



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 9, 2024

Report No: DS-059-24

Subject: Notice of Intention to Designate 10266 2nd Line, Campbellville

Recommendation: **THAT** Staff Report DS-059-24 entitled: “Notice of Intention to Designate 10266 2nd Line, Campbellville” be received and;

THAT Council recognizes the historic house at 10266 2nd Line in the Town of Milton as being of heritage significance;

THAT Council designate the property 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 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 current owner of the property municipally known as 10266 2nd Line, Campbellville has voluntarily responded to the heritage designation program and desire that their property be designated.
- Staff has evaluated that this historic home is a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix ‘2’)
- This significant heritage resource fulfils more than two of the evaluation and criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

The subject property is located at 10266 2nd Line, Campbellville and was built by Robert Lowrey in approximately 1890. Since then, various owners have immaculately preserved the property's heritage attributes. The house continues to represent a high degree of craftsmanship, architectural style and design within Nassagaweya community.

Discussion

10266 2nd Line, Campbellville is an excellent example of a Gothic Revival-style stone cottage with the historical portion of the house physically restored. Its visual appearance has been conserved and enhanced while keeping its significant heritage attributes in place. The house has a balanced, symmetrical three-bay front façade. The north, east, and west elevations display cut stone broken courses and quoins at corners, while the south elevation features a random course field stone. A board-and-batten one-storey addition was added to the rear of the property.

One of the house's distinct features is the Gothic pointed arch lancet windows with stone lug sill, heavy stone pointed arch lintels, and keystone. Two sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone, and plain lug stone sills complete the distinctive fenestration.

From a historical perspective, the Lot was first purchased from the Crown by Joseph Anderson in 1860. The family sold the property to Robert Lowrey in 1868, who built the present stone house for his family in approximately 1890. In 1908, Robert moved into the farmhouse to live with his widowed daughter, Innes Mahon, and his granddaughter, Rachel. His son James received the property in 1908 and the farm remained with the Lowrey family from until 1928.

This property has contextual value as one of the earliest stone houses built in the Nassagaweya community. The property has key character defining features that include the following:

- One-and-a-half storey Gothic Revival style stone house with medium cross gable roof, two dormers and protruding eave.
- Left side brick chimney at the west elevation and an exterior rear brick chimney on the south elevation.

Discussion

- Broken course cut stone on the exterior of the building with quoins at corners of the north, east and west elevation.
- Random course field stone at the south elevation.
- Decorative verges on the central gable of the north and west elevations.
- Open ornate side porch with straight steps, decorated timber post and fretworks.
- Gothic pointed arch lancet windows at centre gable ends at north and west elevations with stone lug sill and pointed arch heavy stone lintels with keystone.
- Two sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills.
- Single leaf three-panel wood entrance door with a stained glass insert on the middle panel, clear segmented arch transom and heavy stone lintel at north elevation.
- Single leaf three-panel wood entrance door clear segmented arch transom and heavy stone lintel at West elevation
- Historical home of the Lowrey family.
- Context of the location of the original house contributing to the heritage character of Haltonville, as shown in the 1877 Historical Atlas of Halton.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services



For questions, please contact: Graeme Paton, Planner Phone: Ext. 2319

Attachments

- Appendix '1' Reasons for Designation for 10266 2nd Line, Campbellville
- Appendix '2' CHVI Evaluation - 10266 2nd Line, Campbellville
- Appendix '3' Photographic Record Heritage Attributes - 10266 2nd Line, Campbellville

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.



Legal Description

Concession 2 Part Lot 12 RP 20R3964, Nassagaweya

Description of Property

10266 2nd Line is a well-conserved one-and-a-half-storey Gothic Revival cottage stone house by Robert Lowrey in approximately 1890.

Statement of Cultural Heritage Value and Interest

Historical Value

The Lot was first purchased by Joseph Anderson from the Crown in 1860. The family sold the property to Robert Lowrey in 1868, who built the present stone house for his family around 1890. In 1908, Robert moved into the farmhouse to live with his widowed daughter, Innes Mahon, and his granddaughter, Rachel. His son James received the property in 1908 and the farm remained with the Lowrey family from until 1928.

The property went through several owners: Levi Robertson (1928), and Hugo and Elem Eichenbeger (1955). Marinus (Mac) and Jaapje (Jane) Traas purchased the property in 1960. The two moved to Canada 1951 from Oud-Beigerland, Holland and settled in the Clarkson area with their young son John. During the first year on the farm, the Traas family planted 6,000 apple trees, hedges and shade trees across the property. The original barn, built in 1960, remodelled and equipped for raising broiler chickens, was lost in a fire in 1966 and has since been replaced to accommodate a newer facility. The Traas family named the property "Deerwood Orchard" because of the scenic deer that once lived there. The Traas family sold the property to Jon and Roseann Felsbourg in 1983.

Physical Value

The historical portion of the house was physically restored, and its visual appearance has dramatically improved while keeping its significant heritage attributes in place. Subsequently, a board-and-batten one-storey addition was added to the rear of the property.

The original house is a simple one-and-a-half-storey Gothic Revival-style stone cottage with two brick chimneys, a medium cross gable roof with two dormers, and protruding eaves. Decorative verges or gingerbread trims are found on the dormers of the North and West elevations. It has a balanced, symmetrical three-bay front facade with random cut stone courses and quoins at corners of the North, East, and West elevations, while the South elevation features a random course field stone.

The ornate open side porch on the West elevation has straight stone steps, decorated timber posts and decorative fretworks.

One of the house's distinct features is the Gothic pointed arch lancet windows with stone lug sill, pointed arch heavy stone lintels, and keystone. Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone, and plain lug stone sills complete the remaining elevations.

The original single-leaf, three-panel wood entrance door at the front elevation has a stained glass insert in the middle panel, a segmented arch transom and a heavy stone lintel. A second single-leaf, three-panel wood door on the side porch entrance replicates the front door but has a solid middle panel instead.

Contextual Value

Contextually, this heritage resource is one of the earliest stone houses built in the Nassagaweya Community in approximately 1890 and contributes to the neighbourhood's heritage character. The original location of the historic house was shown in the 1877 Historical Atlas of Halton.

Character Defining Elements/Heritage Attributes

- One-and-a-half Gothic Revival style stone house with medium cross gable roof, two dormers and protruding eave.
- Left side brick chimney at the West elevation and an exterior rear brick chimney on the South elevation
- Broken course cut stone on the exterior of the building with quoins at corners of the North, East and West elevation
- Random course field stone at the South elevation
- Decorative verges on the central gable of the North and West elevations
- Open ornate side porch with straight steps, decorated timber post and fretworks
- Gothic pointed arch lancet windows at centre gable ends at North and West window with stone lug sill and pointed arch heavy stone lintels with keystone.
- Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills
- Single leaf three-panel wood entrance door with a stained glass insert on the middle panel, clear segmented arch transom and heavy stone lintel at North elevation
- Single leaf three-panel wood entrance door clear segmented arch transom and heavy stone lintel at West elevation
- Historical home of the Lowrey family.
- Context of the location of the original house contributing to the heritage character of Haltonville, as shown in the 1877 Historical Atlas of Halton

Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

Table 6: Evaluation of the Cultural Heritage Value of 10266 2nd Line

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, the property is well preserved Gothic Revival style stone house in the rural area.
ii	displays a high degree of craftsmanship or artistic merit	Yes, the property displays various high degree architectural features such as the Gothic pointed arch lancet windows at centre gable ends, decorative verges or ginger bread on the dormers and open ornate side porch with straight steps, decorated timber post and fretworks.
iii	demonstrates a high degree of technical or scientific achievement	No, the property does not demonstrate a high degree of technical or scientific achievement.
The property has historical 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,	Yes, this is the home of Robert Lowrey who built the home in approximately 1890.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	No, the subject property does not yield significant information that contributes to the community.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No, the subject property does not demonstrate or reflect that the subject property is associated with any known architect, builder or designer.
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Yes, the property is a tangible link to the character of the area.

Appendix 2 _ CHVI Evaluation_10266 2nd Line

ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this heritage resource is one of the earliest stone houses built in the Nassagaweya Community in approximately 1890 and contributes to the heritage character of this neighbourhood.
iii	is a landmark	No, the property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3

Photographic Record _ Heritage Attributes _ 10266 2nd Line, Campbellville



Location Map_10266 2nd Line, Campbellville

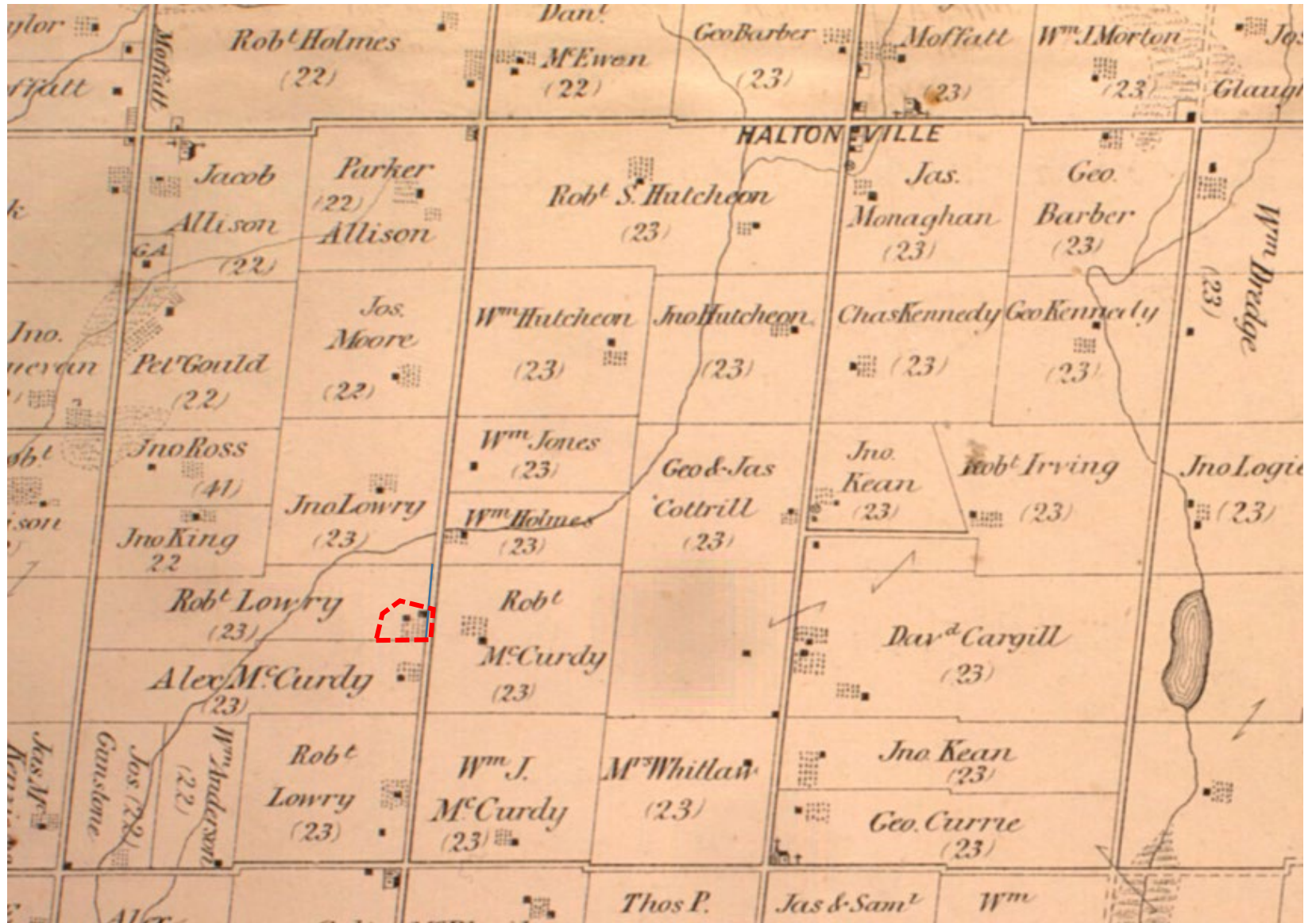
Contextual Attributes

Context of the location of the original house contributing to the heritage character of Haltonville, as shown in the 1877 Historical Atlas of Halton

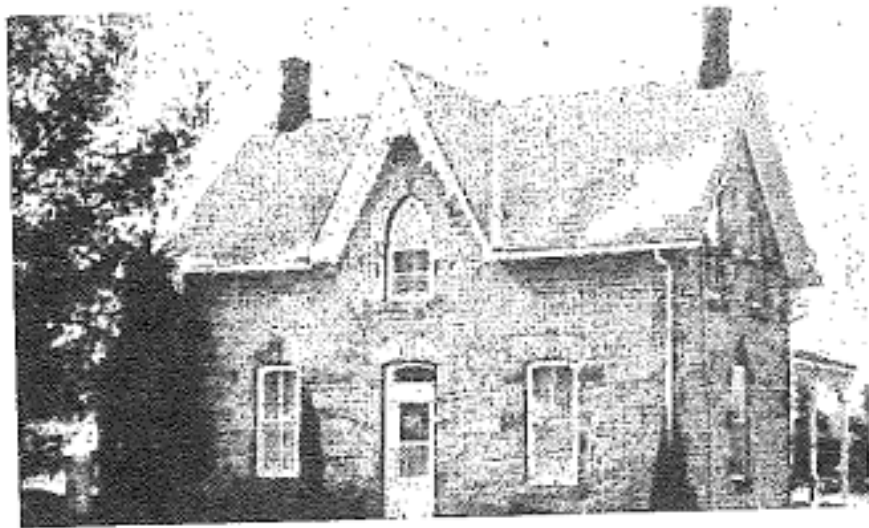
NASSAGAWEYA

CON 2 PT LOT 12

RP 20R3964 PART 1



Map of Nassagaweya Historical Atlas of Halton County Ontario Illustrated Walker and Miles Toronto 1877 Map



Home of Mac and Jane Trass circa 1951

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Rural Residential	INVENTORY #:
ADDRESS: 10266 2nd Line (Nassagaweya)	
BUILDING NAME: Elderstone	
ORIGINAL USE: Residential	CONSTRUCTED:
PRESENT USE: Residential	
DESIGNATION:	DATE:
HISTORY	
<p>Robert Lowrey built this stone house around 1890. His son James received the land next. The farm remained in the Lowrey family from 1868 until 1928. The previous land owners, the Andersons, had two log houses on the property before the stone one was built.</p>	
ARCHITECTURAL COMMENTS	
<p>WALLS: A storey and a half house of broken course cut stone with a smoothed finish, three bays and two interior side chimneys.</p> <p>ROOF: A medium gable roof of cedar shingles with a centre gable, gingerbread trim, plain projecting eaves..</p> <p>WINDOWS: Segmental double hung windows with wood trim, stone voussoirs, keystone and stone lug sills.</p> <p>DOORWAYS: A centre doorway with a segmental shape, transom, wood trim and a single leaf of panels and glass.</p> <p>PORCHES: A stone landing with a front approach step.</p> <p>OTHERS:</p>	

Historical Book Record

Land Registry Office
 Halton County (LRO 20)
 Nassagaweya Book 2
 Concession 2
 Part Lot 12 and
 RP 20R3964 Part 1

LOT 12 CONCESSION 2 NASSAGAWEYA

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	Patent	30 Jan 1856		Crown	William McCurdy		100 ac. SE $\frac{1}{2}$
	Patent	06 Mch 1860		Crown	Joseph Anderson		100 ac. N $\frac{1}{2}$
694 B	B & Sale	21 Oct 1862	20 Nov 1862	Joseph Anderson & wife	Robert Anderson		100 ac. N $\frac{1}{2}$ on certain conditions
708 B	Will	21 Oct 1862	27 Dec 1862	Joseph Anderson			
472 C	B & Sale	12 Aug 1868	13 Aug 1868	Robert Anderson & wife	Robert Lowry		100 ac. N $\frac{1}{2}$ Subj. to 2 indentures dated 21 Oct., 1862
918 E	B & Sale	10 May 1875	11 May 1875	William McCurdy, widower	Alexander McCurdy	\$3,000.	100 ac. with reservation to party of 1st part.
2725 I	Deed	22 Sep 1887	09 Dec 1887	Robert Lowrey & wife	The Guelph Junction Railway Co.	\$152.	1 96/100 ac. Pt. NW $\frac{1}{2}$ of W $\frac{1}{2}$
2726 I	Deed	06 Dec 1887	09 Dec 1887	Alexander McCurdy,	The Guelph Junction Railway Co.	\$425.	1 85/100 ac. Pt. SE $\frac{1}{2}$ of W $\frac{1}{2}$

FORM A-3

Physical Heritage Attributes

One and a half Gothic Revival Stone home with medium cross gable, two dormers and two brick chimneys



North Elevation



South Elevation



East Elevation



West Elevation



South Elevation



East Elevation Extension

- **Physical Heritage Attributes**

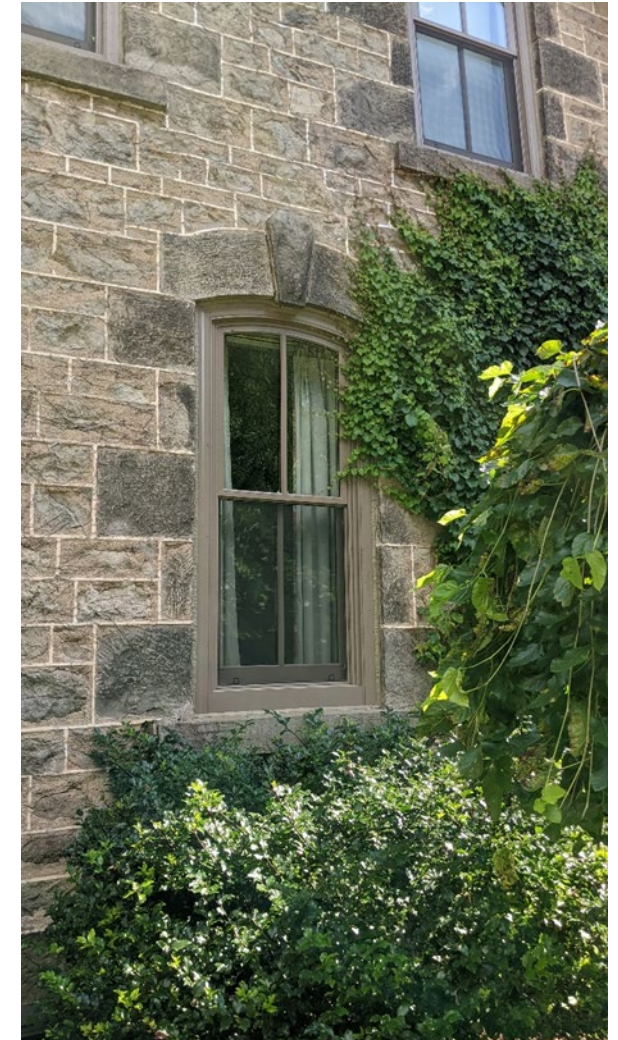
- Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills
- Gothic pointed arch lancet windows at centre gable ends at North and West window with stone lug sill and pointed arch lintels with keystone.



Ground Floor Window North elevation



Central Gable Window North Elevation



Ground Floor Window North elevation

Physical Heritage Attributes

- Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills
- Gothic pointed arch lancet windows at centre gable ends at North and West window with stone lug sill and pointed arch heavy stone lintels with keystone.



Windows West Elevation Upper Floor



West Elevation



Window West Elevation
Porch



Window West Elevation
Central Gable



Windows West Elevation
Ground Floor

Physical Heritage Attributes

Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills



South Elevation



South Elevation Ground Floor Windows



South Elevation upper Floor Window

Physical Heritage Attributes

Two Sash, two-over-two segmented arch windows with plain mouldings, heavy stone arch lintel with keystone and plain lug stone sills



East Elevation



East Elevation Windows



East Elevation Windows upper Floor Window

Physical Heritage Attributes

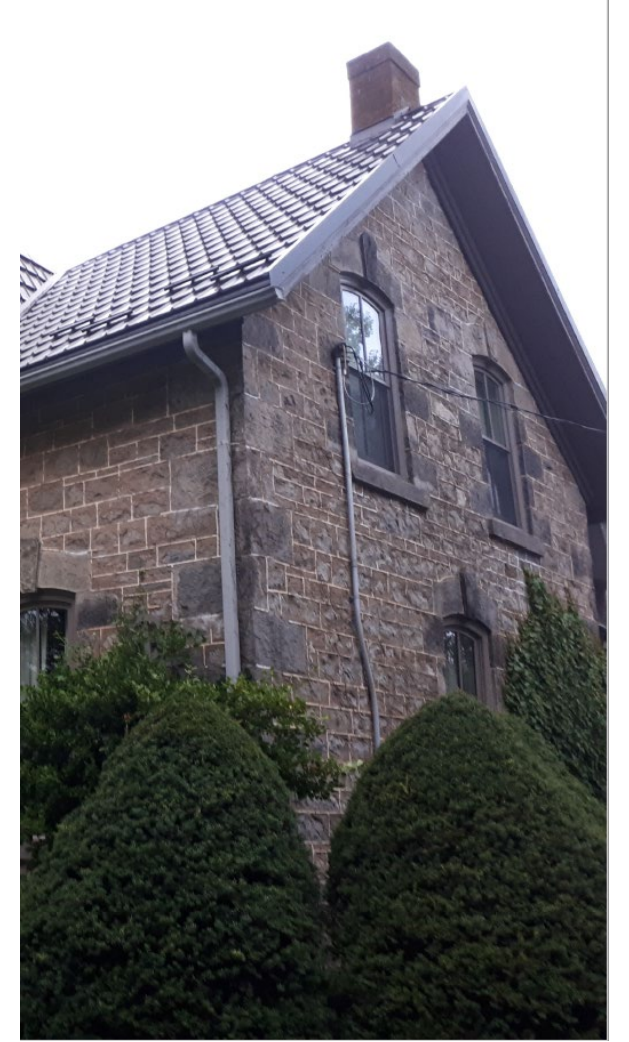
A left side brick chimney at the West elevation and an exterior rear brick chimney on the South elevation



Chimney South Elevation



Chimney South Elevation



Chimney West Elevation

Physical Heritage Attributes

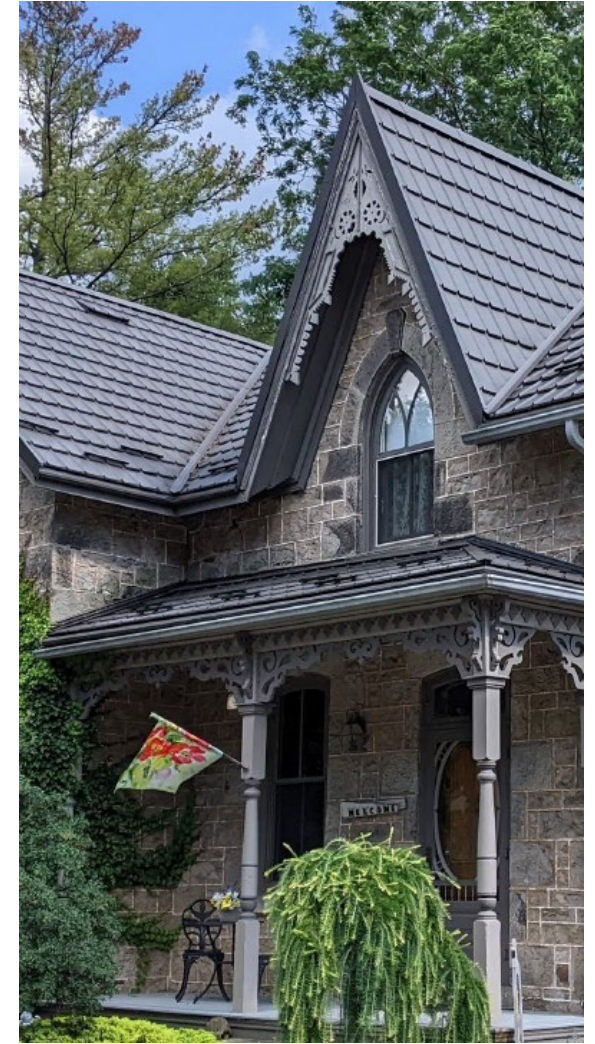
Decorative verges or ginger bread on the central gable of the North and West elevations



Decorative Verges on the North Elevation



Verges Details



Decorative Verges on the West Elevation

Physical Heritage Attributes

Open ornate side porch with straight steps, decorated timber post and fretworks



Decorative post and fretworks



Decorative fretworks and window



Side Entrance Porch Door



Side Entrance Porch West Elevation

Physical Heritage Attributes

- Broken course cut stone on exterior of building with quins at corners at North, East and West elevation
- Random course field stone at South elevation



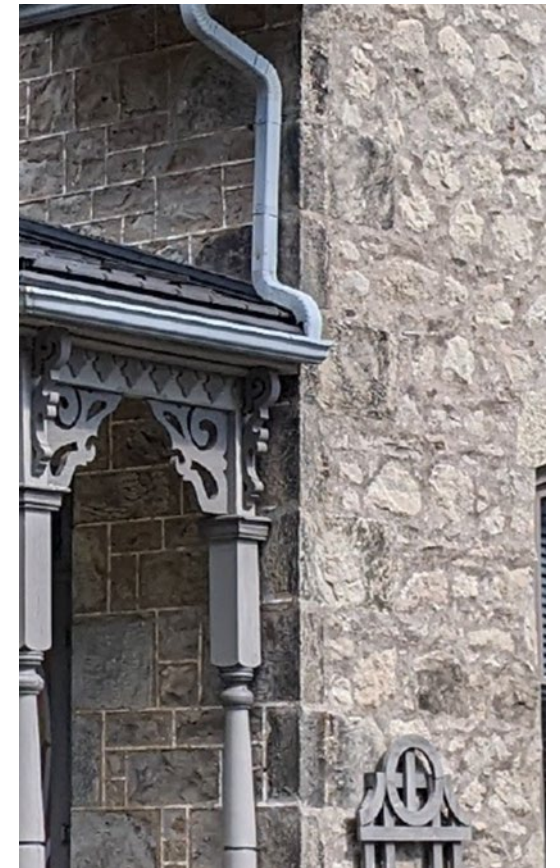
North East Corner



North West Corner



West Elevation at Porch



South West Corner

Physical Heritage Attributes

Random Course field stone at interior interface of historical home and new additions



Interface Historic house and addition



Interior Interface Historic house and addition



Physical Heritage Attributes

- Single leaf three-panel wood entrance door with stain glass insert on the middle panel, clear segmented arch transom and heavy stone lintel at North Elevation
- Single leaf three-panel wood entrance door clear segmented arch transom and heavy stone lintel at West Elevation



Door on North Elevation



Door on West Elevation



Stain Glass Insert Detail

Non Heritage Attributes

Additions to the south of the property



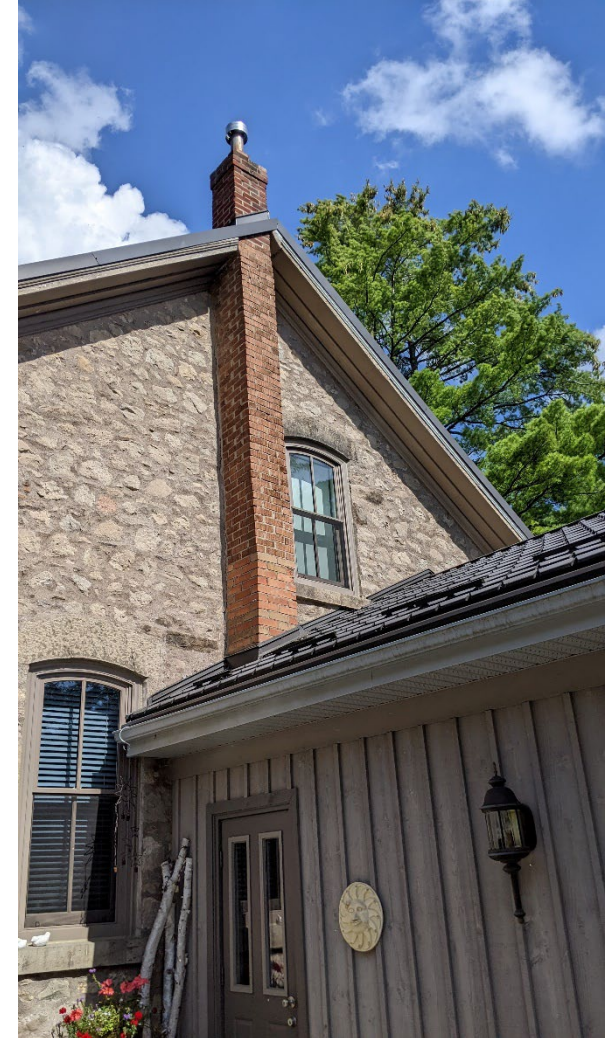
Rear Extension



Rear Extension (side elevation)



Rear Sunroom Addition



Rear Brick Chimney?