

Research and Evaluation Report



(Town of Halton Hills 2024)

Chisholm House

9094 Regional Road 25, Town of Halton Hills

March 2024

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1.0 Property Description

9094 Regional Road 25	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 6, CON 2 ESQ, AS IN 229421, EXCEPT PT 1 20R909;"EXCEPT PTS 1 & 2, 20R11484; EXCEPT PTS 2 & 3, 20R3009; EXCEPT PT 1 PM 293;" S/T 703525; "AMENDED FEB 11 '99 J. MENARD" SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 20R18490 AS IN HR943667 TOWN OF HALTON HILLS
Construction Date	c.1894
Original Use	Residential/Agricultural
Current Use	Institutional
Architect/Building/Designer	Built for Thomas Chisholm
Architectural Style	Vernacular with Italianate influences
Additions/Alterations	Rear garage addition
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	March 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 9094 Regional Road 25 in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

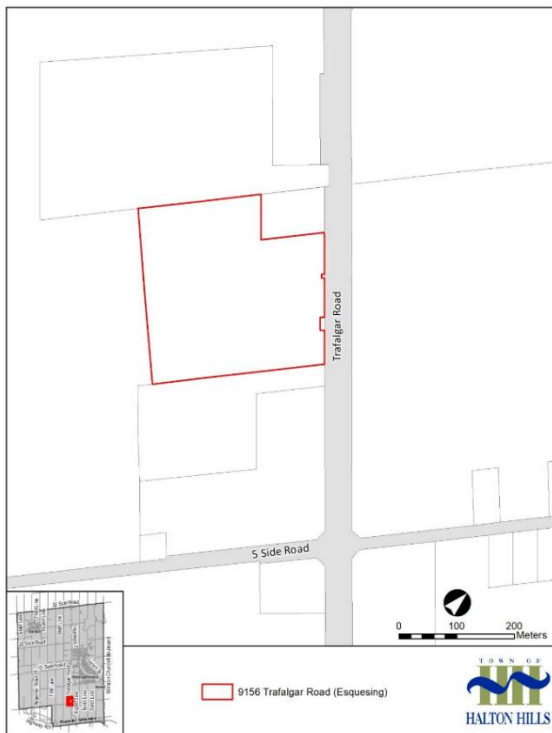


Figure 1: Location Map – 9094 Regional Road 25



Figure 2: Aerial Photograph – 9094 Regional Road 25

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

In 1986, the Mississaugas initiated a claim against the Government of Canada over the 1805 Toronto Purchase. On June 8, 2010, the parties involved reached a final compensatory agreement. It resulted in a cash payment of \$145 million to the Mississaugas of the Credit First Nation.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.

Chisholm Family

The subject property is located within Lot 6, Concession 2 in Esquesing Township. The east half of Lot 6 was granted to Robert Turnbull by the Crown in 1832; the 1822 Patent Plan (Figure 3) identifies Robert Turnbull within Lot 6. In 1832 Turnbull sold the east half of the lot to Alexander Duff, and in 1862, the property was transferred to Thomas Duff.

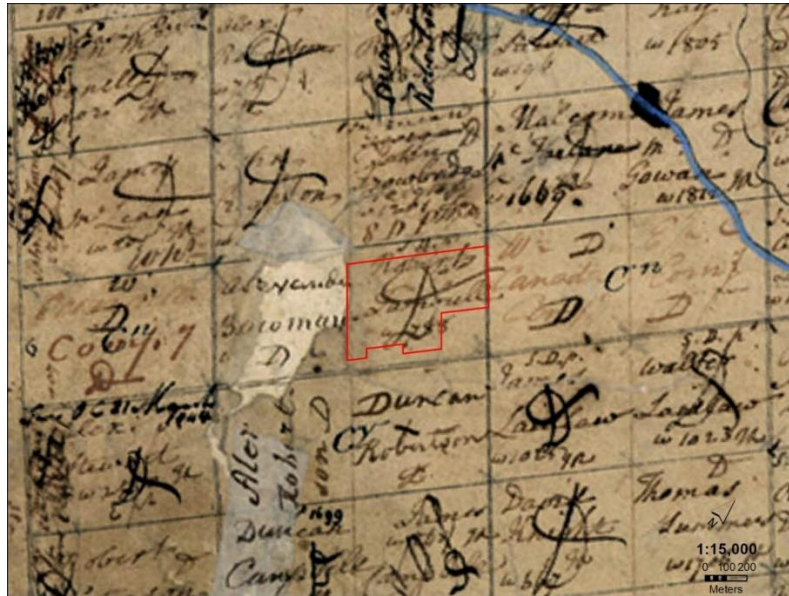


Figure 3: Subject property identified on the 1822 Patent Plan

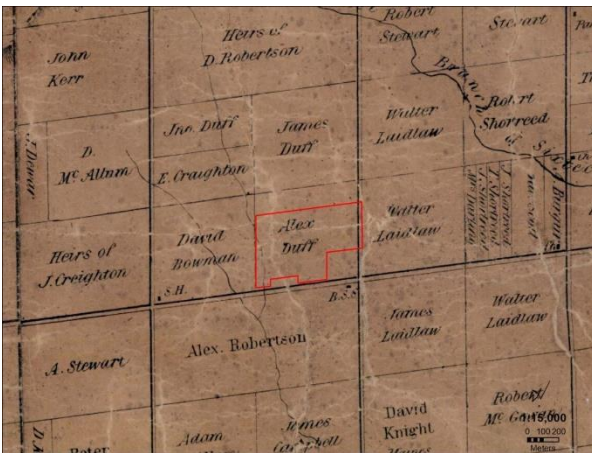


Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton

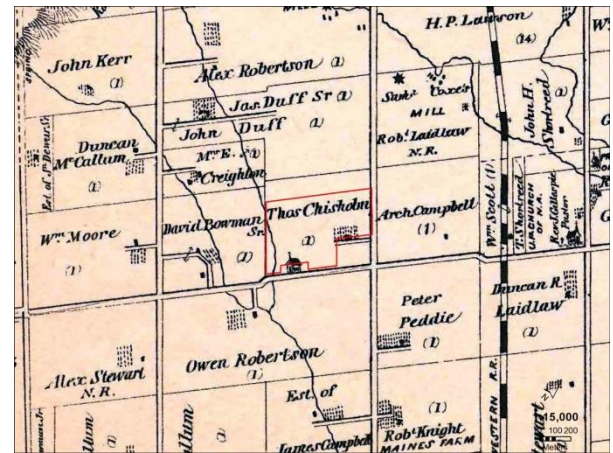


Figure 5: Subject property identified on the 1877 Illustrated Historical Atlas of the County of Halton

The property was sold by Thomas Duff and his wife to Thomas Chisholm in 1870. Thomas Chisholm (1835-1914) emigrated from Scotland with his parents Alexander and Margaret to Boston, Massachusetts, in 1859. By 1867, Chisholm had married his wife Susannah in Halton. The 1877 *Illustrated Historical Atlas of the County of Halton* (Figure 5) identifies Chisholm as the owner, showing a farmhouse within an orchard at the subject property. A school (still extant) is identified along the south border of Lot 6 outside of the current property boundary, now 5 Side Road/Campbellville Road; this is Ligny School House, the first public school section in Esquesing Township and the oldest remaining frame schoolhouse in Halton Hills.

Thomas and his wife Susannah Chisholm (nee Spiers) (1842-1921) lived at the subject property, and it was during their ownership that the existing Italianate residence was constructed.



Figure 6: Susannah Spiers, c.1880s (Milton Historical Society 6829)



Figure 7: Eva and Cecil Chisholm, children of William Stewart Chisholm, c.1900 (Milton Historical Society 5899)

In 1915, Thomas transferred the property to his son William Stewart Chisholm. Early topographic mapping shows the brick house in its existing location and the school along what is now Campbellville Road/5 Side Road outside of the subject property.

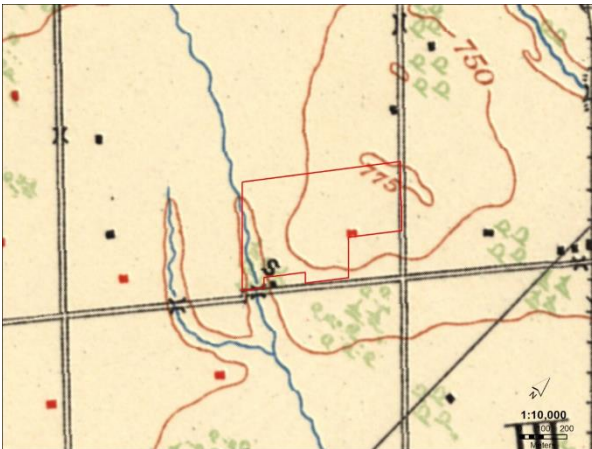


Figure 8: Subject property identified on the 1909 *National Topographic Map*



Figure 9: Subject property identified on the 1918 *National Topographic Map*

William (1870-1947) was married to Mary Elizabeth (nee Easterbrook) (1866-1949) and had children John Cecil, Eva, and Stanley (Figure 7).

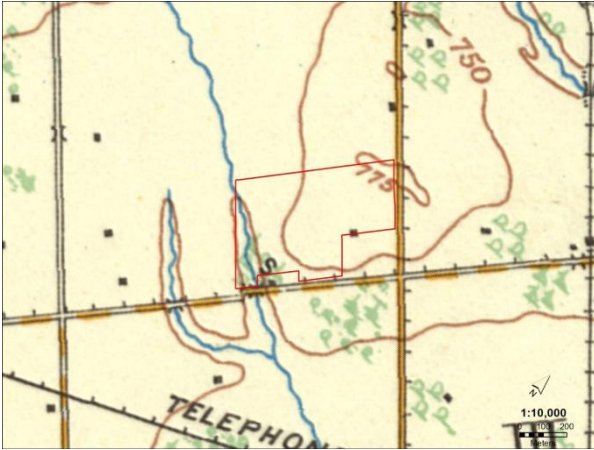


Figure 10: Subject property identified on the 1938 *National Topographic Map*

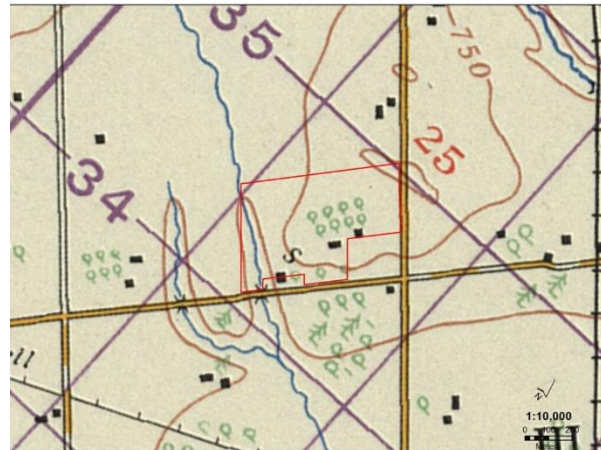


Figure 11: Subject property identified on the 1942 *National Topographic Map*

In 1941, the property was transferred through probate of will from William S. Chisholm to John Cecil Chisholm. J. Cecil Chisholm was the 1934 President of the Halton Junior Farmers and was also involved with local government. The 1942 National Topographic Map (Figure 11) shows an additional structure on the property to the west of the farmhouse.

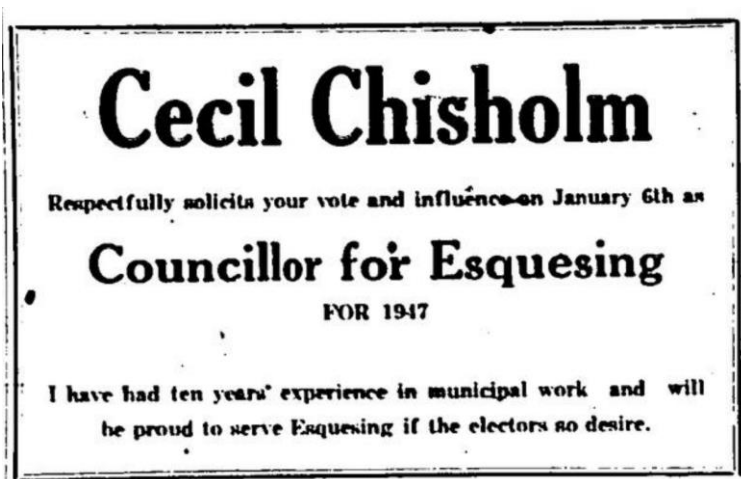


Figure 12: Advertisement for Cecil Chisholm (*Acton Free Press*, December 31, 1946, p.4)



Figure 13: *Acton Free Press* (Acton, ON), May 31, 1967, p. 7.

1954 aerial photography (Figure 14) shows most of the subject property with farm fields. The existing house is visible at the end of the drive extending from Regional Road 25 and shows the trees along the drive and within the orchard as identified in 1877 mapping, as well as the woodlot shown on early mapping.



Figure 14: Subject property identified in 1954 aerial photography

Ontario Mission of the Deaf

In July 1967, the property was transferred to the Ontario Mission of the Deaf.

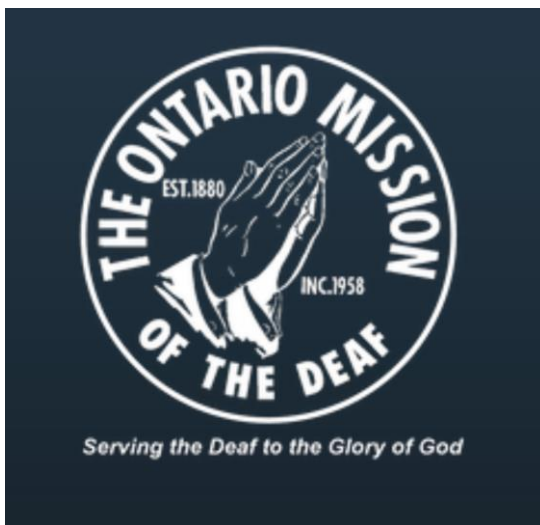


Figure 15: Ontario Mission of the Deaf
(<https://torontoecd.org/about-omd.html>)



Figure 16: Reverend Rumball at the Port Stanley Lions Club, c.1969 (Elgin County Archives C9 Sh2 B2 F18 9)

In 1954, Reverend Robert Rumball became the executive director of the Mission of the Deaf and was instrumental in establishing ministries elsewhere, in addition to his congregation “The Evangelical Church for the Deaf” on Wellesley Street in Toronto. The Bob Rumball Camp for the Deaf was established in 1960, following Rumball’s vision to have a camp for deaf children without communication barriers. Rumball also established a conference centre, and foster-home program, as well as the Ontario Community Centre for the Deaf and the Friend of the Court program.

Following one of Rumball's impassioned messages on the importance of serving the deaf community, The Lions Clubs of Ontario, and particularly the St. Catharines' Central Lions Club, provided the resources for a Farm Home in Milton. An International Research Seminar on the Vocational Rehabilitation of Deaf Persons described the home as follows: "a half-way house for emotionally disturbed deaf children whom the schools have rejected and who otherwise would be placed in mental hospitals for lack of other facilities for them ... All of these, too, are run and controlled by the deaf themselves, without a penny coming from the government or from United Community Service funds, a fact we hope will be changed soon..."²

In 1969, the *Directory of Organizations in America – Of and For the Deaf* reported that the 96-acre farm at the subject property was scheduled to become a commercial farming enterprise and rehabilitation centre. The program, in 1969 at its experimental stage, would provide a year-round centre for children who had additional problems in addition to deafness, which made attending the Ontario School for the Deaf in Milton a challenge. The farm home would be a place where these children could learn to adapt and communicate. Henry and Anne Dueck, who had three deaf children of their own, served as directors and responsible for the operation of the farm and programming. The property was then owned by the Ontario Mission for the Deaf under President Reverend Bob Rumball. The Milton Lions Club helped to raise money for the home, however the property at that time was also a working farm which helped to cover costs.

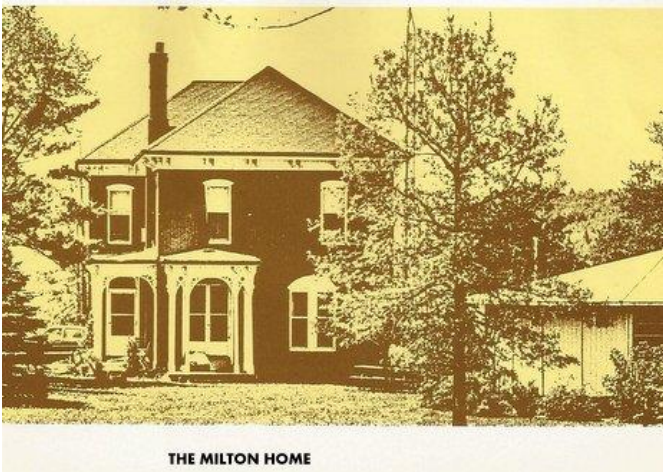


Figure 17: Chisholm Farmhouse c. 1969, identified as one of the Lions Homes for the Deaf (Lions Homes for Deaf People – Canada)

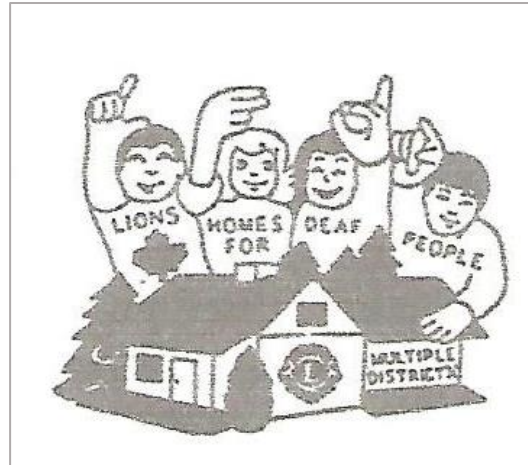


Figure 18: Lions Homes for Deaf People – Canada

In 1970, there were nine students from the Ontario School for the Deaf attending the farm school. The same year, a portable classroom was approved at the farm home, with some classes held in the original house. In 1978, the Dueck family submitted a proposal to the Town to build a second home on the subject property for their son and daughter-in-law who assisted with the children. At that time, there were five foster children living on the farm. The 1982 *List of Canadian Hospitals and Special Care Facilities* and 1986 *List of Residential Care Facilities in Canada* identify the farm home as "Dueck Homes" and that the maximum capacity was six children.

² International Research Seminar on the Vocational Rehabilitation of Deaf Persons, p.50

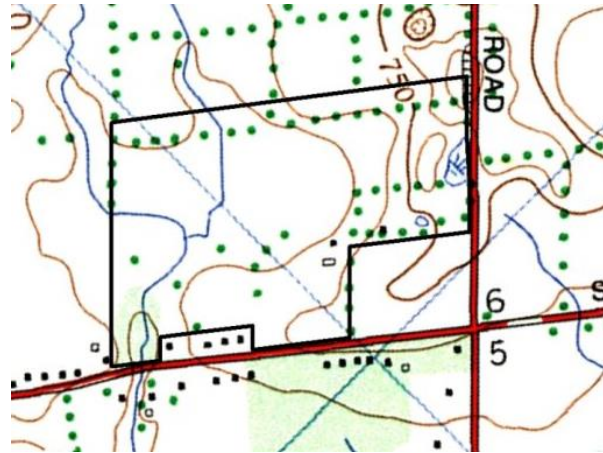


Figure 19: Subject property identified on the 1974 *National Topographic Map*

Aerial photography shows the removal of the orchard over time within the subject property, however the windrows and trees along the driveway have remained fairly intact.

The Bob Rumball Association for the Deaf Milton Day Centre opened in May 2005. The organization continues to operate today under the leadership of Derek Rumball, son of Bob Rumball. A driving range (known as The Range) is also now located at the subject property, accessed via the driveway for the Day Centre along 5 Side Road.



Figure 20: Subject property identified in 1999 aerial photography



Figure 21: Canadian Champion (Milton, ON), 31 May 2005



Figure 22: Subject property identified in 2007 aerial photography.



Figure 23: Subject property identified in 2015 aerial photography

2.2 Property & Architectural Description

The subject property is an irregularly shaped parcel located at the northwest corner of 5 Side Road and Regional Road 25 within the historic Scotch Block area in Halton Hills. The property contains a residential building, several smaller outbuildings, a remnant silo, driving range, and the Bob Rumball Day Centre (Figure 24).

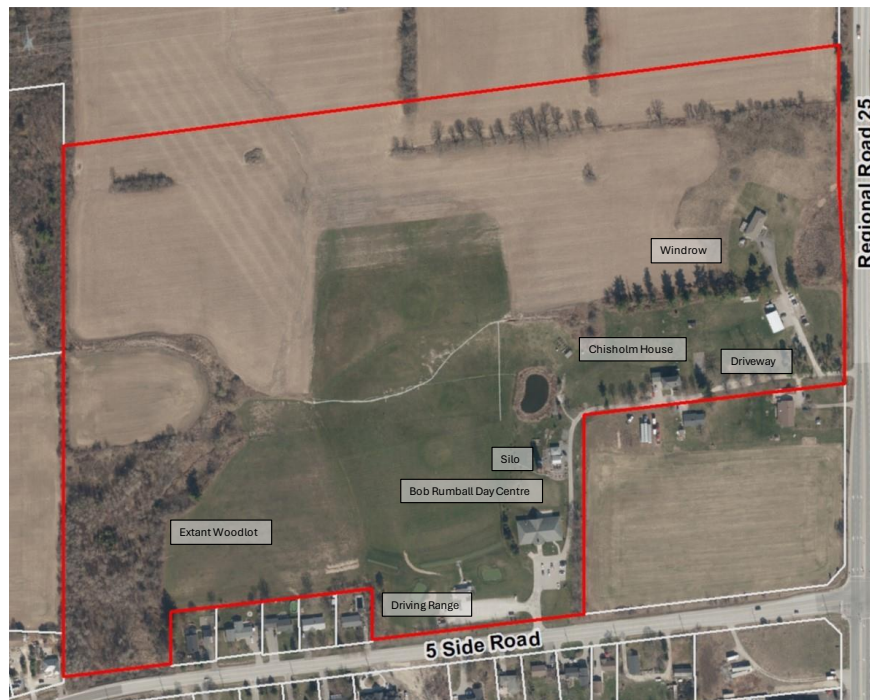


Figure 24: Subject property identified in aerial photography; annotated by Town Staff (2023)

The north half of the property is primarily open fields, with two outbuildings close to the right of way and accessed via the main driveway from Regional Road 25. There are several mature trees located along the east lot line.



Figure 25: Looking southwest into the north portion of the subject property from Regional Road 25 (Google Streetview Sept 2023)



Figure 26: Existing driveway during late summer 2023, showing the driveway lined with mature trees and the neighbouring lot with bungalow (left) (Google Streetview Sept 2023)



Figure 27: Existing bungalow adjacent to the subject property (south) (Town of Halton Hills 2024)



Figure 28: Looking towards the subject property from Regional Road 25 (Town of Halton Hills 2024)



Figure 29: Looking towards Regional Road 25 from within the existing driveway (Town of Halton Hills 2024)



Figure 30: Looking towards the southwest within the subject property, showing the Bob Rumball Centre (left) and extant silo and shed structure (centre) (Town of Halton Hills 2024)



Figure 31: Looking towards the northeast within the subject property towards Chisholm House (Town of Halton Hills 2024)



Figure 32: Looking southwest within the subject property over open fields (Town of Halton Hills 2024)



Figure 33: Mature coniferous trees along the northwest property line (Town of Halton Hills 2024)



Figure 34: Looking northwest towards the Bob Rumball Centre within the southwest corner of the subject property (Town of Halton Hills 2024)

The late nineteenth century residence identified as Chisholm House is located within the east half of the lot and is accessed from Regional Road 25 at the end of a tree-lined drive. The L-shaped, two-storey building features a cut stone foundation and hipped roof, with bracketed eaves (Figure 35 and Figure 36). The front elevation facing Regional Road 25 features a covered porch which has replaced the original porch over the segmentally arched door opening with contemporary window within as the entrance is no longer in use. Adjacent to the entrance is a round arched double window opening with brick hood mould and wooden shutters. Two symmetrically placed, segmentally arched single window openings with sills and wooden shutters are located at the second storey.



Figure 35: Northeast elevation (Town of Halton Hills 2024)



Figure 36: Southeast corner (Town of Halton Hills 2024)

The side (southeast) elevation features a covered wooden porch that extends along the building from the front elevation to the rear where the building projects further south. At grade there are two segmentally arched window openings with brick hood moulds (one of these likely modified from an original window opening) and a single segmentally arched window opening with wooden shutters towards the east end of the elevation. The two entry doors feature wooden surrounds with glass transoms. Single segmentally arched window openings are located at the second storey with a brick chimney extending up from the first storey and rising above the roofline; the eaves are bracketed throughout the existing roof.

The west end of the southeast elevation features centrally located round-arched paired window openings with brick hood moulds.



Figure 37: Looking towards the southeast elevation (Town of Halton Hills 2024)



Figure 38: Southeast elevation (Town of Halton Hills 2024)

The rear (southwest) elevation is partially obscured by a one-storey garage addition. The elevation appears to have been modified with evidence of infill brick, however two segmentally arched window openings with brick hood moulds and sills are extant at the first and second storeys.



Figure 39: Looking towards the southwest corner with one-storey attached garage (Town of Halton Hills 2024)



Figure 40: Southwest elevation with rear of the one-storey garage (Town of Halton Hills 2024)



Figure 41: Southwest elevation (Town of Halton Hills 2024)

The side (northwest) elevation features the one-storey garage addition at the rear. Segmentally arched window openings are extant within the cut-stone foundation at the basement level. At the first storey, three segmentally arched window openings feature brick voussoirs and sills, with three openings at the second storey above although one has been infilled. A one-storey frame addition provides access to the building along this elevation.



Figure 42: Northwest elevation with one-storey garage addition (Town of Halton Hills 2024)



Figure 43: Looking towards the one-storey garage addition (Town of Halton Hills 2024)



Figure 44: Northwest elevation (Town of Halton Hills 2024)



Figure 45: Looking towards the northwest corner (Town of Halton Hills 2024)

2.3 Architectural Style & Landscape Analysis

The Italianate style was a popular style for commercial and residential buildings within Ontario, predominantly between 1850 and 1900. Shannon Kyles of *Ontario Architecture* notes that the original owners of these homes would have been third or fourth generation Canadians, likely descended from United Empire Loyalists. Unique to Ontario were Italianate residences with projecting eaves, moderately pitched hip roof, and ornate cornice brackets as featured in *The Canada Farmer* in 1865; the style was seen as an alternative to the popular Gothic Revival farmhouse, or Ontario Cottage. John Blumenson identifies features extant within the Italianate style and demonstrated within Chisholm House including the hip roof, strongly accentuated corners, eyebrowlike segmentally arched window cornices, large-paned sash-type windows (although these have been replaced), and tall chimneys, while maintaining references to the Georgian tradition of formal and symmetrical compositions.

Earlier photographs of the existing house show the original porch which has since been removed (Figure 46 and Figure 47).



Figure 46: Front elevation of Chisholm House, c.2009 (Heritage Listing Report 2009)



Figure 47: Front elevation of Chisholm House (Town of Halton Hills 2024)

However, it should be noted that overall, minimal alterations have been made to the Chisholm House and it remains a representative example of a residential vernacular structure with strong Italianate influences within the subject property. Future efforts to restore the detailing of the original porches and front entrance would further contribute to its cultural heritage value.

Although the existing landscape within the subject property is primarily rural, with open fields beyond grassed areas surrounding the existing buildings, the use of the property and its legibility as a historic farmstead has been altered over time. Remnants of the farmstead remain, including the tree-lined drive, windrows, farmhouse, southwest woodlot, and silo, however the relationships between these features are impacted by the introduction of new buildings and outbuildings, contextual changes along 5 Side Road and Regional Road 25, and visual disconnection between the original farmhouse and these features due to new buildings and driveways. As such, the property has not been identified as a significant cultural heritage landscape, however the farmhouse, tree-lined drive providing historical access to the property, and windrows remain significant elements of the original farm property. Although future uses of the property may require additional impacts to these relationships, efforts should be made to conserve and interpret the property's rural history.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 9094 Regional Road 25 has physical and design value as a representative of a vernacular expression of the Italianate style within the Scotch Block community in the Town of Halton Hills. The two-storey, L-shaped brick building with hipped roof on a stone foundation on the west side of Regional Road 25 has retained features characteristic of the Italianate style, including its hipped roof, strongly accentuated corners, large round-arched and segmentally arched window openings with brick hood-moulds, and tall brick chimney. The existing house continues to be accessed via a mature-tree-lined drive extending from Regional Road 25, with a coniferous windrow to the north, as demonstrated via early mapping and aerial photography.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	X

The property at 9094 Regional Road 25 has strong historical significance due to its associations with the Chisholm family. Thomas Chisholm, who emigrated from Scotland first to the United States and then to Canada in the mid-nineteenth century, settled the property with his family, and the farm remained in the Chisholm family until the 1960s. The property has also long been associated with social services and the deaf community, and with Bob Rumball and the Bob Rumball Canadian Centre of Excellence for the Deaf. Reverend Rumball's vision and mission, and the work of Henry and Anne Dueck and their family on the farm, have led to decades of service to the deaf community at this location for over 50 years. In this way, Chisholm Farmhouse, adaptively reused since the late 1960s as part of the organization's work, continues to represent the property's history of providing services to the local deaf community and beyond.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 9094 Regional Road 25 has contextual value as one of the remaining farmhouses located along Regional Road 25. The existing farmhouse helps to maintain the character of the Scotch Block settlement area which remains rural north of 5 Side Road at the southern terminus of the municipality. The farmhouse has been in this location since the late nineteenth century and is visually and historically linked to its surroundings to the southwest, northwest, and northeast, although the area to the southeast is primarily industrial and changed. The existing tree-lined drive and coniferous windrow to the north of the house reflect its agricultural past in the community. The house, located at the end of a long drive accessed from Regional Road 25, has not been identified as a landmark.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 9094 Regional Road 25 has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 9094 Regional Road 25 are identified as follows:

- The setback, location, and orientation of the existing L-shaped residential building known as Chisholm House along Regional Road 25 in the former Scotch Block within the Town of Halton Hills;
- The tree-lined drive extending to the existing residential building from Regional Road 25 and coniferous windrow to the north of the residential building;
- The scale, form, and massing of the two-storey building on a stone foundation with shallow hipped roof with bracketed eaves and brick chimney;
- The materials, including brick exterior and detailing, sills, and wooden bracketed eaves;
- On the front (northeast) elevation:
 - The segmentally arched former door opening, with round-arched window opening adjacent to the door opening at the first storey;
 - The presence of a one-storey covered wooden porch over the former entrance;
 - At the second storey, segmentally arched window openings with brick hood moulds;
- On the side (southeast) elevation;
 - The presence of a one-storey covered porch along the side elevation;
 - Segmentally arched door openings with glass transoms and window openings at the first and second storeys with brick hood moulds;
 - Towards the rear of the elevation, round-arched double window openings with brick hood moulds and sills;
- On the rear (southwest) elevation:
 - Segmentally arched window openings with brick hood moulds at the first and second storeys; and,
- On the side (northwest) elevation:
 - Segmentally arched window openings with brick voussoirs at the first and second storeys.

The interiors of the existing residential building have not been identified as heritage attributes as part of this report.

5.0 Sources

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