



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 16, 2026

Report No: DS-015-26

Subject: Recommendation Report _Relocation of Socrates Center house at 94 Peru Road

Recommendation: THAT Report DS-015-26, be APPROVED and;
THAT Council APPROVE the relocation of the designated heritage Socrates Center house at 94 Peru Road to the new location;
AND THAT Council direct staff to prepare a Heritage Easement Agreement to conserve the Socrates Center House at 94 Peru Road at its new location.

EXECUTIVE SUMMARY

- The property at 94 Peru Road, also known as the Socrates Center House, is currently a designated heritage property on the Town Heritage Register. It was designated by the Town on January 23, 2017, through by-law 009-2017.
- The house is currently situated in the same location as the proposed stormwater management pond, which is required to service the Century Grove subdivision. See Appendix '1'.
- A Heritage Conservation Plan prepared by LHC Heritage Planning & Archaeology Inc (See Appendix '2') proposes to relocate the heritage house to a new block in the Draft Plan of Subdivision (24T-07002 - Century Grove) to conserve the house for future use. See Appendix '3'.
- The Heritage Conservation Plan confirmed that the existing house continues to exhibit substantial cultural heritage value and interest and recommended that it remain designated at the new location.
- Staff support conserving the designated house at the proposed location, as explained in this report.
- It is further recommended that a heritage easement agreement be entered into as part of the conservation strategy for the Socrates Center house.

REPORT

Background

The property at 94 Peru Road is currently designated as a heritage property in the Town Heritage Register. It is a one-and-a-half-storey frame house that is a good representative example of vernacular mid-Victorian domestic architecture.

The Socrates Center house was built circa 1870. It has historical and associative significance, as it is directly associated with the Center family, a pioneering industrial and farming family that had a significant influence on the growth and development of the village of Peru. Socrates Center was also a magistrate and a former mayor of Milton. The Socrates Center house has historical significance because of its direct relationship to the theme of industrial development and industry in the Peru and Milton Heights area. Its contextual significance derives from its historical link to the growth and development of the village of Peru and to industrial development within the Peru and Milton Heights area.

Draft Plan of Subdivision (24T-07002 - Century Grove)

The existing location of the designated heritage structures on this property will be impacted by a future stormwater management pond associated with the Draft Plan of Subdivision (24T-07002 - Century Grove), which was approved by the Ontario Municipal Board on January 22, 2024 (OLT-22-003226 and formerly PL101316). The Owner is currently working through the detailed design engineering process. Once complete, the Town will be able to initiate the Subdivision Agreement process and then proceed to register the subdivision.

Discussion

The heritage house is currently located on the block where the stormwater management pond is designed (see Appendix '1'). The stormwater management pond cannot be fully constructed until the heritage house is moved.

To address and mitigate the impact on the designated heritage structure, the applicant prepared a conservation plan in consultation with Staff. The Conservation Plan (see Appendix 2) concluded that the Socrates Center House has significant cultural heritage value or interest and recommended that it be conserved and remain designated through relocation. The plan proposes to move the heritage house to the 'Business Commercial' block at the southeast corner of the realigned Tremaine Road and No. 3 Side Road, see Appendix '3'. On March 25, 2024, Town Council approved a zoning by-law amendment (By-law 020-2024 and Report DS-017-24) to update various zoning provisions in the



Discussion

Century Grove subdivision, one of which included provisions to facilitate the relocation of the heritage house to the 'Business Commercial' block.

The proposed new block would introduce an adaptive business and professional office or commercial service use, respectful of the heritage and architectural value of the historical resource(s). The in-effect zoning for the relocated heritage house permits the following uses: art gallery, art studio, medical clinic, office use, personal service shop and restaurant.

Staff Recommendation

In reviewing this application, Staff support a balanced approach to ensure the implementation of optimal conservation and protection measures for this heritage property while securing a resilient solution to address its vulnerability.

Although the best conservation approach is to retain the Socrates Center House at its current location, Staff acknowledge that future development activities could diminish its setting and rural character. Relocating the heritage building to the new site will protect and enhance its heritage value, ensure a viable use and access, and promote its long-term conservation in perpetuity.

To facilitate the relocation of the house, the owner has prepared a moving plan by Laurie McCulloch. See Appendix '4'. The house will not be disassembled; it will be moved intact. Upon Council approval, the owner will need to enter into a Heritage Easement Agreement (HEA) with the Town. The HEA shall include the heritage conservation plan, the heritage building protection and rehabilitation plan, and the moving plan, with adequate financial security.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy
Planner

Phone: Ext. 2565



Attachments

Appendix '1' _ Original location of the heritage house in relationship to the pond

Appendix '2' _ Heritage Conservation Plan _ 94 Peru Road

Appendix '3' _ Location of the heritage house at the new location

Appendix '4' - Moving Plan by Laurie McCulloch

Approved by CAO
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.

HERITAGE CONSERVATION PLAN

94 Peru Road, Milton, ON



FINAL REPORT

Date: 12 November 2024

Project #: LHC0213

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EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

In August 2024, LHC Heritage Planning & Archaeology Inc. (LHC) was retained by Humphries Planning Group Inc. on behalf of Valleygrove Estates Inc. (the Owner) to update LHC's 2021 Draft Heritage Conservation Plan for the Socrates Center House at 94 Peru Road in the Town of Milton, Ontario. This updated HCP is in support of the relocation of the house to a new location in the site plan area.

In the short term the owner proposes to renovate the garage part of the house for use as a temporary sales office and add a parking lot to the Property. The historic parts of the house will continue to be mothballed. In the longer term the owner proposes to relocate the house approximately 300 metres northwest to a new lot in the subdivision. Specific timing for the proposed move has not been determined.

LHC finds that the first phase of this project –rehabilitation of the garage for a temporary sales office and the addition of temporary washrooms and a parking lot will have no adverse impacts on the heritage attributes of the Property. LHC finds that the second phase of the project –relocation and rehabilitation—will be a beneficial impact. However, relocation may require demolition of the rear wing and relocation includes the potential for damage to the house. Relocation and rehabilitation plans will need to account for this and include measures to maintain or rebuilt the rear wing to restore the roofline, massing and historic “L” shape of the house heritage attributes of the building. Plans to relocate and rehabilitate the house with the same footprint and roof shape will conserve these heritage attributes.

The conservation strategy for the house includes preservation and rehabilitation. In the short term the current and immediate conservation approach is preservation, which will stabilise and protect the structure until planning for a move to a new location is complete. Ultimately the conservation approach will be a rehabilitation project. There is opportunity to complete restoration of interior woodwork and windows after the house is moved.

Plans for preservation and rehabilitation must be guided by the *Standards & Guidelines for the Conservation of Historic Places* and *Eight Guiding Principles for the Conservation of Built Heritage Resources*. Rehabilitation of the garage in the short-term requires mothballing, protecting and maintaining the historic house which should be guided by the mothballing plan outlined in Section 10 of this report. Section 9 of this report can assist in informing a detailed relocation plan for the house and details for rehabilitation will need to be developed by contractors with experience with such work. If the house will be vacant for greater than 90 days following relocation Section 10 should inform those mothballing plans.

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1 INTRODUCTION

In August 2024, LHC Heritage Planning & Archaeology Inc. (LHC) was retained by Humphries Planning Group Inc. (HPRI) on behalf of Valleygrove Estates Inc (the Owner) to update LHC's 2021 Draft Heritage Conservation Plan (HCP) for the Socrates Center House at 94 Peru Road (the Property) in the Town of Milton, Ontario. This updated HCP is in support of the relocation of the house to a new location within the site plan area.

In the short term the owner proposes to renovate the garage part of the house for use as a temporary sales office and add a small parking lot to the Property. The historic parts of the house will continue to be mothballed. In the longer term the owner proposes to relocate the house approximately 300 metres northwest to a new lot in the subdivision. Specific timing for the proposed move has not been determined.

This HCP addresses the proposed rehabilitation into a temporary sales office space and eventual relocation of the building. It includes a heritage impact assessment; heritage building protection plan (mothballing plan), a preliminary moving plan and includes heritage conservation strategies for each stage of the project. Parts of the impact assessment, conservation strategy, moving plan and mothballing plan discussion are preliminary because specific details, plans and drawings will not be developed until the proposed building relocation and rehabilitation time—which could be a few years from the time of writing. This HCP will include assessment and high-level guidance applicable to future planning for conservation of the Socrates Centre House.

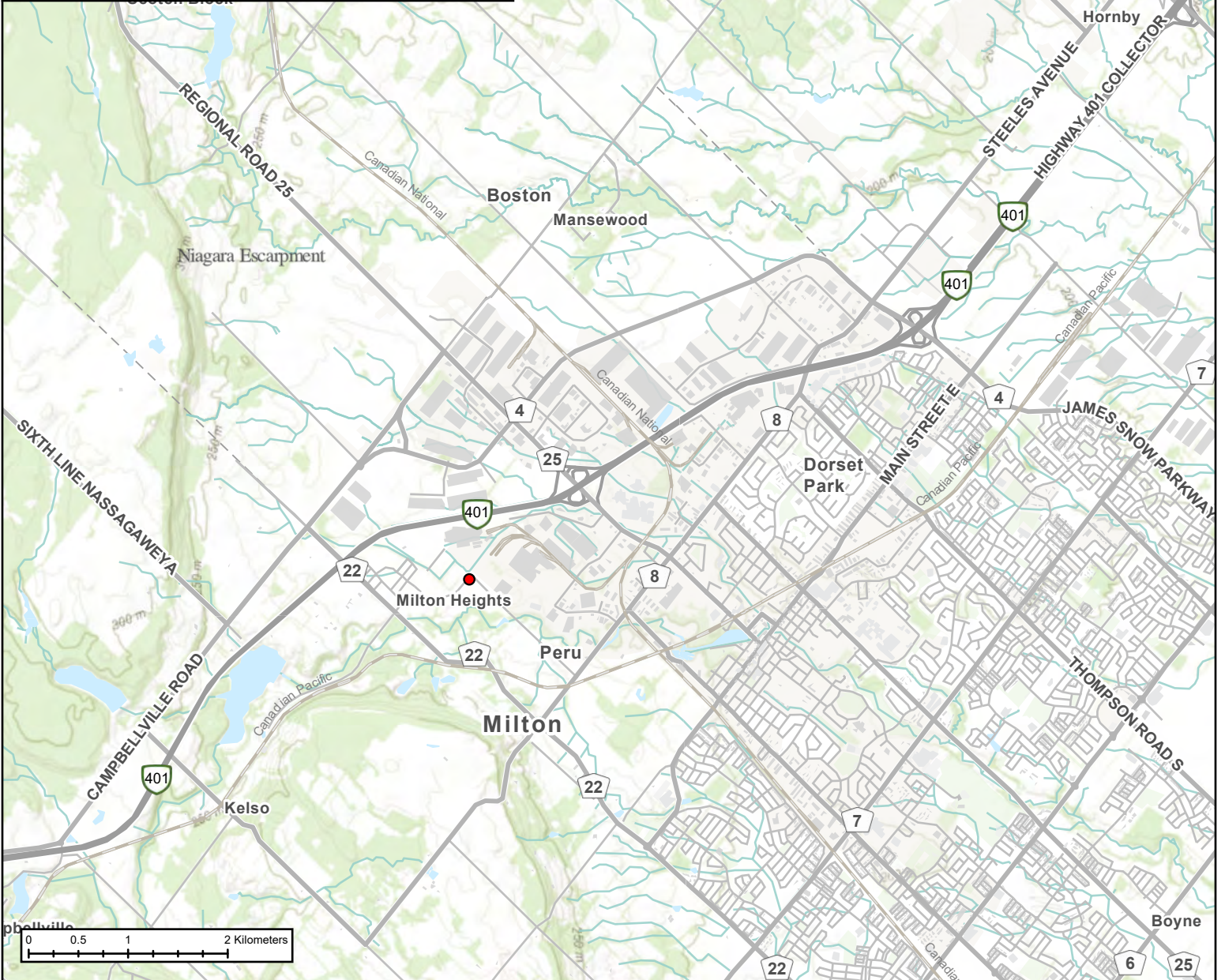
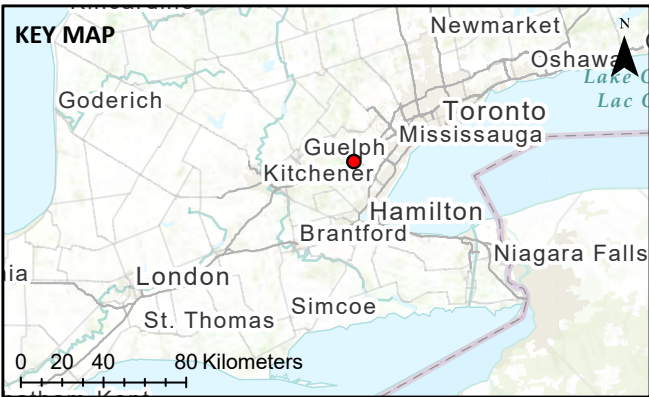
1.1 OWNER INFORMATION

The Property is owned by:

Valleygrove Estates Inc.
121 Bradwick Drive,
Concord ON
L4K 1K5

1.2 PROPERTY DESCRIPTION AND LOCATION

The Property is located on Lot 3, Concession 1 in the geographic Esquesing Township. It is on the southwest side of Peru Road between No 3 Side Road –approximately 400m northwest— and Steeles Avenue West –approximately 1.4 km southeast (Figure 1 and Figure 2). It is in the Milton Heights neighbourhood in Ward 1 of the Town. The Property parcel has an area of approximately 0.45 hectares (ha). It is part of the Century Grove development, which covers an area of approximately 25 ha.



Legend

● the Property

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Province of Ontario, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, NRCan, Parks Canada, Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada, Esri, USGS
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TITLE
 Location Plan

CLIENT
 Humphries Planning Group Inc.

PROJECT PROJECT NO. LHC0213
 Heritage Conservation Plan, 94 Peru Rd, Town of Milton, ON



YYYY-MM-DD


9/10/2024

FIGURE #

1



Legend

 the Property

TITLE
Current Conditions of the Property

CLIENT
Humphries Planning Group Inc.

PROJECT
Heritage Conservation Plan, 94 Peru Rd, Town of Milton, ON

PROJECT NO. LHC0213

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1.3 SUMMARY OF CULTURAL HERITAGE WORK TO DATE

- In 2011 Century Grove Homes commissioned a Heritage Impact Assessment by James Bailey Architect for the Property. That HIA assessed impacts from rehabilitation and adaptive reuse of the house in its existing location.
- In 2014 the Town hired Taylor Hazell Architects to conduct a peer review of the 2011 HIA.
- In 2016 a mothballing plan for the house was prepared by GBCA Architects. A Mould report was also prepared in 2016, by Pinchin Ltd.
- In 2017 the Town designated the Property under Part IV Section 29 of the *Ontario Heritage Act* through By-law 009-2017.
- In February 2021 LHC prepared a *Preliminary Heritage Conservation Plan* for the Property. In October 2021, LHC completed an updated *Mothballing Plan* for the Property. Tacoma Engineers provided review and relevant comments in the *Mothballing Plan*.

This HCP builds from previously completed reports to address the most recent proposal for renovations the Property and the eventual move of the house.

2 APPROACH AND METHODOLOGY

2.1 APPROACH

The objective of this HCP is to guide the cultural heritage resource through the process of change and details how its cultural heritage values and heritage attributes can be conserved. This HCP is based on guidance from the *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process*; Infosheet #5, *Heritage Impact Assessments and Conservation Plans* (the Tool Kit).

The CHP includes a brief summary of the Property history and current conditions, sufficient to inform understanding of its cultural heritage value or interest and heritage attributes. Details of the cultural heritage value or interest of the property as defined in heritage designation By-law 009-2017 are included.

This HCP includes an impact assessment based on the proposed changes to the cultural heritage resource. The impact assessment will also rely on guidance from the Tool Kit. The impact assessment will consider seven potential adverse impacts identified in the Tool Kit, which are:

- Destruction of any part of any significant heritage attribute or features;
- Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The conservation strategy and plan and the preliminary relocation plan discussion will include:

1. Identification of the conservation principles appropriate for the type of cultural heritage resource being conserved;
2. Analysis of the cultural heritage resource, including documentation of the resource, descriptions of cultural heritage value or interest, assessment of resource conditions and deficiencies, discussion of historical, current and proposed use;
3. Recommendations for conservation measures and interventions, short- or long-term maintenance programs, implementation, and the qualifications for anyone responsible for the conservation work;
4. Schedule for conservation work, inspection, maintenance, costing, and phases of rehabilitation or restoration work;
5. Monitoring of the cultural heritage resource and the development of a long-term reporting structure.

The moving plan is based on appropriate conservation strategies. This HCP will include high-level guidance to inform detailed planning for moving the house. It is understood that a detailed moving plan will be created by building moving specialists closer to the eventual move.

This HCP also includes a Building Protection Plan (Mothballing Plan) intended to conserve heritage attributes while the building is unoccupied and unused. This will apply while the building is in its current location and following the move until it is used.

3 SUMMARY OF PROPERTY HISTORY

3.1 PROPERTY HISTORY

Relevant historical context for the Property is summarized from the Town's Report No. PD-050-16 Heritage Designation of the Socrates Centre House, 94 Peru Road and By-law No. 009-2017. William and Socrates Center –brothers from Quebec—moved to the village of Peru in 1850. They bought land on either side of Peru Road. By 1861 the brothers started an ashery business and produced charcoal, soap, and potash. William Center also started a tannery. Socrates Center was a local magistrate and a Councilor in Milton in the 1860-1881 period. He had the house at 94 Peru Road built in the 1870s, likely in 1877. The industries owned by the Centre brothers operated at a time between when the local sawmill closed and before local brick and limestone industries started. The Centre brothers' businesses helped keep the village of Peru viable in the late 19th century.¹

It is understood based on research presented in the 2011 HIA that land registry and property history records for this lot are complex. The Property was likely sold to a William Alexander in 1881 (possibly a Son-in-Law to William Centre). The Property was then sold to William Hanley in 1892 (Possibly a Son-in-Law to William Alexander). A William Wheeler owned the house in 1906 (Possibly a Son-in-Law to William Hanley). By 1920 Hugh Neahmina Rodney owned the lot. In 1970 it was deeded to Robert Gordon Rodney. In 1973 the lot was owned by Hugh Rodney. In 1979 the Property was owned by Allan J. Nichols.

3.2 PROPERTY MORPHOLOGY

The house was built in three phases (Figure 3). The main house was built in the 1870s (likely 1877). According to the Heritage Impact Statement prepared in 2011 an addition was built on the back shortly after the main house was built and the garage was added in the 1970s.²

¹ Report PD-050-16. p 6.

² James Bailey Architect. *Heritage Impact Statement for 94 Peru Road (Part of Lot 3, Concession 1 Esquesing)*. p 5.



Legend

- the Property
- Main House (1870s c. 1877)
- Rear Addition (Late 19th Century)
- Garage (1970s)

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TITLE
Property Morphology

CLIENT
 Humphries Planning Group Inc.

PROJECT
 Heritage Conservation Plan, 94 Peru Rd, Town of Milton, ON

PROJECT NO. LHC0213



YYYY-MM-DD

2024-10-11

FIGURE #

3

4 SUMMARY OF EXISTING CONDITIONS

4.1 SETTING

The general character of the area around the Property is currently rural. The Niagara Escarpment is approximately 1.25 km south of the Property. The most dominant landscape feature nearby is the exposed cliffs of the Niagara Escarpment to the southwest, which are visible in the distance from the Property. The landscape in the area generally slopes north from the escarpment but Sixteen Mile Creek is between the escarpment and the Property. The land is relatively flat around the Property, gently sloping south towards the creek.

Surrounding vegetation includes a mix of trees, bushes and grasses along roads and around the edges of fields. Most of the trees are planted along boundary lines. A tributary of Sixteen Mile Creek is approximately 250 m south, and Kelso Lake is approximately 2.0 km west of the Property.

The Property is surrounded by undeveloped lands. An industrial area with large lots is northeast of Peru Road. A residential area—around the site of Peru village—made up of large rural residential lots around the intersection of Peru Road and Steeles Avenue West is located approximately 1.4 km southeast of the Property. A rural residential area known as Milton Heights with large rural residential lots facing Tremaine Road and 3 Side Road is located approximately 750 m west of the Property. It is on the west side of the Town and is approximately 600 m south of Highway 401. The Property is within a block bound by Peru Road on the northeast, 3 Side Road on the northwest, Tremaine Road to the southwest and Steeles Avenue West to the southeast. The CPR railway line, Galt Subdivision, is approximately 900 m south of the Property.

The Property is approximately 0.45 ha in size with the house in the centre of the lot. The lot is flat. Mature pine trees are in a line on the northwest and southeast edges of the Property. A mature spruce tree is located northeast of the house on the Property. A dirt driveway is located along the southeast edge of the Property.

Peru Road used to be a straight road northeast of the Property. However, the northern section of the road curves around the north side of the house on the Property, extends southwest and then curves northwest to cross Lorenation Avenue and connect with Sideroad 3. The new section of Peru Road has a rural cross section. It is two lanes wide, asphalt with gravel shoulders. The road has a short section of concrete curb and asphalt sidewalk in the curve around the Property.

4.2 EXTERIOR OF THE HOUSE

The Socrates Centre House (Figure 4 through Figure 8) is a one-and-a-half-storey frame house with an irregular footprint. The oldest (front) part of the house has an “L” shape footprint with two additions on the back. The first addition is a rectangular rear wing. The second addition is a garage attached to the back of the rear wing addition. The garage is also rectangular, but it is wider than the rear wing. The front section of the house has a crawlspace with a coursed rubble foundation. The rear wing has a basement with a coursed rubble foundation and the garage is slab on grade with a concrete block foundation. The house is clad in modern metal siding.

The house has a centre gable roof with additional gables on each side. It has projecting eaves and plain fascia and eaves. A red brick single stack chimney is located in the centre of the house. The roof is clad in asphalt shingles. The windows and doors are boarded up. The rear addition is a double garage with two separated garage doors.

Unless otherwise indicated, the photographs included in this report are from the most recent site visit on 20 August 2021.



Figure 4: View southwest of the north elevation



Figure 5: View west of the north and east elevations (2020)



Figure 6: View northwest of the east elevation of the house and garage



Figure 7: View west of the east elevation



Figure 8: View southeast of the west elevation (2020)



Figure 9: View southeast of the west elevation

4.3 INTERIOR OF THE HOUSE

The house has a centre hall plan. The front door of the house opens into a hall and a central stair leading to the second floor (Figure 10). The front door of the house is a panelled double door with a transom (Figure 10). Each door leaf includes a semi-circular arched window. The house has moulded wood millwork including wide trim and baseboards. The main stairs have a heavy newel post with decorative railing and spindles (Figure 11). There is a room on each side of the hall at the front of the house and a room behind the stairs. The front room, located north of the hall, has a bay window with millwork panels (Figure 12). The front hall also leads back to the kitchen. The garage at the back of the house is connected to the back wall of the kitchen. A washroom is located at the back of the kitchen area along with stairs to the second floor and to the basement.

The second floor has two separate sections: half above the oldest—main—part of the house and half over the rear addition. The main house section of the second floor is accessed from the main stair in the front hall (Figure 13). It includes a hall and three bedrooms. The rear addition section of the second floor also includes a hall and three small rooms. The windows in the rooms on the second floor are two-over-two sash windows with semicircular arches (Figure 14).

The basement is accessed from the kitchen and is one large room with access to the crawlspace on the northeast wall under the front part of the house (Figure 15 and Figure 16). The coursed rubble foundation walls are exposed. Milled beams support the house.



Figure 10: View of the front hall, front door, and side of the staircase (2020)



Figure 11: Newel Post, front entrance



Figure 12: View of the front bay window



Figure 13: Second floor hall, front part of the house (2020)



Figure 14: Second floor, semi-circular arched window



Figure 15: View of the crawlspace (Tacoma, 2020)



Figure 16: View of the basement (2020)


4.4 CONDITION OF HERITAGE ATTRIBUTES


Review of the house by Tacoma Engineers in 2020 and 2021 found that the oldest part of the house may be retained but that the rear addition is in relatively poor condition and would require significant structural remediation if they are to be retained for the long-term. In 2020 the garage was proposed for demolition and its condition was not assessed.



In 2021 a condition assessment (visual assessment) by LHC and Tacoma Engineers, of the heritage attributes generally found that the exterior heritage attributes were generally in good condition. The millwork and interior heritage attributes were assessed as fair condition. It is understood that the house was secured, the roof is relatively new and the condition of heritage attributes has not changed since 2021.



A copy of the 2021 condition assessment has been included in Table 1.


Table 1: Condition Assessment


Attribute	Description	Photograph	Rating
<p>Location of house close to the village of Peru</p>	<p>The Property is in its original position relative to the village of Peru. The house is linked to the growth and development of the village of Peru and industrial development within the Peru and Milton Heights area.</p>	<p>N/A</p>	<p>Good</p>
<p>The original “L” shaped form, rooflines, and massing of the one and a half storey house exterior (With the exception of the rear single garage)</p>	<p>The “L” shape became popular in the mid to late nineteenth century. The plan is often representative of vernacular mid-Victorian domestic architecture.</p> <p>The general shape and form of the structure is intact.</p>		<p>Good</p>

Attribute	Description	Photograph	Rating
<p>Size and location of the window and door openings</p>	<p>The size and location of the windows and door openings are generally intact.</p> <p>As a result of the interventions for the roof replacement, it was possible to confirm the existence of an arched gable window on the north elevation. This window appears to have been sealed as a result of interior alterations to the front rooms on the second floor.</p>		<p>Good</p>

Attribute	Description	Photograph	Rating
<p>Ground floor bay window and second floor arched gable windows</p>	<p>Windows are generally intact but require some restoration work.</p>	 <p>North elevation bay window</p>  <p>Arched gable windows</p>	<p>Fair</p>

Attribute	Description	Photograph	Rating
<p>Double front entrance doors with transom window above</p>	<p>Double front entrance is generally intact but will require some repair and restoration.</p>		<p>Fair</p>
<p>The location of the front entrance porch</p>	<p>The location and scale of the front entrance porch appears is intact; however, the porch deck, foundations, railings and posts (which appear to be 20th century replacements) require extensive intervention.</p>		<p>Fair</p>

Attribute	Description	Photograph	Rating
<p>Millwork on ground floor (two front rooms, entrance hall, and main staircase)</p>	<p>In general, the millwork on the ground floor (in the front entrance hall and two front rooms) is in generally fair conditions. Some elements are in good to excellent condition and will only require surficial intervention, while other components may require more invasive intervention/repair or partial replacement.</p>	 <p>The top photograph shows a close-up of a wooden staircase balustrade with a curved handrail and decorative balusters. The wood appears aged and slightly worn. The bottom photograph shows a corner of a room with dark wood baseboards. The floor is made of dark wood and shows significant damage, including a large area of missing material and peeling paint on the wall above the baseboard.</p>	<p>Fair</p>

Attribute	Description	Photograph	Rating
<p>Wide floorboards in second floor front two rooms and hallway</p>	<p>The wide second floor floorboards in the front rooms and hallway appear to generally be in fair condition. However, repairs and, likely partial replacement of some boards, appears to be required.</p>		<p>Fair</p>

5 UNDERSTANDING CULTURAL HERITAGE VALUE

The heritage status of the property is understood based on designation By-law 009-2017. The text of Schedule 'B' to the By-law has been copied here verbatim.

5.1 LEGAL DESCRIPTION:

Part of Lot 3, Con 1 Esq, Designated as Part 1, 20R-18855, Town of Milton, Regional Municipality of Halton in the Town of Milton

5.2 DESCRIPTION OF PROPERTY:

The Socrates Center House is a one and a half storey frame house that is a good representative example of vernacular mid-Victorian domestic architecture. It has a direct association with Socrates and William Center who were pioneering industrialists in the village of Peru and the theme of the industrial development in the Peru and Milton Heights area.

5.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:

The subject property is known as the Socrates Center house and was built circa 1870. It has architectural and design significance as a representative example of mid-Victorian domestic architecture. It has historical and associative significance as having a direct association with the Center family who were a pioneering industrial and farming family that had a significant influence on the growth and development of the village of Peru. Socrates Center was also a magistrate and a former mayor of Milton. The Socrates Center house has historical significance because of its direct relationship to the theme of industrial development and industry in the Peru and Milton Heights area. Its contextual significance derives from being historically linked to the growth and development of the village of Peru and industrial development within the Peru and Milton Heights area.

Design Value or Physical Value

The Socrates Center house is a good representative example of vernacular mid-Victorian domestic architecture. It was built c. 1870 and has the "L" shape that became very popular in the mid to late nineteenth century. Its arched gable window may have originally included detailing to emphasize its peak and its relationship to the then popular Gothic Revival style of architecture.

Most of the window and door openings are original. The bay and arched windows, as well as the front entrance doors are also original. Almost all of the original exterior form of this house and many of its original internal features remain.

Historical Value

The Socrates Center House has a direct relationship with the Center family who were a pioneering industrial and farming family that had a significant influence on the growth and development of the village of Peru. Socrates and his brother William Centre owned an ashery that was used to produce charcoal, soap and potash. William also had a tannery in Peru and Socrates was a magistrate and a Councillor in Milton during the 1860-1881 period. The house was owned (and likely built) by Socrates Center but was likely occupied by his brother William. Various members of the Center family owned and lived at a number of different properties in the village of Peru between 1842 and 1908.

Contextual Value

Peru is the only village in Milton that grew as a consequence of industrial (and not agricultural) development. The Center brothers made a significant contribution to Peru's industrial character and development. The Hill family sawmill that initially attracted people into this area in the early half of the nineteenth century had ceased operations by the 1870's. With few other reasons for people to congregate here the village may not have survived if it were not for the Center Brothers ashery that produced charcoal, soap and potash and William Center's tannery during the mid to late nineteenth century. This is the period between the closure of the sawmill and the opening of the brick and limestone industries in Peru and Milton Heights in the early 1880's. The Socrates Center house is the only remaining historical link to the Peru ashery.

Character Defining Elements/Heritage Attributes:

Important to the preservation of the Socrates Center house at 94 Peru Road are the following character-defining elements/heritage attributes:

- Location of house close to the village of Peru
- The original "L" shaped form, rooflines and massing of the one and a half storey house exterior (with the exception of the rear single garage)
- Size and location of the window and door openings
- Ground floor bay window and second floor arched gable windows
- Double front entrance doors with transom window above
- The location of the front entrance porch
- Millwork on ground floor (two front rooms, entrance hall and main staircase)
- Wide floorboards in second floor front two rooms and hallway³

³ Town of Milton, By-law 009-2017, Schedule B.

6 PROPOSED PLAN

6.1 SUMMARY

The Property is part of a larger residential and commercial development. There are two to three phases that affect the historic house on the Property that include:

- Phase 1 – Rehabilitation of the garage for use as a temporary sales office, installation of a parking lot and continued building protection (mothballing) measures for the historic parts of the house.
- Phase 2 – Relocation and rehabilitation of the house to Block 36 in the development. The proposed relocation site is approximately 300 m from the current location of the house in a part of the development proposed as a commercial block.
- Phase 3 (if necessary, based on timeline) – continued building protection (mothballing) measures and preservation of the house.

6.2 PHASE 1

The first phase is rehabilitation of the garage for use as a temporary sales office, creation of a parking lot and installation of temporary/portable toilets (Figure 17 and Appendix A). Rehabilitation of the garage will not affect heritage attributes of the Property. The existing window and door openings, siding and roofing will remain. Rehabilitation work will be limited to the garage, which is not a heritage attribute. A section of the interior of the garage will have two walls and a door added to create a small office, and the garage door openings will be filled in from the inside. The garage doors will remain on the exterior of the building.

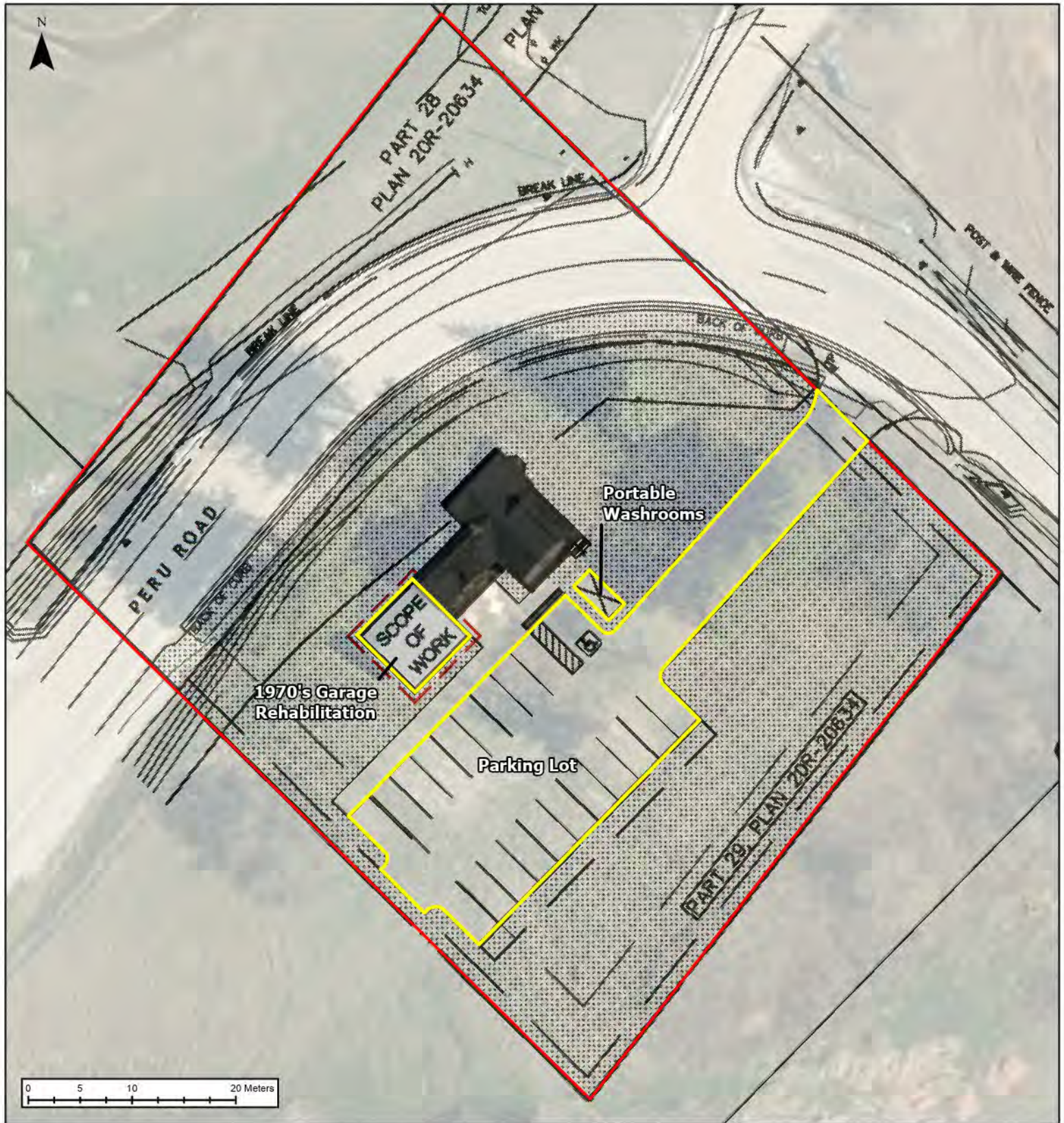
The proposed parking area will be southeast of the garage. The entrance will use the location of the existing driveway. Twenty-one parking spots will be created—ten on the northwest side of the lot including one accessible space and eleven on the southeast side the lot. The parking area will be gravel. Temporary washrooms in portable toilets will be next to the north edge of the parking lot. Patio pavers will be used to create a walkway between the parking lot and the entrance to the garage/temporary sales office space.

6.3 PHASE 2

The second phase is relocation of the historic house to a new lot—in Block 36 on the Plan of Subdivision—and rehabilitation of the house for future use (Figure 18 and Appendix B). The house will be oriented in the same direction as currently. The plans illustrate the house in the new location with its rear wing but without the garage. A driveway will be located on the south side of the building with a small parking lot located behind the house.

6.4 PHASE 3 (If Necessary)

Plans for the house, following relocation, are not yet confirmed. A new commercial use and occupancy may be found quickly but if the house will be vacant for some time a building protection plan (mothballing plan) will be used to manage the new property and ensure conservation of heritage attributes.



- Legend**
- the Property
 - Areas of Phase 1 Rehabilitation

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
 Humphries Planning Group
 2022 Draft Plan of Subdivision (Part of Lot 3, Concession 1 ESO Town of Milton, Regional Municipality of Halton),
 drawing number: A2, 24T-07003/M, pg. 1.
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TITLE
 Phase 1 - Temporary Sales Office Rehabilitation

CLIENT
 Humphries Planning Group Inc.

PROJECT
 Heritage Conservation Plan, 94 Peru Rd, Town of Milton, ON

PROJECT NO. LHC0213



YYYY-MM-DD

2024-10-16

FIGURE #

17



TITLE
Phase 2 - Relocation and Rehabilitation

CLIENT
Humphries Planning Group Inc.

PROJECT
Heritage Conservation Plan, 94 Peru Rd, Town of Milton, ON

PROJECT NO. LHC0213

Legend

the Property, Current Location

Historic House, Planned Relocation

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) Peel Region, Town of Oakville, Maxar, Microsoft
 Ware Malcomb
 2024 Conceptual Site Plan (Milton Sales Office, 94 Peru Rd, Milton, ON
 CAN), sheet 1.
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 rights reserved.

7 IMPACT ASSESSMENT

Each intervention on the Property is intended to enable use while conserving heritage attributes. The interventions—with mitigation measures to conserve heritage attributes—are expected to be neutral or beneficial.

7.1 PHASE 1

The first phase of interventions will maintain the mothballed status of the historic structure while enabling use in the garage. This will mean that agents and employees of the Owner will be on the Property regularly. Therefore, potential deterioration is likely to be noticed and can be corrected or mitigated quickly. This will also improve security on the site. Rehabilitating the garage for use as a temporary sales office and associated landscaping to create and maintain a parking lot and temporary portable washrooms is not expected to have any direct adverse impacts on the heritage attributes of the Property. It will not destroy or alter heritage attributes. It will not have indirect adverse impacts identified in the Tool Kit.

7.2 PHASE 2

The second phase will relocate the house and is intended to conserve its heritage attributes. The location of the house will change and its historic proximity to the village of Peru will be altered. The house will only be moved approximately 300m and an updated heritage designation By-law can enable the relationship to be understood. With a moving plan and associated mitigation measures the rest of the heritage attributes are expected to be rehabilitated. Relocation is expected to have a beneficial impact by enabling rehabilitation.

Site Plan drawings of Block 36 with the house on it illustrate the house with the same footprint as it currently has –excluding the garage—which indicates plans to relocate or rebuild the rear wing to match the current house (Figure 18). Plans to relocate and rehabilitate the house with the same footprint and roof shape will conserve these heritage attributes. There will be no direct adverse impacts from destruction, nor will there be any indirect adverse impacts identified in the Tool Kit. There is potential for direct adverse impacts from alteration, however the risk of and adverse direct impact from alteration can be mitigated following a rehabilitation conservation strategy based on the S&Gs and Eight Guiding Principles (see Section 8 below).

Due to its condition, it is unknown if the rear wing of the house can be relocated or if it will need to be demolished and rebuilt. If demolition is necessary, the rear wing should be rebuilt to match the historic form, footprint, massing, roofline and location of window and door openings. If possible, it should be deconstructed so materials from the rear wing could be salvaged and reused in the house.

7.3 PHASE 3

If necessary—because the relocated building will be vacant for greater than 90 days—the third phase will include building protection (mothballing) measures for the relocated building to conserve heritage attributes until a use is found. This will be guided by a plan to ensure heritage conservation.

8 CONSERVATION STRATEGY AND PLAN

8.1 CONSERVATION PRINCIPLES AND GUIDELINES

This HCP has been prepared to conserve the heritage attributes of the Property during the temporary sales office phase and relocation/rehabilitation phase. The HCP follows recognized heritage conservation standards and guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada (S&G)*, and Ontario's *Eight Guiding Principles for the Conservation of Built Heritage Properties (Eight Guiding Principles)*. This conservation strategy will be supported by plans to relocate the house and a building protection plan for when it is vacant –both in its current and relocated locations.

8.1.1 APPLICATION OF THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

In the context of the *S&Gs*, **conservation** is understood to embrace several key concepts including **preservation**, **rehabilitation**, and **restoration**. These terms are defined as follows:

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

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Parks Canada, 2011).

The conservation approach for the Property includes preservation and rehabilitation. In the short term the current and immediate conservation approach is preservation, which will stabilise and protect the structure until planning for a move to a new location is complete. Ultimately the conservation approach will be a rehabilitation project. Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation is considered as a primary approach when alterations or additions to the historic place are

planned for a new or continued use. There is opportunity to complete restoration of interior woodwork and windows after the house is moved. Table 2 assesses the proposed work alongside relevant standards from the S&Gs.

In the short term the current and immediate conservation approach is preservation, which will stabilise and protect the structure until planning for a move to a new location is complete. Ultimately the conservation approach will be a rehabilitation project. Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation is considered as a primary approach when alterations or additions to the historic place are planned for a new or continued use. There is opportunity to complete restoration of interior woodwork and windows after the house is moved.

Table 2: Application of the S&Gs to the Property

#	Standard	Phase 1	Phase 2
1	<p>Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.</p>	<p>The historic parts of the house will continue to be conserved through mothballing.</p> <p>The temporary sales office space and parking lot will not remove, replace or substantially alter any character defining elements.</p>	<p>Relocation of the house is not entirely consistent with this Standard. It does alter its relationship to the historic village of Peru. However, the relationship can be interpreted and understood through an updated heritage designation by-law.</p> <p>Since the house will be moved it understood that the plan is to preserve and rehabilitate heritage attributes.</p> <p>However, based on the poor condition of the rear wing this section of the house may need to be rebuilt. Salvage of the gable windows from the addition for use in a new addition on the house is recommended.</p>

#	Standard	Phase 1	Phase 2
3	Conserve heritage value by adopting an approach calling for minimal intervention. Minimal intervention means doing “enough intervention to arrest and correct deterioration, meet codes, or introduce new services”. ⁴ It “balances technical and programmatic requirements with protecting heritage value”. ⁵	Converting the garage to a temporary sales office and adding a parking area does not affect heritage attributes.	For this project minimal intervention involves relocating the house to a new location so that most of the heritage attributes can be conserved.
4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	Not applicable.	It is understood that relocation of the house will not add any elements. Specific details on rehabilitation following the relocation will need to follow this standard.
5	Find a use for an historic place that requires minimal or no change to its character-defining elements.	The proposed use as a temporary sales office is a use that requires no change to character-defining elements.	Relocation is intended to conserve the character defining elements of the house and a new use compatible with this standard will be found.

⁴ Canada’s Historic Places, 2010, p 26.

⁵ Canada’s Historic Places, 2010, p 26.

#	Standard	Phase 1	Phase 2
6	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	The house has been stabilized and current mothballing protects character-defining elements.	Following relocation and rehabilitation and if the house does not thereafter have a use it will be mothballed again to protect and stabilize character-defining elements.
7	Evaluate the existing condition of character-defining elements [heritage attributes] to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	Not applicable.	The condition of heritage attributes [character-defining elements] have been evaluated. Additional evaluation may be necessary when detailed plans for relocating the house are developed. Additional evaluation of the condition of heritage attributes may be required and used to inform planning for the move.
8	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining	Use of the Property as a temporary sales office ensures people are onsite to notice if maintenance is required. Existing mothballing activities will continue to be used.	Relocation and rehabilitation of the house will include ongoing maintenance and opportunity to further assess the condition of character-defining elements as required.

#	Standard	Phase 1	Phase 2
	elements, where there are surviving prototypes.		An update to the mothball plan for the Property may be necessary to inform ongoing maintenance of the heritage attributes if a new use is not found shortly following the relocation and rehabilitation.
9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Not applicable.	Rehabilitation plans must follow this standard.
10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the	Not applicable.	Some heritage attributes are severely deteriorated (i.e., the main staircase woodwork) but sufficient physical evidence exists to replace missing and deteriorated elements with replicas that will be compatible with the character of the historic place. Rehabilitation plans must integrate this standard. If the condition of the rear wing requires replacement it is recommended that any new addition

#	Standard	Phase 1	Phase 2
	new elements compatible with the character of the historic place.		reflect the form, scale, and massing of the existing rear addition.
11	Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Not applicable.	Detailed rehabilitation plans must follow this standard.
12	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	Not applicable.	Detailed rehabilitation plans must follow this standard.

8.1.2 APPLICATION OF THE EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF BUILT HERITAGE PROPERTIES

The Province of Ontario's *Eight Guiding Principles* are a useful as a tool to help guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning "good practice" in heritage conservation.

Table 2 assesses the proposed work alongside the Eight Guiding Principles. Renovations to create a parking area and use the garage as a temporary sales office do not affect heritage attributes of the Property but the additional presence of people regularly on site is expected to help ensure the house is maintained. Current mothballing steps will contribute to the ongoing maintenance and preservation of heritage attributes.

Relocation and rehabilitation of the house must be guided by these principles.

Table 3: Application of the Eight Guiding Principles to the Property

#	Principle	Phase 1	Phase 2
1	Respect for documentary evidence: do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.	Not applicable.	Restoration following relocation will need to be based on this principle.
2	Respect for the original location: do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably.	Not applicable.	It is understood that relocation of the house is a means of saving it.
3	Respect for historic materials: repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.	Not applicable.	It is understood that as much historic material as possible will be repaired/conserved. Damage to interior woodwork and the structural condition of the rear wing will likely require replacement of lost or deteriorated material. The principal of minimal intervention must be applied to future conservation work.
4	Respect for original fabric: repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.	Not applicable.	This standard should be applied to plans for rehabilitation following relocation. It is understood that the intent is to maintain heritage integrity.

#	Principle	Phase 1	Phase 2
5	Respect for the building’s history: do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.	Not applicable.	<p>The garage will be demolished but it is not a heritage attribute of the house.</p> <p>The main house and rear wing are proposed to be relocated. Relocation and rehabilitation plans will not destroy significant additions solely to restore to a single time period.</p>
6	Reversibility: alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.	Not applicable.	Not applicable.
7	Legibility: new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.	Not applicable.	This standard should be applied to rehabilitation plans.

#	Principle	Phase 1	Phase 2
8	Maintenance: with continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.	The house will continue to be maintained and use as a temporary sales office will mean people will be onsite to notice when maintenance is required.	This standard should be applied to rehabilitation and post rehabilitation plans for the building.

9 PRELIMINARY RELOCATION PLAN

Relocation of the Socrates Centre House requires a qualified moving contractor. The location for the house has been chosen (illustrated on Figure 18). It will be moved approximately 300m on to a commercial lot in the subdivision.

Before relocation, a detailed relocation plan should be prepared that will outline the sequence of events, equipment to be used and path of relocation. It must demonstrate how the building will be protected and stabilized during preparation for the move, the relocation and setting the house on its new foundation. It will include foundation and renovation plans stamped by a qualified structural engineer. The house has been documented in detail, however updated documentation may be required to plan for relocation and an engineer and building relocation specialist with experience moving and rehabilitating historic buildings will be required to plan the relocation and rehabilitation. A schedule, costing for rehabilitation work and a reporting structure will need to be developed as part of the detailed relocation plan.

It is understood that the rear wing of the house has structural issues. The rear wing is part of the 'original "L" shaped form, rooflines and massing' heritage attribute. The relocation contractor will need to assess the viability of relocation for the rear wing or if reconstruction will be necessary. If it can not be relocated, a new rear wing should be built that matches the historic "L" shaped form, roofline and massing of the historic rear wing, and reuses materials from the original rear wing where possible.

This preliminary relocation plan recommends the following measures to plan in the detailed relocation plan.

- Prepare the new location for the house, including preparing new foundations.
- Disconnect all services.
- Demolish the garage.
- If necessary, demolish or remove the rear wing;
 - If the rear wing must be demolished, salvage as much of the structure (including beams, studs and joists if suitable) as possible to use in repairs on the main house (historic lumber in good condition will likely have the same or very similar dimensions as historic lumber in the main house and will therefore be potentially useful in making repairs or sistering any lumber that may require it);

-
- If the rear wing must be demolished, salvage windows, doors, trim, , interior woodwork and floorboards to use in rehabilitating the house following the move.
 - If the rear wing must be demolished, build a new rear wing that matches the form, massing, footprint, roofline, window and door locations, sizes, and styles as the original. However, a new rear wing can be built from modern materials. Salvage and reuse materials from the original where possible.
 - Protect window and door openings and any openings on the bottom of floor joists with exterior grade plywood covering. Window door openings are already covered in plywood, the relocation contractor should assess the existing covers to determine if they are sufficient for relocation or if more robust coverings are necessary.
 - Document the construction and details of the front porch and label its parts. Determine which parts can be used to rebuild the porch following relocation and which need replacement. If necessary, prepare plans for replication of damaged historic decorative elements.
 - Carefully remove the front porch and store its parts –if viable.
 - The relocation contractor and their engineer need to prepare a detailed relocation plan.
 - The detailed relocation plan and any stabilization measures should be reviewed by a structural engineer with relevant experience relocating historic structures.
 - Move the building.
 - Following the relocation, a structural engineer or architect with relevant heritage experience should undertake a condition assessment to identify any damage and required immediate maintenance, stabilisation measures or repairs.
 - Demolish and infill the basement and foundations at the former house location. Landscape the lot around the former house location.
 - Rehabilitate the house and rebuild or add planned additions.
 - If a new use or occupancy is not planned shortly following the relocation and rehabilitation the Building Protection Plan (Mothball Plan) must be acted on to conserve its heritage attributes.

10 BUILDING PROTECTION PLAN (MOTHBALLING PLAN)

The main house and rear wing of the house will remain vacant and mothballed until it is relocated, and work will begin to rehabilitate the structure. However, the garage will be rehabilitated for use as a temporary sales office and therefore people will be on the Property regularly. This Building Protection Plan will also apply following relocation and rehabilitation if the house will remain vacant for more than 90 days following comment from the Town February 09, 2024.

The following is based on the Town of Milton's Terms of Reference Mothballing of Heritage Resources.

A concise description of the house along with photographs and historical context is included in Sections 3 and 4 of this report. Understanding of the Cultural Heritage Value or Interest and heritage attributes of the Property is included in Section 5 of this report. Discussion of relevant heritage conservation guidance is included in Section 8.1 of this report. Documentation of the Property including the location plan (Figure 1), aerial photograph (Figure 2), and owner contact information are in Section 1 of this report.

10.1 STABILIZATION AND MOTHBALLING MEASURES

It is expected that the historic part of the building at 94 Peru Road will remain vacant until such time as it is relocated within the proposed development, at which time work can be undertaken to rehabilitate the building to a new use to allow for occupancy. Conversion of the garage into a temporary sales office will mean that people will be onsite regularly. This will enable onsite monitoring of the condition of the building. Stabilization and mothballing measures will also apply following relocation if the house remains vacant for greater than 90 days.

Measures to stabilize and mothball the house include tasks and monitoring the condition of the structure to prevent deterioration to the heritage attributes. They relate to structural stability, fire, and water prevention, controlling pests, limiting, or eliminating mould and fungi growth and security.

The roofing was recently replaced, and window and door openings have been covered in wood panels to prevent unauthorized access and prevent pests. It is understood that the house does not have electrical, or water services hooked up and that the electrical and mechanical systems in the house are past their life cycle and cannot be reconnected.

Table 4 addresses stabilization measures required to slow deterioration during its vacancy.

Table 4: Stabilization and Mothballing Measures

Addresses	Task	Priority
Stabilization - Moisture	If not already complete, remove all interior and exterior debris and remnant under pad left over from the carpets that have been removed. This will prevent the debris from holding excess moisture.	Immediately, short-term
Stabilization - Moisture	Remove vegetation around the perimeter of the building (at least 7 feet from the foundations) and put down a layer of black polyethylene sheeting or fibre mesh matting covered with gravel. This will prevent the brush and vegetation from holding moisture close to the foundation. Monitor and continue to remove vegetation around the building as required.	Short-term and ongoing
Stabilization - Moisture	If not already complete, apply a sealant to foundation wall cracks to prevent water infiltration. Once the building is relocated	Short-term
Stabilization - Moisture	Monitor gutters and downspouts to ensure they are free from debris and in working condition.	Ongoing, every 6 months
Stabilization - Moisture	Monitor basement and crawlspace for evidence of leaks and flooding	Ongoing, every 3 months
Stabilization - Structure	Monitor foundations cracks. Repair as needed for essential stability.	Ongoing, reviewed annually
Stabilization - Structure	Monitor wood framing, floor joists and decking. Repairs as needed for essential stability.	Ongoing, reviewed annually

Addresses	Task	Priority
Stabilization - Structure	If not already complete, remove and cap brick chimney.	Short-term
Stabilization - Pests	Monitoring for animal and pest infestation. Remediation as required.	Ongoing, every 3 months
Stabilization - Pests	Monitor external sills, soffits, roofs and gutters for bird nests. Remediate as required.	Ongoing, every 3 months
Stabilization - Mould	Mould remediation – thorough cleaning of all structural components following the Level 3 procedures set by the Environmental Abatement Council of Ontario	Medium-term (prior to relocation)
Mothballing – Security and Fire	Repair wood panel on kitchen window, south elevation.	Short-term
Mothballing – Security and Fire	A security fence should be installed around the perimeter of the property if the building is vacant, before the garage is converted to a temporary sales office and after the building is relocated. A security fence is not necessary when the Property is occupied as a temporary sales office.	Short-term and long-term (prior to use as a temporary sales office and following relocation but before occupancy)
Mothballing – Security and Fire	Motion-sensing security lighting, intrusion alarms and smoke detectors should be installed. These should not require electricity connection to operate (i.e., battery and solar).	Short-term
Mothballing – Security and Fire	If not already complete, local fire and police should be notified that the building is vacant.	Short-term

Addresses	Task	Priority
Mothballing – Security and Fire	<p>A sign with contact information for the property manager should be posted to allow neighbours and members of the public to report any damage witnessed.</p> <p>Post notices on the property indicating the following:</p> <ul style="list-style-type: none"> ○ <i>Please help conserve our heritage. No trespassing. For more information contact (property owner name/contact information)</i> 	Short-term
Mothballing – Ventilation and Mechanical	<p>Ensure the historic house and rear addition have ventilation. Methods could include:</p> <ul style="list-style-type: none"> • Replace boarded panels on doors and windows with ones that have louvres with insect screens. • Install vents with fans to allow air flow in and out of the house and through the building. 	Ongoing
Mothballing – Ventilation and Mechanical	<p>Reintroduce electrical power to the rehabilitated garage that can also run ventilation and/or fans and alarms in the historic house.</p>	Medium-term
Mothballing – Maintenance, Monitoring, and Management	<p>Since the garage will be rehabilitated for a temporary sales office, it is expected that people will be onsite regularly.</p> <ul style="list-style-type: none"> • As part of regular daily activities when on site a person should look for readily apparent signs of unauthorized access or maintenance issues. 	Ongoing

Addresses	Task	Priority
	<ul style="list-style-type: none"> • On a monthly basis a more detailed inspection of the interior and exterior of the building should be done to check and control vegetation growth around the building and check for signs of moisture penetration or accumulation. • On a seasonal (approximately 3 month) basis a person should monitor for new or worsened signs of moisture damage, signs of pest infestation, musty air and/or signs of inadequate ventilation, check and replace batteries on smoke alarms and other monitoring of security equipment. • Every six months –in the spring and in the fall—property managers should arrange for seasonal maintenance, including cleaning up debris around the house, pruning or trimming trees, check and clean gutters and downspouts, ensure storm drains are clear of debris (this should also be checked following storms). • On an annual basis the house should be checked for missing or damaged shingles, spot repairs required on exterior elements and foundations. The mothballing plan should also be reviewed and updated as required. 	

Addresses	Task	Priority
Rehabilitation	<p>After relocation, the house will require rehabilitation. Designs for rehabilitation must be developed by contractors experienced with work on heritage buildings.</p> <p>It is expected that replacement and repairs may be required for; floor joists, floor beams, sill plate, ceiling joists, bearing walls, decking, doors and windows. Stabilization of these features will be required as part of the relocation and rehabilitation and should be done immediately following the relocation.</p>	Soon following relocation.

11 SUMMARY STATEMENT AND RECOMMENDATIONS

In August 2024, LHC was retained by HPRI on behalf of the owner to update LHC's 2021 Draft HCP for the Property. This updated HCP is in support of the relocation of the house to a new location within the site plan area.

In the short term the owner proposes to renovate the garage part of the house for use as a temporary sales office and add a parking lot to the Property. The historic parts of the house will continue to be mothballed. In the longer term the owner proposes to relocate the house approximately 300 metres northwest to a new lot in the subdivision. Specific timing for the proposed move has not been determined.

LHC finds that the first phase of this project –rehabilitation of the garage for a temporary sales office and the addition of temporary washrooms and a parking lot will have no adverse impacts on the heritage attributes of the Property. LHC finds that the second phase of the project –relocation and rehabilitation—will be a beneficial impact. However, relocation may require demolition of the rear wing and relocation includes the potential for damage to the house. Relocation and rehabilitation plans will need to account for this and include measures to maintain or rebuilt the rear wing to restore the roofline, massing and historic “L” shape of the house heritage attributes of the building. Plans to relocate and rehabilitate the house with the same footprint and roof shape will conserve these heritage attributes.

The conservation strategy for the house includes preservation and rehabilitation. In the short term the current and immediate conservation approach is preservation, which will stabilise and protect the structure until planning for a move to a new location is complete. Ultimately the conservation approach will be a rehabilitation project. There is opportunity to complete restoration of interior woodwork and windows after the house is moved.

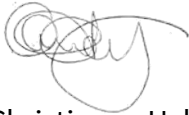
Plans for preservation and rehabilitation must be guided by the *Standards & Guidelines for the Conservation of Historic Places* and *Eight Guiding Principles for the Conservation of Built Heritage Resources*. Rehabilitation of the garage in the short-term requires mothballing, protecting and maintaining the historic house which should be guided by the mothballing plan outlined in Section 10 of this report. Section 9 of this report can assist in informing a detailed relocation plan for the house and details for rehabilitation will need to be developed by contractors with experience with such work. If the house will be vacant for greater than 90 days following relocation Section 10 should inform those mothballing plans.

12 CLOSURE

This report has been prepared for HPRI and the owner. Any use of this report by a third party is the responsibility of said third party.

SIGNATURES

Sincerely,



Christienne Uchiyama, MA, CAHP
Principal, Manager of Heritage Consulting Services
LHC Heritage Planning & Archaeology Inc.



Benjamin Holthof, MPI, MMA, RPP, MCIP, CAHP
Senior Heritage Planner
LHC Heritage Planning & Archaeology Inc.

REFERENCES

- Bailey, James. “Heritage Impact Statement for 94 Peru Road (Part of Lot 3, Concession 1, Esquesing)”. Pdf. 2011.
- Canada’s Historic Places. 2010. “Standards and Guidelines for the Conservation of Historic Place in Canada.” Second Edition. <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>.
- GBCA Architects. Mothballing Plan for 94 Peru Road Milton, ON. pdf. October 25, 2016.
- Ministry of Citizenship and Multiculturalism. 2006. “Info Sheet #5: Heritage Impact Assessments and Conservation Plans,” in Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005, Queen’s Printer for Ontario.
- Ministry of Citizenship and Multiculturalism. “Eight guiding principles in the conservation of built heritage properties.” Last edited 25 October 2022. <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>.
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- Town of Milton. By-Law No. 009-2017. 2017.
- Town of Milton. Moth Balling Plan Terms of Reference. Pdf. 2020.

APPENDIX A

Proposed Temporary Sales Office Drawings

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
civil engineering
6220 Highway 7, Suite 301,
Vaughan, Ontario, L4H 0R1
F: 905.246.3344



SALES OFFICE
EXISTING BUILDING
94 PERU ROAD,
MILTON, ONTARIO, L9T2W2

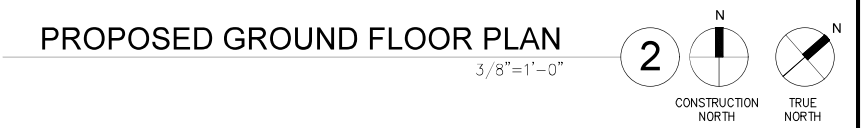
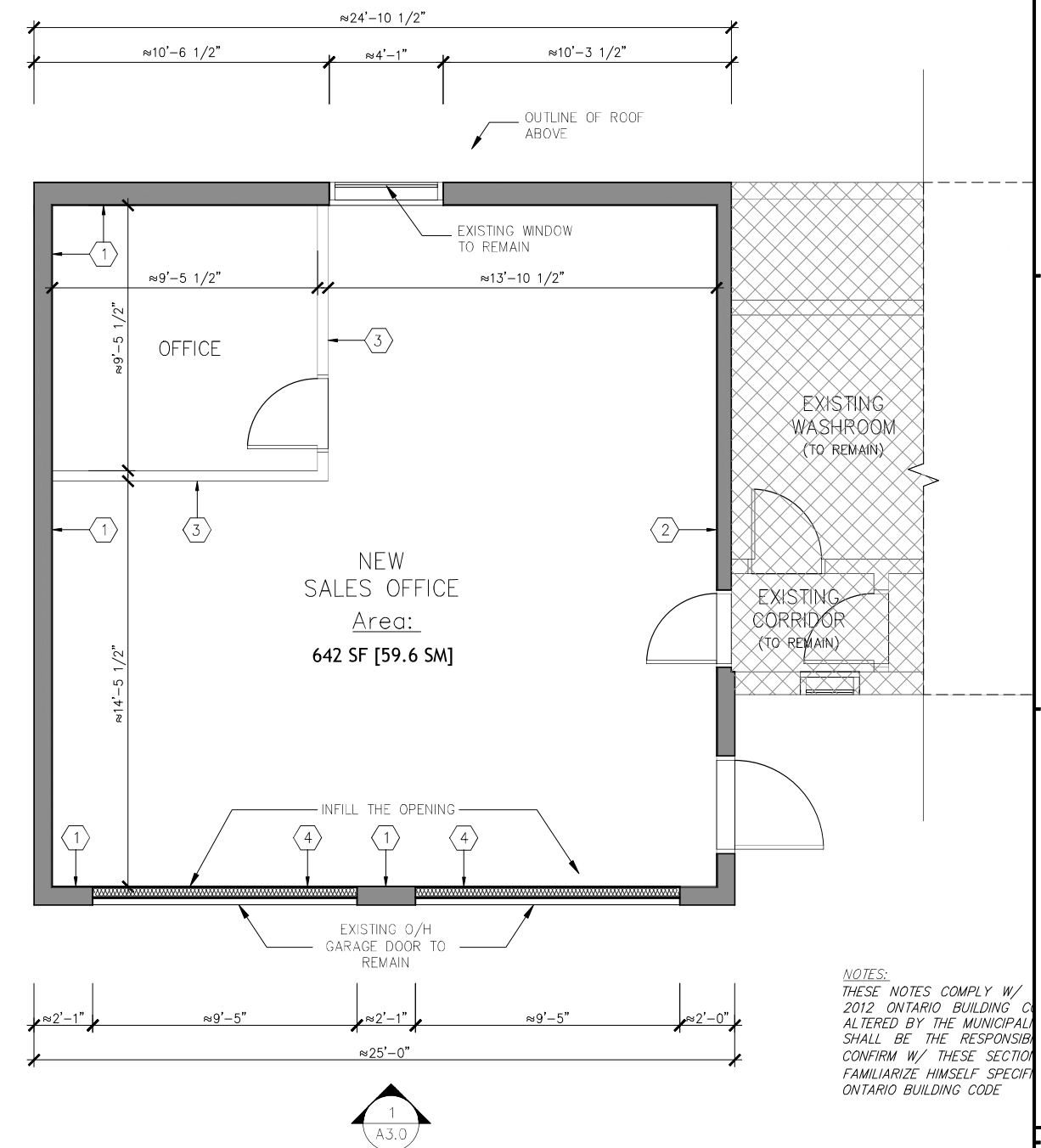
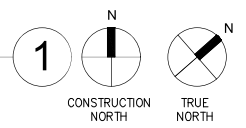
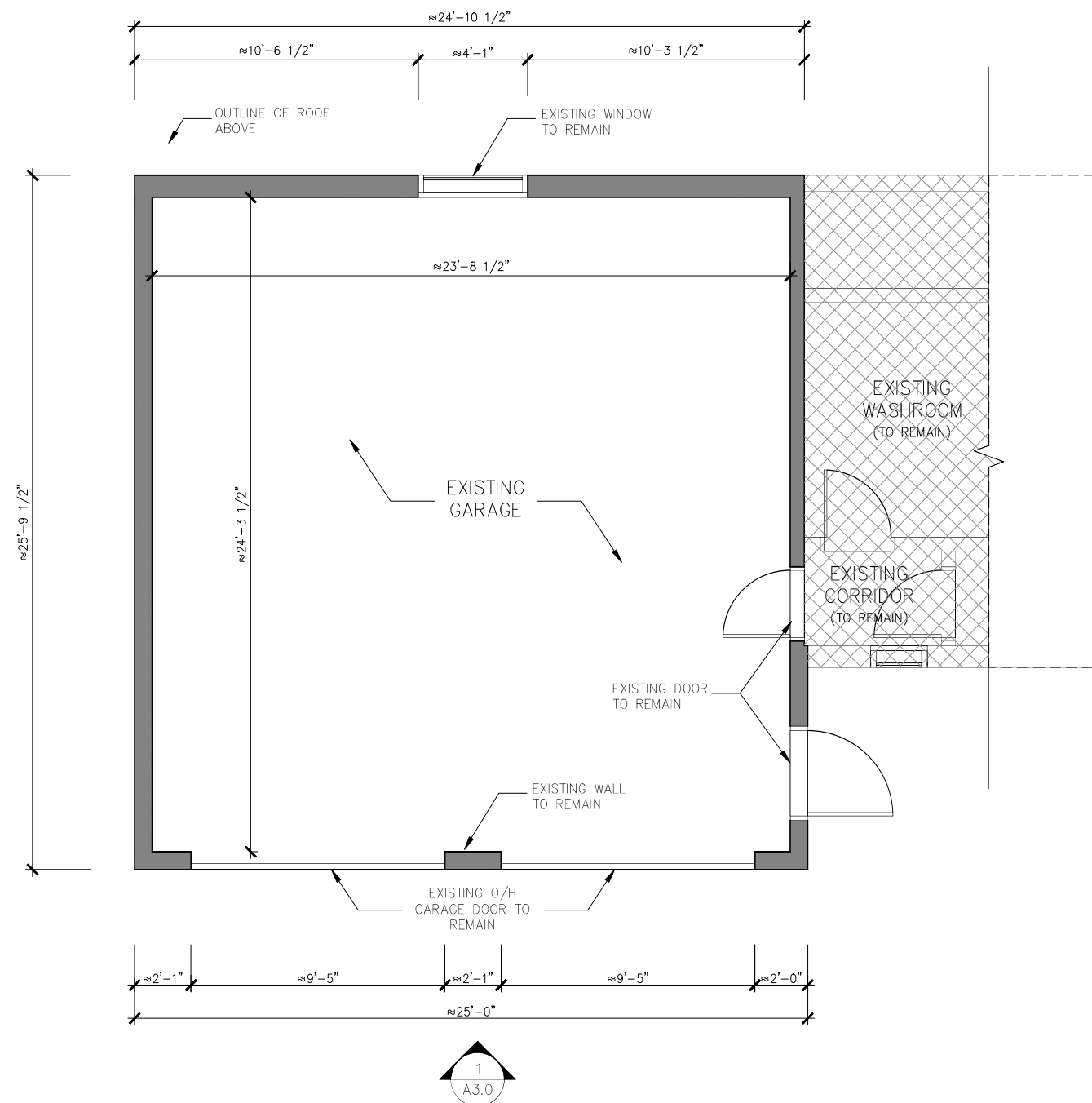
FLOOR PLANS	
DATE	REMARKS
2024-04-02	ISSUED FOR PERMIT
1	
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PA / PM: F. DI ROMA
DRAWN BY: H.B.
JOB NO.: TCR24-0045-00

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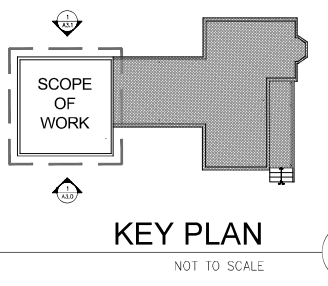


NOTES:
THESE NOTES COMPLY W/
2012 ONTARIO BUILDING C
ALTERED BY THE MUNICIPAL
SHALL BE THE RESPONSIB
CONFIRM W/ THESE SECTIO
FAMILIARIZE HIMSELF SPECIFI
ONTARIO BUILDING CODE

- EXISTING WALL LEGEND**
- 1 EXISTING EXTERIOR FRAME WALLS:
FINISH AS PER ELEVATIONS,
SHEATHING PAPER LAYERS TO OVERLAP, 1/2" EXT.
TYPE SHEATHING, 2"x6"@16" O/C METAL STUDS, MIN
R-24 INSULATION, CONT. AIR/VAPOUR BARRIER, 1/2"
DRYWALL FINISH (TAPED & SANDED)
DOUBLE TOP PLATES, SOLE PLATE @ BOTTOM
 - 2 EXISTING INTERIOR PARTITION:
GYP./PLASTER FINISH
2"x4" @16" O/C WD. STUDS,
GYP./PLASTER FINISH
TO REMAIN UNLESS NOTED

- NEW WALL LEGEND**
- 4 NEW FRAME WALL CONS. ON (2"x6")
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN.
SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x150 (2"x6")
STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR.
DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH
GRADE.
 - 3 INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2
STORES AND 300mm (12") O.C. FOR 3 STORES, NON-BEARING PARTITIONS
38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE
AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH
SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

- LEGEND**
- EXISTING BUILDING AREA NOT IN SCOPE OF WORK
 - NEW PARTITION
 - EXISTING WALL TO REMAIN



LEGEND

 EXISTING BUILDING AREA
NOT IN SCOPE OF WORK

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planning
interiors
civil engineering
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Vaughan, Ontario, L4H 0R1
F: 905.246.3344



SALES OFFICE
EXISTING BUILDING
94 PERU ROAD,
MILTON, ONTARIO, L9T2W2

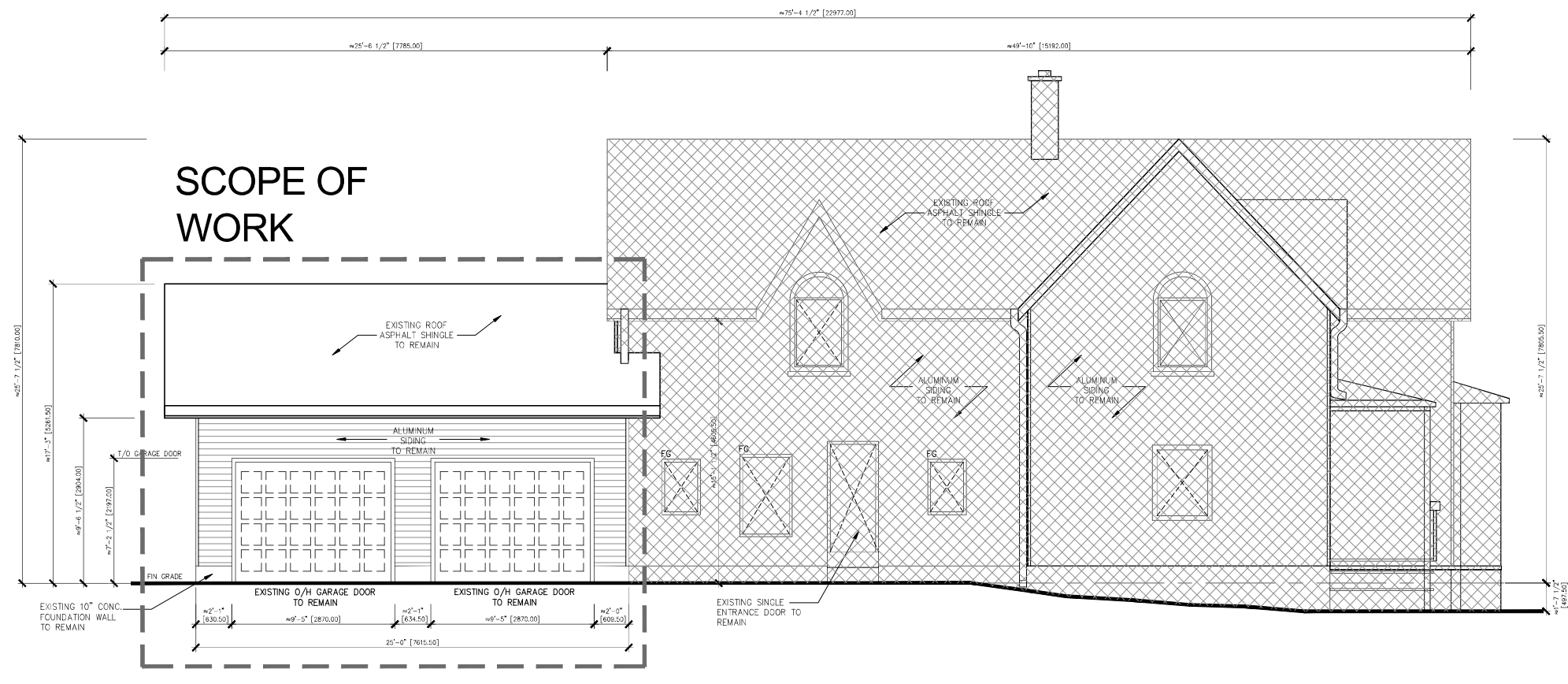
SOUTH ELEVATION	
DATE	REMARKS
1	ISSUED FOR PERMIT
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PA / PM: F. DI ROMA
DRAWN BY: H.B.
JOB NO.:

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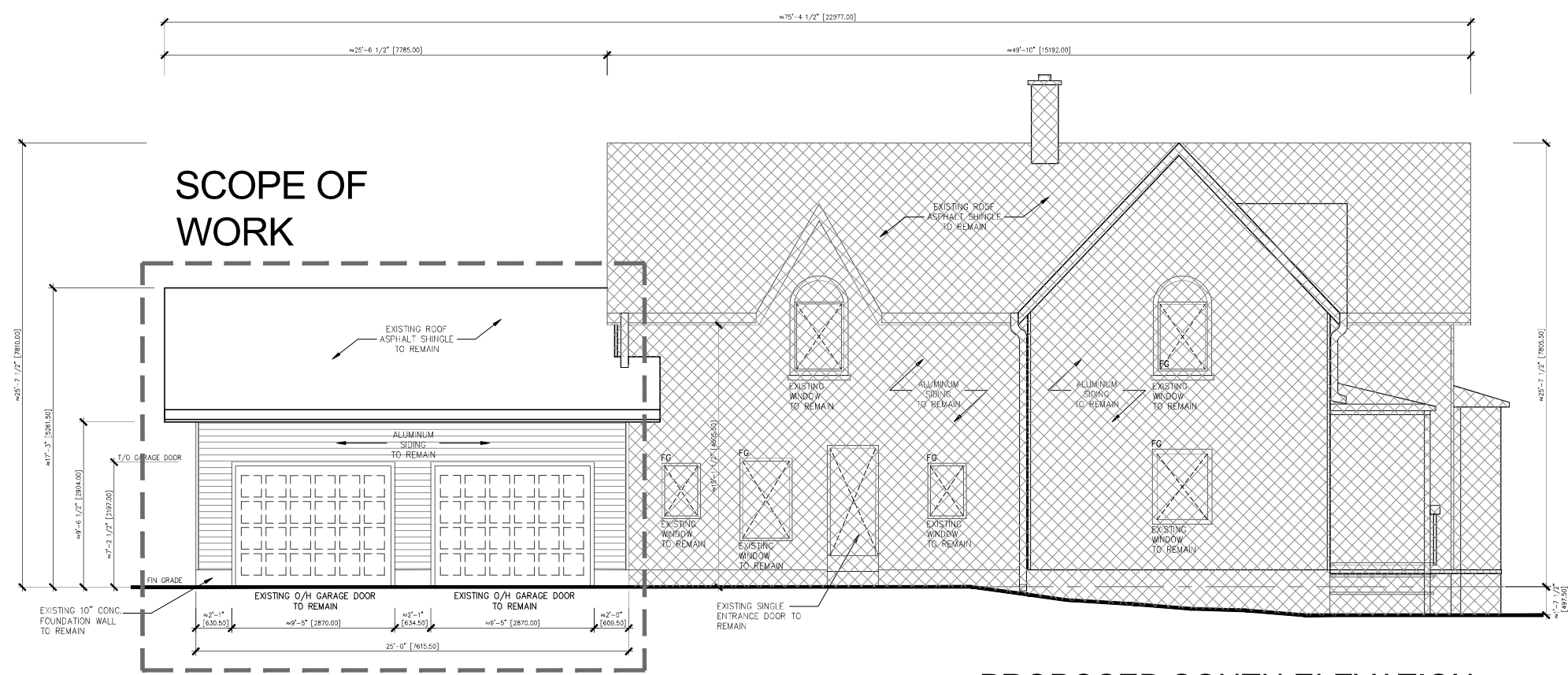
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SCOPE OF WORK

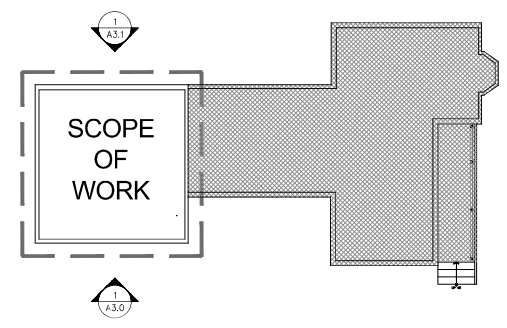


EXISTING SOUTH ELEVATION
1/4"=1'-0" 1

SCOPE OF WORK

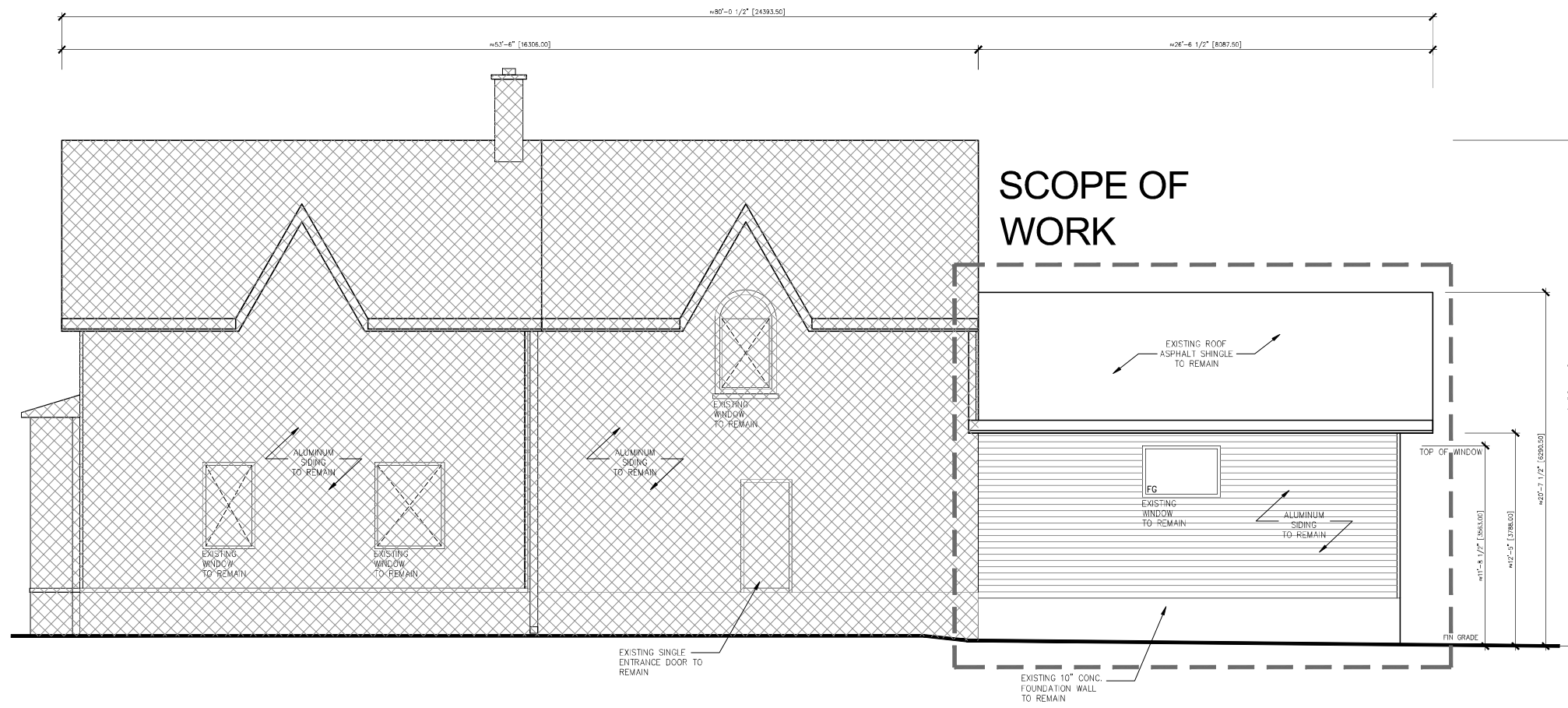


PROPOSED SOUTH ELEVATION
1/4"=1'-0" 2



KEY PLAN
NOT TO SCALE 3

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


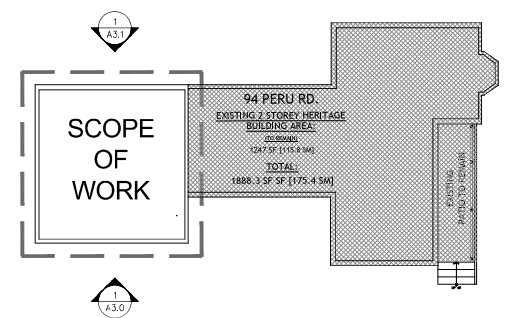
EXISTING NORTH ELEVATION

1/4"=1'-0"

1

LEGEND

 EXISTING BUILDING AREA
NOT IN SCOPE OF WORK



KEY PLAN

NOT TO SCALE

2

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Canada
F 905.246.3344



SALES OFFICE
EXISTING BUILDING
94 PERU ROAD,
MILTON, ONTARIO, L9T2W2

SOUTH ELEVATION	
DATE	REMARKS
1	2024-04-02
2	ISSUED FOR PERMIT
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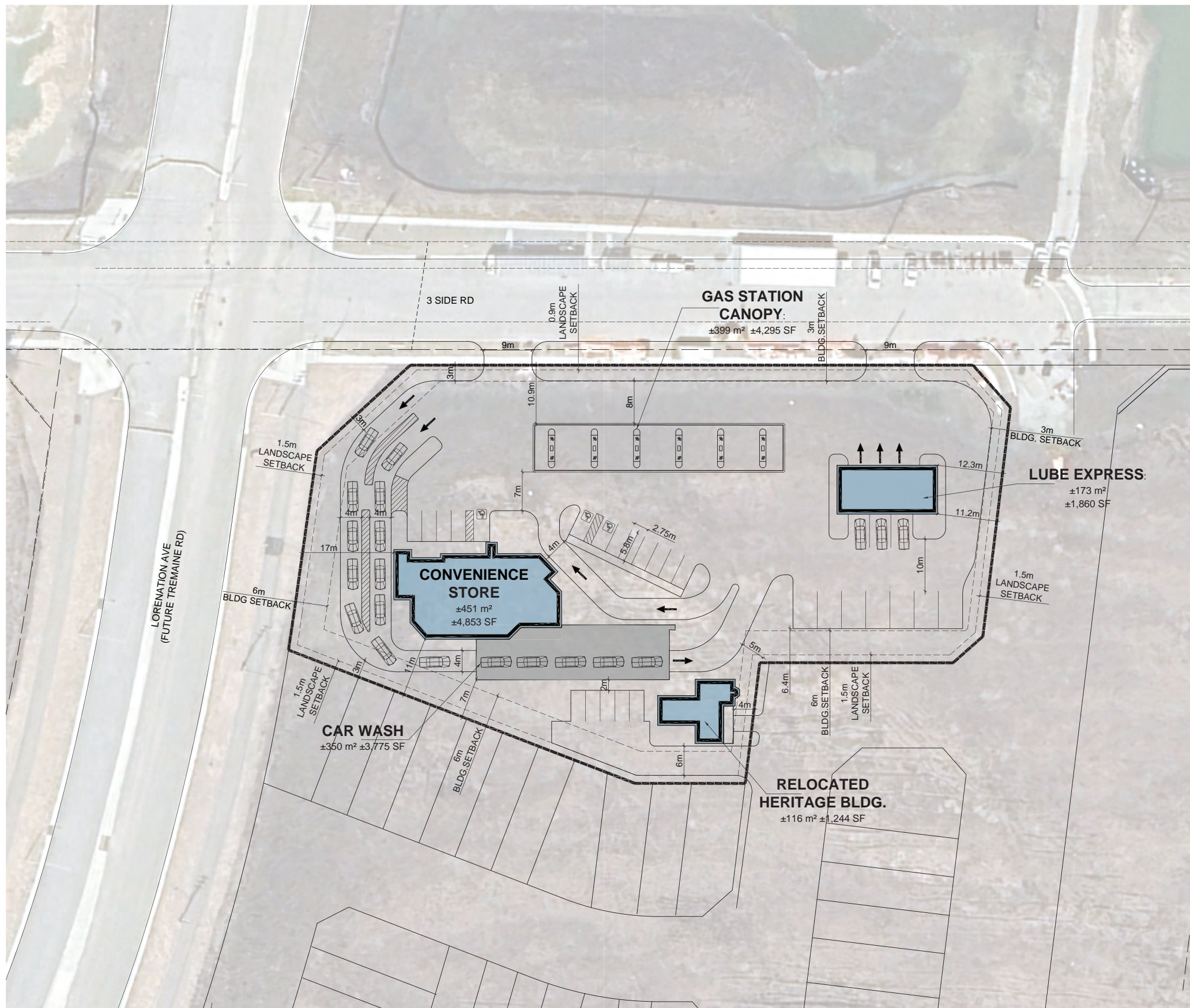
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DRAWN BY: H.B.
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APPENDIX B

Proposed Relocation Drawings



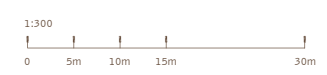
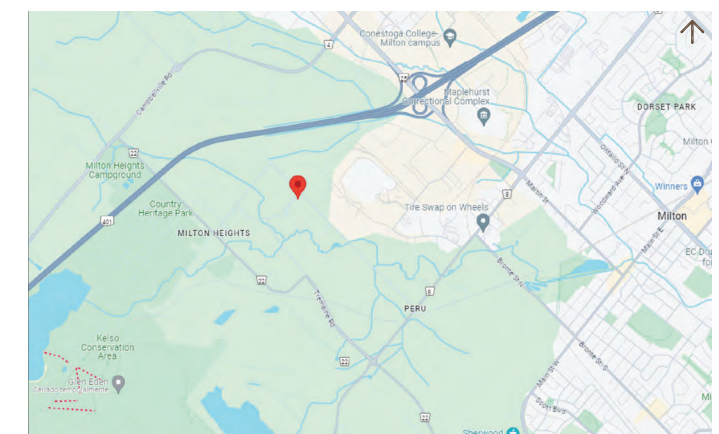
PROJECT DATA		DEVELOPMENT STANDARDS	
LOT AREA	10,000	MIN. LOT AREA	10,000
COV. AREA	9,500	MIN. COV. AREA	9,500
BUILDING DATA			
MAX. BLDG. HEIGHT	12.0m	MIN. BLDG. HEIGHT	12.0m
MAX. BLDG. AREA	10,000	MIN. BLDG. AREA	10,000
MAX. BLDG. VOLUME	120,000	MIN. BLDG. VOLUME	120,000
PARKING REQUIREMENTS			
MIN. TOTAL PARKING	150	MIN. TOTAL PARKING	150
MIN. TOTAL PARKING	150	MIN. TOTAL PARKING	150
MIN. TOTAL PARKING	150	MIN. TOTAL PARKING	150
ENVIRONMENTAL DATA			
MAX. LOT COV.	95%	MIN. LOT COV.	95%
MAX. LOT COV.	95%	MIN. LOT COV.	95%
MAX. LOT COV.	95%	MIN. LOT COV.	95%
LANDSCAPE DATA			
MIN. LANDSCAPE SETBACK	1.5m	MIN. LANDSCAPE SETBACK	1.5m
MIN. LANDSCAPE SETBACK	1.5m	MIN. LANDSCAPE SETBACK	1.5m
MIN. LANDSCAPE SETBACK	1.5m	MIN. LANDSCAPE SETBACK	1.5m

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

Boundary Source: CIVIL CAD FILE

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.



scheme: 05

Conceptual Site Plan

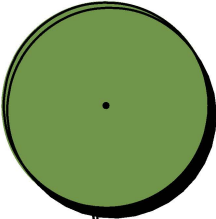





Milton Sales Office
94 Peru Rd, Milton, ON CAN

WARE MALCOMB

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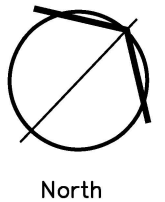
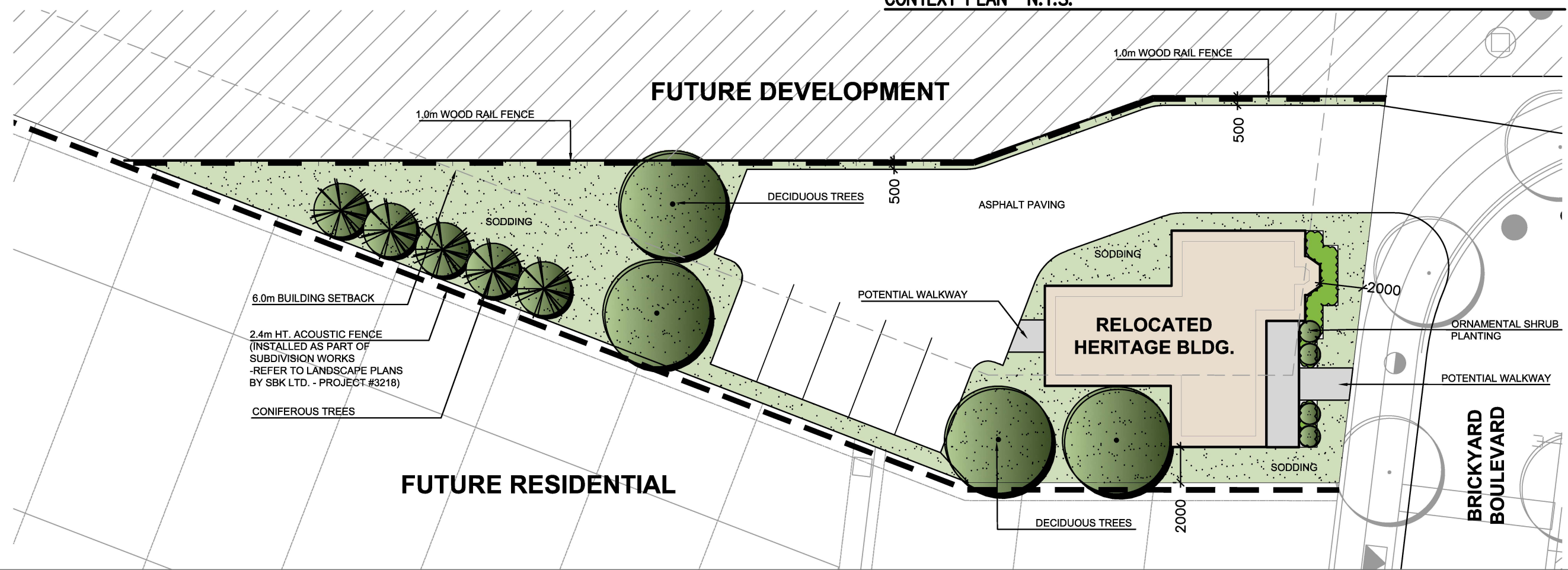
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LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFEROUS TREE
-  PROPOSED SHRUBS
-  SODDING
-  WOOD ACOUSTIC FENCE (INSTALLED AS PART OF SUBDIVISION WORKS)
-  PROPOSED WOOD RAIL FENCE



CONTEXT PLAN N.T.S.



Project: HERITAGE HOUSE RELOCATION
 Address: 94 Peru Rd, Milton, ON CAN
 Title: LANDSCAPE CONCEPT PLAN
 Scale: 1 : 250
 Date: JANUARY 15th, 2026

Laurie McCulloch Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
www.mccullochmovers.ca

Wednesday, January 28, 2026

Lijie Zhao(LJ)
Development Manager
Mosaik Homes
Tel: 905.738.6444 ext. 115
Cell: 647.228.0686
Fax: 905.738.6443
Email: Lijie@mosaikhomes.com

Methodology

RE: Historic house known as Socrates Center House at 94 Peru Road in the Town of Milton, Ontario travelling internally across the road to a new lot

Background

The building is a 2 Storey frame farmhouse building with a single storey addition plus a garage. It has an over all approx. footprint of 24' by 40' with the garage addition to be removed prior to moving to a new lot across the road from the existing location

Site Preparation

Demolition of the addition, cement porches and foundation, and any necessary exterior excavation to be completed by others. Given the lack of access to any foundation under addition it is assumed that it will need to be excavated by our forces underneath to allow steel placement

A new road capable of handling a fully loaded dump truck with less than 1 inch of sinking (generally 4000 psf) will be built between two locations by others

Move Procedure

1. clean basement, disconnect services and remove fixtures (furnace, stairs etc.)
2. Place holes around foundation for beam install
3. insert main beams under building
4. level beams and install jacking and safety cribs under each beam
5. insert cross beams as required
6. shim the cross beam ends to the underside of the exterior walls as well as the interior walls

7. the first-floor joist will also be packed to the cross beams
8. install any necessary bracing for weak points in doorways, etc.
9. connect the jacks and raise building with our unified jacking machine
10. install fully oscillating hydraulic steering dollies in a three point zone system under the main beams
11. Travel north across road through neighboring site to a temporary storage location
12. Remove wheels, place building on temporary crib piles and demobilise
13. Remobilise and re install wheels
14. Travel to new lot
15. Place over previously constructed footings (by others)
16. Elevate to final height as confirmed by Mosaik Homes surveyors
17. hold in place while basement completed by others
18. once basement complete relieve steel framework and remove

Moving

Fully oscillating hydraulic steering dollies are placed between the main beams and cribbing piles for the onsite moves. The dollies are linked together in an industry accepted three point zone system that floats the building on hydraulic oil to minimise the stress on the building from the uneven terrain. The 50 ton capacity dollies will be installed based on the actual weight of the loaded building including steel. The actual weight will be determined once the building is loaded on our equipment with our hydraulic equipment and verified by P.Eng. David Seberras to ensure that an adequate safety ratio for the rolling equipment is maintained.

Foundation

An adequate height foundation will need to be built up to the underside of the house to pin the building in its final location by others.

We will assist in the design of new foundation walls to make sure the design facilitates the removal of our steel framework.

Placement

After the building is at its desired location and elevation, the new concrete foundation wall is installed leaving openings for the main beam removal.

Yours Truly

Greg McCulloch

Greg McCulloch
Laurie McCulloch Building Moving



Similar building loaded on dollies



Similar frame heritage building on hydraulic dollies