

Cultural Heritage Evaluation Report

9259 Fifth Line
Town of Halton Hills, Ontario

Prepared For: Anatolia Investments Corp.



ACKNOWLEDGEMENTS

Land Acknowledgement

As descendants of settlers to Canada, one of our goals is to inspire others to take action to support Indigenous communities. One of the ways we can help achieve this is through creating a meaningful and intentional land acknowledgement. Therefore, we respectfully acknowledge that the subject site, which is now located within the Town of Halton Hills is also situated in the traditional territories / ancestral lands of the Mississaugas of the Credit First Nation. It is now home to many diverse First Nations, Inuit, and Métis people and we are grateful to work on this land.

The subject site is covered by two treaties. The first is the Dish with One Spoon Wampum Belt Covenant of 1701, made between the Anishinaabe and the Haudenosaunee. The second is Treaty 14, also known as the Head of the Lake Purchase, signed on September 12, 1806, which involved representatives of the Mississauga peoples and the Crown, covering lands along the north shore of Lake Ontario near Toronto. The payment, set at one thousand pounds of provincial currency in goods at the Montreal price, was specified in the interim agreement of Treaty 13A. The Town of Halton Hills is also partially covered by Treaty 19, or the Ajetance Purchase, which was signed on October 28, 1818, between the Crown and Anishinaabe peoples. It covers around 6,500 square kilometres and is named after the Chief of the Credit River Mississaugas. Some signatories, like James Givins, were also involved in Treaty 18.

We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or our generations past. We would also like to acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Research Assistance

We would like to thank the research assistance and support that was provided from members of the local Halton Hills community who provided information relating to the history of the property, specifically the Halton Hills Public Library, the Esquesing Historical Society, and the Town of Halton Hills planning / heritage staff.

BACKGROUND INFORMATION

Owner Information

The land and buildings at 9259 Fifth Line, Georgetown (Halton Hills), Ontario (“subject site”), and are presently owned by *Anatolia Investments Corp.* This Cultural Heritage Evaluation Report has been requested by the owner care of “Anatolia Capital Corp” Contact information is provided below:

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This Heritage Impact Assessment was prepared by The Biglieri Group Ltd. (“TBG”). TBG is an urban planning, design, and heritage consulting firm based out of Toronto and Hamilton that specializes in the conservation and stewardship of cultural heritage resources across Ontario.

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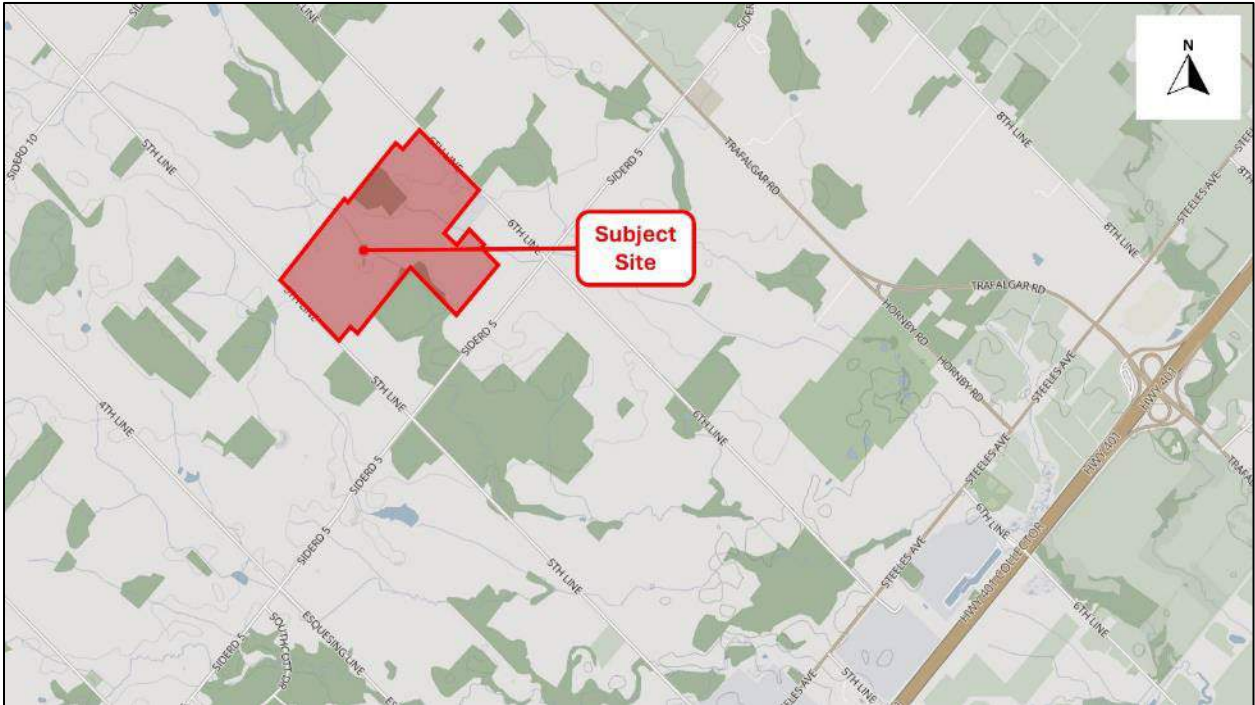


1.0 Introduction

1.0 INTRODUCTION

The Biglieri Group Ltd. (“TBG”) was retained by *Anatolia Investments Corp.* (the “Owners”) to prepare a Cultural Heritage Evaluation Report (“CHER”) with respect to the property municipally addressed as 9259 Fifth Line in the Town of Halton Hills, Ontario (“subject site” or “site”). See Figure 1 – Location map.

Figure 1 - Location Map



Source: VuMap, 2024

The subject site has been identified as a “listed,” non-designated property of potential cultural heritage value or interest on the Town of Halton Hills Municipal Heritage Register (“the Register”). The subject site is not located within a Heritage Conservation District, it is not within an identified Cultural Heritage Landscape, and it is not within or adjacent to an identified heritage view corridor. The subject site is also not located adjacent or contiguous to any other properties on the Town’s Register.

This CHER is being prepared on behalf of the Owners to understand whether the subject has any cultural heritage value or interest under O. Reg 9/06 of the Ontario Heritage Act, R.S.O. 1990, c. O.18., and to make a recommendation based on those findings whether the site requires further conservation or whether it should be recommended for removal from the Register. There are no redevelopment applications proposed at this time.

The purpose of this CHER is to assist in determining whether the subject site has cultural heritage value or interest. It will help in considering if any significant attributes may exist

on the site and whether a designation under Part IV of the Ontario Heritage Act should be considered. The evaluation section will help to ensure that an understanding of potential cultural heritage value or interest is made without regard to pre-determined or desired outcomes.

A clear understanding of a resource's heritage value or interest can both ensure its long-term conservation, as well as identify opportunities for flexibility and change early in the planning process. The conclusions of the evaluation section summarize our research and evaluation undertaken for the site, and recommendations related to conservation.

Furthermore, the content and recommendations of the CHER are based on accepted conservation principles and guidelines, including those outlined in:

- Town of Halton Hills Official Plan, as amended;
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
- Ontario Ministry of Heritage, Sport, Tourism and Culture Industries' Eight Guiding Principles in the Conservation of Historic Properties; and
- The Ontario Heritage Tool Kit (including those versions as updated through ERO posting # 019-2770).



2.0 Site & Surroundings

2.0 SITE AND SURROUNDINGS

2.1 The Property

The subject site is centrally located within the Town of Halton Hills, situated to the south of Georgetown and to the north of Highway 401 and the Town of Milton. It is a through lot, featuring frontage along two public roads. However, it officially bears a municipal address on the north side of Fifth Line, positioned northwest of 5 Side Road, south of Sixth Line, and southeast of 10 Side Road.

In general, the Town of Halton Hills is geographically divided into urban areas, namely Acton and Georgetown, along with hamlets such as Glen Williams and Norval, as well as rural clusters and rural areas, such as Ashgrove, which is the closest of these areas to the subject site. The latter encompass the majority of the Town's agricultural lands. Notably, the subject site is situated within the Town's agricultural area and is quite far from the Town's urban areas, hamlets, and rural clusters. The subject site is legally described as:

Part Lots 6 and 7, Concession 6 Esquesing, Part 1 on Reference Plan 20R-5400, Except Part 1 On Reference Plan 20R-8573, and Part 1 On Reference Plan 20R-11782, Town of Halton Hills.

The site boasts an expansive size, covering approximately 95.5 hectares (235.9 acres) and featuring frontage along both Fifth Line and Sixth Line. It encompasses almost the entirety of the original Lot 7 and a section of the original Lot 6, Concession 6 of the historic Esquesing Township. Notably, the area housing the existing structures is entirely within Lot 7, Concession 6.

Access to the subject site is facilitated through a gated, lengthy, linear gravel driveway off Fifth Line. This driveway spans nearly 500 meters before reaching any of the structures and is bordered by trees along its north side, extending across the entire site to connect with Sixth Line.

Currently, the site, used as cultivated agricultural land, encompasses five main segments:

1. **Farmstead and Equestrian / Farming Facilities:** Centrally located on site and includes the developed areas with structures and driveways.
2. **Wooded Areas:** Located to the northwest The majority along Yonge Street and Killarney Beach Road, stopping at a watercourse about two-thirds down the site.
3. **Watercourse:** A stream bisecting the site centrally on the diagonal from northwest to southeast.
4. **Equestrian / Horse Racetrack:** A oval-shaped track set to the east end of the site on part of Lot 6, Concession 6, that is now surrounded by overgrowth and corn crop.

5. Cultivated and Pastoral Agricultural Land: The balance of the subject site.

The subject site comprises fifteen structures forming the "Farmstead" segment. These structures include a 1.5-storey brick residence with two additions, a now-filled-in pool, a pool shed, two garages, a garden shed, two large barns, four silos (one without a top), a drive shed, a stable barn, and a spacious covered structure with partial sides, likely serving as a riding arena. Additionally, the site features a long linear driveway that spans the entire length from north to south, along with two lateral driveways extending east and west. Other notable elements include the remnants of an old foundation, likely a barn, several turnout sheds, or run-in shelters¹, and horse corrals constructed with wood post and beam fencing.

The following figure depicts the aerial context of the subject site in the Churchill community.

Figure 2 - Aerial Context Map



Source: VuMap 2024

Based on a site visit conducted on November 3, 2023, the structures on the subject site are all vacant and have been for some time, with the power and services having been cut off. Given the distance from the roads, the structures on site are not largely visible from

¹ Open structures that provide shelter for horses in pastures, allowing them to seek protection from the elements.

the street. The main residence is also partially shrouded by trees and is not very noticeable from the street. The following photographs are based on the November 3rd site visit and showcase the grounds of the subject site.

View Northeast from Fifth Line looking Down Driveway towards Farmstead



Source: Original Photo

View looking North from 2nd Floor of Existing Barn (Old Foundation in Foreground)



Source: Original Photo

View of some Cultivated and Pastoral Agricultural Land on Site



Source: Original Photo

Post and Beam Horse Corral



Source: Original Photo

View looking South towards Farmstead along Driveway



Source: Original Photo

View looking West towards Pastoral Land and Corn Crops on Site



Source: Original Photo

View along Driveway looking North as it Extends Towards Sixth Line



Source: Original Photo

View South from Pasture towards Farmstead, Barns, and Equestrian Facilities



Source: Original Photo

View of Turnout Shed or Run-in Shelter



Source: Original Photo

View North of Farmstead along Driveway looking North Towards Sixth Line



Source: Original Photo

2.2 The Structures

The subject site comprises fifteen structures, as previously discussed. Below is a description of each of the structures, with a primary focus on the main dwelling (residence). All services have been disconnected, and there is no water or power to the residence or any buildings.

2.2.1 Residence

The residence is a 1.5-storey house constructed of red multi-wythe brick, featuring an "L-shaped" layout of approximately 3,000 square feet, built on rubble stone foundations, complete with wood-framed floors, roof, and partition walls. A one-storey addition to the north serves as a garage, while another one-storey addition to the east houses a drop-floor living area. When viewed from above, the cumulative effect of the garage and drop-level living room additions gives the impression of a rectangular footprint.

Externally, the residence seems to have two primary entrances, one facing south and the other west. Generally, symmetry prevails in each section of the main 1.5-storey structure, encompassing window placements, roof peaks, dormers, and proportions. However, several elements introduce asymmetry to the facade, such as an offset primary entrance opening to the west, small offset openings for things like air conditioners, the north and east additions, and the re-bricking of old window openings.

The residence has an asymmetrical roofline with a multi-gabled roof and steeply peaked dormers, which is captured in aerial photography.

The residence is quite simple, and features limited classical embellishments, including mildly rounded arched brick voussoirs around most window and door openings, window shutters, and centrally located dormers with steep peaks on the upper levels. Constructed entirely of uniformly coloured red brick with no additional adornments or decorative accents, the roof features multiple gables with peaked dormers. There are signs of damage (e.g., brick and mortar damage, brick collapse, etc.), removals of original features (e.g., east chimney, etc.), and superficial façade treatments that lend to a change in appearance (boarded windows, vinyl / aluminum window inserts, air conditioning units, etc.). A more detailed description of each facade is provided below.

South (Front) Façade

The south-facing side of the residence is visually presented as the front, but functionally, the main entrance is on the west side. It is this façade that is the best presentation of what is ostensibly the original farmhouse. The south facade is constructed with red brick in a basic stretcher (running) bond brick pattern and stands at a height of 1.5 storeys. A central double door, with a slight segmental arch, is flanked by large symmetrical, rectangular window openings. The door features a double-pane transom that appears non-operational. The original door design includes a double door with each featuring a single-panel half-lite, adorned with brass kick plates at the bottom. The door is secured with an

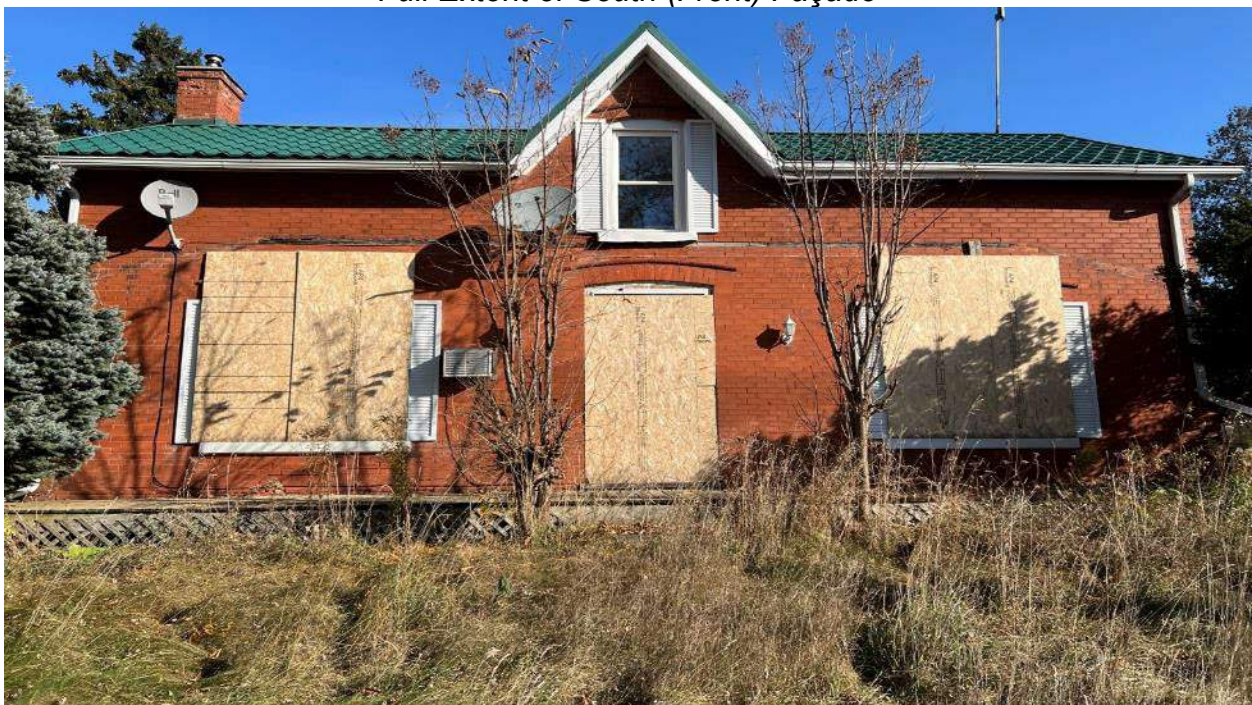
internal barrel bolt lock, and it showcases older metal door hardware components like a decorative round doorknob and a keyhole swing cover, both painted over. All windows on this façade feature wooden sills with tin / steel covers.

Contemporary inserts (vinyl or aluminum) have been retrofitted into the window openings, with an apparent installation date of 1993 based on the date embossed into the glass spacer. All windows are adorned with white vinyl shutters. To the west of the doorway, there is a small square opening cut into the brick, accommodating a small air conditioner.

Above the doorway, there is a centrally located steeply peaked dormer with a slightly arched window opening. The window features a rectangular one-over-one vinyl insert (double hung). The roofline on this facade showcases projecting eaves and a mildly pitched roof, covered with green steel that mimics a tiled appearance.

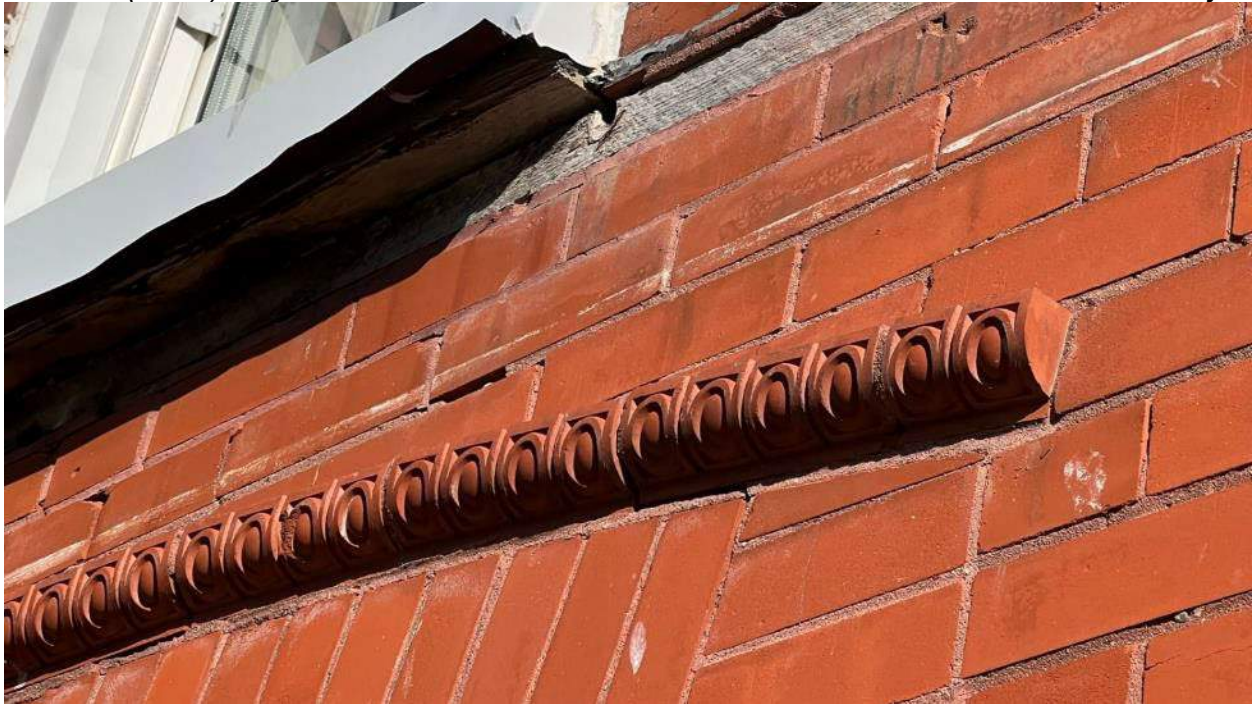
Contemporary sconces have been added on either side of the doorway. Additionally, two satellite dishes have been affixed to this facade. Evidence of a removed porch roof is apparent through a wooden ledger and brick staining. The entry point is elevated from the ground, with a large wooden deck extending about a foot and a half off the ground from this facade. However, the steps leading up to the deck have been taken away. There is evidence of some brick-and-mortar damage and spalling brick. The images below showcase this description.

Full Extent of South (Front) Façade



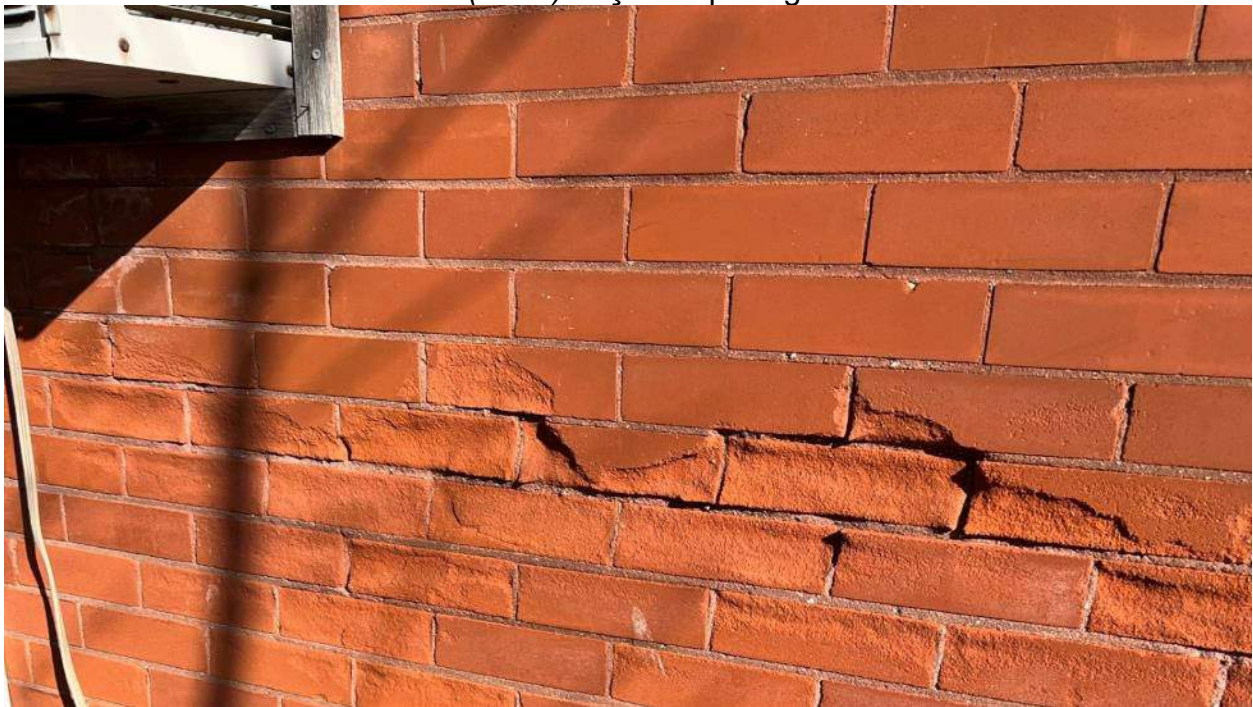
Source: Original Photo

South (Front) Façade Dentils above Brick Voussoirs above Arched Central Doorway



Source: Original Photo

South (Front) Façade Spalling Brick



Source: Original Photo

West (Side) Façade

The primary entrance to the house and garage is situated on the west facade of the residence, forming the distinct "L-shape" discussed earlier. To the left on this facade, you can observe the single-storey garage addition.

Starting with the original 1.5-storey components on the right, this side gable section mirrors the red brick and bonding pattern seen on the south facade. A central chimney rises from the ground through the middle of the original structure, extending beyond the roof line. While the projecting chimney lacks elaborate decorative embellishments, there is a narrow-inset brick ring near its top. Symmetrical window openings flank each side of the chimney, each fitted with contemporary inserts, likely added in 1993. These windows, adorned with mild segmental arches and decorative brick dentils, press against the projecting chimney. Vinyl window shutters, one per window, are positioned on the opposite sides, with lower windows currently boarded up. Wooden sills with tin/steel covers are found beneath each window, revealing a visible basement window, and indicating that the basement is not entirely below grade.

This facade generally presents a similar appearance to that of the south facade, with symmetrical and evenly spaced window openings. However, the single-wide doorway, offset to the right, distinguishes it. The doorway, likely a retrofit, is equipped with a glass storm door. A small square cutout in the brick, possibly a former location for an air conditioner or a bread/milk window, is located to the right of the door and is now closed with screening and wood.

Similar to the south facade, a central dormer with a steeply pitched roof and a single one-over-one vinyl window retrofitted into a slightly arched opening is present. The large deck projecting from the side of the house, raised about four feet from grade with steps leading to a small patio area, is reminiscent of the southern facade. Wall sconces, appearing to be contemporary additions, flank the doorway. In contrast to the southern facade, this side features a large porch roof projecting from the upper level, clad with a green metal roof. The roof's slope is mild, and it is supported by four-inch square wood deck columns, appearing more contemporary in design. To the left is the one-storey garage addition, accessible through a standard doorway with a segmentally arched wooden door that slides, reminiscent of a barn door, though the door mechanics are partially jammed.

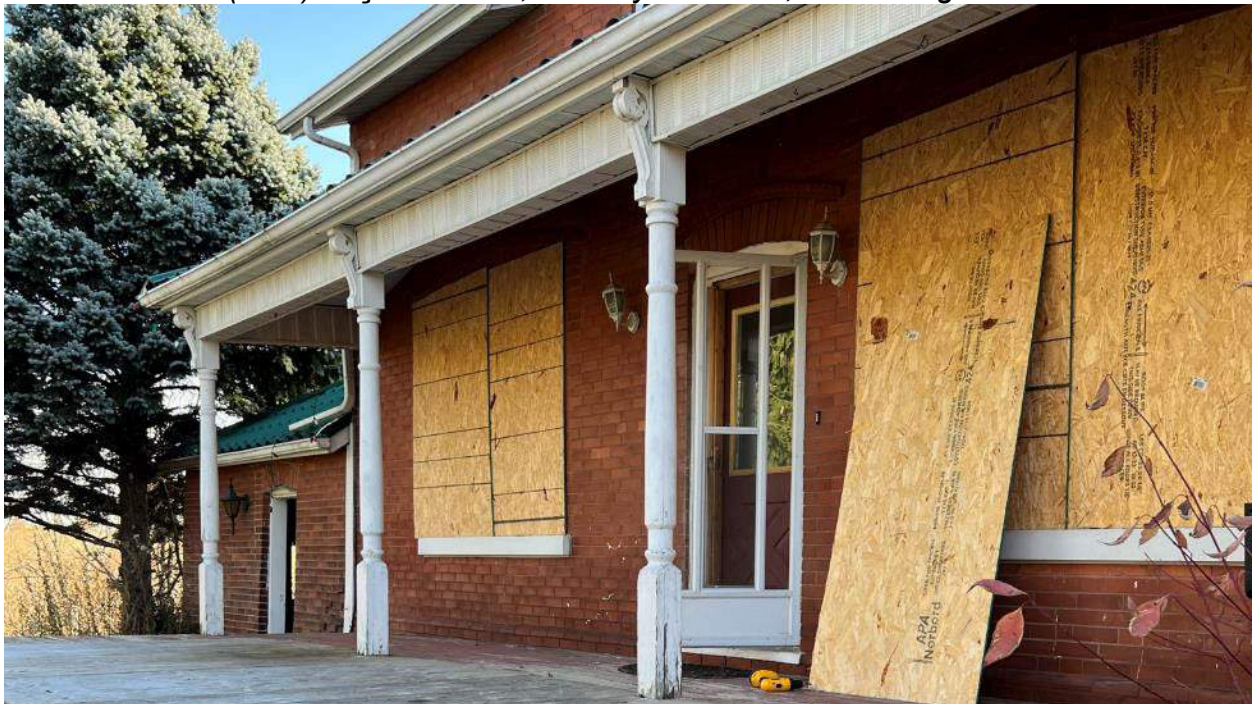
This facade displays evidence of both superficial and structural damage, including brick and mortar damage, brick buckling and collapse, and sagging. Deterioration in both head joints and bed joints, along with spalled bricks, is found throughout the building, but is, especially on this facade. Open, skyward-facing joints and spalled bricks are evident in several locations, including the brick water table. Various openings in the foundation walls and at the base of the ground floor walls, where mortar had deteriorated, have been filled with spray foam. The images below showcase this description.

Full Extent of West (Side) Façade



Source: Original Photo

West (Side) Façade Porch, Primary Entrance, and Garage Entrance



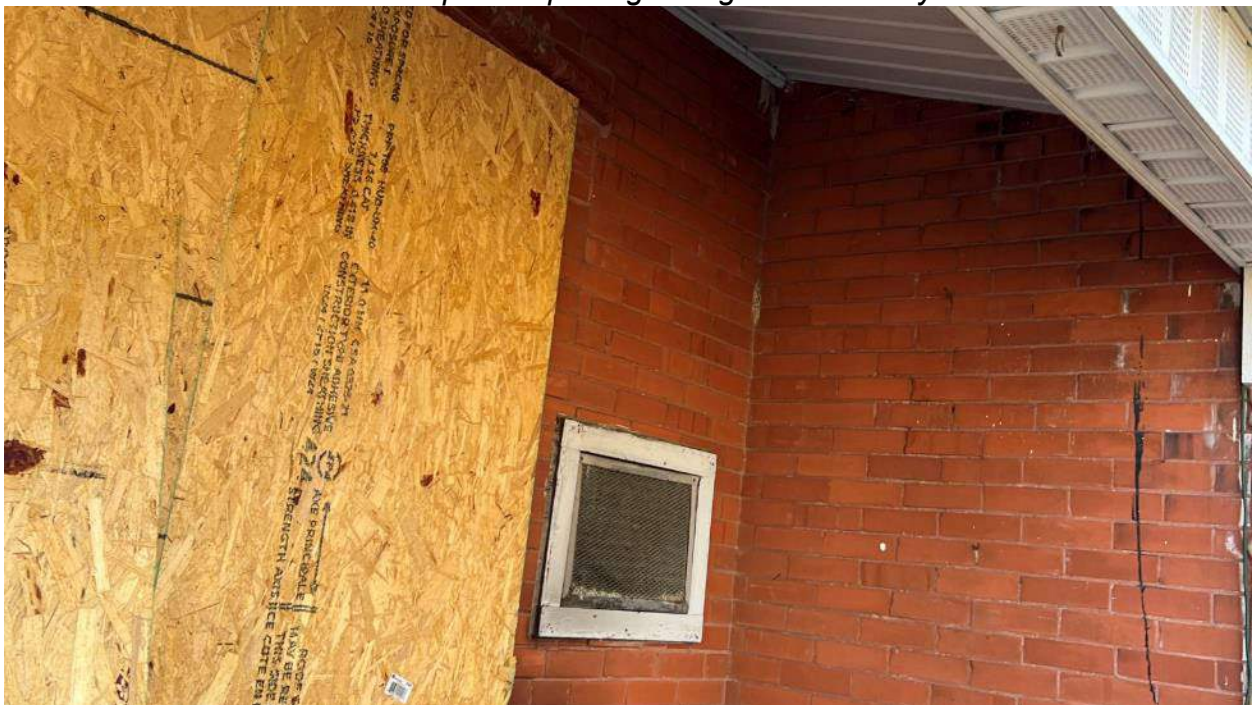
Source: Original Photo

Basement Window



Source: Original Photo

Small Square Opening to Right of Doorway



Source: Original Photo

Buckled and Collapsed Brick Veneer on Garage



Source: Original Photo

Close Up of Buckled and Collapsed Brick Veneer on Garage



Source: Original Photo

Segmental Arch Over Upper Floor Dormer Window with Dentils



Source: Original Photo

Garage Entrance with Sliding Door



Source: Original Photo

North (Rear) Façade

The one-storey garage addition is situated on the north (rear) facade of the residence. It is constructed with wood-framed roof and walls featuring timber rafters and walls on rubble stone foundations. The east and west elevations boast brick veneer, while the north elevation is adorned with wood shakes. The garage measures approximately 45 square meters in building area. Its roof, mildly sloped, is covered in the same green steel as the main residence. Inside the garage, a dirt floor is present, and the walls are supported by rubble stone frost walls. The garage is equipped with a single garage door, a long horizontally oriented window centrally located above the garage door, and a small rectangular window in the right corner.

The garage addition is connected to the main part of the residence, partially visible above the garage. The visible section of the house displays the same red brick construction as the south and west facades, featuring two symmetrical window openings with segmental arches and decorative brick dentils. Vinyl white window shutters adorn each side of the windows, and the eaves slightly project from the side gable on this facade.

On the north elevation above the garage, failed brick was noted behind the decorative shutters. At the garage addition, deterioration was observed at the base of the wood shake cladding. A damaged eavestrough and a corresponding hole against the foundation wall were identified, with evidence of erosion in the rubble stone, and a break or sag that follows the left side of the garage door vertically through the entire garage addition. The images below showcase this description.

Full Extent of North (Rear) Façade



Source: Original Photo

East (Side) Façade

The east-facing facade reveals the most significant alterations to the original structures, showcasing both the garage and living room additions and façade alterations. Beginning from the left, the original farmhouse dwelling mirrors the side gable on the west elevation but with more noticeable changes. The chimney has been removed, leaving the original projection intact but with the chimney top gone. Similar to the west facade, the window openings are mirrored, except for the lower floor left side where one window opening seems to have been bricked over. The remaining lower window is boarded up. The living room addition is adorned with a red brick veneer to match the original dwelling, featuring a new red brick chimney for a living room fireplace inside the house. Four large rectangular window openings are boarded up, and wall sconces provide lighting. The single-sloped roof line of the garage addition is visible, with a single square window in the upper left corner. An antenna stands near the junction of the original farmhouse dwelling and the living room addition and a satellite dish has been mounted to the upper left corner of the garage addition. Since the living room addition is only one storey, the steeply peaked dormer of the original structure's half storey is visible when stepping back. The living room addition's roof is a single-pitched roof as well.

Although now filled in, this side used to feature an oval-shaped pool, a pool shed, and a pool patio surround, all of which are overgrown and fenced in, with remnants visible.

Full Extent of East (Side) Façade



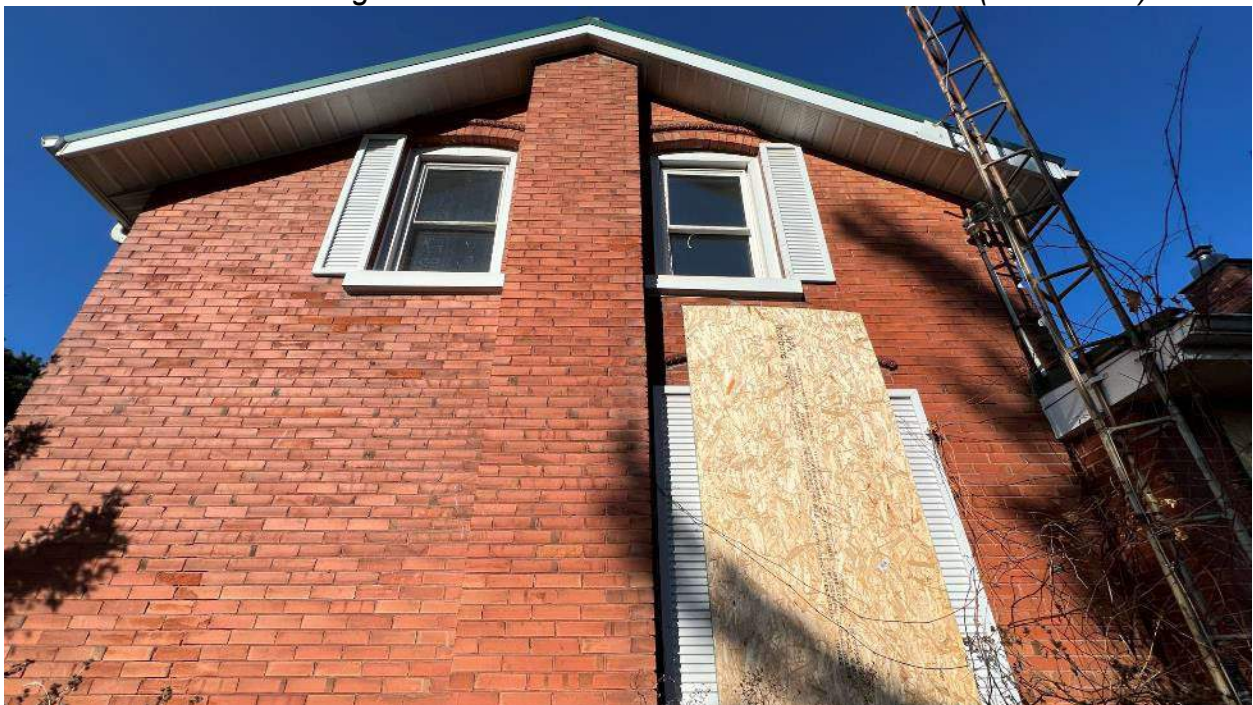
Source: Original Photo

Boarded Up Windows of Living Room Addition



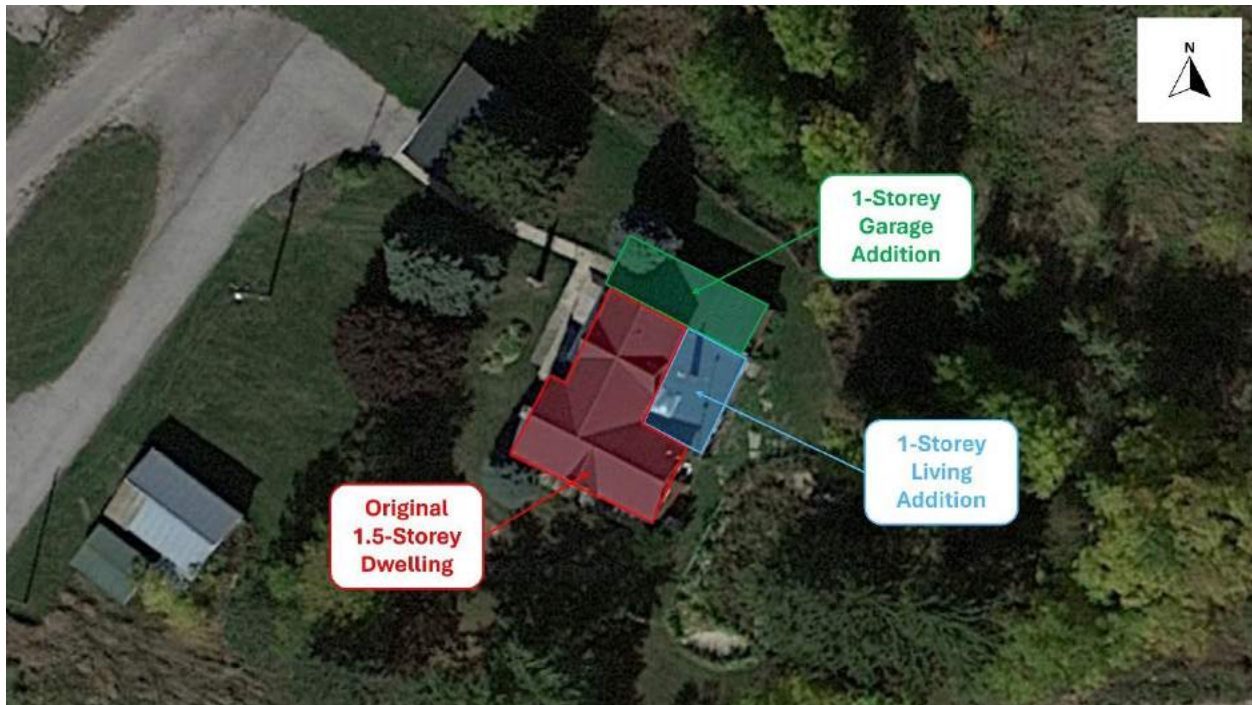
Source: Original Photo

Side Gable of Original Farmhouse and Bricked Over Window (Lower Left)



Source: Original Photo

Figure 3 - Breakdown of Additions to Residence



Source: Google, 2024

Interior

The interior exhibits a disparate assortment of original symmetrical floor plans and contemporary additions showcasing both historic farmhouse layouts and modern functional requirements. For instance, the original farmhouse dwelling follows a practical, symmetrical design with a central entrance leading to a hallway dividing the space mostly evenly. In contrast, the additions introduce an asymmetrical layout, featuring an open concept floor plan and a drop floor living room blending with the original "L-shaped" farmhouse. The west facade entrance opens into an entrance foyer, which is part of an open concept kitchen. New hallways, rooms, storage areas, and a bathroom are arranged in a way that may not be immediately intuitive for orientation.

The upper floors reflect the varied evolution of the building, showcasing a diverse array of closets, floor types, floor heights, and hallways leading to various bedrooms, bathrooms, and other spaces.

While the garage entrance was not accessible during the site visit, the materials within the house include a mix of materials from different decades including some antique hardware. Notably, a sunken or "drop floor" living room, popular in mid-20th century modernist architecture, is present, indicating trends from the 1950s and 1960s. In the living room addition, water damage was noted on the ceiling around the skylight. The kitchen, however, showcases a more contemporary design, while the bedrooms and upstairs carpeting embody interior design trends from the 1990s.

The residence includes a full basement for storage, revealing traces of various renovations. The basement's beams comprise a mix of contemporary dimensional lumber and cut beams, with no evidence of cut or forged nails, or hewn beams. Limited remnants of knob and tube wiring are present, along with signs of significant water damage and animal entry.

The basement is divided into four distinct areas, each characterized by unique ground-floor framing above. There is a southeast room, which has ground-floor framing comprised of 3.5 inch by 11 inch true-cut joists at 24 inches on center. A modern 3-ply 2x6 beam spans between foundation walls and intermediate posts, effectively reducing the span of the joists. Moving to the southwest room, the ground-floor framing consists of 4 inch by 8-inch rough-hewn joists at 24 inches on center. Notably, the joists were notched at their bearing points on the foundation walls. In the northwest room, ground-floor framing features 2.5 inches by 10 inches true-cut joists, and an intermediate bearing line is present, effectively reducing the span of the joists. The foundation walls in these three areas are constructed of rubble stone.

Lastly, the northeast room, located below the living room addition, boasts modern 2x12 joists at 16 inches on center. These are supported on 8-inch concrete block foundation walls and cast-in-place concrete strip footings. This diverse framing configuration reflects variations in construction methods and materials across different sections of the basement.

The following images showcase the interior of the house as of November 3, 2023. All photos below are original.

Garage Addition



Garage Addition Door



*Garage Addition Concrete Block
Foundation Walls*



Garage Addition Sliding Door



Kitchen



Entrance Area



Interior Window Shutters and Radiator



Hardwood Flooring



Stained Glass Windows



Intercom System



Ground Floor Bathroom



Ground Floor Pantry



Garage Door, Basement Staircase, and Exterior



Radiator and Peeling Linoleum Flooring



Hallway in 1-Storey Addition



Door to Garage



Drop Floor Living Room and Fireplace in Living Room Addition



Skylight in Living Room Addition



Warped / Bending Floor



Living Room Area and Windows



Central Hallway Original Farmhouse



Built-In Bookshelf



Shell Sink



South Door Hardware



Pot Light with Water Damage



Retro-fit Air Conditioner



Closet - Green Checkered Floor



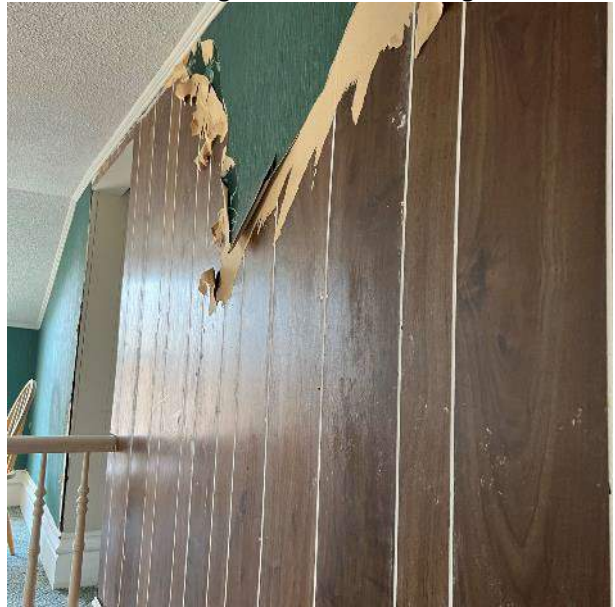
Downstairs Washroom #2



Staircase to Upper Level



Damaged Wall Covering



*Up Stairs Landing and Wall with Wood
Panelling*



Upstairs Bedroom



Upstairs Ceiling Water Damage



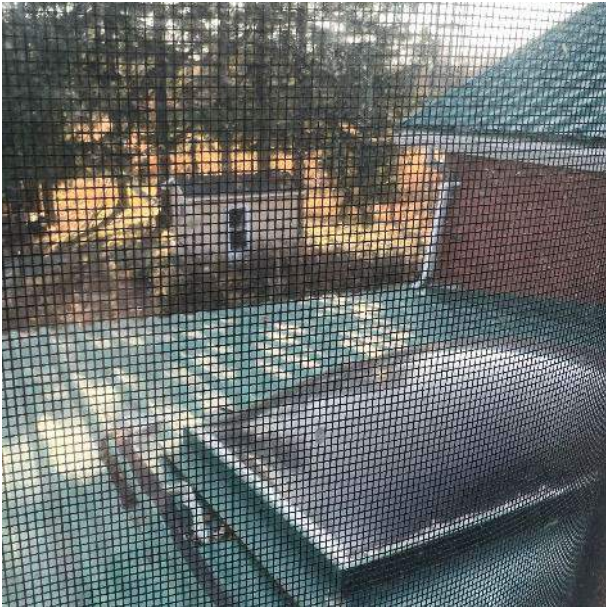
Upstairs Radiator



Upstairs Bedroom and Hallway



View from Upper level looking East towards Pool



Living Room Chimney



Upstairs Bathroom



Upstairs Bathroom Shower



Secondary Stairwell



Attic



Attic



Attic and Chimney Brick



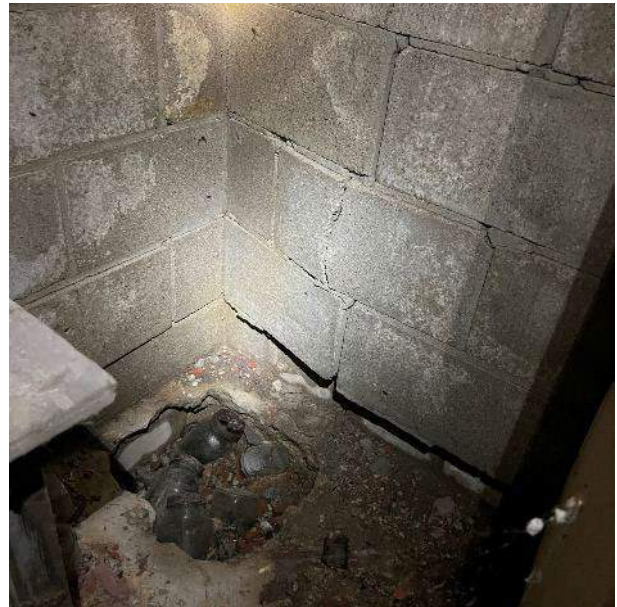
Staircase to Basement



Basement Storage Room with Buckling Concrete Block Foundation



Buckling Concrete Block Foundation



Transition between Concrete Block and Rubble Stone Foundations



Wooden Floor Joists



Old Electrical



Boiler



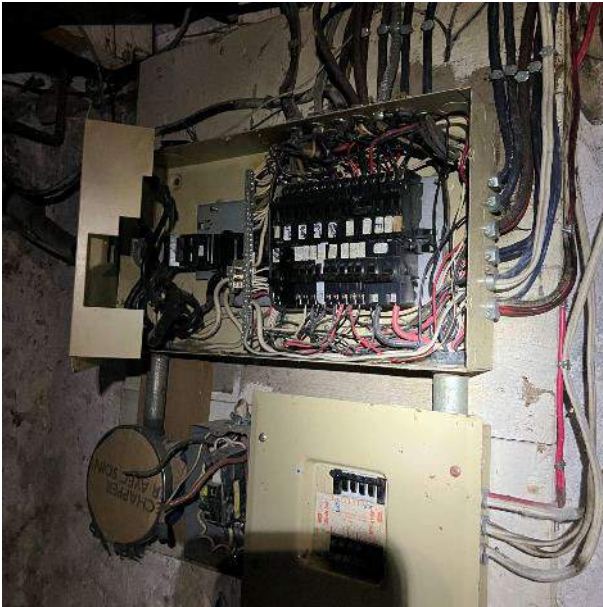
Floor Joists at Rubblestone Foundation



Water Softener



Electrical Panel



Rubblestone Foundation



Electrical Equipment



Basement Window



Basement Water Damage



Burst Pipe



2.2.2 Barns

The subject site features two sizable barns, one smaller and one larger, interconnected at one corner and framing the driveway. Constructed primarily of timber frame, the barns boast vertically oriented barn boards (clapboard) painted in a rustic red hue. Some sections of the barn cladding have been patched with vertically oriented steel or tin, also painted red, although much of the paint has weathered, and is peeling or flaking off. Both barns are topped with green-painted steel or tin roofs, and the roof of the smaller barn is significantly damaged, presenting several direct openings to the elements.

At the juncture of the two barns lies a single-story concrete block storage room, possibly used as an office or equipment storage. The barns rest upon a one-story stone foundation, a mix of rubble and field stone. Along the face of the stone foundation, there are several horizontally oriented windows, potentially original, and intermittent small windows, and ventilation openings along the façade of the barns.

Positioned in a northeast to southwest orientation, the smaller barn sits south of the larger one, connected at the latter's north corner. Both barns exhibit gabled roofs, with the larger one standing between 4 to 5 storeys tall, and the smaller one between 3 to 4 storeys tall. Regular entry doors, larger sliding barn doors, and irregular hinged doors punctuate the exterior. Many windowpanes in existing windows are broken or damaged. The surroundings of the barns are overgrown.

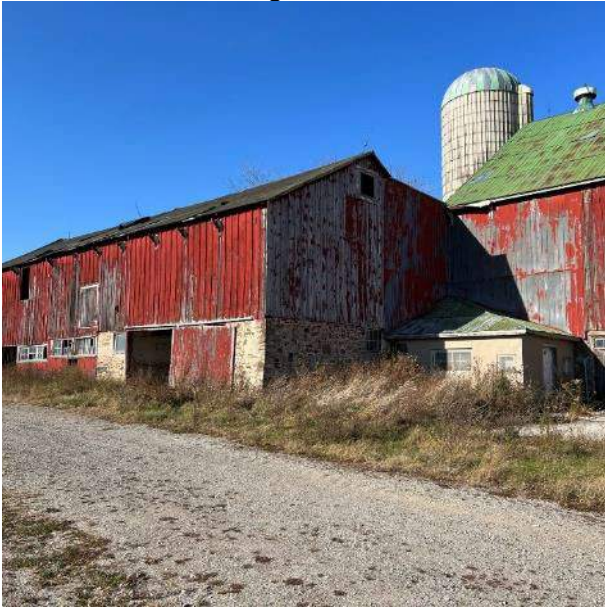
Currently unoccupied except for some scattered debris and remnants of previous farming activities, the lower level of the barns features a flooring of broken concrete or dirt. The timber frame construction is evident, showcasing large wooden beams and posts, some joined with mortise and tenon joints secured by wooden pegs. Hewn wood beams mingle with cut ones, while sections of the brick foundation, particularly within the barns, show signs of collapse.

Some parts of the stone foundation have been parged with concrete. Much of the lower-level interior is coated in flaking or peeling white paint, with small wooden staircases providing access to the upper levels. Livestock, equipment, or storage likely occupied the lower levels, while the upper levels likely served as storage or haylofts. Notably, one section of the larger barn's lower level contains a series of horse stalls, remnants of riding equipment included.

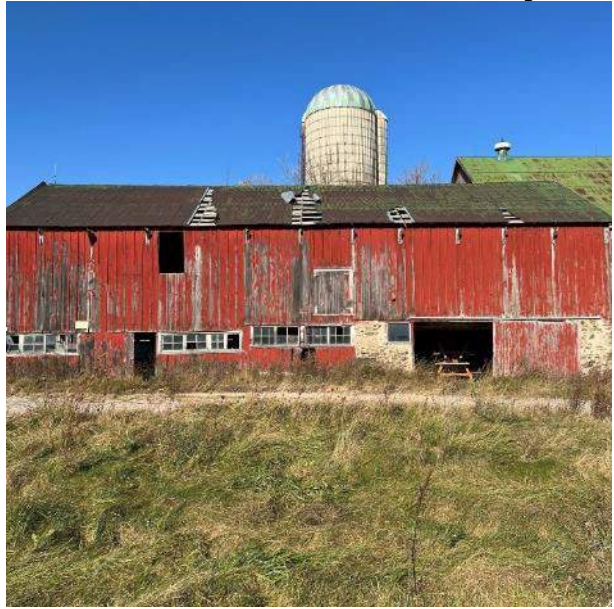
The larger barn is adorned with three cupolas, functional structures enhancing the barn's ventilation. On the southwest side gable of the larger barn, a smaller one-story addition with a pitched roof and a grain shoot is observed. Atop this addition's roof sits a farm sign reading "Glen-Edward Farms," likely a portmanteau of names or places.

The images below showcase this description.

West Facing View of Barns



Smaller of Two Barns Southeast Façade



Larger of Two Barns Southeast Façade



Irregular Wooden Hinged Door



Interior Timber Frame



Mortise and Tenon Joints Secured by Wooden Pegs



Interior Doorway and Foundation Walls



Animal Pen and Timber Construction



Central Hallway and Staircase to Upper Level



Concrete Parging



1-Storey Concrete Block Addition



Horse Stalls



Central Hallway looking Northwest



Animal Pens



Feeding Trough



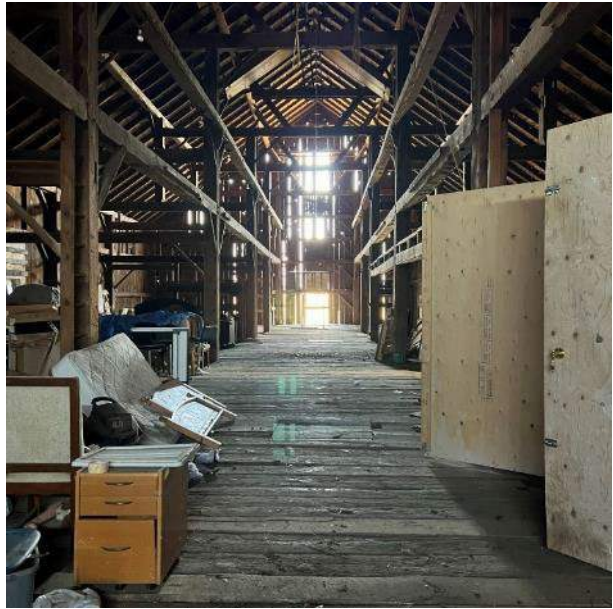
Door to Upper Level



Upper-Level Storage Racks



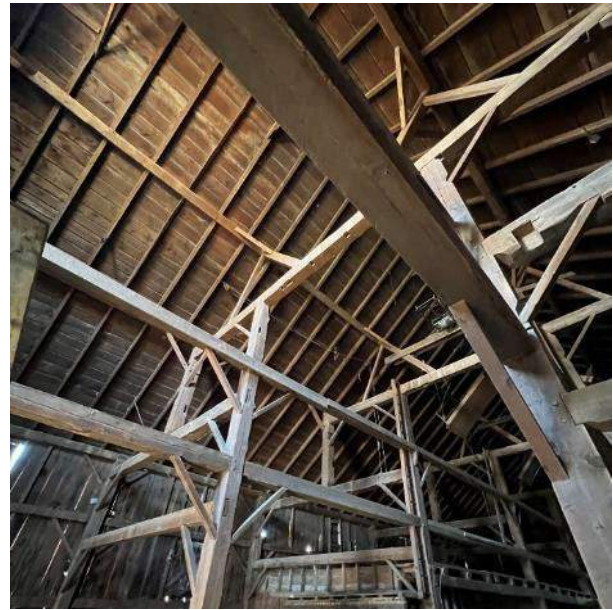
Upper-Level of Larger Barn looking Northeast



Upper Level of Larger Barn looking Southwest



Larger Barn Roof Construction and Materials



Rubble Stone Foundation



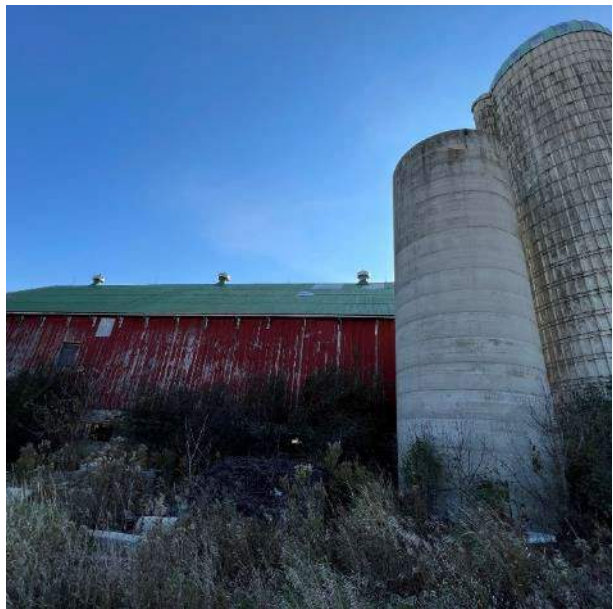
Connection with Concrete Silo



Silo Concrete Stamped R. B. Stone



Northwest Façade of Larger Barn with Silos



Southwest Facades of Both Barns



“Glen-Edward Farms” Sign



South Corner Façade of Smaller Barn



Northwest Façade of Larger Barn from a Distance



2.2.3 Equestrian Facilities

The subject site contains several equestrian facilities that were once used for the boarding, husbandry, and riding of horses. This includes a stable barn, riding area, and several corrals.

Stable Barn



Northwest Entrance to Stable Barn



Interior of Stable Barn and Stables



Office Area within Stable Barn



Horse Names and Tracking Chart

DIRECT-BLU STABLE

MISS. BKS	H	S	M	T	W	T	F	S	BLACKSMITH
EL. Picture									
EL. Belmont									
EL. Miss Rebecca									
EL. Miss Diana									
EL. Hall									
EL. Miss Virginia									
EL. Miss Sugar cane									
EL. Miss Decadent									
EL. Miss Order									
EL. Miss Updown									
EL. Miss Glory									
REMARKS									
EL. Alton									
EL. Leonard									
ST. John									
Halley									
Diana									

Stable Barn with Outbuilding in Background



Southeast Facade of Outbuilding (Drive Shed)



Southwest Façade of Outbuilding (Drive Shed)



Inside Horse Corral Southwest of Stable Barn



Parking / Loading Area and Riding Arena



Inside Riding Arena



Inside Riding Arena



2.2.4 Garages

The subject site holds two detached garages, distinct from the attached garage connected to the residence. Positioned near the residence, "Garage 1" lies to the west, while Garage 2 is situated southwest. Constructed of wood, both garages feature wood siding, wooden clapboard walls inside, and modern vertically opening sliding garage doors. Painted brown, they both sport hipped roofs crafted from steel or tin.

Garage 1 Northwest Façade



Garage 1 Southeast Façade



Garage 1 Northeast Façade



Garage 1 Interior



Garage 2 Northwest Façade



Garage 2 Southwest Façade



Garage 2 Southwest Façade with Shed



Garage 2 Southeast Façade



Garage 2 Northeast Façade



Garage 2 Interior



Garage 2 Interior



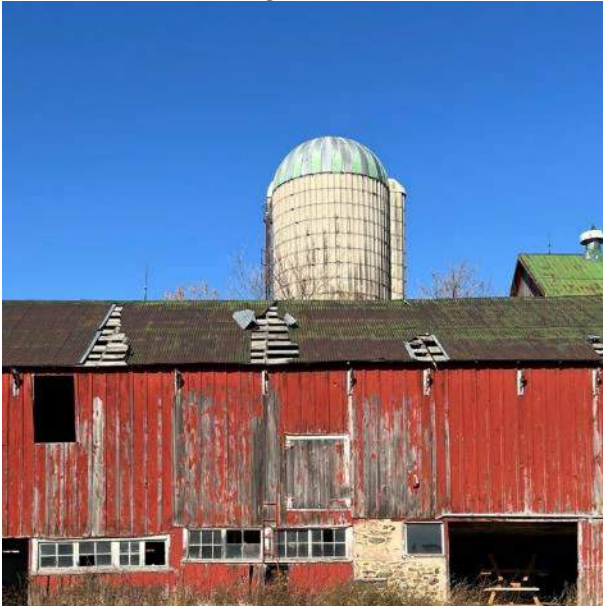
Garage 2 Interior



2.2.5 Silos

The subject site features four abandoned grain silos positioned just to the west and northwest of the barns, adjacent to them. Among these silos, two stand tall, reaching approximately the height of the barns, with one notably taller than the other. One of these concrete silos is missing its top. The remaining two silos, situated beside the drive shed, are shorter and more squat in stature, constructed of steel or tin.

Tallest Silo Poking Above Barn Roofline



Two Tallest Silos One without Top



Tallest Silo with Domed Top



Squatter Silo Beside Drive Shed



2.2.6 Pool and Pool Area

The subject site contains a pool to the west of the residence. The pool is oval shaped and has been filled in dirt and is now overgrown with weeds and shrubs. The pool is encircled by a chest height chain-link fence. The pool surround / patio area is made of concrete.

Pool Filled In with Dirt and Overgrown



Pool in Relation to Residence



Pool Slide



Pool Edge



2.2.7 Outbuildings and Sheds

The subject site contains several smaller outbuildings and sheds, including a small pool shed, a garden or tool shed beside Garage 2, several turnout sheds or run-in shelters,

and horse corrals constructed of post-and-beam fence. There is also an area just northeast of the larger barn, which appears to be an older barn foundation.

North Façade of Pool Shed



East Façade of Pool Shed



South Façade of Pool Shed



West Façade of Pool Shed



Interior of Pool Shed



Garden Shed South of Garage 2



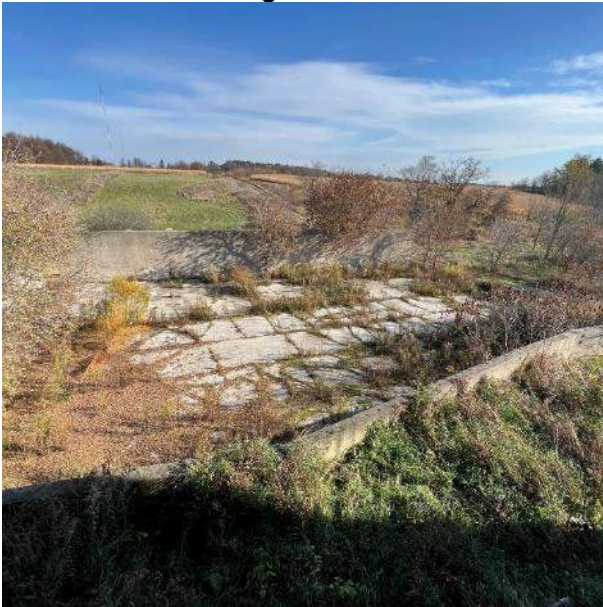
Turnout Shed or Run-In Shelter



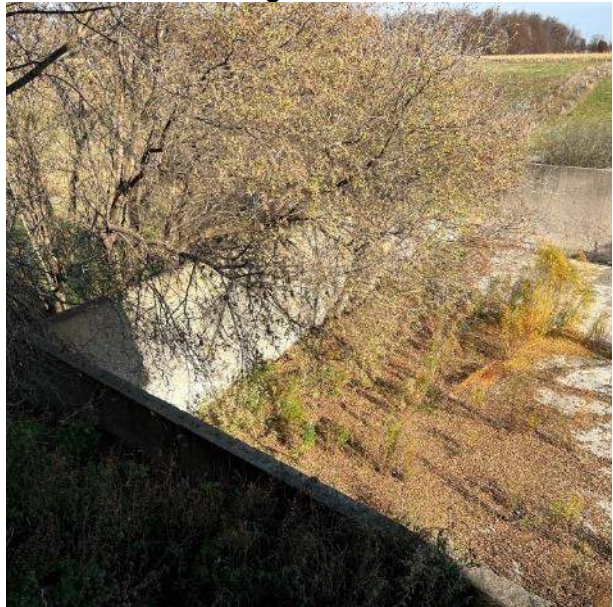
Horse Corral



Old Concrete Foundation Northeast of Larger Barn



Old Concrete Foundation Northeast of Larger Barn



The following figure summarizes the existing site context in broader detail (images are not necessarily to scale).

Figure 4 - Subject Site Context



Source: Google, 2024

2.3 Adjacent and Surrounding Context

The surrounding area is mainly defined by a mixture of agricultural and rural residential properties interspersed with wooded areas and rural roads. The only discernible change in land use occurs to the north along Sixth Line, adjacent to the subject site at 9198 Sixth Line. This property operates as a sizable outdoor storage business, primarily offering surface storage for large containers and vehicles. The remainder of the land to the north maintains its agricultural and rural residential character.

2.4 Heritage Context

The subject site is listed as a non-designated property with potential cultural heritage value or interest on the Town's Register. Notably, it does not fall within a designated Heritage Conservation District, nor is it part of an identified Cultural Heritage Landscape or a significant view or vista.

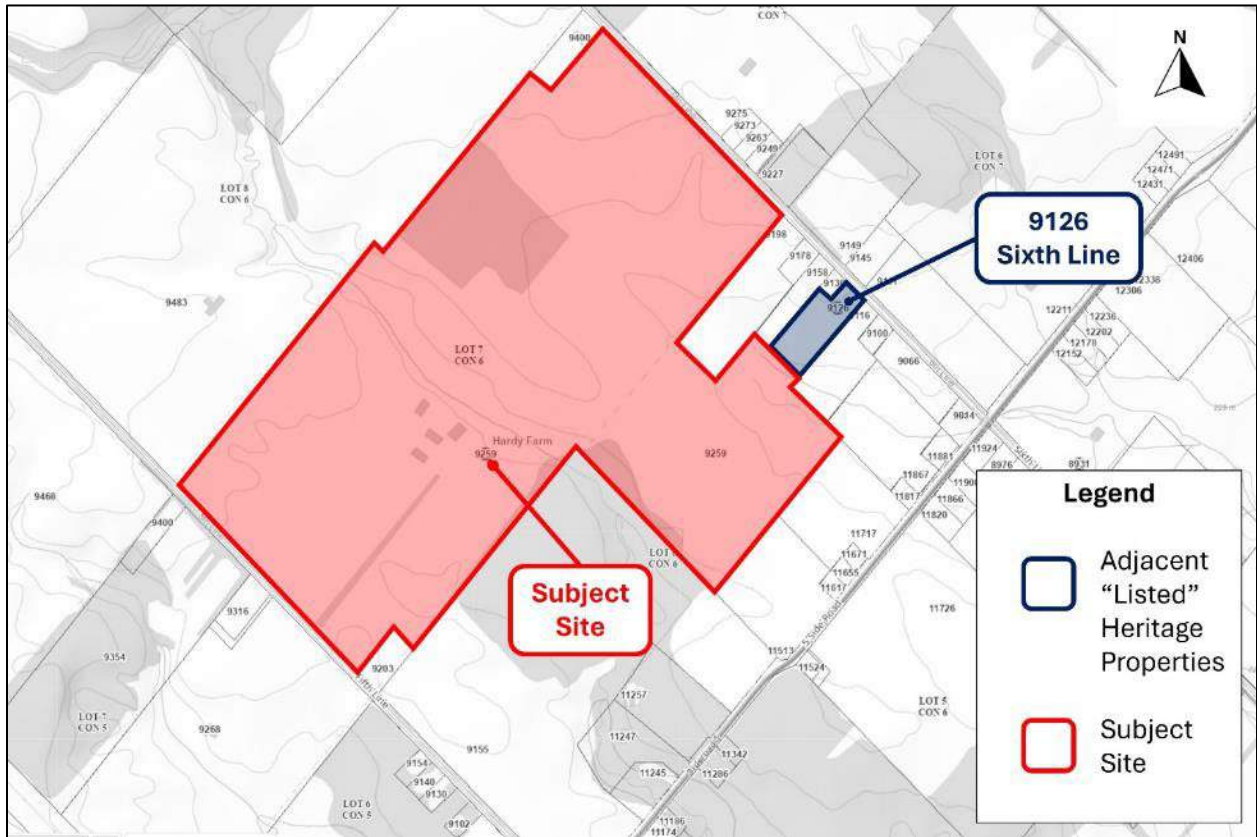
As documented in the Register, the subject site is identified as the “Hardy Farm,” which states that the site was:

Built and owned by the prominent Hardy Family (Andrew Hardy the original owner was a mason by trade and an army officer, and George and John Hardy were builders and erected many of the homes in Milton). Representative of the Gothic Revival style.

There is one property on the Town Register which is located adjacent to the subject site. This property is municipally addressed as 9126 Sixth Line and was added to the Register for the house on the property, which the Register lists as Gothic Revival style architecture including brick chimney, two-over-two windows with slight pediment, and semicircular second storey window above door.

Other than 9126 Sixth Line, there are no other properties adjacent or contiguous to the subject site that are included on the Register (see Figure below).

Figure 5 - Adjacent Heritage Context



Source: Town of Halton Hills, 2024



3.0 Policy Context

3.0 POLICY CONTEXT

3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

2 The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest; [...].

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the in-force 2020 Provincial Policy Statement was prepared, which sets the rules for land use planning in Ontario.

3.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (“PPS”) includes policies about managing growth, using, and managing natural resources, protecting the environment, public health, and safety, and provides policy direction on matters of provincial interest including the wise use and management of cultural heritage resources.

Section 2.6 of the PPS provides specific policy direction with respect to cultural heritage and archaeology. Specifically, Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

This Cultural Heritage Evaluation Report evaluates the subject site to determine its cultural heritage value or interest, understanding whether there should be consideration for designation or, alternatively, removed from the Register. It aims to identify any specific heritage attributes, provide a comparative analysis of comparable properties / structures in the Town, and if applicable draft a statement of significance, which will help determine next steps related to conservation, if any.

3.3 Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules specifically for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, amended again in recent years through Bill 108 in July 2021, in November 2022 through Bill 23, and in December 2023 through Bill 139.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22.

Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

- 1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

3.4 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides designed to help understand the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe roles community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage.

Following recent amendments to the Heritage Act, the OHTK was updated to assist users understand the changes. Some changes to the Heritage Act came into effect as O. Reg. 385/21 on July 1, 2021, but the OHTK drafts dated May 2021 were never finalized. Notwithstanding, the May 2021 draft of the OHTK are still posted on the Environmental Registry of Ontario (ERO # 019-2770), and as such, are helpful in understanding the revisions being considered by the Province.

The original OHTK consist of five documents. The documents entitled “Heritage Property Evaluation,” and “Designating Heritage Properties” being the most applicable to this HIA. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of building or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment

of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Section 5 of the May 2021 Draft OHTK document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the subject site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:

What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.

No	Instrument	Dated	Registered	From	To	Value
949/117a	Patent B & Sale No of Will	25 Nov 1821 13 mch 1835 31 mch 1836 6 Sept 1845	21 May 1836 16 May 1849	Crown Alexander Milne Alexander Hardy	Andrew Hardy Alexander Milne Andrew Hardy his son George his son John	100 100 100 — 100
4724 R 7228 W	B & Sale Part of Will	20 Oct 1896 4 May 1898	20 Oct 1896 15 mch 1898	George Hardy a Bachelor John Hardy	John Hardy his sons John L. Hardy & George D. Hardy John L. Hardy	100 100 200
7846	B & Sale	6 Sept 1901	7 Sept 1901	George B Hardy (a bachelor)	John L. Hardy	200
9646 Z 10578	Release Quit Claim Deed	24 Feb 1911 16 Nov 1914	7 mch 1911 20 Nov 1914	Jessie Hardy, Widow Jessie B. Gearing wife of Stage Gearing, Louisa M. Ruddell wife of Francis Ward Ruddell and May U. Grazier wife of William J. Grazier	John L. Hardy John L. Hardy	All —
11784 C 11784	Grant Mortgage	1 mch 1920 1 mch 1920	27 Apr 1920 27 Apr 1920	John L. Hardy and wife James Henry Bird and wife	James Henry Bird John L. Hardy	200 200
1493 E 15061	Mortgage Grant	1 mch 1933 26 June 1936	9 Dec 1933 30 July 1936	James Henry Bird and wife Annie Bird, Widow sole Exec of James Henry Bird deceased	John L. Hardy The said Annie Bird	200 200
15062 15063	Quit Claim Mortgage	20 July 1936 1 June 1936	30 July 1936 30 July 1936	John L. Hardy Annie Bird, Widow and Herbert Bird and Lorene Bird	Annie Bird, Widow John L. Hardy	— 200
168820 16883	Accep of Mort Accep of Mort	1 June 1946 1 June 1946	11 July 1946 11 July 1946	John L. Hardy Lorene Bird	Lorene Bird C. Howard May	200 200
474 47852 75662	By Law Agreement Grant	2 March 1953 21 Sept 1954 26 Apr 1958	25 March 1953 27 Feb 1956 4 Mar 1958	Re Planning Act Annie Bird Margaret Bird and Thomas Joseph Baconbridge administrators of estate of Annie Bird deceased et al James Abel Baconbridge wife & Floris Baconbridge 777 70th Massachusetts woman	Tony Seymour Lorene Bird	200 200
75663	Quit Claim Deed	4 Mar 1958	4 Mar 1958	James Abel Baconbridge wife & Floris Baconbridge 777 70th Massachusetts woman	Lorene Bird	200
89932	Deport #111 Accep Lease	28 Feb 1958	21 Nov 1958	Tony Seymour	Anthony Seymour & Carl Evolution Ltd	200
125127 135713	Certificate Deed of Mort	29 May 1961 17 mch 1962	23 June 1961 26 mch 1962	James A. Allen Trust agent George Clifford Hardy John Wilfred Hardy & Ann Beitch Mable Maud Hardy	Anthony Seymour & Carl Evolution Ltd Crosby Howard May Lorene Bird	— —
215155	By Law 25-46	6 Dec 1966	8 Dec 1966	To establish	Minimum postage	—

4.0 History & Evolution of Subject Site

4.0 HISTORY & EVOLUTION OF SUBJECT SITE

4.1 Halton County / Region

Halton County, later known as Halton Region, boasts a rich history intertwined with the broader narrative of Canadian settlement and development. Its origins can be traced back to the late 18th century when settlers began arriving in the area. Initially part of the Nassau District in 1788, the region was later renamed the Home District in 1792. Halton County itself was established on March 22, 1816, as part of the Gore District in Upper Canada, making it one of the oldest counties in Canada.

Halton County, named after William Halton, a civil administrator, was established in 1816 as part of the Gore District. It was reduced to its current size by 1853 (McDonald, 2011; McDonald, 2022). Among its historic townships, Esquesing Township, Nassagaweya Township, Nelson Township, and Trafalgar Township formed its foundation, each contributing to its growth and development over the years.

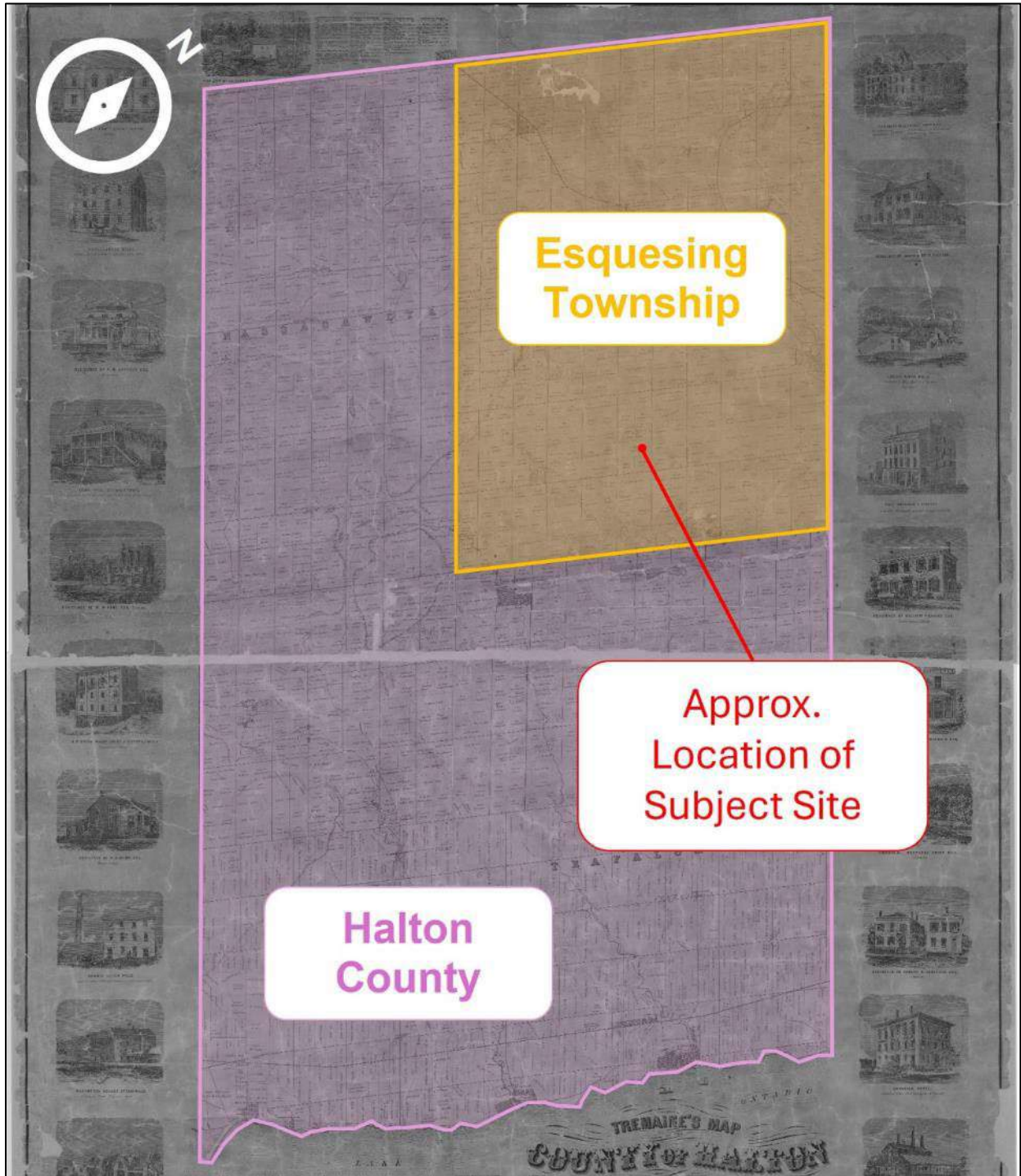
Settlement in the area began in 1783, with significant migration after the War of 1812. The south attracted United Empire Loyalists, while the north was settled mainly by immigrants from the British Isles (Walker and Miles, 1877). The earliest settlers in Halton were the United Empire Loyalists, who migrated from the United States (Speers & Williams, 1983). Halton was among the first districts to be settled, following Niagara. English, Irish, and Scots also migrated to Halton in search of free or inexpensive land, driven by increasing unemployment and economic hardship in the British Isles after the Napoleonic Wars (Speers & Williams, 1983).

The allure of the Credit River played a significant role in attracting settlers to Halton County. Communities like Georgetown, Glen Williams, Acton, and Norval emerged as centers of industry, utilizing the river's resources for various purposes, including milling and hydroelectric power generation. Halton County remained largely unsettled until around 1806 (Speers & Williams, 1983). With the purchase of the Mississauga Tract from the Mississauga Indigenous peoples and the construction of the "York Road" (now Dundas Street or No. 5 Highway) from Toronto to London, settlement in the lands west of Toronto commenced. By 1817, Halton's population had grown to 668 (Speers & Williams, 1983).

In 1819, Charles Kennedy and land surveyor Richard Bristol surveyed the area for settlement, drawing Loyalist settlers to Esquesing Township due to the allure of the Credit River. George Kennedy, Charles's brother, established a mill in 1823, later acquired by the Barber family, who named the settlement Georgetown in 1837. Glen Williams, settled

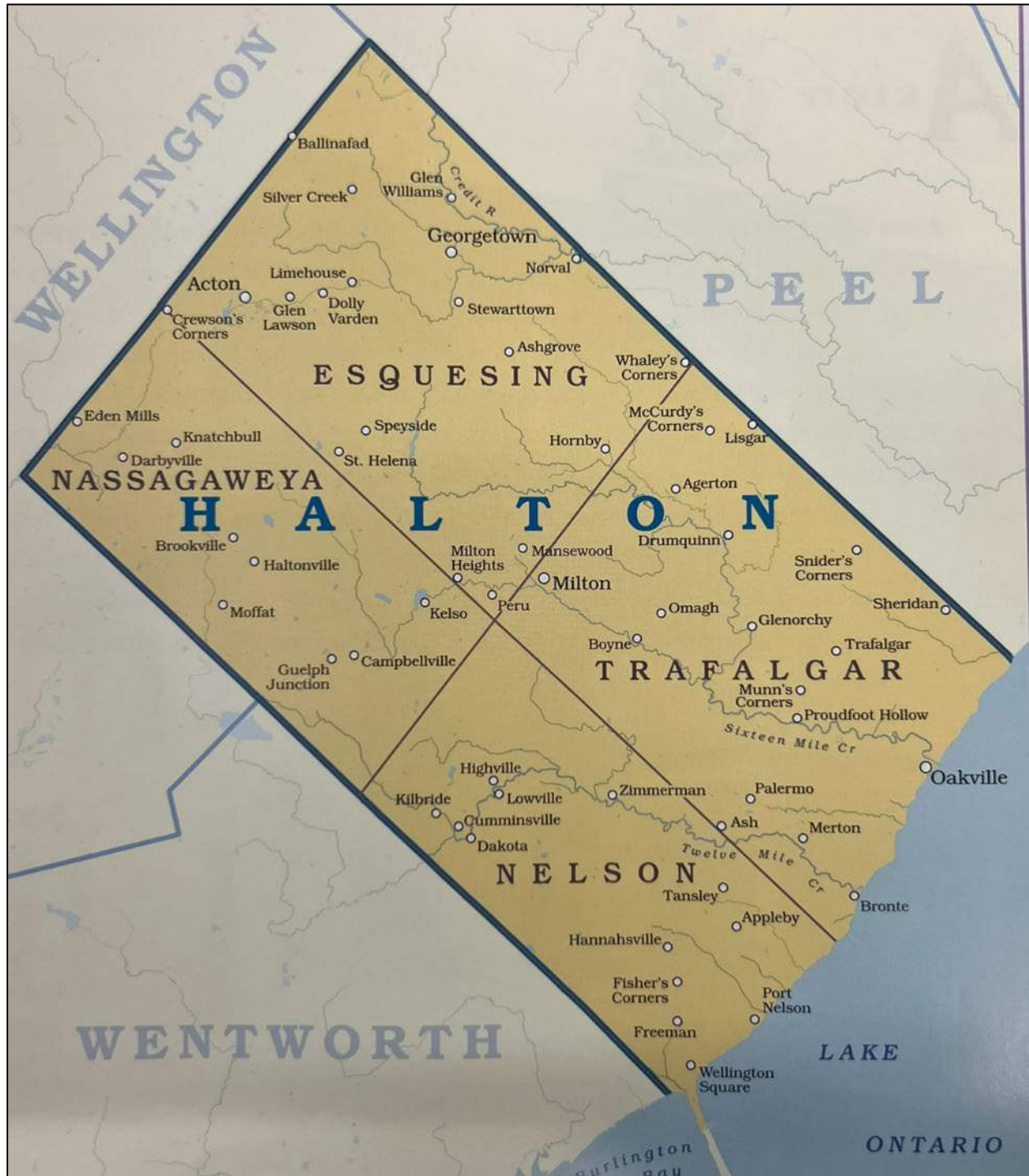
in 1825, fostered various industries along the Credit River. Acton, founded in 1825, was renamed from Danville by postmaster Robert Swan in 1844. Norval, settled in 1820, derived its name from the Scottish play "Douglas" by John Home (Morrison & Young, 2022).

Figure 6 - Halton County Tremaine Map, 1858



Source: Tremaine, 1858

Figure 7 - Halton County, 1860



Source: McDonald, 2011 p. 99

Halton County's first municipal organization dates back to Lord Dorchester's proclamation in 1788, which divided the province into four districts. Halton was part of the Home District and later formed the Gore District with Wentworth (Walker and Miles, 1877).

The inaugural County Council meeting of Halton was convened at Thompson's Inn in Milton on July 12, 1853, following the enactment of legislation to separate it from Wentworth. James Young, Reeve of Esquesing, assumed the role of Provisional Warden (Walker and Miles, 1877). An early Halton County Tremaine Map from 1858 is provided below with Esquesing Township and the approximate location of the subject lands illustrated thereon.

Halton County's early years were marked by limited municipal powers, primarily serving as an electoral and military jurisdiction. However, in 1855, the county gained full municipal and judicial powers, granting it greater autonomy and control over its affairs, and achieving independence from Wentworth. This autonomy empowered the county to shape its own future and prioritize within its borders (McDonald, 2011; Morrison & Young, 2022).

In the latter half of the 20th century, as the population grew and urbanization accelerated, the province of Ontario embarked on a series of municipal reforms. In 1974, Halton County transitioned into the Regional Municipality of Halton, marking a significant change in local governance. This shift to regional government aimed to enhance accountability and accessibility to services amid changing demographic and urbanization patterns.

The Province of Ontario recognized the need to review and strengthen county government over a century after Halton gained independence. By the mid-1960s, changes were already underway in Halton County, with Oakville's amalgamation with Trafalgar Township creating one of Canada's largest towns in 1962 (McDonald, 2011). Despite its autonomy, in the 1970s, as Halton experienced considerable growth, provincially mandated changes led to the abolition of Halton County and the establishment of regional government (McDonald, 2011).

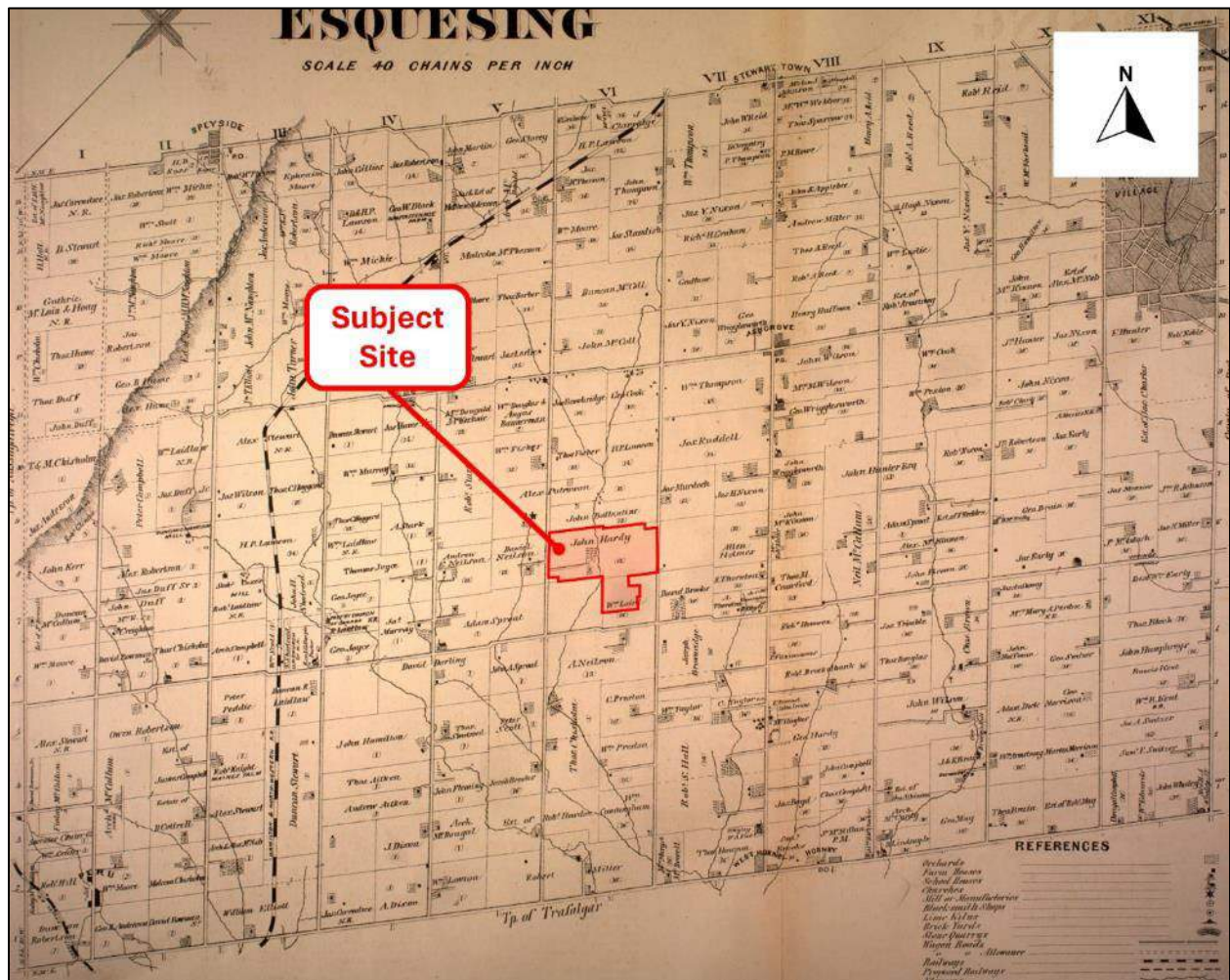
On January 1, 1974, the County of Halton officially became the Regional Municipality of Halton, marking a significant change in local governance (McDonald, 2011).

4.2 Esquesing Township

Esquesing Township traces its roots to negotiations with the Mississauga Nation in 1818. Following the War of 1812, an influx of immigrants spurred surveying efforts that began in the same year (McDonald, 2011, p. 146). The landscape, marked by a grid pattern of lines and sideroads, was adorned by the rugged cliffs of the Niagara Escarpment, the deep Credit River valley, or the headwaters of Sixteen Mile Creek.

The surveying of the Township was generally broken into two parts, the northern half, and the southern half, with the subject site residing in the latter. Settlement in Esquesing commenced around 1819. The first settlers are said to have been James Hume and Ronald MacDonald (Speers & Williams, 1983). Other early settlers include John McPherson, John McColl, Joseph Standish, John Reed, Samuel Watkins, William Nickell, James Fraser, John Stewart, and Duncan Stewart (the namesake of Stewarttown), along with John Stewart (Scotch Block), James Laidlaw, James Dobbie, Abram Neilsen, James

Figure 8 - Esquesing South, 1877



Source: Walker & Miles, 1877

Campbell, Thomas Barber, George and Morris Kennedy, Alexander Robertson, Jacob, and William Swackhammer (Walker and Miles, 1877, p. 77). These pioneers, alongside their descendants, laid the foundation for a resilient community despite enduring numerous trials and hardships (Walker and Miles, 1877, p. 77).

In its early days, Esquesing Township was governed by justices in session, later transitioning to the Gore District Council (Walker and Miles, 1877, p. 77). Town meetings were held at a Mr. Thomas Thompson's Tavern on the seventh line, addressing various matters such as defining lawful fence proportions and registering cattle marks.

Esquesing Township held its inaugural meeting in 1821 at the Joseph Standish farm and gained formal establishment following the enactment of The Baldwin Act (McDonald, 2011, p. 146). Subsequent council gatherings were held in Stewarttown, with the construction of a sizable brick hall in 1849 by David Cross symbolizing the township's growth (McDonald, 2011, p. 146).

By 1821, the population had reached 424 individuals, with the appointment of the first Presbyterian minister, Reverend Peter Ferguson, occurring in 1832 (Walker and Miles, 1877, p. 77). Missionary work by the Church of England and other denominations also began during this period, with regular services established in Hornby and Norval (Walker and Miles, 1877, p. 77).

The extension of the road from York to Guelph to Georgetown around 1832 facilitated further development, with the York Road becoming a primary thoroughfare (Walker and Miles, 1877, p. 77). Around 1840, churches began to be erected, including the Congregational church atop Swackhammer Hill and Presbyterian churches in Acton and nearby areas (Walker and Miles, 1877, p. 77).

As of 1862, Warnock (1862) lists the names of the owners or occupants of the lots within the Sixth Concession, with Lots 6 being occupied by John Sproat and William Laird, and Lot 7 being occupied by John Hardy. The governance of the Gore District Council continued until the establishment of municipal institutions through the Act of 1849, with the formation of the initial municipal council including notable figures like John McNaughton and James Young (Walker and Miles, 1877, p. 77). The first post office in the township, originally named Esquesing, was established around 1840, with subsequent relocation to Stewarttown (Walker and Miles, 1877, p. 77).

Mills were a vital aspect of Esquesing's economic landscape, with notable operations by the Nicklin family, George Tolton, and others along the Credit River (Walker and Miles, 1877, p. 77). The completion of the Grand Trunk Railway in 1856 and the Hamilton and Northwestern Railway approximately two decades later further enhanced the commercial and industrial prospects of the township (McDonald, 2011, p. 146). Over time, Esquesing Township evolved, eventually becoming integrated into the Town of Halton Hills in 1974, marking a new chapter in the Township's administrative history (McDonald, 2011, p. 146). The 1974 creation of Halton Hills was a merging of the former Towns of Georgetown and Acton, along with a sizable portion of the former Esquesing Township and a small area of the Town of Oakville situated north of Ontario Highway 401. Initially called the Town of North Halton in the establishing legislation, the option for a name change was included to be decided by a referendum. Consequently, in October 1973, the name Halton Hills was selected as the new designation.

Today, the area retains much of its rural character, with agriculture remaining an important part of the local economy. However, it has also experienced significant residential and commercial development, especially in its urban areas.

4.3 Subject Site

4.3.1 Summary of History of Subject Site

In the annals of Halton Hills' history, the narrative of the subject site unfolds as a testament to agriculture and evolution.

The subject site (Property Identification Number 25029-0125) is a consolidation of two previously distinct Property Identification Numbers ("PINs"): 25029-0066, which is particularly significant as it encompasses the structures on site (part of the original Lot 7, Concession 6), and PIN 25029-0056, which represents the extension eastward and is part of the original Lot 6, Concession 6.

The subject site traces back its ownership history to the early 19th century. Originally Crown land prior to 1831 following the treaties with the Indigenous communities, the first recorded private owner was Andrew Hardy (of Scottish descent), who obtained a patent for 100 acres in 1831 for the west half. The east half went to Alexander Milne (another 100 acres), which was later purchased by Andrew Hardy in 1836, creating a 200-acre farm. Ownership subsequently passed down through the Hardy family, to his son George Hardy inheriting the property through probate of will in 1849, and eventually to his brother John Hardy in 1886. Over the years, the property changed hands through various means, including probate of wills, bargain and sale agreements, grants, leases, and transfers.

In 1920, Annie Bird acquired the property, followed by subsequent transfers within her estate until the mid-20th century. The ownership chain saw several changes, with temporary leases and quit claim deeds affecting ownership status. In 1967, Egerton Wilkinson acquired the property, and the subsequent years witnessed further transfers within the Wilkinson family, culminating in a series of transactions leading to the transfer of charge to Avril Wilkinson in 1998.

Throughout the early 2000s, ownership remained within the Wilkinson family until 2000 when Erkki Laakkonen (of Finnish heritage originally) became the proprietor. However, following Erkki Laakkonen's passing in 2022, ownership transitioned to Urpo Vaananen, marking the creation of the new PIN 25029-0125. Subsequently, Anatolia Investments Corp. assumed ownership from 2022 onwards.

Mapping records indicate the presence of a brick house on the subject site as far back as 1877, aligning with the ownership of George Hardy during that period. The mapping from the 1877 Illustrated Historical Atlas shows a simple square house on the subject site surrounded by an orchard, indicating that the subject site was at one point, an active orchard, ostensibly growing black currants, grapes, and raspberries.

According to the Town's Register, the house on site was built and owned by the Hardy Family. The Register also notes that Andrew Hardy, the original owner, worked as a mason and army officer, while his sons George and John Hardy were builders who constructed several homes in Milton.

The Residence on Site, circa ~1900



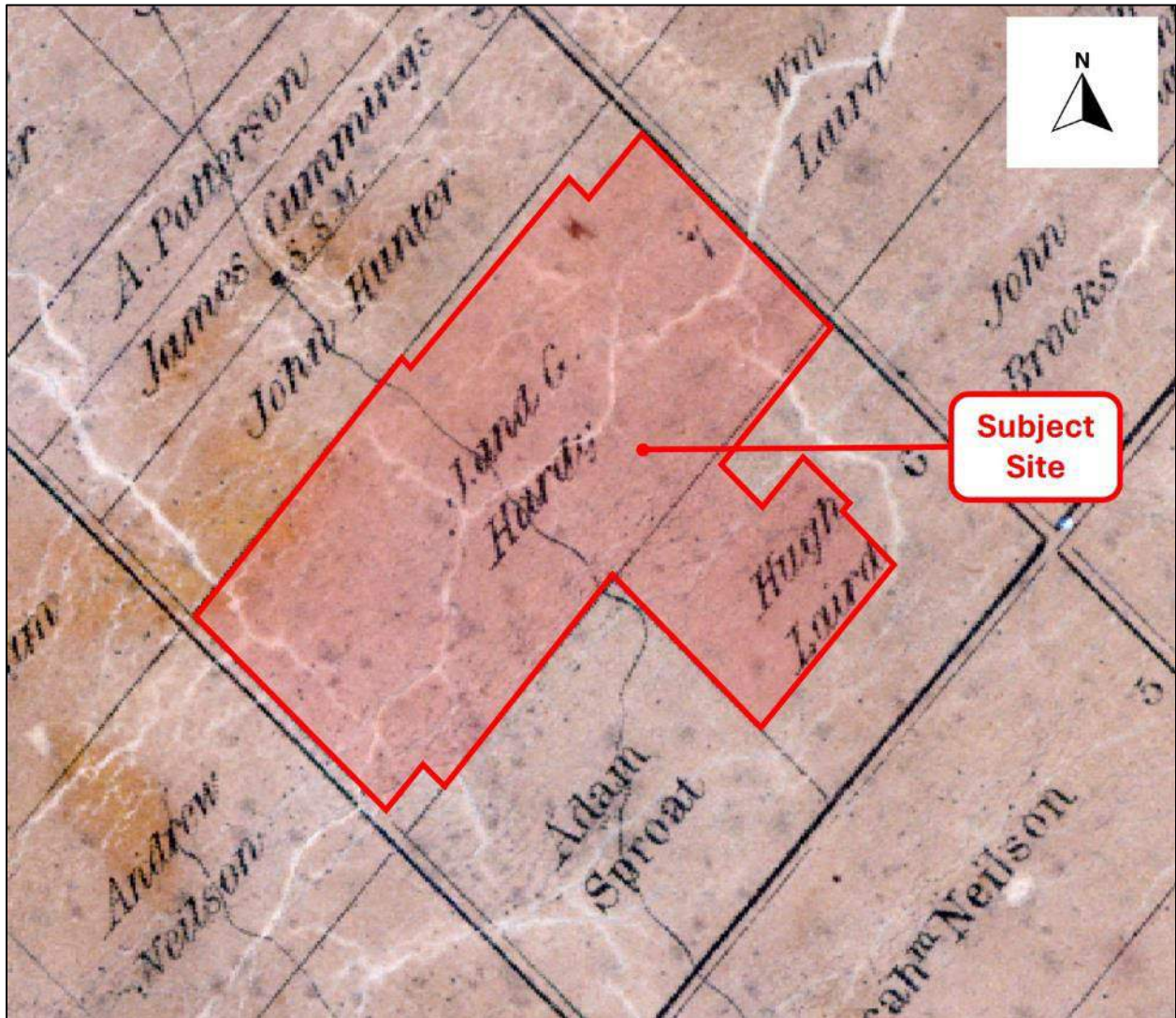
Source: North Halton Compass, 2000

Furthermore, topographic maps from as early of 1909 do not reveal the presence of structures other than a single home. A topographic map from 1942 is the earliest to reveal the initial appearance of additional structures, notably a single barn, suggesting gradual expansion or development of the property under subsequent owners. By 1979, the topographic maps depicted further augmentation of the site with the inclusion of more structures and outbuildings, in line with the evolving ownership and development trends observed over the years.

This progressive development of the subject site as described above and further illustrated reflects the historical evolution of the subject site, intertwining with changes in ownership and land use practices, ultimately shaping its present-day configuration and infrastructure.

Accordingly, the following figures and tables provide more detail and a visual history of the subject site.

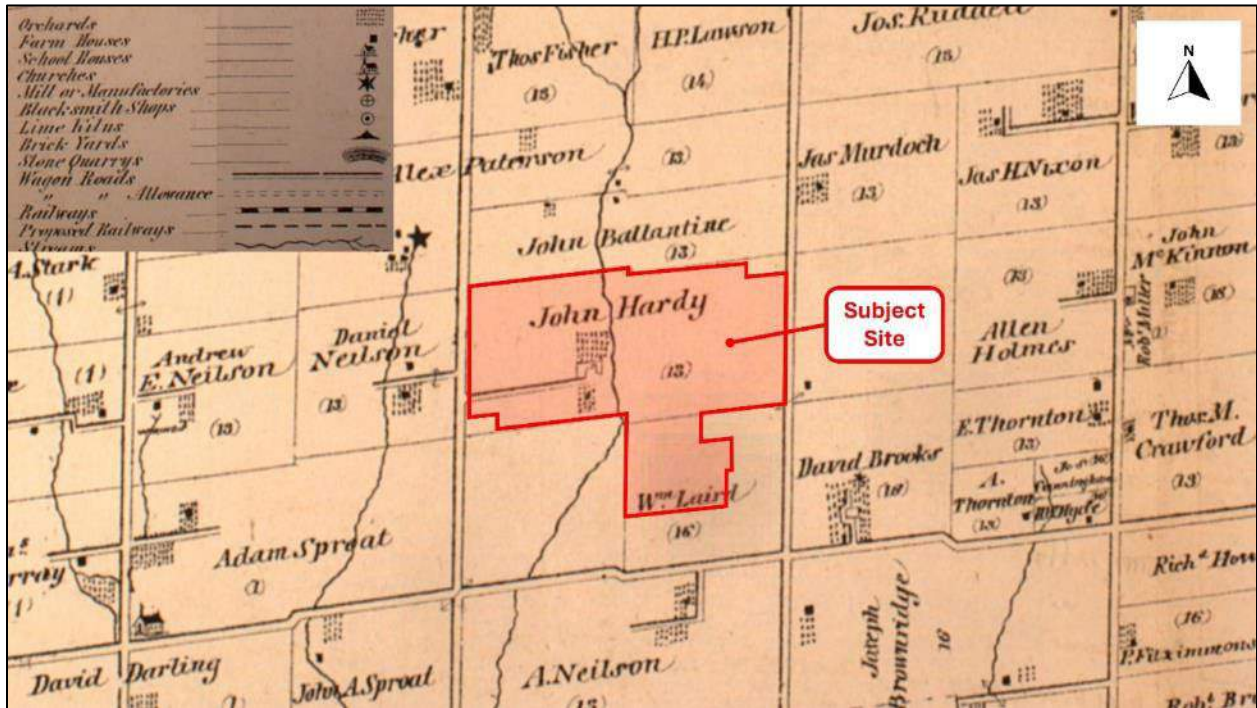
Figure 9 – Approximate Location of Site on 1858 Halton County Tremaine Map



Source: Tremaine, 1858

As seen in the figure above, the subject site is owned by John and George Hardy, which is where the farmstead was established, and a small portion then owned by Hugh Laird (circa 1858).

Figure 10 - Approximate Location of Site on 1877 Map of Esquesing Township

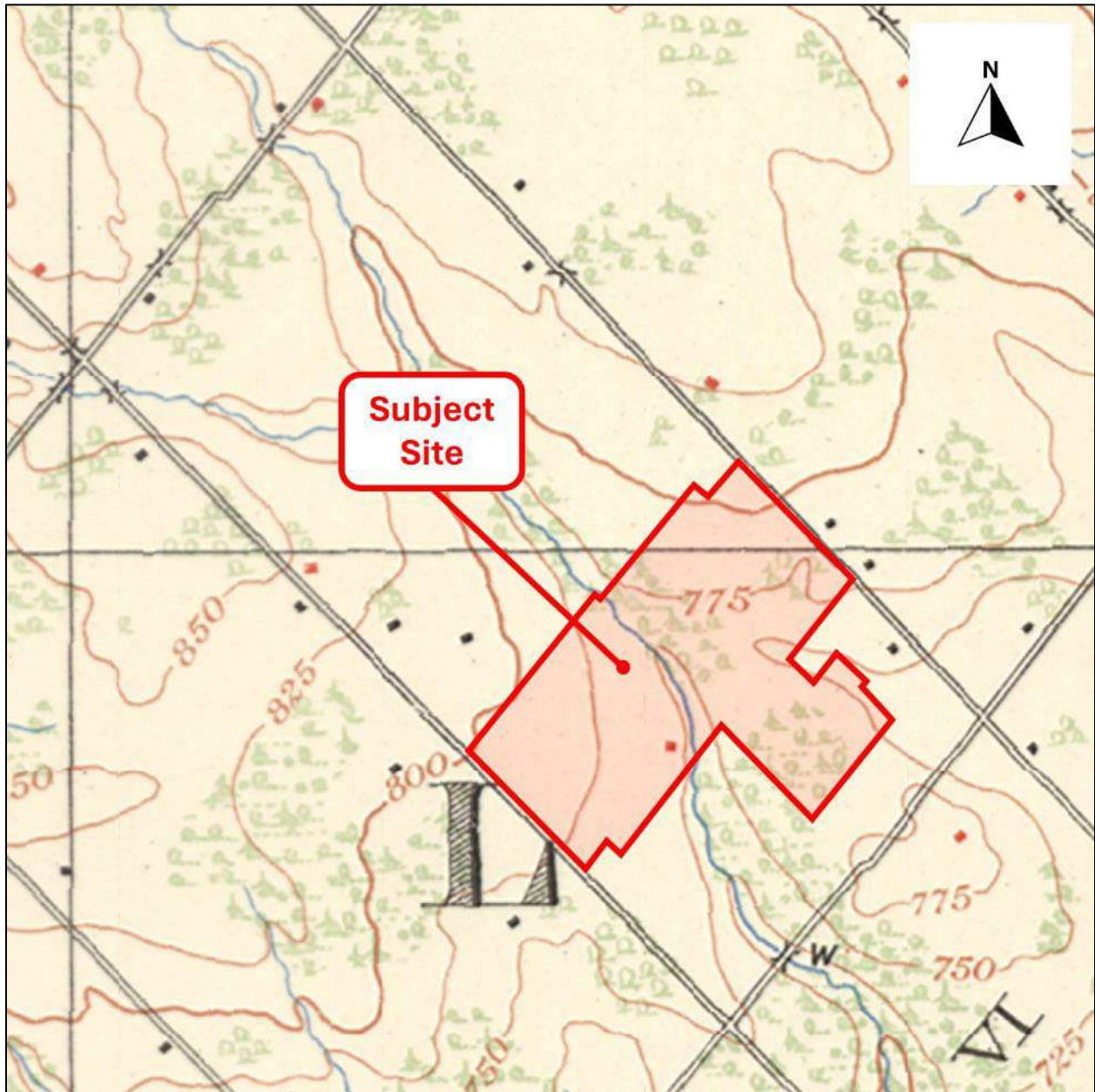


Source: Walker & Miles, 1877

This is the earliest map to visually identify a structure on the site, and as can be gleaned, an orchard on site is also present.

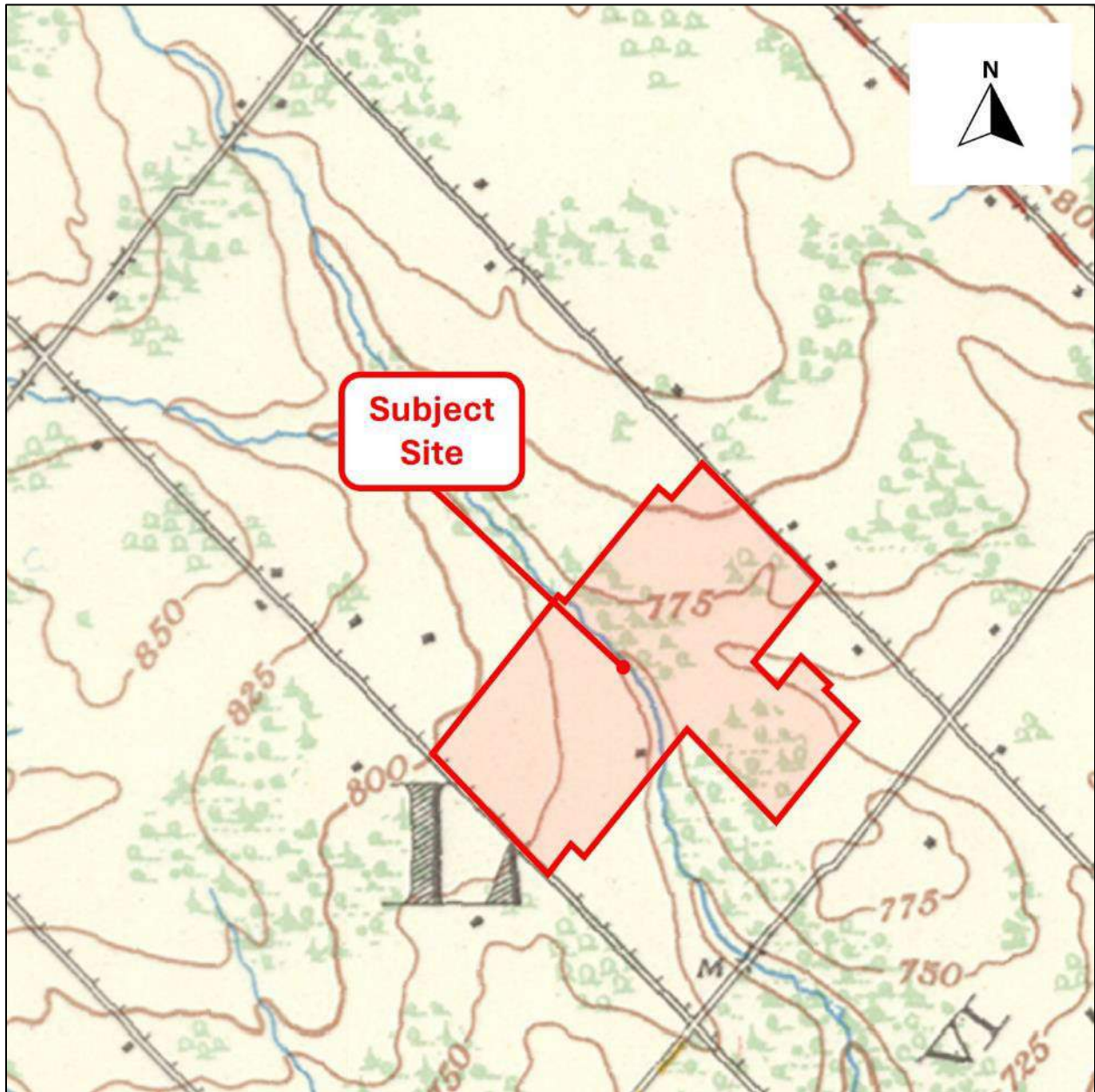
The following historic topographic maps serve as valuable tool for understanding the historical geography of the area, documenting changes over time, and informing the history and development of the subject site over time.

Figure 11 - 1909 Topographic Map



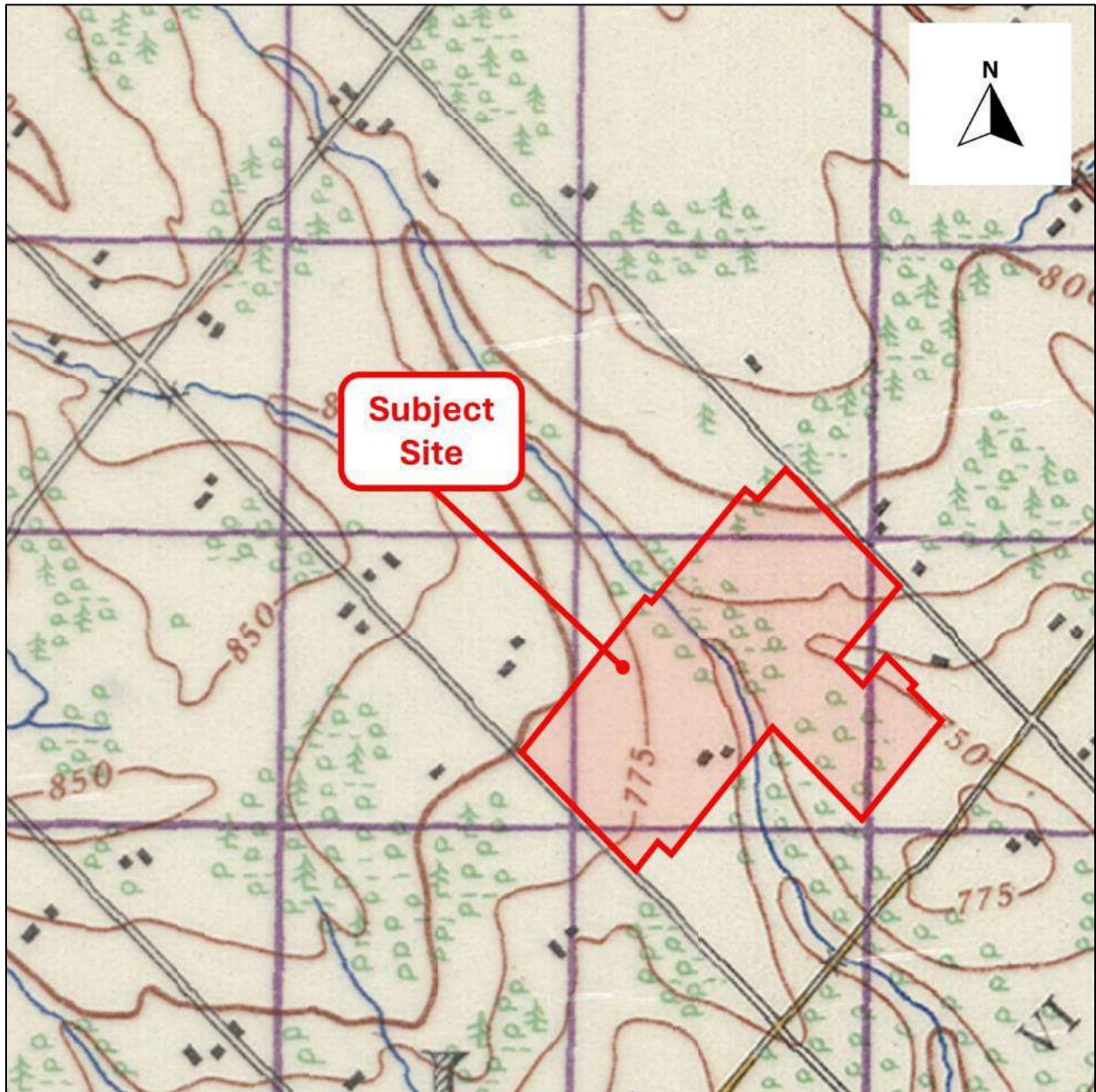
Source: Department of Militia and Defence, 1909

Figure 12 – 1938 Topographic Map



Source: Department of National Defence, 1938

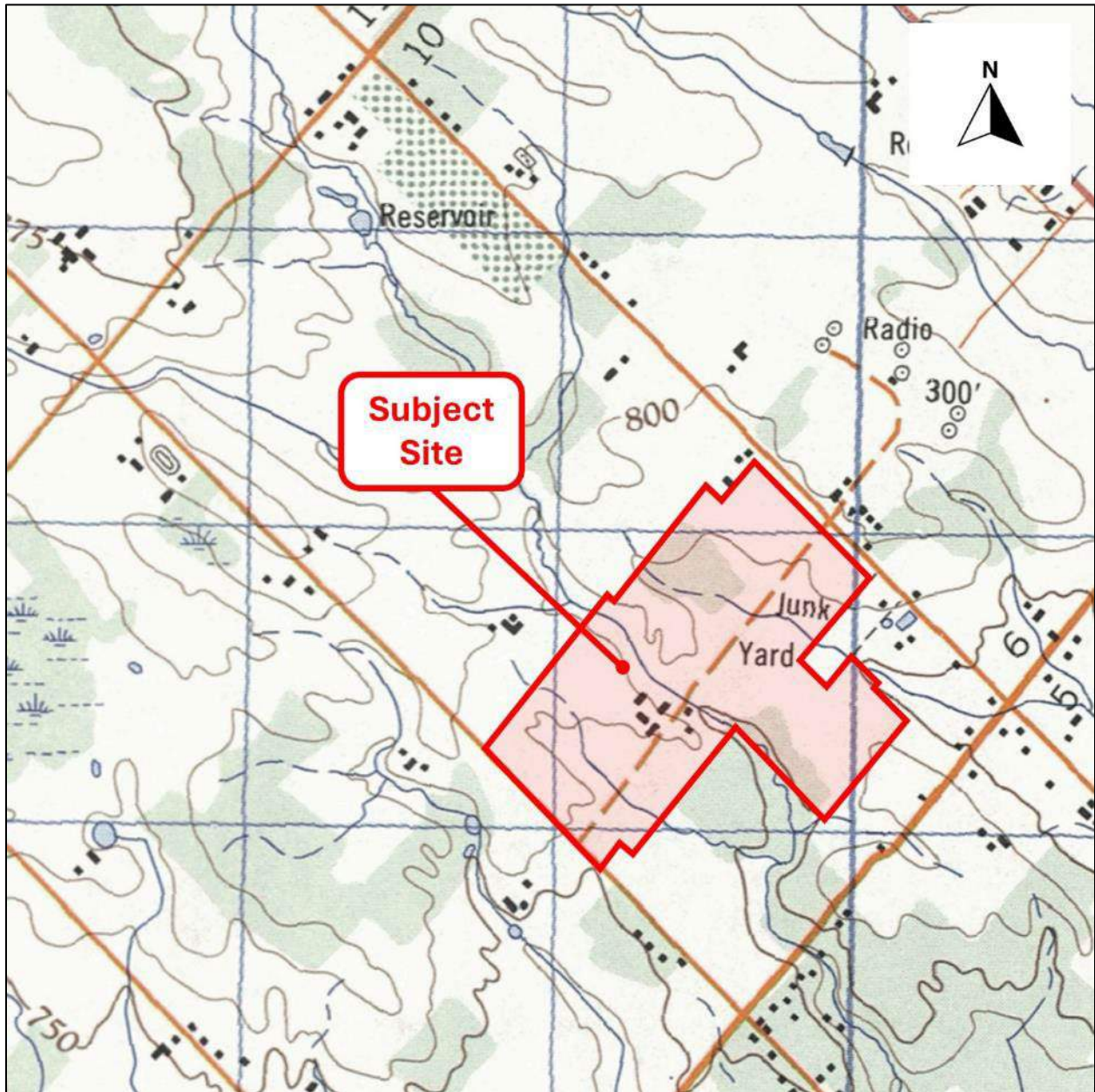
Figure 13 - 1942 Topographic Map



Source: Department of National Defence, 1942

This is the first map to show a structure other than a house on the subject site.

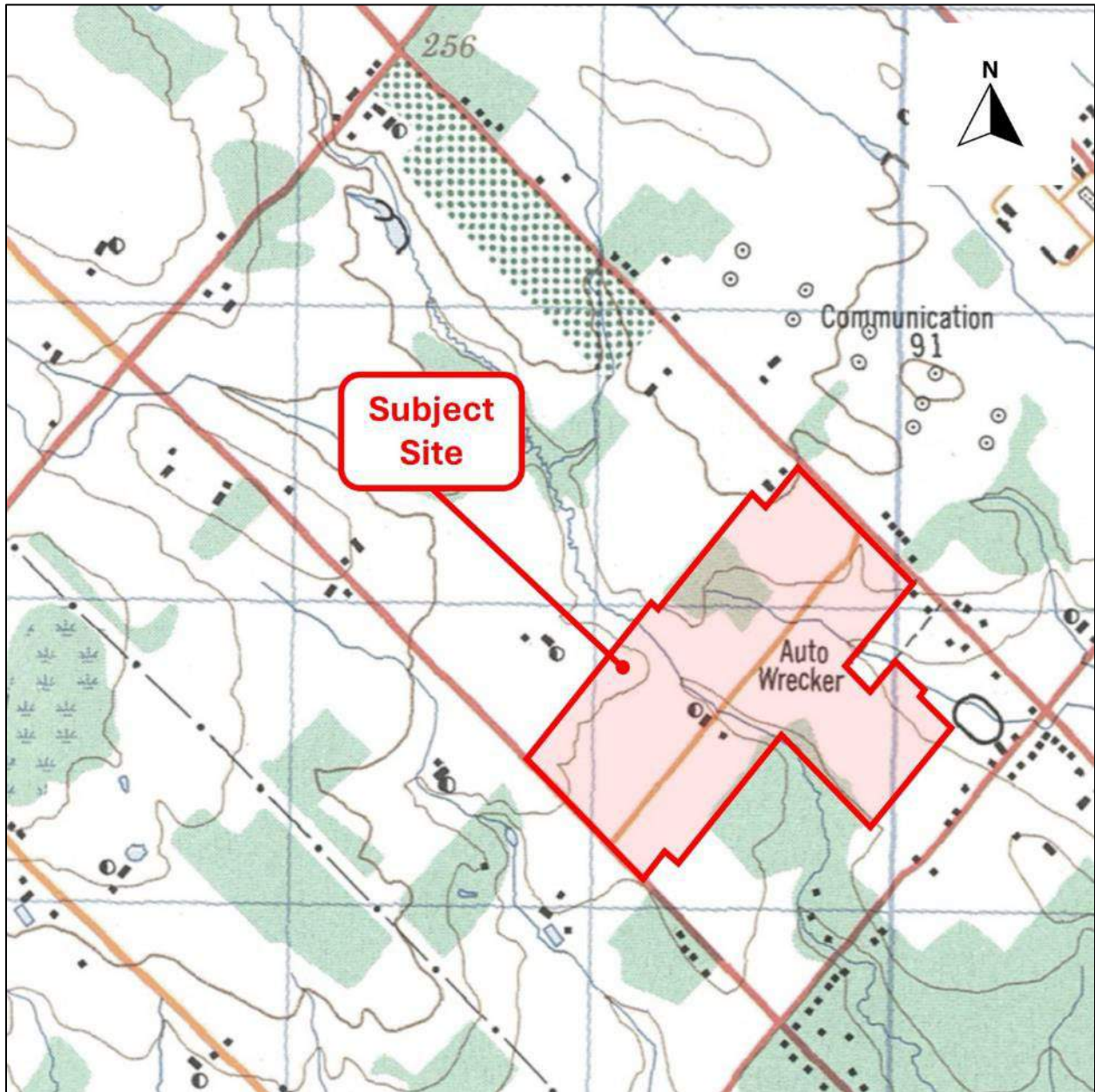
Figure 14 - 1979 Topographic Map



Source: Natural Resources Canada, 1979

This is the first map to show several additional structures on the subject site and is a closer reflection to how the site is developed today.

Figure 15 - 1994 Topographic Map



Source: Natural Resources Canada, 1994

1952 Air Photo



Source: University of Toronto, 1952

1999 Air Photo



Source: Town of Halton Hills, 1999

2004 Air Photo



Source: Google Earth, 2004

2005 Air Photo



Source: Google Earth, 2005

2015 Air Photo



Source: Google Earth, 2015

2023 Air Photo



Source: Google Earth, 2023

In the aerial photos provided, the farmstead undergoes a noticeable transformation over time. Initially, it appears as a smaller operation featuring a single main barn and farmhouse, alongside cultivated land. By 2005, however, the farm has expanded significantly, boasting multiple outbuildings to accommodate a larger, more contemporary farming operation. The addition of six silos and the presence of transport trailers on site reflect the farm's growth and modernization. Furthermore, signs of an emerging equestrian operation become apparent, evident in the construction of horse corrals and related infrastructure.

In 2005, remnants of an older barn are visible northeast of the larger barn present at that time. Fast forward to 2023, and this structure has undergone considerable deterioration, with only its foundation remaining. This likely indicates that it was the original barn for the initial farmstead, now reduced to a mere relic of its former self.

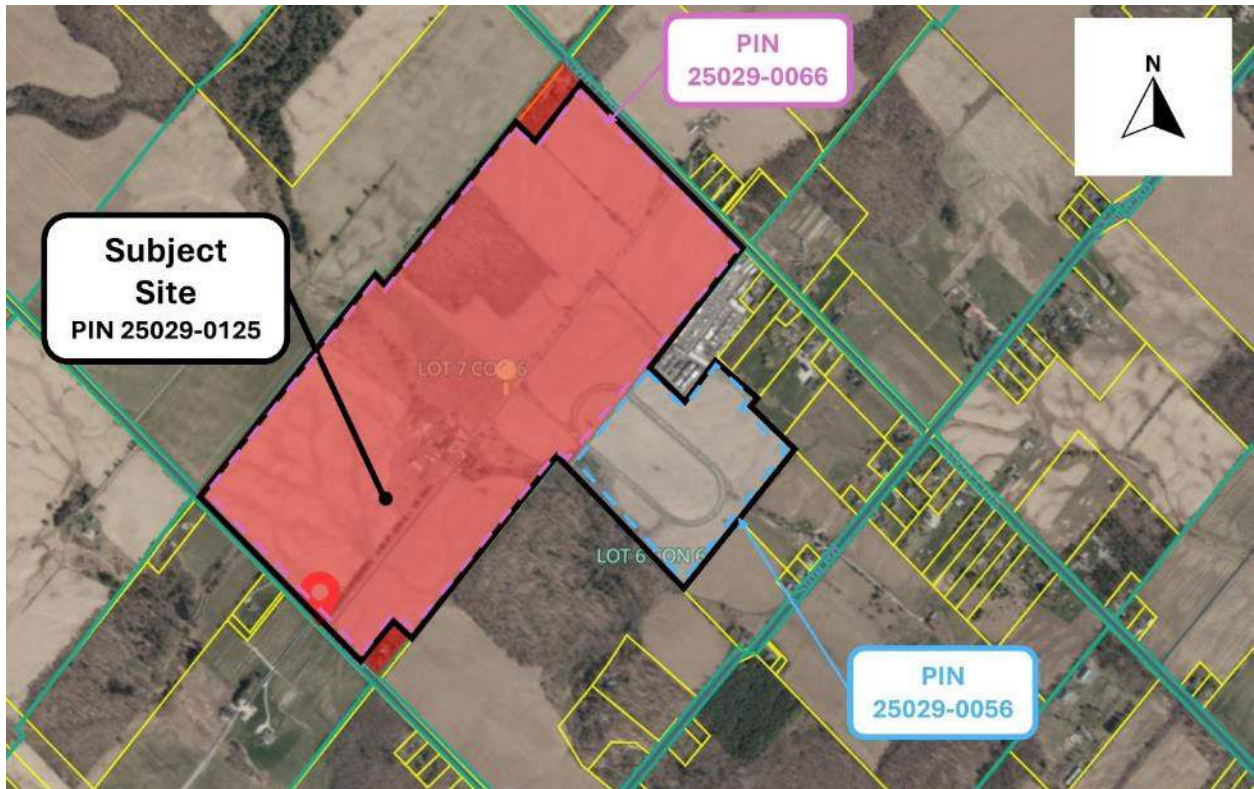
In 1981 and 2008 smaller lots from the broader 200-acre Hardy farmstead were severed off, through Reference Plans 20R-5400 and 20R-17986, respectively.

4.3.2 Chain of Title

The following table offers a timeline outlining the apparent ownership history of the subject site, utilizing information sourced from OnLand and corroborated via mapping. It is essential to recognize that historical records can be difficult to locate and decipher, leading to potential gaps in data and variations in spelling due to differences in handwritten entries found in scanned historical volumes. Nevertheless, the below tables provide a general representation of a succession of ownership based on the accessible information online.

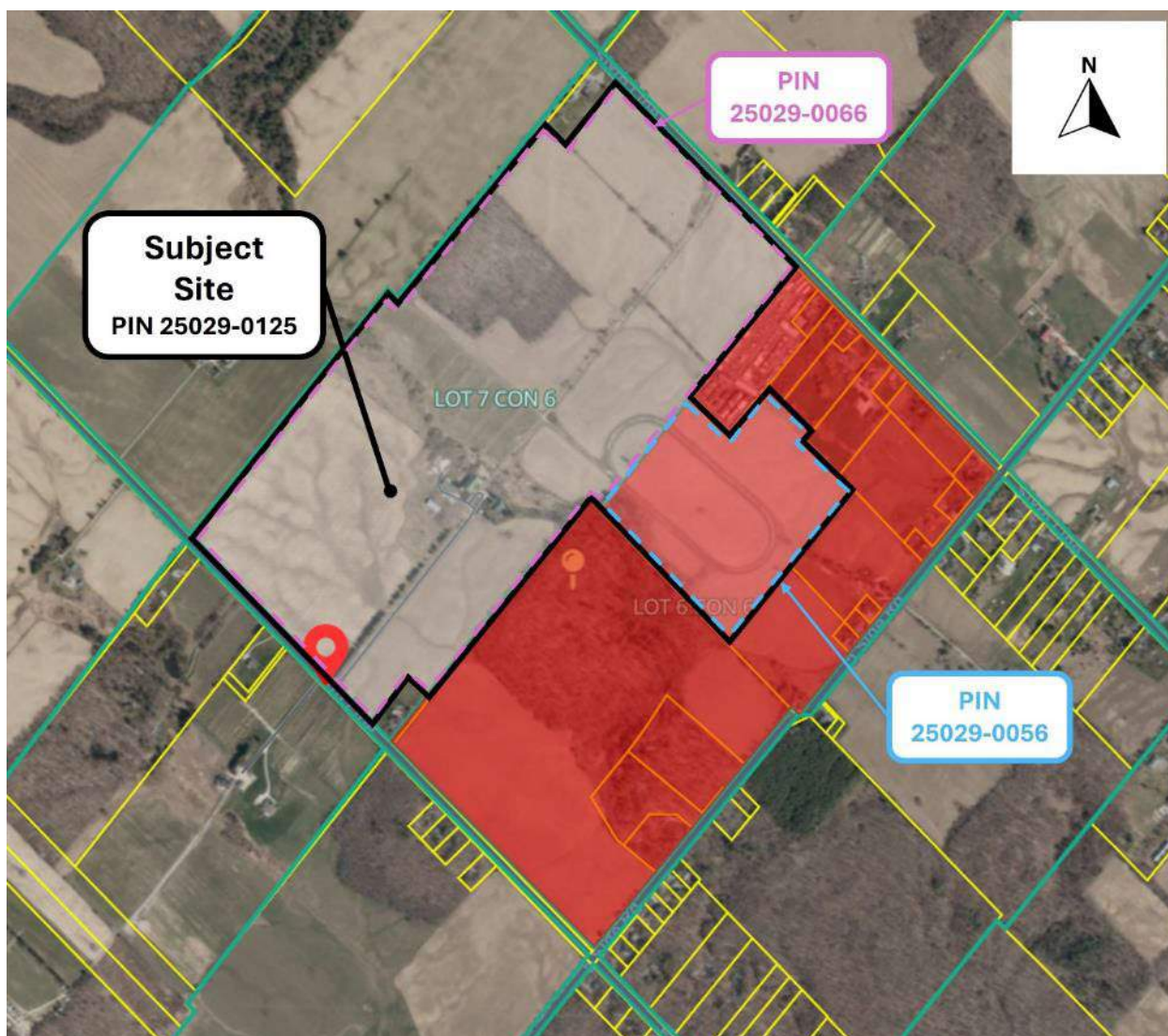
Again, it is important to note that the subject site is a consolidation of two previously distinct PINs: 25029-0066, which is particularly significant as it encompasses the structures on site (part of the original Lot 7, Concession 6), and PIN 25029-0056, which represents the extension eastward and is part of the original Lot 6, Concession 6. The visuals below illustrate the correlation between the current boundaries of the subject site, the formerly separate parcels now consolidated, and the original Lots 6 and 7, Concession 6.

Figure 16 - Lot 7, Concession 6 in Red, Subject Site (Black), and Formers PINs



Source: VuMap, 2024 (Edited by TBG)

Figure 17 - Lot 6, Concession 6 in Red, Subject Site (Black), and Formers PINs



Source: VuMap, 2024 (Edited by TBG)

Hence, the three chain of title tables presented below are distinct because of the merging of the older PINs, each originally associated with Lots 6 and 7, Concession 6. Emphasizing once more, the paramount aspect is the historical ownership of Lot 7, Concession 6, which later transformed into PIN 25029-0066, given its direct connection to the location of the structure on the subject site.

Table 1 - Chain of Title for PIN 25029-0066 (Part of Lot 7, Concession 6)

Owner	Date From	Date To	Notes
Crown	<	1831	Crown land
Andrew Hardy	1831	1849	Patent (100 acres)
George Hardy	1849	1886	Probate of Will

John Hardy	1886	1895	Bargain and Sale and Probate of Will
George Hardy	1895	1901	Probate of Will
John Hardy	1901	1914	
John Hardy and Wife	1914	1920	
James Bird and Annie Bird	1920	1956	
Annie Bird	1956	1958	
Estate of Annie Bird	1958	1958	Grant
James Braconridge and wife Doris Braconridge administering estate of Annie Bird (deceased et al).	1958	1958	Quit Claim
Lorne Bird	1958	1958	
Tony Siyruck	1958	1958	Lease
Anthony Gas and Oil Explorations Limited	1958	1967	Quit Claim Deed
Lorne Bird	1967	1967	
Halton & Peel Trust & Savings Company Administering Estate of David Lorne Bird	1967	1967	
Egerton Wilkinson	1967	1973 / 75	
Lee Wilkinson	1973 / 75	1998	Transfer (421325)
Margaret Bowler (Estate Trustee) William Lee Wilkinson (Estate Trustee) Egerton Wilkinson, (Estate)	1998	1998	Transfer of Charge to Avril Wilkinson
Avril Wilkinson	1998	2000	Avril Wilkinson deleted off title.
Lee Wilkinson	2000	2000	
Erkki Laakkonen	2000	2022	
Erkki Laakkonen (Estate) and Urpo Vaananen	2022	2022	Erkki Laakkonen deleted off title.
Urpo Vaananen	2022	2022	PIN 25029-0125 Created
Anatolia Investments Corp.	2022	Present	

Table 2 - Chain of Title for PIN 25029-0056 (Part of Lot 6, Concession 6)

Owner	Date From	Date To	Notes
Crown	<	1835	Crown Land
Hugh Laird	1835	1861	Patent (100 acres)
William laird	1861	1889	Probate of Will
George William Laird	1889	1938	Probate of Will
Myrtle Jane Laird and Delmar Laird personally as executor of will of George William Laird (deceased) and Gertrude Laird, Ruby Laird, Violet Laird, Louis Laird, and Clayton laird.	1938	1938	Probate of Will
Delmar Hugh Laird	1938	1942	Grant

Percy John Laird	1942	1956	Grant
John Alexander Watson and Mary Florence Beatrice Watson	1956	1961	Grant
George Ennis	John Alexander	1968	Grant to Uses
Audrey Ennis	1968	1968	Grant
John Alexander Watson and Mary Florence Beatrice Watson	1968	1968	Grant
Bernie and Libby Racinsky	1968	1973	Grant
Bernie Racinsky	1973	1979	Grant
Bernie and Libby Racinsky	1979	1980	Deed
Robert H. Stevens	1980	1981	Deed
Florence B. Wilkinson and Spouse	1981	1981	Deed
Lee Wilkinson	1981	2000	Transfer (546030)
Erkki Laakkonen	2000	2022	
Erkki Laakkonen (Estate) and Urpo Vaananen	2022	2022	Erkki Laakkonen deleted off title.
Urpo Vaananen	2022	2022	Transfer
Anatolia Investments Corp.	2022	Present	PIN 25029-0125 created January 19, 2023.

Table 3 – Chain of Title for PIN 25029-0125 (Consolidation from 25029-0056 and 25029-0066 - Current Parcel / Subject Site)

Owner	Date From	Date To	Notes
Urpo Vaananen	2022	2022	Transfer
Anatolia Investments Corp.	2022	Present	PIN 25029-0125 created January 19, 2023.

4.3.3 Estimated Date of Construction of House

According to the mapping data and the succession of ownership titles provided, it is estimated that the main residence, not including additions, on the subject site was built sometime between 1836 and 1877, making the original portion 147 to 188 years old. The earlier end of this range coincides with Andrew Hardy's acquisition of the entire 200 acres to establish the Hardy farmstead. Subsequent additions to the house were made over the years. Based on the available maps, the barns are likely of a more recent construction, as the original barn likely underwent removal over time. The first map indicating the presence of a newer barn dates back to 1942. Other structures on the property are not evident until the 1970s.

4.3.4 Hardy Family

According to an article by the North Halton Compass (2000 p. 12 & 13), Andrew Hardy and his brother George immigrated to Canada around 1810. It is believed that they initially settled in Ottawa, where George pursued a career as a watchmaker. Andrew later ventured further west into Upper Canada, receiving a land grant from the Crown for the

west half of Lot 7, Concession 6 in Esquesing Township on November 23, 1821. He married Janet Christena Douglas shortly after, on November 26, 1821. Andrew, formerly an army officer and skilled mason, expanded his property by purchasing the east half of Lot 7 from Alexander Milne in 1836 (North Halton Compass, 2000 p. 12 & 13).

The Hardy family farmstead, spanning 200 acres, also housed a sawmill that employed several workers. Andrew and Janet raised a family of two sons and four daughters – George, John, Janet, Jessie, Annie, and Margaret. George and John, both skilled builders, left a mark on Milton by constructing various homes and the Dewar Commercial Block at the corner of Martin and Main Street. The block remained in the Hardy family's possession until 1920, when James Bird and Annie Bird acquired it (North Halton Compass, 2000 p. 12 & 13).

John Hardy's first marriage was to Barbara Watkins, with whom he had two children. Following her passing, he married Jessie Laurenson, with whom he had three sons and four daughters. John L. Hardy, one of their sons, built a large brick home on Martin Street North in 1915, incorporating woodwork from quarter-cut oak sourced from the Hardy farmstead. At this time, John L. owned two horses (Net and Nell), who he utilized for various tasks including, driving a hearse for C.R. Turner, hauling stone for the Knox Presbyterian Church in Milton, and operating a fruit stall (North Halton Compass, 2000 p. 12 & 13).

George Hardy



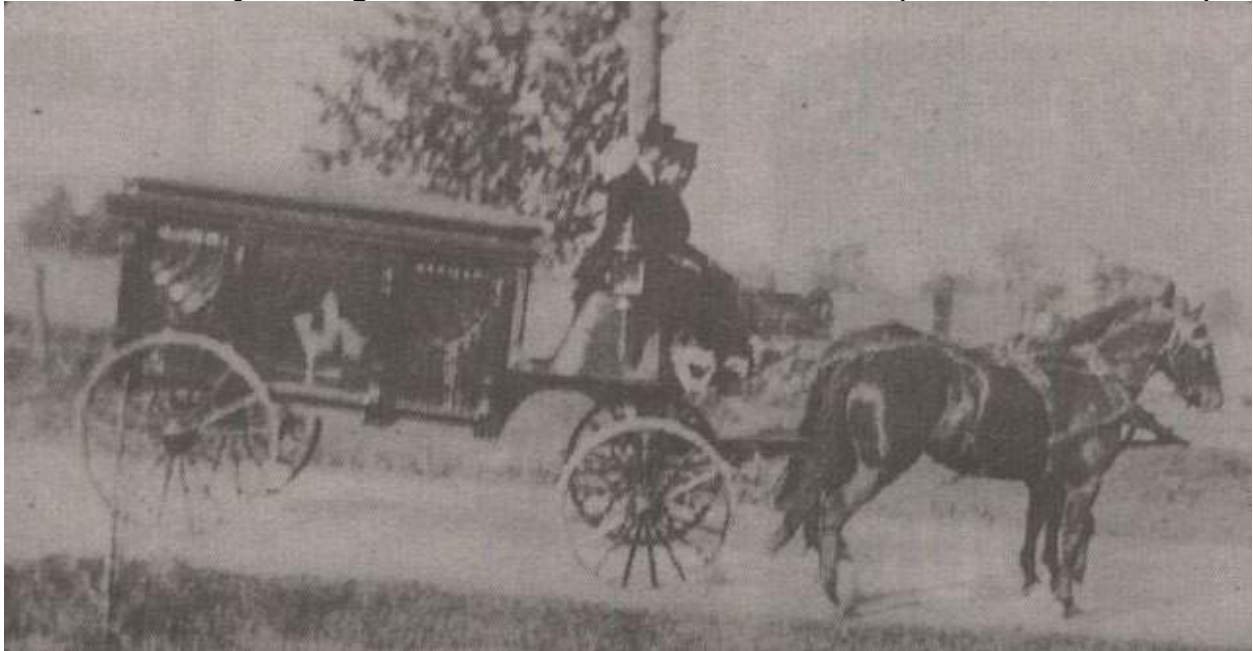
Source: North Halton Compass, 2000

***John L. Hardy and Bertha Anderson,
circa ~ 1903***



Source: North Halton Compass, 2000

John L. Hardy Driving C.R. Turner's Hearse, circa ~1920 (horses Net and Nell)



Source: North Halton Compass, 2000

Champion Scoth Block Tug-of-War Team, circa ~1901
John L. Hardy (centre standing)



Source: North Halton Compass, 2000

Hardy Family Portrait

Back row, left to right: Louisa, May, John L, and Jessie.

Front row, left to right: William, Jessie (Laurenson) Hardy, and Margaret



Source: North Halton Compass, 2000



5.0 Evaluation of Cultural Heritage Value or Interest

5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act, R.S.O. 1990, c. O.18.

O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest and is related to design and/or physical values, historical and/or associative value, and contextual values as follows.

5.1 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

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

9. The property has contextual value because it is a landmark.

5.2 Evaluation Against Ontario Regulation 9/06

The subject site has been identified as a property potentially holding Cultural Heritage Value or Interest ("CHVI"), as it is already listed in the Town's Register. This evaluation aims to ascertain any specific CHVI present on the site or with the structures and aid in the decision-making process regarding further conservation. This includes determining if two or more of the aforementioned criteria are met, or conversely, if removal from the Register is warranted.

5.2.1 Design / Physical Value

In our opinion, the residence at 9259 Fifth Line is not a rare, unique, or representative example of a style, type, expression, material, or construction method. Rather, the residence is a red brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style.

According to Blumenson (1990), the Gothic Revival style was popular between 1830 and 1900 and drew inspiration from medieval Gothic design. It is generally characterized by its use of pointed arches, steeply pitched gable roofs, ornate bargeboards, and stained-glass windows. Gothic Revival buildings evoke a sense of verticality and elegance. Commonly found in churches, mansions, and farmhouses, this architectural movement aimed to recreate the romanticized aesthetics of the medieval past, emphasizing intricate craftsmanship and a picturesque appearance. The style's popularity between the 19th and early 20th centuries led to the creation of numerous buildings during this time period.

Exemplary Gothic Revival buildings commonly feature board-and-batten siding, decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining (often made of brick or wood), stained glass windows with pointed-arch openings, steeply pitched gable roofs, towers and turrets, as well as verandas or porches adorned with decorative railings.

The residence at 9259 Fifth Line features some stylistic influences of the Gothic Revival style, which is demonstrated in elements like the steeply peaked dormers on the south, west, and east sides of the roof of the original structure. The front gable section of the south (front) façade features two large symmetrical windows with segmental arches, a central door and upper-level window each with slight segmental arches, characteristic of the Gothic Revival style.

However, while these Gothic Revival influences are present, in our opinion, the house is not an exemplary version of this style. Many of the common Gothic Revival features are missing, including decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining, stained glass windows with pointed-arch openings, steeply pitched roof, towers and turrets, and the overall sense of verticality.

The overall architectural character of the house leans more towards a vernacular farmhouse style, with the 1.5-storey single-detached layout, L-shaped floorplan, and red brick construction. The incorporation of a 1-storey living room addition to the east side and a 1-storey garage addition on the north side further supports the Vernacular Farmhouse classification. The use of red brick and the general simplicity of the exterior are characteristic of the Vernacular style, which often prioritizes practicality and functionality over-elaborate ornamentation.

Vernacular architecture tends to encompass local design traits and utilizes readily available building materials, representing prevailing trends and practices of a specific era, but not necessarily a specific style. It refers to traditional styles that have been passed down through generations, responding to the local climate, culture, and available resources. These buildings adapt to weather conditions, utilize natural ventilation, and exhibit variations across regions due to influences from traditions, beliefs, and social customs.

While the house exhibits Gothic Revival influences in some aspects of its design, it is the combination of these influences with the practical and straightforward characteristics of vernacular houses that makes it better described as a Vernacular Farmhouse with Gothic Revival Stylistic Influences.

Furthermore, brick houses were common in Ontario during the mid to late 1800s. This period witnessed a notable transition in architectural preferences and construction materials. While earlier structures were often built using locally available wood, the mid to late 1800s saw a shift towards using brick as a primary building material.

Accordingly, the residence at 9259 Fifth Line is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, combining practicality and simplicity with some elements reminiscent of the Gothic Revival era.

Overall, in our opinion, the residence is not a rare, unique, or representative example of a style, type, expression, material, or construction method. It is one example of a Vernacular Farmhouse with Gothic Revival stylistic influences in Halton Hills, a style that was ordinary for the time in which it was built. It does not display a high degree of craftsmanship or artistic merit; nor demonstrates a high degree of technical or scientific achievement.

5.2.1.1 Comparative Analysis

A comprehensive comparative analysis was conducted to establish a foundational understanding of similar properties in the Town of Halton Hills that share common features or stylistic influences.





The sample selection process prioritized buildings with similarities in age, style, and original materials, including the use of red brick, which was the original brick colour of the

residence on the subject site before stucco was added. The aim of this analysis was to determine whether the structure on the subject site qualifies as a rare, unique, or early example of a particular style, type, expression, material, or construction method, as described in O. Reg. 9/06.



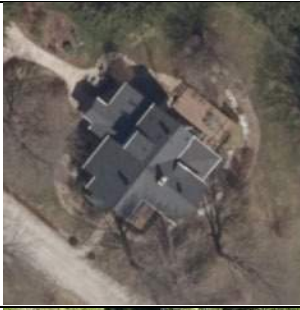






For this purpose, various comparative examples were drawn from listed properties and those designated under Part IV within the Town of Halton Hills Register as available online in February 2024.




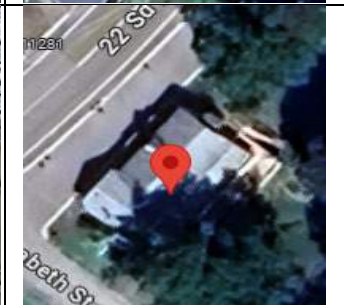

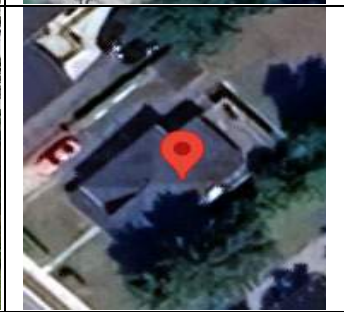
In total, 15 comparable properties were identified, out of which, 6 (shaded in light orange below) are currently designated (protected) properties under Part IV of the Ontario Heritage Act. It's important to note that these properties do not encompass all available options but are intended to be a representative sample of similar building typologies (see Table 1 for the complete comparison). Based on a quick review, there are over 100 properties on the Town's Register that are identified as "Gothic Revival", with several of these properties expressly identified as "excellent" or "rare" examples. The subject site is not identified as one of these "excellent" or "rare" examples. The subject site is not included as an entry in the table below.

Table 4 - Comparative Analysis Matrix

#	Address	Heritage Status	Street / 3D View	Air View	Stylistic Notes
1	68 Bower St.	Designated Part IV			Red brick; Rectangular footprint; Gothic Revival.
2	88 Bower St.	Designated Part IV			Perkins House; Built 1891; Red brick; "T-shaped" footprint with apparent addition; Gothic Revival.

3	514 Main St.	Designated Part IV			Williams-Beaumont House; Red brick with white quoins; Rectangular footprint; Gothic Revival / Italianate.
4	14237 Tenth Ln.	Designated Part IV			Rolling Hills Farm; Built 1883; Yellow Brick; "L-shaped" footprint; Gothic Revival.
5	15 Prince St.	Designated Part IV			Glen Williams Schoolhouse; Red brick with white quoins; Built 1873; "L-shaped" footprint; Gothic Revival.
6	9690 Regional Rd. 25	Designated Part IV			Duff House; Grey field stone; Built 1870; "T-shaped" footprint with apparent addition; Gothic Revival.
7	11820 10 Side Rd.	Listed			Cooke Estate; White painted Brick; Irregular footprint; Gothic Revival

8	14256 10 Side Rd.	Listed	 <p data-bbox="578 447 878 489">-COOK FARM HOUSE - 56 10 SIDEROAD (RESUBDIVISION) MILTON HILLS, ONTARIO -law-©-</p>		Cook Farmhouse; White painted brick; Gothic Revival
9	10319 15 Side Rd.	Listed	No Street View Image Available		Brick with dichromatic brick quoins; Irregular footprint; Gothic Revival.
10	12056 20 Side Rd.	Listed			Cut stone with quoins; "T-shaped" footprint; Gothic Revival.
11	14680 32 Side Rd.	Listed			Hopefield Farm; Red brick; "L-shaped" footprint; Gothic Revival.
12	12 Adamson St. N., Norval	Listed			White stucco; Rectangular footprint; Gothic Revival.

13	98 Agnes St., Acton	Listed			Red brick; Rectangular footprint; Gothic Revival.
14	11284 22 Side Rd, Limehouse	Listed			Yellow horizontal siding; Built 1889; Rectangular footprint; Gothic Revival.
15	15 Arletta St., Georgetown	Listed			Grey horizontal siding; Rectangular footprint; Gothic Revival.

As depicted in the matrix above, there are several other properties in Halton Hills that offer better exemplary and representative examples of Gothic Revival structures. Among these, six are already safeguarded under the Ontario Heritage Act through a Part IV designating by-law. The designated houses, along with many of the listed ones, mentioned excel in showcasing typical features of Gothic Revival architecture. For instance, 514 Main Street stands out with its decorative finial, intricate trim or tracery, and ornate gable boards, and quoins.

Moreover, several examples highlighted in the matrix prominently feature pointed arches for windows and doorways, as well as quoining, as observed in 12056 20 Side Road and 15 Prince Street. Nearly all of these structures boast steeply pitched gable roofs and verandas or porches adorned with decorative railings.

Considering that there are over 100 Gothic Revival homes listed in Halton Hills on the Register, it becomes apparent that this architectural style is not uncommon or exclusive to the community. Furthermore, it is noteworthy that most of the houses presented in the matrix were constructed between the mid to late 1800s, aligning with the historical timelines during which Gothic Revival houses were typically built in Ontario. In addition to the matrix above, the Town’s Register cites several other excellent examples of Gothic Revival houses, such as 9948 Winston Churchill Boulevard (i.e., the former J. W. L. Forster House), 39 Willow Street South or 15 Willow Street North. Furthermore, 9118

Winston Churchill Boulevard (i.e., the Croatian Franciscan Social and Cultural Centre) and 12688 Winston Churchill Boulevard, among others, include “L-shaped” floor plans.

Accordingly, it is our opinion that the residence on the subject site is not a rare, unique, or extraordinarily early example of a Gothic Revival house.

5.2.1.2 Discussion of Integrity

The subject property retains a 1.5-storey farmhouse house constructed of red multi-wythe brick, featuring an "L-shaped" layout with Gothic Revival stylistic influences. The building does appear to have been altered since its approximate construction in the mid to late 1800s with two additions having altered the footprint of the building, and evidence of changes to the exterior and alterations to the interior, as described below:

- Addition of a garage to the north with entrances cut into brick of the main residence internal to the garage.
- Addition of a drop-floor living room to the east, creating a new “open” floor plan for the residence.
- Presence of additions changes the footprint of the house from an “L-shape” to rectangular.
- Changes to the interior layout accommodating additions and basement sections.
- Cut openings into brick for air conditioning and other appurtenances.
- Modern window and door inserts (rectangular in shape) retrofit into mildly arched window and door openings.
- Non original door opening on west façade, which is offset from centre.
- Various interior renovations and alterations, to create more space, open-concept floor plan, and mid-century features such a drop-floor living room.
- Removal of chimneys.
- Bricking over of some windows.
- Removal of front porch roof, and replacement of west side porch roof.
- Removal of vergeboard / bargeboard.

The below images compare the residence as it once was circa 1900 to how it appears today in an effort to visualize the changes discussed above.

Residence circa 1900



Source: North Halton Compass, 2000

Residence circa 2023



Source: Original Photo

In addition, there are also several signs structural, water, and exterior brick damage including floor and wall bulging and unevenness, collapsing concrete block wall in basement (portion only), brick-and-mortar damage and spalling brick, buckled and collapsed brick veneer, and more. `` `

The three steeply pitched dormers on the south (front) elevation and east and west (side) elevations are likely original and are consistent with the age, style, and character of the building. The residence retains some of the integrity of its original built character, but with noticeable changes, additions, and alterations which do represent a change to the original condition. While most of these changes can be expected of a house with an estimated date of construction in the mid to late 1800s, the most notable change is the additions which altered both the footprint and the interior layout.

According to the OHTK, a heritage property does not need to be in original condition since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features continue to represent or support the heritage integrity of the property. In our opinion, the surviving physical features maintain some of the original shell of the farmhouse, but the additions, changes, and alterations do result in noticeable change which takes away from the originality of the structure, especially when considering the interior unitization.

Structural Integrity Assessment

Tacoma Engineers Inc. ("Tacoma") were retained to complete a Structural Condition Assessment, which is appended to this report as **Appendix 'A'**. The Tacoma report dated January 12, 2024, found that in general, the majority of the residence is in fair condition, provided that several issues with water ingress are addressed and targeted structural repairs are executed.

However, Tacoma also found that significant remedial work on the exterior walls, such as repointing and brick replacement, will be necessary in the medium term to halt further structural deterioration. Additionally, Tacoma recommended the consideration of complete deconstruction or reconstruction of the garage in order to ensure safety from a structural perspective.

Tacoma concluded that the house exhibits numerous structural integrity issues, primarily attributed to water damage and deterioration. Throughout the interior, water damage and cracks in finishes were observed in various areas, including the ceiling and interfaces between the ceiling and walls. The second floor showed particularly poor condition finishes, while the living room addition displayed water damage around the skylight and exterior door and windows.

On the ground floor, isolated areas exhibited poor condition finishes, with notable structural concerns in specific rooms. The southeast room had joists cut short of their bearing points, while deterioration of certain joists was observed in the southwest room.

Additionally, a prop in the northwest room's intermediate bearing line had buckled, with evidence of water damage and mold on floorboards and floor joists.

In the basement, evidence of water ingress and staining on foundation walls indicated potential structural vulnerabilities. Deterioration of foundation walls and brickwork was widespread, with mortar deterioration, spalled bricks, and mismatched mortar colors noted throughout. Cracks in mortar joints, dropped bricks, and failed lintels were observed on various elevations, indicating significant structural distress.

The chimney, particularly above the roof line, exhibited severe deterioration. At the garage addition, deterioration of wood shake cladding and damage to an eavestrough highlighted further concerns. Additionally, on the west elevation, buckling and collapse of the brick veneer were evident.

Overall, these structural issues indicate significant degradation and pose risks to the building's integrity, necessitating comprehensive repairs and remediation efforts to ensure the safety and stability of the structure.

As a result of the additions, alterations, and demolitions, combined with the current structural condition of the residence, it is our opinion, the surviving physical features of the residence no longer continue to represent or support the heritage integrity of the subject site.

5.2.1.3 Barns and Outbuildings

The outbuildings and barns on the subject site, while serving functional purposes, do not possess significant historical or architectural value that would, in our opinion, warrant conservation efforts. Firstly, it's important to note that these structures are not necessarily original to the site, with an older barn or outbuilding having previously been demolished (evidence as per foundation northeast of existing larger barn). These structures, if still the versions of themselves presented in the topographic maps above, we first seen mapped in the 1940s to 1970s, making them relatively newer. While the barns may be older, they are not likely original to the site. As such, they lack historical authenticity and direct association with the site's original establishment or significant historical events.

Furthermore, these buildings are typical and ordinary in design, representing common barn and outbuilding structures found on agricultural properties and equestrian facilities. Their architectural features do not exhibit unique or notable characteristics that distinguish them from other similar structures in the region. Instead, they reflect standard designs and construction methods prevalent in agricultural settings and for barns.

Additionally, some parts of the barns demonstrate a poor state of repair which further diminishes their significance. Their deteriorating condition not only detracts from their visual appeal but also highlights the challenges associated with their maintenance and preservation, especially in light of their size. Investing resources in conserving these structures may not be justified given their lack of historical or architectural importance as

samples of ordinary barns in the surrounding agricultural community and their current state of disrepair.

In conclusion, the outbuildings and barns on the subject site serve functional roles in supporting agricultural and equestrian activities. In our opinion, they do not possess a uniqueness or originality which typically stands as the requisite historical or architectural significance to justify conservation efforts. Their typical design, lack of historical association, and poor condition suggest that prioritizing their conservation would not be warranted. Consideration could be given to making the materials of the barns available for salvage (e.g., barn boards).

5.2.2 Historical / Associative Value

The subject site has association with the Hardy family who have been recognized by the North Halton Compass as prominent members of the local community. The North Halton Compass was a community newspaper serving the North Halton region, providing local news, events, and information to residents in the community, and the article about the Hardy family was written in 2000.

It is probable that the main residence on the subject site was initially constructed for the Hardy family, namely Andrew Hardy or George and John Hardy, all of whom were farmers and known for their industriousness as labourers, handy people, and builders, as depicted in the North Halton Compass story.

While the Hardy family is acknowledged in the North Halton Compass, they may not hold as significant a place in the development and prosperity of Halton Hills compared to other notable figures. Historical records tend to focus more on prominent politicians, businesspeople, industrialists, states people, or creative individuals. The Hardy family have not been acknowledged as being among the earliest settlers to the area. Although they are the original patent holders for a portion of the subject site, the overall settlement of the area had begun more than a decade prior to their arrival. The Hardy family among some of the early settlers to the area, but not among the earliest.

The Hardy family, among numerous Scottish families who settled in the area, were one of several farming families and engaged in various roles within Esquesing Township, later Halton Hills. They were horse drivers, produce stand operators, and skilled masons. This does not diminish their importance but rather emphasizes their ordinary role as members of the community. The Hardy family were the original patent holders for part of the land and owned most or all of Lot 7, Concession 6 for a span of 84 to 89 years before it was acquired by another family, namely the Birds.

In addition, in our opinion, the subject site does not yield information that contributes to an understanding of a community or culture. The building has not been associated with any notable communities (e.g., Ashgrove, Mansewood, or Hornby), or cultures and is not known to potentially yield information regarding its neighbourhood community context. The property was one of many farm lots in this area of Esquesing Township and is

generally not tied to any of the communities found within that historic Township. Therefore, the subject site does not meet this criterion. Lastly, the subject site does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect and builder of the house are unknown, though it was likely the Hardy family, or a crew hired on behalf of the Hardy family. Therefore, the property does not meet this criterion.

In our assessment, the property's associative value regarding its connection to the Hardy family is somewhat limited. While the Hardys were original patent holders for a portion of the subject site and among the early settlers in the Township, known for their contributions to farming, and various labor activities including masonry, their significance to the community is not particularly strong. The main association with the Hardy family primarily stems from their status as partial original patent holders and being the first to construct a house on the site.

Overall, there is a link between the subject site and the Hardy family, however, since the family's presence in the community was not particularly notable or influential, this associative value is limited to that of an early farming family.

5.2.3 Contextual Value

The subject site is, in our opinion, not important in defining, maintaining, or supporting the character of the area. The parcel represents a mostly (but not entirely intact) original land grant, consolidated together with another original land grant, and then merged with another smaller portion (i.e., part of Lot 6, Concession 6) to the east. The farmhouse aligns with similar architectural styles of other farmhouses and residences in Halton Hills, as evident from the comparative analysis. There are no communities, public plazas, or cultures that have developed around the subject site as a result of the subject site or its structures. It was and continues to be one of many typical farming and agricultural properties in Halton Hills and is not exceptional or unique in this regard.

Additionally, the property lacks the qualities of a landmark. The existing farmhouse's height does not notably surpass neighbouring structures, and its visibility from the street is obscured by trees and distance and no significant viewpoints highlight the property as a noteworthy or distinctive entity.

In summary, our evaluation leads us to conclude that the subject site does not have contextual value.

5.2.4 - Summary of Evaluation

Table 5 – Summary of O. Reg 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes / No	Comments
1. The property has design value or	No	The residence on site is not a rare, unique, or representative example of a style, type,

<p>physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p>		<p>expression, material, or construction method. The residence on the subject site is a red brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style, but is not a rare, unique, representative, or early example of a specific style, type, expression, material, or construction method. In addition, the outbuildings and barns on the subject site serve functional roles in supporting agricultural and equestrian activities. In our opinion, they do not possess a uniqueness or originality which typically stands as the requisite historical or architectural significance to justify conservation efforts. Lastly, there are other better examples of Gothic Revival buildings in Halton Hills already conserved through designating by-laws, which are included with over 100 other Gothic Revival buildings included on the Register in the Town. Therefore, the property does not meet this criterion</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No</p>	<p>The residence is a 1.5-storey house constructed of red multi-wythe brick, featuring an "L-shaped" footprint that exhibits some stylistic influences the Gothic Revival style. Brick was typical for the mid- to late 1800s and there were many bricklayers familiar with this type of construction during this time. In addition, the barns and outbuildings are constructed in typical manner seen often of barns in Ontario (i.e., rubble or field stone foundation with wooden cladding). Therefore, the property does not meet this criterion.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No</p>	<p>The structures on site do not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity,</p>	<p>Somewhat</p>	<p>The subject site has some associative value for its connection to the Hardy family who were original patent holders for a portion of the subject site and among the early settlers in the Township, known for their contributions to farming, and various labor activities including masonry. Though their significance to the</p>

<p>organization, or institution that is significant to a community.</p>		<p>community is not particularly strong. The main association with the Hardy family primarily stems from their status as partial original patent holders and being the first to construct a house on the site. Overall, there is a link between the subject site and the Hardy family, however, since the family's presence in the community was not particularly notable or influential, this associative value is limited.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>No</p>	<p>The subject site has not been associated with any notable communities, or cultures and is not known to potentially yield information regarding its neighbourhood community context. Furthermore, the site was one of many farms in this area and ordinary from an agricultural perspective. Therefore, the property does not meet this criterion.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p>	<p>No</p>	<p>The history of the subject site is not found to be tied to or related to the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. Therefore, the subject site does not meet this criterion.</p>
<p>7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.</p>	<p>No</p>	<p>The subject site is one of many farming lots with a farmhouse, barns, and outbuildings that exist in Halton Hills today. Accordingly, it is not unique in this sense and, in our opinion, is not important in defining, maintaining, or supporting the character of the area, which is primarily agricultural and rural in nature. Therefore, the subject site does not meet this criterion.</p>
<p>8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.</p>	<p>No</p>	<p>The parcel represents a mostly (but not entirely intact) original land grant, consolidated together with another original land grant, and then merged with another smaller portion (i.e., part of Lot 6, Concession 6) to the east. The farmhouse aligns with similar architectural styles of other farmhouses and residences in Halton Hills, as evident from the comparative</p>

		analysis. There are no communities, public plazas, or cultures that have developed around the subject site as a result of the subject site or its structures. It was and continues to be one of many typical farming and agricultural properties in Halton Hills and is not exceptional or unique in this regard. Therefore, the subject site does not meet this criterion.
9. The property has contextual value because it is a landmark.	No	Landmarks are generally defined as something which are visually prominent, standing out in the landscape, often used as locational points of reference (e.g., the CN Tower in Toronto or Basilica of Our Lady Immaculate in Guelph). In our view, the property lacks the qualities of a landmark. The existing farmhouse's height does not notably surpass neighbouring structures, and its visibility from the street is obscured by trees and distance and no significant viewpoints highlight the property as a noteworthy or distinctive entity. Therefore, the subject site does not meet this criterion.

5.5 Heritage Attributes

In our opinion, there are no significant identified heritage attributes associated with the subject site at 9259 Fifth Line.

5.7 Recommendations on Designation or Removal from Register

Under Bill 23, for Part IV Heritage Act designation, properties must meet at least two of the nine criteria in O. Reg. 9/06. In our view, the subject site mildly meets only one of these criteria, falling short on the others.

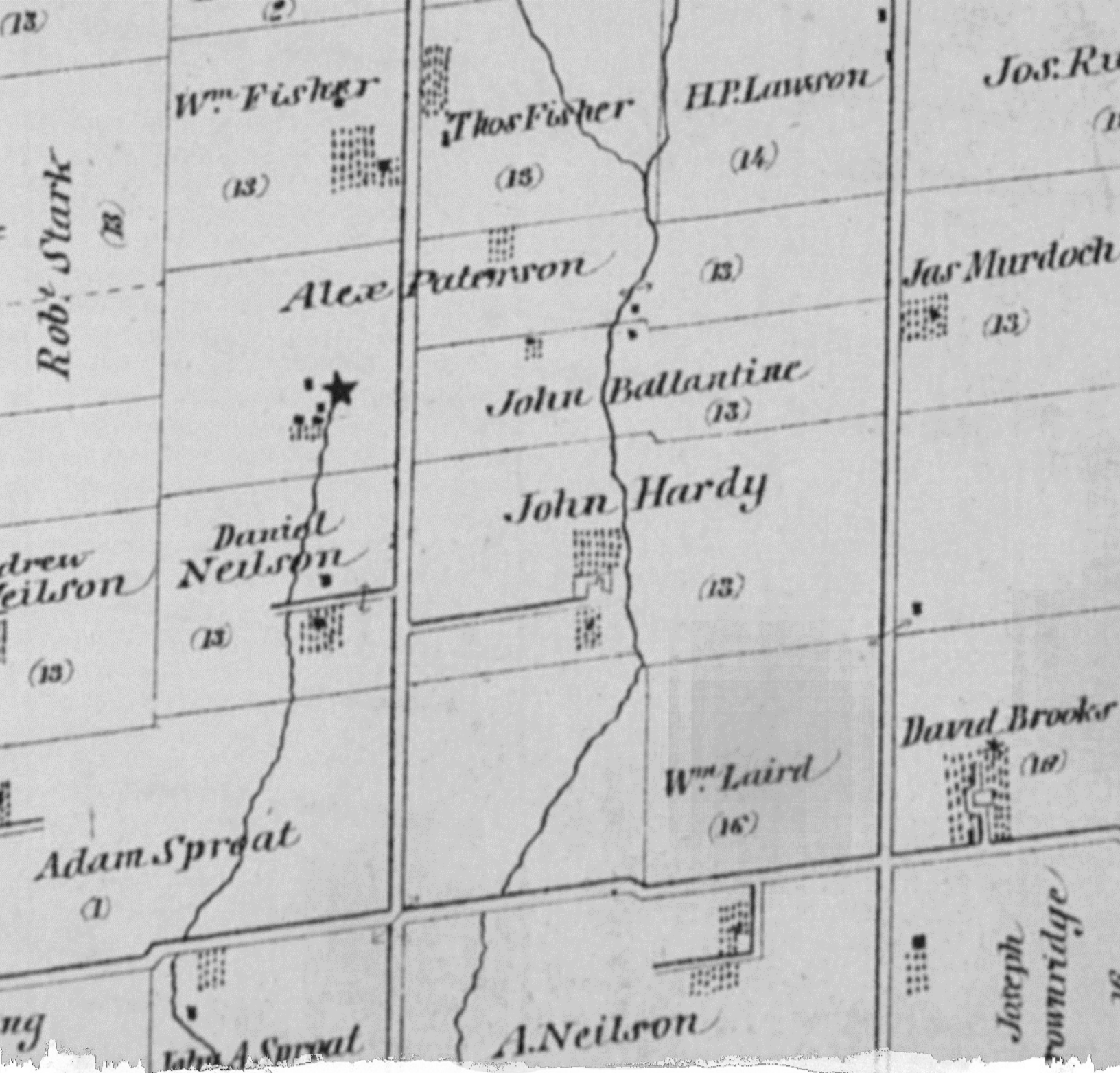
The subject site has some associative value due to its connection to the Hardy family, who were original patent holders for a portion of the land and early settlers in the Township. Known for their contributions to farming and various labour activities including masonry, their significance to the community is moderate. The main association with the Hardy family stems from their status as partial original patent holders and being the first to construct a house on the site. Overall, the property's tie to the Hardy family falls somewhat in between having substantial associative value and lacking it entirely. While they played a role in the early development of the area, their overall impact on the community may not be as significant.

Since the subject site meets only one of the nine criteria in O. Reg. 9/06 and has undergone several alterations and additions and exists today with questionable structural

integrity, we do not recommend considering the subject site for designation under the Ontario Heritage Act.

Lastly, as the subject site does not meet the required criteria for designation, a "Draft Statement of Significance" is unnecessary.

Accordingly, we recommend removing the subject site from the Register.



9.0 Conclusions

6.0 CONCLUSIONS

The purpose of this Cultural Heritage Evaluation Report was to assess the cultural heritage value or interest of the subject site located at 9259 Fifth Line in the Town of Halton Hills under O. Reg 9/06, considering its potential designation under the Heritage Act or removal from the Register.

The subject site traces its (settlement) ownership back to the early 19th century. Andrew Hardy acquired the farm between 1831 and 1836, which passed down through the Hardy family until the Bird family's acquisition in 1920. The property changed hands several times until Egerton Wilkinson's purchase in 1967. Over time, the property saw various transfers within the Wilkinson family until it was acquired by Erkki Laakkonen in 2000, and then the current owner in 2022, with Laakkonen being of Finnish origin and operating it as an equestrian facility. When the current owner acquired the site, the residence was occupied by a tenant (renter).

The residence on site is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, built sometime in the mid to late 1800s, with the best estimate for construction (original portion) being a wide range between 1836 and 1877. In our opinion, the residence is not a rare, unique, or representative example of a style, type, expression, material, or construction method. Rather, it is a vernacular farmhouse with Gothic Revival influences. Its construction lacks exceptional craftsmanship or artistic flair and does not demonstrate significant technical or scientific innovation.

To further contextualize this conclusion, a comparative analysis with similar properties in Halton Hills was conducted, focusing on age, style, layout, and materials. Among fifteen comparable properties identified, six are currently designated under Part IV of the Ontario Heritage Act. However, there are over 100 properties identified as "Gothic Revival" on Halton Hills' Register, with several, not including the subject site, having been deemed "excellent" or "rare", and several with "L-shaped" footprints. Notably, other properties in the Town showcase more intricate features of Gothic Revival architecture. Given the prevalence of Gothic Revival homes in Halton Hills, particularly from the mid to late 1800s, it is evident that the subject site's residence does not represent a rare or unique example of this architectural style, especially as it is not a pure sample of this style.

An independent structural engineer, specializing in heritage buildings, assessed the main residence for structural integrity. The investigation revealed several structural issues indicative of deterioration, posing risks to the building's integrity. Comprehensive repairs and remediation efforts are imperative to ensure the safety and stability of the structure.

When coupled together with the residence's additions, alterations, and demolitions, the remaining physical features of the residence no longer preserve the majority of the structure, and in our opinion, the heritage integrity has been compromised.

With respect to the barns and outbuildings; these structures play functional roles in supporting agricultural and equestrian activities, were ostensibly constructed closer to mid-century 1900s and later, are not likely original, and lack the unique historical or architectural significance typically a pre-requisite of conservation. Their ordinary design, and in some instances, poor condition, do not warrant prioritizing conservation. Consideration could be given to making the materials of the barns available for salvage.

In our evaluation, the property's association with the Hardy family holds little significance. While the Hardys were among the original patent holders for a portion of the subject site and early settlers recognized as farmers and labourers, their overall impact on the community does not appear as significant in historical books and records. The primary association with the Hardy family stems from their status as partial original patent holders and being the first to construct a house on the site. Therefore, while they were early settlers to the site and area, the Hardy family members were ordinary agrarian folk, who held other labour-focused jobs in the community to supplement their livelihood (e.g., hearse drivers, produce stand operators, masons). Accordingly, their significance in the community falls somewhere between minimal and negligible, lending to the subject site having an association with a family who were not particularly notable or influential.

In our assessment, the subject site does not significantly contribute to defining, maintaining, or supporting the character of the area. There are no communities or cultures developed around the site. Furthermore, the property lacks the characteristics of a landmark. The residence or outbuildings do not stand out in height compared to neighbouring structures, and its visibility from the street is hindered by trees and distance, lacking distinctiveness.

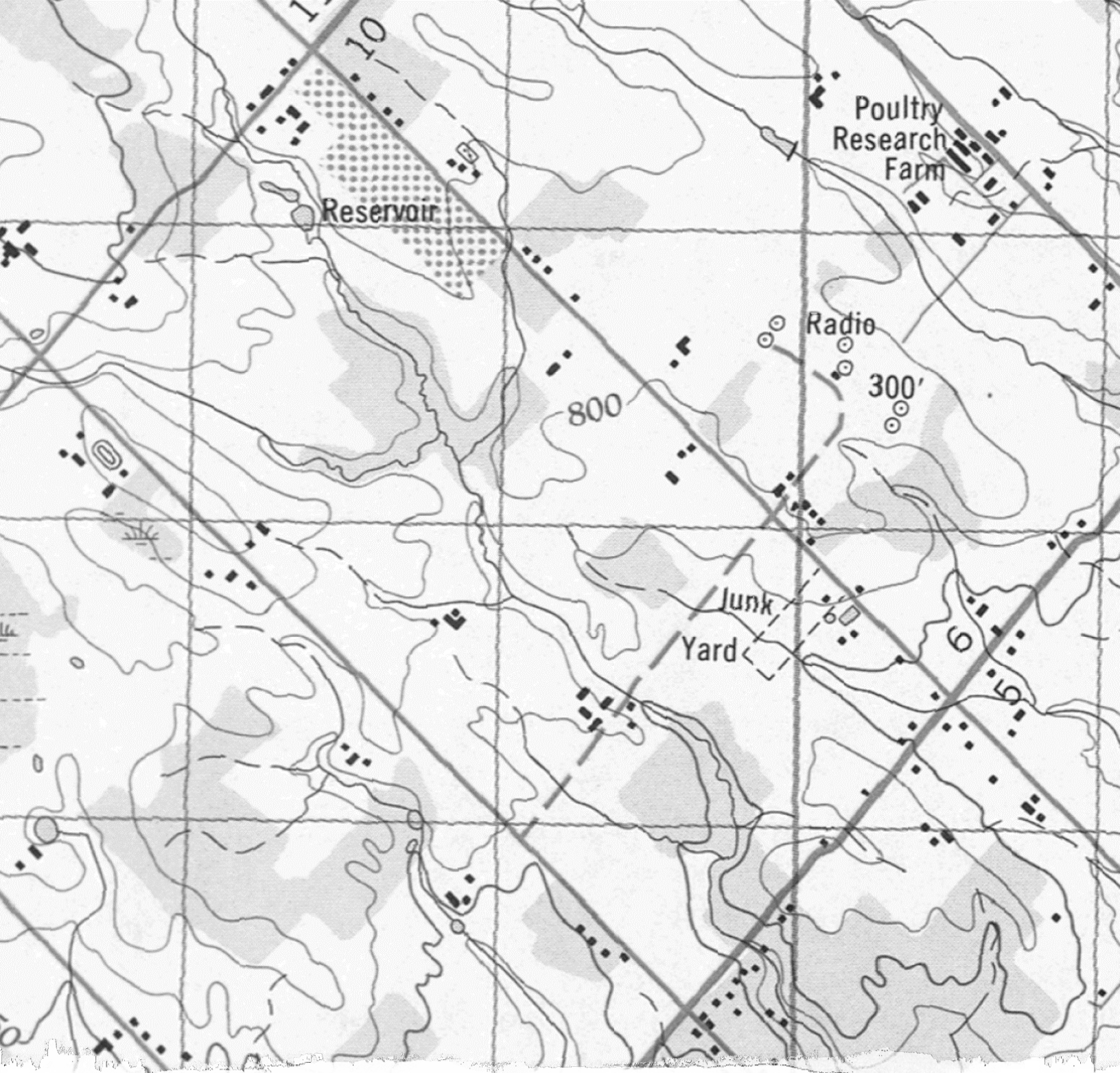
Overall, in our view, the subject site mildly meets only one of nine criteria set out in O. Reg 9/06, falling short on the others. Accordingly, we do not recommend considering the subject site for designation, and since the site does not meet the required criteria, a "Draft Statement of Significance" is unnecessary.

Accordingly, we recommend removing the subject site from the Register.

Respectfully prepared,
The Biglieri Group Ltd.

A handwritten signature in black ink, appearing to read "Evan Sugden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evan Sugden, HBASc, MA, CAHP, RPP, MCIP
Associate | Heritage Lead



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Appendix A - Tacoma Engineers Inc. Structural Condition Assessment

Hardy Farm Residence Structural Condition Assessment

9259 Fifth Line
Georgetown Ontario



Prepared by:



176 Speedvale Avenue West
Guelph, ON
TE-43023-23

January 12, 2024

Executive Summary

Tacoma Engineers has been retained by Anatolia Capital Corp to carry out a structural condition assessment of the Hardy Farm residence located at 9259 Fifth Line in Georgetown.

This report is intended to provide comment on the structural condition of the building after concerns were raised during an initial review by Anatolia Capital Corp. Gerry Zegerius, P.Eng. and Andrew Watson, EIT attended the site on November 27, 2023.

The original section of building is constructed as a two-storey multi-wythe brick structure on rubble stone foundations, complete with wood-framed floors, roof, and partition walls. Living room and garage additions have been added to the structure. The building area of the original section and additions is approximately 245 m².

In general, the majority of the building is in fair condition provided that water ingress issues are resolved and localized structural repairs are implemented. Significant repairs to the exterior walls, including repointing and brick replacement will be required in the medium term to prevent further structural deterioration. Complete deconstruction or reconstruction of the garage is recommended.

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1. Introduction

Tacoma Engineers was retained by Anatolia Capital Corp on November 10, 2023 to carry out a structural condition assessment of the Hardy Farm residence, a two-storey masonry building located at 9259 Fifth Line in Georgetown. The purpose of this assessment is to provide comment on the structural condition of the building after concerns were raised during an initial review by Anatolia Capital Corp.

The undersigned attended the site on November 27, 2023.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern; and
- conceptual repair options for any areas that may require remedial work.

For the purpose of this report, the west elevation of the building is assumed to face the driveway.

2. Background

Anatolia Capital Corp. owns the building in question, and Tacoma Engineers is being retained as a Consultant directly by the Owner.

This assessment is being undertaken by the Owner and is intended to provide input on the structural adequacy of the building and recommendations of repairs for Anatolia Capital Corp's assessment of the cultural heritage of the property. This report is not being prepared as a response to an Order, recommendations, or request by any regulatory body.

This report is based on a visual inspection only and does not include any destructive testing. Where no concerns were noted, the structure is assumed to be performing adequately. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

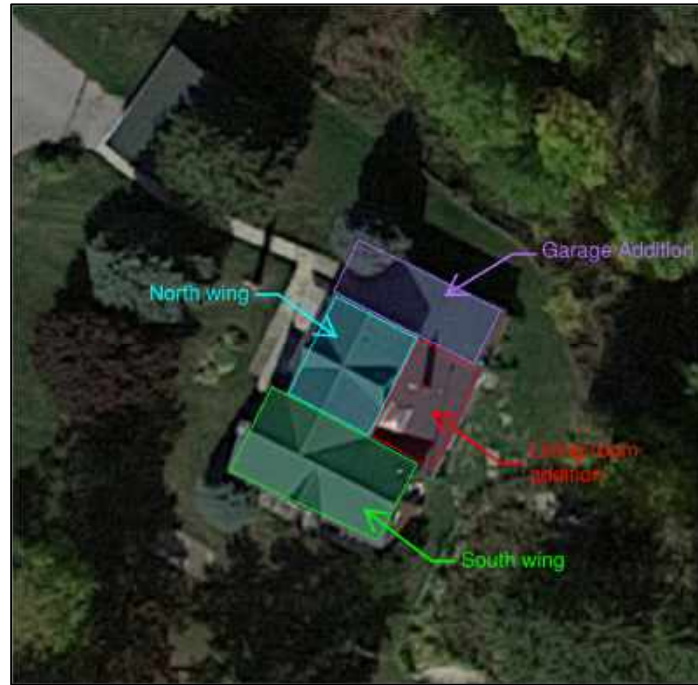
No previous work has been completed by Tacoma Engineers on this building for this or any other owner. No sub-consultants have been retained to participate in this assessment.

3. Building History

The Hardy Farm residence is located at 9259 Fifth Line in Georgetown, Ontario. It was constructed by the Hardy family, date unknown. The building has undergone the addition of a living room and garage.

The original section of building is constructed in two wings; a north wing and a south wing that join in an L shape. This section of building is constructed as a two-storey multi-wythe brick structure on rubble stone foundations, complete with wood-framed floors, roof, and partition walls. It measures approximately 160 m² in building area. The living room addition is constructed on the east side of the original building, located inside the bend of the L shape. It is constructed of concrete block foundations, complete with wood-framed floor and roof. The construction of the walls is unknown. It measures approximately 40 m² in building area. The garage addition is construction on the north side of the original building. It is constructed of wood-framed roof and walls on rubble stone foundations, complete with brick veneer on the east and west elevations and wood shakes on the north elevation. It measures approximately 45 m² in building area. An overview of the building can be seen in Photograph 1.

The Hardy Farm residence was listed on the Halton Hills Heritage Register in 2010.



Photograph 1: Overview of the Hardy Farm residence.

4. Scope and Methods

The following documents were provided to the undersigned prior to the preparation of this report:

- Photos from Anatolia Capital Corp preliminary site visit – Owner, November 3, 2023
- Designated Substances Survey, Envision Consultants Ltd, November 30, 2023

The assessment of the building is based on a visual assessment from grade.

Note that most the spaces in the building have applied finishes that preclude a direct visual assessment of the structural systems. Limited areas are unfinished, and a review of the primary structure was possible in these areas.

A site visit was carried out by Gerry Zegerius, P.Eng., and Andrew Watson, EIT, on November 27, 2023. A visual review of all accessible spaces was completed on this date, and photographs were taken of all noted deficiencies.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions.

- **Condition States¹:**
 1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present, and remedial action is not required.
 2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
 3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
 4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action¹:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.
- **Priority remedial action¹:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
 1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
 2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
 3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.
- **Routine maintenance¹:** these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is listed on the Halton Hills Municipal Heritage Register. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems². Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

¹ Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

² “Standards and Guidelines for the Conservation of Historic Places in Canada”, 2nd Edition, 2010, www.historicplaces.ca

6. General Structural Conditions

The building is constructed as a two-storey masonry and wood-framed structure. Exterior walls are constructed with multi-wythe brick, and interior walls, floors, and roof are constructed with wood framing. The foundations are of rubble stone masonry construction below the original building and garage addition, and 8" concrete block below the living room addition.

Due to the layout of the building, and the extent of finishes throughout, this report has been arranged by floor, with specific attention called to rooms or areas where deficiencies were noted.

6.1. Second Floor and Roof

Construction

The roof in the north wing is constructed of 2" x 6" true cut rafters at 16" on centre. The roof structure in the south wing is assumed to be the same. The rafters span between exterior walls with collar ties forming the ceiling of the second floor.

The interior walls are expected to be constructed with regularly spaced wood studs, although size and spacing could not be confirmed at the time of the site visit. Widespread finishes precluded direct visual review of the wall framing and rafters below the collar ties on the second floor. At the interface between the north and south wings, a change in finished floor elevation was noted.

Conditions

Water damage and cracks in finishes were noted throughout the ceiling and at interfaces between the ceiling and walls at the top of the stair in the north wing and inside the adjacent bedroom (Photograph 2a & b).

The finishes were generally in poor condition or of poor original quality throughout the remainder of the second floor.



Photograph 2a & b: Cracks in north wing stair and adjacent bedroom.

Recommended Actions

The following **short term** remedial actions are recommended for the second floor:

- Remove ceiling/wall finishes in localized areas at the top of the stair in the north wing and in the adjacent bedroom to investigate for water ingress and deterioration of the rafters. Verify that there are no leaks in the metal roofing.

6.2. Ground Floor

Construction

The ground floor consists of the original building, a living room addition, and a garage addition.

The second-floor framing above the original section of the building is approximately 10" deep. The interior walls and floor framing above are expected to be constructed with regularly spaced wood members. The living room addition is expected to be constructed with regularly spaced wood roof joists and wall studs. Widespread finishes precluded direct visual review of the framing on the ground floor. Size and spacing of framing elements could not be confirmed at the time of the site visit.

The garage addition is constructed of wood boards on timber rafters and walls. There is a dirt floor in the garage and the walls are supported by rubble stone frost walls.

Conditions

In the living room addition, water damage was noted on the ceiling around the skylight. Water damage was also noted around the door and windows in the east exterior wall of the living room addition. An overview of the living room can be seen in Photograph 3.

The finishes were generally in fair condition throughout the remainder of the ground floor, with isolated areas in poor condition.



Photograph 3: Overview of living room addition.

Recommended Actions

The following **short term** remedial actions are recommended for the ground floor:

- Remove ceiling/wall finishes in the living room addition at the east wall and around the skylight to enable further investigation of water ingress and deterioration of the structural framing elements.

6.3. Basement

Construction

There are four distinct areas in the basement, each with unique ground-floor framing above.

The ground-floor framing above the southeast room consists of 3.5" x 11" true cut joists at 24" on centre. A modern 3 ply 2x6 beam spans between foundation walls and intermediate posts, reducing the span of the joists. The ground-floor framing above the southwest room consists of 4" x 8" rough hewn joists at 24" on centre. The joists were notched at their bearing points on the foundation walls and no intermediate bearing line was provided. The ground-floor framing above the northwest room consists of 2.5" x 10" true cut joists. An intermediate bearing line was noted, reducing the span of the joists. The foundation walls in these three (3) areas of basement consisted of rubble stone foundation walls.

The northeast room is located below the living room addition and consists of modern 2x12 joists at 16" on centre, supported on 8" concrete block foundation walls and cast in place concrete strip footings.

Conditions

In the southeast room, joists were cut short of their bearing points near the southeast corner of the room, as seen in Photograph 4.



Photograph 4: Cut joists.

In the southwest room, deterioration of certain joists was noted, as seen in Photograph 5. These joists had been sistered at some point.



Photograph 5: Deteriorated and sistered joists.

In the northwest room, one of the props in the intermediate bearing line had buckled, as seen in Photograph 6. Water damage was noted on the floorboards and floor joists above and significant amounts of mold were present (Photograph 7). Evidence of water ingress was present from above and staining was noted on the foundation walls at the northeast corner of the room (Photograph 8). The source of the water could not be determined at the time of review. This area of the basement was notably humid, and corrosion was noted on the exterior of a steel pipe (Photograph 9). Deteriorated areas of foundation wall were noted near the door at the south end of the room (Photograph 10). Generally, the foundation walls were otherwise in fair condition.



Photograph 6: Buckled prop in the intermediate bearing line.



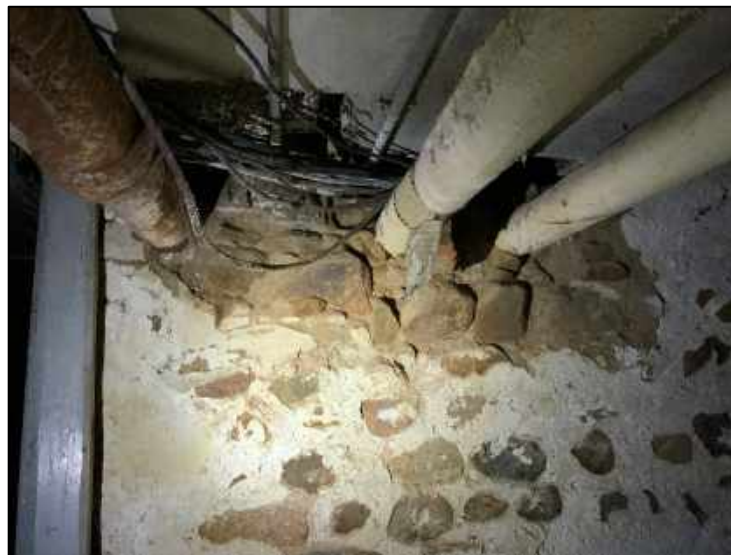
Photograph 7: Mold on floorboards/joists above.



Photograph 8: Water ingress and staining.



Photograph 9: Corrosion on exterior of steel pipe.



Photograph 10: Deteriorated area of foundation wall.

Recommended Actions

The following **short term** remedial actions are recommended for the basement:

- Support the free ends of the cut joists in the southeast room or sister the joists to establish secure bearing on the foundation wall.
- Replace buckled prop in the midspan bearing line in the northwest room.

The following **routine maintenance** remedial actions are recommended for the basement:

- Dehumidification and/or conditioning should be implemented in the northwest room to minimize moisture content of the wood framing and reduce the risk of ongoing deterioration and mold growth.
- Monitor the basement for further water ingress and to ensure the condition of the foundation wall does not worsen in the northwest room.

6.4. Exterior

Construction

The exterior walls of the original building are constructed of multi-wythe brick. The brick was constructed in running bond coursing. Tie courses spaced every six courses were noted on the north wing, whereas tie courses were not visible on the south wing. The garage addition walls are constructed of wood boards with brick veneer on the east and west elevations and wood shakes on the north elevation. The wall construction of the living room addition could not be confirmed.

Windowsills are a mixture of exposed wood and wood clad in metal. The windowsills of the living room addition are concealed by carpet and asphalt sheeting. The roof is finished with metal roofing, and the fascia and soffits are clad in metal.

Conditions

The brick was generally in poor-to-fair condition, with various repairs noted throughout with mismatched mortar colours.

Mortar deterioration in head joints and bed joints, and spalled bricks were noted throughout the building. Open skyward facing joints and spalled bricks were also present in the brick water table. Several openings where mortar was deteriorated in the foundation walls and at the base of the ground floor walls had been filled with spray foam. Deterioration of the brick below several windows was noted, which is often caused by water ingress at the window openings. A sample of the general wall condition can be seen in Photograph 11.



Photograph 11: General condition of exterior walls.

On the west elevation, cracks in the mortar joints above the southernmost basement window and a dropped brick above the southernmost second-floor window indicate failed lintels (Photographs 12 and 13). Deterioration of the chimney above the roof line was also noted (Photograph 14).



Photograph 12: Cracks in mortar joints above southernmost basement window (west elevation).



Photograph 13: Dropped brick above southernmost second-floor window (west elevation).



Photograph 14: Deterioration of chimney above roof line (west elevation).

On the south elevation, a wood ledger was present from a previously removed porch roof. The remaining wood has contracted, causing loose mortar joints in the surrounding wall and diagonal cracks in the mortar joints where the brick has deflected above (Photograph 15).



Photograph 15: Wood ledger with loose joints and diagonal cracks.

On the east elevation, cracks in the mortar joints and dropped bricks above the southernmost basement window indicate a failed lintel (Photograph 16). Deteriorated bricks were also noted at the corner above the living room addition (Photograph 17). Severe deterioration was noted in the brick below the windows and doors to the living room addition, corresponding to the areas of water damage noticed on the interior (Photograph 18). Bricks were severely deteriorated at the top of the chimney extending above the living room addition roof line (Photograph 19).



Photograph 16: Cracks and dropped brick above southernmost window (east elevation).



Photograph 17: Deteriorated brick above living room addition.



Photograph 18: Severe deterioration of brick below living room windows.



Photograph 19: Severe deterioration of brick at chimney above living room roof line.

On the north elevation above the garage, failed brick was noted behind the decorative shutter (Photograph 20). At the garage addition, deterioration was observed at the base on the wood shake cladding. An eavestrough was damaged and a corresponding hole was present against the foundation wall with evidence of erosion in the rubble stone (Photographs 21 and 22). On the west elevation, the brick veneer has buckled inward north of the service door and the veneer has collapsed to the south of the door (Photograph 23).



Photograph 20: Failed brick behind decorative shutter above garage.



Photograph 21: Damaged eavestrough on garage.



Photograph 22: Deteriorated wood shakes and hole against garage foundation.



Photograph 23: Buckled and collapsed brick veneer on garage.

Recommended Actions

The following **short term** remedial actions are recommended for the exterior:

- The condition of the timber structure warrants complete deconstruction or reconstruction of the garage in lieu of repairing individual cladding components.

The following **medium term** remedial actions are recommended for the exterior:

- Widespread repointing and brick replacement throughout the brick walls and exposed areas of foundation wall are required to prevent further structural deterioration.

7. Summary of Recommendations

The following provides a summary of the recommendations for the existing structure.

Items requiring short-term remedial action:

1. Remove ceiling/wall finishes in localized areas at the top of the stair in the north wing and in the adjacent bedroom to investigate for water ingress and deterioration of the rafters. Verify that there are no leaks in the metal roofing.
2. Remove ceiling/wall finishes in the living room addition at the east wall and around the skylight to enable further investigation of water ingress and deterioration of the structural framing elements.
3. Support the free ends of the cut joists in the southeast room of the basement or sister the joists to establish secure bearing on the foundation wall.
4. Replace buckled prop in the midspan bearing line in the northwest room in the basement.
5. The condition of the timber structure warrants complete deconstruction or reconstruction of the garage in lieu of repairing individual cladding components.

Items requiring medium-term remedial action:

1. Widespread repointing and brick replacement throughout the brick walls and exposed areas of foundation wall on the exterior.

Items requiring routine maintenance:

1. Dehumidification and/or conditioning should be implemented in the northwest room of the basement to minimize moisture content of the wood framing and reduce the risk of ongoing deterioration and mold growth.
2. Monitor the basement for further water ingress and to ensure the condition of the foundation wall does not worsen in the northwest room.

8. Conclusions

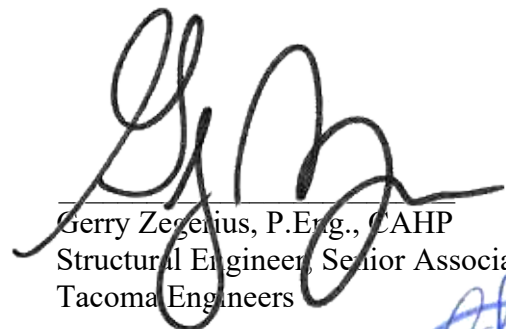
In general, the building is in fair condition provided that the water ingress issues are resolved and localized structural repairs are implemented. Significant repairs to the exterior walls, including repointing and brick replacement will be required in the medium term to prevent further structural deterioration. Complete deconstruction or reconstruction of the garage is recommended.

Please contact the undersigned with any further questions or comments.

Per



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