



# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Acting Commissioner, Development Services

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Date: December 13, 2021

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Report No: DS-099-21

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Subject: Heritage Designation of the Thomas Bell Horse Barn at 10791 Fifth Line

**Recommendation:** THAT Milton Council recognizes the Thomas Bell Horse Barn at 10791 Fifth Line in the Town of Milton, as being of heritage significance;

AND THAT Milton Council designate the barn under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT Milton Council approves the demolition of the residential home for the reasons outlined in the Heritage Impact Assessment prepared by Vincent J. Santamaura, Architect Inc. attached as Appendix 2 to this Report;

AND FURTHER THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

## EXECUTIVE SUMMARY

The Thomas Bell Horse Barn is located at the southeast corner of Fifth Line and 15th Side Road, Nassagaweya (see Appendix 3). It is currently a listed Heritage resource in the Town Heritage Register together with the residential home. The owner submitted an application together with a Heritage Impact Assessment (HIA), see Appendix 2, to demolish the residential home and the barn. The HIA recommendation was that the residential home and the barn had lost their significant Heritage attributes and value as the structures have undergone significant renovation and alteration through the years.

## EXECUTIVE SUMMARY

The HIA was discussed and reviewed by Heritage Milton, and the advice received was that the Thomas Bell Barn, on the contrary, was worthy of designation. In discussion with the owner, they agreed to designate the barn. Though regrettable, it is agreeable that the residential home has lost its significance as described in the HIA and is recommended for demolition. Research and written support for this designation is authored by the Nassagaweya Historical Society and was reviewed and supported by Heritage Milton (attached as Appendix 4).

The Thomas Bell Horse Barn is a significant heritage resource that complies with the criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06. As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

## REPORT

### Background

Owner/Applicant

Rohal Family

### Location/Legal Description

The subject property is municipally known as 10791 Fifth Line and is located on the east side of and the 15th Side Road (see Appendix 3). It is legally described as Part 1 of Lot 15, Concession 6, (Geographic Township of Nassagaweya), Town of Milton, Regional Municipality of Halton.

### Planning Policy

Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

To be designated under Part IV S.29 of the Ontario Heritage Act, a property must meet one or more of the following criteria:

1. The property has a design or physical value if
  - it is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - it has a high degree of craftsmanship or artistic merit; or
  - It demonstrates a high degree of technical or scientific achievement.
  
2. The property has historical or associative value if
  - it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;

## Background

- it yields or has the potential to produce information that contributes to an understanding of a community or culture; or
  - it reflects the work or ideas of an architect, artist, building, designer or theorist who is significant to a community.
3. The property has contextual value if,
- it is vital in defining, maintaining or supporting the character of an area;
  - it is physically, functionally, visually or historically linked to its surrounding; or
  - it is a landmark.

The Thomas Bell Horse barn complies with all three criteria outlined in O. Reg. 9/06 for the designation of properties under the Ontario Heritage Act.

Planning Act R.S.O. 1990, c.P.13

This requires that Council, in carrying out its responsibilities under this Act, "shall have regard to, among other matters ... the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest..."

The barn is of significant historical interest to the community

Provincial Policy Statement (P.P.S.)

This states that "significant built heritage resources ..... shall be conserved". A built heritage resource includes buildings or structures that contribute to a property's cultural heritage value or interest as identified by a community. To have significant cultural heritage value, a heritage resource must make an "...important contribution....to our understanding of the history of a place, an event or a people".

It is the staff's opinion that the Thomas Bell Horse Barn represents significant built heritage resources. As such, its designation under the Ontario Heritage Act would be consistent with the P.P.S. policy.

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."

## Background

The staff's opinion is that the designation of the Thomas Bell Horse Barn would contribute to protecting this significant cultural heritage resource following the provisions of "A Place to Grow."

Halton Region Official Plan

A goal of Halton Region's Official Plan is "...to protect the material, cultural, natural and built heritage of Halton for present and future generations."

It is the staff's opinion that the designation of the Thomas Bell Horse Barn supports this goal.

Town of Milton Official Plan.

A goal of Milton's Official Plan is to conserve "the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse." It goes on to say that in determining properties for designation, Council shall consider whether a property:

- is "... associated with the life of a person important in the history of the Town, the Province or the Nation..."
- embodies a distinctive "... architectural style, period or method of construction, or the work of an important building designer or architect;" or
- is "...an integral part of a distinctive area of the community or is considered to be a landmark of unique value which contributes to the distinctive quality of identity of the Town."

Designation of the barn will achieve these Official Plan objectives.

## Discussion

The Horse barn was built by Thomas Bell, who settled in Nassagaweya Township in 1826. The Horse barn appears in aerial photos as early as 1930, but it was renovated in the 1980's when the property became fully equestrian. It is an early example of vernacular, rubble stone and timber-frame construction and has historical or associative value for its association with the establishment of Sawyers Mills. The property has been part of the Bell family farm for over 175 years ago. Also of interest is the Sandall Family, who owned

## Discussion

the property from 1964 to 1997. They conserved the barn and added an outdoor riding ring complete with sandy ground cover.

Structures such as this stone barn give current residents and those interested in the early history of this area a chance to discover the lives of settlers—the proximity of this barn to the historically listed S.S. No. 7 Pinegrove School in Nassagaweya helps form the gateway to the enclave of farms and quiet rural properties in the neighbourhood.

The barn forms part of the homestead setting and neighbourhood streetscape character of Fifth Line, as exhibited in the very earliest times of this area. Its adaptive reuse has resulted in a usable heritage building being preserved. In addition, its location (see Appendix 3) at the side of the road speaks to the informal nature of the area and the greater Ontario landscape.

The Thomas Bell Horse Barn is an excellent representative and early example of a barn's style, type, expression, material or construction method of the nineteenth century.

It is the staff's opinion that the Thomas Bell Horse Barn is a significant heritage resource (see photos in Appendix 5 and 6) that conforms to the criteria for designation as it contains the following significant heritage attributes:

- The location of the barn, which forms part of the homestead setting and neighbourhood streetscape character of Fifth Line
- One-storey massing;
- Low gable roof;
- Rubble Wall foundation and vertical barn boards and batten siding.
- Square log timber framing, which is exposed to the interior;

Asymmetrical fenestration with six-over-six and twelve-over-twelve wood windows

## Financial Impact

**None arising from this Report**

Respectfully submitted,

Jill Hogan, MPA, MCIP, RPP, CMO  
Acting Commissioner, Development Services

For questions, please contact:  
Anthony Wong

Phone: Ext. 2565



#### Attachments

Appendix 1: Reasons for Designation: 10791 Fifth Line\_ Thomas Bell Horse Barn  
Appendix 2: Heritage Impact Assessment prepared by Vincent J. Santamaura, Architect Inc. dated June 2021  
Appendix 3: Location of the Thomas Bell Horse Barn  
Appendix 4: Heritage Statement prepared by Nassagaweya Historical Society  
Appendix 5 and 6: Heritage Attributes Photographs\_ Thomas Bell Horse Barn

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

#### Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

## **Appendix 1: Reasons for Designation: 10791 Fifth Line\_ Thomas Bell Horse Barn**

### **Description**

The Horse Barn located at the southeast corner of the Fifth Line, and the 15th Side Road is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. It meets the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value. The Horse barn appears in aerial photos as early as 1930, but it was renovated in the 1980's when the property became a fully equestrian use. The small size of the horse barn suggests it was not used for farming. The footprint has the dimensions of approximately 7.96m wide and 10.54m deep (26'-0" x 34'-7"). The structure is a wood post and beam frame structure with vertical pre-finished wood siding and a standing seam metal roof. It has horse stalls on a lower level with a hayloft above it. A machinery storage area was added at the rear in the 1980's as part of the property's renovations. There are no horses or other livestock kept on the property at this time. The physical condition of the Horse barn is good

### **Statement of Cultural Heritage Value**

The Horse Barn is an early example of vernacular, rubble stone and timber-frame construction, and has historical or associative value for its association with the establishment of Sawyers Mills, where lumber mills were located due to the proximity of the Sixteen Mile Creek. The property's contextual value lies with the physical, historical and contextual connections between the barn and the neighbourhood. The property have been part of the Bell family farm for over 175 years ago. Early aerial photographs of the farm show a small barn and a series of out buildings over the years from when the farm operated as a residence with some farming and later as a hobby horse farm. Also of interest is the Sansall Family who owned the property from 1964 to 1997. They conserve the barn and added an outdoor riding ring complete with sandy ground cover. The stone barn is unique and compliment the character and charm of rural living in Milton. Its close proximity to the historic listed SS No. 7 Pinegrove School, in Nassagaweya form the gateway to the enclave of farms and quiet rural properties in the neighbourhood.

### **Heritage Attributes**

Key attributes that reflect the architectural/cultural and contexture design value of the Barn:

- The location of the barn which forms part of the homestead setting and neighbourhood streetscape character of Fifth Line
- One- storey massing;
- Low gable roof;
- Rubble Wall foundation and vertical barn boards and batten siding.

- Square log timber framing, which is exposed to the interior;
- Asymmetrical fenestration with six-over-six and twelve-over-twelve light wood windows.

# Heritage Impact Assessment

**The McLarty Residence,  
10791 Fifth Line,  
Milton (Nassagaweya), Ontario**



Prepared for:

**Alfa Engineering Limited**

Prepared By:

**Vincent J. Santamaura, Architect Inc.**

Version 30 June 2021

Project No. 2021-13



# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

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# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 1.0 Executive Summary

- 1.1 The Rohal Family (through Alfa Engineering Inc.) has purchased the property at 10791 5th Line, Part of Lot 15, Concession 6, Milton (Nassagaweya), Ontario to build a family home. The lot is listed as having potential Heritage value on the Town of Milton's Heritage List. As such, a Heritage Impact Assessment (HIA) has to be performed to assess the Heritage value of the listed resource and the impact of the proposed construction of the home on its Heritage value.

Alfa Engineering Inc. has retained Vincent J. Santamaura, Architect Inc., CAHP to perform a HIA to assess the Heritage value of the property and the impact of the proposed home construction on the existing Heritage value of the lot, and to recommend any mitigating measures, as required.

Having performed a HIA, using the Ontario Heritage Act and its regulations, and the Town of Milton's HIA Terms of Reference, Vincent J. Santamaura, Architect Inc. has determined that the Heritage value of the Listed Heritage resource is poor.

With respect to the proposed construction of a new single detached residence at 10791 Fifth Line Nassagaweya, it is recommended that:

- 1) The Home and the Horse Barn have lost significant Heritage Architectural value due to changes that the buildings have undergone through renovation and alteration;
- 2) The Property does not possess significant Heritage Cultural value as no significant historical cultural activities have occurred thereon;
- 3) The Property has lost significant Heritage Contextual value due to the change in the neighbourhood fabric;
- 4) The Home and Barn (and outbuildings) can be demolished;
- 5) The proposed new construction will have no negative impact of the Heritage Value of the property since the property has lost substantial Heritage Value;
- 6) A copy of this Heritage Impact Assessment be deposited in the Halton Museum and Archives.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 2.0 Introduction

### 2.1 Guiding Principles

The Rohal Family (through Alfa Engineering Inc.) has purchased the property at 10791 Fifth Line, Part of Lot 15, Concession 6, Milton (Nassagaweya), Ontario. The property is located at the southeast corner of the Fifth Line, and the 15<sup>th</sup> Side Road. It has an area of approximately 1.7051 ha. (4.21 ac.). It's westerly frontage along the Fifth Line is approximately 132m and its northerly frontage along the south side of the 15<sup>th</sup> Side Road is approximately 132m. It has a depth of approximately 127m along the eastern property line and a depth of approximately 135m along its southern property line. A single detached dwelling is proposed to be constructed on the property

The property at 10791 5<sup>th</sup> Line. has been identified as having potential Heritage value as part and is listed on the Town of Milton's Heritage List. As the property is subject to the proposed construction of a new home and the proposed demolition of the existing one, a Heritage Impact Assessment (HIA) is required to be performed to establish the Heritage value of the property and assess the impact of the proposed development on the Heritage value of the property. Alfa Engineering Inc. has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a Heritage Impact Assessment of the impact on the Heritage Value of the existing building as a result of the proposed development.

The HIA performs an extensive Architectural, Cultural and Contextual research and analysis of the site as required by the Ontario Heritage Act following its Regulations, and as listed in the Town of Milton's Terms of Reference for Heritage Impact Assessments.

### 2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement,
- The Ontario Heritage Act,
- The Halton Region Official Plan 1995 (2018 Consolidation),
- The Town of Milton's Official Plan 1997 (2008 Consolidation),
- Town of Zoning By-law 144-2003 (2019 Consolidation),
- The Ontario Building Code 2012.

## 3.0 Present Owner Contact Information:

Alfa Engineering Solutions Inc.  
Att'n: Marwan Al-Farraji  
67 Woodvalley Drive,  
Brampton, ON  
L7A 1Z3

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.0 Site Documentation

### 4.1 Site Inventory

#### 4.1.1 Site Location – 10791 Fifth Line

The property is located at the southeast corner of the Fifth Line, and the 15th Side Road. It has an area of approximately 1.7051 ha. (4.21 ac.). It's westerly frontage along the Fifth Line is approximately 132m and its northerly frontage along the south side of the 15th Side Road is approximately 132m. It has a depth of approximately 127m along the eastern property line and a depth of approximately 135m along its southern property line.

The property abuts a residence to the east, a residence to the south, a farm to the west and a farm to the north.

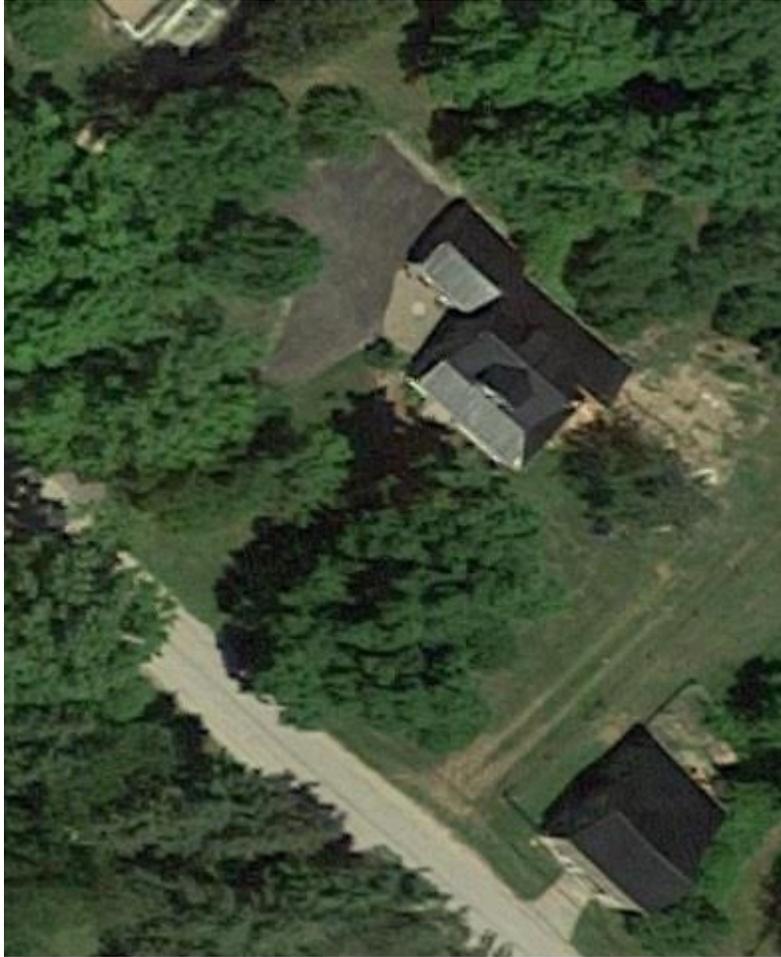
The buildings on the site consist of a one and a half storey residential home with a one storey addition, small horse barn and some small outbuildings/animal shelter structures. The property has been used as a hobby horse farm with a large sandy riding area/ring.



4.1.1.A - Aerial Photograph - Site

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.1.B - Aerial Photograph - Main Building Area Enlargement

## 4.1.2 Site Context – Sawyers Mill

The property sits at the intersection of the Fifth Line, Nassagaweya and 15<sup>th</sup> Side Road in an area known as Sawyers Mills, where lumber mills were located due to the proximity of the Sixteen Mile Creek. The property sits west of the Sixteen Mile Creek. The Fifth Line is interrupted to the south of the property, and becomes a dead end with no through traffic. As such, the use of this portion of the Fifth Line is limited to only local residents.

Due to the terrain associated with the creek, the land over time has been taken out of farming production, and, due to the scenic nature of the area, estate residential lots have been severed from the original parcel of land along the 15<sup>th</sup> Side Road and the Fifth Line to create a rural residential estate living. The southeastern portion of the original land parcel is under the control of The Halton Conservation Region Authority and has been converted to Open Space and Environmental Preservation areas surrounding the Sixteen Mile Creek. The Halton Britton Forest area is nearby.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.2.A – Neighbourhood Context

## 4.1.3 Site Identification

The parcel of land is defined as:

Part 1 of Part of Lot 15,  
Concession 6,  
(Geographic Township of Nassagaweya),  
Town of Milton,  
Regional Municipality of Halton.

The lot is addressed as:

10790 Fifth Line



# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.1.4 Current Applicable Designations

The Legislation and Authorities having jurisdiction below may override heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

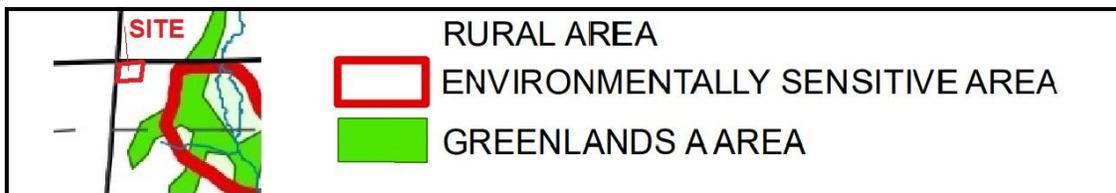
### 4.1.4.1 Region of Halton of Official Plan:

- Natural Heritage System



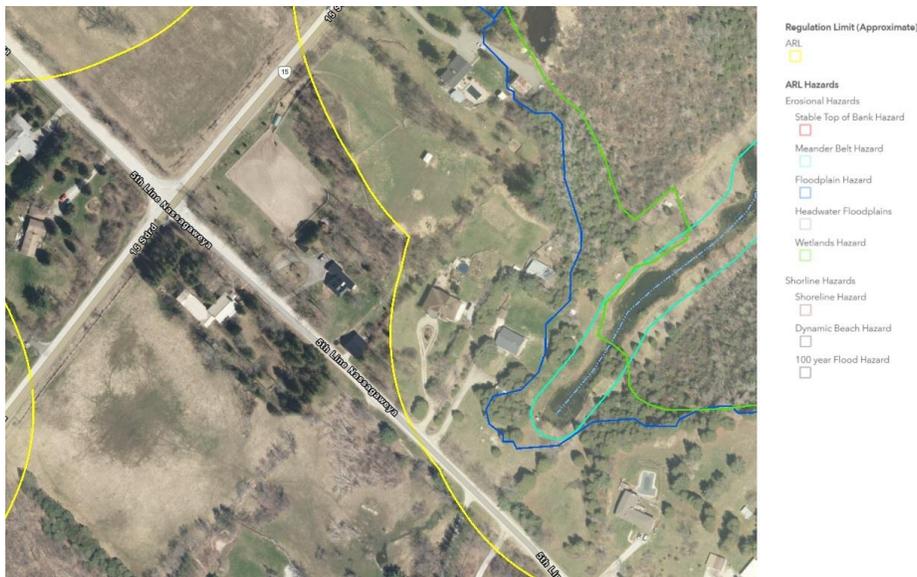
### 4.1.4.2 Town of Milton Official Plan:

- Rural Area,



### 4.1.4.3 Halton Conservation Authority:

- Area of Regulation (part of Lot)

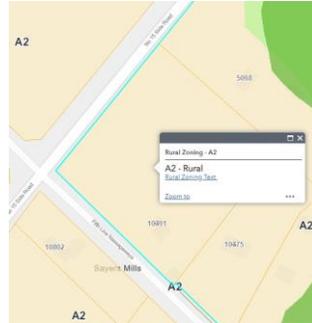


# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.1.4.4 Town of Milton Zoning By-Law 144-2003:

- A2 - Rural



## 4.1.4.5 Town of Milton Heritage List:

- 10791 Fifth Line – “Listed”

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.1.5 Site Access

The property is accessed eastward from Fifth Line. The home sits 21.00m back from the Fifth Line and 82.00m from the 15<sup>th</sup> Side Road. A gravel circular driveway located approximately midway along the Fifth Line frontage with two access points from it accesses the existing home. A small horse barn is located 0.36m from the Fifth Line frontage at the southwest corner of the lot. A third driveway access to the north of the barn provides access to it and the fields beyond.



4.1.5.A - Approach from the south on Fifth Line



4.1.5.B - Approach from the north on Fifth Line



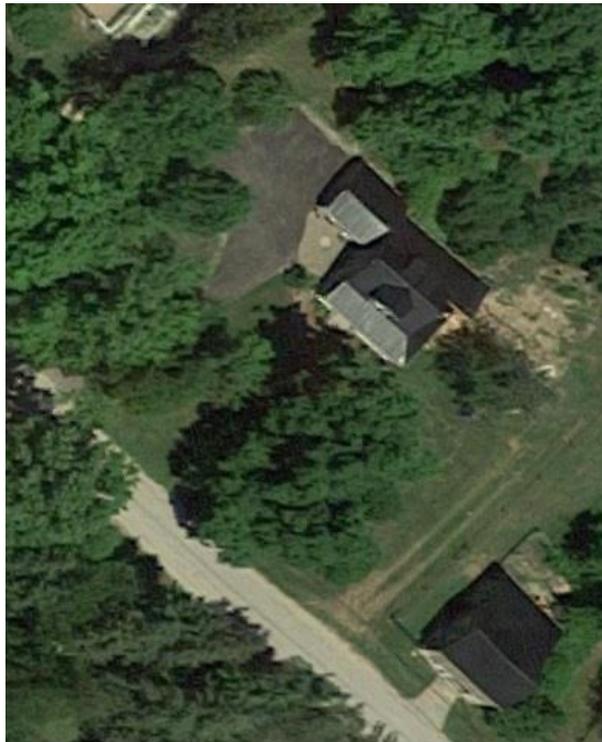
4.1.5.C - Driveway Access on Fifth Line

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.1.6 Existing Buildings & Structures

The buildings on the property at 10791 Fifth Line consist of a 1 1/2 storey residential single detached dwelling with a cellar and a one storey addition, a small horse barn and some small outbuildings/animal shelter structures. The building is oriented with its principal façade facing west (Fifth Line), and the north side end elevation facing the 15<sup>th</sup> Side Road.



### 4.1.6.A. The Home and Horse Barn

#### 4.1.6.1 The Home

The original home consists of a 1 1/2 storey building with a partial cellar built on a rubble foundation wall. It was built in the Architectural style of the traditional Georgian. A 1 storey addition with a crawl space built on a concrete block foundation wall runs across the rear of the home, which may have once been a summer kitchen, and now contains the kitchen. A one storey extension to the existing addition goes further north which served as a garage was built in the 1950's, but has since been converted to a bedroom with an ensuite. Another extension to the south, built in the 1980's, contains a breakfast area. A large porch built in the 1980's covers the West (Front) façade and wraps around along the South (Right) façade. Front and rear dormers were cut into the roof in the 1980's. A concrete block chimney was added when the heating system was changed to oil fired, forced air. The entire home is now clad in stained, vertical board and batten siding and with a standing seam metal roof.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

The home is wood frame construction with a wood framed roof. A photo dated from the 1970's shows a stucco cladding at that time which now is vertical board and batten.

The was constructed circa 1880 as a residence. The building has been continually occupied.



4.1.6.1.A - Existing West (Front) Elevation



4.1.6.1.B - Existing West (Front) Elevation – ca. 1970

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.6.1.C - Existing North (Left) Elevation



4.1.6.1.D – Existing Northeast view

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McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.6.1.E – Existing Rear Elevation View from Northeast



4.1.6.1.F - Existing East (Rear) Elevation

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McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.6.1.G - Existing East (Rear) Elevation – View from Southeast



4.1.6.1.H - Existing South (Right) Elevation

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.6.1.I – Exiting View from Southwest



# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



## 4.1.6.1.J – Exterior Details

The floor plan is a 2-bay plan. Two principal rooms sit across the front of the home without a central hallway. A one storey addition run across the rear of the home extending beyond it to the north and south. Behind the easterly principal room, a bathroom has been installed. The rear addition houses the kitchen, a breakfast area and a bedroom suite.

A stair from the kitchen leads up to a second floor which now contains an open concept loft/bedroom, a bathroom with shower and new dormers within the sloping roof.

The cellar is accessed from the exterior via a set of stairs on the south side of the home.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.1.6.1.K - Ground Floor Rooms

# Heritage Impact Assessment

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4.1.6.1.L - Ground Floor Details

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



## 4.1.6.1.M - Second Floor - Interior Rooms

The dimensions of the original portion of the home are approximately 7.61m wide x 5.41 m deep (25'-4" x 17'-9"). The one storey kitchen addition measures approximately 7.61m wide x 2.72m deep (25'-4" x 8'-11"). The northerly former garage - now bedroom addition - has the dimensions of about 5.95m wide x 6.19m deep (19'-6" x 20'-4"). The breakfast room addition to the south has the approximate dimensions of 3.10m x 2.72m (10'-2" x 8'-11"). The second floor dimensions follow those of the original home. The area of the ground floor is about 121.30 m<sup>2</sup> (2,425 sf). The overall gross floor area of the home is approximately 210.79m<sup>2</sup> (2,270 sf).

The interior floor plan of the overall building has been completely renovated over the years as mentioned above with new additions and the re-modelling of interior finishes for such improvements as the introduction of electricity, plumbing, washrooms and forced air heating.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

Interior details include:

- 25mm X 140mm (1" x 6") thick plank flooring (original, early-20<sup>th</sup> cent.),
- 13mm x 50mm (½" x 2") oak strip wood flooring (non-original, late-20<sup>th</sup> century)
- Painted wood tread, riser stairs & handrail (non-original – late 20<sup>th</sup> cent.),
- Ceramic tile flooring in kitchen and ceramic bathroom (non-original, late-20<sup>th</sup> century),
- Vinyl vertical slider windows with plastic, snap-in grill, faux window mullions (non-original – mid-20<sup>th</sup> century),
- Pre-stained, vertical wood exterior siding, frieze boards and soffits (non-original – late-20th century)
- Aluminum fascia & soffit (non-original – late 20<sup>th</sup> century),
- 50mm (2") pre-finished moulded MDF window trim (non-original, late 20<sup>th</sup> century),
- 190mm (8") painted flat wood baseboard (original, early-20<sup>th</sup> century) with quarter-round base trim (non-original – late 20th century),
- 100mm (4") Pre-finished MDF baseboards and painted wood quarter-round base trim (non-original, late-20th century),
- Painted Gypsum board walls (non-original, late 20<sup>th</sup> century),
- Painted Gypsum board ceilings (non-original, late 20<sup>th</sup> century)
- Glass shower partitions,
- Pre-fabricated moulded shower and bath enclosure.

The cellar would have been constructed for root storage. It has a new exterior stair access (1980's) leading to it from the south elevation and is of poured concrete construction. The foundation wall of the original home is painted, rubble fieldstone. The additions with crawl spaces are on concrete block foundations. The cellar houses electrical service, water softener and heating equipment. The ceiling height is approximately 1.95m (6' - 6") clear.



# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



## 4.1.6.1.N – Cellar and Foundation Wall

The structure of the home consists of:

- A rubble foundation wall – Original Home, (original, late-19<sup>th</sup> century)
- 190mm (8”) concrete block foundation wall – Additions (non-original, late 20<sup>th</sup> century)
- 38mm x 190mm @ 405mm o.c. (2” x 8” @ 16” o.c.) floor joists – Original Home (original, late 19<sup>th</sup> century) reinforced with 38mm x 190mm @ 405 o.c. (2” x 8” @ 16” o.c.) floor joists, 150 (6”) steel beam and 75mm (3 ½”) dia. Steel columns (non-original, late 20<sup>th</sup> century);

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McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

- 25mm x 140mm (1' x 6") wood plank floor sheathing (original, late 20<sup>th</sup> century)
- 13mm (1/2") plywood floor sheathing
- 38mm x 89mm (2" x 4") wood stud walls – Original Home (original late 19<sup>th</sup> -century)
- 38mm x 89mm (2"x4") wood stud walls – Additions (non-original, late 20<sup>th</sup> century)
- 13mm (1/2") Gypsum wallboard (late 20<sup>th</sup> century) on the interior,

Access to the attic was not possible. A typical roof structure from the era for the main structure may consists of:

- 25mm x 140mm (1" x 6") T & G roof sheathing (late-19<sup>th</sup> century) (estimated)
- 38mm x 140mm @ 610mm o.c. (2" x 6" @ 24" o.c.) rafters (late-19<sup>th</sup> century) (estimated)
- 38mm x 89mm (2" x 4") ceiling joists (late-19<sup>th</sup> century) (estimated)
- Roof insulation undetermined.

The heating system is oil fired forced air. Water is provided via a well. The sanitary system is septic bed.

The Physical condition of the building is as follows:

Exterior:

- |   |      |
|---|------|
| - Roof – Standing seam metal roof                               | good |
| - Eaves – Aluminum fascia and soffit                            | good |
| - Exterior Walls –Vert. pre-finished board & batten wood siding | good |
| - Windows and Doors –   | fair |
| - Decks - Wood deck decaying                                    | fair |
| - Foundation -  | fair |

Interior:

- |                             |      |
|-----------------------------|------|
| - Ceilings                  | good |
| - Walls                     | good |
| - Floors - Worn and scuffed | fair |
| - Trim                      | good |
| - Cellar                    | good |
| - Washrooms - new fixtures  | good |
| - Kitchen - New cabinetry   | good |
| - Mechanical                | good |

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## 4.1.6.2 The Accessory Buildings:

Early aerial photographs of the farm show a small barn and a series of out buildings over the years from when the farm operated as a residence with some farming and later as a hobby horse farm.

### 4.1.6.2.1 - Horse Barn

The Horse Barn's footprint has the dimensions of approximately 7.96m wide and 10.54m deep (26'-0" x 34'-7"). The structure is a wood post and beam frame structure with vertical pre-finished wood siding and a standing seam metal roof. It has horse stalls on a lower level with a hayloft above it. A machinery storage area was added at the rear in the 1980's as part of the property's renovations. The Horse barn appears in aerial photos as early as 1930, but it was completely renovated in the 1980's when the property became a fully equestrian use. Its small size suggests it was not used for farming.

There are no horses or other livestock kept on the property at this time.

The physical condition of the Horse barn is good.



4.1.6.2.1.A – Horse Barn – ca. 1950

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4.1.6.2.1.B – Horse Barn – Existing West (Front) Elevation



4.1.6.2.1.C – Horse Barn – Existing South (Right) Elevation

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4.1.6.2.1.D – Horse Barn – Existing East (Rear)Elevation



4.1.6.2.1.E – Horse Barn – Existing North (Left) Elevation

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4.1.6.2.1.F – Horse Barn – Existing Interiors

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## 4.1.6.2.2 - Shed No. 1

Shed No.1's footprint is approximately 5.68m wide and 3.50m deep (18'-8" x 11'-6"). The structure is a wood frame structure with conventional and truss roof framing clad with vertical pre-finished wood siding and a standing seam metal roof. It consists of an older part constructed in the 1950's and a newer part constructed in the 1980's, but clad to be seen as one structure.

It is used for garbage storage and recreational vehicle storage.

The Physical condition of the shed is good.



4.1.6.2.2.A – Shed No. 1 – Existing Exterior Elevations

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4.1.6.2.2.B – Shed No. 1 – Existing Interiors

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## 4.1.6.2.3 - Horse Shelter

The Horse Shelter's dimensions are approximately 5.23m wide and 3.29m deep (17'-2" x 10'-10"). The structure is a wood frame with vertical stained board and batten wood siding and a standing seam metal roof. It was constructed in the 1980's, when the property became a fully equestrian use.

It was used as a shelter for horses at pasture.

The Physical condition of the horse shelter is fair.



### 4.1.6.2.3.A – Horse Shelter – Existing Exterior Elevations and Interior

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McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.1.6.2.4 - Gazebo

The Gazebo's dimensions are approximately 3.35m wide and 3.35m deep (11'-0" x 11'-0"). The structure is a post and beam structure, open on all sides with a standing seam metal roof. It was constructed in the 1980's, when the property became a fully equestrian use.

It was used as a viewing area for the riding ring.

The Physical condition of the gazebo is good.



4.1.6.2.4.A – Gazebo – Existing Exterior

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## 4.2 Cultural Inventory

### 4.2.1 Chain of Title for Part of Lot 15, Concession 6, Geographic Township of Nassagaweya, Town of Milton, Regional Municipality of Halton.

The enclosed lists identify the owners of the properties since the Crown Patent:

		Grantor	Grantee	
Grant	12 Oct. 1841	Crown	Canada Company	200 ac.
Break in Ownership				
(168D B & S	2 Jul. 1870	Thomas Bell	James Bell	W 96 ac. except 4 ac.)
1221 Will	28 Oct 1870	Thomas Bell	??	4 ac.
Break in Ownership				
2645 B & S	11 May 1881	Jane & George McLarty	John McLarty	4 ac.
3369 B & S	14 May 1892	John McLarty	Thomas A. Morton	4 ac.
3750 B & S	4 Sept 1895	Thomas A. Morton	Charles Morton	4 ac.
5832B & S	11 Nov 1909	Charles Morton	Stephen Carnochan	4 ac.
7015 GR	7 June 1920	Stephen Carnochan	Herbert Edward Auliffe	4 ac.
8602 Quit Claim	5 Apr. 1937	Herbert Edward Auliffe	Samuel Cox Frank	4 ac.
9410 GR	1 Apr. 1946	Executors Estate	Alexandra May Frank	4 ac.
9939 GR	28 Nov. 1949	Alexandra May Frank	Winnie M. Webb	4 ac.
9971 GR	15 Feb. 1950	Winnie M. Webb	Alexander Gilchrist Thompson Ida Irene Thompson, JT	4ac.
10004 GR	19 Apr. 1950	Alexander Gilchrist Thompson	Ida Irene Thompson	½ interest
10371 GR	7 Apr. 1953	Ida Irene Thompson	Mary Ethel Chamberlain	4ac.
63680 GR	02 May 1957	Mary Ethel Chamberlain	William Martin Smith Elizabeth Leah Norton	4 ac.
87597 GR	10 Oct. 1958	William Joseph Cox Anna Cox	J. Fielder	4ac.
172561 GR	2 Sept. 1964	J. Fielder	Anthony Oudesluya Mary Oudesluya	4 ac.

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		Grantor	Grantee	
172565 GR	2 Sept. 1964	Anthony Oudesluya Mary Oudesluya	George Henry Sansall Isobel Jean Sansall	4 ac.
271968 GR	5 June 1969	George Henry Sansall	Isobel Jean Sansall	½ interest
853755 Trans.	15 Jul. 1996	Isobel Jean Sansall (Est)	George Henry Sansall	4ac.
H679809 Trans.	30 May 1997	George Henry Sansall	Cherry Maxine Covey Steven Jeffrey Atkins	4ac.
HR247737 Trans.	1 Dec. 2003	Cherry Maxine Covey Steven Jeffrey Atkins	Heather Joanne Brown	4ac.
HR758660 Trans.	12 June 2009	Heather Joanne Brown	Anthony Blazis Deborah Ann Blazis	4ac.

## 4.2.2 Assessment Rolls/Census Review 1842 - 1921

The census/assessment rolls are useful sources for dating buildings and for finding out more about the people who lived in or used the structures. However, there can be problems or challenges:

- early assessors frequently omitted the plan and lot number—the legal description;
- Family names were misspelt and information was incorrectly recorded
- street numbers were not used in the rolls until 1951;
- an error, once made, tended to be carried forward year after year;
- Census zones and Township boundaries changed as communities grew.

The persons and families who owned the property were as follows:

The Canada Company	1841 to 1858?
The Thomas, James Bell Family	1858? to 1881
The McLarty Family	1881 to 1892
The Morton Family	1882 to 1909
The Carnochan Family	1909 to 1920
Herbert Auliffe	1920 to 1937
The Frank Family	1937 to 1949
Winnie Webb	1949 to 1950
The Thompson Family	1950 to 1953
Mary Chamberlain	1953 to 1957
William Smith & Elizabeth Norton	1957 to 1958
J. Fielder	1958 to 1964
The Sansall Family	1964 to 1997
Cherry Covey and Steven Atkins	1997 to 2003
Heather Brown	2003 to 2009

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Anthony and Deborah Blaziz

2009 to 2021

## 4.2.2.1 Assessment Rolls:

Township of Nassagaweya Assessment Rolls were unavailable for review.

## 4.2.2.2 Canada Census

1842 Canada Census – no record of Bell, McLarty, Morton, Carnochan appears in the district.

1861 Canada Census – Thomas Bell is listed as owning Lots 15 and 21, Concession 5, Lot 17, Concession 6. James Bell is listed as owing Lot 15 Concession 6. Thomas Bell and his wife Margaret are listed as living with James Bell and his family in a 1 storey stone home. The Carnochan Family is listed as living on Lot 20, Concession 6 with George as the Head and David (Stephen's Father to be) as a labourer.

AGRICULTURAL CENSUS, Enumeration District No. 4 of Nassagaweya County of Haldon

NAME OF OCCUPIER	Consolidation or Range	Lot or part of Lot	NUMBER OF ACRES OF LAND								CASH VALUE OF FARMING IMPLEMENTS OR MACHINERY, DOLLARS	FALL WHEAT	SPRING WHEAT	BARLEY	RYE	PEAS	OATS	BECK WHEAT	INDIAN CORN	POTATOES	TURNIPS	MANGEL WEEVERS	CROPPED LAND	HOUSES	BARN	STABLES	CATTLE	HORSES	SWINE	SHEEP	PIGS	CATTLE	HORSES	SWINE	SHEEP	PIGS		
			Total held by each Person or Family	Under Cultivation	Under Crop in 1860	Under Pasture in 1860	Under Orchard or Garden	Under Wood or Wm.																														
Thomas Bell			12	12	12	12	12	12	12	12																												

AGRICULTURAL CENSUS, Enumeration District No. 5 of Nassagaweya County of Haldon

NAME OF OCCUPIER	Consolidation or Range	Lot or part of Lot	NUMBER OF ACRES OF LAND								CASH VALUE OF FARMING IMPLEMENTS OR MACHINERY, DOLLARS	FALL WHEAT	SPRING WHEAT	BARLEY	RYE	PEAS	OATS	BECK WHEAT	INDIAN CORN	POTATOES	TURNIPS	MANGEL WEEVERS	CROPPED LAND	HOUSES	BARN	STABLES	CATTLE	HORSES	SWINE	SHEEP	PIGS	CATTLE	HORSES	SWINE	SHEEP	PIGS		
			Total held by each Person or Family	Under Cultivation	Under Crop in 1860	Under Pasture in 1860	Under Orchard or Garden	Under Wood or Wm.																														
George Carnochan			12	12	12	12	12	12	12	12																												

AGRICULTURAL CENSUS, Enumeration District No. 6 of Nassagaweya County of Haldon

NAME OF OCCUPIER	Consolidation or Range	Lot or part of Lot	NUMBER OF ACRES OF LAND								CASH VALUE OF FARMING IMPLEMENTS OR MACHINERY, DOLLARS	FALL WHEAT	SPRING WHEAT	BARLEY	RYE	PEAS	OATS	BECK WHEAT	INDIAN CORN	POTATOES	TURNIPS	MANGEL WEEVERS	CROPPED LAND	HOUSES	BARN	STABLES	CATTLE	HORSES	SWINE	SHEEP	PIGS	CATTLE	HORSES	SWINE	SHEEP	PIGS		
			Total held by each Person or Family	Under Cultivation	Under Crop in 1860	Under Pasture in 1860	Under Orchard or Garden	Under Wood or Wm.																														
George M. Jarvis			20	20	20	20	20	20	20	20																												

PERSONAL CENSUS, Enumeration District, No. 5 of Nassagaweya in the County of Haldon

NAMES OF INMATES	PROFESSION, TRADE, OR OCCUPATION	PLACE OF BIRTH	Married during the year	RELIGION	RESIDENCE, IF OUT OF LIMITS	Age next birthday	SEX		Widowers	Widows	Children of Persons of Colour or Indians	RESIDENTS		Members of Family Abroad		Persons over 20, who cannot read or write	Persons over 20, who cannot read or write	Deaths in 1860	HOUSERS																		
							Males	Females				Family	Not Members	M.	F.				M.	F.	No.	Brick, Stone, Frame, Log, etc.	No. of Stories	No. of families living in house	Vacant	Being built											
Thomas Bell																																					



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1871 Canada Census – James Bell and his Family with Thomas, the father – now a widower- are listed and George McLarty and his family is listed with his son John, the future owner of the lot, as is the David Carnochan Family with young Stephen as residents in the area:

Page 37 } Province of *Ontario* District No. *38* *Haldon* Sub-District *E* *Township of Nassagaweya* } Page 37  
 Census of 1871. } Schedule No. 1.—Nominal Return of the Living. } *Division 152* } Census of 1871.

Numbered in the order of visitation.						Names	Sex	Age	Born within last twelve months	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married or widowed	Married within last twelve months	Instruction			Infirmities			Dates of Operations and Remarks
Female	Male	Single	Married	Paupers	Going to school											Over 20 unable to read	Over 20 unable to write	Deaf and dumb	Blind	Unsound mind		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
					138	140	Bell James	M	40		Ireland		Farmer	M	-	-	-	-	-	-	-	
							" Margaret	F	20		"			M	-	-	-	-	-	-	-	
							" Mary	F	12		"			-	-	-	-	-	-	-	-	
							" James	F	11		"			-	-	-	-	-	-	-	-	
							" Thomas	M	6		"			-	-	-	-	-	-	-	-	
							" Hannah	F	3		"			-	-	-	-	-	-	-	-	
							" Thomas	M	78		Ireland			M	-	-	-	-	-	-	-	

Page 43 } Province of *Ontario* District No. *38* *Haldon* Sub-District *C* *Township of Nassagaweya* } Page 43  
 Census of 1871. } Schedule No. 1.—Nominal Return of the Living. } *Division 152* } Census of 1871.

Numbered in the order of visitation.						Names	Sex	Age	Born within last twelve months	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married or widowed	Married within last twelve months	Instruction			Infirmities			Dates of Operations and Remarks
Female	Male	Single	Married	Paupers	Going to school											Over 20 unable to read	Over 20 unable to write	Deaf and dumb	Blind	Unsound mind		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
					143	152	McLarty George	M	44		Scotland	C. Presb	Scotch	Farmer	M	-	-	-	-	-	-	
							" Jane	F	38		"	"	"	M	-	-	-	-	-	-	-	
							" John	M	12		"	"	Scotch	-	-	-	-	-	-	-	-	
							" Thomas	M	8		"	"	"	-	-	-	-	-	-	-	-	
							" Rosa Jane	F	6		"	"	"	-	-	-	-	-	-	-	-	
							" Mary	F	4		"	"	"	-	-	-	-	-	-	-	-	
							" Margaret	F	2		"	"	"	-	-	-	-	-	-	-	-	11 <sup>th</sup> April 1882. Campbell Co.

Page 14 } Province of *Ontario* District No. *38* *Haldon* Sub-District *E* *Township of Nassagaweya* } Page 14  
 Census of 1871. } Schedule No. 1.—Nominal Return of the Living. } *Division 152* } Census of 1871.

Numbered in the order of visitation.						Names	Sex	Age	Born within last twelve months	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married or widowed	Married within last twelve months	Instruction			Infirmities			Dates of Operations and Remarks
Female	Male	Single	Married	Paupers	Going to school											Over 20 unable to read	Over 20 unable to write	Deaf and dumb	Blind	Unsound mind		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
					153	154	Lady James	M	50		Ireland	C. Presb	Scotch	Farmer	M	-	-	-	-	-	-	
							Carnochan David	M	36		"	"	"	Farmer	M	-	-	-	-	-	-	
							" Mary	F	28		England	"	English	-	-	-	-	-	-	-	-	
							" Mary M	F	9		"	"	"	-	-	-	-	-	-	-	-	
							" John M	M	7		"	"	"	-	-	-	-	-	-	-	-	
							" David	M	6		"	"	"	-	-	-	-	-	-	-	-	
							" Jane	F	3		"	"	"	-	-	-	-	-	-	-	-	
							" Stephen	M	2		"	"	"	-	-	-	-	-	-	-	-	
							" Elizabeth	F	15		"	"	"	-	-	-	-	-	-	-	-	



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1881 Canada Census – While the Bell family resides on the larger parcel of land, the McLarty Family are about to buy the property. Young John McLarty is 22, and he and Jane Bell are soon to marry:

CENSUS 1881-RECENSEMENT. Province of *Ontario* District No. *60 Co. Halton* S. District *Parish of Nassagaweya Division No. 2*

SCHEDULE No. 1-Nominal Return of the Living. TABLEAU No. 1.-Dénombrement des Vivants. *John M. Wharton* PAGE *63*

NEWBORN IN THE COURSE OF VISITATION.						RECEMENT 1881-CENSUS.																		
Sex	Age	Profession, Occupation or Trade	Married or Widowed	Education	Language	Religion	Country or Province of Birth	RELIGION	SEXES	Profession, Occupation or Trade	Married or Widowed	Education	Language	Religion	Country or Province of Birth	RELIGION	SEXES	Profession, Occupation or Trade	Married or Widowed	Education	Language	Religion	Country or Province of Birth	
1	1881	1881	McLarty George	M	31		Scotland	✓	Scotch	Labourer	M													
2			" Jane	F	17		"		Scotch		M													
3			" John	M	22		"		Scotch															
4			" Thomas	M	19		"		"															
5			" Rosa J	F	16		"		"															
6			" Mary	F	14		"		"															
7			" Margaret	F	12		"		"															
8			" Sarah A	M	8		"		"															
9			" George J	M	6		"	9	"															

1901 Canada Census – The McLarty family has moved to Esquimea Township. The Morton Family is listed while Margaret Bell, a widow, lives next door on the larger farm. Stephen Carnochan - a labourer - and his wife live nearby as well:

FOURTH CENSUS OF CANADA, 1901. SCHEDULE TABLEAU No. 1. POPULATION. QUATRIÈME RECENSEMENT DU CANADA, 1901.

Province *Ontario* District No. *68 Halton* S. District *Parish of Nassagaweya* (City, town, village, township or parish.) *Esquimea* (City, town, village, township or parish.)

Nominal Return of Living Persons by Enumeration des Vivants par

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Enumeration District	Household	Name of each person in family on the 31st March, 1901.	Sex	Colour	Relationship to head of family or household.	Married or Widowed	Date of birth	Year of birth	Age at last birthday	Country or place of birth	Citizenship, Nativity and Religion			Principal Profession or Trade				Wages Earned				Education and Language of each person				Infirmary	
											Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion		Religion
16	162	Morton Stephen	M		Head		1872	28	28	Scotland	British	Protestant	Labourer														
17		" Jane	F		Wife		1872	28	28	Scotland	British	Protestant															
18		" Margaret	F		Wife		1849	51	51	Scotland	British	Protestant															
19		" John	M		Son		1897	4	4	Scotland	British	Protestant															
20	164	Bell Margaret	F		Head		1872	28	28	Scotland	British	Protestant															
21		" George	M		Son		1897	4	4	Scotland	British	Protestant															
22		" Stephen	M		Son		1897	4	4	Scotland	British	Protestant															
23		" Margaret	F		Wife		1872	28	28	Scotland	British	Protestant															
24	165	Carnochan Stephen	M		Head		1872	28	28	Scotland	British	Protestant	Labourer														
25		" Jane	F		Wife		1872	28	28	Scotland	British	Protestant															

1911 Canada Census - the Carnochan Family grows family and is listed with domestic and farm help:

FIFTH CENSUS OF CANADA, 1911. SCHEDULE TABLEAU No. 1. POPULATION BY NAME, PERSONAL DESCRIPTION, ETC. CINQUIÈME RECENSEMENT DU CANADA, 1911.

Province *Ontario* District No. *76* S. District *Parish of Nassagaweya* (City, town, village, township or parish.) *Esquimea* (City, town, village, township or parish.)

Nominal Return of Living Persons by Enumeration des Vivants par

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Enumeration District	Household	Name of each person in family on the 1st July, 1911.	Sex	Colour	Relationship to head of family or household.	Married or Widowed	Date of birth	Year of birth	Age at last birthday	Country or place of birth	Citizenship, Nativity and Religion			Principal Profession or Trade				Wages Earned				Education and Language of each person				Infirmary	
											Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion	Religion		Religion
24	22	Carnochan Stephen	M		Head		1872	38	38	Scotland	British	Protestant	Labourer														
		" Jane	F		Wife		1872	38	38	Scotland	British	Protestant															
		" John	M		Son		1897	13	13	Scotland	British	Protestant															
		" Margaret	F		Wife		1897	13	13	Scotland	British	Protestant															
		" George	M		Son		1907	3	3	Scotland	British	Protestant															
		" Stephen	M		Son		1907	3	3	Scotland	British	Protestant															
		" Margaret	F		Wife		1872	38	38	Scotland	British	Protestant															
		" Jane	F		Wife		1872	38	38	Scotland	British	Protestant															
		" George	M		Son		1907	3	3	Scotland	British	Protestant															
		" Stephen	M		Son		1907	3	3	Scotland	British	Protestant															
		" Margaret	F		Wife		1872	38	38	Scotland	British	Protestant															

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1921 Canada Census - the Carnochan family with help is listed:

FORM 1. DOMINION BUREAU OF STATISTICS—BUREAU FÉDÉRAL DE LA STATISTIQUE. SIXTH CENSUS OF CANADA, 1921. POPULATION. SIXIEME RECENSEMENT DU CANADA, 1921. "B"

Province Ontario District No. 56 Enumeration Sub-District No. 8 in Nassagaweya Township (City, town, village, township or parish).  
 Enumerated by Frederic W. Cameron in date June 16, 17 Enumerator Frederic W. Cameron

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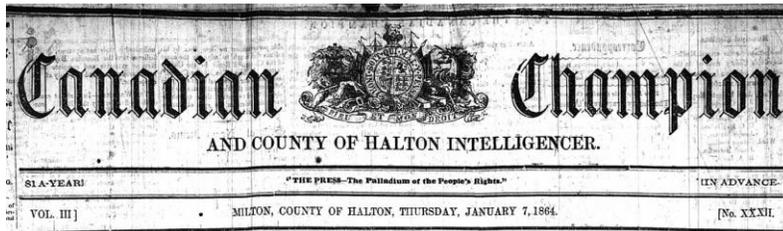
NAME of each person in family, household or institution.	SEX AND RESIDENCE.	AGE AND COLOR OF HAIR.	PERSONAL DESCRIPTION.	ACTIVITY.			CITIZENSHIP.			NATIONALITY.			RACE, LANGUAGE AND RELIGION.			EDUCATION.			PROFESSION, OCCUPATION, AND EMPLOYMENT.		
				PROFESSION, OCCUPATION, AND EMPLOYMENT.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.	ACTIVITY.
<u>John McLarty</u>	<u>M</u>	<u>38</u>	<u>White</u>	<u>Farmer</u>	<u>Canada</u>	<u>British</u>	<u>Protestant</u>	<u>High School</u>	<u>Farmer</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>Farmer</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>Farmer</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	
<u>Elizabeth McLarty</u>	<u>F</u>	<u>35</u>	<u>White</u>	<u>Housewife</u>	<u>Canada</u>	<u>British</u>	<u>Protestant</u>	<u>High School</u>	<u>Housewife</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>Housewife</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>Housewife</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	
<u>John McLarty</u>	<u>M</u>	<u>12</u>	<u>White</u>	<u>School</u>	<u>Canada</u>	<u>British</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	
<u>Elizabeth McLarty</u>	<u>F</u>	<u>10</u>	<u>White</u>	<u>School</u>	<u>Canada</u>	<u>British</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	<u>School</u>	<u>Canada</u>	<u>Protestant</u>	<u>High School</u>	

Canadian Censuses for the years following 1921 are not available for public viewing.

### 4.2.3 References - Newspapers:

The Local newspaper was the lifeblood of information for the many small farming communities throughout a township. In Milton, the Canadian Champion, founded 1858 provided a record of life in the communities around Milton and continues today to report on local activities as part of the Metroland West Media Group. A cursory review of articles with respect to the families in the Canadian Champion indicate the families' involvement in the community as regular citizens with announcements of births, deaths, marriages and society events:

The Canadian Champion Newspaper, Milton(Summary):



**Births.**  
 In Nassagaweya, on the 10th ult., the wife of Wm. Dredge, of a son.  
 In Nassagaweya, on the 13th ult., the wife George McLarty of a daughter.  
 In Iten, on the 20th ult., the wife of James Stewart, jr of a daughter.  
 In Nelson, on Wednesday, April 10th the wife of Mr. Isaac Armstrong, of a daughter.  
 In Trafalgar, on the 1st inst., the wife of John Chapelin of a daughter.

Mrs. McLARTY, wife of John McLarty, Esquensing, died on Friday last, aged 46 years and 5 months, after being ill for about two years. Several other members of the family are very sick with la grippe.

**DIED**  
 LAIRD—In Esquensing, on Jan. 24th, Margaret Jane Laird, aged 42 years.  
 BAILY—In Brampton, on Jan. 21st, Bessie, daughter of George Bailey, aged 10 years.  
 McLARTY—In Esquensing on Jan. 20th, the beloved wife of John McLarty, aged 45 years and 5 months.

Canadian Champion (Milton, ON), 2 May 1867, McLarty Birth

Canadian Champion (Milton, ON), 26 Jan 1899, McLarty Death

Canadian Champion (Milton, ON), 26 Jan 1899, McLarty Obit

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

**DIED.**

Fyfe - Suddenly, at Victoria, B.C., on Wednesday, May 5th, Joseph Fyfe, formerly of Acton, aged 82 years.

Heaton - At Carleton Place, North Dakota, Monday, April 24th, William Heaton, formerly of Halton County, aged 78 years.

Rich - At Streetsville, Saturday, May 5th, Mary Charlotte, widow of the late George Rich, in her 81st year.

McLarty - At Guelph General Hospital, on Saturday, May 15th, 1915, Margaret Jane Smith, beloved wife of John McLarty, 2nd line, Esquesing, in her 42nd year.

Lamb - In Milton, on Tuesday, May

Canadian Champion  
(Milton, ON), 20 May 1915,  
McLarty Death

**DIED**

McLarty - In Esquesing Township, on Thursday, May 29, 1930, John McLarty, in his 72nd year.

Canadian Champion  
(Milton, ON), 5 June 1930,  
McLarty Death

## OBITUARY.

### MRS. THOS. A. MORTON.

An esteemed and highly respected citizen of Acton passed away last Friday morning at St. Joseph's Hospital, Guelph, in the person of Mrs. Thos. A. Morton.

Mr. and Mrs. Morton have been residents of Acton for twenty-four years and she will be sadly missed by the husband and family, and a wide circle of friends. The deceased had been in poor health for the last two years, but was not taken seriously ill until about ten days before she passed away. Mrs. Morton was, before her marriage, Martha Alice Kennedy, a daughter of the late William and Elizabeth Kennedy, and was born in Nassagaweya Township fifty-six years ago. Thirty-five years ago, in September, she married Mr. Thos. A. Morton, and they took up residence in Milton. At later times they lived in Georgetown and Guelph, and for the past 24 years have been esteemed residents of Acton. Of a family of seven children, six survive: Mrs. J. Thom, Oshawa; Thomas, of Toronto; Charles, of Detroit; Lois, of Toronto, and Jessie and Clarice at home. Stewart died a few years ago in Acton. Three brothers, Thomas and Charles Kennedy, of Nassagaweya, and John Kennedy, of Winnipeg; and two sisters, Mrs. Howard, of Nassagaweya, and Miss Rachael, who lives on the homestead with the aged mother. To all these the sympathy of the community goes out in their bereavement. The funeral on Sunday afternoon was conducted by Rev. C. G. Jones, of Nassagaweya, in the absence of her pastor, Rev. A. C. Stewart, and was largely attended by citizens and friends of Mr. and Mrs. Morton and the family, from Milton, Campbellville, London, Georgetown, Toronto, Moffat, Guelph and Waterloo. The many beautiful floral tributes bore testimony to the esteem in which the deceased was held.—Acton Free Press.

Canadian Champion  
(Milton, ON), 2 Aug 1928,  
Morton Death

## Former Milton Bell Operator Sleuths Out Family History

How many Champion readers can recall Miss Minnie Burley, who was Chief Operator in the Milton Bell Telephone Exchange for several years before her retirement in 1953?

Although Miss Burley moved from Milton following her retirement, she left many friends here, who will be interested to know she has written a book on her maternal family tree, called Archibald McLarty of Argyle. The details came to light in a feature by Lois Bolton in the July 3 issue of "Bell News", the company newspaper.

Miss Burley presently lives at Bywood Drive, Islington. The story is reprinted here:

Her eight years of sleuthing at an end, a former Chief Operator can sit back, relax and watch the mailman drop letters of congratulations at her door. The letters have unanimously lauded her just-published genealogy, Archibald McLarty of Argyle. Before the book, Minnie Burley had not written anything more extensive than a letter.

**"Just Grew"**  
"The book just grew of itself," she says.

It started with the stories her mother used to tell her of the McLarty clan. Miss Burley was so interested, she eventually decided to draw up a chart to establish the relationships of the Scottish ancestors her mother described. Unable to condense

the volumes of material she acquired, Miss Burley finally decided to undertake the book.

Her retirement as Milton Chief in 1953 after 38 years of service, gave her the time she needed for the painstaking task. She went to public libraries and archives; she wrote dozens of letters; she interviewed scores of relatives she hadn't known existed; she delved into church records; and she even visited graveyards.

Her task was made more difficult because the name was spelled a half dozen different ways, depending on the knowledge and education of the clerk who recorded it at the time.

**Back to Highlands**  
In 1960, the final stages of her search took her back to the Scottish Highlands which her great-grandfather, Archibald, left in 1839. The book's biographical sketches begin with her great-grandfather, who brought the McLarty name to Canada.

The progenitor, as Miss Burley titles him, was a man of many skills and talents — cooper, farmer, lay minister, clerk, poet and a participant in local government (as a pathmaster and fence viewer). He settled with his family around the Chatham area in Kent County.

Some 60 biographical sketches on succeeding generations follow. They weren't merely factual accounts, but include interesting sidelights on the times and territories in which the individuals lived, as well as human interest anecdotes.

The book concludes with a list of the McLartys. There are some 1,000 of them.

**Found Pictures**  
Miss Burley even managed to find pictures of her great-grandfather's daughters. Archibald McLarty himself would never permit a photo to be taken. He felt that a picture was a "grave image" and thus a defiance of the first commandment.

The introduction to the volume shows how far her research went

— right back to the origin of the McLarty clan itself. She discovered that the first McLarty was a MacDonald. He was a man noted for his eloquence and as such was sent by the MacDonald chief as an ambassador of peace to a hostile tribe. The tribe dubbed him "Fear Labhairt an Rìgh" meaning "The King's Speaker".

The book was a one-woman production. Miss Burley did all the research, interviewing and even the manuscript typing herself.

**Nearly Destroyed**  
Last December, fate stepped in and almost scuttled the whole effort. The Kingston printing plant which contracted to print the 200 copies of the book, caught fire. Fortunately, an individual had noted the manuscript lying on a work table the night before, and placed it in the company's safe. It was charred by the intense heat, but not destroyed.

Miss Burley modestly disclaims being an author. "I just compiled the facts," she asserts. "I found it fascinating looking into Ontario and Scottish history. It was a big thrill, to find documents in the archives referring to parents and grandparents. However, making new friends among my relatives has been my greatest satisfaction."

McLartys have already bought up most of the copies and her paternal relatives are beginning to ask when their turn will come.

Canadian Champion  
(Milton, ON), 25 July 1963,  
McLarty Book

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

**Obituary**

**MR. STEPHEN CARNOCHAN**  
Death came to Stephen Carnochan, Nelson Village, Monday May 23rd, 1949, in his 80th year, after many months of illness. He was quiet by nature and respected by everyone. He was a Presbyterian in faith and a member of the Orange Lodge.

He was of pioneer stock, a grandson of John and Mary Jane Agnew Carnochan who came from Ireland to Canada in 1833 and settled on Lot 19, Con. 6, Nassagaweya. He was a son of David and Ann (Coxe) Carnochan and was one of a family of seven boys and five girls. He married Eliza Frank in 1898 and last June they celebrated their Golden Anniversary. Six children blessed their home, Ellen, Mrs. George Ramsay, St. George; Ruth Mrs. George Greer; Ray, Mrs. John Auckland and Aubrey, all of Freeman R.R. 1. Marguerite and Frank died in their childhood.

He was born in Nassagaweya and worked in Sayers saw-mill for many years then took up farming. He moved to Nelson in 1926.

The funeral was held on Thursday afternoon at the Waterdown Funeral Home with interment in Burlington cemetery. Pall bearers who also acted as flower bearers were Messrs. Bruce Baker, Clark Pegg, Vern Sheppard, Max Featherstone, Harris Bell, and Mark Alton. His Orange brethren assisted with the funeral service. Besides his immediate family he leaves to mourn his loss seven grandchildren and a great grandchild, one sister (Mrs. W. E. Britton) and three brothers, Robert, George and Benjamin.

Canadian Champion  
(Milton, ON), 2 June 1949,  
Carnochan Obituary

**NASSAGAWEYA**  
**S. S. No. 7**

Many from this district attended the funeral of the late Stephen Carnochan, Nelson Village, held at Waterdown Funeral Home last Thursday afternoon. He was born in Nassagaweya and lived until 1926 in this section. He married a No. 7 girl, Eliza Frank. They celebrated their golden wedding last June. Sympathy is extended to her in the loss of a loving husband and to their children in the loss of a good father.

Canadian Champion  
(Milton, ON), 2 June 1949,  
Carnochan Death

**DIED**

**MORTON** — Suddenly at her residence, R. R. 1, Campbellville, on Thursday, May 21, 1953, Nellie Emmons, beloved wife of Charles Morton, dear mother of Roy, Oshawa and Maude (Mrs. De Wolfe), Toronto and grandmother of David Charles Morton, in her 80th year.

Funeral service was held Monday at Nassagaweya Presbyterian church. Interment in the church cemetery. b

Canadian Champion  
(Milton, ON), 21 May 1953,  
Morton Death

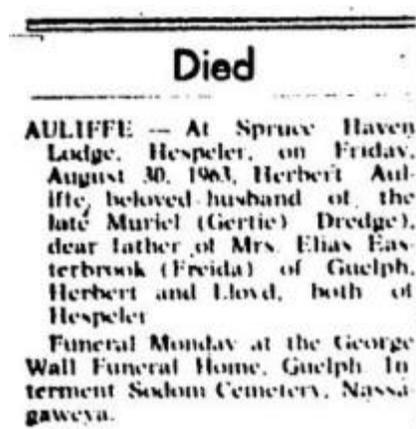
**Community News**

The sympathy of the community is extended to the family of the late Charles Morton.

Canadian Champion  
(Milton, ON), 18 Aug 1955,  
Morton Death

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



Acton Free Press  
(Acton ON), 5 Sept 1963  
Auliffe Death

#### 4.2.4 References - Research:

The early settlement of Halton Country was done by immigrants of largely Irish and Scottish descent with many common family names such as Bell, Campbell, Hutchinson, Kennedy, Logie, Stewart, Williams and so on, with some related to each other and some not. Many of the names in the ownership of this property were intertwined so.

As a small parcel of land by farming standards, the ownership of the lot has been largely for short periods of time. When Thomas Bell sold the 100 acre lot to James, save and except 4 acres, he retained the small parcel for himself – probably onto which to retire, as was traditional for the time. The parcel and the residence appear to have been used as a home while the residents farmed larger parcels of lands in the Township.

##### 4.2.4.1 - 1858 to 1881: The Bell Families:

The first generation of this branch of the Bell Family was John Bell (b. 1792, County Antrim Northern Ireland – d. 1867, Halton) and his wife Aliza Ann (Agnew) Bell (b.1794, County Antrim, Northern Ireland – d 1851, Halton) who settled in Halton Country, Upper Canada in 1831, with their children:

- Margaret (Standish) (b. 1817, County Antrim, Northern Ireland – d. 1886, Halton) and
- Thomas (b.1818, County Antrim, Northern Ireland – d.1905, Halton).

They settled on the 100 acres of Lot 21, Concession 6 in Nassagaweya Township. John and Aliza had a third child, Allan (b.1837, Halton – d. 1873, Halton) who was born on the farm. Upon Aliza's death in 1851, James married Hannah

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

(b.1806?, Ireland – d.?). They were tied to the land, church attending people who did not venture far from the Township.

His son, Thomas, married Rachel Morton (b.1826, Ireland - d.1898, Halton) in 1844 who had immigrated with her family and had also settled in Nassagaweya Township. Thomas was able to buy the 200 acres of Lot 19, Concession 6. The lot had a lake on it which allowed him to set up a saw mill. He also owned a variety of parcels of land including Lot 15, Con. 5 (100 acres) and Lot 21, Con. 5 (100 acres) to feed his mill. They had 9 children:

- Margaret A Bell (Dredge) (1844-1844)
- Elizabeth Bell (Kennedy) (1845-1938)
- John Bell (1851-1917) would own the 200 acre farm on Lot 8, Con 2
- William Allen Bell(1852-1913)
- Martha Bell (?-?)
- Alexander Bell (1858-1947)
- Agnes Bell (1855?-?)
- Jeremiah Bell (1861-1867)
- Ruth Bell (Cargill) (1863 – 1952)

The daughters' married surnames are all local settler families in the area.



4.2.4.1.A – First Generation Tombstone – John and Aliza Bell, Nassagaweya Presbyterian Cemetery, Campbellville

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## The Second Bell Family

James was born in County Antrim, Northern Ireland in 1826 and died in Nassagaweya in 1877, at the age of 51 after “Drinking a portion of Carbolic acid in mistake for brandy” and died in 12 minutes, according to the death record. In the 1861 census, he is shown as living with his wife, Margaret (nee Johnson, b. 1837-d.1905) and their children:

- Mary (b.1859?-?),
- Jane (b.1860?-?),
- Thomas (b.1865?-?) and
- Hannah (b.1868?-?).

Thomas and Margaret Bell are also shown as living with James and his family in a 1 storey log home with a stone one being built. How Thomas at age 71 and James at age 33 were related, if at all, was not determined. In the 1871 census, Thomas is shown living with them now as a widower.

Thomas Bell sold 96 acres of Lot 15, Con 6 to James Bell in 1870, saving a 4 acre parcel for himself.

There is no mention of them or their activities in the local newspapers of the time. James and Margaret are buried in the Nassagaweya Presbyterian Cemetery in Campbellville.

### 4.2.4.2 – 1881 to 1892 The McLarty Family

The first generation of the McLarty Family to come to Nassagaweya Township was George (B.1827, Scotland – d. 1892, Halton) from Scotland. His wife, Jane (nee Bell) (b.1830, Halton – d. 1881, Halton) was born in Upper Canada.

Their Children were:

- John (b.1858-1930),
- Thomas (b.1863?-?),
- Rosa Jane (b.1865?-?),
- Mary (b.1867?-?) (see birth announcement above),
- Margaret (b.1869?-?),
- Donald A (b.1873?-?) and
- George J (b.1875?-?).

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



## 4.2.4.2.A – First & Second Generation Tombstone – George and Jane McLarty, John and Mary McLarty, Nassagaweya Presbyterian Cemetery, Campbellville

George and his wife are buried in the Nassagaweya Presbyterian Cemetery, Campbellville. They were solid, hard-working, church going citizens.

George and Jane sold the 4 ac parcel to his son, John and his wife, Mary (b.1853-1899, Esquesing) in 1881 around Jane's death. John owns and works lots 21 (100 acres) & 22 (50 Acres) on Concession 5. By the 1891 census, they had children:

- James (b.1883?-?).
- Isabella (b.1865?-?)

In 1892, John McLarty sells the property to Thomas Morton and moves to Esquimea Township.

There is no mention of them or their activities in the local newspapers of the time. John and Mary are buried with the family in Campbellville.

## 4.2.4.3 – 1892 to 1909 - The Morton Family

The 1861 Census lists William Morton as single, 29, and a Labourer in the Township, possibly living with Thomas Bell's family. The 1891 census lists William Morton, 56, of Irish birth, and his wife, Jane, 46 of Scottish birth.

Their children were:

- Thomas, 23 (b. 1867, Ireland – d.1957, Acton)
- Charles, 19 (b.1872, Ireland – d. 1955, Port Perry)
- Kenneth, 15
- Rachel, 9, and
- Jessie, 7

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

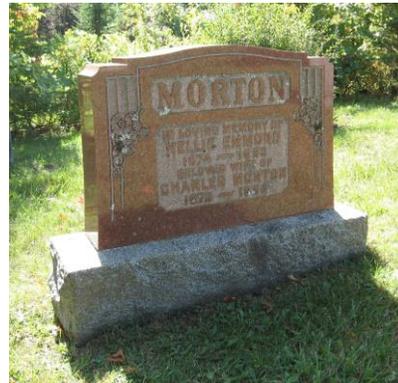
Their farm was 100 acres on Lot 16, Concession 4, and was owned by them at least by 1877.

There are no records of Thomas Morton living on the subject property. Thomas married Martha Ann Kennedy (b.1872, Nassagaweya – d 1928, Acton) in 1895. They lived in Milton, Georgetown and Guelph, and finally in Acton.

Thomas sold the property to Charles in 1895 following his wedding to Martha. Records in the 1901 census show Charles, his mother, Jane, and his sisters, Rachel and Jessie, living with him. His occupation is Farmer Labourer. As he did not own the larger adjoining 96 acre parcel, and his family had lands elsewhere in the Township, this suggests that this property was used as just a residence.

Charles married Nellie Emmons (b.1874- d. 1953, Campbellville), and they had two children: Roy who lived in Oshawa, and Maude (Mrs. DeWolfe), who married and lived in Toronto.

The Charles and Nellie are buried in Nassagaweya Presbyterian Cemetery in Campbellville.



4.2.4.3.A –Second Generation Tombstones – Thomas and Martha Morton, Charles and Nellie Morton, Nassagaweya Presbyterian Cemetery, Campbellville

There is no mention of them or their activities in the local newspapers of the time.

## 4.2.4.4 – 1909 to 1920 The Carnochan Family

In 1833, John Carnochan (1787-1847) and his wife, Mary Jane, (nee Agnew) (1798-1888) came to Upper Canada from Ireland in 1833 and settled on Lot 19, Concession 6. They were David’s parents and Stephen’s grandparents.

The 1861 Census lists George Carnochan (1827-1903), 31 as Farmer and Mary Jane 65, his mother, a widow, with David, (b.1831, Ireland- d. 1911, Halton) 28, single as a Labourer and Agnes, (1840-1926), 20, single (b. Upper Canada), all

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

living in a one storey log house as a family beside Thomas Bell. There was also John (b. 1827, Ireland – 1903)

The 1871 Census lists David Carnochan with his wife Eliza Ann (Coxe) who had come from England, and children:

- Eliza A
- William John
- David
- Mary Jane (1868-1935)
- Sarah Ann (Britton) (1873 -1 1957)
- Stephen (b.1870, -1949, Nelson Village)
- Elizabeth
- Robert James (1881- 1953)
- A total of seven boys and five girls

Stephen purchases the residence from Charles Morton in 1909 and settles there with his family:

- Eliza Frank wife (b. 1874, Nassagaweya - married 1898-d.?)
- Ellen Margery (b.1902-?) (Mrs. George Ramsay, St. George)
- Ruth (b.1908-?) (Mrs. George Greer, Freeman)
- Rachel Jenny (b.1913-?) (Mrs. John Aukland, Freeman)
- Aubrey (b.?-d.?) Freeman
- Marguerite – died in childhood
- Frank – died in childhood

In the 1911 census, Stephen is listed as a Lumber worker working at a local mill, thereby giving further proof that the property was used primarily as a residence. He sold the property in 1920 to Edward Auliffe, and eventually he moved to Nelson in 1926.

There is no mention of them or their activities in the local newspapers of the time. Some of the family is buried in Nassagaweya Presbyterian Cemetery, Campbellville.

## 4.2.4.5 - 1920 to 1937: The Auliffe Family

Herbert Edward Auliffe (b.1888 Staffordshire, England- d.1963, Hespeler) bought the property in 1920. His wife was Muriel Aciatha (nee Dredge) (1891 to 1926).

They had children:

- Lost an infant son
- Herbert W (1911 – 1977) married Janet V (1912 – 1998)
- Bernice Irene (1918 – 1940) (Married Orland Clifford Robertson)

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

- Lloyd

There is no mention of them or their activities in the local newspapers of the time. Some of the family is buried in the Nassagaweya Presbyterian Cemetery.



4.2.4.5.A –Second Generation Tombstones – Auliffe Family Tombstones  
Nassagaweya Presbyterian Cemetery, Campbellville.

## 4.2.5.6 - 1937 to 1949 - The Frank Family

The Frank Family lived in the home from 1937 to 1949.

There is no mention of them or their activities in the local newspapers of the time.

## 4.2.4.7 – 1949 to 2018 Recent Residents

From 1950 onwards, there is little written evidence of culturally noteworthy activities of the families who lived on the property.

Of interest is the Sansall Family who owned the property from 1964 to 1997. It appears they kept horses. They undertook a full renovation of the property by making additions, converting a garage into living space; re-designing and re-finishing the interior; re-cladding the exterior; replacing windows; renovating the barn and adding an outdoor riding ring complete with sandy ground cover.

The residents who over time lived on this property used it as a residence and a base to from which go to work on the farmland in the Township. They were solid, hardworking, law abiding citizens who contributed to the growth of their community.

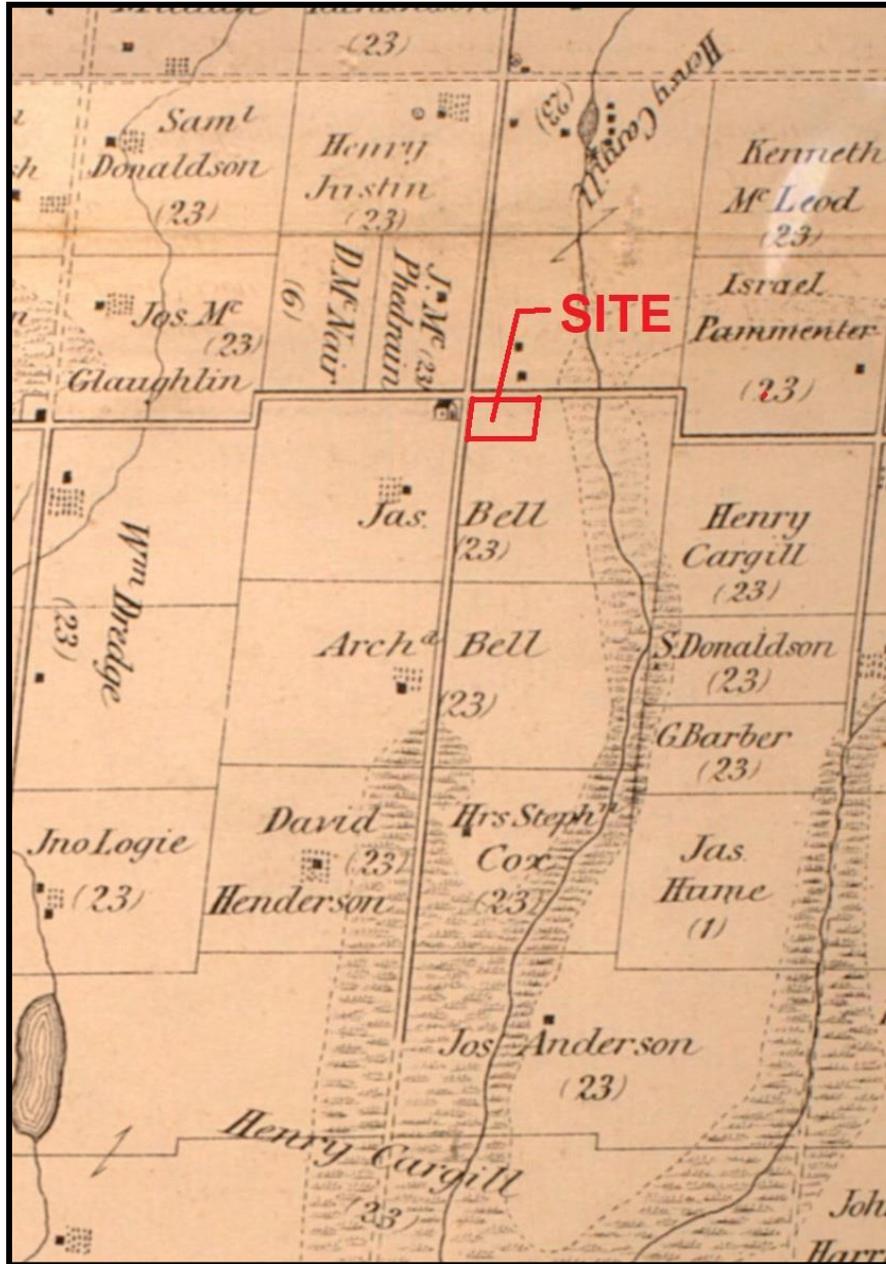
# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.3 Contextual Inventory

### 4.3.1 Mapping

The visual history through mapping can show the growth of properties over time:



4.3.1.A - Pope County Atlas of 1877

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.B - DND, Government of Canada Aerial Photograph 1930

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.C - DND, Government of Canada Aerial Photograph 1947

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.D – DND, Government of Canada Aerial Photograph 1947 – Site Context

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.E - DND, Government of Canada Aerial Photograph 1960

# Heritage Impact Assessment

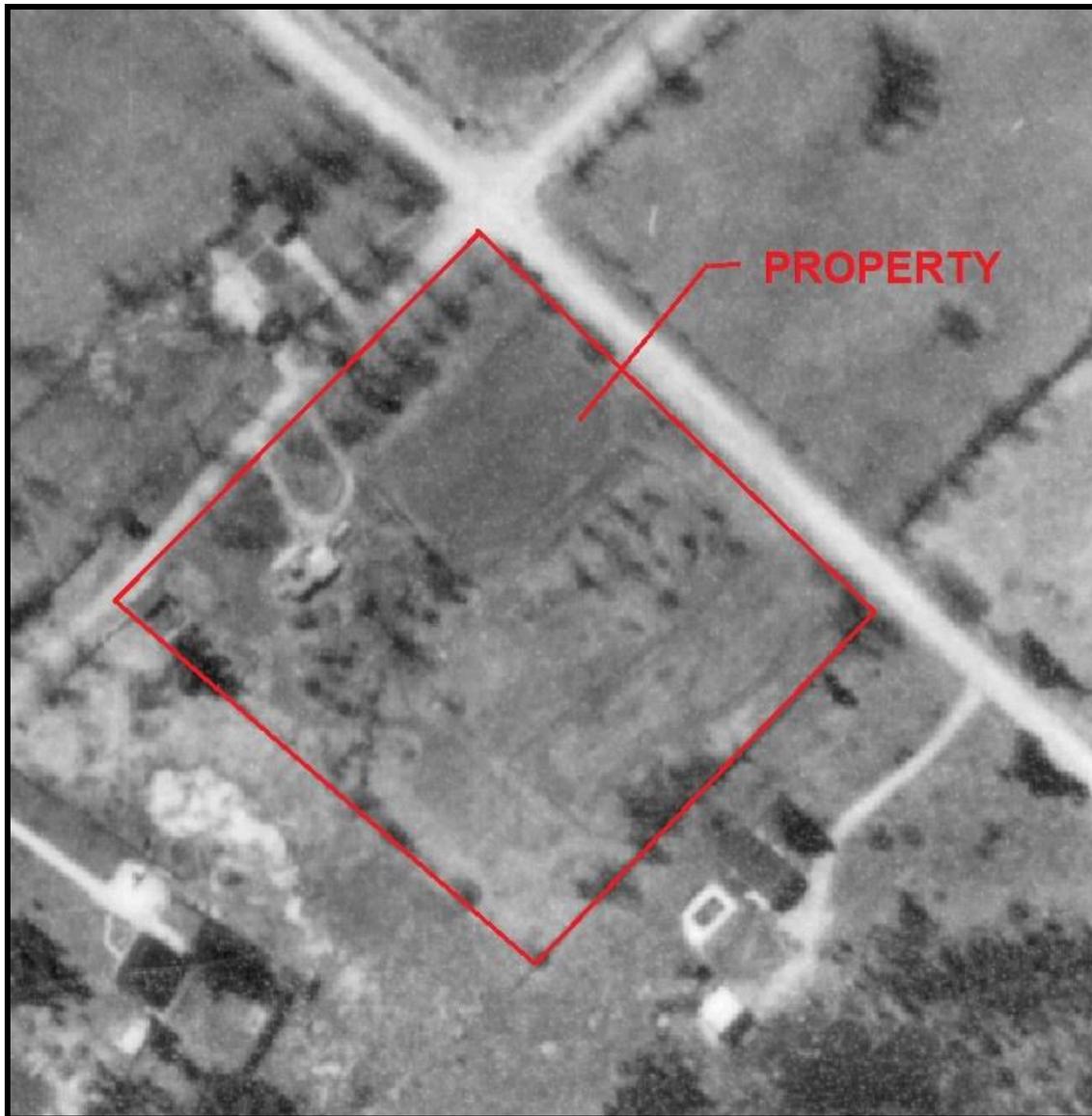
McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.F - DND, Government of Canada Aerial Photograph 1966

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.G - DND, Government of Canada Aerial Photograph 1974

# Heritage Impact Assessment

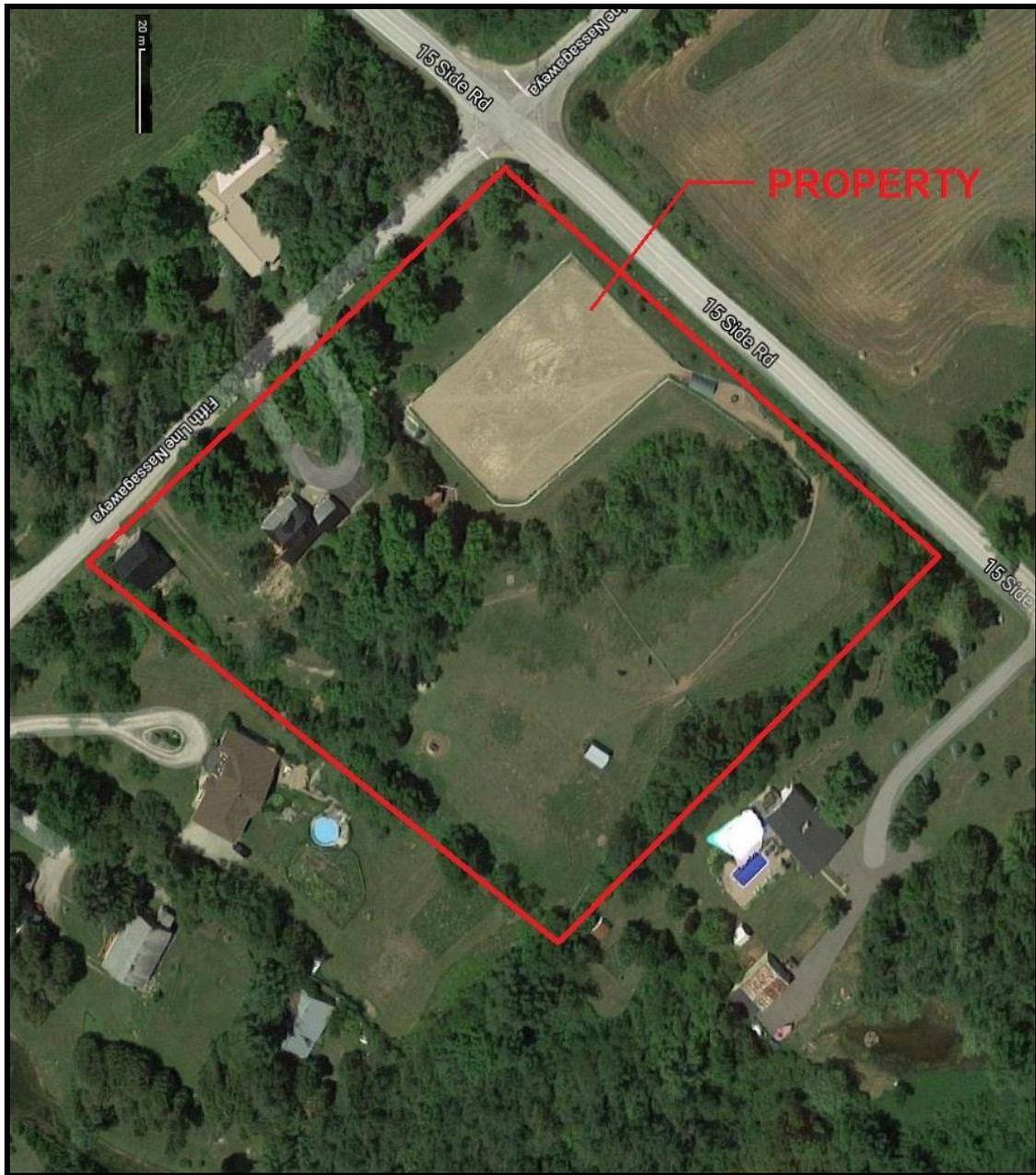
McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.H - DND, Government of Canada Aerial Photograph 1980

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.I - Google Earth, Google Aerial Photograph 2018

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



4.3.1.J - Google Earth, Google Aerial Photograph 2018 – Site Context

## 4.4 Past Uses

### 4.4.1 Agricultural – Residential

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.5 Heritage Examination

### 4.5.1 Architectural Heritage Value:

#### 4.5.1.1. The Home

(Assessment scale: poor, fair, good, excellent)

Cladding - the original siding has been replaced with pre-finished vertical wood board and batten Aluminum frieze and soffits	- poor
Windows – not original; vinyl	- poor
Interiors – interior floor plan has been modified; garage addition to the rear and renovation in 1980's	- poor
Finishes – interior is largely late-20th century materials	- poor
Stairs –non-original, utilitarian late-20th century detailing	- poor
Flooring – some original early 20 <sup>th</sup> cent. and non - original, late-20th century	- poor
Structure – some original, but renovated and reinforced to local design standards - late 20 <sup>th</sup> cent.	- poor
Foundation – rubble wall foundation,	- fair
Roof – non-original – standing seam metal roof	- poor
Example of Heritage Architectural Georgian style	- poor
Contribution to the neighbourhood character	- poor

The original home was built circa 1880 with an era addition but with further additions and renovations in the 1980's. The renovations appear to have taken place as the residents maintained and upgraded their living environment as their living standards changed. The exterior of the home has largely been changed via new siding, dormers, wrap around porch and new windows installation.

The interior of the home has been completely updated.

The building has lost the majority of its heritage value.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.5.1.2 Horse Barn

(Assessment scale: poor, fair, good, excellent)

Cladding - the original siding has been replaced with pre-finished vertical wood board and batten Aluminum frieze and soffits - poor

Windows – not original; new have been added, vinyl - poor

Interiors – interior floor plan has been modified; rear addition to the rear and renovation in 1980's - poor

Finishes – interior is largely late-20th century materials - poor

Flooring –non - original, late-20th century - poor

Structure – some original, but renovated and reinforced to local design standards - late 20th cent. - poor

Foundation – rubble wall foundation, - fair

Roof – non-original – standing seam metal roof - poor

Example of Heritage Architectural style - poor

Contribution to the neighbourhood character - poor

The Horse Barn has been fully renovated with new windows, siding, and a new addition.

The Horse Barn lost the majority Architectural Heritage value.

## 4.5.1.3. Shed No. 1

Shed No.1 is not an original building to the property.

The Shed has no Architectural Heritage value.

## 4.5.1.4. Horse Shelter

The Horse Shelter is not an original building to the property

The Horse Shelter has no Architectural Heritage value.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.5.1.5. Gazebo

The Gazebo is not an original building to the property

The Gazebo has no Architectural Heritage value.

## 4.5.1.6 Criteria for determining Architectural Heritage Value or Interest:

Section 1.(2)1. - The property has Design value or physical value because it:

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method: No
- ii) Displays a high degree of craftsmanship or artistic merit:  
The original exterior detailing has been re-modelled: No  
Or
- iii) Demonstrates a high degree of technical or scientific achievement: No.

## 4.5.2 Cultural Heritage Value:

The property has been farmed since its Crown patent but has been largely used as a family resident since its severance in 1881. In the early years, the residents have been solid, hard-working members of the farming community.

No culturally significant events took place on the property.

Criteria for determining Cultural Heritage Value or Interest:

Section 1.(2)2. - The property has Cultural 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: No
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture: No  
Or
- iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community: No.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 4.5.3 Contextual Heritage Value:

The property is located well outside the built fabric of the Town of Milton. As it sits on a portion of Fifth Line without through traffic, it has been partially disconnected from the daily routines of the Township. Over time, the land on this original parcel has been taken out of farming production as the area has become better environmentally managed. Remaining lands have been subdivided for estate residential properties and uses. The immediate farm related context has been lost some time ago.

The property has lost its historical context.

Section 1.(2)3.- The property has Contextual value because it

- i) is important in defining, maintaining or supporting the character of an area:

Solitary dwelling on a large acreage setback from the road;  
Farm compound buildings have been demolished: No

- ii) is physically, functionally, visually or historically linked to its surroundings:

No neighbourhood character exists;  
Solitary structure on large acreage: No

Or

- iii) Is a landmark: No.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 5.0 Development Proposal

### 5.1 Proposal Description:

The Rohal Family through Alfa Engineering have purchased the property to build a family home to meet their large family's needs. As a multi-generational family living together and with a large extended family, the Family requires extensive living space. The family proposes to demolish all the buildings and structures on the lot and construct a new home.

The proposed residence is designed as a grand country villa chateau by QBS Architects. It consists of a two storey home with walkout basement to the rear. The proposed access is a single driveway from the 15 Side Road with a circular turnaround in front of the home. The home will be set back 52.0m from the 15th Side Road, 45.0m from Fifth Line, 51.0m from the south lot line and 34 .0m from the east lot line.

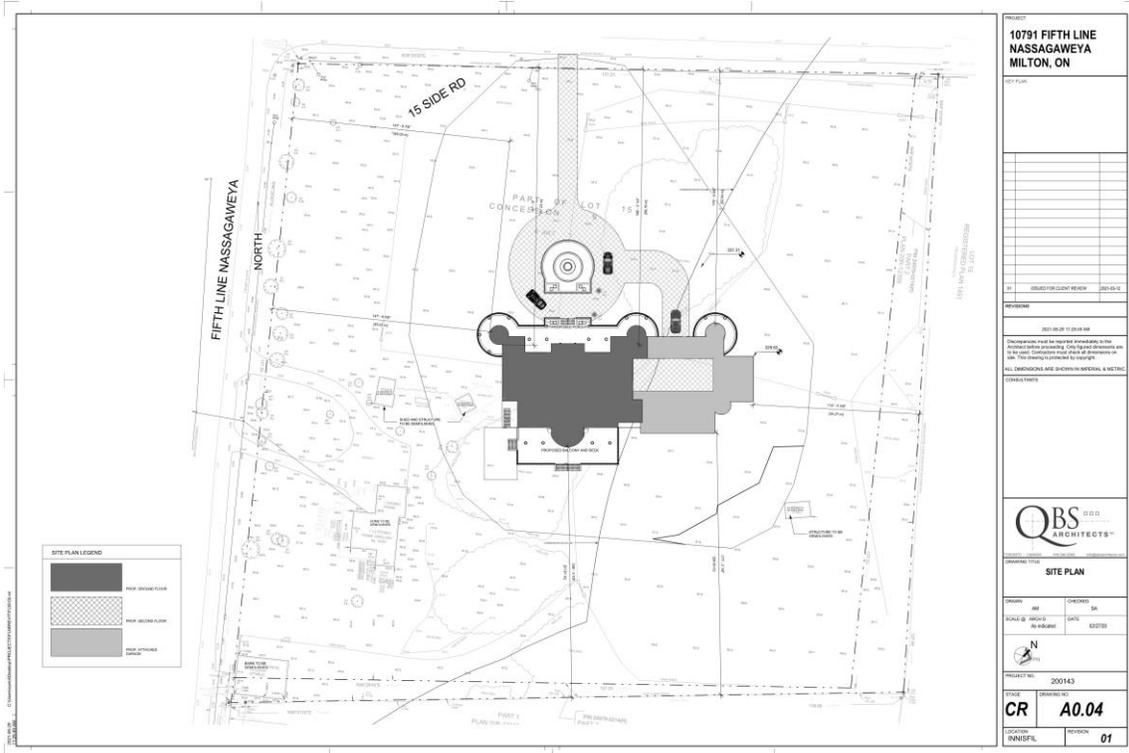
The ground floor proposes a centre hall plan with a central, double circular staircase and separate living, dining, family, breakfast and kitchen rooms. The second floor proposes 5 bedrooms with 5 ensuite bathrooms and a partially finished basement recreation area. An integral garage on the east side with part of the second floor above it will house up to 7 motor and recreational vehicles.

The exterior Architectural style is French Chateau with circular bay windows and round balconies. The home will be clad in stucco.

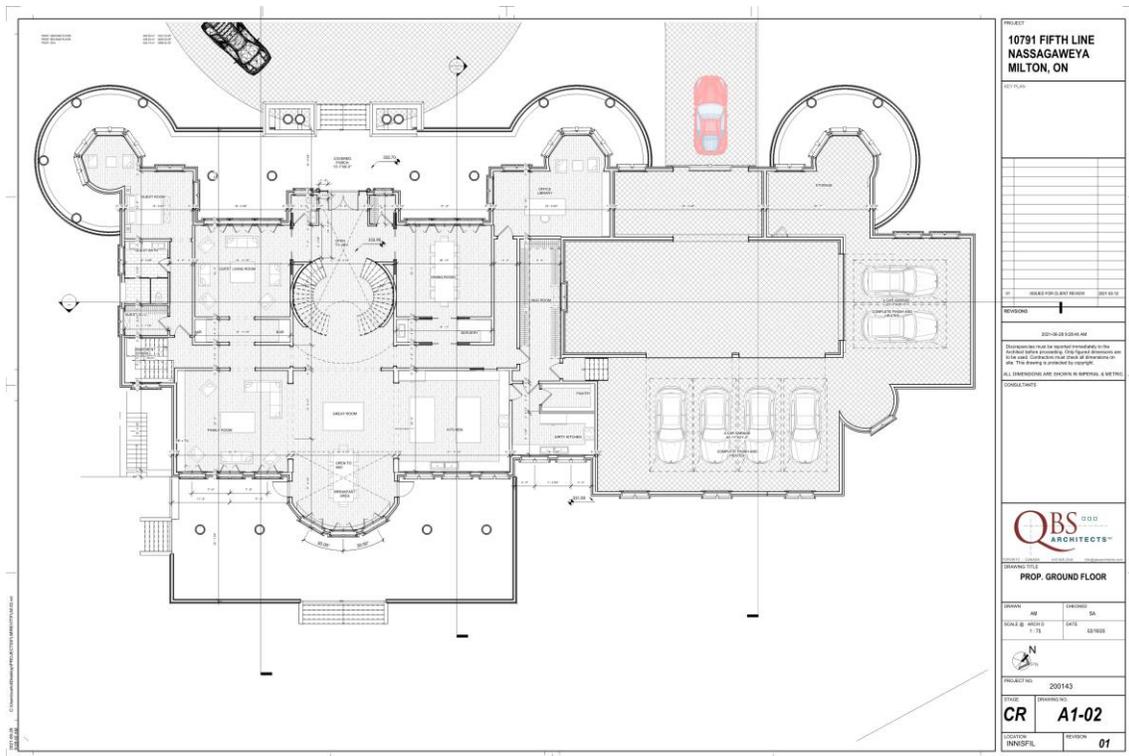
The total floor area on the two floors is 800m<sup>2</sup> and the building footprint including the garage is 902m<sup>2</sup>.

# Heritage Impact Assessment

## McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



5.1.A Site Plan



5.1.B – Ground Floor Plan

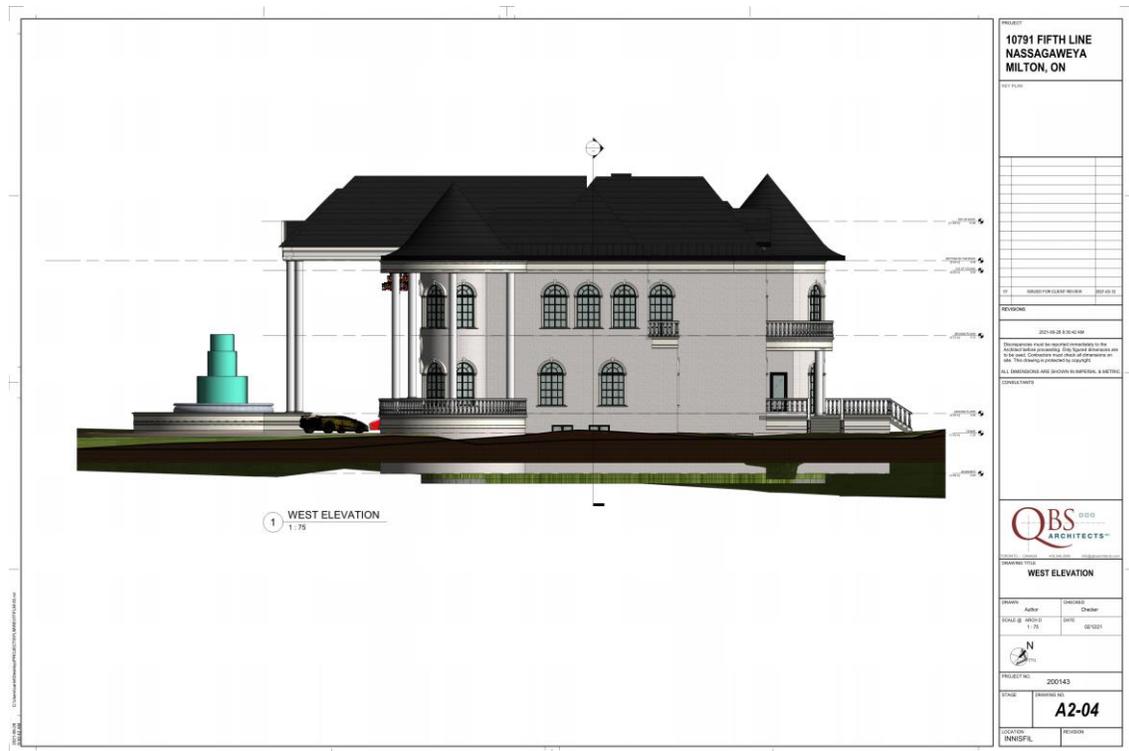


# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



5.1.E – North (Front) Elevation



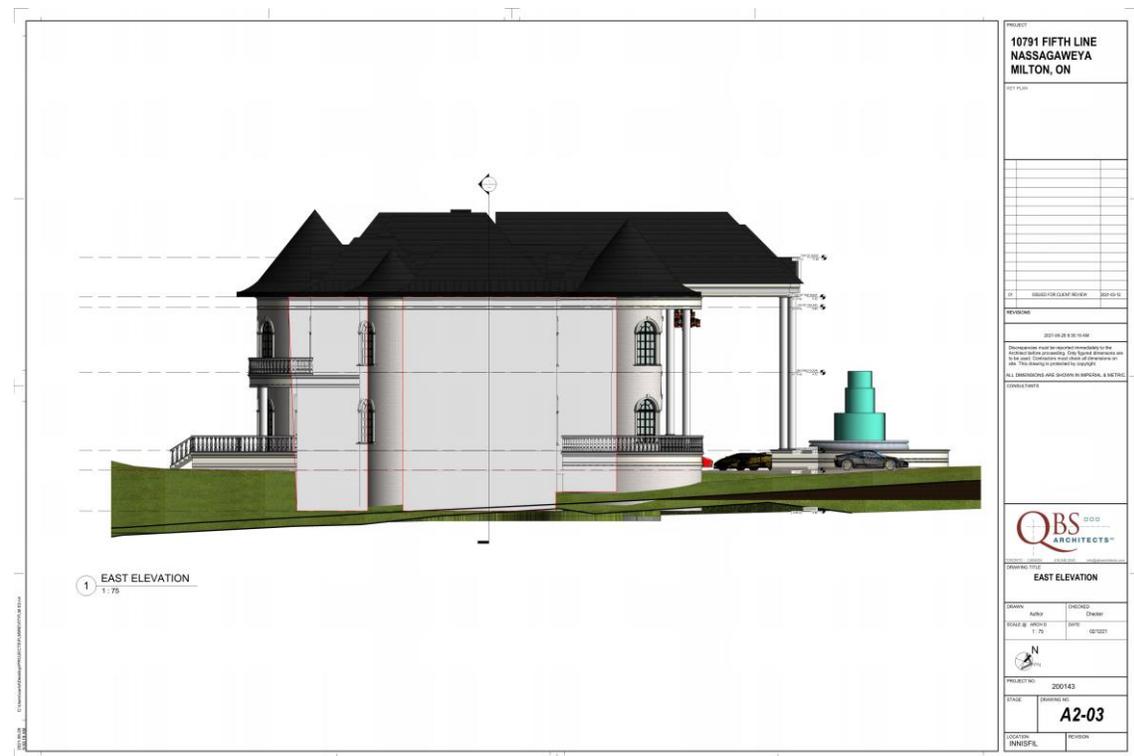
5.1.F – West (Left) Elevation

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario



5.1.G – South (Rear) Elevation



5.1.H – East (Right) Elevation



# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 5.2 Alternative Development Options:

### 5.2.1 Conservation

Conservation of a structure, where appropriate owing to the excellent Heritage value and condition of the building, proposes to keep the building in its original condition and with minor restoration using authentic materials and construction methods.

The Home and Horse Barn have been completely altered from their original state and have lost much of their original Heritage value. They do not qualify for Conservation.

### 5.2.2 Preservation

Preservation of a structure, where appropriate owing to the good Heritage value of the building, proposes the salvaging of the existing building/structure, and restoring, renovating and re-using the structure.

The Home and Horse Barn have been completely altered from their original state and have lost much of their original Heritage value. They do not qualify for Preservation.

### 5.2.3 Relocation (on site)

Relocation (on site) of a structure, where appropriate owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the building to be preserved, renovated and reused.

The Home and Horse Barn have been completely altered from their original state and have lost much of their original Heritage value. They do not qualify for relocation on site.

### 5.2.4 Relocation (off site)

Relocation (off site) of a structure, where appropriate owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the building to be preserved, renovated and reused.

The Home and Horse Barn have been completely altered from their original state and have lost much of their original Heritage value. They do not qualify for relocation off site.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 5.2.5 Demolition

Demolition of a structure may be permitted when there is little or no Heritage value remaining in the building and/or the building has deteriorated to a condition where it is structurally unsafe for the public.

The Home and Horse Barn have been completely altered from their original state and have lost much of their original Heritage value. They can be demolished.

## 5.2.6 Commemoration

Commemorative strategies may be used to demarcate and commemorate the Heritage of a property. It can assist in interpreting and educating the community to the history of the neighbourhood.

The property and neighbourhood have been largely altered from its original state and have lost much of its original cultural character. The property does not warrant commemoration.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 6.0 Heritage Impact Assessment

### 6.1 Architectural

The Home and Horse Barn at 10791 Fifth Line have lost a substantial amount of their heritage value through successive renovations to accommodate living requirements of successive generations of inhabitants:

- the home and horse barn have been completely renovated and altered;
- windows have been replaced;
- dormers have been added;
- the exterior has been clad in modern siding;
- roofing has been replaced;
- walls have been removed;
- interior finishes have been replaced;
- a fireplace with chimney has been remodeled.

The Home and Horse Barn have lost substantial Heritage value. Any proposed new work will have no negative effect on the Heritage Architectural value of property

### 6.2 Cultural

The home was used as a residence for farming families. The early residents descended from the early settlers of the area. They lived hard working lives tied to the land as solid citizens.

There is no extraordinary Cultural value to the property. Any proposed new work will have no negative effect on the Heritage Cultural value of property.

### 6.3 Contextual

The immediate context of the property has been lost. As the property sits on a portion of Fifth Line without through traffic, it has been partially disconnected from the daily routines of the Township for a long time.

Over time, the land on this original parcel has been taken out of farming production as the area has become better environmentally managed. Remaining lands have been subdivided for estate residential properties and uses. The immediate farm related historical context has been lost some time ago:

- older farm buildings and out buildings in the area have been demolished;
- the home is not a landmark in the community.

Any proposed work will have no negative effect on the Heritage Contextual value of property.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 7.0 Summary Statements and Conservation Recommendations

### 7.1 Architectural:

The Home and Horse Barn have lost sufficient Architectural Heritage value that Preservation, Conservation, Re-location or Commemoration is not warranted as:

- building additions have been added;
- floor plans have been altered;
- windows have been replaced;
- the complete exterior has been re-cladded in pre-finished vertical board and batten siding;
- dormers have been added to the roofline;
- original roofing has been replaced with metal roofing;
- interior finishes have been replaced;
- interior walls have been removed;
- rooms have been changed to accommodate more modern living facilities (bathrooms and kitchen);
- a fireplace with chimney has been remodeled;
- farm out buildings have been completely renovated, or have no heritage value;

Since the Heritage value of the buildings has been substantially lost, the home, horse barn and out buildings can be demolished. There will be no negative impact on the Heritage Architectural value the property.

### 7.2 Cultural

With all due respect to the farming families who resided here, worked hard and contributed to their community, there is little Cultural Heritage value on the property.

As such, Preservation, Conservation, Re-location or Commemoration is not warranted, and any proposed new work will have no negative impact on the Heritage Cultural value of property.

### 7.3 Contextual

The site has lost sufficient Contextual Heritage value that Preservation, Conservation, Re-location or Commemoration is not warranted, and that the changes to the site through the proposed construction will have no negative effect on the Heritage Contextual value.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## 8.0 Mandatory Recommendations:

### 8.1 Mandatory Recommendation regarding the Heritage Listed Property at 10791 Fifth Line:

With respect to the Home and Horse Barn located at 10791 Fifth Line, Nassagaweya, it is recommended that:

- 1) The Home and the Horse Barn have lost significant Heritage Architectural value due to changes that the buildings have undergone through renovation and alteration;
- 2) The Property does not possess significant Heritage Cultural value as no significant historical cultural activities have occurred thereon;
- 3) The Property has lost significant Heritage Contextual value due to the change in the neighbourhood fabric;
- 4) The Home and Horse Barn (and out buildings) can be demolished;
- 5) The proposed new construction will have no negative impact of the Heritage Value of the property since the property has lost substantial Heritage Value;
- 6) A copy of this Heritage Impact Assessment be deposited in the Halton Museum and Archives.

## 9.0 Authorship

Report Prepared by:

VINCENT J. SANTAMAURA, ARCHITECT INC.



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP  
Architect

**Date:**

30 June 2021

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## Appendix 1: Bibliography

- 1.1 Province of Ontario, Ministry of Government Services, Ontario Land Register, Parcel Registry (on Microfiche), “Book No.6, Lot 15, Concession No.6, Township of Nassagaweya, Halton County, Land Registry Office #20 (Milton).”
- 1.2 Province of Ontario, Ministry of Government Services, Ontario Land Register, Parcel Registry (on Microfiche), “P.I.N. Extracts, Halton County”, Land Registry Office #20 (Milton).
- 1.3 Site Visit – May 3rd, 2021.
- 1.4 Canada, Government of, Public Archives, “Census, Canada West – Personal Census, Township of Nassagaweya, County of Halton” 1842, 1861.
- 1.5 Canada, Government of, Public Archives, “Census, Ontario, County of Halton (District), Township of Nassagaweya (Sub-District)” 1871,1881, 1891, 1901, 1911 & 1921.
- 1.6 Pope, J.H., “Illustrated Historical Atlas of the County of Halton Ont.”, Walker & Miles, Toronto, 1877.
- 1.7 Canada, Government of, Department of National Defense, Aerial Photographs, National Aerial Photographic Collection, National Aerial Photographic Library, Ottawa.
- 1.8 <https://findagrave.com>
- 1.9 Public Library, Milton: Canadian Champion Newspaper (1864 – 2000)  
<https://news.milton.halinet.on.ca/details.asp?ID=483388&g=d>
- 1.10 Newspaperarchive.com: Acton Free Press Archives (1875-1969)  
<https://newspaperarchive.com/browse/ca/on/acton/acton-free-press/>
- 1.11 Milton Historical Society: <http://www.miltonhistoricalsociety.ca/mhs-library>.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## Appendix 2: Methodology

The methodology used to research, analyze and assess the heritage value and interest of the subject property was as follows:

- i) Review of Terms of Reference of Heritage Impact Assessments prepared by the Municipality;
- ii) Review of Provincial Legislation and Policy Statements affecting Municipal Growth and Heritage;
- iii) Review of Regional and Municipal Official Plans with respect to Heritage;
- iv) Engage in an on-site visit to document and assess the building(s) with respect to:
  - Physical Architectural attributes,
  - Heritage components and detailing
  - Condition of exterior building envelope and structure,
  - Mechanical systems
  - Electrical systems
  - Interior design treatments;
- v) Engage in historical research in collections of Local Civic Archives, Public Library and Historical Societies;
- vi) Engage in research at the Ontario Land Registry;
- vii) Review and Assess Development Proposal;
- viii) Prepare report.

# Heritage Impact Assessment

McLarty Residence, 10791 5<sup>th</sup> Line, Milton (Nassagaweya), Ontario

## Appendix 3: Biography of Author:

### SELECTED PROFESSIONAL RESUME

**Vincent J. Santamaura**, B. Arch, MOAA, MRAIC

#### Overview:

Vincent has evolved his over to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

#### Education:

- 2001 to present - OAA Professional Development Continuing Education Course Certificates
- 1986 to 1989 - AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
- 1985 - Construction Specifications Course, CSC, Toronto
- 1983 - Bachelor of Architecture, University of Toronto

# Heritage Impact Assessment

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## Professional Memberships:

2012 to 2017 - Member, Alberta Association of Architects  
2010 to present - Member, Building Specialist, Canadian Association of Heritage Professionals  
2006 to present - Member, Canada Green Building Council  
1981 to present - Member, Ontario Association of Architects, Registered 1988  
1983 to present – Member, Royal Architectural Institute of Canada

## Community Memberships:

2015 to 2018 - Member, Heritage Whitby/LACAC, Town of Whitby  
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby  
1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge  
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge  
1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge  
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge  
1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville  
- involved the running of the heritage railway between Stouffville and Uxbridge  
1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge  
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

## Professional Activities and Selected Projects:

### Expert Witness – Heritage Matters:

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

**Expert Witness – Heritage Matters: Ontario Municipal Board**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

### Heritage Impact Statements/Reports:



**Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):**  
Heritage Architect who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

# Heritage Impact Assessment

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## **Cultural Heritage Impact Review Assessment/ Preservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House), City of Vaughan:**

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

**2017 Vaughan Urban Design Award winner.**

## **Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):**

Heritage Architect who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

## **Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:**

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

## **Heritage Impact Statement –10056 & 10068 Keele Street (Le Sedici Vilette), City of Vaughan:**

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

## **Heritage Impact Statement/Preservation Plan Stiver Tenant House - 9721 Kennedy Road,**

## **City of Markham**

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

## **Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Watson House**

### **8934 Huntington Road, City of Vaughan:**

Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

## **Heritage Impact Assessment/Preservation Plan – 6 & 12 Durham Street , Town of Whitby:**

Heritage Architect who Analyzed and authored a Heritage Impact Assessment and prepared a Preservation plan for the re-location, renovation, and addition of two homes of Heritage value as part of “Olde Whitby-The Mews” redevelopment project in the Town of Whitby (Brooklin).

## **Restoration:**

### **St. Francis Xavier (856),**

### **Parish of St. James – Tottenham**

**Architect** for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.



## **The Music Hall (1901), Uxbridge:**

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

# Heritage Impact Assessment

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## Adaptive Re-Use:



### 11 Woodlawn Avenue, Toronto:

**Project Architect** for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

## Mixed Use Projects:



### Old Brooklin-The Mews, Brooklin:

**Heritage Architect & Architect** for the infill and extension of downtown Brooklin's Heritage Conservation District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

## Institutional:



### Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

**Architect** for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

## Commercial:

### 10 Richmond Street, Maple:

**Architect** for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

## Architectural Control Guidelines:

### Spring Creek, Waterdown:

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

### Kleinburg Estates, Vaughan (Kleinburg):

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

# Heritage Impact Assessment

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**End of Report**

### Appendix '3' \_ Location of Horse Barn



## **Appendix 4: Heritage Statement prepared by Nasagiweya Historical Society**

### **Review of the Heritage Attributes for the designation of the horse barn at 10791 Fifth Line, Nassagaweya**

Prepared by Nasagiweya Historical Society (NHS)  
November, 2021

#### **Property to be designated:**

**Thomas Bell Horse Barn  
Concession 6, Lot 15, West Half,  
10792 Fifth Line,  
Nassagaweya**

The Horse Barn located at the southeast corner of the Fifth Line, and the 15th Side Road is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value.

This report details the reasons why the small Horse Barn structure located at 10791 Fifth Line, deserves to be awarded Designated Status. We hope that the evidence provided will allow staff to proceed with the submission to council of an Intent to Designate said property.

#### **History of Property**

According to records held in the NHS archives, the following history can be provided:

The two brothers Alexander Bell and Thomas Bell settled in Nasagiweya Township in 1826. Alexander settled on Lot 15 east half of the 5<sup>th</sup> Concession. This property was much encumbered with stones and pine stumps. However, the brothers being hard working and industrious men, got along very well and each one soon became the owner of more land.

In 1843 Thomas Bell was assessed for the east half of Lot 12, in the 5<sup>th</sup> Concession and a few years later he became the owner of the west half of Lot 15 in the 6<sup>th</sup> Concession. Alexander bought the west-half of Lot 14 in the 6<sup>th</sup> Concession and east half of Lot 15. Both men lived to a good old age.

Alexander left his property to his son Archibald, and Thomas left his to James, and his family retained ownership after his death.

In 1843, Thomas Bell bought the west half of this lot. The 1877 Halton Atlas map shows James Bell, son of Thomas Bell, as the owner. James Bell's son Thomas was owner and his son and daughter Harold and Edna still had the acreage. At that time, there was only been a small field broken up on this land and the rest is bush and pasture.

On the west corner of this same lot 15, concession 6, there were buildings and about five acres of land. The first people we know of living on the property on which the horse barn stands were the McLartys, in the 1880s or 1890s.

The next people were Charles Morton and his mother and brother and sisters, who lived there until they bought the southwest half of northeast half of lot 16, concession 6, in 1910. The mother, Kenneth, and Jessie went to the west after Charles got married.

According the NHS records, Stephen Carnahan's family was the next to own the lot. In 1923 Herbert Auliffe owned the property. Then, Samuel Frank owned the property and lived on it for years. A Mrs. Morton was the owner in March 1960. Following that, Mr. and Mrs. Oudesleys, lived in the house.

According to the voter's list of 1961, Mr. J. Fidler owned the property.

### **Justification for Designation**

#### Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

To be designated under Part IV S.29 of the Ontario Heritage Act, a property must meet one or more of three broad criteria:

1. the property has design value or physical value;
2. the property has historical value or associative value;
3. the property yields, or has the potential to yield, information that contributes to an understanding of a community of culture.

#### **Application of criteria to horse barn:**

Under category 1. This barn is a representative, early example of a style, type, expression, material or construction method.

Under category 2. This barn has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Under category 3. This barn has contextual value because it is important in defining, maintaining or supporting the character of the area, and is physically, functionally, visually or historically linked to its surroundings.

The Nasagiweya Historical Society believes this structure warrants Designation status based on fulfilling the three criteria above. It meets the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value.

### **Criterion 1: The property has design value or physical value**

The structure is a wood post and beam frame structure with vertical pre-finished wood siding and a standing seam metal roof. It has horse stalls on a lower level with a hayloft above it. A machinery storage area was added at the rear in the 1980's as part of the property's renovations. There are no horses or other livestock kept on the property at this time. The physical condition of the horse barn is good.

The barn exhibits the following architectural features of an early vernacular build, representative of the early settlers of Nasagiweya Township:

- One- storey massing;
- Low gable roof
- Rubble Wall foundation and vertical barn boards and batten siding.
- Square log timber framing, which is exposed to the interior;
- Asymmetrical fenestration with six-over-six and twelve-over-twelve light wood windows.

The Horse barn appears in aerial photos as early as 1930, but it was renovated in the 1980's when the property became fully equestrian. The small size of the horse barn suggests it was not used for farming. The footprint has the dimensions of approximately 7.96m wide and 10.54m deep (26'-0" x 34'-7").

### **Criterion 2: the property has historical value or associative value**

The Horse Barn is an early example of vernacular, rubble stone and timber-frame construction, and has historical or associative value for its association with the establishment of Sawyers Mills, where lumber mills were located due to the proximity of the Sixteen Mile Creek. The property's contextual value lies with the physical, historical and contextual connections between the barn and the neighbourhood. The property has been part of the Bell family farm for over 175 years ago. Early aerial photographs of the farm show a small barn and a series of out buildings over the years from when the farm operated as a residence with some farming and later as a hobby horse farm.

Also of interest is the Sansall Family who owned the property from 1964 to 1997. They conserved the barn and added an outdoor riding ring complete with sandy ground cover.

**Criterion 3: the property yields, or has the potential to yield, information that contributes to an understanding of a community or culture**

The early settlers on Nasagiweya were faced with many hardships. Clearing the land of trees, stumps, rock and stones; building an early structure to serve as living quarters; ploughing land and seeding crops; surviving cold winters and associated hazards of early pioneer life. Life was hard, and use what made of what natural materials and workers that were available to begin to build a new life in a new land.

Structures such as this stone barn give current residents and those interested in the early history of this area, a chance to discover what the lives of settlers were like. The close proximity of this barn to the historic listed SS No. 7 Pinegrove School, in Nassagaweya, helps to form the gateway to the enclave of farms and quiet rural properties in the neighbourhood.

The barn forms part of the homestead setting and neighbourhood streetscape character of Fifth Line, as exhibited in the very earliest times of this area. Its adaptive reuse has resulted in a usable heritage building being preserved. In addition, its location at the side of the road speaks to the informal nature of the area and the greater Ontario landscape.

1. Reference from Joshua Norrish, writing incorporated in Nassagaweya Centennial 1850-1950 book
2. Reference from Concession 6, Lot 15, West Half, Recorded February 1959 in Women's Institute Busy Bees publication (School Section #7 area)

**Appendix 5: Horse Barn – ca. 1950**



## Appendix 6: Heritage Attributes Photographs\_ Thomas Bell Horse Barn



The location of the barn which forms part of the homestead setting and neighbourhood streetscape character of Fifth Line



One- storey massing;



Rubble Wall foundation and vertical barn boards and batten siding



Low gable roof



Square log timber framing, which is exposed to the interior



Asymmetrical fenestration with six-over-six and twelve-over-twelve light wood windows.