



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: May 3, 2021

Report No: DS-029-21

Subject: Heritage Easement Agreement for the property at 7419 Tremaine Road - Alex Hogg Stone House

Recommendation: THAT Staff Report DS-029-21 entitled: "Heritage Easement Agreement 7419 Tremaine Road" be received;

AND THAT Milton Council recognizes the property located at 7419 Tremaine Road in the Town of Milton as being of heritage significance;

AND THAT The Town of Milton enter into a Heritage Conservation Easement with the property owner(s) to facilitate the relocation and rehabilitation of the listed heritage house currently located at 7419 Tremaine Road and proposed to be relocated to 22 King Street in the Town of Milton.

AND FURTHER THAT the Mayor and the Town Clerk, or their designates, be authorized to execute any necessary agreements.

EXECUTIVE SUMMARY

- The property at 7419 Tremaine Road is of cultural heritage value or interest.
- The house was constructed as early as the 1830s as a residence for Alexander Hogg, a farmer and is a rare example of a mid-19th century centre gable Gothic Revival style building.
- The property owner has agreed to the Conservation of the house through rehabilitation as recommended in their Conservation Plan and plan to relocate the house to 22 King Street in Downtown Milton.
- This report recommends that the Town of Milton enter into a Section 27 agreement through the Ontario Heritage Act to ensure the heritage attributes are retained following the home's relocation.

REPORT

Background

Owner/Applicant: Milton Christian School

Location

The subject property is municipally known as 7419 Tremaine Road. It is located on the east side of Tremaine Road, just south of Given Lane and north of Main Street West (see Location Plan in Figure 1), lands being Lot 13, Concession 1, (former geographic survey of Trafalgar), Town of Milton, Regional Municipality of Halton.

Ontario Heritage Act

Part IV, S. 37 of the Ontario Heritage Act R.S.O. 1990, Chapter O.18 allows a municipality to pass a by-law permitting it to enter into a heritage easement with a property owner to conserve a property of cultural heritage value or interest.

The easement would be an agreement by the property owner to rehabilitate the house using prescribed techniques and procedures to ensure that the house is conserved following good conservation practice. It is town staff opinion that this is the most appropriate way of ensuring that the Alex Hogg Stone House is conserved through rehabilitation at 22 King Street as an inhabited residence.

Provincial Policy Statement (P.P.S.)

This states that "significant built heritage resources shall be conserved".

The Alex Hogg Stone House is a significant built heritage resource and should be conserved. The Heritage Easement ensures that it will be appropriately conserved.

Places to Grow

This states that the Greater Golden Horseshoe "...is blessed with.....irreplaceable cultural heritage sites..." that "....must be wisely protected and managed as part of planning for future growth." It seeks a "balanced approach" to using and managing resources, including heritage resources. A culture of Conservation is sought where municipalities develop policies and strategies that conserve cultural heritage where feasible, as "built-up areas are intensified."

Staff are of the opinion that the relocation of the Alex Hogg Stone House to 22 King Street is a "balanced approach" for this property. It will ensure that this significant cultural heritage resource is conserved, allowing a new life for this historic home.

Halton Region Official Plan

This has a goal "...to protect the material, cultural, natural and built heritage of Halton for present and future generations."

Background

Staff are of the opinion that the Heritage Easement for the Alex Hogg Stone House will ensure that this significant heritage resource can be protected for "present and future generations."

Town of Milton Official Plan

This has a goal to conserve "the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse."

The Alex Hogg Stone House is a significant heritage resource. The proposed Heritage Conservation Easement will ensure that it is recognized, preserved, protected, improved and managed at its new location. Heritage designation is the highest level of protection for a valuable historical resource.

Discussion

The owner is proposing to conserve the Alex Hogg Stone House as a residential home in Downtown Milton. The Heritage Impact Assessment and Conservation Plan noted that the house is:

- A rare example of a mid-19th century centre gable Gothic Revival style house constructed in cut stone with a double stuck mortar joint.
- A vernacular style house that retained several original features.
- It displays artistic merit through the centre gable roof with four-pane semicircular windows, two cut stone chimneys, six over six windows with cut stone lintels and brush hammered edges, and main entrance cut stone lintel with bush hammered edges and four-pane transom and sidelights.

Usual conservation practice seeks to conserve cultural heritage resources in their original location. However, the house is currently vacant and will quickly deteriorate if left in its present state. The owner is proposing to dismantle the house in its current location and rebuild and inhabit the house on a property located at 22 King Street. It should be noted that it is not possible to move the house intact via road transport due to bridges that cannot be navigated. The new location (as shown in the attached Figure 2) would place the Alex Hogg House on a visible lot in the downtown character area.

A draft Conservation Plan has been submitted that precisely explains how the Alex Hogg House can be dismantled, rehabilitated and conserved. Staff agree with the owner that the house needs to be rehabilitated to ensure its conservation and continued use as a home.

Not all Heritage Milton members agree with the conservation approach proposed (March 09, 2021 meeting) citing the following:

Discussion

- Concerns with respect to the proposed dismantling of the house at 7419 Tremaine and its reassembly on King Street, indicating this would render the home no longer significant from a heritage perspective.
- The house should remain intact at its current location and designated through the Heritage Act with its original windows and trim.
- The Town of Milton should explore opportunities to acquire land where heritage homes can be relocated into a protected “heritage village”.

With the support of one member from Heritage Milton and the Heritage consultant Golder Associates Limited recommendation, it is Staff’s opinion that the conservation measures outlined in the HIA and Conservation Plan are the highest and best use to conserve this valuable historical property. Staff also consider that the proposed new lot would give this beautiful and historically significant house visual prominence within the street-scene and ensure that it is well integrated into the surrounding character neighbourhood.

When a heritage house is rehabilitated, the owner is usually required to enter into a Heritage Conservation Easement with the municipality to ensure that it is conserved appropriately throughout the process. Without such an easement in place, the owner would be under no obligation to conserve the house once the demolition permit is granted to rehabilitate it from its original location.

Staff is therefore recommending that the Town enter into a Heritage Conservation Easement with the owner. The easement would generally:

- Require that the house is appropriately maintained and secured;
- Allow the relocation of the house following approved procedures that ensure that it is conserved throughout this process;
- Allow the demolition of the modern additions to the house;
- Require insurance and financial securities to be posted to ensure the building is adequately conserved during the relocation process;
- Ensure that the rehabilitation is overseen by professionals who have experience in rehabilitating and conserving heritage buildings;
- Ensure that the house is refurbished sympathetically while maintaining its heritage attributes; and
- Once rehabilitated to its new location, the house will be refurbished with a new rear addition and an attached garage to facilitate its use as a residential home.

A Heritage Conservation Easement to permit the rehabilitation of the Alex Hogg Stone House to a new location at 22 King Street is consistent with Provincial, Regional and Municipal goals for the conservation of significant historical homes.



The Corporation of the Town of Milton

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Financial Impact

The Town would be required to pay \$2.00 to the Owner for the Heritage Easement and pay for the normal registration fees.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Anthony Wong, MArch, MRAIC, Phone: Ext. 2565
Policy Planner

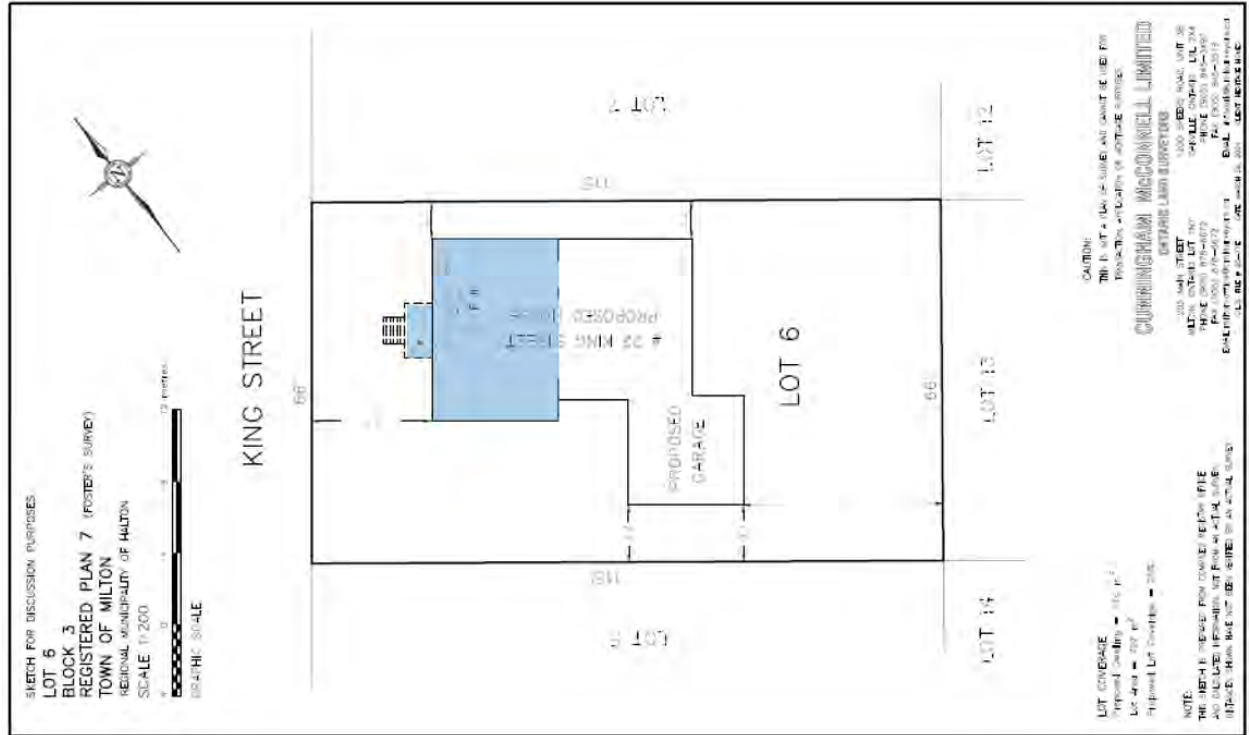
Attachments

Figure 1: Location Plan of 7419 Tremaine Road
Figure 2: Plan showing new location of the Alex Hogg Stone House at 22 King Street
Appendix 1: Statement of Cultural Significance
Appendix 2: Photographs of Alex Hogg Stone House
Appendix 3: Heritage Impact Assessment of Alex Hogg Stone House
Appendix 4: Conservation Plan for Alex Hogg Stone House

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 2
DS-029-21

PLAN SHOWING NEW LOCATION OF THE
ALEX HOGG STONE HOUSE AT 22 KING STREET



Statement of Significance

Description of Property

The existing historic property at 7419 Tremaine Road in the Town of Milton is located along the east side of Tremaine Road, South of Given Line and North of Main Street West. The one and a half storey, cut stone structure is currently surrounded by open space use with residential suburban development to the immediate east and agricultural land to the south.

Statement of Cultural Value and Interest

The property at 7419 Tremaine Road is of cultural heritage value or interest for the one and a half storey cut stone structure which has design or physical value, Constructed as early as the 1830s as a residence for Alexander Hogg, a farmer. The house is a rare example of a mid-19th century centre gable Gothic Revival style house constructed in cut stone with double stuck mortar joint. Built in a vernacular style, the house had retained several original features and displays artistic merit through the centre gable roof with four pane semicircular window, two cut stone chimneys, six over six windows with cut stone lintels and brush hammered edges, and main entrance with cut stone lintel with bush hammered edges and four pane transom and sidelights.

Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Rectangular long façade
- Coursed rubble fieldstone foundation
- Cut stone cladding in even courses
- Double Struck mortar joints
- Medium gable roof with Centre gable and moulded fascia
- Four panel semicircular window at the centre gable
- Two original cut stone chimneys
- Six over six windows with cut stones lintels with bush hammered edges
- Main entrance on the south façade with four pane transom and sidelights, cut stone intel hammered edges
- Interior main floor windows mouldings.

PHOTOGRAPHS

East Facade



South and West Facade





FINAL REPORT

Heritage Impact Assessment

7419 Tremaine Road, Town of Milton, Ontario

Submitted to:

Sedgwick Marshall Heritage Homes Ltd.

336 Bronte Street South, Suite 226
Milton, ON
L9T 7W6

Submitted by:

Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario N6E 0A3

18112685-1000-R-Rev0

17 March 2020



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Acknowledgements

Town of Milton	Jill Hogan, Director of Planning, Policy and Urban Design
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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

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

This HIA concludes that 7419 Tremaine Road has CHVI for its design and physical value as a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. This HIA also determined that the best option to ensure the long-term sustainability and use of 7419 Tremaine Road as a valued built heritage resource is to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear extension

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear extension
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the Town of Milton's *Official Plan*, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by Sedgwick Marshall Heritage Homes Ltd. (the 'Client'). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

APPENDIX A

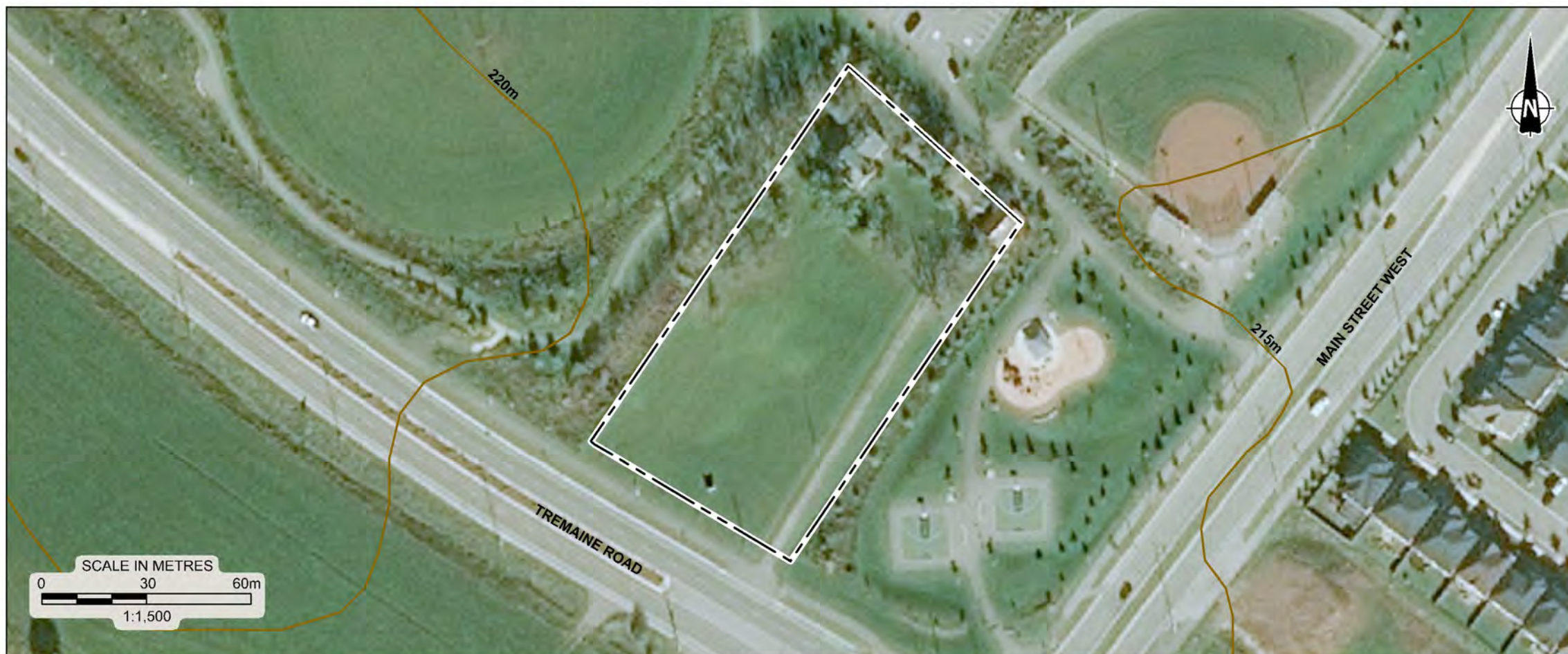
Land Registry Records

1.0 INTRODUCTION

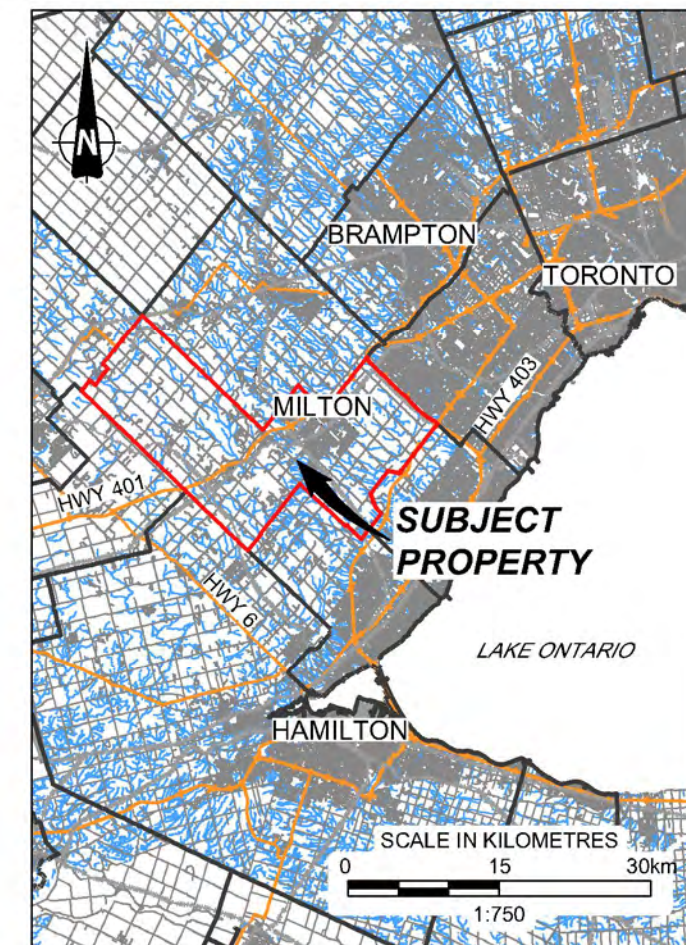
In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'; Figure 1). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Town of Milton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

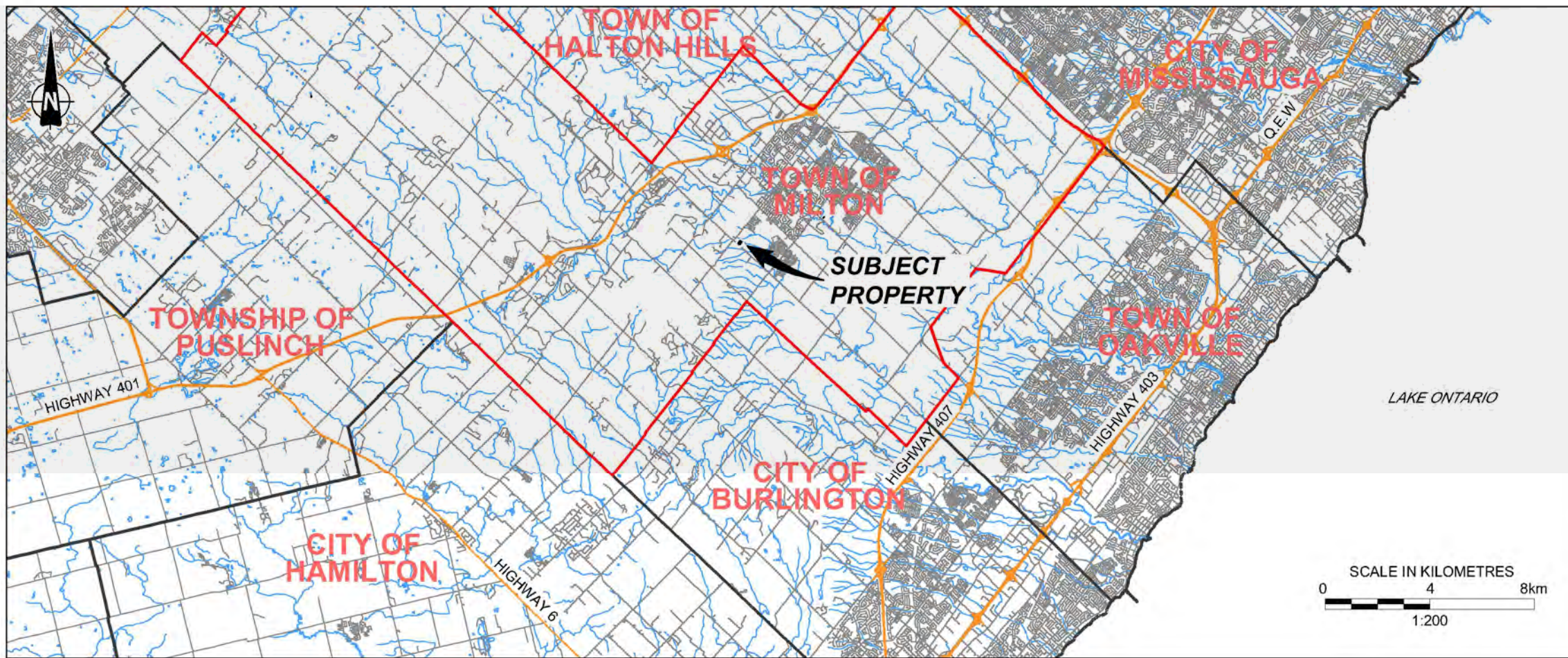
- a background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property
- an overview of the property's geographic and historical context
- an inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*
- a description of the proposed development and an assessment of potential adverse impacts with options analysis
- recommendations for future action



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

	APPROXIMATE SUBJECT PROPERTY
	TOWN OF MILTON BOUNDARY
	TOWNSHIP/MUNICIPALITY BOUNDARY
MILTON	TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2020, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2020; BING IMAGERY AS OF JANUARY 21, 2020. (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

PROJECT			
HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE			
LOCATION MAP			
PROJECT No. 18112685		FILE No. 18112685-1000-R01001	
SCALE AS SHOWN		REV.	
	GOLDER	CADD AMS Jan. 23/20	
		CHECK	
			FIGURE 1

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine:

- if 7419 Tremaine Road meets the criteria for CHVI as prescribed in *O. Reg. 9/06*
- if the proposed development will adversely impact any heritage attributes of the property
- options to guide future development of the property

To meet the study's objectives, Golder:

- reviewed applicable municipal heritage policies and consulted the Town's heritage planner
- conducted field investigations to document and identify any heritage attributes, and to understand the wider built and landscape context
- evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*
- assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies
- developed recommendations for future action based on international, federal, provincial and municipal conservation guidance

A variety of archival and published sources, including historical maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from online sources and other sources to create a land use history of the property.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on December 16, 2019 and included accessing and photographing all elements of the property and its wider context with a Samsung Galaxy S8. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980) was used to document the built environment and physical conditions.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of consultation

Contact	Date & Type of Communication	Response
Jill Hogan, Director of Planning, Policy and Urban Design, Town of Milton	Email sent on January 22, 2020	Email received January 22, 2020. Directed Golder's email to Anthony Wong.
Anthony Wong, M.Arch., MRAIC, Planner, Policy, Town of Milton		Email received January 22, 2020. Provided the Town's HIA Terms of Reference and provided issues to be explored in Golder's HIA.

3.0 POLICY FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter *CHP Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), the national *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the national *Standards and Guidelines* form the basis of this HIA.

3.2 Provincial Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement*, 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest. PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of conserving built heritage and cultural heritage landscapes is recognized in Section 2.6.1 of PPS 2014 ('significant built heritage resources and significant heritage landscapes shall be conserved'), and defines *significant* as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as 'the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*'. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.
- **cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or

natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

- **heritage attribute:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **protected heritage property:** property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For provincially-owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. These include:

1) the property has **design value or physical value** because it:

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

2) the property has **historic value or associative value** because it:

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

3) the property has **contextual value** because it:

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

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk.

3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines an HIA as:

'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of an HIA is provided in the MHSTCI document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI *Eight guiding principles in the conservation of historic properties* (2007), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,

8) Maintenance (historic places should be continually maintained).

3.3 Town of Milton Heritage Policies

3.3.1 Official Plan

The Town's *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town's three objectives for cultural heritage policies include:

- the conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- the integration of the conservation of heritage resources into the Town's general planning approach; and,
- the promotion of an understanding and appreciation of the heritage.

To evaluate heritage properties (Section 2.10.3.5), the *Official Plan* lists criteria similar in principle to *O. Reg. 9/06* with the exception that it is organized into two categories —Historic Value or Interest and Architectural Value or Interest— and includes the additional criteria. For Historic Value or Interest, the criteria also include:

- it dates from an early period in the development of the Town's communities; and,
- it is an example of outstanding interior design; and,
- it is an example of a rare or otherwise important feature of good urban design or streetscaping;

For Architectural Value or Interest, the additional criteria are whether:

- it is a representative example of a method of construction now rarely used; and,
- it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part.

Further criteria to establish designation under Part IV of the *OHA* is listed in Section 2.10.3.8 but these also follow *O. Reg. 9/06*. Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
 - new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,

- new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

The *Official Plan* includes policies for ‘Special Resources’ which references pioneer cemeteries and:

- preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety (Section 2.10.3.24).

3.3.2 Additional Municipal Guidance

The Town’s *Terms of Reference: Heritage Impact Assessment* (2019) summarizes many of the provincial and municipal policies and guidance described above as well as outlining in greater detail the written and graphic information a HIA requires. Also included are the three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **reunification** allows for the exterior only of a structure to be maintained on a site; and,
- **symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.

This HIA is organized to comply with the requirements of the Town’s *Terms of Reference*.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 20 kilometres (km) north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to undulating, imperfectly drained terrain with fine-textured clay soils covering approximately 483 km² between the South Slope zone to the east, and the Niagara Escarpment to the south and east. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984: 174-176). The Niagara Escarpment is located approximately 0.65 km to the west of the property and Sixteen Mile Creek is 3 km to the east.

In reference to cultural boundaries and features, the property was formerly located on Lot 13, Concession 1 in the Trafalgar Township, Halton County. It was amalgamated into the Town of Milton, Regional Municipality of Halton in 1974. It is located approximately 98 metres (m) to the west of the Main Street West and Tremaine Road roundabout and 255 m to the east of the 14 Side Road and Tremaine Road intersection.

4.2 Historical Context

4.2.1 Halton County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817; Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Pope 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.

4.2.2 Trafalgar Township

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Pope 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using

Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original “Old Survey” was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a ‘New Survey’ could divide the land north of the 2nd Concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township’s initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township’s first post office opened, and regular stagecoach service was available (Pope 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the “Corn Laws” that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

The Town of Milton was established around a small grist milling operation built in 1822, was incorporated in 1857, and by 1877 included the County Court House, Registry Office, a jail, and a substantial Town Hall. It also boasted several schools and a number of industrial, social and merchant institutions. Sixteen Mile Creek played an important role in this overall development of Trafalgar Township and the Town of Milton, providing both a source of power for mills and drinking water for residents and animals.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from

Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street has been fully developed. Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. By 2016, the population of Milton had reached 110,128 (Statistics Canada 2016).

4.2.3 7419 Tremaine Road

To trace the occupational history of this lot, land registry records, census records and directory records were consulted. The property was originally located at Lot 13, Concession 1 in the Trafalgar Township, Halton County.

The southwest half (100 acres) of the property was granted to Lauriel Templer by the Crown in 1823, and William Templer was granted the northeast half (100 acres) by the Crown that same year. Lauriel sold his portion of the property to Joseph Jones in 1826, who subsequently sold the property to Alexander Hogg in 1832.

Tremaine's 1858 *Map of the County of Halton* identifies the property as owned by Alex Hogg (west ¼ of the lot), with the remaining ¾ of the lot owned by Johnson Harrison (Figure 2). The northeast corner of Alex's property is identified as a church. Alex Hogg (1792-1872) was born in Ireland and worked as a farmer. His first wife passed away at the age of 43 in 1834 and later married his second wife Mary Simpson (1787-1878). He is identified as living in Trafalgar in the 1851 Census with Mary and children Susan, Eliza, James, Samuel, Nancy and David. The 1861 Census of Canada shows that he was living with Mary and son James in a 1 ½ storey stone house. Hogg was living at Lot 1, Concession 13 (error in text, likely meant to read Concession 1, Lot 13) in the 1871 Halton County Directory and Gazetteer with his wife Mary and son James. Alex passed away in 1872 at the age of 80, with Mary passing away six years later at the age of 91. A year before Alex's passing, the property had sold to his son Samuel Hogg. Samuel and his wife conveyed the property to William Calder in 1876.

By the Walker & Miles 1877 *Historical Atlas of Halton County*, the property was owned by William Calder, and the northeast corner is labeled Presbyterian Church (Figure 2). William Calder was born in Scotland around 1859 and at the time of the 1871 Census was working as a farmer in Nelson with his wife Margaret J. Calder (Graham). They had four children: Wilfred John, Roy Graham, Melvin and Marion. By the 1891 Census, William was living by himself in the Trafalgar township and by 1901 was living with his family again in Durham. He passed away in 1928.

William Calder retained ownership for about three years, selling the property to Johnson Harrison in 1878 who subsequently split the property in 1887, selling 50 acres to Joseph Henry Harrison and 50 acres to Robert Edwin Harrison. Johnson Harrison sold the northeast half, 100 acres to Robert Edwin Harrison in 1892 for \$10,000. Robert sold the property to James Harrison in 1901. James sold 50 acres to Robert Edwin three years later. Robert granted the northeast half of the southwest half to William Nelson Scott for \$12,276 in 1913. Scott sold the property to William Moore Scott in 1922 for \$4,600. William leased the property in 1952 to Morley Smith, granted 3 acres to The Director of the Veterans Land Act in 1948, and granted an easement to the Hydro-Electric Power Commission of Ontario in 1954. William and his wife began leasing the property to joint tenants by 1954 and sold a portion of the property to the Corporation of the Town of Oakville in 1962 and again in 1968. They sold the northeast half of the southwest half to Purbeck Properties Limited in 1969, who sold the property to Ontario Investments Limited in 1971. It was granted in 1973 to Joseph Kull and his wife as joint tenants. The property was rented by various joint tenants throughout the rest of the 20th century until recently.

Topographical maps from 1909, 1919 and 1931 show the property as containing a stone house surrounded by orchards with minimal changes over the years (Figure 3). A creek is shown running through the property and Tremaine Road as the township boundary. The Grand Trunk Railway ran to the northeast of the property. Aerial

imagery from 1934, 1946, 1965, and 1974 indicates that the property has remained relatively unchanged although there used to be two outbuildings to the east of the house (Figure 4).

Aerial photography by the Town of Milton in 1999 show the property largely unchanged, with a long driveway leading to the house at the northwest corner of the property and outbuilding at the northeast corner. At this time, it was surrounded by agricultural land with no residential development. By 2013, significant suburban residential development took place to the east of the property, and by 2015 a park, cricket field and ballpark are visible. The property itself has remained largely unchanged.

Client: Mattomy Homes Limited
 Original Format is Tabloid 279mm x 432mm
 25mm
 0
 Feb 24, 2020 - 9:44am
 Drawing File: 18112685-1000-R01002.dwg



LEGEND

— APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

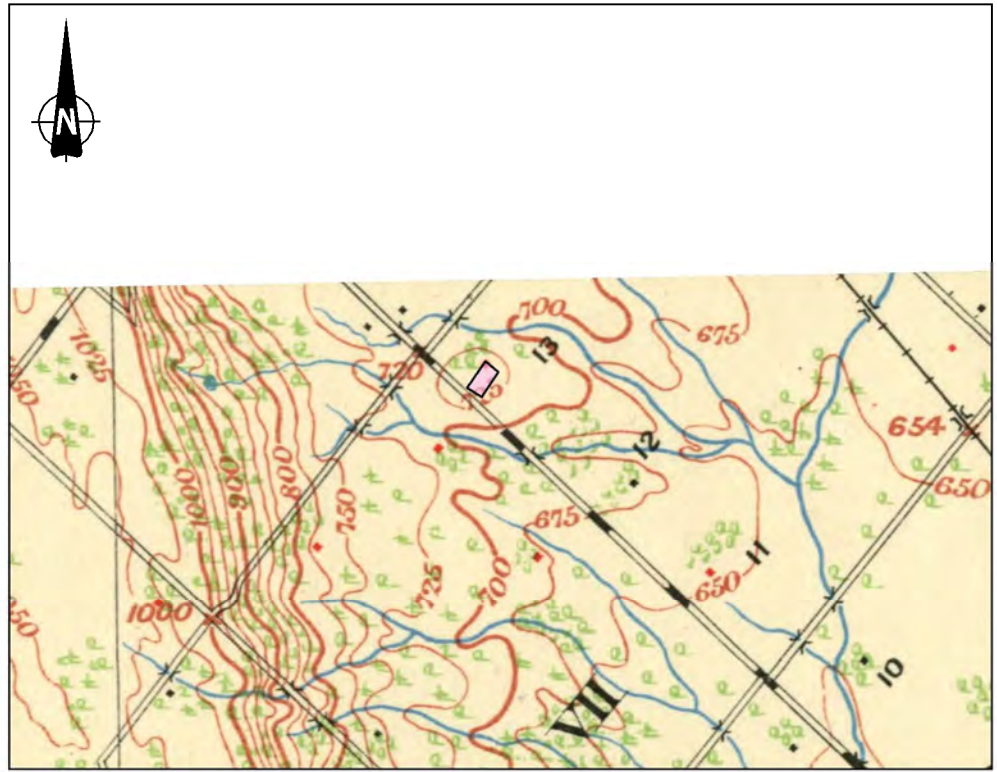
TREMAINE, GEORGE, 1858, MAP OF THE COUNTY OF HALTON. GEORGE TREMAINE, TORONTO; AND WALKER AND MILES, 1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO.

NOTES

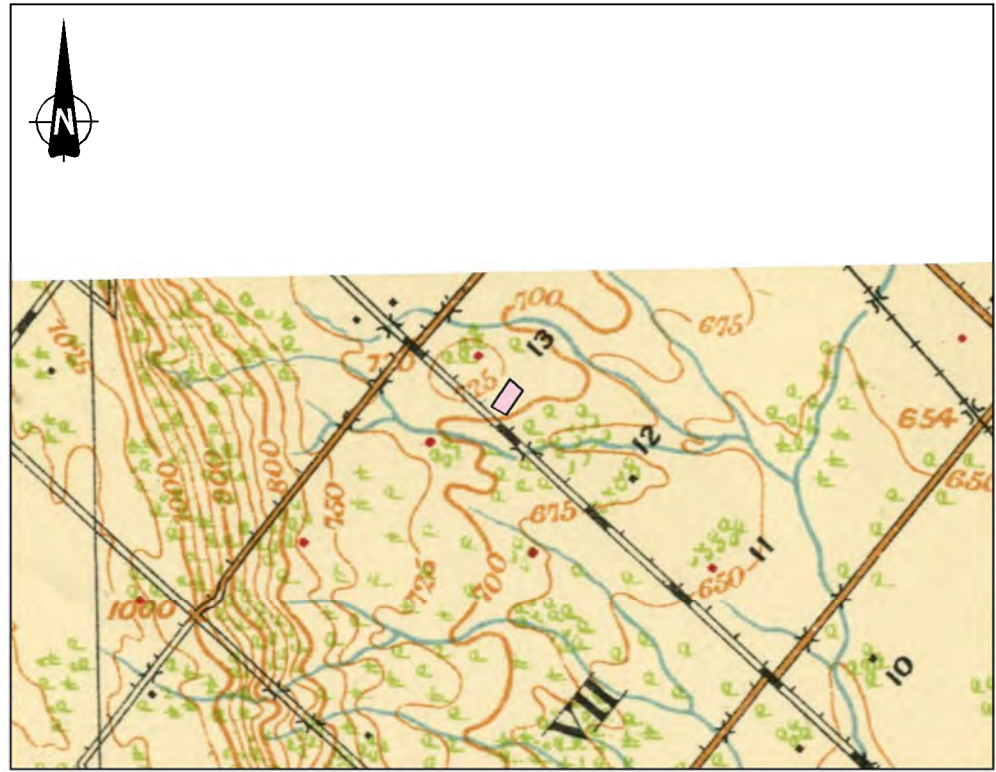
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
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TITLE			
SUBJECT PROPERTY OVERLAID ON HISTORICAL MAPS			
PROJECT No.		FILE No.	
18112685		18112685-1000-R01002	
SCALE		NTS	
GOLDER		REV.	
D/C'D	AMS	Feb. 24/20	
C/C'D			
FIGURE 2			

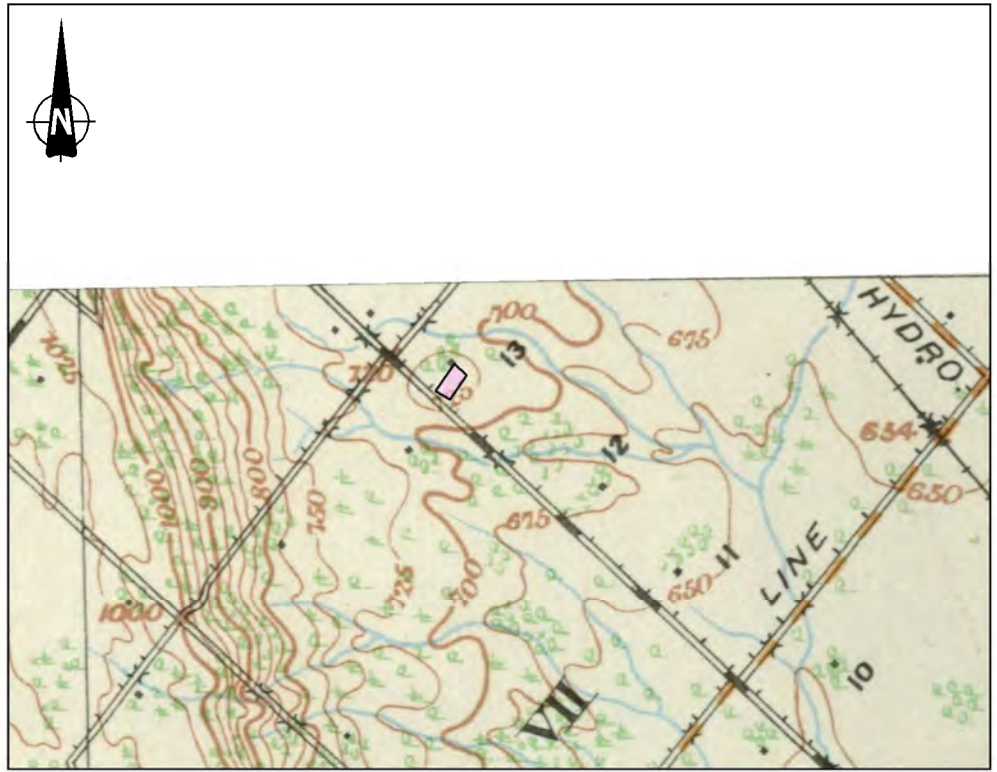
1909




1919



1931



LEGEND


 APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

DEPARTMENT OF MILITIA AND DEFENSE,
 1909, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 1], 1909.
 SURVEY DIVISION:
 1919, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 3], 1919.
 SURVEY DIVISION:
 DEPARTMENT OF NATIONAL DEFENSE,
 1931, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 5], 1931.
 GEOGRAPHICAL SECTION, GENERAL STAFF.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ
 IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
SUBJECT PROPERTY OVERLAID ON TOPOGRAPHIC MAPS			
	PROJECT No.	1812685	FILE No: 1812685-1000-R01003
	SCALE	NTS	REV.
	CHECKED	AMS	Jan. 23/19
CHECKED			

1934



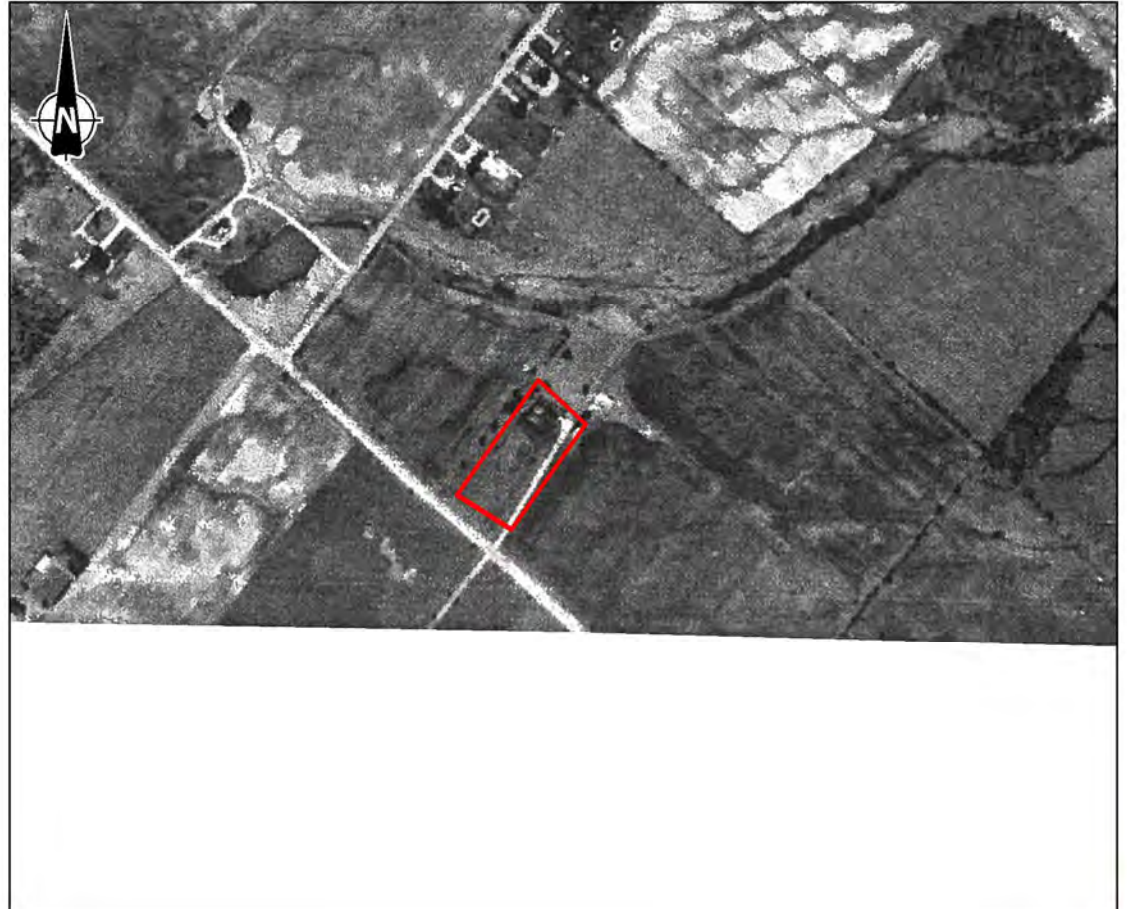
1946




1965



1974



LEGEND

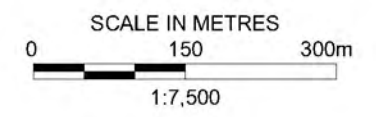
 APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

NATIONAL AIR PHOTO LIBRARY.

NOTES

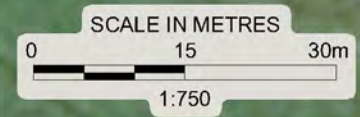
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				SUBJECT PROPERTY OVERLAID ON AERIAL PHOTOGRAPHS			
PROJECT No.		18112685		FILE No.		18112685-1000-R01004	
SCALE		AS SHOWN		REV.			
CADD	AMS	Jan. 23/20					
CHECK							
GOLDER			FIGURE 4				

5.0 EXISTING CONDITIONS

The elements in the following sections are illustrated in Figure 5.



LEGEND

--- APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON BING AERIAL IMAGERY AS OF JANUARY 22, 2019 (IMAGE DATE UNKNOWN).

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				KEY PLAN OF 7419 TREMAINE ROAD			
PROJECT No.		18112685		FILE No.		18112685-1000-R01005	
CADD		AMS		SCALE		AS SHOWN	
CHECK		Jan. 23/20		REV.			
GOLDER				FIGURE 5			

5.1 Setting

The setting along Tremaine Road can be characterized as a mix of rural agricultural and suburban, typified by single-family dwellings with varying setbacks from the public right-of-way. A roundabout is located to the east of the property which leads to expansive suburban development; however, to the west and the south of the property significant agricultural land has been retained. Traffic along this portion of Tremaine Road is two lanes in each direction separated by a grass median and bike lanes at the outer edge of the roadway (Figure 6). A regular width (approximately 3 m) paved sidewalk is located on the north side of the road with a grass buffer. The current land use designation for the property is Future Development Zone.

The property is located approximately 0.07 km west of the Tremaine Road and Main Street West roundabout. It is surrounded by a Cricket Ground to the immediate west, and Sherwood District Park to the immediate east (Figure 7 and Figure 8). Agricultural land is visible to the south (Figure 9). Approximately 0.38 km to the north is the Sherwood Community Centre and Library. Topography is flat (217-219 metres above sea level), and Niagara Escarpment cuts across the region as a major topographical landscape feature approximately 0.65 km west of the property. A 0.11 km driveway runs along the east of the property (Figure 10). The stone house is located at the northwest corner of the property. An outbuilding used to be located at the northeast corner of the property, east of the house.

The lot boundaries are demarcated by vegetation to the north and west and a chain link fence to the east. Mature vegetation to the south of the house block views of the structures from the public right-of-way.



Figure 6: Tremaine Road, facing northwest



Figure 7: Sherwood District Park and suburban development to the east



Figure 8: 7419 Tremaine Road facing west showing Cricket Ground to the left



Figure 9: 7419 Tremaine Road, showing agricultural land to the south



Figure 10: Driveway leading to 7419 Tremaine Road

5.2 Built Environment: 7419 Tremaine Road

5.2.1 Main Block

5.2.1.1 Exterior

The main block of 7419 Tremaine Road is a single-detached, one-and-a-half storey structure with a rectangular long façade which measures 10.4 m by 7.1 m (Figure 11 to Figure 14). It has a full basement and stands on a coursed rubble fieldstone foundation (Figure 15). It is clad in cut stone in even courses and double stuck mortar joint, with a stone thickness of approximately 23.5 cm. The medium gable roof has a centre gable on the south façade with moulded fascia (Figure 16). There are three single chimneys; two stone, and one concrete block, located at the offset left and right.

The six-over-six windows have a wood lug sill and stone lintel with bush hammered edges (Figure 17). The centre gable on the south façade has a four-pane semi-circular window and there are small basement windows. Windows on the second storey, although also six-over-six, are smaller in scale than the first storey and also have a stone lintel with bush hammered edges. The one leaf, four panel main entrance on the south façade has a four pane transom and sidelights which have been boarded up and again has stone lintels with bush hammered edges (Figure 18). It has a glazed storm door and there are no stairs leading up to it.



Figure 11: South façade



Figure 12: South and west façades



Figure 13: West façade



Figure 14: East façade



Figure 15: Cut stone cladding in even courses and double struck mortar joints



Figure 16: Medium gable roof with moulded fascia



Figure 17: Six-over-six window



Figure 18: Main entrance on the south facade with four-pane transom

5.2.1.2 Interior

5.2.1.2.1 Main Floor

The main floor entrance on the centre of the west façade opens into a small hallway which provides access to the second storey stairs to the north and a large room to the east (Figure 19 and Figure 20). The interior showcases the original side lights and wood casings of the main entrance, and casings surrounding the windows. The ceiling of the east room appears to be composed of wide wood planks (Figure 21). To the west of the east room is a central room, accessible through wood glazed double doors (Figure 22 and Figure 23). The central room provides access to the extension to the north, a bathroom to the west and another room at the southwest corner (Figure 24 and Figure 25).

The southwest room has wide baseboards and crown moulding, with casing around the window and a tile ceiling (Figure 26 and Figure 27). The three-piece bathroom to the west of the central room has tile flooring with the upper half of the wall covered in wallpaper and the other half in tongue and groove (Figure 28 and Figure 29).

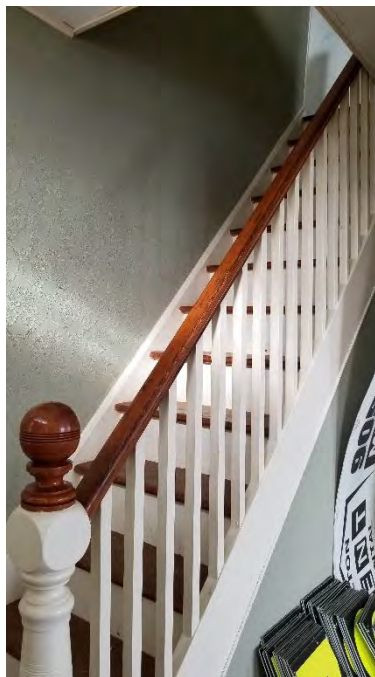


Figure 19: Stairs leading to the second storey



Figure 20: Interior of the main entrance and east room, facing south



Figure 21: Room to the east of the main entrance



Figure 22: Room to the east showing staircase and entrance to the central room



Figure 23: Entrance to the central room from the east room, with decorative wood trim



Figure 24: Central room showing entrance to southwest room (left) and bathroom (right)



Figure 25: Central room showing access to the extension (left)



Figure 26: Southwest room facing north



Figure 27: Southwest room facing south



Figure 28: Main floor bathroom to the west of the central room



Figure 29: Main floor bathroom

5.2.1.2.2 Second Floor

The staircase opens up into a central hallway which provides access to a closet to the north, one large room to the west and two rooms to the east (Figure 30 and Figure 31). The staircase has tongue and groove half wall serving as a balustrade around the staircase opening. There is a popcorn ceiling with painted wide plank flooring. Four and six panelled single leaf wood doors lead to each room, with the exception of the closet.

The northeast room has the same painted wide plank flooring as the hallway and wide baseboards (Figure 32 and Figure 33). The southeast room is clad in wallpaper with a popcorn ceiling and unpainted wide plank flooring (Figure 34 and Figure 35). The windows in each room have the same casings as found in the southwest room on the main floor. There is a large room to the west (Figure 36 to Figure 38).



Figure 30: Second storey central hallway facing south



Figure 31: Second storey hallway facing north



Figure 32: Northeast room facing west



Figure 33: Room at the northeast corner



Figure 34: Southeast room facing west



Figure 35: Southeast room



Figure 36: Large west room



Figure 37: Large west room



Figure 38: Large west room

5.2.1.2.3 Basement

The full height basement is accessible through a mudroom to the north of the house and is underneath the main block. A set of stairs leads to a room which has dirt/concrete floors, exposed stone and wood panelling walls (Figure 39 and Figure 41). A thick stone wall divides the north and south portions of the basement. At the southwest corner of the basement is a utility room which contains the oil tank and a window along the south wall (Figure 42). To the north of these two rooms is another larger room which has two windows along the north wall (Figure 43). The basement is supported by one large hand hewn beam which runs along the length of the house and supported by hand hewn posts and the foundation wall, and milled joists run width wise (Figure 44).



Figure 39: Stairs leading to the basement



Figure 40: Stone wall



Figure 41: Wood panelled wall



Figure 42: Oil tank at the southwest corner of the basement.



Figure 43: Basement facing north



Figure 44: Milled joists

5.2.2 Rear Extension

5.2.2.1 Exterior

The extension is clad in vertical vinyl siding (Figure 45). It has a saltbox style roof line and stands on a poured concrete pad. A small single brick chimney is located at the centre of the extension. There is one six-over-six window and one pane window on the west façade, a small six-over-six window on the north façade and large one pane window on the east façade. One entrance is located on There is one glazed entrance on the east façade and another former entrance has been boarded up on the north façade with vinyl siding.



Figure 45: West and north façades

5.2.2.2 Interior

The extension is accessible from the central room of the main block, which opens into a kitchen. The mudroom has wood flooring with a half wall of tongue and groove cladding. It provides access to the basement stairs to the south, a closet to the north and the kitchen to the west (Figure 46 to Figure 49). The kitchen has some walls clad in wood while others are painted, with tile flooring (Figure 50 and Figure 51). To the north of the kitchen at the northwest corner of the house is a small room being used for storage (Figure 52 and Figure 53). It has carpet flooring and minimal trim.



Figure 46: Mudroom to the north of the main block



Figure 47: Mudroom facing south towards the basement entrance



Figure 48: Mudroom facing north towards a closet and an exterior entrance along the east façade



Figure 49: Closet to the north of the mudroom



Figure 50: Kitchen facing south



Figure 51: Kitchen facing north

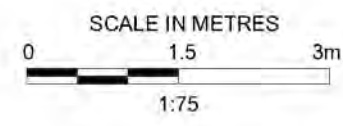
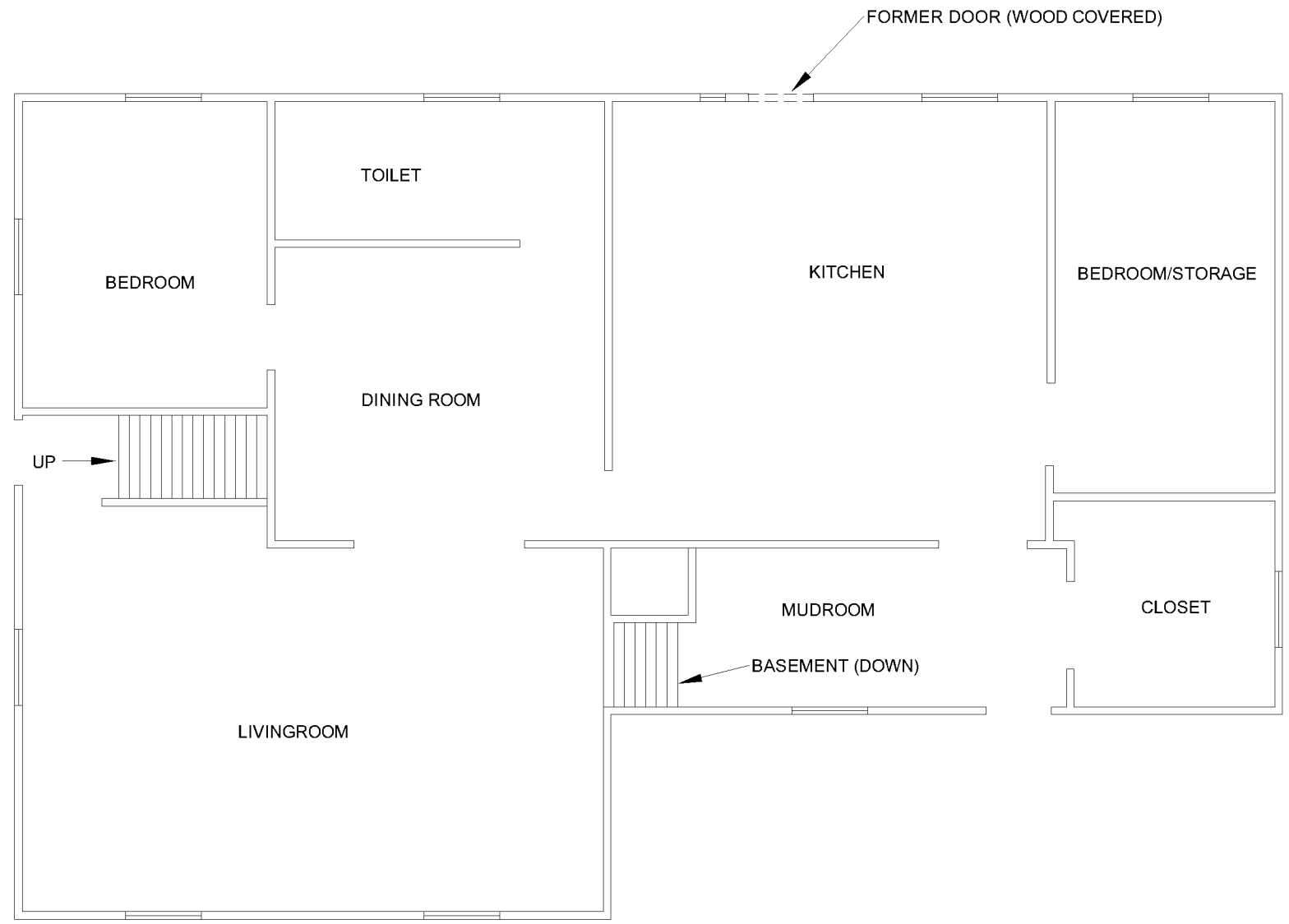


Figure 52: Room to the north of the kitchen

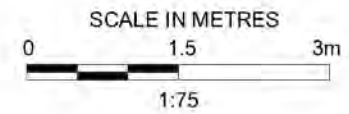
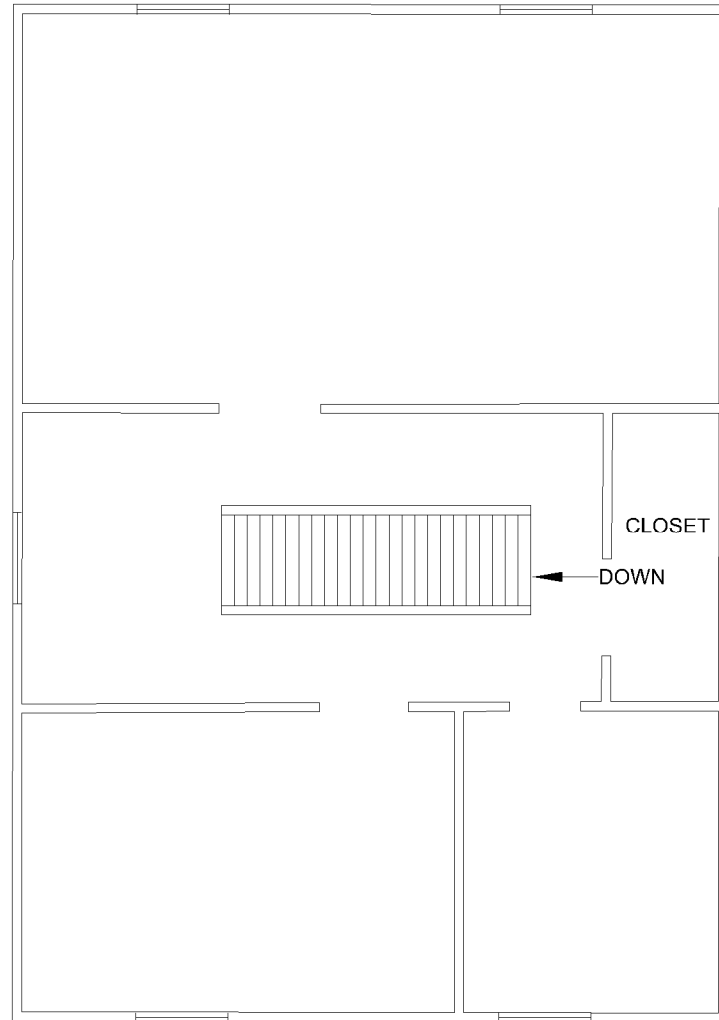


Figure 53: Northwest room

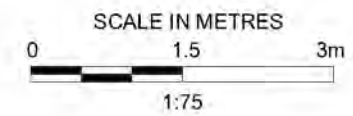
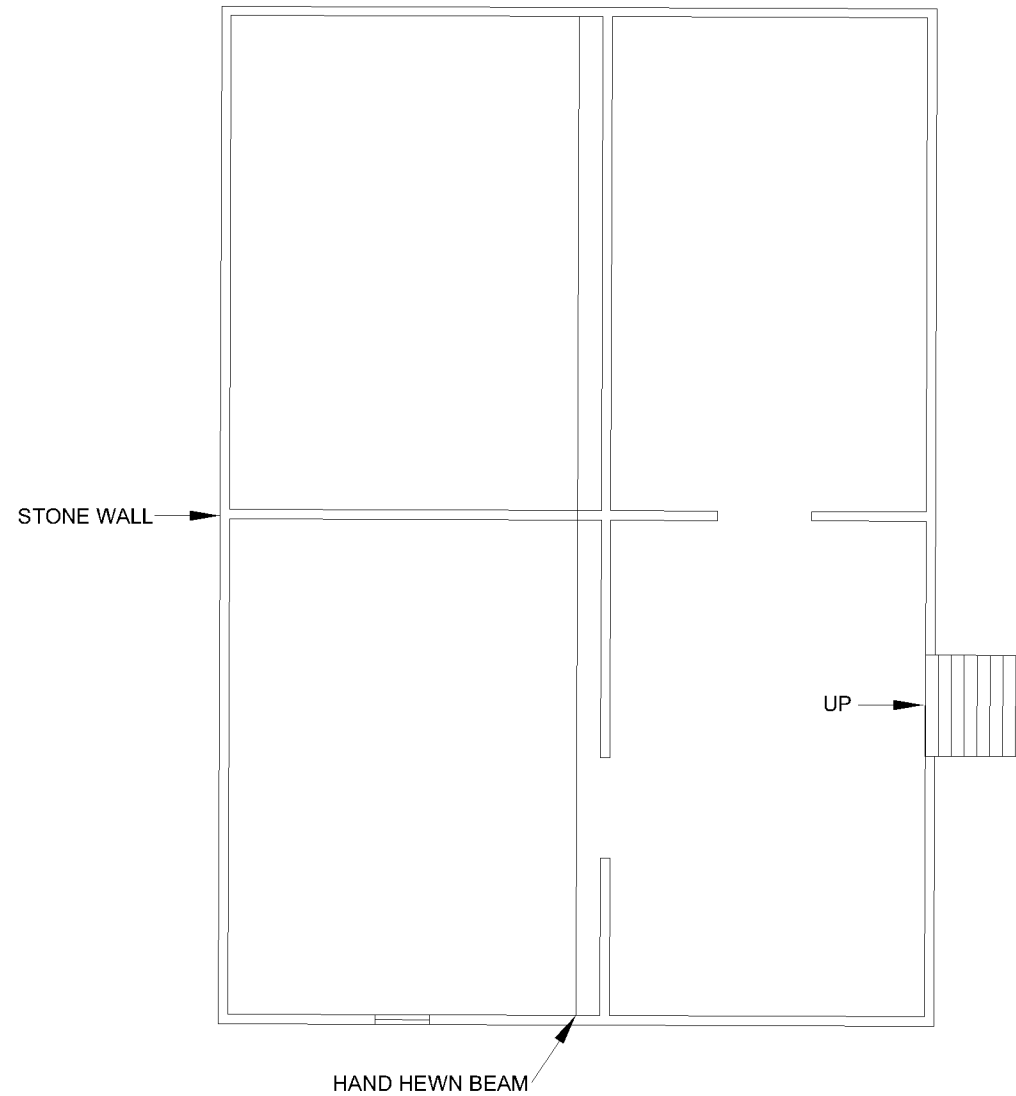
5.2.3 7419 Tremaine Road Floor Plans



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				MAIN FLOOR PLAN			
PROJECT No.		18112685		FILE No.		18112685-1000-R01054	
SCALE		AS SHOWN		REV.			
GOLDER		DESIGN	AMS	DATE	Feb. 24/20	FIGURE 54	
		CHECK					



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				SECOND FLOOR PLAN			
PROJECT No.		18112685		FILE No.		18112685-1000-R01054	
SCALE		AS SHOWN		REV.			
GOLDER		DESIGN	AMS	Feb. 24/20	FIGURE 55		
		CHECK					



PROJECT			
HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE			
BASEMENT FLOOR PLAN			
PROJECT No.		18112685	
FILE No.		18112685-1000-R01054	
SCALE		AS SHOWN	
GOLDER		FIGURE 56	
DRCD	AMS	Jan. 23/20	
CHECK			

5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on visual inspection during field investigation and should not be considered a structural engineering assessment.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ Overall the main block of the house is in good condition ■ The extension is in fair condition
Roof	<ul style="list-style-type: none"> ■ The main block roof appears to be in good condition with some areas requiring repair near the chimney ■ The extension roof is in fair condition
Rainwater disposal	<ul style="list-style-type: none"> ■ The metal gutters and downspouts are in good condition
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> ■ Walls and foundations appear to be in overall good condition ■ North façade of the main block shows evidence of damage (Figure 57) ■ The chimneys are in good condition
Windows & doors	<ul style="list-style-type: none"> ■ Windows and doors appear to be in good condition, although some wood lug sills may require replacement
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ Pieces of the ceiling in the mudroom require replacement and are exposing lath ■ A large portion of the kitchen ceiling has collapsed (Figure 58)
Floors	<ul style="list-style-type: none"> ■ Flooring in mudroom near the exterior entrance is in fair condition ■ All original plank flooring appears to be in good condition
Stairways, galleries, balconies	<ul style="list-style-type: none"> ■ Interior stairways are in good, usable condition
Interior decorations/finishes	<ul style="list-style-type: none"> ■ Some walls have exposed studs ■ Interior window and door casings are in good condition

Element	Observed Conditions
	<ul style="list-style-type: none"> ■ Wood trim (baseboards and crown moulding) are in good condition
Fixtures & fittings	<ul style="list-style-type: none"> ■ Built-in cabinetry in the bathroom is in poor condition ■ Lighting appears to be operable and in good condition
Building services	<ul style="list-style-type: none"> ■ The collapsed portion of the kitchen ceiling has exposed knob and tube wiring (although it may not still be connected) ■ Knob and tube wiring is also visible in the basement
Site & environment	<ul style="list-style-type: none"> ■ Some vegetation close to the foundations may be physically impacting the structure ■ There are no visible areas of standing water
General environment	<ul style="list-style-type: none"> ■ The main block is in overall stable condition ■ The extension is in fair condition



Figure 57: Evidence of cracking on the north facade wall of the Main Block



Figure 58: A portion of the collapsed ceiling in the extension kitchen

5.4 Structural History & Analysis

Historical research and field investigations identified three phases. These represent the construction of the main block (circa 1830s to 1940s), construction of the rear extension (circa 1940s to 2018) and the demolition of the barn to the east of the house (2018 to present).

5.4.1 Phase 1: Circa 1830s to 1940s

The main block of 7419 Tremaine Road was constructed during the Hogg family's tenure on the property between 1832 and 1871. The house was constructed in cut stone in a mid-19th century architectural form known as the 'centre-gable' Gothic Revival farmhouse (Fram 2003:25). While the earliest use of this style has not yet been identified or defined, it could date as early as 1830 and continue as late as 1900, with a high point of popularity between 1850 and 1870 (Blumenson 1990:37; Humphreys and Skyes 1980:6; Brousseau 1980:11). Brousseau (1980) has identified two types – Romantic Gothic Revival and High Victorian Gothic – with the latter incorporating significantly more ornament such as curvilinear vergeboards, bell-cast verandahs with trelliage, and segmental or round headed windows. 7419 Tremaine Road has moulded fascia with a semi-circular ('round headed') window at the centre of the gable; however, exterior decoration is otherwise minimal. In plan, the Main Block of 7419 Tremaine Road follows models promoted in the 1864 and 1873 editions of *Canada Farmer* (1864; 1873; Brousseau 1980:11), although it is less symmetrical than those examples (Figure 59).

The Gothic Revival style can be found throughout the Town, including across the street from the property at 7404 Tremaine Road, 27 King Street, 35 and 85 Bronte Street South, 33 Victoria Street and 14112 Guelph Line which have a centre gable and wood-frame construction.

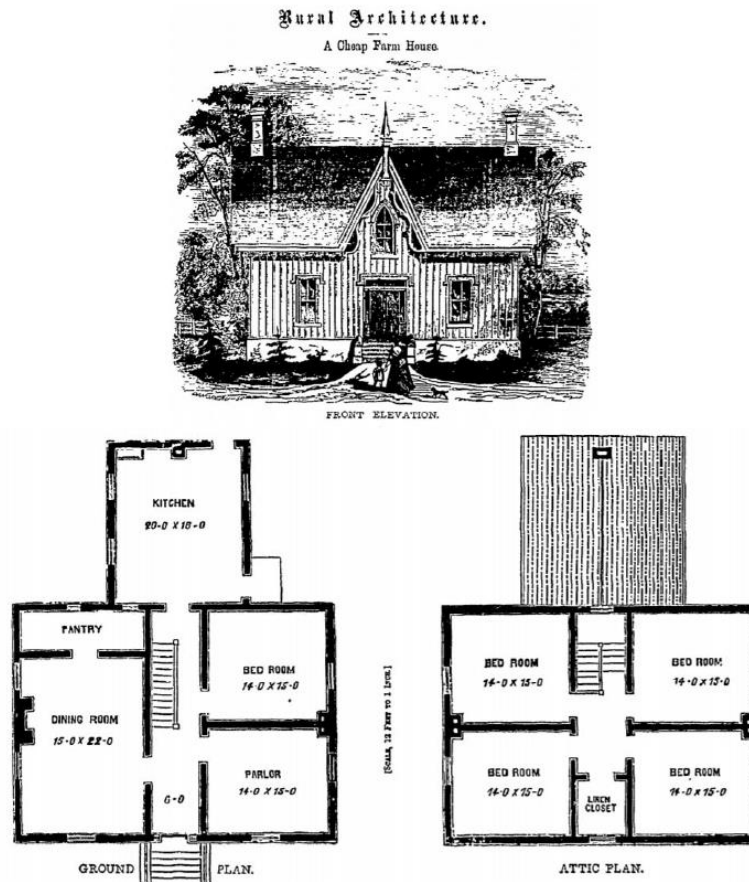


Figure 59: Elevation and floor plans for a 'Cheap Farm House' as promoted in the 1864 edition of Canada Farmer (1864:340-341)

5.4.2 Phase 2: Circa 1940s to 2018

The following elements of the property are estimated to date to the second phase:

- the construction of the rear extension

5.4.3 Phase 3: 2018 to Present

Elements dating to the final phase include:

- demolition of the barn to the east of the house

Client: Sedgwick Morschill Heritage Homes Ltd. Original Format is Tabloid 279mm x 432mm 25mm 0 3:03pm Feb 24, 2020 Drawing file: 18112685-1000-R01060.dwg



LEGEND

- APPROXIMATE LOCATION OF SUBJECT PROPERTY
- PHASE 1 - CIRCA 1830s TO 1940s (Construction)
- PHASE 2 - CIRCA 1940s TO 2018 (Construction)
- PHASE 3 - 2018 TO PRESENT (Demolition)

REFERENCE

DRAWING BASED ON BING AERIAL IMAGERY AS OF JANUARY 22, 2019 (IMAGE DATE UNKNOWN).

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE			
STRUCTURAL PHASES 1830 TO PRESENT			
PROJECT No.		18112685	
FILE No.		18112685-1000-R01060	
SCALE		AS SHOWN	
CADD	AMS	Feb. 24/20	
CHECK			
			FIGURE 60

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The MHSTCI *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (National Park Service n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the house are presented in Table 3, and is considered when determining the CHVI of the property (see Section 6.0).

Table 3: Heritage Integrity Analysis for 7419 Tremaine Road

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Site location	Original	No changes have been made to the site location	100	Very Good	No additional comment
Footprint	Rectangular long façade	Rear extension	85	Very Good	Although an extension was constructed to the rear of the building, the original footprint has been retained
Wall	Cut stone, even courses	Vertical vinyl cladding on extension	85	Very Good	The original construction material (cut stone) has been largely retained
Foundation	Coursed rubble fieldstone	No change	100	Very Good	No additional comment
Exterior doors	One leaf, four panel wood entrance a four pane transom and sidelights	Glazed storm door added to main entrance, glazed vinyl doors on extension	85	Very Good	No additional comment

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Windows	Semi-circular window at centre of gable, six-over-six on main floor and second floor windows	One pane glass windows on the extension	90	Very Good	The extension incorporated some six-over-six windows, and the main block windows appear to be original
Roof	Medium gable roof with centre gable	No changes	100	Very Good	No additional comment
Chimneys	Two single stone chimneys	Another concrete block chimney has been added to the main block but two of the original stone chimneys have been retained. A chimney is also located on the extension	65	Good	No additional comment
Water systems	Metal	All gutters and downspouts have been replaced	0	Poor	The gutters and downspouts are not original to the house
Exterior decoration	Unknown - may have been vernacular version of Gothic Revival style	Moulded fascia has been retained	50	Fair	It is likely that the house was constructed in the vernacular style with minimal decoration compared to other Gothic Revival designs (i.e. open porch, curvilinear vergeboard)
Porch/ exterior additions	Unknown	Rear extension	50	Fair	As the house was constructed in a vernacular style, it is unlikely that there was originally a porch
Interior plan	Rectangular plan	Rear extension	85	Very Good	No additional comment
Interior walls and floors	Wood flooring, plaster walls	Tile	90	Very Good	The original wood floors have largely been retained

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Interior trim	Wood	None	95	Very Good	Most of the window and door trim and baseboards have been retained
Interior features (e.g., hearth, stairs, doors)	Wood stairs	None	100	Very Good	Stairs appear to be original or a compatible replacement
Landscape features	Agricultural	Suburban, open space	50	Fair	There have been significant changes to the surrounding landscape
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			77	Very Good	Rating of Very Good based on original element survival rating of 76 – 100%

5.5.1 Results

Overall, the house has a Very Good level of heritage integrity due to the minimal number of alterations made to the main block's exterior and interior.

6.0 CULTURAL HERITAGE EVALUATION

The property at 7419 Tremaine Road is included in the Town of Milton's *Heritage Register*. From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for CHVI as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided below.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i>	Yes
<p>Rationale: The house at 7419 Tremaine Road was constructed circa 1830s as a centre-gable Gothic Revival farmhouse. The style was popular in from as early as 1830 to 1900, with a high point of popularity between 1850 and 1870. Although there are other examples of the Gothic Revival style throughout the Town of Milton (i.e. 7404 Tremaine Road), 7419 Tremaine Road is a rare and early example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. In comparison, the majority of the Gothic Revival style homes in the Town are wood-framed. The Gothic Revival style was typically either a formal brick villa or modest timber frame building (Blumenson 1990: 37). The building at 7419 Tremaine Road implements a unique combination of stone construction with vernacular, minimalist detailing. The addition was constructed in the 1940s of different materials and does not have cultural heritage value or interest.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Displays a high degree of craftsmanship or artistic merit;</i>	Yes
<p>Rationale: The cut stone construction of 7419 Tremaine Road is rare for a farmhouse. Although the house itself was built in a vernacular style with minimal trim and exterior detailing, it displays artistic merit by employing cut stone and double struck mortar joints. Further, the wood framing for the main entrance transom and sidelights, and the interior windows mouldings on the main floor, along with the stone lintels with bush hammered edges and moulded fascia display a high degree of craftsmanship.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No
<p>Rationale: 7419 Tremaine Road does not demonstrate a high degree of technical or scientific achievement. It is a residential house form, one-and-a-half storeys in height with no elements to demonstrate technical or scientific endeavours or achievements as it is a typical style, construction and housing type for its time.</p>	

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	No
<p>Rationale: Historical research noted that the house at 7419 Tremaine Road was constructed during the Hogg family's tenure on the property. Although Alex Hogg and his family played a pivotal role in the agricultural development of the area, they have otherwise not been identified as significant to the community.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i>	No
<p>Rationale: Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the former Trafalgar Township or the culture of the area.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	No
<p>Rationale: The property does not reflect the work of a significant or known architect, artist, builder, designer or theorist who is significant to the community.</p>	

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Is important in defining, maintaining or supporting the character of an area;</i>	No
<p>Rationale: 7419 Tremaine Road is at the northwest boundary of suburban residential development which has significantly altered the historically agricultural environment.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings;</i>	No

Criteria	Meets Criteria (Yes/No)
<p>Rationale: The surrounding area has been significantly altered from agricultural land to suburban residential development. There are no physical, functional, visual or historical links to the property's surroundings and its agricultural past as the outbuildings to the east have been demolished and agricultural land redeveloped.</p>	

Criteria	Meets Criteria (Yes/No)
(iii) <i>Is a landmark.</i>	No
<p>Rationale: The property is not considered to be a landmark within the community due to its lack of visibility from the public right-of-way.</p>	

6.4 Evaluation Results

The preceding evaluation determined that the property *has* cultural heritage value or interest (CHVI) as it meets one of the criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI is proposed below.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 7419 Tremaine Road

7419 Tremaine Road in the Town of Milton is bound by Given Line to the west, Main Street West to the east and north, and Tremaine Road to the south. The one-and-a-half storey, cut stone structure is surrounded by open space with residential suburban development to the immediate east and agricultural land to the south.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 7419 Tremaine Road is of cultural heritage value or interest for the one-and-a-half storey, cut stone structure, which has design or physical value. Constructed as early as the 1830s as a residence for Alexander Hogg, the house is a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone with double struck mortar joint. Built in a vernacular style, the house has retained several original features and displays artistic merit through the centre gable roof with four pane semi-circular window, two cut stone chimneys, six-over-six windows with cut stone lintels and bush hammered edges, and main entrance with cut stone lintel with bush hammered edges and four pane transom and sidelights.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Rectangular long façade
- Coursed rubble fieldstone foundation
- Cut stone cladding in even courses
- Double struck mortar joints
- Medium gable roof with centre gable and moulded fascia

- Four pane semi-circular window at the centre gable
- Two original cut stone chimneys
- Six-over-six windows with cut stone lintels with bush hammered edges
- Main entrance on the south façade with four pane transom and sidelights, cut stone lintels and bush hammered edges
- Interior main floor window mouldings

7.0 IMPACT ASSESSMENT

7.1 Development Description

The Client plans to relocate the main block of the structure to another residential lot (location undetermined at the time of writing) and demolish the rear extension. The Milton Christian School will then be constructed on the property.

7.2 Assessment of Adverse Impacts

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

- direct impacts
 - *destruction* of any, or part of any, significant heritage attributes, or features; and
 - *alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- indirect Impacts
 - *shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *a change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- magnitude (amount of physical alteration or destruction that can be expected)
- severity (the irreversibility or reversibility of an impact)
- duration (the length of time an adverse impact persists)
- frequency (the number of times an impact can be expected)
- range (the spatial distribution, widespread or site specific, of an adverse impact)
- diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- major
 - change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- moderate
 - change to many key historic building elements, such that the resource is significantly modified.
 - changes to the setting of an historic building, such that it is significantly modified.
- minor
 - change to key historic building elements, such that the asset is slightly different.
 - change to the setting of an historic building, such that it is noticeably changed.
- negligible
 - slight changes to historic building elements or setting that hardly affect it.
- no impact
 - no change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4. Conservation measures are recommended where an impact is identified.

Table 4: Assessment of direct & indirect adverse impacts

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	<p>The proposed relocation of the main block of 7419 Tremaine Road creates potential that the building could be damaged during the relocation effort and construction phase through accident or faulty procedure. The proposed demolition of the rear extension will have no impact as it was constructed in the 1940s and has been determined to not have cultural heritage value or interest.</p> <p>These impacts can be mitigated through construction controls such as a heritage conservation plan, communication plan, controls, protection plan and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>	<ul style="list-style-type: none"> ■ If controls are not followed during relocation, impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific
<i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i>	<p>Although the proposed new property has not been identified, the building was determined to not have any contextual value. Thus, relocation will not significantly alter a heritage attribute.</p>	<ul style="list-style-type: none"> ■ No impact
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	<p>A proposed property has not been identified. However, there is potential that the new location will impact the property's heritage attributes through shadows and alter the appearance of its setting. This can be mitigated through design (i.e. large setbacks and side yards).</p>	<ul style="list-style-type: none"> ■ Moderate impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i>	<p>The connection between 7419 Tremaine Road and the property's agricultural past has been altered by adjacent suburban residential development over the past few decades. Relocating the building has potential to draw new interest and appreciation of the house and make it more prominent in the streetscape. The property at 7419 Tremaine Road was also determined to not have significant contextual value.</p>	<ul style="list-style-type: none"> ■ No impact

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas within, from or to 7419 Tremaine Road were identified during field investigations or historical research.	<ul style="list-style-type: none"> ■ No impact
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	The land use of the property and surrounding area has already change to Future Development zone. The agricultural character of the area has already begun to change from rural to suburban.	<ul style="list-style-type: none"> ■ No impact
Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	<p>Extensive land disturbances may occur during the relocation process (e.g. grade changes, increased traffic). Adverse impacts are expected to last only during the relocation and construction phase.</p> <p>If mitigation measures such as standard drainage, site grading and vibration monitoring are implemented, any land disturbances due to construction will be unlikely to impact 7419 Tremaine Road. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p>	<ul style="list-style-type: none"> ■ If controls are not followed during relocation, impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific

7.2.1 Results of Impact Assessment

The assessment determined that:

- The proposed relocation of the main block of 7419 Tremaine Road will result in major direct impacts to the identified heritage attributes of the property.

8.0 CONSIDERATION OF ALTERNATIVES

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

- 1) preserve and maintain as-is: retain the property and structure at 7419 Tremaine Road unaltered
- 2) incorporate the structure into new construction and rehabilitate it for compatible uses
- 3) relocate the main block and rehabilitate for new compatible uses
- 4) preserve by record and commemorate: document the property through written notes, measured drawings and photographic records, then demolish. The property may then be commemorated through interpretive signage or displays

An options analysis for each mitigation option is provided in the subsections below.

8.1.1 Option 1: Preserve and maintain as-is

This option involves retaining the property and structure at 7419 Tremaine Road unaltered, continuing the current use and not proceeding with the proposed development.

Advantages: This is generally the most preferred conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property, as well as its setting and context.

Disadvantages: Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. 7419 Tremaine Road is currently being used for storage which is not an overly active use and could prove detrimental to the long-term sustainability of the structure.

Feasibility: This option is not feasible because of the:

- difficulty for long term sustainability
- lack of an active use for the structure

8.1.2 Option 2: Incorporate the building into new construction

This option involves incorporating the building into new construction and rehabilitating it for compatible new uses at its current location.

Advantages: As defined in Canada’s Historic Places *Standards and Guidelines*, rehabilitation and re-use can ‘revitalize’ a historic place. Not only are structures repaired and restored when adapted for new uses, they are regularly maintained and protected and heritage attributes understood, recognized and celebrated. Rehabilitation projects are more cost-effective, socially beneficial and environmentally sustainable than new builds, even if they require more specialized planning and trades to undertake.

Disadvantages: Adapting the building for new uses other than residential may prove difficult and incorporating it into the new development will introduce design constraints as the impacts of shadow, differences in scale, orientation and setback and architectural compatibility would all have to be considered. A conservation plan would be required under this option. There is no contextual value between the structure at 7419 Tremaine Road and the surrounding area, which has been significantly altered by suburban residential development. It may also be

challenging from a design perspective to rehabilitate and connect a stone, one-and-a-half storey residential structure with a school.

Feasibility: This option was determined to not be feasible due to:

- lack of contextual value of the building
- challenge of rehabilitating the structure for institutional use
- lack of cultural heritage value or interest of the rear extension

8.1.3 Option 3: Relocate and rehabilitate

This option requires actions to disassemble, number and reconstruct the main block of 7419 Tremaine Road on another property. Once relocated, the house would need to be rehabilitated to accommodate a compatible new use.

Advantages: This option would retain and conserve the structure in its current form and perhaps reinstate it to a surrounding that better reflects its history as a rural residence surrounded by agricultural land. If the relocation operation occurs without mishap, the structure, which has been found to have design or physical value, will be preserved in its current form. Although not a structural engineering assessment, this report found the main block of the structure to be of overall good condition. It also has potential to be relocated to be more prominent in the streetscape. The addition was constructed in the 1940s and was determined to not be significant.

Disadvantages: In addition to being expensive, relocation exposes the built heritage resource to loss through unforeseen structural failure or accidental damage during the moving operation. It also goes against MHSTCI (2007) guidance which suggests that relocation should only be considered if there is no other means to save a structure. The exterior dimension of the main block is 10.4 m by 7.1 m, and stone thickness of approximately 23.5 cm. Due to the inability of the existing roads to support the weight of the house to be relocated as a whole, the house must be disassembled, numbered, and reconstructed on the new site. This will require significant attention to detail and skilled trades to implement.

Feasibility: This option was determined to be the most feasible due to:

- it preserves the design or physical value of the main block
- it ensures the continuous use of 7419 Tremaine Road
- the good physical condition of the main block of the house

8.1.4 Option 4: Preserve by record

Under this option, the property would be documented through photographs, measured drawings and written notes prior to demolition.

Advantages: Preservation by record is the least desirable option but may be appropriate in cases where the structural integrity of the building is poor, and it is prohibitively expensive to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. Through detailed investigations, the construction, architecture and history of the property would be better understood and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the

public through the local library or other public repository. This could potentially be less costly than relocation and rehabilitation.

Disadvantages: The property was found to have design or physical value and the main block was determined to be in good physical condition.

Feasibility: This option was determined to not be feasible due to:

- the design or physical value of the structure
- the property is in overall good condition

8.2 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear wing

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear wing
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

9.0 SUMMARY STATEMENT & RECOMMENDATIONS

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

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

This HIA concludes that 7419 Tremaine Road has CHVI for its design and physical value as a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. This HIA also determined that the best option to ensure the long-term sustainability and use of 7419 Tremaine Road as a valued built heritage resource is to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear extension

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear extension
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

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[https://golderassociates.sharepoint.com/sites/106943/project files/6 deliverables/18112685-1000-r-rev0 final 17mar2020 sedgwick 7419 tremaine rd milton hia.docx](https://golderassociates.sharepoint.com/sites/106943/project%20files/6%20deliverables/18112685-1000-r-rev0%20final%2017mar2020%20sedgwick%207419%20tremaine%20rd%20milton%20hia.docx)



golder.com



FINAL REPORT

**Hogg Stone House, 7419 Tremaine Road, Town of
Milton, Halton Region, formerly Lot 13, Concession 1,
Trafalgar Township, Halton County, Ontario**

Heritage Conservation Plan

Submitted to:

Sedgwick Marshall Heritage Homes Ltd.

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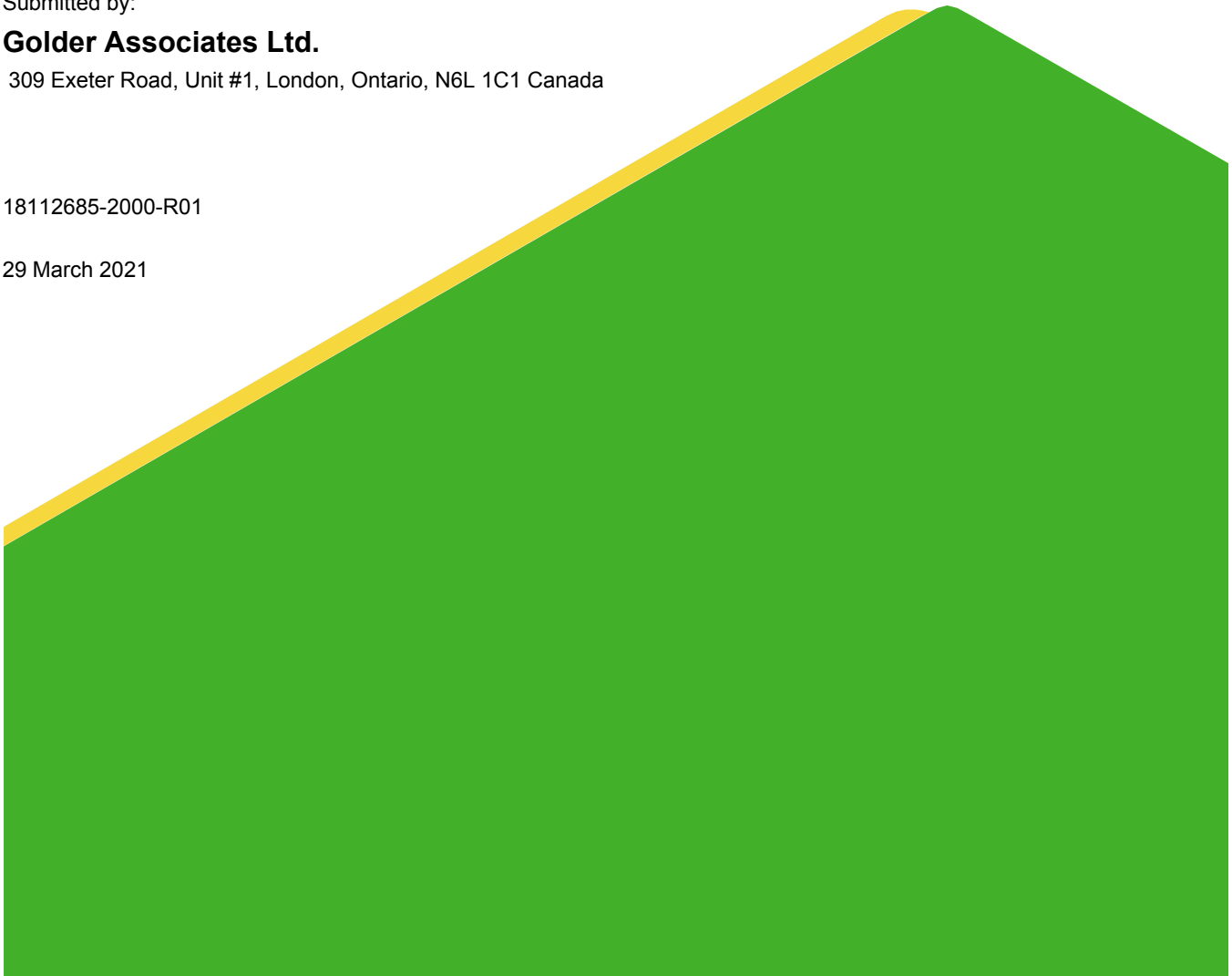
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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (Sedgwick Marshall) retained Golder Associates Ltd. (Golder) on behalf of the Milton Christian Education Association to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the property). The 0.83-hectare (2.056 acre) property includes a stone, storey-and-a-half Gothic Revival farmhouse with wood-frame rear wing. This house is believed to have been built for Andrew Hogg at some point between 1842 and 1861, while the rear wing is thought to have been added in the late 1870s. Since the property was listed (not designated) on the Town of Milton's *Heritage List* and the Milton Christian Education Association intended to move the house prior to building a new Milton Christian School, the Town of Milton (the Town) required an HIA be conducted to evaluate the property's cultural heritage value or interest, assess the impact of relocating the farmhouse, and identify the most appropriate conservation or mitigation options.

Golder's HIA evaluated the property to have design or physical value for its stone main block (hereafter the Hogg Stone House), and that it should be relocated to a new lot and adaptively reused as a private residence. To guide the relocation effort and subsequent rehabilitation, Golder recommended that a Heritage Conservation Plan (HCP) be prepared. These recommendations were accepted by the Town and in October 2020 Sedgwick Marshall retained Golder to undertake the HCP for the main block and its new siting at 22 King Street in Milton.

Following international, federal, provincial and municipal guidance, this HCP takes an understanding, planning and intervening approach to conservation, with goals to:

- ***Conserve the Hogg Stone House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Convert the Hogg Stone House to a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

To achieve these goals, Golder has recommended thirteen stabilization, rehabilitation, reconstitution, restoration, and preservation strategies in this HCP to be implemented in three phases over the next two years (see Sections 5.0 and 6.0).

Study Limitations

Golder has prepared this report in a manner consistent with standards and guidelines developed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, the Ontario Heritage Trust, and Canada's Historic Places, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Sedgwick Marshall Heritage Homes Ltd. (the Client). The factual data, interpretations and recommendations pertain to as specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's expressed written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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Appendix D - Site Plan Sketch, Lot 6, Block 3, Registered Plan 7 (Foster’s Survey) [22 King Street], Town of Milton, Cunningham McConnell Limited, February 17, 2021

1.0 INTRODUCTION

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (Sedgwick Marshall) retained Golder Associates Ltd. (Golder) on behalf of the Milton Christian Education Association to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the property) (Figure 1). The 0.83-hectare (2.056 acre) property includes a stone, storey-and-a-half Gothic Revival farmhouse with wood-frame rear wing. This house is believed to have been built for Andrew Hogg at some point between 1842 and 1861, while the rear wing is thought to have been added in the late 1870s. Since the property was listed (not designated) on the Town of Milton's *Heritage List* and the Milton Christian Education Association intended to move the house prior to building a new Milton Christian School, the Town of Milton (the Town) required an HIA be conducted to evaluate the property's cultural heritage value or interest, assess the impact of relocating the farmhouse, and identify the most appropriate conservation or mitigation options.

Golder's HIA evaluated the property to have design or physical value for its stone main block (hereafter the Hogg Stone House), and that it should be relocated to a new lot and adaptively reused as a private residence. To guide the relocation effort and subsequent rehabilitation, Golder recommended that a Heritage Conservation Plan (HCP) be prepared. These recommendations were accepted by the Town and in October 2020 Sedgwick Marshall retained Golder to undertake the HCP for the main block and its new siting at 22 King Street in Milton.

This HCP describes the current understanding of the Hogg Stone House, then recommends planning and intervening measures that recognize and respect what is important about the historic place (Canada's Historic Places 2010:4). Overall, this HCP:

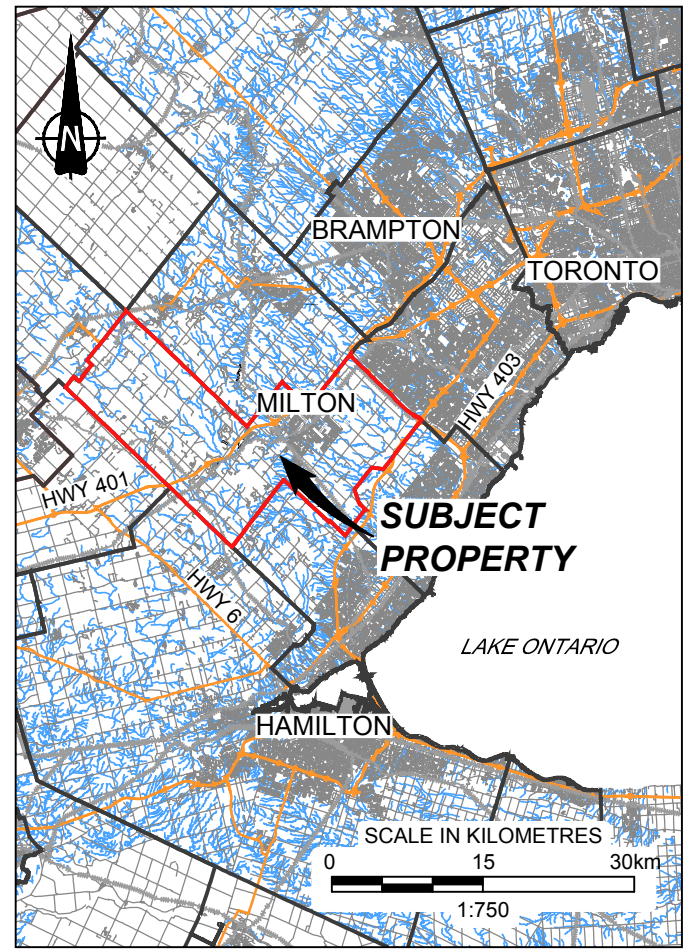
- summarizes the heritage policies relevant to conserving the Hogg Stone House
- provides an overview of the building's setting, features, occupation history, and physical condition
- provides the Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes for Hogg Stone House
- develops goals for the Hogg Stone House, and identifies the objectives to achieve these goals
- recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the Hogg Stone House are conserved
- outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving the Hogg Stone House and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

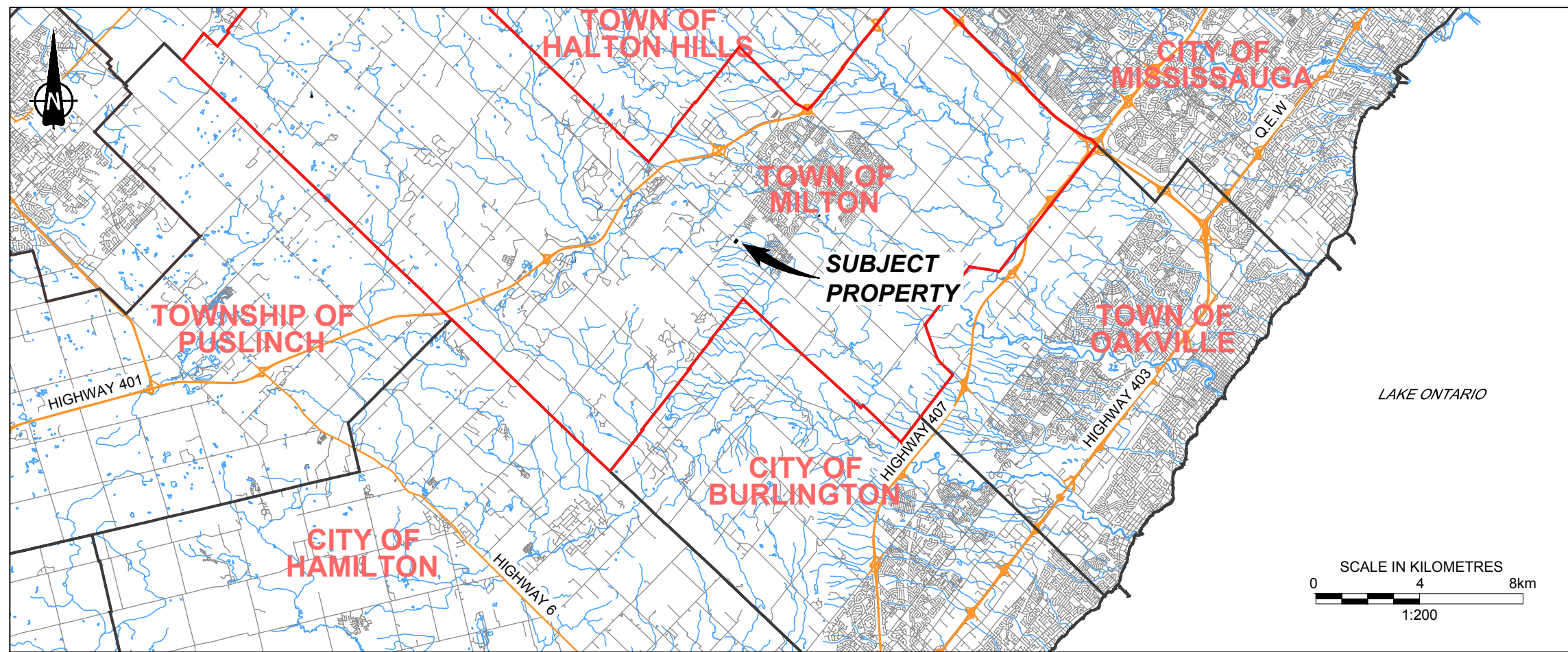
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AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

	APPROXIMATE SUBJECT PROPERTY
	TOWN OF MILTON BOUNDARY
	TOWNSHIP/MUNICIPALITY BOUNDARY
MILTON	TOWNSHIP/MUNICIPALITY

REFERENCE

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NOTES

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ALL LOCATIONS ARE APPROXIMATE.

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PROJECT				
HERITAGE CONSERVATION PLAN 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO				
TITLE				
LOCATION MAP				
	PROJECT No.	18112685	FILE No.	18112685-2000-R01001
	CADD	AMS/DCH	Mar 25/21	SCALE AS SHOWN REV.
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			FIGURE 1	

2.0 PLANNING FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels (Figure 2). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

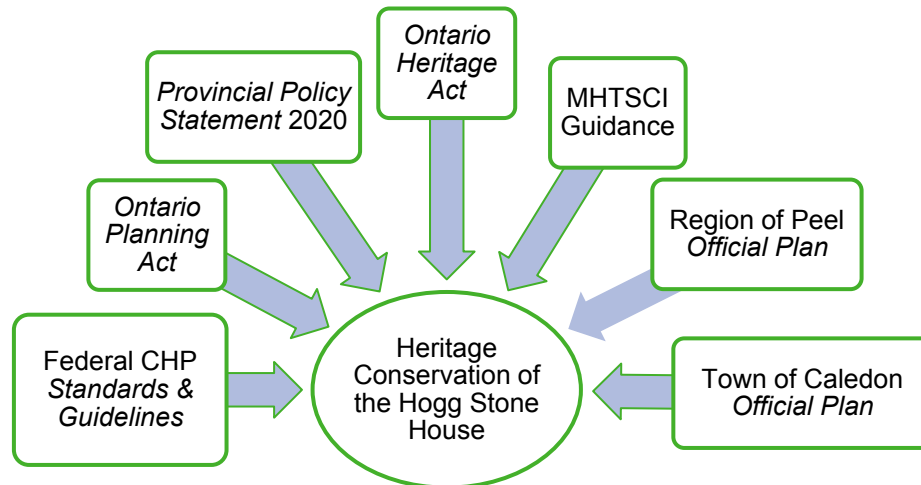


Figure 2: Federal, provincial, and municipal policies relevant to the heritage conservation of the property.

2.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada’s Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada’s Historic Places 2010; hereafter *CHP Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), the national *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the national *Standards and Guidelines* form the basis of this HCP and are outlined in greater detail in Sections 4.0 and 5.0.

2.2 Provincial Heritage Policies

2.2.1 *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of “features of significant architectural, cultural, historical, archaeological or scientific interest” are a “matter of provincial interest” and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources “provide important environmental, economic, and social benefits”, and that “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are established by the Province”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section. For municipalities, PPS 2020 is implemented through an Official Plan, which may outline further heritage policies (Section 2.3).

2.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHTSCI) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI S&Gs) is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* empowers council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD; Part V), as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

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

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property¹; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential cultural heritage value or interest. The Hogg Stone House is listed on the Town's *Heritage List* under its municipal address only.

2.2.3 Provincial Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI S&Gs, but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the Province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012; OHT 2011).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MHSTCI developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of a HCP, which it defines as:

- a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

- 1) **Documentary evidence** – restoration should not be based on conjecture
- 2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably
- 3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them
- 4) **Original fabric** – repair with like materials
- 5) **Building history** – do not destroy later additions to reproduce a single period
- 6) **Reversibility** – any alterations should be reversible

¹ The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

- 7) **Legibility** – new work should be distinguishable from old
- 8) **Maintenance** – historic places should be continually maintained

2.3 Municipal Heritage Policies

2.3.1 Town of Milton *Official Plan*

The Town's *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- Those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town's three objectives for cultural heritage policies include:

- The conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- The integration of the conservation of heritage resources into the Town's general planning approach; and,
- The promotion of an understanding and appreciation of the heritage.

Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- Incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
- New additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - New construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- Express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

2.3.1.1 *Secondary Plans & Municipal Guidance*

Cultural resource management may also be addressed under Secondary Plans or other special policies. The property is not within a secondary plan but is subject to special policies in the Town's *Heritage Impact Assessment Terms of Reference*, which summarizes many of the provincial and municipal policies and guidance described above and provides three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **Relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **Ruinification** allows for the exterior only of a structure to be maintained on a site; and,
- **Symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or, using a symbolic design method to depict a theme or remembrance of the past.

Golder's 2019 HIA recommended the "relocation" conservation option.

3.0 UNDERSTANDING

The information provided in the following sections are excerpted or revised from the 2020 HIA.

3.1 Location and Setting

The Hogg Stone House is located southwest of downtown Milton at 7419 Tremaine Road, a 0.83-hectare (2.056 acre) lot formerly part of the Lot 13, Concession 1 in Trafalgar Township, Halton County. Today the house is surrounded by Sherwood District Park, which includes a playground and basketball nets to the southeast at the intersection with Main Street West, a softball diamond and parking area to the northeast, and a cricket pitch to the northwest southeast of Given Lane, which ends before Tremaine Road (Figure 3 and Figure 4). An outbuilding that stood east of the house had been demolished by the 2020 HIA. The original rural agricultural setting is maintained to the southwest on the other side of the four-lane (two lanes in each direction with grassed median) Tremaine Road and by the property's long driveway to the house (Figure 5 and Figure 6). Single-detached residential development fills the area southeast of the four-lane (two lanes in each direction with grassed median) Main Street East.

The new lot selected for the Hogg Stone House at 22 King Street is approximately 2.2 km to the northeast and in the centre-west of a residential block bound by King Street on the west, Bowes Street on the north, Robert Street on the east and Bronte Street on the south. Its rectangular plot measures 20.1 m (66 feet) by 35 m (115 feet), for a coverage of 0.07 ha. or 0.17 acres and is directly adjacent to a Gothic Revival centre-gable cottage built in 1863 at 16 King Street, and directly south of another Gothic Revival centre-gable house at 27 King Street. There are also several other heritage properties in the immediate area.



Figure 3: Sherwood District Park and suburban development to the east



Figure 4: 7419 Tremaine Road facing west showing Cricket Ground to the left



Figure 5: Tremaine Road, facing northwest



Figure 6: Driveway leading to 7419 Tremaine Road

3.2 The Hogg Stone House Today

The Hogg Stone House is a single-detached residence composed of a stone storey-and-a-half main block and rear wing constructed in wood frame (Figure 7 to Figure 13; as-built drawings are provided in APPENDIX B). It is set back approximately 115 m north from Tremaine Road and 125 m from Main Street West. Access to the house is only from the west bound lanes of Tremaine Road and via a long driveway on the southeast side of the lot that only curves toward the rear wing at the property's northeast corner.



Figure 7: South façade



Figure 8: West and south façades



Figure 9: West façade



Figure 10: North and west façades



Figure 11: East and north façades



Figure 12: East façade



Figure 13: South and east façades

3.2.1 Main Block

3.2.1.1 Exterior

The main block is three bays and storey-and-a-half in massing with its 10.4-m long axis facing Tremaine Road, yet oriented approximately 8 degrees north of parallel with the road. The east and west end walls measure 7.1 m, and its foundation is built in coursed rubble with load bearing walls constructed in tooled or hammered ashlar with raised mortar joints (Figure 14). An exception is on the north wall in a section between the main block eave and roof of the east face of the rear wing where the masonry is random rubble (Figure 15).

Over the walls is a medium gable roof with a centre cross-gable on the south or front façade, and at both the projecting eaves and verges is a wood frieze with nebuly or nebulé moulding and a plain soffit and fascia (Figure 16). All gutters and rainwater leaders are prefabricated and white-painted aluminium and cladding the roof is weathered grey asphalt shingles. Extending through the roof from inside the end walls are wide, single-stack ashlar chimneys with chamfered caps (Figure 17). An additional single-stack chimney built in concrete masonry units (CMUs) has been added directly adjacent to the west end wall chimney.

Fenestration is symmetrical with wood, six-over-six pane double-hung windows retained for all façade and end walls and these are set in moulded wood frames with plain wood lug sills (Figure 18). At their heads are flat arch stone lintels that have been bush hammered with chiselled margins, while centred in the cross-gable is a window opening with semi-circular arch head formed with small stone voussoirs. Within the opening is a two-over-two fixed sash storm window set in a moulded frame and plain wood lug sill (Figure 19). Centred on the south façade is a wide single-leaf entrance with large and flat stone lintel that is bush hammered with a chiselled margin. Over the metal storm door is a four-pane flat outer transom and blind side panels while on the interior side is an inner doorcase with wood five-panel door, 19-pane flat inner transom, and 19-pane sidelights with base panels (Figure 19).



Figure 14: Ashlar masonry above the coursed rubble foundation



Figure 15: Section of rubble masonry on the north wall



Figure 16: Projecting eaves and verges with plain fascia, metal soffit, and nebulé or nebulé moulding on the frieze



Figure 17: Stone chimney with chamfered cap



Figure 18: Typical window with stone lintel, plain wood lug sill, and six-over-six window



Figure 19: Central entrance and cross-gable on the south façade

3.2.1.2 Interior

3.2.1.2.1 First level

The first level is divided into four rooms with the central entrance opening directly into a large room on the east and stairway to the second level on the west (Figure 20 and Figure 21). Rising steeply from only a couple paces from the entrance, the straight stairs feature a turned and painted starting newel with varnished ball finial, varnished handrail, simple square balusters, and a twisted cord bead on the bottom margin of the skirt board.

The east room has a tall, moulded skirting board, narrow crown moulding, and canted window architraves with moulded trim and panelled sides demarcated with a twisted cord bead, and panelling below the window stool and at the window head. Covering the ceiling are small panels while the flooring is varnished planks that run north south (Figure 22). Near the northwest corner of the east roof are double glazed doors that open into a small central room (Figure 23 and Figure 24). This room in turn leads to either the rear wing on the north, a bathroom to

the west, and small front room at the southwest corner (Figure 25 and Figure 26). In the small front or southwest room are tall skirting boards, a plain crown moulding, a tiled ceiling, varnished plank flooring, and a moulded window architrave (Figure 27 and Figure 28). In the northwest is a three-piece bathroom with tile flooring, tall skirting board and wainscotting, and a moulded window architrave (Figure 29 and Figure 30).

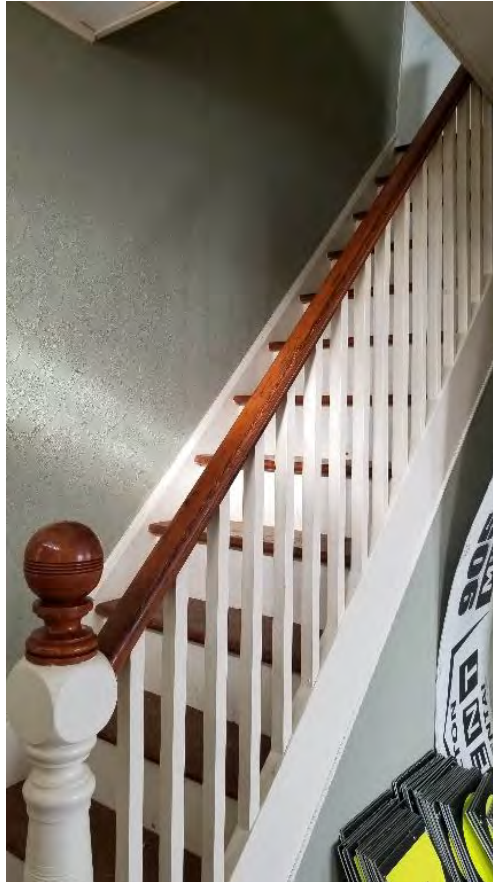


Figure 20: Stairs leading to the second storey



Figure 21: Interior of the main entrance and east room, facing south



Figure 22: Room to the east of the main entrance



Figure 23: Room to the east showing staircase and entrance to the central room



Figure 24: Entrance with wood architrave leading to the central room from the east room



Figure 25: Central room showing entrance to southwest room (left) and bathroom (right)



Figure 26: Central room showing access to the extension (left)



Figure 27: Southwest room facing north



Figure 28: Southwest room facing south



Figure 29: Main floor bathroom to the west of the central room



Figure 30: Main floor bathroom

3.2.1.2.2 Second level

At the second level is a staircase that opens into a central room with access to a closet to the north, a large room to the west and two rooms to the east (Figure 31 and Figure 32). The staircase is clad in wainscoting topped by planking and the remainder of the room has a short skirting board, plank flooring, a popcorn plaster ceiling, a narrow architrave around the semi-circular headed cross-gable window, and thick moulded architraves at the entrances to the adjoining rooms.

East of the staircase the rooms are nearly identical in size and decoration with plank flooring, tall and moulded skirting boards, moulded window and door architraves, and sloped ceilings (Figure 33 to Figure 35). On the west, the room encompasses the full width of the main block and has a CMU chimney rising through the floor and continuing into the ceiling (Figure 36 and Figure 37).



Figure 31: Second storey central hallway facing south



Figure 32: Second storey hallway facing north



Figure 33: Northeast room



Figure 34: Southeast room facing west

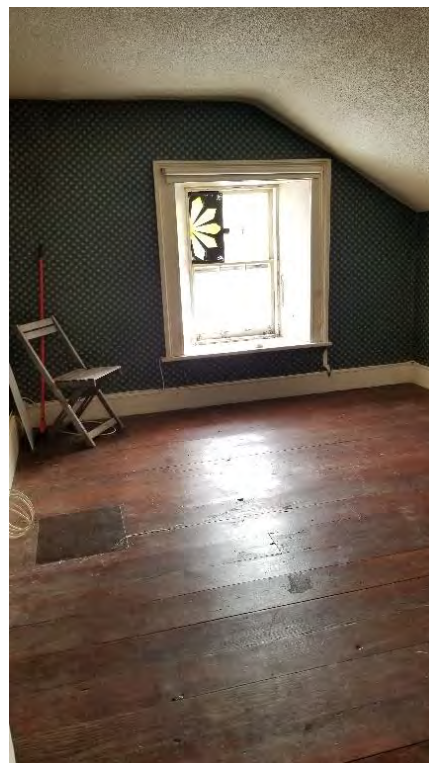


Figure 35: Southeast room



Figure 36: CMU chimney stack in the west room



Figure 37: West room

3.2.1.2.3 Basement

The full height basement is accessed through straight stairs in west room of the rear wing (Figure 38). The floor of the basement is either unfinished or concrete slab and the foundation walls are exposed. A thick stone partition wall divides the north and south portions of the space with wood panelling was used to create other partitions (Figure 39 and Figure 40). At the southwest corner is a utility room with an oil tank and window on the south wall while to the north is a larger room with two windows on the north wall (Figure 41 and Figure 42). The first level framing is visible in the basement ceiling and includes a large hand-hewn beam that run the east-west length of the house and supported by hand-hewn posts. Running north-south are the joists, which are whitewashed and planed, leaving no visible saw marks, and above these is the wide planking of the first level floor (Figure 43).



Figure 38: Stairs leading to the basement



Figure 39: Stone partition wall



Figure 40: Wood panelled partition wall



Figure 41: Oil tank at the southwest corner of the basement.



Figure 42: Basement facing north



Figure 43: Milled first level floor joists as seen from the basement

3.2.2 Rear Wing

3.2.2.1 Exterior

The rear wing extends 8.1 m north from the northwest corner of the main block and is approximately 7.4 m long at its north end wall (Figure 44 to Figure 46). Although the concrete visible on the northwest exterior suggests a thick concrete slab-on-grade foundation, this may be parging over rubble construction. The walling is wood frame (possibly balloon frame though potentially also timber-frame) that is clad in horizontal vinyl siding with thin vinyl corner boards; where a section has been removed on the east side is evidence the wing was also clad in insulbrick. A saltbox type roof with longer face on the east side has projecting eaves and verges with plain aluminium fascia and soffit and centred on the ridge line is a single-stack brick chimney with wide base and crown coursing.

Fenestration is asymmetrical with two tall windows—one six-over-six double hung and the other blind— as well as a directly adjacent single fixed sash window on the west façade. On the north end wall is a square six-over-three window and a blind entrance with small hood, while on the east façade is a glazed central entrance with adjacent large “picture” fixed sash.



Figure 44: West façades



Figure 45: North end wall



Figure 46: East façade

3.2.2.2 Interior

Accessed either via the main block or east side, the rear wing is divided into four spaces: a southeast entrance room, a small north room, a kitchen in the southwest, and a storage room in the northwest. The entrance room has wood flooring with plain skirting board and wainscotting, as well as a door in the south to the main block basement, a tall double-hung six-over-six window with moulded architrave in the partition it shares with the kitchen, and a wide entrance to the kitchen with moulded architrave and four panel wood door (Figure 47 to Figure 50). In the north room the floor is planked and there is a plain surround for the single window. In the kitchen is tall skirting board, moulded architraves, wainscotting, and narrow crown moulding, and flooring in square tiles (Figure 51 and Figure 52). The north room is carpeted, has a moulded architrave with glazed door, but no other interior features (Figure 53 and Figure 54).



Figure 47: Mudroom to the north of the main block



Figure 48: Mudroom facing south towards the basement entrance



Figure 49: Mudroom facing north towards a closet and an exterior entrance along the east façade



Figure 50: Closet to the north of the mudroom



Figure 51: Kitchen facing south



Figure 52: Kitchen facing north



Figure 53: Room to the north of the kitchen



Figure 54: Northwest room

3.3 Occupation History

The chronology listed in Table 1 is based on information compiled from the Ontario Land Registry Abstract Index Books (Book 37, Land Registry Office 20 [Halton]) (abbreviated to LRI below), 1842-1871 Canadian Census at the Library and Archives Canada, Ancestry.ca, and combined with data collected during the field investigation.

Table 1: Occupation history of the property

Date	Event
1823	Crown patent is issued to Samuel Temple for SW $\frac{1}{2}$ (100 acres) of Lot 13, Concession 1, Trafalgar Township, Halton County (LRI: 22 Feb 1823)
1826	Samuel Temple sells (via Bargain & Sale) SW $\frac{1}{2}$ to Joseph Jones for undisclosed amount (LRI: 24 Feb 1826)
1832	Joseph Jones sells SW $\frac{1}{2}$ to Alexander Hogg for undisclosed amount (LRI: 28 Jan 1832). Alexander Hogg had emigrated from County Armagh in Ireland and based on his age at death in 1872 as “eighty” he had been born in 1792, and it was this date recording on his headstone. However, given the range of ages he gave the census takers through his life it is difficult to know if 1792 is correct. It is also unknown when Hogg emigrated to Canada.
1842	The Census records Alexander Hogg as a wheat farmer on Lot 13, Concession 1 [Trafalgar], inhabiting one house (0 vacant, 0 building), with a family of 10 including three who were Irish, seven who were Canadian, and all members of Church of England. The property at that time was 100 acres of which 45 acres is “improved and occupied” with “90 wheat” (probably referring to bushels) and 0 in barley. The listing of one house on the property is too vague to link to the Hogg Stone House. By 1842, the Hoggs had been on the property for a decade but may still have been residing in their “first house”, often log (Coffey 1984:62).
1851	The Census records “Alexander Hog [sic]” now as age 58 and a farmer in Trafalgar. Although his religion is initially listed as Wesleyan Methodist, this has been crossed out and replaced with Church of England. “Alex. Hogg” also appears on the 1858 <i>Map of the County of Halton</i> but no structures are depicted.
1861	The Census records Alexander Hogg as now 66 years of age (despite the age he gave at the last census) and a farmer, inhabiting a “1 $\frac{1}{2}$ ” storey stone house in Trafalgar with a family of two, and now a Wesleyan Methodist. The storey-and-a-half stone house referenced in the Census is likely the same main block that stands today. This description matches the material and massing of the extant house, and its Gothic Revival style with centre gable is typical of farmhouses across Ontario during the same period, with a high point of popularity between 1850 and 1870 (Fram 2003:25; Blumenson 1990:37; Humphreys and Skyes 1980:6; Brousseau 1980:11).

Date	Event
	It can therefore be assumed the main block was built at some time before 1861, and likely after 1842 when the census lists only a single storey residence on the property.
1871	<p>Alexander Hogg sells 44-acres “SW½ of SW½ except 6 acres subject to certain covenants, agreements and lease” to Samuel Hogg for undisclosed amount (LRI: 08 Sep 1871).</p> <p>The same year, Alexander Hogg is listed in the census as age 74, a farmer in Trafalgar with a family of two, and a Wesleyan Methodist.</p>
1872	The death register for Halton records Alexander Hogg as dying on 1 October at the age of eighty, after suffering from “dropsy” (fluid retention brought on by a range of diseases such as heart failure) for two months.
1875	Samuel Hogg transfers (via “Conveyance”) a 44-acre part to William Calder for \$300 (LRI: 30 Nov 1875)
1877	The property as depicted in the <i>Historical Atlas of Halton County</i> lists “Wm. Calder” and shows one structure surrounded by orchard where the Hogg Stone House stands today, as well as another structure just south of where Given Lane runs today.
1878	<p>William Calder and James Hogg transfer (via B&S and Quit Claim) a 44-acre part to Johnson Harrison for \$3,200 (LRI: 23 Feb 1878), a ten-fold increase from its value just two years previous.</p> <p>The substantial increase in value suggests that major work had been done to the property, which may have included adding the rear wing to the main block. The tall wood windows of the rear wing, combined with its plank flooring and moulded architraves, suggest a 19th century date. Additionally, the tall window in the wall between the wing’s kitchen and southwest room suggests that the wing was originally narrower and later extended to the east.</p>
1887	Johnson Harrison sells “50 acres”, SW½ of SW½, to Joseph Henry Harrison for \$5,000 (LRI: 25 Oct 1887)
1890	Joseph Henry Harrison sells a 50-acre part to Thomas P. Wright for an illegible amount (LRI: 10 Jul 1890)
1891	Thomas P. Wright sells a 50-acre part to William Hume for \$5,500 (LRI: 07 Mar 1891)
1895	<p>William Hume sells a 50-acre part to Thomas Davidson Hume for \$4,000 (LRI: 26 Sep 1895). The same day Thomas Davidson Hume transfers (via Easement) a 50-acre part to William Hume for undisclosed amount (LRI: 26 Sep 1895). This is transferred back in 1904 (via Release) by Jane Hume (widow) for a \$1 consideration (LRI: 04 Apr 1904)</p>

Date	Event
1904	Thomas Davidson Hume sells a 50-acre part to William Edwin McCready for \$3,700 (02 Apr 1904).
1931-1934	Topographic mapping from 1909 to 1931 show only the stone house on the property, but the outbuilding and a larger barn to the northeast is visible in a 1934 aerial image. Only the outbuilding is depicted in the 1938 topographic map. This evidence suggests that both the outbuilding and large barn were added between 1931 and 1934.
1938	William Edwin McCready transfers (via QC Deed) a 50-acre part to Commissioner of Agricultural Land for a \$1 consideration (LRI: 11 Mar 1938) and the same year the Commissioner of Agricultural Land transfers (via Grant) a 50-acre part to James McCory for \$4,000 (LRI: 20 Apr 1938)
1946	James McCory transfers (via Grant) 58-acre part to Joseph Brock Howard for a \$2 consideration (LRI: 30 Apr 1946)
1956	Joseph Brock Howard transfers (via Grant) unspecified "Part SW $\frac{1}{2}$ of SW $\frac{1}{2}$ " to Medforth and Harriet Alberta May Pewtress for \$10,000 (LRI: 07 Jun 1956). The same day, Joseph Brock Howard transferred (via Grant) part of "SW $\frac{1}{2}$ of SW $\frac{1}{2}$ with exceptions" to Karol and Louisa Hudec for \$30,000, suggesting the Pewtresses received the smaller part, i.e., "exceptions" (LRI: 07 Jun 1956). In 1979, Hudecs transferred (via Deed) a 51.51-acre part of SW $\frac{1}{2}$ of SW $\frac{1}{2}$ to Inverleigh Construction Ltd. (for \$1 consideration), further confirming that the Pewtresses owned the smaller part (LRI: 28 Aug 1979).
1972	<p>Medforth and "Hattie" Pewtress are recorded as residing on the property, now listed as 7419 Tremaine Road, at the time their son Robert G. Pewtress was murdered at 17 Prince Street in Milton (<i>The Canadian Champion</i>, 17 Feb 1972).</p> <p>The aerial image from this year appears to show the east extension to the rear wing that extended the roof to create the southeast and northeast rooms. This may also have involved cladding the wing in insulbrick and parging the foundation in concrete.</p>
1975	The aerial image for this year does not appear to show the large barn, suggesting it was demolished between 1972 and 1975.
1996	Pewtress surname not listed again in available LRI entries which end 1996, suggesting that the family retained ownership of the property until at least that time.
2009-2013	Development to the southeast began during these years and the roundabout built at the Tremaine Road/ Main Street West intersection.

Date	Event
	During this period, the rear wing may have been cladded in vinyl siding, and all soffits, fascia and water systems replaced in aluminium
2013-2014	Sherwood District Park is constructed.
2016	The Milton Christian Education Association purchased the property on March 15, 2016.
2018-2019	The outbuilding collapsed and was removed.

3.4 Physical Condition

The condition assessment presented in Table 2 is excerpted from the 2020 HIA and summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on visual inspection during the December 2019 field investigation and should not be considered a structural engineering assessment.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ Overall, the main block of the house is in good condition ■ The extension is in fair condition
Roof	<ul style="list-style-type: none"> ■ The main block roof appears to be in good condition with some areas requiring repair near the chimney ■ The extension roof is in fair condition
Rainwater disposal	<ul style="list-style-type: none"> ■ The metal gutters and downspouts are in good condition
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> ■ Walls and foundations appear to be in overall good condition ■ North façade of the main block shows evidence of repair in random rubble ■ The chimneys are in good condition
Windows & doors	<ul style="list-style-type: none"> ■ Windows and doors appear to be in good condition, although some wood lug sills may require replacement

Element	Observed Conditions
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ Pieces of the ceiling in the mudroom require replacement and are exposing lath ■ A large portion of the kitchen ceiling has collapsed
Floors	<ul style="list-style-type: none"> ■ Flooring in mudroom near the exterior entrance is in fair condition ■ All original plank flooring appears to be in good condition
Stairways, galleries, balconies	<ul style="list-style-type: none"> ■ Interior stairways are in good, usable condition
Interior decorations/finishes	<ul style="list-style-type: none"> ■ Some walls have exposed studs ■ Interior window and door casings are in good condition ■ Wood trim (baseboards and crown moulding) are in good condition
Fixtures & fittings	<ul style="list-style-type: none"> ■ Built-in cabinetry in the bathroom is in poor condition ■ Lighting appears to be operable and in good condition
Building services	<ul style="list-style-type: none"> ■ The collapsed portion of the kitchen ceiling has exposed knob and tube wiring (although it may not still be connected) ■ Knob and tube wiring is also visible in the basement
Site & environment	<ul style="list-style-type: none"> ■ Some vegetation close to the foundations may be physically impacting the structure ■ There are no visible areas of standing water
General environment	<ul style="list-style-type: none"> ■ The main block is in overall stable condition ■ The extension is in fair condition

3.5 Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, the cultural heritage significance is usually summarized through a “Statement of Cultural Heritage Value of Interest” (SCHVI) which includes a “Description” (where the resource is located), its “Heritage Value” (why a resource is important) and its “Heritage Attributes” (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the latter are referred to as “character-defining elements,” explicitly referencing why an element is important to the significance of a historic place.

The Statement of CHVI for the Hogg Stone House below is modified from the one presented in the 2020 HIA to reflect the current understanding of the built heritage resource and its new address after relocation.

Description of Property – Hogg Stone House, 22 King Street, Town of Milton

The Hogg Stone House at 22 King Street in the Town of Milton, Halton Region, is a storey-and-a-half stone residence that originally stood approximately 1.6 km to the southwest on Lot 13, Concession 1 of Trafalgar Township, later civic address 7419 Tremaine Road in the Town of Milton. It was dismantled and moved to 22 King Street in 2021.

Statement of Cultural Heritage Value or Interest

The Hogg Stone House, built for Irish emigrant farmer Alexander Hogg and his family at some point between 1842 and 1861, has cultural heritage value or interest for its stone main block, which is a representative example of vernacular architecture in the Gothic Revival style as widely applied to farmhouses throughout southern Ontario in the middle decades of the 19th century. Typical of the style, the three-bay and storey-and-a-half massing of the Hoff Stone House has a central cross-gable with window at the second level—in this case one with a semi-circular arch head opening—that is directly above a wide central entrance with sidelights and transom. Also typical are the tall window openings flanking the entrance, and symmetrically placed on the end walls at the first and second level. Unusually, the six-over-six wood windows and wood muntins of the transom and sidelights still survive and extending from each end of the side gable roof are stone chimneys with chamfered caps.

The Hogg Stone House is also valued for the craftsmanship evident in its composition, stone masonry, and carpentry. All the load bearing walls are expertly built in hammered or chiselled ashlar laid in regular courses, while the heavy lintels over the central entrance and window heads are bush hammered with chiselled margins. Forming the semi-circular arch for the window in the central-cross gable are small, carefully cut stone voussoirs. The wood construction also displays a high level of craftsmanship. At the top of the walls is the wood frieze with nebuly or nebulé moulding, while inside the house the wood architraves of the central entrance and window openings feature well executed framing and full-wall height panelling, the latter with a “twisted cord” beading.

Originally built at 7419 Tremaine Road in the Town of Milton, the main block was dismantled and moved to its current location in 2021, where it supports to the local architectural character and nearby Gothic Revival style cottages of similar age.

Description of Key Heritage Attributes

Key attributes that reflect the design or physical value of the Hogg Stone House include its:

- Gothic Revival style composition with three-bay, storey-and-a-half massing
- Medium side gable roof with central cross-gable
- Stone chimneys with chamfered caps inside both end walls
- Load-bearing walls built in chiselled ashlar masonry laid in regular courses
- Wood frieze with nebuly or nebulé moulding
- Window opening in the cross-gable with semi-circular arch head formed with small stone voussoirs
- Symmetrical fenestration on the front façade and end walls defined by plain wood lug sills and heavy stone lintels that are bush hammered with chiselled margins
- Wide central entrance with interior and exterior multi-pane transoms and sidelights and wood five-panel door
- Interior, first level architraves at the central entrance and windows that include full-wall height moulding and panelling and twisted cord beading

4.0 PLANNING

4.1 Planning for Future Use: Conservation Treatments and Standards

4.1.1 Conservation Treatments

The CHP *Standards and Guidelines* outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP *Standards and Guidelines*, includes:

All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

The latter actions or processes are then defined in the CHP *Standards and Guidelines*, but perhaps are best summarized in illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994). The first shows a resource “as found” with the remaining four depicting a conservation treatment.



Figure 55: A historic resource as found



Interim Protection

Figure 56: Preservation (Interim Protection)



Stabilization

Figure 57: Preservation (Stabilization)

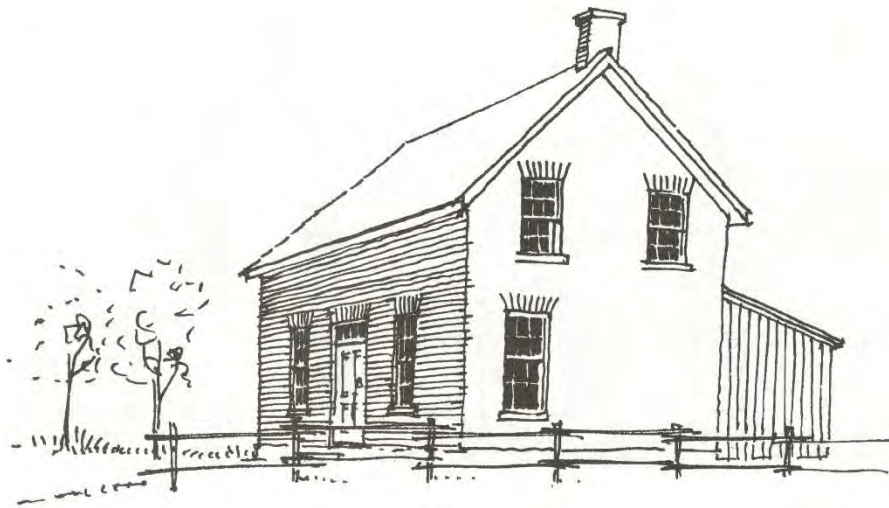
Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 56 and Figure 57).



Rehabilitation

Figure 58: Rehabilitation

Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 58).



Period Restoration

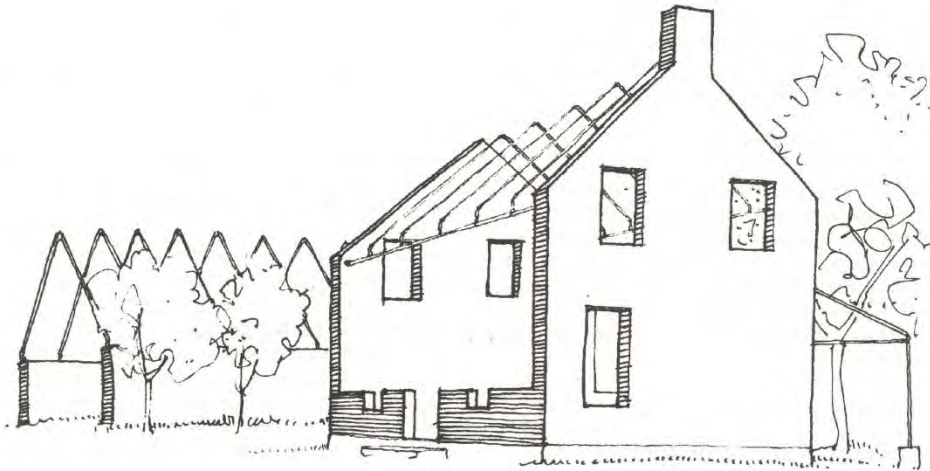
Figure 59: Restoration

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 59).

A closely related treatment is **reconstruction**, defined in the *Burra Charter* as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is

most often applied when “a historic place...has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman 2014:155).

A fourth treatment, which does not appear in the CHP *Standards and Guidelines* yet is occasionally applied is **redevelopment**. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 60 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.



Redevelopment

Figure 60: Redevelopment.

Another treatment applicable to this HCP is **reassembly** or **reconstitution**, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020:231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

4.1.2 Conservation Standards

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

- 1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- 2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
- 3) Conserve heritage value by adopting an approach calling for minimal intervention.
- 4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
- 5) Find a use for an historic place that requires minimal or no change to its character-defining elements.
- 6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
- 7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- 8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- 9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to Rehabilitation are:

- 10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to Restoration are:

- 13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements
- 14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP *Standards and Guidelines* is minimal intervention, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010:26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.2 Proposed Future Use, Goals & Objectives

The current proposed plan for the Hogg Stone House is to lift the main portion of the house, dismantle and rebuild the stone rear wing with a new second level, dismantle and rebuild the wood-frame side wing with a new extension, reconstruct the veranda, and add a garage and two-level extension to the side of the main portion of the house and stone rear wing.

The goals² of this conservation plan are therefore to:

- **Conserve the Hogg Stone House as a mid-19th century vernacular stone house with cultural heritage significance to the community**
- **Convert the Hogg Stone House to a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.**

Based on these goals, the objectives of this HCP are to:

- **Select the most appropriate conservation treatments for the Hogg Stone House**
- **Provide conservation strategies that are sustainable, and adaptable to the new proposed use; and,**
- **Complete conservation of the Hogg Stone House within two years.**

4.3 Recommended Conservation Treatment for the Hogg Stone House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the Hogg Stone House is **rehabilitation**. Sympathetic rehabilitation of the house will retain the building’s late 19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the Hogg Stone House for the future, are **stabilization**, **reconstitution**, **preservation**, and **commemoration**. Strategies to achieve these conservation treatments are provided in Section 5.0.

² The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2020:343).

5.0 INTERVENING

This section provides a series of conservation strategies—in priority order and linked to the *Standards and Guidelines*—to enact as part of the future stabilization, preservation, restoration and reconstruction, and commemoration of the Hogg Stone House. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who have demonstrated to Town staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

5.1 Stabilize

Several actions should be undertaken to stabilize the Hogg Stone House and prepare the property for further interventions. These include immediate action items and those for during adjacent construction. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be rehabilitated at the earliest opportunity. The rehabilitation effort currently planned to begin in the late summer/ early fall of 2020.

5.1.1 Monitor & secure

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring (*ongoing*)
- Comply with actions outlined in the Town's Property Standards By-law (131-2012) (*ongoing*)
- Implement site stabilization measures that include the following actions:
 - Secure and cover windows and doors with plywood hoarding to prevent damage and unauthorized entry (*complete*)
 - Care should be taken when installing the hoarding to ensure the masonry or other features of the house are not damaged.
 - Erect a modular chainlink fence to prevent or dissuade unauthorized entry (**will be erected prior to dismantling, see Section 5.2.4**)
- Document all stabilization work with photographs and notes as necessary (*ongoing*).

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2 Rehabilitate

5.2.1 Draft architectural designs for a rehabilitated Hogg Stone House

Design work to rehabilitate the Hogg Stone House was underway as this HCP was being compiled. Golder reviewed and provided comment to Sedgwick Marshall, who have incorporated the suggestions into the final proposed design. Building permit level plans, elevations, and three-dimensional renderings for this design are provided in APPENDIX C and are intended to reflect the evolution and final form of the Hogg Stone House, yet also provide a sustainable and desirable contemporary residence.

The new wing and garage for the Hogg Stone House is intended to be compatible and subordinate in design to the existing building, not exceeding it in scale, massing, and ornamentation. Although additions to the Hogg Stone House are not constrained by municipal heritage conservation district design guidelines, the design process followed guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (reprinted in Stephen 1972 and Faulkner 1977:198-203), *Get Your House Right* (Cusato et al. 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 61). In its wood cladding materials and wood frame construction, the new wing will not replicate the original brick portion since this would be an inauthentic restoration and would not be clearly discernable as new construction.

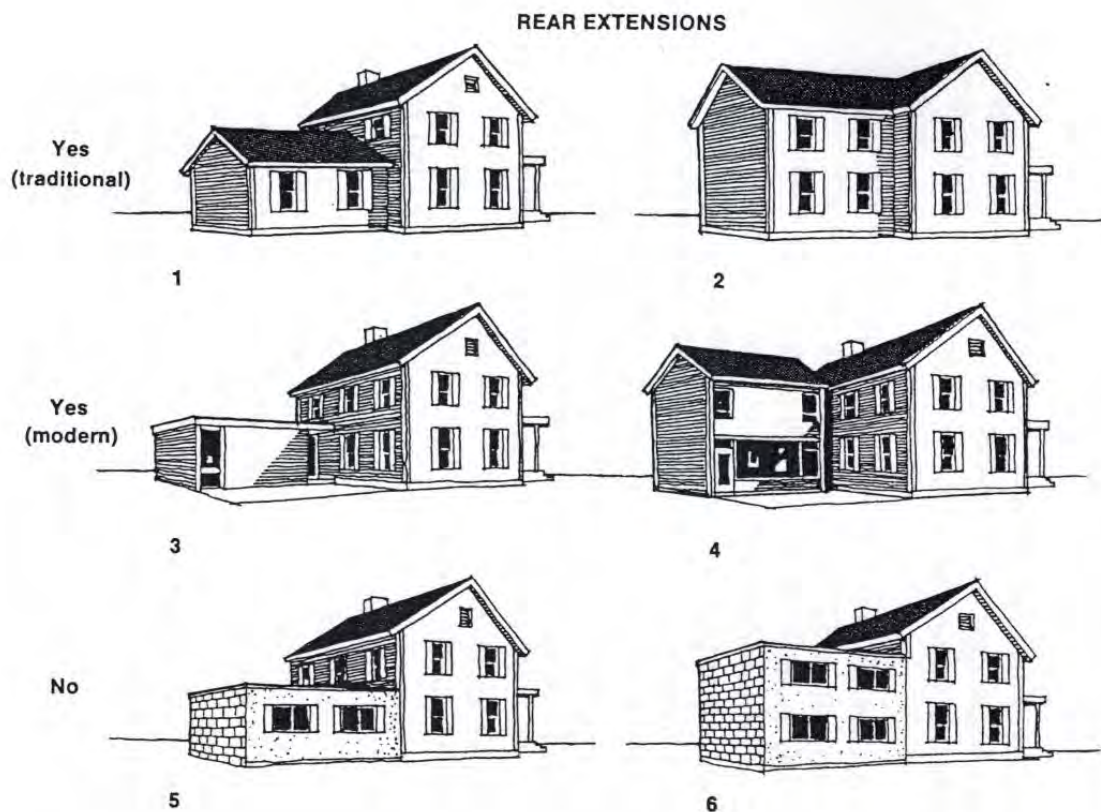


Figure 61: General guidance for adding “rear extensions” to a heritage building (from Stephen 1972:108). As currently proposed, the design follows illustration “2” under “traditional”

The new elements were therefore designed to:

- Be subordinate to the Hogg Stone House
- Be visually distinguishable, but compatible with the architectural form and character of the Hogg Stone House
- Restore damaged, lost or missing architectural decoration.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Design consultant with heritage expertise.

5.2.2 Salvage useable material from the rear wing and separate and demolish the structure

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. As the wing has limited heritage integrity and cannot be feasibly moved and rehabilitated at the new lot, it can be demolished without adversely impacting the cultural heritage significance or heritage attributes of the Hogg Stone House.

Since the wing was recorded with photographs and measured drawings (see APPENDIX B), any useable materials in the structure such as the wood windows can be carefully removed and salvaged for sale, donation to the local ReStore facility (700 Main Street East) or saved for a future project.

Once the salvageable material is removed, the rear wing should be demolished under the supervision of a qualified demolition contractor (Jandl 1987). To separate the wing from the main block, the first action will be to remove the roof of the wing then hand demolish all wing construction within 0.45 m to 0.6 m (18 inches to two feet) of the main block's north wall. To limit damage to the stone walling of the main block, the wing construction should be manually disconnected using the gentlest means possible, such as with broad-bladed pry bars and limiting machinery to small-scale equipment such as zoom lifts and skid steers (Curtis 1979:38).

Once fully separated from the main block, the remainder of the rear wing can be removed by mechanical demolition. Hydraulic equipment (e.g., hammer, excavator) are acceptable mechanical demolition methods for the remainder of the rear wing, but continuous monitoring should be conducted to ensure that equipment vibration is not affecting the main block masonry.

The demolition of the rear wing may involve high levels of dust, vibration and fire risk (Randl 2001). As a result, the following should be considered:

- Delivery entry and exit points should be located a distance from the Hogg Stone House to further reduce vibrations caused by increased vehicular traffic.
- Protective barriers should be placed over or near any heritage attributes of the main block that are deemed to be at risk of physical impact, such as plywood over windows or precast concrete bollards.
 - A physical barrier ensures that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not encroach on the property. Precast concrete traffic barriers should be placed 2 m from the north façade and east and west end walls to prevent accidental collision with construction vehicles.
- For vulnerable wall surfaces such as the random rubble section on the north wall of the main block, horizontal and vertical netting should be installed. Alternatively, polycarbonate or polypropylene sheeting can be used to protect this surface.
- To reduce and control dust levels at the site, water suppression and protective equipment such as powered face masks may be required (Designing Buildings Ltd. 2018a).

While the demolition is underway, the following security measures should be implemented:

- Install prominent 'No Trespassing', 'Trespassers will be prosecuted', or 'This Area Under 24-Hour Video Surveillance & Security Patrols' at the entrance of the property and a location where the house fabric will not be impacted (such as affixing the signage to a nearby tree or the plywood hoarding over the windows)
- Erect a modular chain link fence at a 5-m radius surrounding the house to discourage access.

Before and throughout the disassembly and demolition process, multiple photographs and notes should be taken to document the wood construction and record any finds of unusual items or materials before removal.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Required Trades and Expertise:

- Demolition contractor with heritage building experience to develop work plan and oversee demolition.

5.2.3 Remove internal & external finishes on the main block

Prior to dismantling the main block, all interior and exterior finishes such as the panelled architraves and nebuly frieze should be assessed for removal. These should be photographed in detail, then removed using the gentlest means possible, such as with broad-bladed pry bars or small grinder to remove the nail heads. It is expected that not all finishes will be salvageable, but as much as possible should be retained to provide a model for recreating the component in the relocated Hogg Stone House. Multiple photographs and notes should also be taken throughout the disassembly process to document and record the wood construction, and if an element such as a window architrave can be fully salvaged all pieces should be bundled together and labelled according to location.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Required Trades and Expertise:

- Demolition contractor with heritage building experience to develop work plan and oversee demolition.

5.2.4 Dismantle main block and section stones

Although it represents a major intervention, the most feasible option to relocate the Hogg Stone House is to completely dismantle the structure then reconstitute it as a stone veneer on wood frame. Due to weight of the stone construction and distance between the current site and new lot location, lifting and transporting the building intact would require strengthening road surfaces to prevent damage to culverts and underground services, temporarily removing overhead wires, and coordinating a police escort and road closures. Reconstitution has been used successfully elsewhere in the municipality, such as for the Featherstone House, now at 963 Stoutt Crescent in Milton (Stewart 2014).

Before the Hogg Stone House is dismantled, the masonry on each elevation should be extensively photographed and reproduced as large, poster-size colour prints. These will provide a basis for the numbering system described below.

Dismantling the house should begin with erecting scaffolding around the structure, disassembling and removing all roof, window, and door components, then systematically removing the mortar around one stone at a time using primarily hand tools and methods. Mechanical mortar removal to such as with a hand-held grinder should only be applied in situations where hard concrete was used for re-pointing and when using hand tools may cause the stone to crack or spall.

As each stone is removed it should be sequentially numbered and this number clearly inscribed in large numerals with permanent marker on the top surface of each stone. This number should then be written over the corresponding stone in the large photographic prints. Once removed, each stone should be stacked on a clean, hard, and free-draining surface placed at a location on site that will not impede later machinery operation or staging (Designing Buildings Ltd. 2018a). For the foundation, and random rubble section of the north wall, a

selection of stones over fist-size (approximately 10 cm or 4-inch diameter) should be retained and sorted by size on site for use to face the concrete foundation (see Section 5.2.5) (Designing Buildings Ltd. 2018a).

When the disassembly is complete, all marked-up photographic prints numbering each stone should be scanned at high resolution and saved both as hard copy and digital file as a backup in case the original photographic set is lost or damaged. Additionally, multiple photographs and notes should be taken throughout the disassembly process to document the work and any unexpected or unusual finds in the construction or wall voids.

Cutting to prepare each stone as a veneer should take care not to remove the numbering system and undertaken at the current property at 7419 Tremaine Road to limit impacts from noise and dust to properties neighbouring the new lot on King Street, and to reduce the weight of material to be transported to the new site. Water suppression should be used to limit the dust levels produced during the stone sectioning and protective equipment such as powered face masks employed to prevent injury (Designing Buildings Ltd. 2018b). The stone cutting operations should also be continually monitored to ensure that dust and noise is not affecting the grounds or users of the adjacent Sherwood District Park.

Related Conservation Standards:

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage mason to undertake the controlled disassembly and stone sectioning.

5.2.5 Build the concrete foundation with basement on the new lot

As is true of roofs, a sound foundation is critical to the survival of a historic structure. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the wood flooring dry and free of mould and rot (Fram 2003:114). A foundation built in concrete will not only ensure long-term preservation of the house structurally, but it will also create a functional basement space desirable for future buyers. On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the original masonry in the splash zone (Davy and Simpson & Brown 2005:39). Rubble stone from the original foundation at 7419 Tremaine Road can be used to face the visible sections of the concrete foundation.

Related Conservation Standards:

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Heritage mason to face the concrete foundation in salvaged stone.

5.2.6 Rebuild the Hogg Stone House & construct compatible new additions

Once the foundation is complete, the house framing to reconstitute the Hogg Stone House and its new additions can begin. Although it is only a veneer, it is integral that the stone masonry of the Hogg Stone House be built with a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than through stone or brick (Fram 2003:126). Repairs can be undertaken during rebuilding and include filling cracks with mortar and making dutchman repairs.

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A heritage designer to draft the additions to compliment, but not replicate, the original construction.
- A general contractor experienced with high quality materials to frame the Hogg Stone House and build and clad the house additions.
- Heritage mason to lay the masonry veneer of the Hogg Stone House.

5.2.7 Add the main block roof, chimneys, and other roof features

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be properly vented, insulated, well sealed, and that all water is directed away from the walls.

Using the documentation created during Strategy 5.2.4, the chimneys can be rebuilt in their original stone. As with the wall rebuilding effort, the new chimneys should be built using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones. Lightning protection should also be installed; while an inconspicuous system is preferred, the effectiveness of this critical element should be prioritized over any visual concerns.

Cladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th century. Once the roof structure is completed, the decorative nebuly frieze can be re-established in either wood or compatible alternative such as Maibec® or HardieTrim®. To reduce a visual impact, venting should be via a grill drilled into the soffit.

Metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience with high quality materials.
- Heritage carpenter to reconstitute the fascia, soffit, and frieze.

5.2.8 Install new wood windows & exterior doors

Due to their poor condition, all existing wood windows and frames will need to be replaced. Six-over-six panes in a relatively heavy, double-hung frame —as are existing currently— are the most appropriate windows for a house of mid-19th century date such as the Hogg Stone House. New wood Kolbe® windows with simulated divided lights

can be used to replicate the current pane arrangement and can have surrounds with either wood or PVC trim. To ensure long-term maintenance, the wood lug sills can be replaced in stone of the same dimension.

Wood is preferred over synthetic materials for historic places; although wood windows can be expensive or difficult to replace and require additional maintenance, their authentic character outweighs other types and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005).

Since Building Code requires that the front door be fire-proof, the existing should be replaced with a fire-proof type that approximate heritage panel design and construction. A metal door that mimics wood should be avoided.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications, and to install the front door.

5.2.9 Rehabilitate the interior

The first level architraves at the central entrance and windows that include full-wall height moulding and panelling and twisted cord beading were noted as heritage attributes. Ideally these would be re-established using original material salvaged prior to dismantling the Hogg Stone House, although it is recognized that some pieces may not be salvageable or it possible to remove them intact (see Section 5.2.3). New baseboard and architraves should be wide to follow 19th century to early 20th century examples but can also be simple in profile.

All sewer and water connections to local infrastructure should also be restored to the new lot in coordination with the Town and the new heating system should be routed with flexible flue to exit the building with a non-visually intrusive cap.

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor and interior designer experienced with high quality materials
- Heritage carpenter to reconstruct the salvaged architraves and trim, where possible.

5.2.10 Rehabilitate the setting

As the Hogg Stone House will be rehabilitated to a residential context, the new plantings do not need to precisely replicate what was present historically but should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the stone walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.3 Preserve**5.3.1 Develop and follow a maintenance and monitoring program**

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive [maintenance manual](#) for heritage buildings that can be adapted to the Hogg Stone House once restoration and rehabilitation actions are completed.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.4 Commemorate

5.4.1 Designate the Hogg Stone House property and erect an interpretive plaque

Once the Hogg Stone House is rebuilt within a new residential setting, its cultural heritage significance can be protected through designation by Town by-law enabled under Part IV of the *Ontario Heritage Act* and interpreted through a heritage property plaque. The plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the Hogg Stone House. The plaque should not be mounted on the main portion of the house as it may adversely impact the wall masonry.

6.0 IMPLEMENTING

The strategies identified in this HCP can be implemented in four phases over the next two years. Table 3 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 4 provides a schedule for each phase, as well as any dependencies such as Town approvals.

Table 3: Implementation Plan (adapted from Kalman & Létourneau 2020:411). A key to symbols used in the table is provided on the following page.

Phase	Strategy	No.	Action	Importance	Responsibility	Resources
1	Stabilize	5.1.1	Monitor & secure	H	Sedgwick Marshall	\$
2	Rehabilitate	5.2.1	Draft architectural designs for a rehabilitated Hogg Stone House	H	Sedgwick Marshall	\$\$
		5.2.2	Salvage useable material from the rear wing and separate and demolish the structure	M	Sedgwick Marshall	\$
		5.2.3	Remove internal & external finishes on the main block	M	Sedgwick Marshall	\$
		5.2.4	Dismantle main block and section stones	H	Sedgwick Marshall	\$\$\$
		5.2.5	Build the concrete foundation with basement	H	Sedgwick Marshall	\$\$\$
		5.2.6	Rebuild the Hogg Stone House & construct compatible new additions	H	Sedgwick Marshall	\$\$\$
		5.2.7	Add the main block roof, chimneys, and other roof features	H	Sedgwick Marshall	\$\$
		5.2.8	Install new wood windows & exterior doors	M	Sedgwick Marshall	\$\$
		5.2.9	Rehabilitate the interior	H	Sedgwick Marshall	\$\$
		5.2.10	Rehabilitate the interior	M	Sedgwick Marshall	\$\$
3	Preserve	5.3.1	Develop and follow a maintenance and monitoring program	M	New owner	\$
	Commemorate	5.4.1	Designate the Hogg Stone House property and erect an interpretive plaque	L	Sedgwick Marshall	\$

Symbol Key for Table 3					
Importance	H	High	Resources	\$	Low cost
	M	Medium		\$\$	Moderate Cost
	L	Low		\$\$\$	High Cost

Table 4: Implementation Schedule.

Phase	Duration	Year	Dependency
1	First 3 months	2021	None
2	Within first 6 months	2021	Town approval of HCP
3	Within 12 months of completing Phase 2	2021-2022	None

7.0 SUMMARY STATEMENT

This HCP has recommended thirteen strategies to rehabilitate and conserve the Hogg Stone House as a valued built heritage resource in the Town of Milton, and one with a sustainable future within a contemporary housing development. However, these strategies are based only on our current understanding of the building and its setting, and it is expected that new conditions will be discovered throughout the rehabilitation effort and require changes to this plan. Although dynamic, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

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HC/MT/ly

APPENDIX A

Heritage Impact Assessment, 7419
Tremaine Road, Town of Milton,
Ontario. Golder Associates Ltd., 17
March 2020



FINAL REPORT

Heritage Impact Assessment

7419 Tremaine Road, Town of Milton, Ontario

Submitted to:

Sedgwick Marshall Heritage Homes Ltd.

336 Bronte Street South, Suite 226

Milton, ON

L9T 7W6

Submitted by:

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18112685-1000-R-Rev0

17 March 2020



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Acknowledgements

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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

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

This HIA concludes that 7419 Tremaine Road has CHVI for its design and physical value as a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. This HIA also determined that the best option to ensure the long-term sustainability and use of 7419 Tremaine Road as a valued built heritage resource is to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear extension

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear extension
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the Town of Milton's *Official Plan*, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by Sedgwick Marshall Heritage Homes Ltd. (the 'Client'). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

APPENDIX A

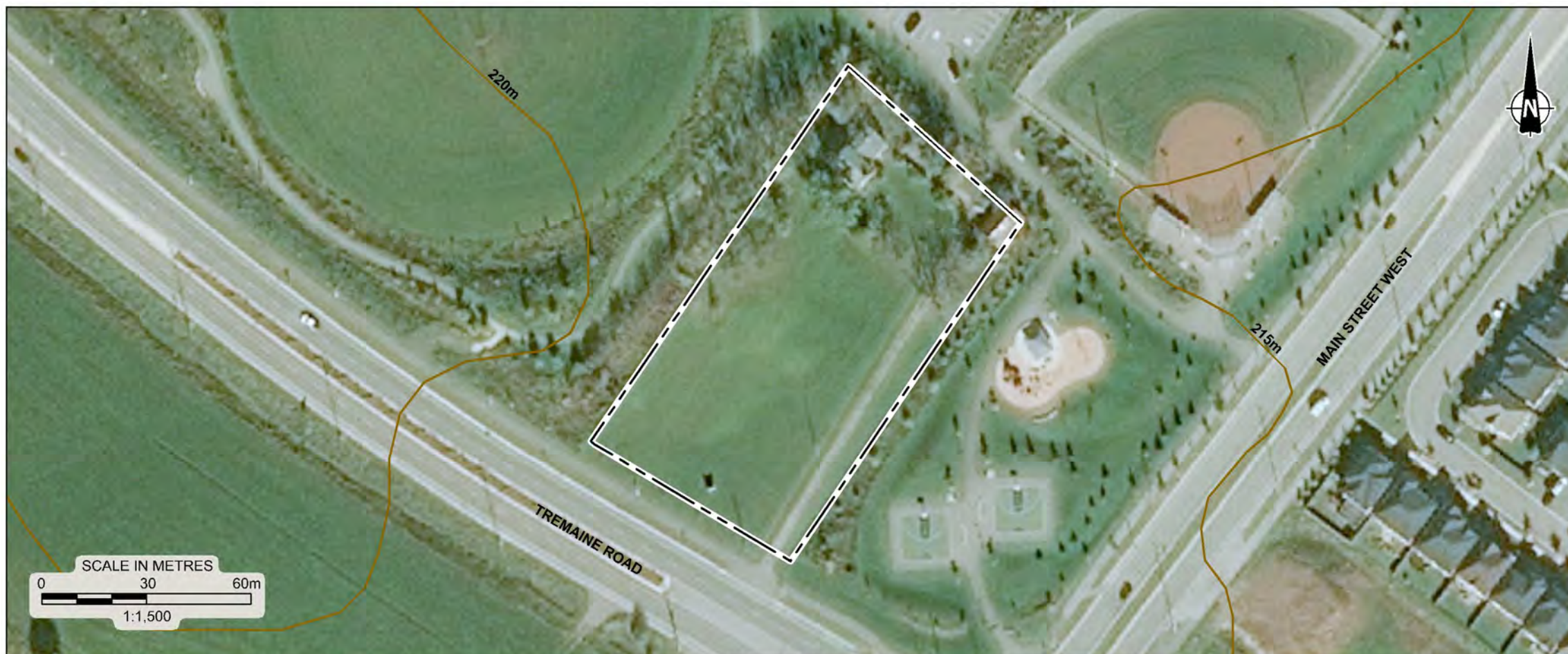
Land Registry Records

1.0 INTRODUCTION

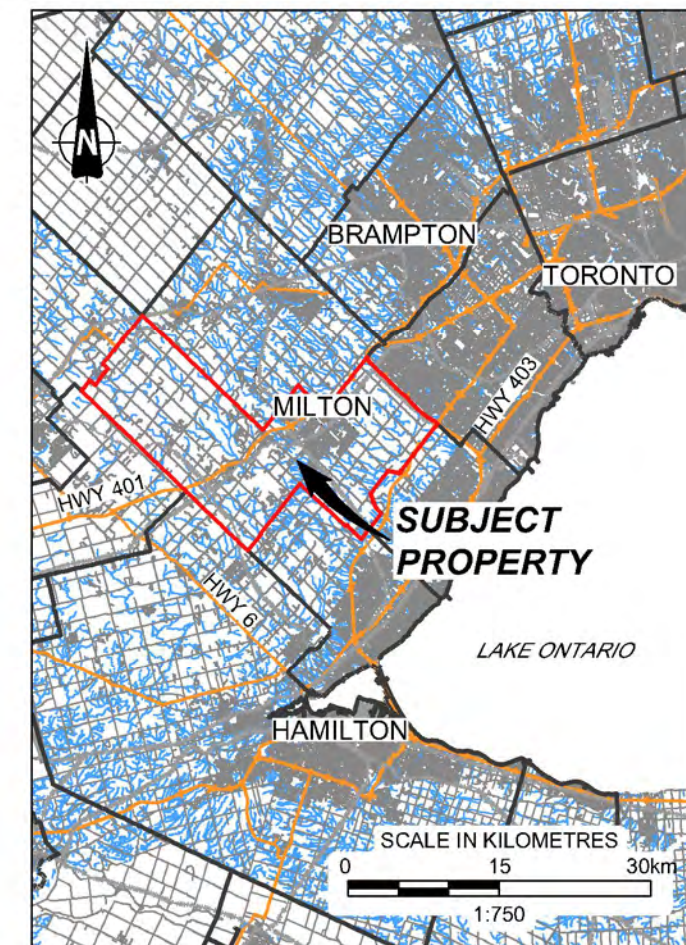
In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'; Figure 1). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Town of Milton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

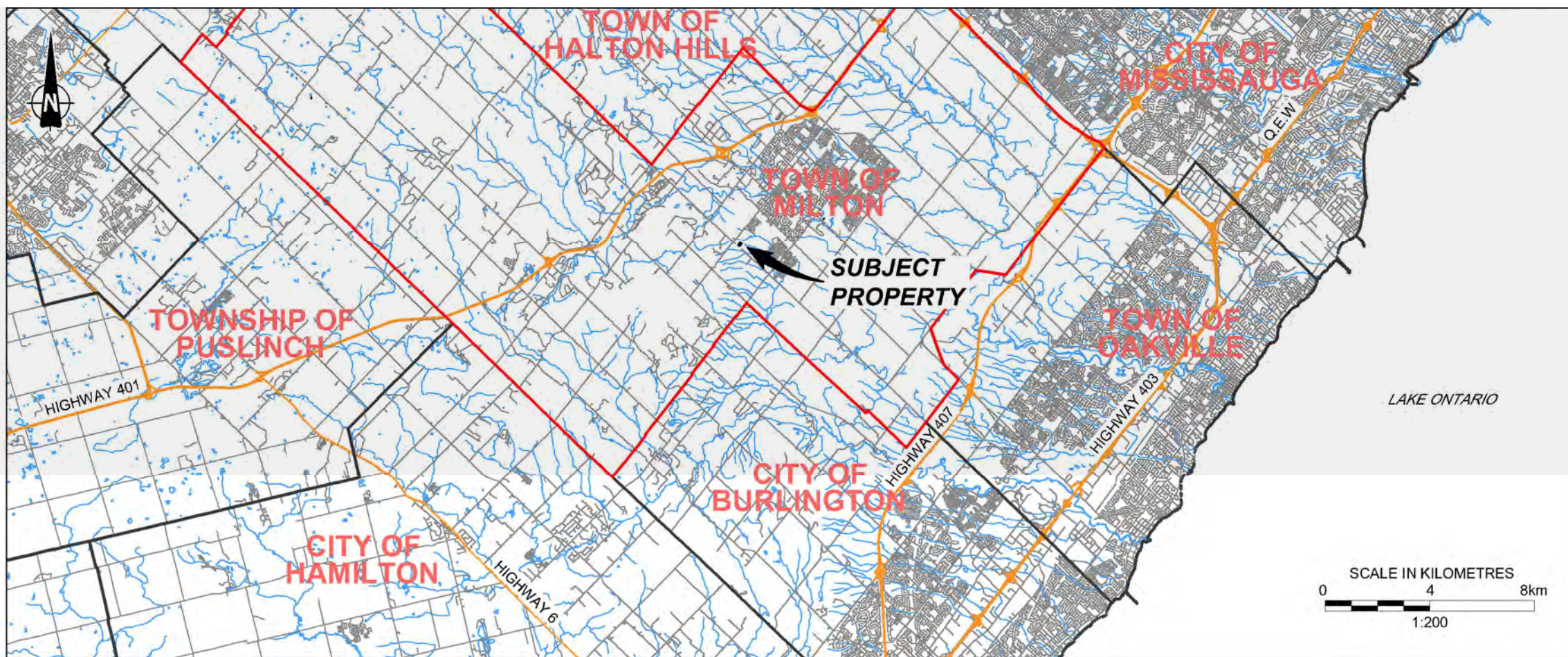
- a background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property
- an overview of the property's geographic and historical context
- an inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*
- a description of the proposed development and an assessment of potential adverse impacts with options analysis
- recommendations for future action



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE SUBJECT PROPERTY
- TOWN OF MILTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MILTON** TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2020, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2020; BING IMAGERY AS OF JANUARY 21, 2020. (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

PROJECT		HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO	
TITLE		LOCATION MAP	
PROJECT No. 18112685		FILE No. 18112685-1000-R01001	
SCALE AS SHOWN		REV.	
	GOLDER	CADD	AMS Jan. 23/20
		CHECK	
		FIGURE 1	

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine:

- if 7419 Tremaine Road meets the criteria for CHVI as prescribed in *O. Reg. 9/06*
- if the proposed development will adversely impact any heritage attributes of the property
- options to guide future development of the property

To meet the study's objectives, Golder:

- reviewed applicable municipal heritage policies and consulted the Town's heritage planner
- conducted field investigations to document and identify any heritage attributes, and to understand the wider built and landscape context
- evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*
- assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies
- developed recommendations for future action based on international, federal, provincial and municipal conservation guidance

A variety of archival and published sources, including historical maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from online sources and other sources to create a land use history of the property.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on December 16, 2019 and included accessing and photographing all elements of the property and its wider context with a Samsung Galaxy S8. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980) was used to document the built environment and physical conditions.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of consultation

Contact	Date & Type of Communication	Response
Jill Hogan, Director of Planning, Policy and Urban Design, Town of Milton	Email sent on January 22, 2020	Email received January 22, 2020. Directed Golder's email to Anthony Wong.
Anthony Wong, M.Arch., MRAIC, Planner, Policy, Town of Milton		Email received January 22, 2020. Provided the Town's HIA Terms of Reference and provided issues to be explored in Golder's HIA.

3.0 POLICY FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter *CHP Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), the national *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the national *Standards and Guidelines* form the basis of this HIA.

3.2 Provincial Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement*, 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest. PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of conserving built heritage and cultural heritage landscapes is recognized in Section 2.6.1 of PPS 2014 ('significant built heritage resources and significant heritage landscapes shall be conserved'), and defines *significant* as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as 'the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*'. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.
- **cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or

natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

- **heritage attribute:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **protected heritage property:** property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For provincially-owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. These include:

1) the property has **design value or physical value** because it:

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

2) the property has **historic value or associative value** because it:

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

3) the property has **contextual value** because it:

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

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk.

3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines an HIA as:

'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of an HIA is provided in the MHSTCI document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI *Eight guiding principles in the conservation of historic properties* (2007), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,

8) Maintenance (historic places should be continually maintained).

3.3 Town of Milton Heritage Policies

3.3.1 Official Plan

The Town's *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town's three objectives for cultural heritage policies include:

- the conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- the integration of the conservation of heritage resources into the Town's general planning approach; and,
- the promotion of an understanding and appreciation of the heritage.

To evaluate heritage properties (Section 2.10.3.5), the *Official Plan* lists criteria similar in principle to *O. Reg. 9/06* with the exception that it is organized into two categories —Historic Value or Interest and Architectural Value or Interest— and includes the additional criteria. For Historic Value or Interest, the criteria also include:

- it dates from an early period in the development of the Town's communities; and,
- it is an example of outstanding interior design; and,
- it is an example of a rare or otherwise important feature of good urban design or streetscaping;

For Architectural Value or Interest, the additional criteria are whether:

- it is a representative example of a method of construction now rarely used; and,
- it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part.

Further criteria to establish designation under Part IV of the *OHA* is listed in Section 2.10.3.8 but these also follow *O. Reg. 9/06*. Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
 - new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,

- new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

The *Official Plan* includes policies for 'Special Resources' which references pioneer cemeteries and:

- preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety (Section 2.10.3.24).

3.3.2 Additional Municipal Guidance

The Town's *Terms of Reference: Heritage Impact Assessment* (2019) summarizes many of the provincial and municipal policies and guidance described above as well as outlining in greater detail the written and graphic information a HIA requires. Also included are the three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **reunification** allows for the exterior only of a structure to be maintained on a site; and,
- **symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.

This HIA is organized to comply with the requirements of the Town's *Terms of Reference*.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 20 kilometres (km) north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to undulating, imperfectly drained terrain with fine-textured clay soils covering approximately 483 km² between the South Slope zone to the east, and the Niagara Escarpment to the south and east. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984: 174-176). The Niagara Escarpment is located approximately 0.65 km to the west of the property and Sixteen Mile Creek is 3 km to the east.

In reference to cultural boundaries and features, the property was formerly located on Lot 13, Concession 1 in the Trafalgar Township, Halton County. It was amalgamated into the Town of Milton, Regional Municipality of Halton in 1974. It is located approximately 98 metres (m) to the west of the Main Street West and Tremaine Road roundabout and 255 m to the east of the 14 Side Road and Tremaine Road intersection.

4.2 Historical Context

4.2.1 Halton County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817; Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Pope 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.

4.2.2 Trafalgar Township

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Pope 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using

Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original “Old Survey” was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a ‘New Survey’ could divide the land north of the 2nd Concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township’s initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township’s first post office opened, and regular stagecoach service was available (Pope 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the “Corn Laws” that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

The Town of Milton was established around a small grist milling operation built in 1822, was incorporated in 1857, and by 1877 included the County Court House, Registry Office, a jail, and a substantial Town Hall. It also boasted several schools and a number of industrial, social and merchant institutions. Sixteen Mile Creek played an important role in this overall development of Trafalgar Township and the Town of Milton, providing both a source of power for mills and drinking water for residents and animals.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from

Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street has been fully developed. Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. By 2016, the population of Milton had reached 110,128 (Statistics Canada 2016).

4.2.3 7419 Tremaine Road

To trace the occupational history of this lot, land registry records, census records and directory records were consulted. The property was originally located at Lot 13, Concession 1 in the Trafalgar Township, Halton County.

The southwest half (100 acres) of the property was granted to Lauriel Templer by the Crown in 1823, and William Templer was granted the northeast half (100 acres) by the Crown that same year. Lauriel sold his portion of the property to Joseph Jones in 1826, who subsequently sold the property to Alexander Hogg in 1832.

Tremaine's 1858 *Map of the County of Halton* identifies the property as owned by Alex Hogg (west ¼ of the lot), with the remaining ¾ of the lot owned by Johnson Harrison (Figure 2). The northeast corner of Alex's property is identified as a church. Alex Hogg (1792-1872) was born in Ireland and worked as a farmer. His first wife passed away at the age of 43 in 1834 and later married his second wife Mary Simpson (1787-1878). He is identified as living in Trafalgar in the 1851 Census with Mary and children Susan, Eliza, James, Samuel, Nancy and David. The 1861 Census of Canada shows that he was living with Mary and son James in a 1 ½ storey stone house. Hogg was living at Lot 1, Concession 13 (error in text, likely meant to read Concession 1, Lot 13) in the 1871 Halton County Directory and Gazetteer with his wife Mary and son James. Alex passed away in 1872 at the age of 80, with Mary passing away six years later at the age of 91. A year before Alex's passing, the property had sold to his son Samuel Hogg. Samuel and his wife conveyed the property to William Calder in 1876.

By the Walker & Miles 1877 *Historical Atlas of Halton County*, the property was owned by William Calder, and the northeast corner is labeled Presbyterian Church (Figure 2). William Calder was born in Scotland around 1859 and at the time of the 1871 Census was working as a farmer in Nelson with his wife Margaret J. Calder (Graham). They had four children: Wilfred John, Roy Graham, Melvin and Marion. By the 1891 Census, William was living by himself in the Trafalgar township and by 1901 was living with his family again in Durham. He passed away in 1928.

William Calder retained ownership for about three years, selling the property to Johnson Harrison in 1878 who subsequently split the property in 1887, selling 50 acres to Joseph Henry Harrison and 50 acres to Robert Edwin Harrison. Johnson Harrison sold the northeast half, 100 acres to Robert Edwin Harrison in 1892 for \$10,000. Robert sold the property to James Harrison in 1901. James sold 50 acres to Robert Edwin three years later. Robert granted the northeast half of the southwest half to William Nelson Scott for \$12,276 in 1913. Scott sold the property to William Moore Scott in 1922 for \$4,600. William leased the property in 1952 to Morley Smith, granted 3 acres to The Director of the Veterans Land Act in 1948, and granted an easement to the Hydro-Electric Power Commission of Ontario in 1954. William and his wife began leasing the property to joint tenants by 1954 and sold a portion of the property to the Corporation of the Town of Oakville in 1962 and again in 1968. They sold the northeast half of the southwest half to Purbeck Properties Limited in 1969, who sold the property to Ontario Investments Limited in 1971. It was granted in 1973 to Joseph Kull and his wife as joint tenants. The property was rented by various joint tenants throughout the rest of the 20th century until recently.

Topographical maps from 1909, 1919 and 1931 show the property as containing a stone house surrounded by orchards with minimal changes over the years (Figure 3). A creek is shown running through the property and Tremaine Road as the township boundary. The Grand Trunk Railway ran to the northeast of the property. Aerial

imagery from 1934, 1946, 1965, and 1974 indicates that the property has remained relatively unchanged although there used to be two outbuildings to the east of the house (Figure 4).

Aerial photography by the Town of Milton in 1999 show the property largely unchanged, with a long driveway leading to the house at the northwest corner of the property and outbuilding at the northeast corner. At this time, it was surrounded by agricultural land with no residential development. By 2013, significant suburban residential development took place to the east of the property, and by 2015 a park, cricket field and ballpark are visible. The property itself has remained largely unchanged.



LEGEND

— APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

TREMAINE, GEORGE, 1858, MAP OF THE COUNTY OF HALTON, GEORGE TREMAINE, TORONTO; AND WALKER AND MILES, 1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO.

NOTES

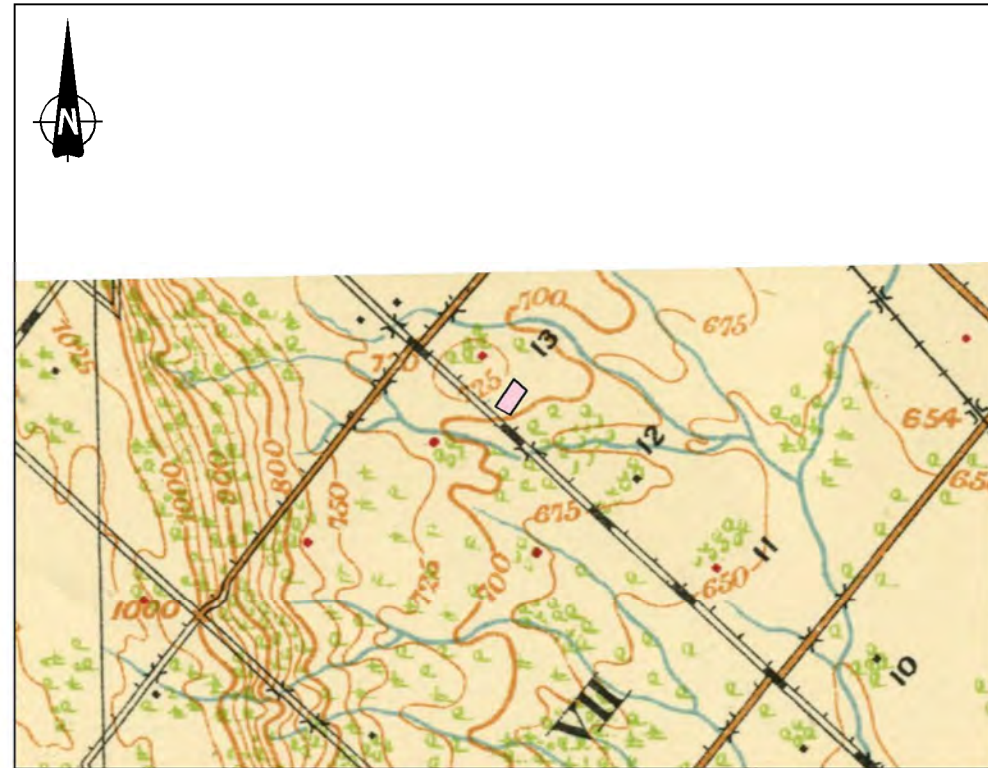
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				SUBJECT PROPERTY OVERLAID ON HISTORICAL MAPS			
PROJECT No.		18112685		FILE No.		18112685-1000-R01002	
SCALE		NTS		REV.			
GOLDER		DESIGN	AMS	DATE	Feb. 24/20	FIGURE 2	
		CHECK					

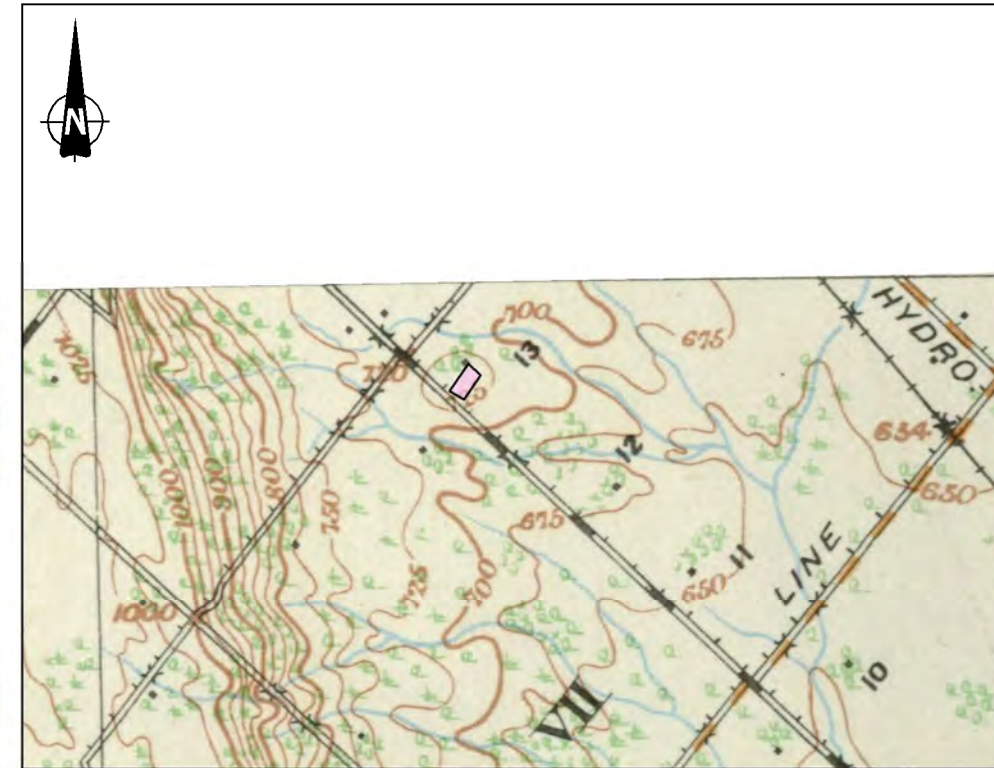
1909



1919



1931



LEGEND


 APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

DEPARTMENT OF MILITIA AND DEFENSE,
 1909, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 1], 1909.
 SURVEY DIVISION:
 1919, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 3], 1919.
 SURVEY DIVISION:
 DEPARTMENT OF NATIONAL DEFENSE,
 1931, HAMILTON, ONTARIO. 1:63,360, MAP SHEET 030M05, [ED. 5], 1931.
 GEOGRAPHICAL SECTION, GENERAL STAFF.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ
 IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
SUBJECT PROPERTY OVERLAID ON TOPOGRAPHIC MAPS			
	PROJECT No.	1812685	FILE No: 1812685-1000-R01003
	SCALE	NTS	REV.
	CHECKED	AMS	Jan. 23/19

1934



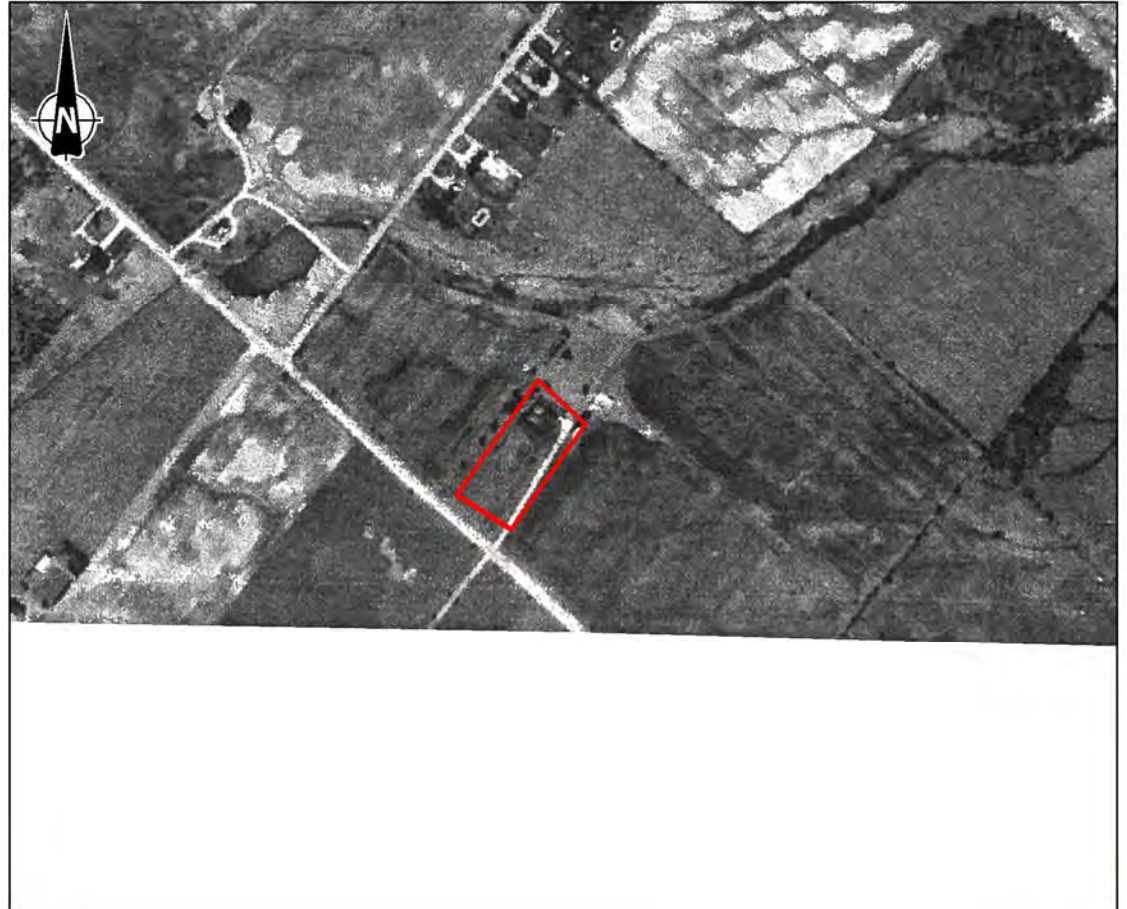
1946



1965



1974



LEGEND

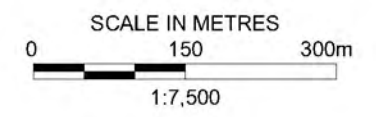
 APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

NATIONAL AIR PHOTO LIBRARY.

NOTES

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ALL LOCATIONS ARE APPROXIMATE.



PROJECT
HERITAGE IMPACT ASSESSMENT
7419 TREMAINE ROAD
TOWN OF MILTON, ONTARIO

TITLE
**SUBJECT PROPERTY OVERLAID ON
AERIAL PHOTOGRAPHS**

PROJECT No.		18112685		FILE No.18112685-1000-R01004	
SCALE		AS SHOWN		REV.	
CADD	AMS	Jan. 23/20		FIGURE 4	
CHECK					



5.0 EXISTING CONDITIONS

The elements in the following sections are illustrated in Figure 5.



LEGEND

--- APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

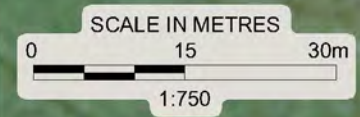
DRAWING BASED ON BING AERIAL IMAGERY AS OF JANUARY 22, 2019 (IMAGE DATE UNKNOWN).

NOTES

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BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

ALL LOCATIONS ARE APPROXIMATE.



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				KEY PLAN OF 7419 TREMAINE ROAD			
PROJECT No.		18112685		FILE No.		18112685-1000-R01005	
CADD		AMS		SCALE		AS SHOWN	
CHECK		Jan. 23/20		REV.			
GOLDER				FIGURE 5			

5.1 Setting

The setting along Tremaine Road can be characterized as a mix of rural agricultural and suburban, typified by single-family dwellings with varying setbacks from the public right-of-way. A roundabout is located to the east of the property which leads to expansive suburban development; however, to the west and the south of the property significant agricultural land has been retained. Traffic along this portion of Tremaine Road is two lanes in each direction separated by a grass median and bike lanes at the outer edge of the roadway (Figure 6). A regular width (approximately 3 m) paved sidewalk is located on the north side of the road with a grass buffer. The current land use designation for the property is Future Development Zone.

The property is located approximately 0.07 km west of the Tremaine Road and Main Street West roundabout. It is surrounded by a Cricket Ground to the immediate west, and Sherwood District Park to the immediate east (Figure 7 and Figure 8). Agricultural land is visible to the south (Figure 9). Approximately 0.38 km to the north is the Sherwood Community Centre and Library. Topography is flat (217-219 metres above sea level), and Niagara Escarpment cuts across the region as a major topographical landscape feature approximately 0.65 km west of the property. A 0.11 km driveway runs along the east of the property (Figure 10). The stone house is located at the northwest corner of the property. An outbuilding used to be located at the northeast corner of the property, east of the house.

The lot boundaries are demarcated by vegetation to the north and west and a chain link fence to the east. Mature vegetation to the south of the house block views of the structures from the public right-of-way.



Figure 6: Tremaine Road, facing northwest



Figure 7: Sherwood District Park and suburban development to the east



Figure 8: 7419 Tremaine Road facing west showing Cricket Ground to the left



Figure 9: 7419 Tremaine Road, showing agricultural land to the south



Figure 10: Driveway leading to 7419 Tremaine Road

5.2 Built Environment: 7419 Tremaine Road

5.2.1 Main Block

5.2.1.1 Exterior

The main block of 7419 Tremaine Road is a single-detached, one-and-a-half storey structure with a rectangular long façade which measures 10.4 m by 7.1 m (Figure 11 to Figure 14). It has a full basement and stands on a coursed rubble fieldstone foundation (Figure 15). It is clad in cut stone in even courses and double stuck mortar joint, with a stone thickness of approximately 23.5 cm. The medium gable roof has a centre gable on the south façade with moulded fascia (Figure 16). There are three single chimneys; two stone, and one concrete block, located at the offset left and right.

The six-over-six windows have a wood lug sill and stone lintel with bush hammered edges (Figure 17). The centre gable on the south façade has a four-pane semi-circular window and there are small basement windows. Windows on the second storey, although also six-over-six, are smaller in scale than the first storey and also have a stone lintel with bush hammered edges. The one leaf, four panel main entrance on the south façade has a four pane transom and sidelights which have been boarded up and again has stone lintels with bush hammered edges (Figure 18). It has a glazed storm door and there are no stairs leading up to it.



Figure 11: South façade



Figure 12: South and west façades



Figure 13: West façade



Figure 14: East façade



Figure 15: Cut stone cladding in even courses and double struck mortar joints



Figure 16: Medium gable roof with moulded fascia



Figure 17: Six-over-six window



Figure 18: Main entrance on the south facade with four-pane transom

5.2.1.2 Interior

5.2.1.2.1 Main Floor

The main floor entrance on the centre of the west façade opens into a small hallway which provides access to the second storey stairs to the north and a large room to the east (Figure 19 and Figure 20). The interior showcases the original side lights and wood casings of the main entrance, and casings surrounding the windows. The ceiling of the east room appears to be composed of wide wood planks (Figure 21). To the west of the east room is a central room, accessible through wood glazed double doors (Figure 22 and Figure 23). The central room provides access to the extension to the north, a bathroom to the west and another room at the southwest corner (Figure 24 and Figure 25).

The southwest room has wide baseboards and crown moulding, with casing around the window and a tile ceiling (Figure 26 and Figure 27). The three-piece bathroom to the west of the central room has tile flooring with the upper half of the wall covered in wallpaper and the other half in tongue and groove (Figure 28 and Figure 29).

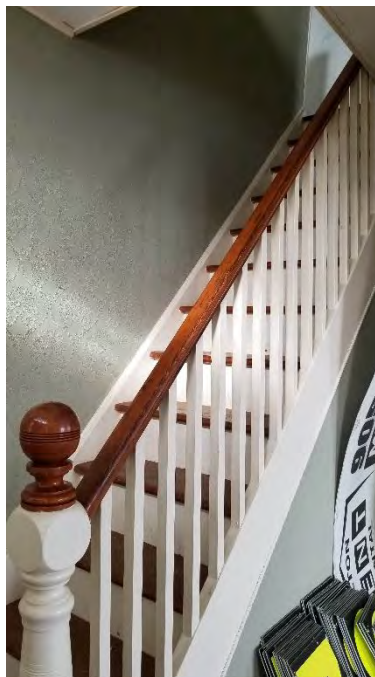


Figure 19: Stairs leading to the second storey



Figure 20: Interior of the main entrance and east room, facing south



Figure 21: Room to the east of the main entrance



Figure 22: Room to the east showing staircase and entrance to the central room



Figure 23: Entrance to the central room from the east room, with decorative wood trim



Figure 24: Central room showing entrance to southwest room (left) and bathroom (right)



Figure 25: Central room showing access to the extension (left)



Figure 26: Southwest room facing north

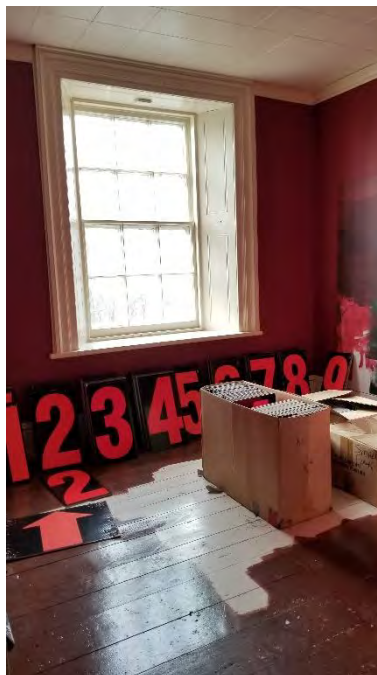


Figure 27: Southwest room facing south



Figure 28: Main floor bathroom to the west of the central room



Figure 29: Main floor bathroom

5.2.1.2.2 Second Floor

The staircase opens up into a central hallway which provides access to a closet to the north, one large room to the west and two rooms to the east (Figure 30 and Figure 31). The staircase has tongue and groove half wall serving as a balustrade around the staircase opening. There is a popcorn ceiling with painted wide plank flooring. Four and six panelled single leaf wood doors lead to each room, with the exception of the closet.

The northeast room has the same painted wide plank flooring as the hallway and wide baseboards (Figure 32 and Figure 33). The southeast room is clad in wallpaper with a popcorn ceiling and unpainted wide plank flooring (Figure 34 and Figure 35). The windows in each room have the same casings as found in the southwest room on the main floor. There is a large room to the west (Figure 36 to Figure 38).



Figure 30: Second storey central hallway facing south



Figure 31: Second storey hallway facing north



Figure 32: Northeast room facing west



Figure 33: Room at the northeast corner



Figure 34: Southeast room facing west



Figure 35: Southeast room



Figure 36: Large west room



Figure 37: Large west room



Figure 38: Large west room

5.2.1.2.3 Basement

The full height basement is accessible through a mudroom to the north of the house and is underneath the main block. A set of stairs leads to a room which has dirt/concrete floors, exposed stone and wood panelling walls (Figure 39 and Figure 41). A thick stone wall divides the north and south portions of the basement. At the southwest corner of the basement is a utility room which contains the oil tank and a window along the south wall (Figure 42). To the north of these two rooms is another larger room which has two windows along the north wall (Figure 43). The basement is supported by one large hand hewn beam which runs along the length of the house and supported by hand hewn posts and the foundation wall, and milled joists run width wise (Figure 44).



Figure 39: Stairs leading to the basement



Figure 40: Stone wall



Figure 41: Wood panelled wall



Figure 42: Oil tank at the southwest corner of the basement.



Figure 43: Basement facing north



Figure 44: Milled joists

5.2.2 Rear Extension

5.2.2.1 Exterior

The extension is clad in vertical vinyl siding (Figure 45). It has a saltbox style roof line and stands on a poured concrete pad. A small single brick chimney is located at the centre of the extension. There is one six-over-six window and one pane window on the west façade, a small six-over-six window on the north façade and large one pane window on the east façade. One entrance is located on There is one glazed entrance on the east façade and another former entrance has been boarded up on the north façade with vinyl siding.



Figure 45: West and north façades

5.2.2.2 Interior

The extension is accessible from the central room of the main block, which opens into a kitchen. The mudroom has wood flooring with a half wall of tongue and groove cladding. It provides access to the basement stairs to the south, a closet to the north and the kitchen to the west (Figure 46 to Figure 49). The kitchen has some walls clad in wood while others are painted, with tile flooring (Figure 50 and Figure 51). To the north of the kitchen at the northwest corner of the house is a small room being used for storage (Figure 52 and Figure 53). It has carpet flooring and minimal trim.



Figure 46: Mudroom to the north of the main block



Figure 47: Mudroom facing south towards the basement entrance



Figure 48: Mudroom facing north towards a closet and an exterior entrance along the east façade



Figure 49: Closet to the north of the mudroom



Figure 50: Kitchen facing south



Figure 51: Kitchen facing north

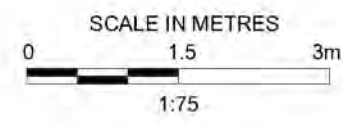
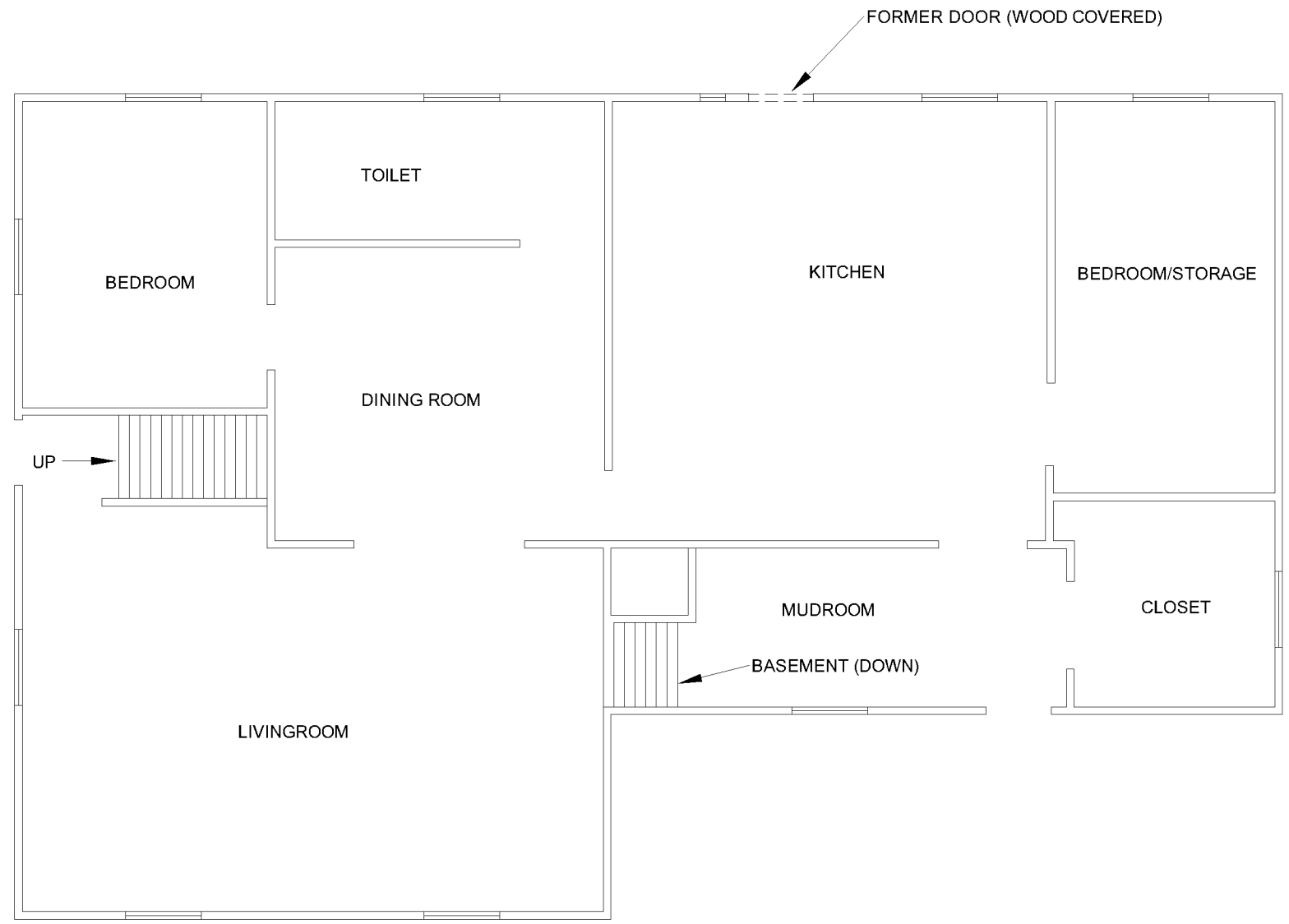


Figure 52: Room to the north of the kitchen

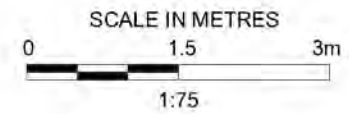
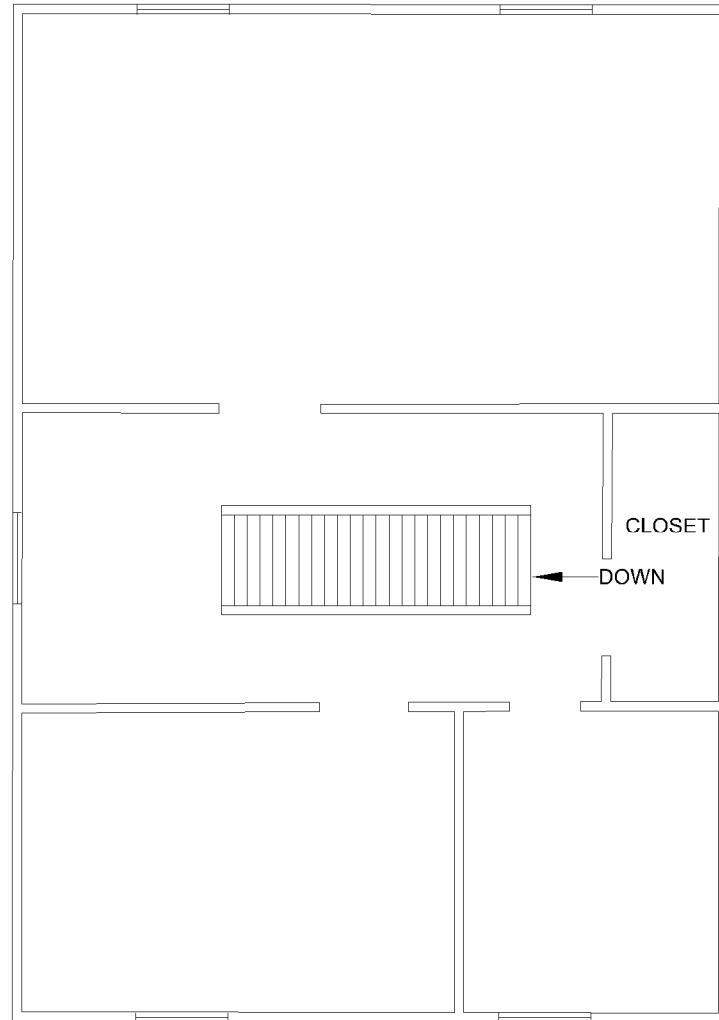


Figure 53: Northwest room

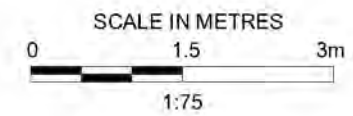
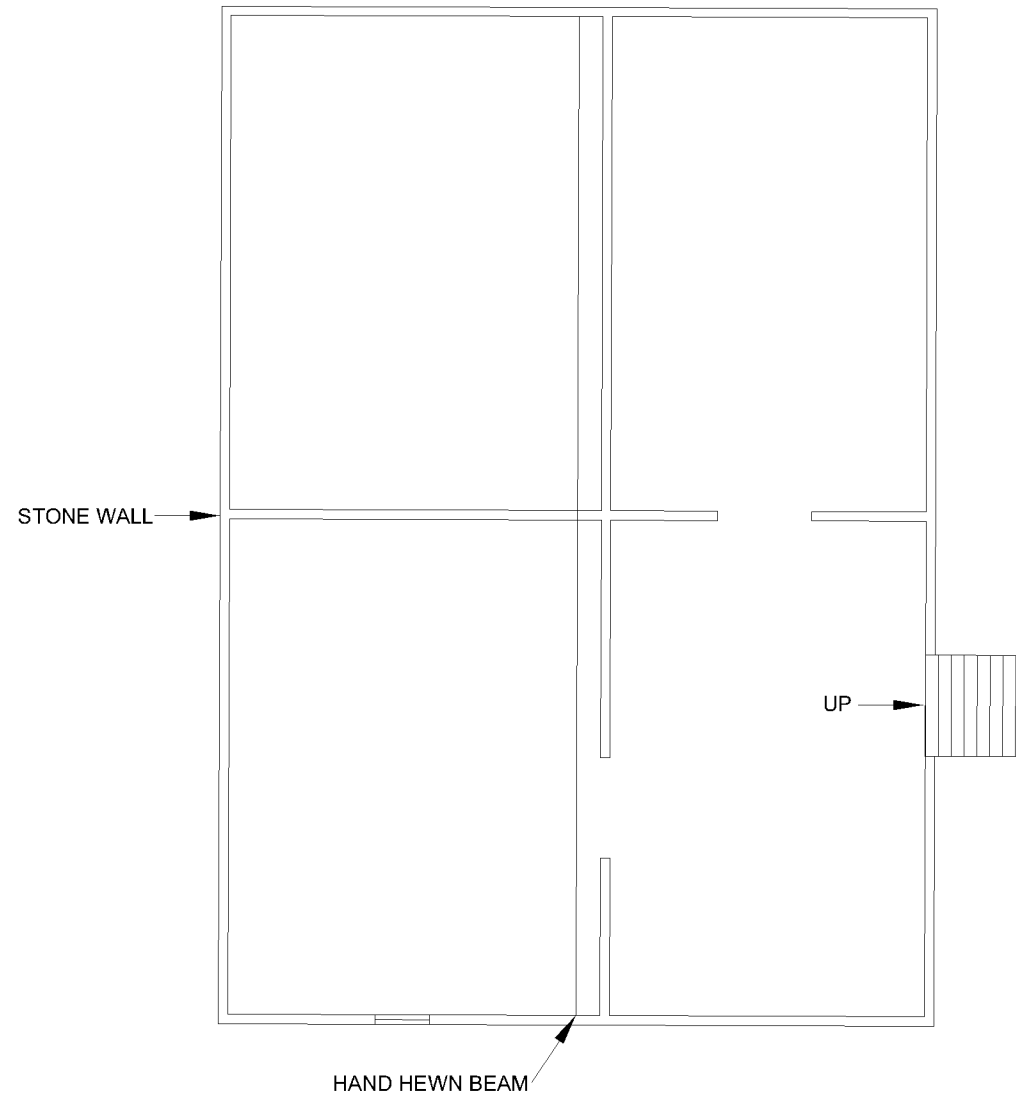
5.2.3 7419 Tremaine Road Floor Plans



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				MAIN FLOOR PLAN			
PROJECT No.		18112685		FILE No.		18112685-1000-R01054	
SCALE		AS SHOWN		REV.			
GOLDER		DESIGN	AMS	DATE	Feb. 24/20	FIGURE 54	
		CHECK					



PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				SECOND FLOOR PLAN			
PROJECT No.		18112685		FILE No.		18112685-1000-R01054	
SCALE		AS SHOWN		REV.			
GOLDER		DESIGN	AMS	DATE	Feb. 24/20	FIGURE 55	
		CHECK					



PROJECT					
HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO					
TITLE					
BASEMENT FLOOR PLAN					
PROJECT No.		18112685		FILE No. 18112685-1000-R01054	
SCALE		AS SHOWN		REV.	
	DRCD	AMS	Jan. 23/20		
	CHECH				
	FIGURE 56				

5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on visual inspection during field investigation and should not be considered a structural engineering assessment.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ Overall the main block of the house is in good condition ■ The extension is in fair condition
Roof	<ul style="list-style-type: none"> ■ The main block roof appears to be in good condition with some areas requiring repair near the chimney ■ The extension roof is in fair condition
Rainwater disposal	<ul style="list-style-type: none"> ■ The metal gutters and downspouts are in good condition
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> ■ Walls and foundations appear to be in overall good condition ■ North façade of the main block shows evidence of damage (Figure 57) ■ The chimneys are in good condition
Windows & doors	<ul style="list-style-type: none"> ■ Windows and doors appear to be in good condition, although some wood lug sills may require replacement
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ Pieces of the ceiling in the mudroom require replacement and are exposing lath ■ A large portion of the kitchen ceiling has collapsed (Figure 58)
Floors	<ul style="list-style-type: none"> ■ Flooring in mudroom near the exterior entrance is in fair condition ■ All original plank flooring appears to be in good condition
Stairways, galleries, balconies	<ul style="list-style-type: none"> ■ Interior stairways are in good, usable condition
Interior decorations/finishes	<ul style="list-style-type: none"> ■ Some walls have exposed studs ■ Interior window and door casings are in good condition

Element	Observed Conditions
	<ul style="list-style-type: none"> ■ Wood trim (baseboards and crown moulding) are in good condition
Fixtures & fittings	<ul style="list-style-type: none"> ■ Built-in cabinetry in the bathroom is in poor condition ■ Lighting appears to be operable and in good condition
Building services	<ul style="list-style-type: none"> ■ The collapsed portion of the kitchen ceiling has exposed knob and tube wiring (although it may not still be connected) ■ Knob and tube wiring is also visible in the basement
Site & environment	<ul style="list-style-type: none"> ■ Some vegetation close to the foundations may be physically impacting the structure ■ There are no visible areas of standing water
General environment	<ul style="list-style-type: none"> ■ The main block is in overall stable condition ■ The extension is in fair condition



Figure 57: Evidence of cracking on the north facade wall of the Main Block



Figure 58: A portion of the collapsed ceiling in the extension kitchen

5.4 Structural History & Analysis

Historical research and field investigations identified three phases. These represent the construction of the main block (circa 1830s to 1940s), construction of the rear extension (circa 1940s to 2018) and the demolition of the barn to the east of the house (2018 to present).

5.4.1 Phase 1: Circa 1830s to 1940s

The main block of 7419 Tremaine Road was constructed during the Hogg family's tenure on the property between 1832 and 1871. The house was constructed in cut stone in a mid-19th century architectural form known as the 'centre-gable' Gothic Revival farmhouse (Fram 2003:25). While the earliest use of this style has not yet been identified or defined, it could date as early as 1830 and continue as late as 1900, with a high point of popularity between 1850 and 1870 (Blumenson 1990:37; Humphreys and Skyes 1980:6; Brousseau 1980:11). Brousseau (1980) has identified two types – Romantic Gothic Revival and High Victorian Gothic – with the latter incorporating significantly more ornament such as curvilinear vergeboards, bell-cast verandahs with trelliage, and segmental or round headed windows. 7419 Tremaine Road has moulded fascia with a semi-circular ('round headed') window at the centre of the gable; however, exterior decoration is otherwise minimal. In plan, the Main Block of 7419 Tremaine Road follows models promoted in the 1864 and 1873 editions of *Canada Farmer* (1864; 1873; Brousseau 1980:11), although it is less symmetrical than those examples (Figure 59).

The Gothic Revival style can be found throughout the Town, including across the street from the property at 7404 Tremaine Road, 27 King Street, 35 and 85 Bronte Street South, 33 Victoria Street and 14112 Guelph Line which have a centre gable and wood-frame construction.

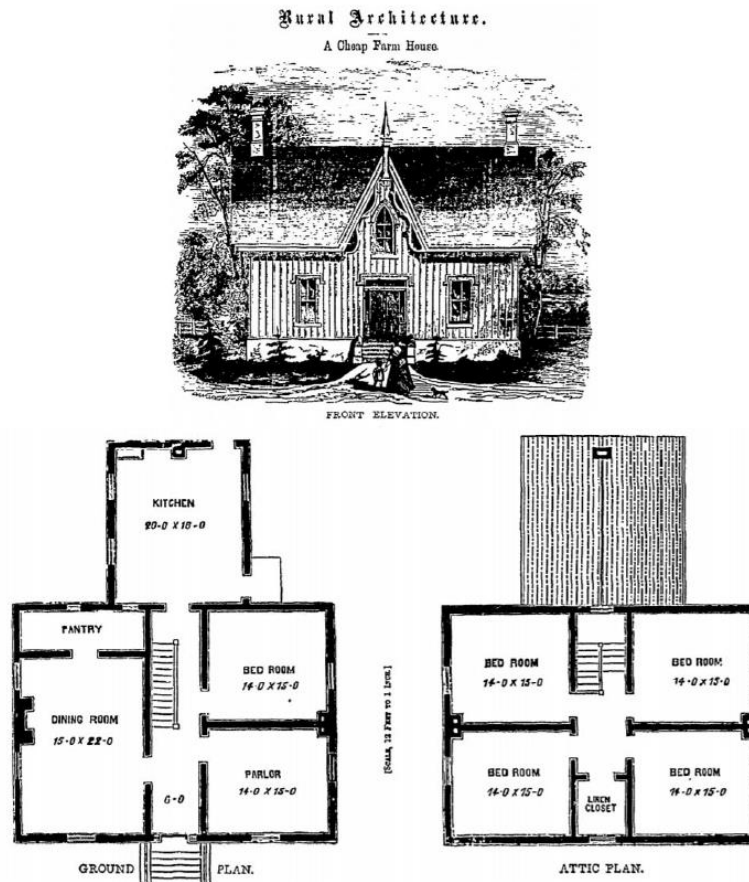


Figure 59: Elevation and floor plans for a 'Cheap Farm House' as promoted in the 1864 edition of Canada Farmer (1864:340-341)

5.4.2 Phase 2: Circa 1940s to 2018

The following elements of the property are estimated to date to the second phase:

- the construction of the rear extension

5.4.3 Phase 3: 2018 to Present

Elements dating to the final phase include:

- demolition of the barn to the east of the house



LEGEND

- APPROXIMATE LOCATION OF SUBJECT PROPERTY
- PHASE 1 - CIRCA 1830s TO 1940s (Construction)
- PHASE 2 - CIRCA 1940s TO 2018 (Construction)
- PHASE 3 - 2018 TO PRESENT (Demolition)

REFERENCE

DRAWING BASED ON BING AERIAL IMAGERY AS OF JANUARY 22, 2019 (IMAGE DATE UNKNOWN).

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT				HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD TOWN OF MILTON, ONTARIO			
TITLE				STRUCTURAL PHASES 1830 TO PRESENT			
PROJECT No.		18112685		FILE No.		18112685-1000-R01060	
SCALE		AS SHOWN		REV.			
CADD	AMS	Feb. 24/20					
CHECK							
GOLDER			FIGURE 60				

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The MHSTCI *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (National Park Service n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the house are presented in Table 3, and is considered when determining the CHVI of the property (see Section 6.0).

Table 3: Heritage Integrity Analysis for 7419 Tremaine Road

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Site location	Original	No changes have been made to the site location	100	Very Good	No additional comment
Footprint	Rectangular long façade	Rear extension	85	Very Good	Although an extension was constructed to the rear of the building, the original footprint has been retained
Wall	Cut stone, even courses	Vertical vinyl cladding on extension	85	Very Good	The original construction material (cut stone) has been largely retained
Foundation	Coursed rubble fieldstone	No change	100	Very Good	No additional comment
Exterior doors	One leaf, four panel wood entrance a four pane transom and sidelights	Glazed storm door added to main entrance, glazed vinyl doors on extension	85	Very Good	No additional comment

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Windows	Semi-circular window at centre of gable, six-over-six on main floor and second floor windows	One pane glass windows on the extension	90	Very Good	The extension incorporated some six-over-six windows, and the main block windows appear to be original
Roof	Medium gable roof with centre gable	No changes	100	Very Good	No additional comment
Chimneys	Two single stone chimneys	Another concrete block chimney has been added to the main block but two of the original stone chimneys have been retained. A chimney is also located on the extension	65	Good	No additional comment
Water systems	Metal	All gutters and downspouts have been replaced	0	Poor	The gutters and downspouts are not original to the house
Exterior decoration	Unknown - may have been vernacular version of Gothic Revival style	Moulded fascia has been retained	50	Fair	It is likely that the house was constructed in the vernacular style with minimal decoration compared to other Gothic Revival designs (i.e. open porch, curvilinear vergeboard)
Porch/ exterior additions	Unknown	Rear extension	50	Fair	As the house was constructed in a vernacular style, it is unlikely that there was originally a porch
Interior plan	Rectangular plan	Rear extension	85	Very Good	No additional comment
Interior walls and floors	Wood flooring, plaster walls	Tile	90	Very Good	The original wood floors have largely been retained

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Interior trim	Wood	None	95	Very Good	Most of the window and door trim and baseboards have been retained
Interior features (e.g., hearth, stairs, doors)	Wood stairs	None	100	Very Good	Stairs appear to be original or a compatible replacement
Landscape features	Agricultural	Suburban, open space	50	Fair	There have been significant changes to the surrounding landscape
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			77	Very Good	Rating of Very Good based on original element survival rating of 76 – 100%

5.5.1 Results

Overall, the house has a Very Good level of heritage integrity due to the minimal number of alterations made to the main block's exterior and interior.

6.0 CULTURAL HERITAGE EVALUATION

The property at 7419 Tremaine Road is included in the Town of Milton's *Heritage Register*. From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for CHVI as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided below.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i>	Yes
<p>Rationale: The house at 7419 Tremaine Road was constructed circa 1830s as a centre-gable Gothic Revival farmhouse. The style was popular in from as early as 1830 to 1900, with a high point of popularity between 1850 and 1870. Although there are other examples of the Gothic Revival style throughout the Town of Milton (i.e. 7404 Tremaine Road), 7419 Tremaine Road is a rare and early example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. In comparison, the majority of the Gothic Revival style homes in the Town are wood-framed. The Gothic Revival style was typically either a formal brick villa or modest timber frame building (Blumenson 1990: 37). The building at 7419 Tremaine Road implements a unique combination of stone construction with vernacular, minimalist detailing. The addition was constructed in the 1940s of different materials and does not have cultural heritage value or interest.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Displays a high degree of craftsmanship or artistic merit;</i>	Yes
<p>Rationale: The cut stone construction of 7419 Tremaine Road is rare for a farmhouse. Although the house itself was built in a vernacular style with minimal trim and exterior detailing, it displays artistic merit by employing cut stone and double struck mortar joints. Further, the wood framing for the main entrance transom and sidelights, and the interior windows mouldings on the main floor, along with the stone lintels with bush hammered edges and moulded fascia display a high degree of craftsmanship.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No
<p>Rationale: 7419 Tremaine Road does not demonstrate a high degree of technical or scientific achievement. It is a residential house form, one-and-a-half storeys in height with no elements to demonstrate technical or scientific endeavours or achievements as it is a typical style, construction and housing type for its time.</p>	

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	No
<p>Rationale: Historical research noted that the house at 7419 Tremaine Road was constructed during the Hogg family's tenure on the property. Although Alex Hogg and his family played a pivotal role in the agricultural development of the area, they have otherwise not been identified as significant to the community.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i>	No
<p>Rationale: Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the former Trafalgar Township or the culture of the area.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	No
<p>Rationale: The property does not reflect the work of a significant or known architect, artist, builder, designer or theorist who is significant to the community.</p>	

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Is important in defining, maintaining or supporting the character of an area;</i>	No
<p>Rationale: 7419 Tremaine Road is at the northwest boundary of suburban residential development which has significantly altered the historically agricultural environment.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings;</i>	No

Criteria	Meets Criteria (Yes/No)
<p>Rationale: The surrounding area has been significantly altered from agricultural land to suburban residential development. There are no physical, functional, visual or historical links to the property's surroundings and its agricultural past as the outbuildings to the east have been demolished and agricultural land redeveloped.</p>	

Criteria	Meets Criteria (Yes/No)
<p>(iii) <i>Is a landmark.</i></p>	No
<p>Rationale: The property is not considered to be a landmark within the community due to its lack of visibility from the public right-of-way.</p>	

6.4 Evaluation Results

The preceding evaluation determined that the property *has* cultural heritage value or interest (CHVI) as it meets one of the criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI is proposed below.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 7419 Tremaine Road

7419 Tremaine Road in the Town of Milton is bound by Given Line to the west, Main Street West to the east and north, and Tremaine Road to the south. The one-and-a-half storey, cut stone structure is surrounded by open space with residential suburban development to the immediate east and agricultural land to the south.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 7419 Tremaine Road is of cultural heritage value or interest for the one-and-a-half storey, cut stone structure, which has design or physical value. Constructed as early as the 1830s as a residence for Alexander Hogg, the house is a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone with double struck mortar joint. Built in a vernacular style, the house has retained several original features and displays artistic merit through the centre gable roof with four pane semi-circular window, two cut stone chimneys, six-over-six windows with cut stone lintels and bush hammered edges, and main entrance with cut stone lintel with bush hammered edges and four pane transom and sidelights.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Rectangular long façade
- Coursed rubble fieldstone foundation
- Cut stone cladding in even courses
- Double struck mortar joints
- Medium gable roof with centre gable and moulded fascia

- Four pane semi-circular window at the centre gable
- Two original cut stone chimneys
- Six-over-six windows with cut stone lintels with bush hammered edges
- Main entrance on the south façade with four pane transom and sidelights, cut stone lintels and bush hammered edges
- Interior main floor window mouldings

7.0 IMPACT ASSESSMENT

7.1 Development Description

The Client plans to relocate the main block of the structure to another residential lot (location undetermined at the time of writing) and demolish the rear extension. The Milton Christian School will then be constructed on the property.

7.2 Assessment of Adverse Impacts

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

- direct impacts
 - *destruction* of any, or part of any, significant heritage attributes, or features; and
 - *alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- indirect Impacts
 - *shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *a change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- magnitude (amount of physical alteration or destruction that can be expected)
- severity (the irreversibility or reversibility of an impact)
- duration (the length of time an adverse impact persists)
- frequency (the number of times an impact can be expected)
- range (the spatial distribution, widespread or site specific, of an adverse impact)
- diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- major
 - change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- moderate
 - change to many key historic building elements, such that the resource is significantly modified.
 - changes to the setting of an historic building, such that it is significantly modified.
- minor
 - change to key historic building elements, such that the asset is slightly different.
 - change to the setting of an historic building, such that it is noticeably changed.
- negligible
 - slight changes to historic building elements or setting that hardly affect it.
- no impact
 - no change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4. Conservation measures are recommended where an impact is identified.

Table 4: Assessment of direct & indirect adverse impacts

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	<p>The proposed relocation of the main block of 7419 Tremaine Road creates potential that the building could be damaged during the relocation effort and construction phase through accident or faulty procedure. The proposed demolition of the rear extension will have no impact as it was constructed in the 1940s and has been determined to not have cultural heritage value or interest.</p> <p>These impacts can be mitigated through construction controls such as a heritage conservation plan, communication plan, controls, protection plan and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>	<ul style="list-style-type: none"> ■ If controls are not followed during relocation, impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific
<i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i>	<p>Although the proposed new property has not been identified, the building was determined to not have any contextual value. Thus, relocation will not significantly alter a heritage attribute.</p>	<ul style="list-style-type: none"> ■ No impact
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	<p>A proposed property has not been identified. However, there is potential that the new location will impact the property's heritage attributes through shadows and alter the appearance of its setting. This can be mitigated through design (i.e. large setbacks and side yards).</p>	<ul style="list-style-type: none"> ■ Moderate impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i>	<p>The connection between 7419 Tremaine Road and the property's agricultural past has been altered by adjacent suburban residential development over the past few decades. Relocating the building has potential to draw new interest and appreciation of the house and make it more prominent in the streetscape. The property at 7419 Tremaine Road was also determined to not have significant contextual value.</p>	<ul style="list-style-type: none"> ■ No impact

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas within, from or to 7419 Tremaine Road were identified during field investigations or historical research.	<ul style="list-style-type: none"> ■ No impact
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	The land use of the property and surrounding area has already change to Future Development zone. The agricultural character of the area has already begun to change from rural to suburban.	<ul style="list-style-type: none"> ■ No impact
Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	<p>Extensive land disturbances may occur during the relocation process (e.g. grade changes, increased traffic). Adverse impacts are expected to last only during the relocation and construction phase.</p> <p>If mitigation measures such as standard drainage, site grading and vibration monitoring are implemented, any land disturbances due to construction will be unlikely to impact 7419 Tremaine Road. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p>	<ul style="list-style-type: none"> ■ If controls are not followed during relocation, impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific

7.2.1 Results of Impact Assessment

The assessment determined that:

- The proposed relocation of the main block of 7419 Tremaine Road will result in major direct impacts to the identified heritage attributes of the property.

8.0 CONSIDERATION OF ALTERNATIVES

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

- 1) preserve and maintain as-is: retain the property and structure at 7419 Tremaine Road unaltered
- 2) incorporate the structure into new construction and rehabilitate it for compatible uses
- 3) relocate the main block and rehabilitate for new compatible uses
- 4) preserve by record and commemorate: document the property through written notes, measured drawings and photographic records, then demolish. The property may then be commemorated through interpretive signage or displays

An options analysis for each mitigation option is provided in the subsections below.

8.1.1 Option 1: Preserve and maintain as-is

This option involves retaining the property and structure at 7419 Tremaine Road unaltered, continuing the current use and not proceeding with the proposed development.

Advantages: This is generally the most preferred conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property, as well as its setting and context.

Disadvantages: Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. 7419 Tremaine Road is currently being used for storage which is not an overly active use and could prove detrimental to the long-term sustainability of the structure.

Feasibility: This option is not feasible because of the:

- difficulty for long term sustainability
- lack of an active use for the structure

8.1.2 Option 2: Incorporate the building into new construction

This option involves incorporating the building into new construction and rehabilitating it for compatible new uses at its current location.

Advantages: As defined in Canada’s Historic Places *Standards and Guidelines*, rehabilitation and re-use can ‘revitalize’ a historic place. Not only are structures repaired and restored when adapted for new uses, they are regularly maintained and protected and heritage attributes understood, recognized and celebrated. Rehabilitation projects are more cost-effective, socially beneficial and environmentally sustainable than new builds, even if they require more specialized planning and trades to undertake.

Disadvantages: Adapting the building for new uses other than residential may prove difficult and incorporating it into the new development will introduce design constraints as the impacts of shadow, differences in scale, orientation and setback and architectural compatibility would all have to be considered. A conservation plan would be required under this option. There is no contextual value between the structure at 7419 Tremaine Road and the surrounding area, which has been significantly altered by suburban residential development. It may also be

challenging from a design perspective to rehabilitate and connect a stone, one-and-a-half storey residential structure with a school.

Feasibility: This option was determined to not be feasible due to:

- lack of contextual value of the building
- challenge of rehabilitating the structure for institutional use
- lack of cultural heritage value or interest of the rear extension

8.1.3 Option 3: Relocate and rehabilitate

This option requires actions to disassemble, number and reconstruct the main block of 7419 Tremaine Road on another property. Once relocated, the house would need to be rehabilitated to accommodate a compatible new use.

Advantages: This option would retain and conserve the structure in its current form and perhaps reinstate it to a surrounding that better reflects its history as a rural residence surrounded by agricultural land. If the relocation operation occurs without mishap, the structure, which has been found to have design or physical value, will be preserved in its current form. Although not a structural engineering assessment, this report found the main block of the structure to be of overall good condition. It also has potential to be relocated to be more prominent in the streetscape. The addition was constructed in the 1940s and was determined to not be significant.

Disadvantages: In addition to being expensive, relocation exposes the built heritage resource to loss through unforeseen structural failure or accidental damage during the moving operation. It also goes against MHSTCI (2007) guidance which suggests that relocation should only be considered if there is no other means to save a structure. The exterior dimension of the main block is 10.4 m by 7.1 m, and stone thickness of approximately 23.5 cm. Due to the inability of the existing roads to support the weight of the house to be relocated as a whole, the house must be disassembled, numbered, and reconstructed on the new site. This will require significant attention to detail and skilled trades to implement.

Feasibility: This option was determined to be the most feasible due to:

- it preserves the design or physical value of the main block
- it ensures the continuous use of 7419 Tremaine Road
- the good physical condition of the main block of the house

8.1.4 Option 4: Preserve by record

Under this option, the property would be documented through photographs, measured drawings and written notes prior to demolition.

Advantages: Preservation by record is the least desirable option but may be appropriate in cases where the structural integrity of the building is poor, and it is prohibitively expensive to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. Through detailed investigations, the construction, architecture and history of the property would be better understood and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the

public through the local library or other public repository. This could potentially be less costly than relocation and rehabilitation.

Disadvantages: The property was found to have design or physical value and the main block was determined to be in good physical condition.

Feasibility: This option was determined to not be feasible due to:

- the design or physical value of the structure
- the property is in overall good condition

8.2 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear wing

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear wing
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

9.0 SUMMARY STATEMENT & RECOMMENDATIONS

In December 2019, Sedgwick Marshall Heritage Homes Ltd. (the 'Client') retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 7419 Tremaine Road in the Town of Milton, Ontario (the 'property'). The property contains a cut stone, one-and-a-half storey Gothic Revival style house with a rear extension and is currently listed on the Town of Milton's *Heritage List*. The Client is planning on relocating the main block of the existing structure to another residential lot. The Milton Christian School will then be constructed on the property.

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

This HIA concludes that 7419 Tremaine Road has CHVI for its design and physical value as a rare example of a mid-19th century centre-gable Gothic Revival style house constructed in cut stone. This HIA also determined that the best option to ensure the long-term sustainability and use of 7419 Tremaine Road as a valued built heritage resource is to:

- relocate and rehabilitate the main block of the structure at 7419 Tremaine Road for a new compatible use and demolish the rear extension

To undertake this option, Golder recommends the following immediate, short-term and long-term actions:

Short-term Conservation Actions

- demolish the rear extension
- stabilize, protect and monitor the main block until subsequent conservation/adaptive re-use work is underway

Long-term Conservation Actions

- prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structure prior to, during and after the relocation effort
- designate the structure and its associated new parcel under Part IV of the *Ontario Heritage Act*

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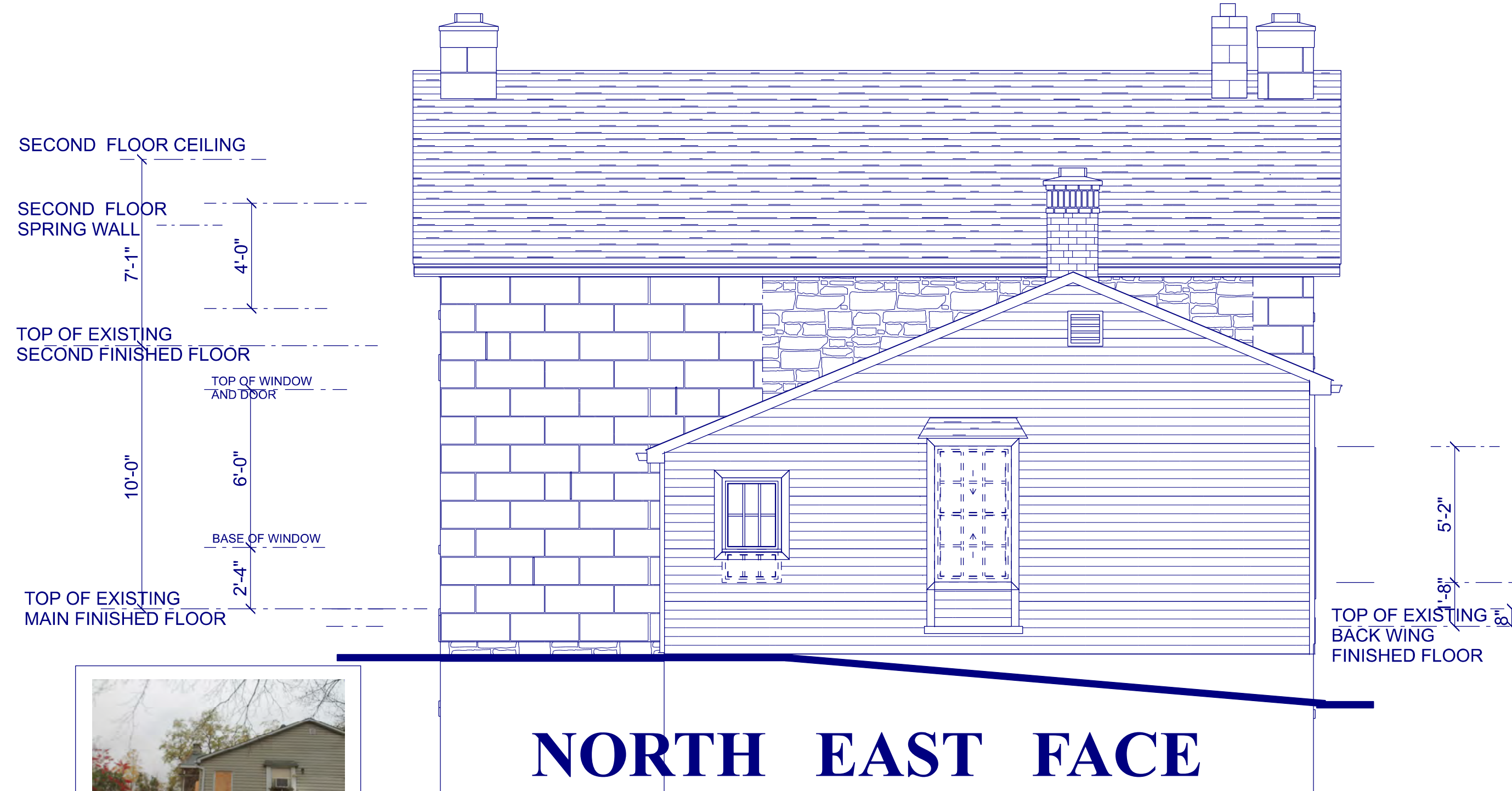
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APPENDIX B

Tremaine Stone House, Project
2042: As-Built Drawings, Sedgwick
Marshall Heritage Homes January
7, 2021



NORTH EAST FACE



NORTH WEST FACE



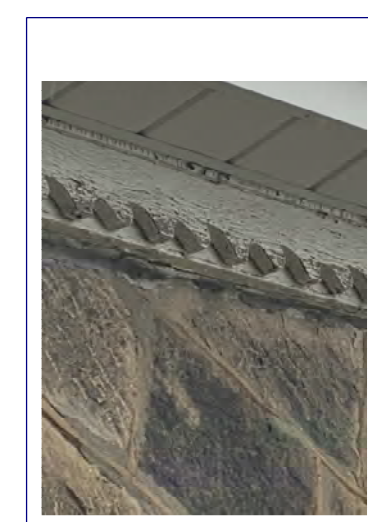
SOUTH EAST FACE

MODERN HORIZONTAL VINYL SIDING

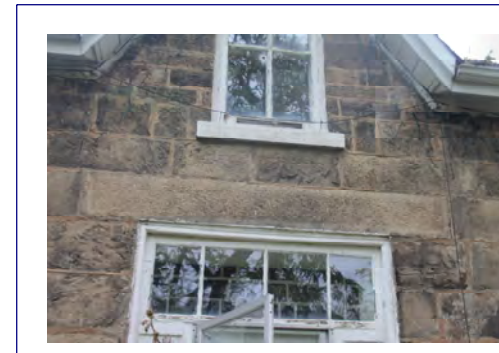
SOME EVIDENCE OF ORIGINAL SHIP LAP IS VISIBLE ON ENCLOSED VERANDA

FULL DETAIL AND DIMENSION SHALL BE NOTED ON HISTORIC FLUE PRIOR TO DISMANTLE

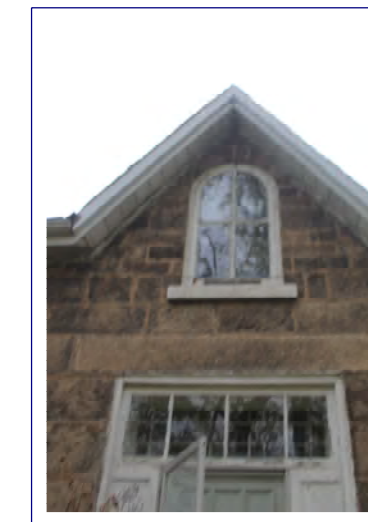
REGULAR COARSED ASHLER CONSISTENT HEIGHT VARYING WIDTHS BEADED MORTAR JOINTS SOME VARIATION SOME LESS FORMALIZED STONE OVER BACK WING ROOF AND IN FRONT GABLE



SAW CUT PROFILE FRIEZE LAYER



HAMMERED AND EDGED STONE DOOR AND WINDOW LINTELS

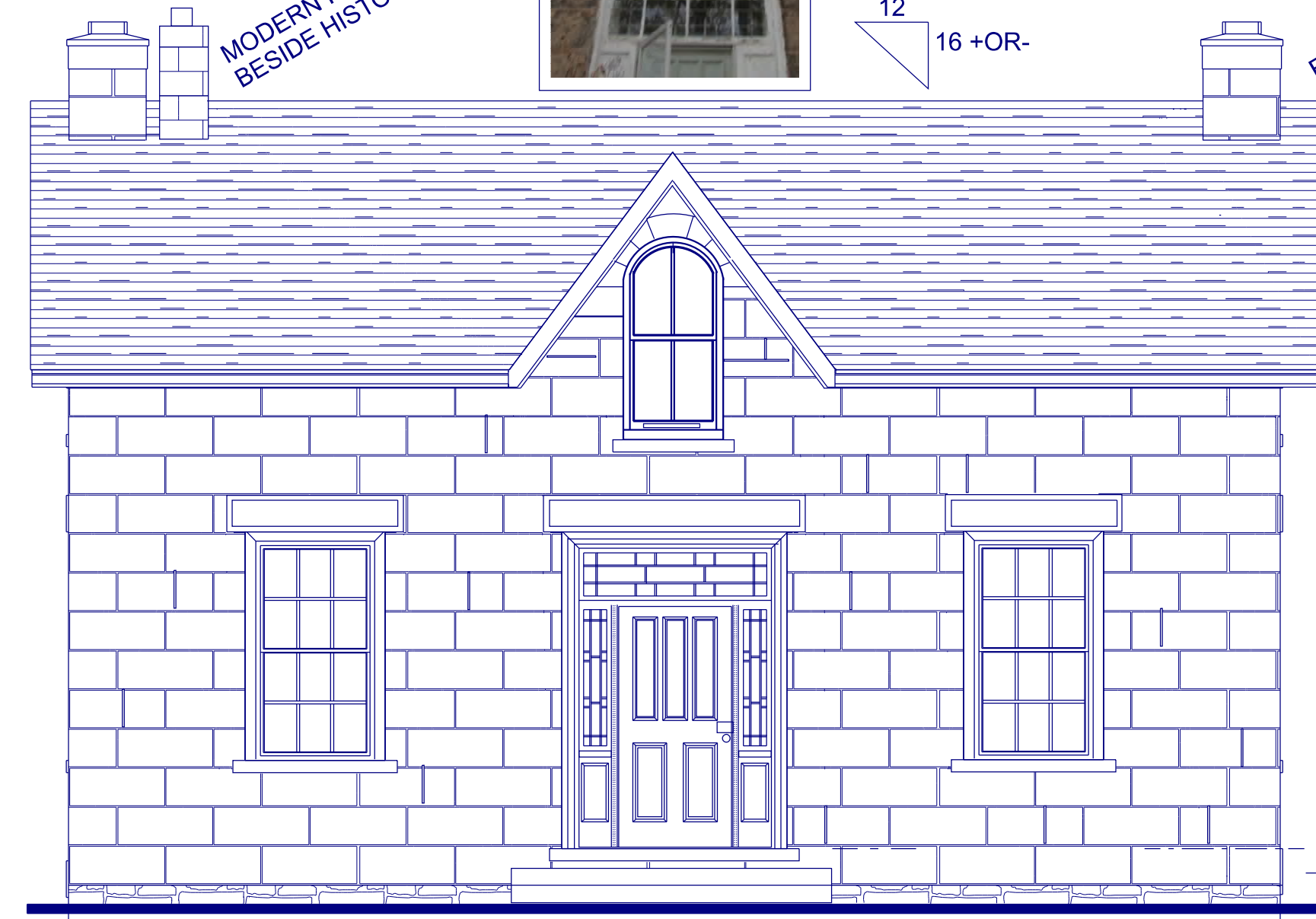


MODERN FLUE BESIDE HISTORIC FLUE

JANUARY 7, 2021 DRAWINGS TO BE READ IN CONJUNCTION WITH GOLDER HERITAGE IMPACT ASSESSMENT 7419 TREMAINE ROAD HOUSE MARCH 17, 2020

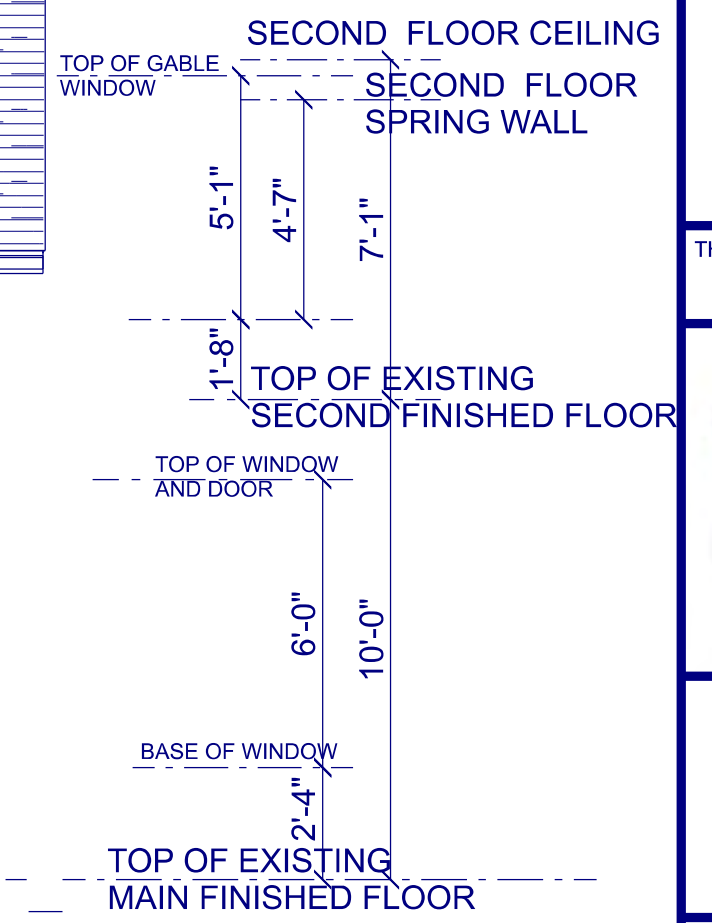
ALL DIMENSIONS ARE VARIABLE DRAWINGS DO NOT FULLY DEPICT BUILDING ELEMENT DETERIORATION

FULL DETAIL AND DIMENSION SHALL BE NOTED ON HISTORIC FLUE PRIOR TO DISMANTLE

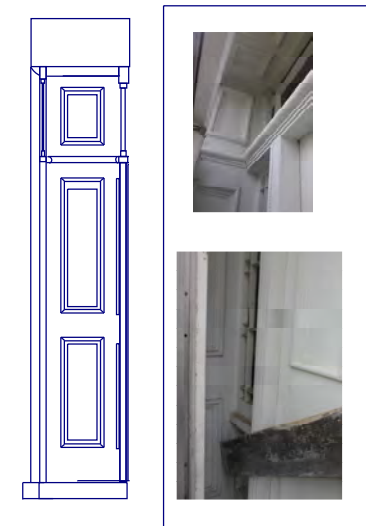


SOUTH WEST FACE

FRONT ENTRANCE STORM DOOR SET NOT SHOWN



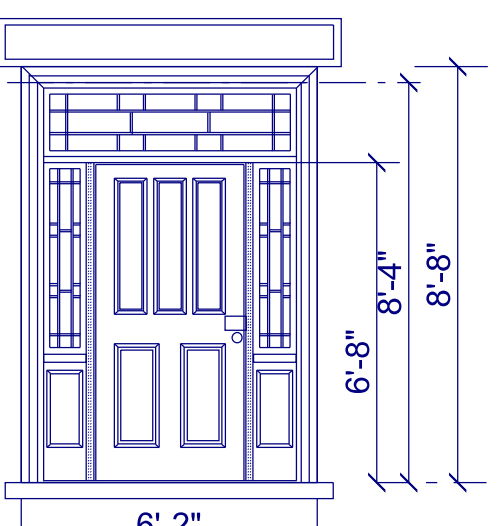
INTERIOR VIEW FRONT ENTRANCE



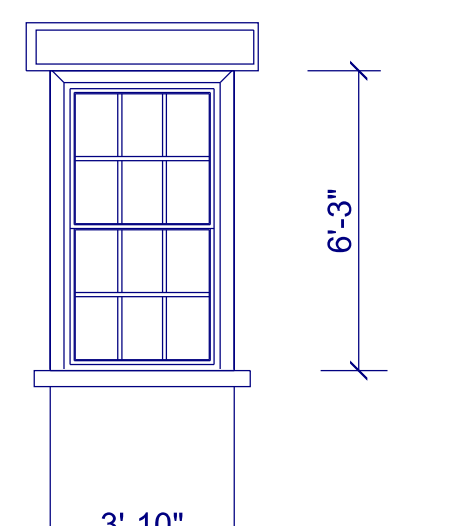
RECESSED SIDE PANELS



STORM DOOR SET



FRONT ENTRANCE STORM DOOR SET NOT SHOWN EXTERIOR DIMENSIONS



WINDOW EXTERIOR DIMENSIONS

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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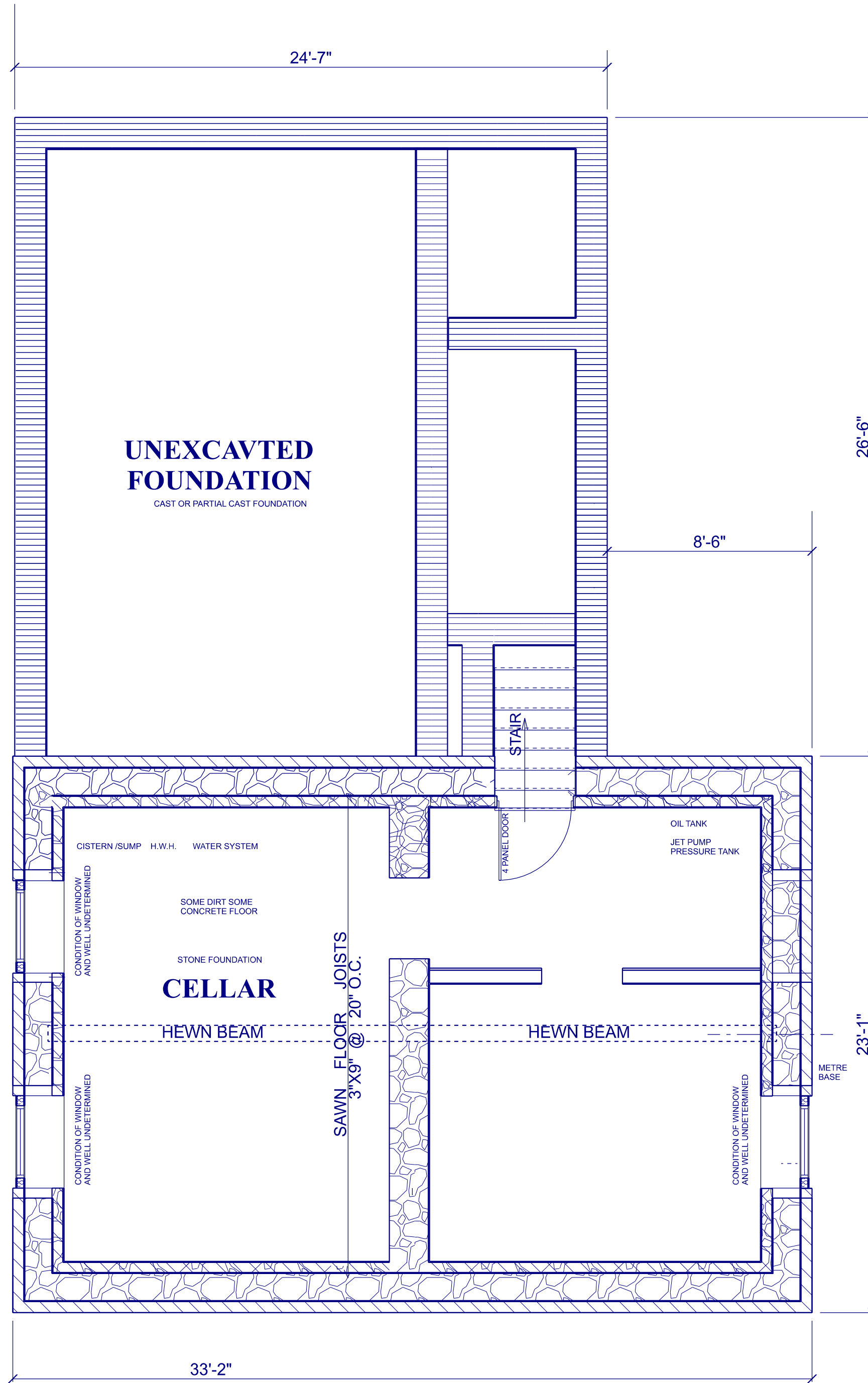
TREMAINE STONE HOUSE AS BUILT
TOWN OF MILTON

ELEVATIONS

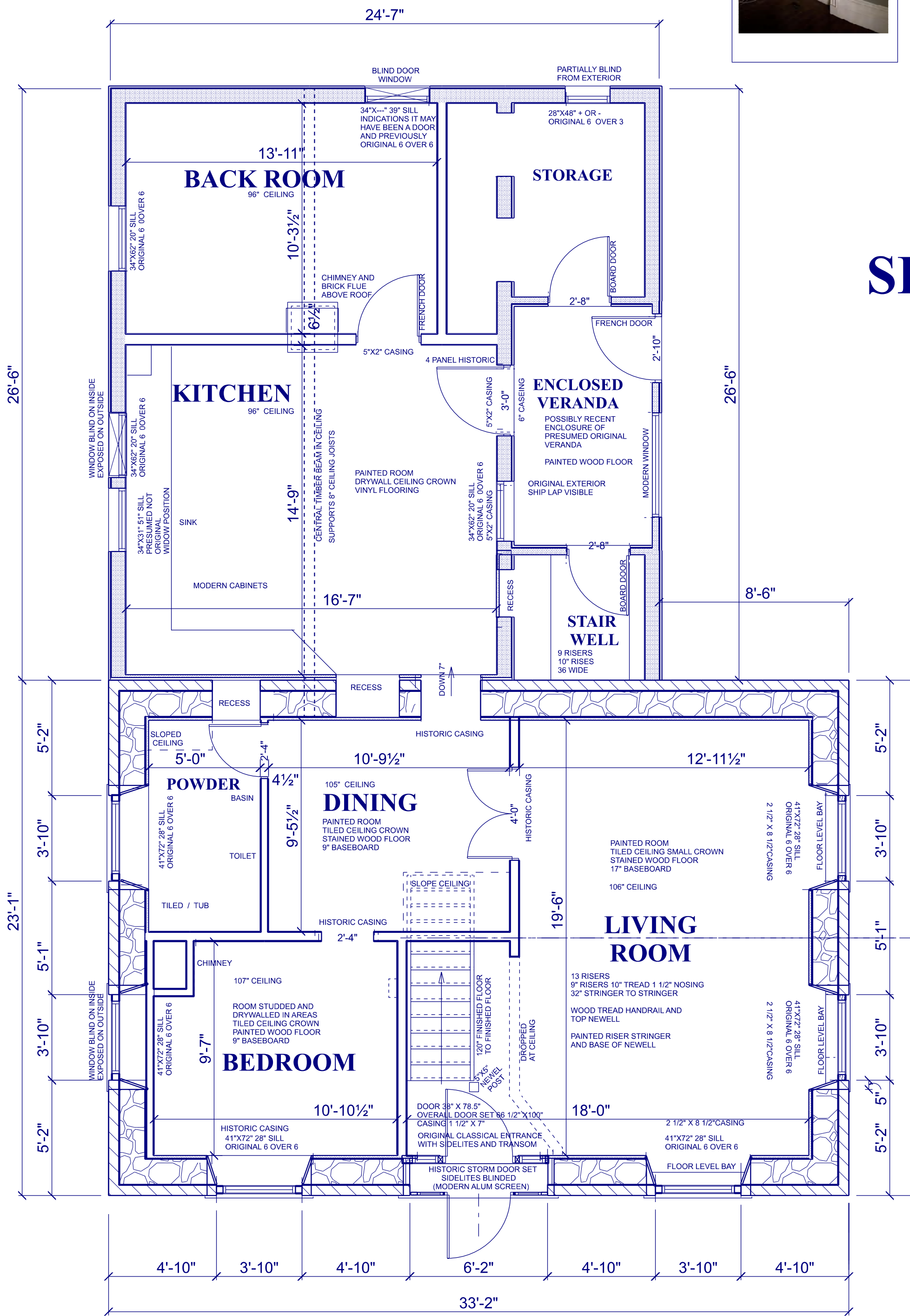
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N.T.S.

1/2

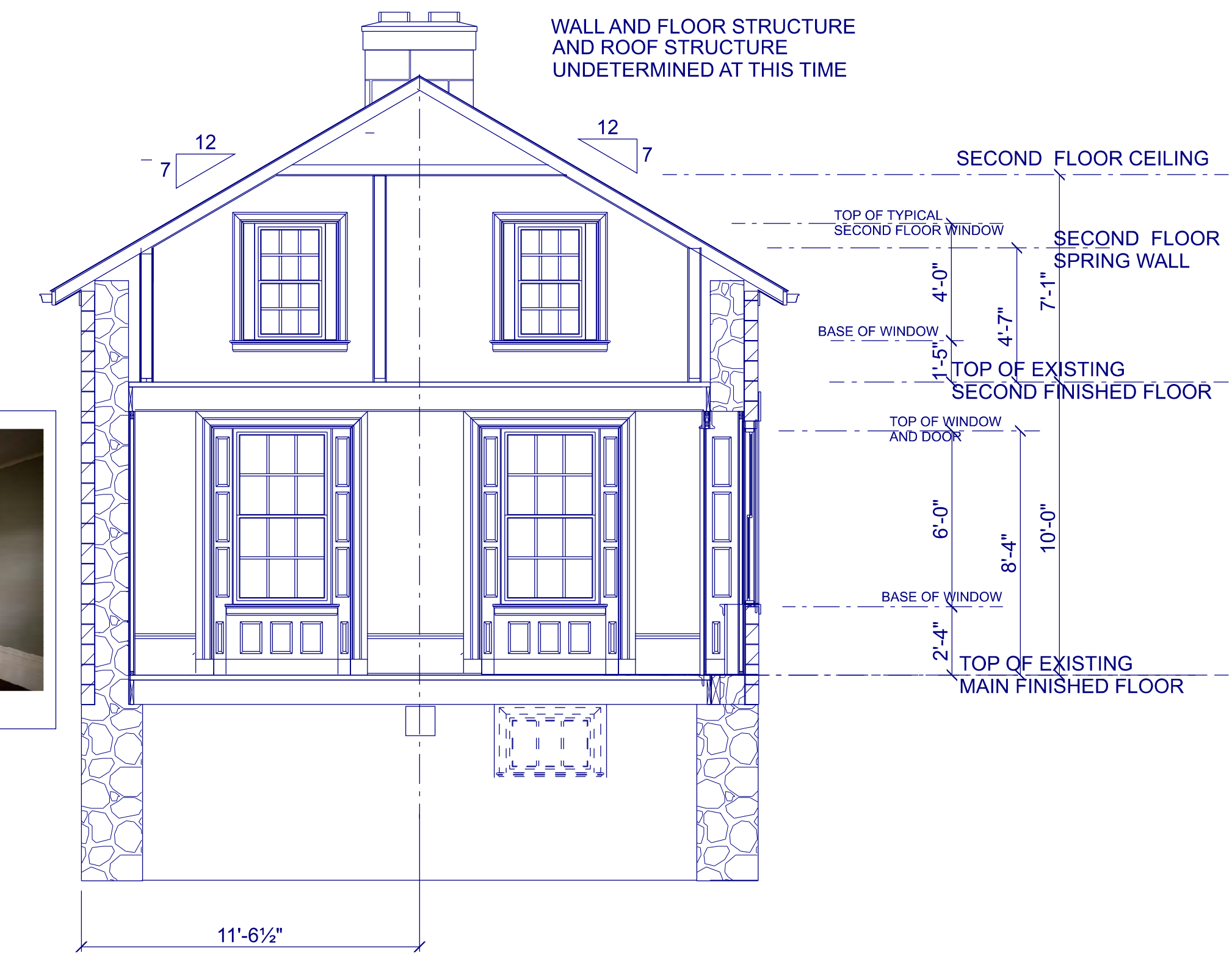
PROJECT NUMBER 2042
ISSUE DATE JANUARY 7 2021



FOUNDATION



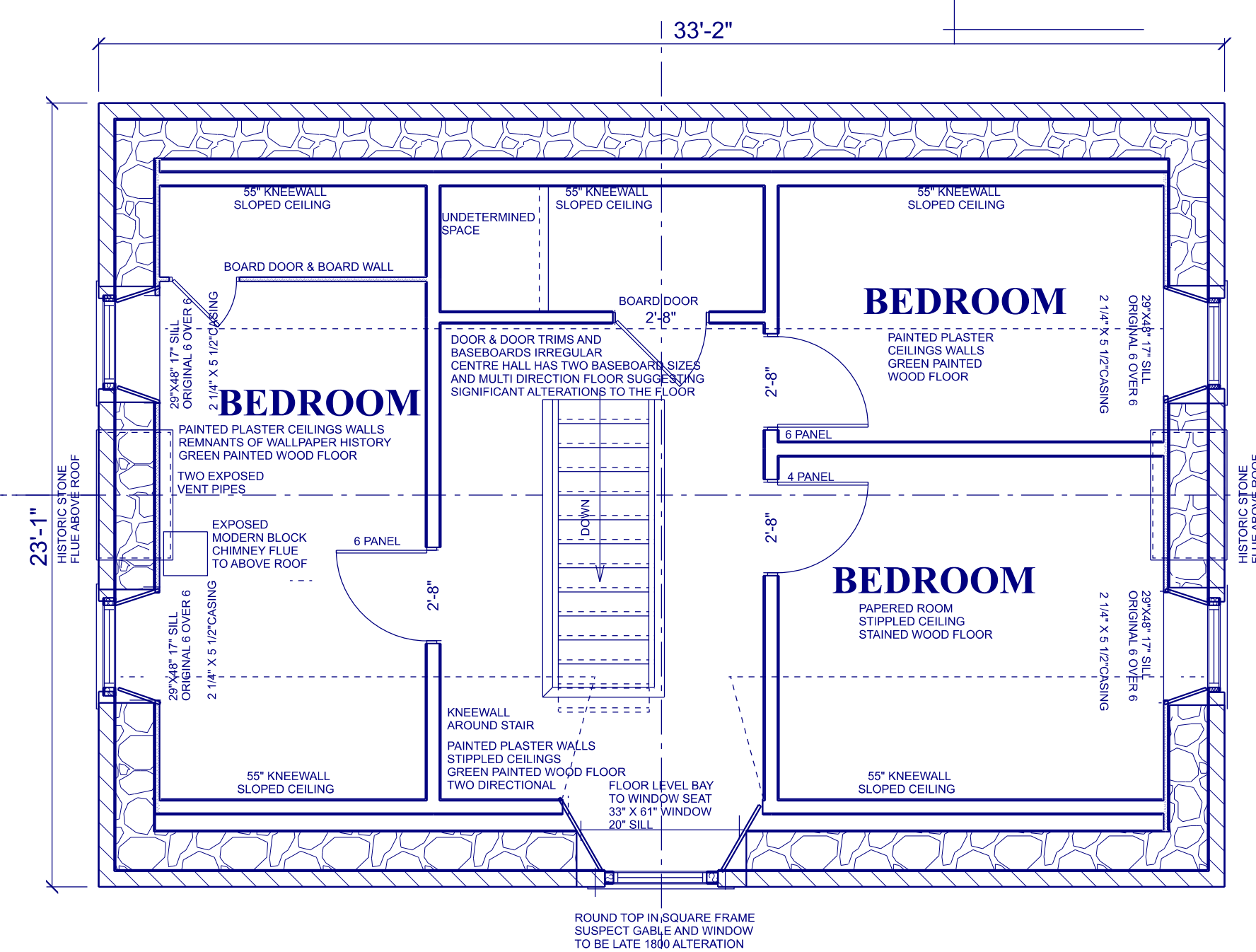
MAIN FLOOR PLAN



SECTION STONE HOUSE

JANUARY 7, 2021 DRAWINGS TO BE READ IN CONJUNCTION WITH
 GOLDR HERITAGE IMPACT ASSESSMENT
 7419 TREMAINE ROAD HOUSE
 MARCH 17, 2020

ALL DIMENSIONS ARE VARIABLE
 DRAWINGS DO NOT FULLY
 DEPICT BUILDING ELEMENT
 DETERIORATION



SECOND FLOOR PLAN

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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TREMAINE STONE HOUSE AS FOUND
 TOWN OF MILTON

PLANS SECTION

Scale
 1/4" = 1'-0"
 3/16" = 1'-0"
 1/8" = 1'-0"
 1" = 10'-0"
 1:50 metric
 N.T.S.

2/2

START DATE
 OCTOBER 2020

PROJECT NUMBER
 2042

ISSUE DATE
 JANUARY 7 2021

APPENDIX C

Tremaine to King Stone House
Reconstructed, Project 2118:
Proposed Plan, Sections, and
Elevations. Sedgwick Marshall
Heritage Homes, February 17, 2021

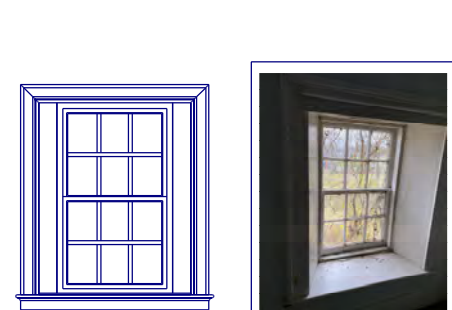


BACK YARD VIEWS

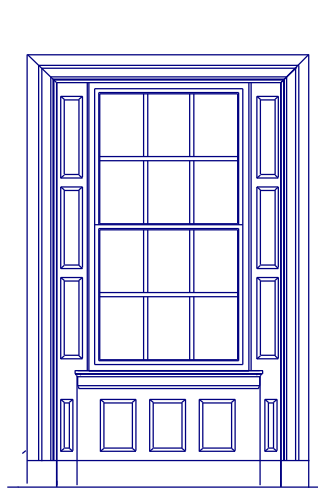


STREET SIDE VIEWS

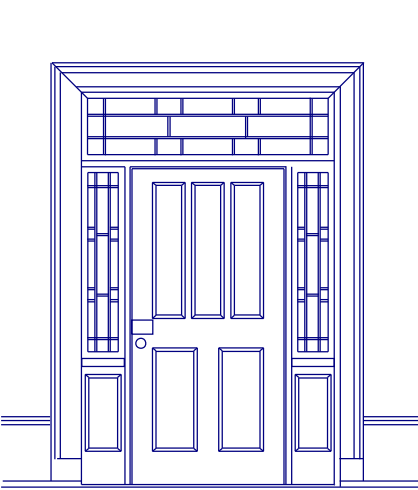
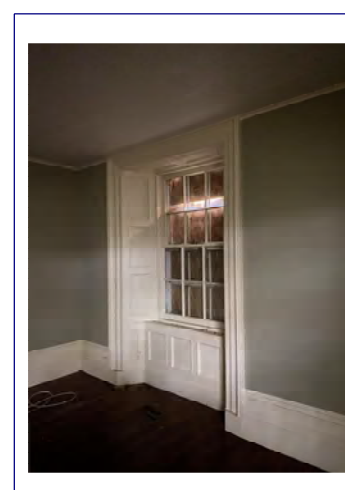
DETAILS TO BE MAINTAINED



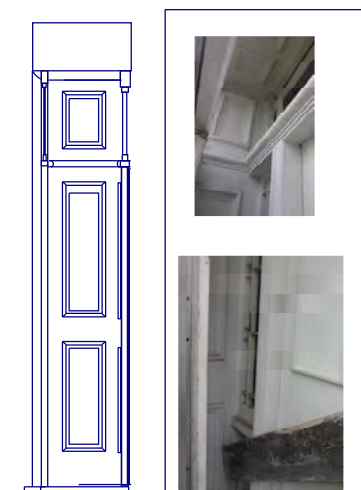
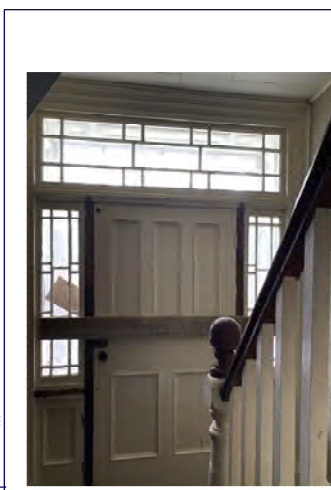
INTERIOR VIEW SECOND FLOOR WINDOWS



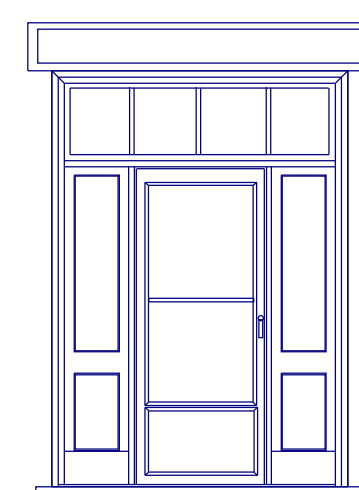
INTERIOR VIEW LIVING WINDOWS



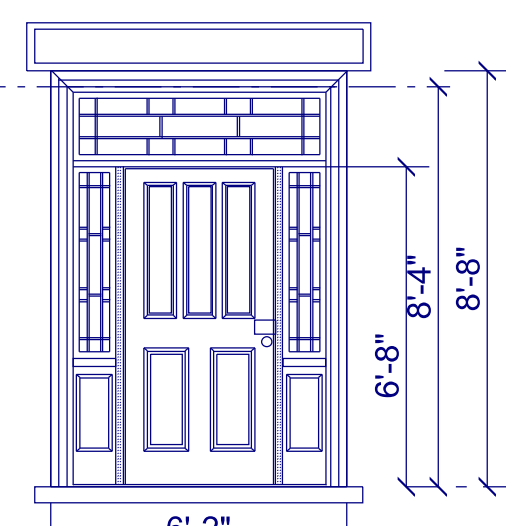
INTERIOR VIEW FRONT ENTRANCE



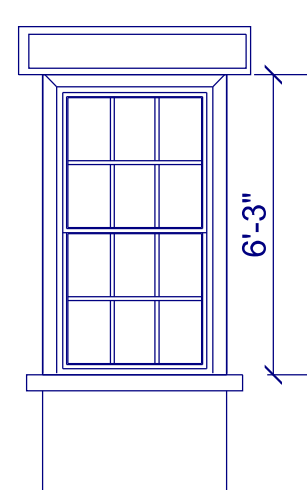
RECESSED SIDE PANELS



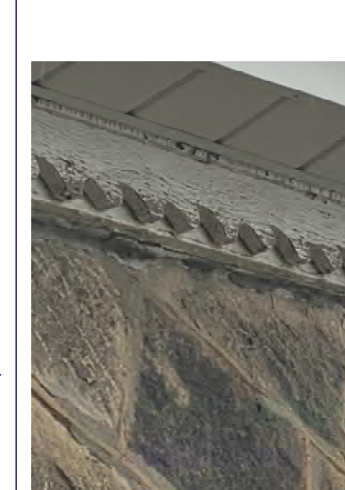
STORM DOOR SET RECONSTRUCT AND RETURN TO HISTORIC DETAIL



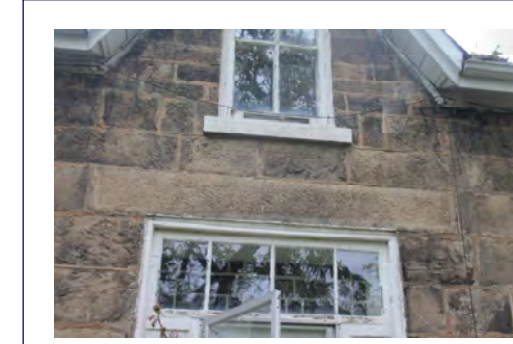
FRONT ENTRANCE STORM DOOR SET NOT SHOWN EXTERIOR DIMENSIONS



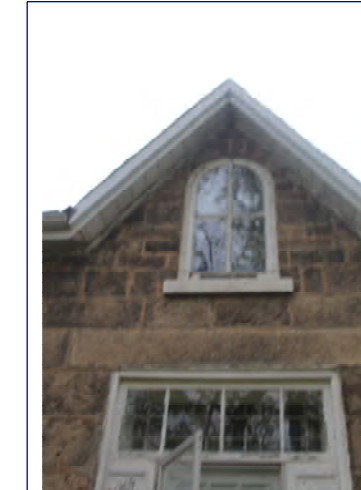
WINDOW EXTERIOR DIMENSIONS



SAW TOOTH PROFILE FRIEZE LAYER



HAMMERED AND EDGED STONE DOOR AND WINDOW LINTELS



FULL DETAIL AND DIMENSION SHALL BE NOTED ON HISTORIC FLUE PRIOR TO DISMANTLE



DESIGN DRAFT
FEBRUARY 17, 2021

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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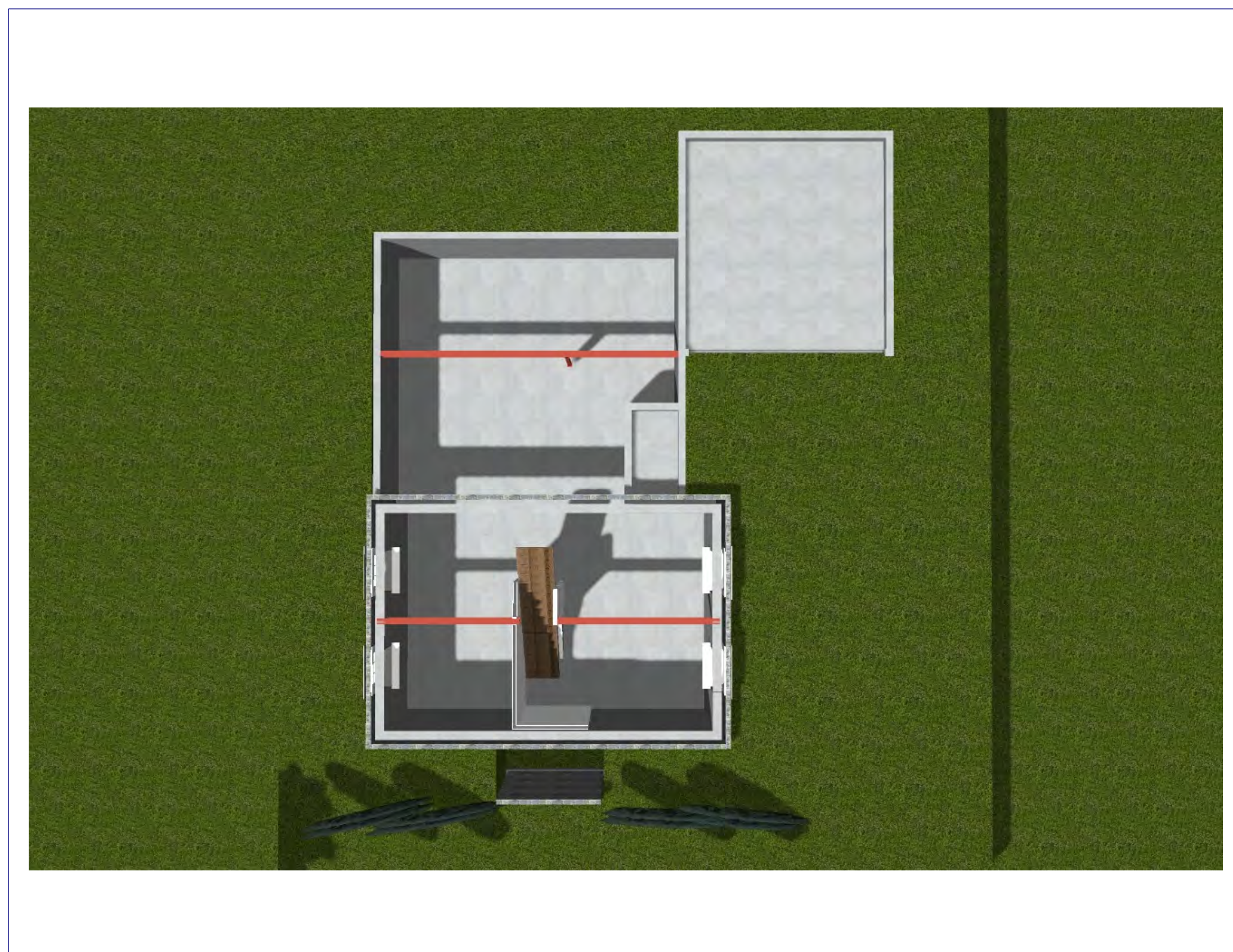
TREMAINE TO KING
STONE HOUSE
RECONSTRUCTED
TOWN OF MILTON

3D IMAGES

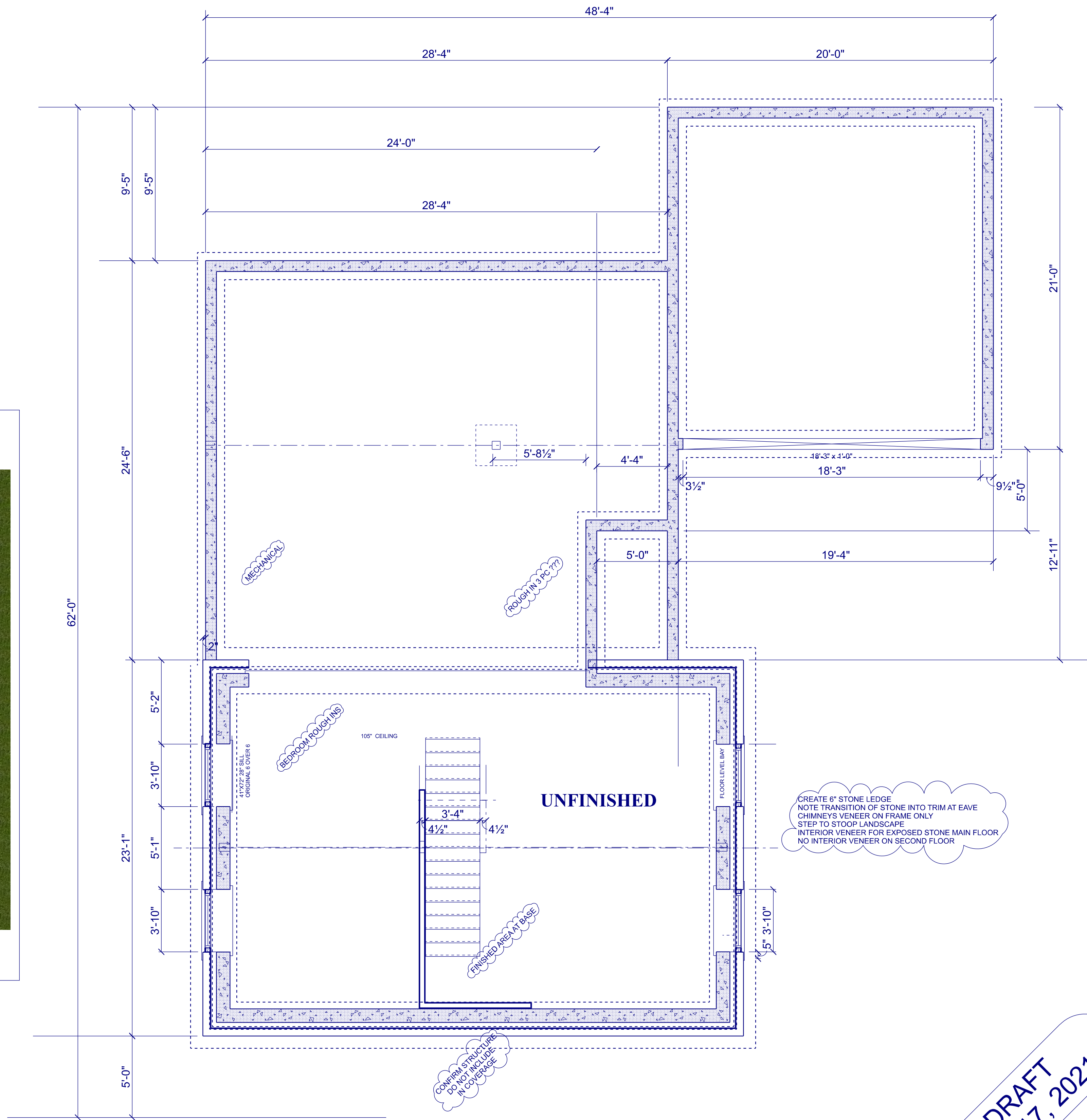
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1/8"=1'-0"
1"=10'-0"
1:50 metric
N.T.S.

1/4

PROJECT NUMBER 2118
ISSUE DATE



FOUNDATION BIRDS EYE



FOUNDATION PLAN

LOT AREA 7590 SQ FT 25% COVERAGE 1897.5
 FEBRUARY 17, 2021 1897.2 SQ.F.T COVERAGE

DESIGN DRAFT
 FEBRUARY 17, 2021

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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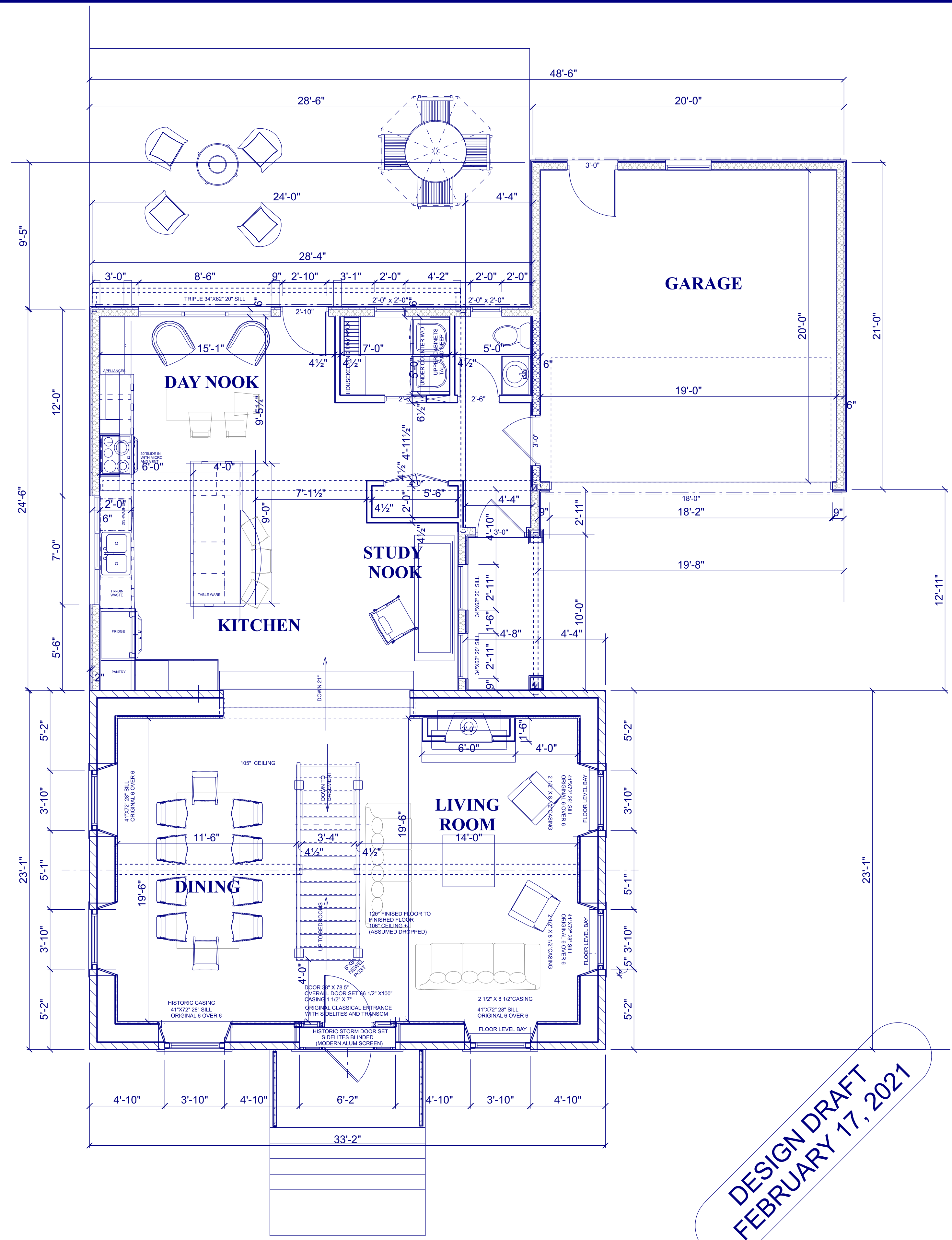
TREMAINE TO KING
STONE HOUSE
RECONSTRUCTED
 TOWN OF MILTON

FOUNDATION

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1:50 metric	<input type="checkbox"/>
N.T.S.	<input type="checkbox"/>
PROJECT NUMBER	2118
ISSUE DATE	JANUARY 2021
2/4	



MAIN FLOOR BIRDS EYE



MAIN FLOOR PLAN

1435 SQ. FT. MAIN FLOOR
2801 SQ.FT. PROPOSED TOTAL

DESIGN DRAFT
FEBRUARY 17, 2021

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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TREMAINE TO KING
STONE HOUSE
RECONSTRUCTED
TOWN OF MILTON

MAIN FLOOR PLAN

Scale:
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1/8"=1'-0"
1"=10'-0"
1:50 metric
N.T.S.

3/4

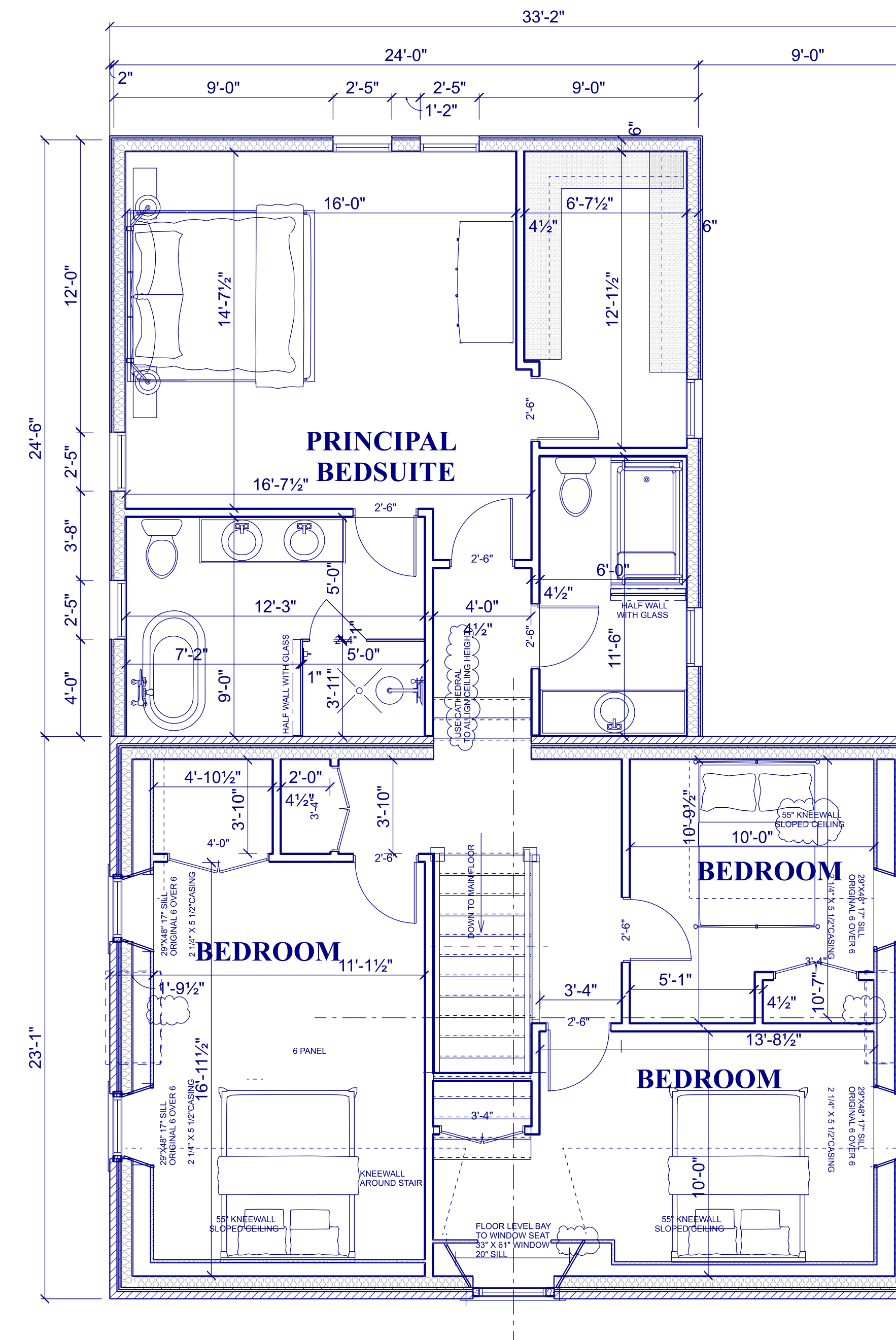
PROJECT NUMBER 2118
ISSUE DATE



ROOF PLAN BIRDS EYE

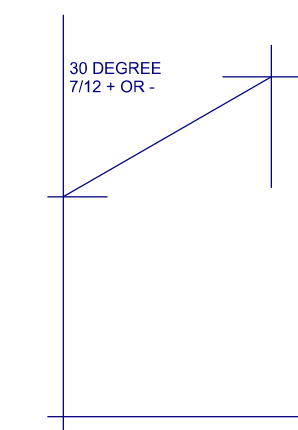


SECOND FLOOR PLAN BIRDS EYE



SECOND FLOOR PLAN

1366 SQ. FT.



DESIGN DRAFT
FEBRUARY 17, 2021

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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**TREMAINE TO KING
 STONE HOUSE
 RECONSTRUCTED
 TOWN OF MILTON**

SECOND FLOOR

Scale
 1/4"=1'-0"
 3/16"=1'-0"
 1/8"=1'-0"
 1"=10'-0"
 1:50 metric
 N.T.S.

4/4

START DATE
 JANUARY 2021

PROJECT NUMBER
 2118

ISSUE DATE

APPENDIX D

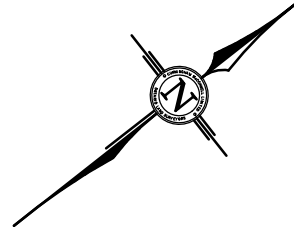
Site Plan Sketch, Lot 6, Block 3,
Registered Plan 7 (Foster's Survey)
[22 King Street], Town of Milton,
Cunningham McConnell Limited,
February 17, 2021

SKETCH FOR DISCUSSION PURPOSES

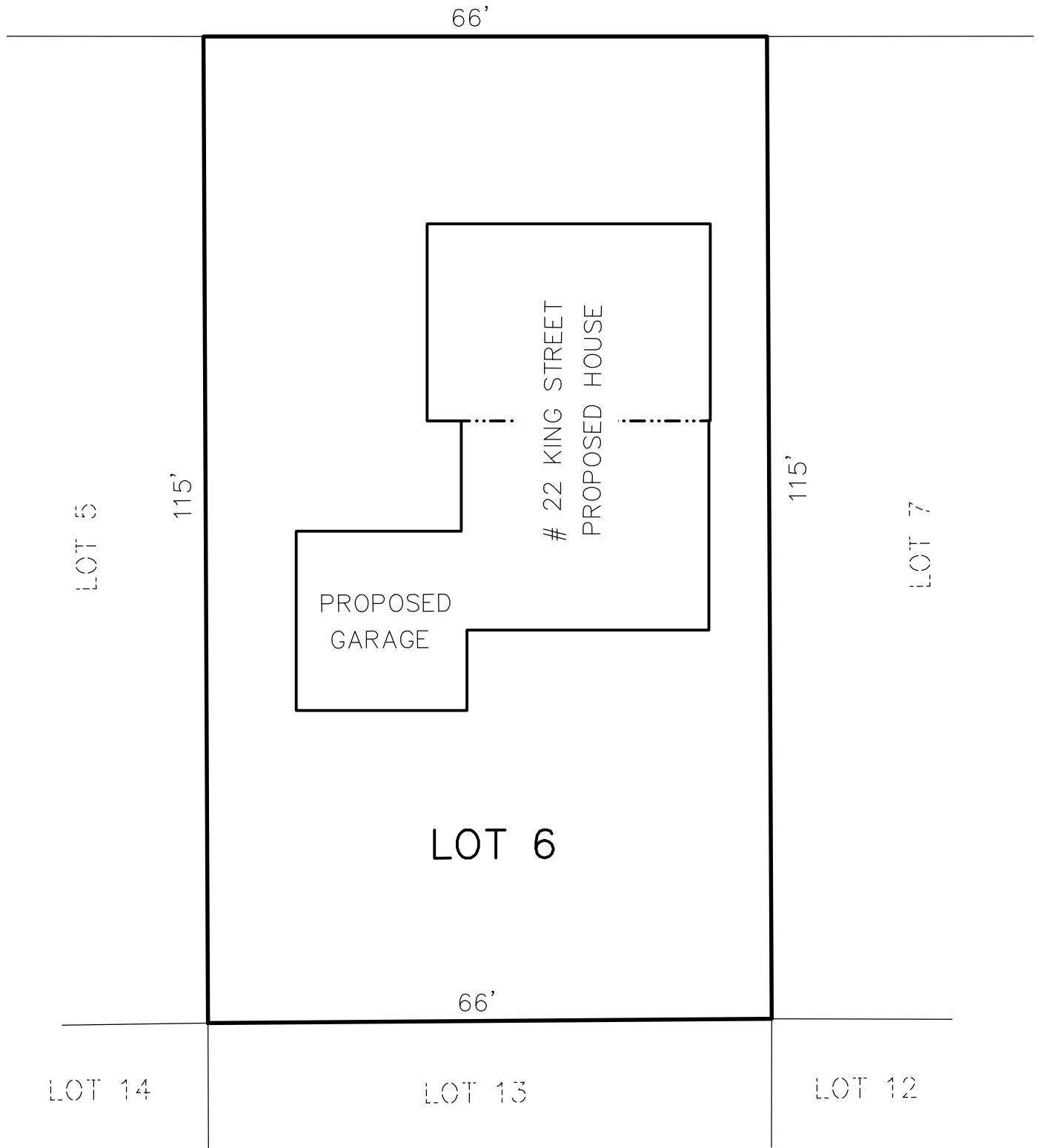
LOT 6
BLOCK 3
REGISTERED PLAN 7 (FOSTER'S SURVEY)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:200



GRAPHIC SCALE



KING STREET



LOT COVERAGE

Proposed Dwelling = 176 m²

Lot Area = 707 m²

Proposed Lot Coverage = 25%

NOTE:

THIS SKETCH IS PREPARED FROM COMPILED REGISTRY OFFICE AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DISTANCES SHOWN HAVE NOT BEEN VERIFIED BY AN ACTUAL SURVEY.

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND CANNOT BE USED FOR TRANSACTION, APPLICATION OR MORTGAGE PURPOSES.

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-6672
FAX (905) 878-6672
EMAIL: milton.office@cmlsurveyors.ca

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
EMAIL: infooak@cmlsurveyors.ca



golder.com