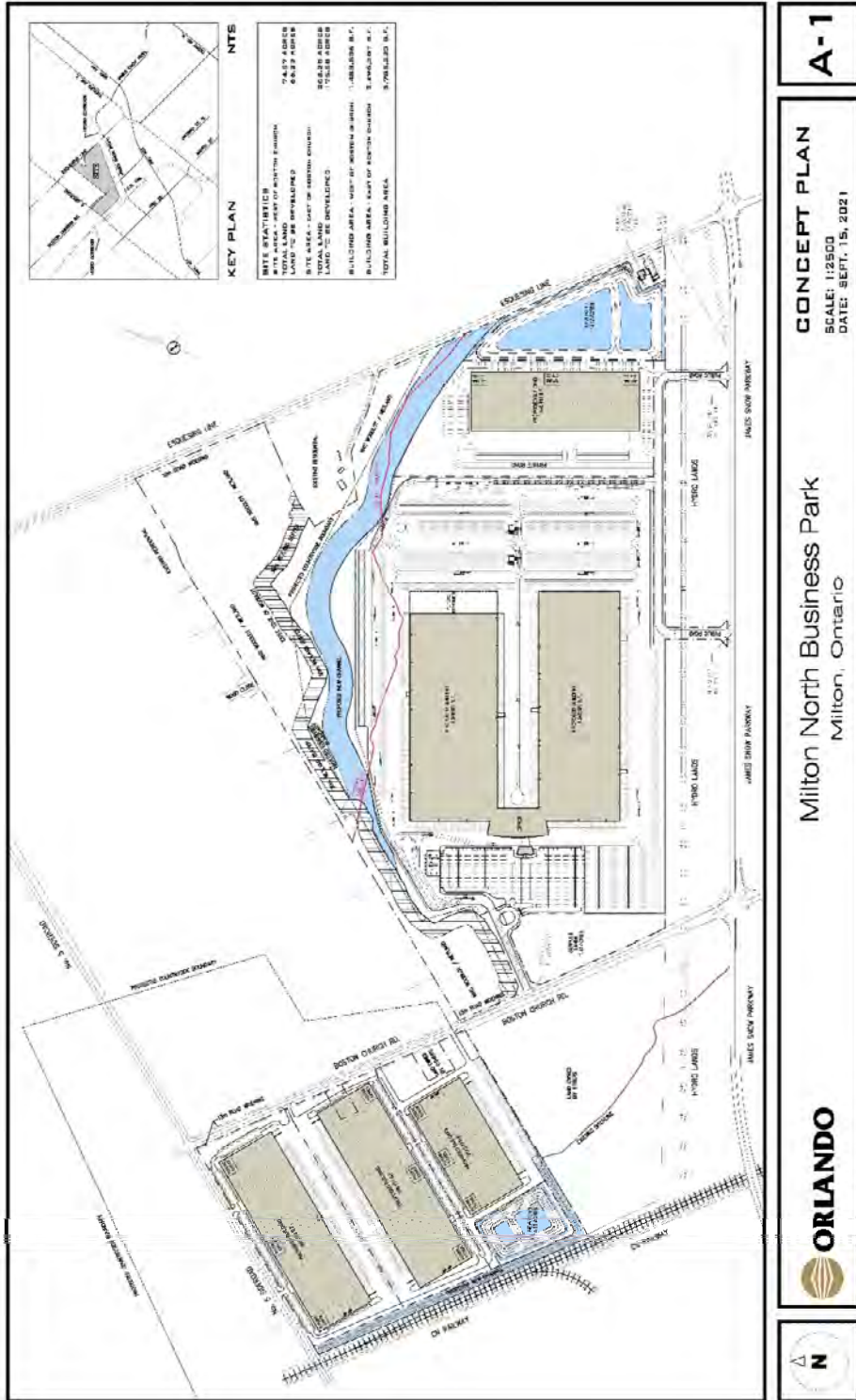
# Appendix D: Proposed Draft Plan of Subdivision, Part of Lot 3 And 4, Concession 4, GSAI, September 2021



## Appendix E: Proposed Draft Plan of Subdivision, Part of Lot 5, Concession 3, GSAI, August 2021



**Appendix F: Proposed Concept Development Plan, Milton North Business Park,  
 Orlando Corporation, September 2021**



## Appendix G: Resumes

### A. DAVID ECKLER, AREA



#### FIRM PROFILE | HERITAGE & MUSEUM WORK

**AREA** is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 6 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

**AREA** and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

##### Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

##### Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), [Yorkville]
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, [Scarborough]
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

##### Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

##### Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.


**EDUCATION**

University of Waterloo  
B.Arch (1985)  
B.E.S. (1982)

**MEMBERSHIPS**

Ontario Association of  
Architects  
(Former Councillor & Chair  
Awards Committee)

Royal Architectural Institute of  
Canada

Canadian Standards  
Association (CSA)

Architectural Conservancy of  
Ontario Advisory Board

Society for the Study of  
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

**CAREER SUMMARY**

AREA, Architects Rasch Eckler  
Associates Ltd.  
President  
2001 to Present

David Eckler Architect  
1991 – 2001

Page & Steele Architects  
1989 – 1991

Arthur Erickson Architects  
1986 – 1989

**DAVID ECKLER** BES, B.Arch., OAA, MRAIC  
AREA, Architects Rasch Eckler Associates Ltd.  
President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive reuse and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

**RELEVANT EXPERIENCE:** Toronto location unless indicated

**Heritage Adaptive Re-use**

- **Goldring Student Centre (Wymilwood, 1954)** – 150 Charles St. W., Toronto
- **Warwick Office Building (1905)** – 401-409 King St. W.
- **Church of Christ, Scientist (1928)**, Condominium Redevelopment, 70 High Park
- **Eglinton Hunt Club (1929)** – Condominiums, 1355 Kingston Rd.
- **Hutton House (1853)** – Community Centre, Ardmore Park, St. Marys
- **Bellevue Daycare Centre (1887)** – 95 Bellevue Avenue

**Restoration of Institutional Historic Buildings**

- **Allan Gardens Conservatory Complex (1910)** – 160 Gerrard St. E.
- **Aurora Historical Society Museum (Church Street School, 1886)**
- **Toronto French School (Sifton Estate, 1924)** – 306 Lawrence Ave E
- **Armour Heights Officers' Mess ('Strathrobyn' 1913)** – 215 Yonge Blvd.
- **Medical Arts Building Restoration (circa 1929)**
- **Officers' Barracks (1830)** – Discovery Harbour, Penetanguishene
- **Heliconian Hall (first Olivet Church, 1876)** – 35 Hazelton Ave.

**Heritage Planning, Parks & Streetscape Design**

- **Cookstown Heritage Conservation District** – Innisfil, ON
- **Old Pickering Village Planning & Heritage Study, Ajax**
- **Yorkville-Hazelton Avenue Heritage Conservation District**
- **Limehouse Kilns Heritage Masterplan, Halton Hills**
- **Confederation Commemorative Park, Charlottetown, PEI**
- **Gerrard & Bay Historic Houses (1860-1890)**

## B. ELLEN KOWALCHUK, COMMON BOND COLLECTIVE

**ELLEN  
KOWALCHUK**

M.A., CAHP (Historian)

Partner, Common Bond Collective

**EDUCATION**

- Master of Arts (Canadian History, Carleton University).
- Bachelor of Arts (Hon. History), Queen's University.

**WORK EXPERIENCE**

- Common Bond Collective, Partner (2017 - present)
- Taylor Hazell Architects, Associate & Manager of Heritage Planning (2012 - 2017)
- Infrastructure Ontario, Cultural Heritage Specialist (2007 - 2012)
- Contentworks Inc., Historian and Policy Specialist (2001 - 2007)
- Consulting Heritage Specialist (1994 - 2000)

**PROFESSIONAL DEVELOPMENT**

- Canadian Association of Heritage Professionals - Ontario Chapter Secretary (2015-present)
- Project Management Certification I & II (March-May 2013) University of Waterloo.

**LECTURES & PANELS**

- "From Space to Place: The Role of the Intangible in Identifying Significance," Architectural Conservancy of Ontario Symposium, April 2019.
- Technical Experts Panel, Toronto Citywide Heritage Survey, Heritage Preservation Services, 2018.

Ellen draws on 25 years of experience in the public and private sectors, providing expert advice to clients in the cultural heritage field. She is a founding partner of Common Bond Collective, a Toronto-based heritage planning firm. Ellen specializes in project management, stakeholder consultation, public speaking, heritage policy, evaluation, research and writing. She routinely collaborates with architects, planners, landscape architects, urban designers and engineers to identify and conserve cultural heritage landscapes of local, provincial and national significance. Ellen is a faculty associate at the Willowbank School for Restoration Arts and a lecturer at the Turner Fleischer Academy.

**PROFESSIONAL EXPERIENCE****COMMON BOND COLLECTIVE, PARTNER**

Project management and heritage planning, including:

- *West Toronto Junction Historic Context Statement* for Toronto Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Interpretative Panels, SoHo Square* (London) for SHIFT, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* for Perkins+Will/City of Toronto, 2019.
- *2365 Bayview Avenue, Toronto (Crescent School) Heritage Impact Assessment* for Perkins+Will, 2019.
- *Bowmanville Urban Centre Secondary Plan Update* for SvN/ Municipality of Clarington, Phase 1, 2019.
- *Midtown in Focus Phase II Heritage Recommendations* for Heritage Preservation Services, 2018.
- *61-69 Niagara Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *37-39 Mutual Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *901 Lawrence Ave. W., Toronto (Columbus Centre) Cultural Heritage Evaluation* for Heritage Preservation Services, 2017.

**TAYLOR HAZELL ARCHITECTS, ASSOCIATE AND MANAGER OF HERITAGE PLANNING**

Project management, stakeholder consultation, public presentations, research and report writing.

- *Bloor Street West Avenue Study*, 2017.
- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Midtown in Focus Cultural Heritage Screening*, 2017.
- *Downsview Park Cultural Heritage Master Plan*, 2017.
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Bathurst Street Avenue Study*, 2015.

COMMON  
BOND  
COLLECTIVE

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## C. DAVID DEO, COMMON BOND COLLECTIVE

DAVID  
DEO

B.A., Dipl. Heritage Conservation

CAHP (Historian)

Partner, Common Bond Collective

## EDUCATION

- 2015 Diploma Heritage Conservation, Willowbank School for Restoration Arts
- 2012 Bachelor of Arts, (History), Concordia University

## WORK EXPERIENCE

- Common Bond Collective, Partner (October 2017 - present)
- Taylor Hazell Architects, Heritage Specialist (October 2015 - August 2017)
- Freelance Heritage Consultant, Niagara Falls (March 2015 - August 2015)
- McMichael Canadian Art Collection, Project Assistant to the CEO (October 2014 - March 2015)
- Vitreous Glassworks, Stained Glass Conservator, Assistant (February 2014 - June 2014)

PROFESSIONAL  
DEVELOPMENT

- Lectured at Willowbank School on approaches to cultural landscapes (2017, 2018)
- Student Participant in the Canada Research Chair, Built Heritage's annual round-table on heritage issues, Montreal. (2012)

As a graduate of Willowbank, Cultural Landscape theory was the foundation of his education and remains central to his thinking as a professional. With five years of experience as a heritage specialist, his work involves all aspects of the heritage planning process. He is well-versed in diverse traditional architecture and building materials and has extensive experience documenting, assessing and evaluation sites. He has worked with rural and urban sites of local and international significance, in addition to numerous National Historic Sites. David has returned to Willowbank as a lecturer, teaching about approaches to cultural landscapes.

## PROFESSIONAL EXPERIENCE

## COMMON BOND COLLECTIVE, PARTNER

Historical research, writing, heritage evaluations and impact assessments. Projects include:

- *West Toronto Junction Historic Context Statement* (Toronto) for Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* (Toronto) for Perkins+Will/City of Toronto, 2019.
- *Midtown in Focus Phase II Cultural Heritage Evaluations* (Toronto) for Heritage Preservation Services, 2018.
- *Knox College Conditions Assessment* (University of Toronto) for Michael Scott Architect, 2018.
- *37-43 Mutual Street Cultural Heritage Evaluation* (Toronto) for Private Client/HPS, 2018.
- *Cultural Heritage Landscape Impact Assessment for Residential Infill* (Mississauga) for Private Client, 2018.
- *Heritage Impact Assessment for Residential Infill* (Mississauga) Private Client, 2018.
- *Western Fair District Cultural Heritage Evaluation and Heritage Impact Assessment* (London) for Timmins Martelle, 2018.
- *UTM Cultural Heritage Landscape Impact Assessment* (Mississauga) for Robyn Huether Architect, 2018.

TAYLOR HAZELL ARCHITECTS,  
HERITAGE SPECIALIST

Heritage planning, research and evaluation projects:

- Kensington Market National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Distillery District National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Guild Park and Gardens HIA, 2017
- Bloor West Village Avenue Study for DTAH, 2016.
- Union Station Rail Corridor & Bathurst Street Bridge Cultural Heritage Evaluation Reports, 2016
- Dominion Public Building, 1 Front Street Heritage Advisory Services, 2016.

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