

Wednesday, July 11, 2007

Ashley Mancuso
Records/FOI Coordinator
Clerks Department

Dear Ashley:

Subject: Heritage Impact Statement for Beecham House, 14513 27th Sideroad, Concession 9, Lot 28 Town of Halton Hills

As per Town of Halton Hills Official Plan Policies, Credit Valley Conservation (CVC) hired Ian McGillivray of McGillivray Architect to complete a Heritage Impact Statement for the intended demolition of a structure listed on the Town's Heritage register. Three (3) copies of the final report are attached to this letter.

The old house structure (Beecham House) is located at 14513 27th Sideroad and is located within our Silver Creek Conservation Area adjacent to the Silver Creek Outdoor Education Centre.

Since CVC purchased the property in 1973, the house has had several tenants but has been unoccupied since 2001. The home is unsuitable for future tenants or alternative uses without significant renovations including: ensuring structural integrity; eliminating water damage to exposed walls and foundation; repairing insulation, sealing, heating, and ventilation; provide essential servicing in accordance with Municipal codes; and providing potable water. Estimated costs for structural repairs and replacement of essential services were greater than \$100,000. Such prohibitive repair costs made it impossible for CVC to find new tenants or convert the structure to other uses such as office or storage space.

Mr. McGillivray notes in the Report that the structure is of squared log construction. However, wood strapping (to serve as siding) was added shortly after construction, potentially diminishing the heritage significance. Also, with the addition of the wood strapping, the condition of the log structure underneath is unknown.

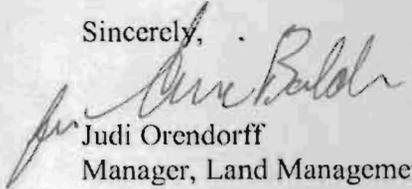
The Beecham House is located in a sparsely populated rural area, making it susceptible to acts of vandalism. In addition, the neighbouring structures are operated as part of an active conservation area with thousands of school children participating in outdoor education activities each year. Maintaining such a structure for heritage purposes would only increase CVC's health and safety liabilities.

Credit Valley Conservation 1255 Old Derry Road, Mississauga, Ontario L5N 6R4
Phone (905) 670-1615 Fax (905) 670-2210

Given these conclusions, CVC's first priority is to demolish and renaturalize the area as part of Silver Creek Conservation Area.

I am confident the Heritage Impact Statement will address the Heritage Advisory Committee's questions and concerns. However, should you like to discuss this matter further, please do not hesitate to contact myself (extension 282) or Eric Baldin (extension 224).

Sincerely,

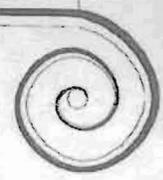
A handwritten signature in cursive script, appearing to read "Judi Orendorff".

Judi Orendorff
Manager, Land Management and Conservation Areas

RECEIVED
JUL 1 6 2007
CLERK'S DEPT.

416 MOORE AVE., STE 103, TORONTO, ONTARIO M4G 1C9
(416) 425-9298 / Fax (416) 425-2346 mcgarch@rogers.com

McGILLIVRAY - ARCHITECT



Friday, June 29, 2007

Re: Heritage Impact Statement for 14513 27 Sideroad , Town of Halton Hills, **ONTARIO**

WOOD/McLURE/ O'HARA-VAUGHAN HOUSE (BEECHAM HOUSE)
14513 27 Sideroad , Concession 9, Lot 28 , Town of Halton Hills

This Heritage Impact Statement was completed on behalf of Credit Valley Conservation to meet requirements of the Town of Halton Hills policies regarding the alteration of heritage structures. CVC is seeking a permit to demolish the house noted above and associated structures.

Purchased in 1973 and amalgamated as part of Silver Creek Conservation Area, the Beechum House has had several tenants but has been unoccupied since 2001. The home is unsuitable for future tenants or alternative uses without significant renovations. It is not feasible for CVC to incur these renovation costs.

14513 27 Sideroad has been listed in the *Halton Hills Heritage Register* and, as such, requires the completion of a Heritage Impact Statement for the proposed demolition and site alteration.

We have reviewed this property in accordance with the requirements of Ontario Regulation 9/06 made under the Ontario Heritage Act, and the Terms of Reference outlined in the Town of Halton Hills Official Plan, Article F5.1.2. Cultural Heritage Impact Statement. Our observations for the property are included in the assessment enclosed.

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In the following Document

- a) The proposed Development is described Item 5.
- b) The description of the cultural heritage resource is described items 1, 2, 3
- c) The effects upon the cultural heritage resource is described item 5
- d) Measures necessary to mitigate are described items 6 and 7
- e) How the proposed development relates is not applicable.
- f) Policies of the Cultural Heritage Master Plan have not been identified.

Recorder's Name and Address

Ian McGillivray, B.A., B.Arch., OAA, FRAIC, CAPHC
 McGillivray Architect,
 416 Moore Ave., Suite 103,
 Toronto, ON M4G 1C9

Record Date Wednesday, April 4, 2007

Report Date March 27, 2007



SOUTH ELEVATION (FRONT).



EAST ELEVATION



NORTH ELEVATION (BACK)



WEST ELEVATION

IDENTIFICATION

County

Regional Municipality of Halton

Municipality

Halton Hills

Address

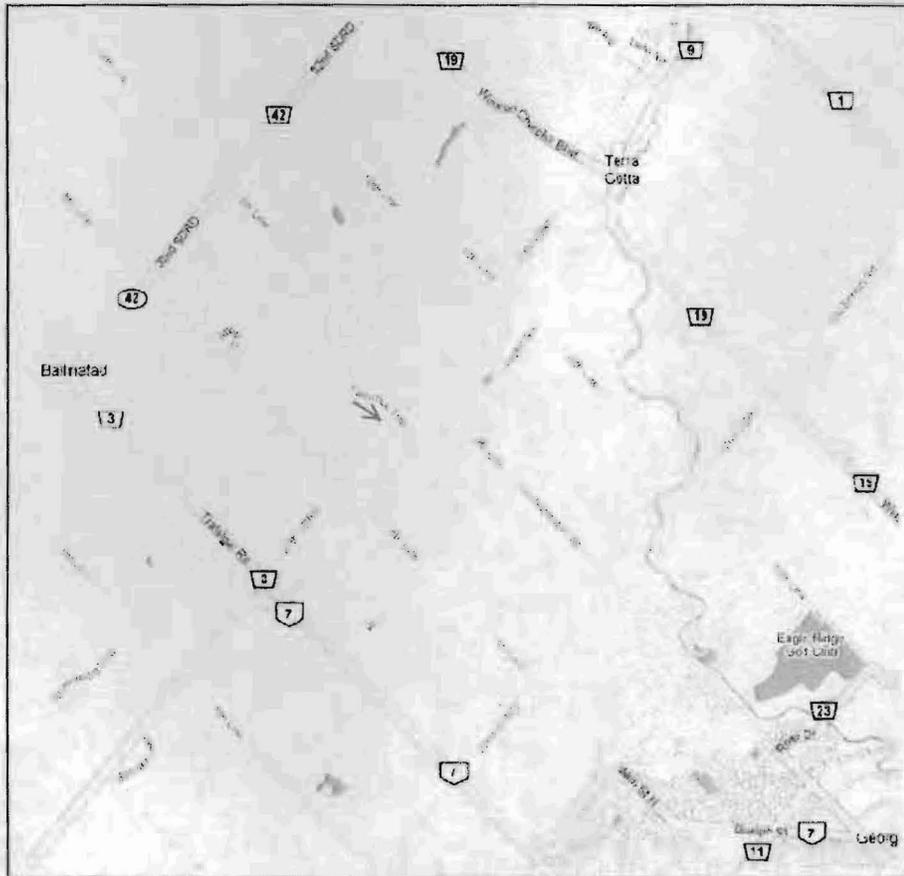
14513 Sideroad 27, Halton Hills

Building Name

Beecham House

Date of Construction
Date of Additions

circa 1870
Unknown



Location map

1. HISTORY
History¹

¹ *Italicized quotations are taken from the Criteria for determining Cultural Heritage value or Interest, Ontario Regulation 9/06 made under the Ontario Heritage Act.*

"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, ii) it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community."

- i) No significant persons or events were identified.
- ii) The interior appears to have many original features. This house may be a unique example of a log building type. As a result we believe this house has potential to add to the historical or architectural knowledge of the area.
- iii) This building has no known connection to an architect or similar designer.

Heritage value: Listed in the Town of Halton Hills Heritage Register. This building is of a relatively simple vernacular cottage design and is believed to be one of the first to be constructed in this area. The inventory describes the house as being built in 1869, representing one of the first structures built by pioneers. An extension to the east and a single storey lean-to addition was constructed at the rear built into the hill side early in the building's history.

1.1. Construction Date

The Halton Hills Heritage Resource Inventory lists the date as 1869. According to the Land Registry, the East half of Lot 28 was acquired by William McClure in 1854 who sold 21-3/4 acres in 1869 to Joseph Smith and John MacDonald. Joseph Smith and wife sold their part to John MacDonald in 1871 and the property was sold by John MacDonald and wife in 1872 to Charles Symon and David Allan. The Illustrated Historical Atlas of Halton County 1877 shows three buildings on the east half of Lot 28, one being located up on Sideroad 29 and 2 located close together in the south of the part of land cut off from the east half by the road allowance, approximately 25 acres in size. This suggests that MacDonald and Symon built their homes together sometime between 1869 and 1871, occupied them for only 3 years and later sold to Symon and Allan. Symon and Allen occupied the houses for only 3 years as well.

The land then went through a rather complex series of, mortgages, litigation and grants until acquired by Donald McKay in 1877.

It is interesting that before Donald McKay acquired the land, he gave a mortgage to Samuel Irwin who purchased the land and immediately flipped it to Donald McKay. A month later Samuel Irwin took out a mortgage (\$100) on the same land. This is the last reference to Samuel

and yet he is noted as the occupant of the land in the Historical Atlas in 1877, probably a tenant of Donald McKay.

Donald McKay seems to have acquired additional lands including a 6 acre plot in the East half because the next transfer, to Alexander McKay, refers to 26 acres. Alexander owned the property for 25 years after which it was transferred to the Vaughan Estate. The Credit Valley Conservation purchased approximately 280 acres of land (including the house) from Nora Eileen Vaughan in 1973, Part Lots 27, 28, 29 Concession 9 Esqueving Township, Town of Halton Hills.

Patent: Canada Company 1841 **Lot 28, E 1/2**

Ownership Summary:

1841-1854	Canada Company
1854-1869	William McClure
1869-1871	Joseph Smith & John McDonald
1871-1872	John McDonald
1872-1873	Charles Symon and David Allan
March 1873	David Allan takes out \$5925 mortgage with Ontario bank
March 1873	There was an action between John MacDonald (plaintiff) and Charles Symon and David Allan (defendants) involving this land and land in Concession 8 to a total of 26 1/2 acres.
April 1873	David Allan takes out another mortgage with John Allan.
	Chas. Symon's interest assigned to Wm. Allan.
1874	David Allans interest given in quit claim to Ontario Bank.
1874-1877	William Allan & Ontario Bank
Mar. 1877	Donald McKay to Samuel Irwin Mtg. \$306.
Mar. 1877 - 1877	Samuel Irwin Sold immediately.
Mar. 1877 - 1918	Donald McKay Grant - Part of E 1/2 & other lands.
April 1877	Samuel Irwin to Thomas Carberry Mtg. \$250
1877	Donald McKay to Henry Plomeux (?) Mtg. \$100. This is the last reference to 21 3/4 acres.
1895	Donald McKay seems to have acquired another 6 acres "Part of E 1/2 and other land".
1907	Census: House occupied by McKay family and five children.
1918 - 1943	Grant - Alexander McKay Part of E 1/2 W. of traveled road & other lands. 26 acres.
1943-1973	Nora Eileen Vaughan Grant
1973	Credit Valley Conservation Grant

- 1.2. **Architect**
Not known
- 1.3. **Builder**
Not known
- 1.4. **Historic Themes, Patterns, People, or Events Associated with the site**
None identified.
- 1.5. **Historic Uses**
Residential

2. EXISTING STRUCTURES AND HERITAGE RESOURCES

Design or Physical Value

"The property has design value or physical value because it, i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii) displays a high degree of craftsmanship or artistic merit, or iii) demonstrates a high degree of technical or scientific achievement"

- i) This house may be rare or unique due to the squared log construction. The style is a relatively common cottage, 3 bay, vernacular but the extension and cold cellar are of interest.
- ii) The original craftsmanship is competent. The detail or ornament is better than expected for a humble dwelling and appropriate for the 1820's-40s but may be a later addition up to the early 1900's.
- iii) This building does not demonstrate technical or scientific achievement.

The building's heritage value is defined by its age and construction type (squared logs). The house has a good level of detail inside manifested in the door casings, corner blocks and baseboards which may be of a later date but is similar to trim of the 1820's to 1840's. Its condition is poor, and it would require many modifications to make it suitable for re-occupancy.

2.1. Physical Description

Building type: : LOG HOUSE, 1 storey rectangular plan house with occupied attic.

Style : Cottage vernacular, 3 bay façade.

Form : Gable roof with shed roof dormers at the back. Frame, gable roof extension to east. Stone walled utility room and cold cellar, modified with second level dormer built over.

Facade Type :Original block is 3 bay, , well balanced. Extension is similar with one door, one window. Shutters added.

Window Type : Rectangular, 2/2 .

Sash Type : double or single hung & wood storms.

Doorcase : Entry door, French full glazed with panes. Probably a later replacement. The Kitchen door is a four panel with the two upper panels glazed and may be original to this section of the house.

Colour : White with black trim, White wood siding throughout, whitewashed parging on utility/cold cellar walls.

Identifying Characteristics of Interior: Living Room: wide door and window casings with profiles, corner blocks with bullseye pattern at door and window heads. Approximately 10" high baseboards. Less detail in bedrooms. Plank doors with thumbblatches to bedrooms. V-groove narrow slat wood ceilings in bedrooms. The Kitchen has a low wainscot with narrow, vertical boards and the door and window casings are similar to the main part of the house. Some similar detail on the second floor corridor window.

Number of storeys above grade: One storey with attic.

Present use: Unoccupied. Probably initially this house was a full time residence, eventually becoming a cottage (vacation) property.

MAIN CONSTRUCTION

Foundation: Not visible. Cold Cellar is rubble stone with parging or stucco plaster.

Basement: No basement

Main structural materials: Main section is log construction with strapping and wood lap siding. East extension is wood frame.

Cladding materials: Wood lap siding.

Roof type: Gable with shed type dormers on the north (back) side, asphalt shingles.

2.2. Design Description

This is a one storey, gable roof, rectangular plan, 3 bay vernacular house with a kitchen extension. It has little exterior ornament. Windows are plain 2 over 2 and the doors are single without sidelights or transoms. The main brick chimney for the original section has been removed at the roof line. One chimney remains at the east end. The rear utility/cold room addition has been built into the side of the hill and the roof continues the lines of the main house gable.

2.3. Integrity

Front (south): The front façade seems to be unaltered and has well balanced original openings. Shutters have been added.

East wall: most of the openings appear to be original. The utility room windows are of an appropriate design.

North wall: The cold cellar abuts the original house close to a centred original window. An old dormer remains and a large new dormer has been added besides it.

West wall: Details of this wall are plain and simple without boxed eaves. The openings appear to be original. The siding may be a later replacement over original strapping.

All elevations: the walls have been boxed out close to the grade, perhaps in an effort to reduce heat loss and to extend heating systems. There are various deteriorating window boxes.

Interior: Ground floor bedrooms, living room and kitchen appear to be appropriate with older fixtures and trim. The kitchen cabinets may date to the 1950's. Ceilings have largely been replaced except in the bedrooms.

The second floor has been substantially renovated and extended to the back.

2.4. Additions to Original Portion

A one room frame extension, better than a summer kitchen, extends easterly. To the north a stone walled addition has been built into the hillside for a back entrance/ utility space and cold cellar.

2.5. Existing condition:

This building is in poor but not derelict condition. Old or original finishes are mainly intact.

3. CONTEXT

The property has contextual value because it, i) is important in defining, maintaining or supporting the character of an area, ii) it is physically,

functionally, visually or historically linked to its surroundings, or iii) is a landmark.

- i) In our Opinion, this property may have significance in defining or supporting the character of the area because of its location on Sideroad 27 close to Silver Creek and because of its type of construction.
- ii) The building is isolated in the area. It is oriented to the road but is not oriented towards the river.
- iii) This building is a recognizable building along 27 Sideroad and has distinctive landscaping such that it may have originally been a landmark.

3.1. Setting

The house is located on a bend of 27 Sideroad, close to Silver Creek such that an extension of the road would run up the driveway. To the south, in front, is the end of an open field, separated by the driveway which is built into the side of a hill. To the north of the driveway is a substantial stone wall supporting an embankment. The house is set back on the embankment, about 20 ft. from this wall and into the side of the hill and is surrounded by bush to the west, north and east. Higher up the hill, to the north, there is a continuous level ledge which suggests the presence of an earlier road or driveway. There are no outbuildings and we did not see any sign of one.

3.2. Neighbouring Properties Known to Have Heritage Significance

The nearest neighbouring buildings are located at the other end of the field to the east, including a barn, Silver Creek Outdoor Education Centre operated by the Dufferin-Peel Roman Catholic School Board. These facilities do not seem to have heritage significance.

3.3. Significant Landscape Features (Natural and Built)

The most significant nearby landscape feature would be the Silver Creek, which at this point is a cascading stream in a relatively deep cleft. Also significant is the wooded, rolling terrain. Of potential significance are the stone wall and the road cut above the house.

3.4. Traditional Views to and From the Property

This house looks south over the level field below to a forest beyond. It is otherwise in a location enclosed by forest. Looking towards the house, the house is not immediately apparent from the road but would have been visible to an approach over the bridge. It also is visible from the road to the south from which the house can be seen across the field.

3.5. Traditional Linkages

No significant linkages were identified.

3.6. Distinctive Neighbourhood Features

As a country side or forest dwelling, this house is in a rural neighbourhood with widely separated dwellings. Significant to this house is its location in the Silver Creek Conservation Area

4. DOCUMENTATION

The following is included in the appendices to this Statement.

- Photodocumentation
- Historical Atlas map 1877

4.1. Zoning:

This property is under the jurisdiction of the Niagara Escarpment Commission. It is necessary to obtain development or demolition permission from the NPC as a first step. Then a Permit must be obtained from the Town of Halton Hills.



Satellite Map

5. OUTLINE OF THE PROPOSED DEVELOPMENT

The intent of the Credit Valley Conservation is to demolish the house and to renaturalize the site in accordance with its management of the conservation lands. No new roadways, lots, building or other changes are proposed.

Effect of proposed changes to demolish the building: The existing landscape is part of the Silver Creek Conservation Area but is not in a designated cultural heritage landscape and this building is not beside a designated building. Because of its natural heritage value, this area is of significance. The adjacent education facilities to the east are the only buildings nearby and (although not examined) seem to be of a somewhat later date of construction. The loss of this building would have no impact on the landscape other than to return it to its original natural context.

6. OPTIONS FOR CONSERVATION

6.1. Reuse is not a viable option due to the unhealthy condition of the building at this time as described previously. In the event that it is required to conserve this building, it will be necessary at a minimum to

- Ensure the structural integrity of the structure.
- Waterproof the structure, especially the back walls exposed to grade and remove all signs of mould through out the house.
- Provide sufficient insulation and sealing, heating and ventilation.
- Provide sanitary facilities in accordance with Code and Municipal requirements.
- Provide potable water.

6.2. The CVC has no intention to use this home as part of present or future operations. If approved, the demolition process would see CVC reuse materials in other capital projects where feasible.

7. ALTERNATIVES FOR SALVAGE MITIGATION

7.1. Significant elements that should be retained: The main body of this building is of log construction which is of heritage value as a representation of early construction types and as a reminder of an earlier community. This building should be saved in situ which would maintain its original historic context but, due to its isolation, would be at potential risk from vandalism. If demolished, the building should be meticulously recorded and deconstructed rather than demolished. This will allow the salvage and reuse of material which, due to its age, will have significant value. It will also allow the potential of purchase and reconstruction in a new location.

7.2. Moving and relocating this building is a possibility. If this option is selected, a new location and potential for re-use will be required. Relocation is not generally a good heritage option as it takes the heritage building out of its original context and is usually done only as a last resort. If relocated, the original building should be meticulously recorded and restored in an appropriate new context as an artifact. The mouldings should be identified

and dated if possible. If the building is relocated, it might be re-used as part of the nearby Conservation Authority Centre for Terra Cotta or Silver Creek or it might be used in the adjacent camp.

- 7.3. Runification is not recommended for reasons of safety and maintenance. Due to its construction with organic materials, the main part of this building is not appropriate for such an approach. The retaining walls and foundation could be left but should be consolidated to preserve them

8. **OTHER:**

- 8.1. The qualifications of the person completing the report are included in the Appendices.

SOURCES:

Ontario Historical Atlas, County of Halton, 1877

Mississauga Central Library, Canadiana Section, nothing available.

Halton County Land Registry Records, 491 Steeles Ave. E., Milton Ontario

416 MOORE AVE., STE 103, TORONTO, ONTARIO M4G 1C9
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McGILLIVRAY - ARCHITECT



Tuesday, July 10, 2007

McGillivray - Architect is an independent practice with expertise in commercial, institutional and residential architecture and has special expertise in restoration work, for which we have received several awards and commendations, and Barrier Free Design. The practice has been active since 1980.

Heritage Assessments, Condition surveys and Conservation Plans form a major part of our practice. We have completed many Capital Planning Surveys and Facility Audits. Recent evaluations include three historic Niagara Falls Power Generating Stations, several evaluations associated with development proposals in Oakville, Scarborough and Markham, and the Pickering Airport Lands.

Ian McGillivray, was educated at Queen's University, Kingston (B.A. 1967) and at the University of British Columbia (B.Arch. 1971). Further studies include York University, York, England, Institute of Advanced Architectural Studies, Short Course on the Conservation of Historic Structures (1980) supported with a Canada Council Grant and again in 1989 for special courses on the environmental aspects of care of historic buildings.

Continuing education, research and development are important to this practice. We have attended courses including the historic Interiors Conference, Philadelphia (1988), Masonry Conservation (1983, 1990), RGIT Stone Cleaning and the Nature of Soiling and Decay Mechanisms, Edinburgh (1992). Ian McGillivray is currently exceeding the requirements of the Ontario Association of Architects Continuing Education Program. Ian is active on a number of professional groups including International Council on Monuments and Sites (Director), Heritage King (LACAC), the International Association for Preservation Technology, the Canadian Association of Professional Heritage Consultants and the Advisory Board of the Architectural Conservancy of Ontario.

With almost 35 years of experience we have seen the continual evolution of our services and the technologies we use. We have many satisfied clients whom we continue to serve. We look forward to serving old and new clients with quality service.

Ian McGillivray
B.A., B.Arch., OAA, FRAIC, CAPHC

10 July, 2007

14513 Sideroad 27,
Halton Hills, Ontario



1. View east to Camp. Road curves around to south.



2. View west towards road



3. Looking east from road towards house.



4. The road curves westerly across Silver Creek.

14513 Sideroad 27,
Halton Hills, Ontario



5. Front elevation showing two parts.



6. The join of the two parts. The east part is set back slightly.



7. East elevation showing dormer and lower utility/
cold cellar area.



8. Close up of the utility/cold cellar wall. Plaster on
stone.

14513 Sideroad 27,
Halton Hills, Ontario



9. The back of the house is partly built into the hillside. The cold cellar is an early addition and the large dormer is probably somewhat later.



10. Close-up of the cold cellar wall showing a relatively thick layer of plaster over rubble stone. The plaster has a reddish colour indicating a local sand was used.

14513 Sideroad 27,
Halton Hills, Ontario



11. West wall. The upper window may be an addition.



12. Damage at the eaves shows heavy applications of mortar and rubble. Logs are not clearly evident.



13. The sawn log construction is clearly visible where the siding has been broken. The strapping is old wood indicating that the logs may have had siding added at an early date.



14. Close up of windows and hole in siding where photo 13 was taken.

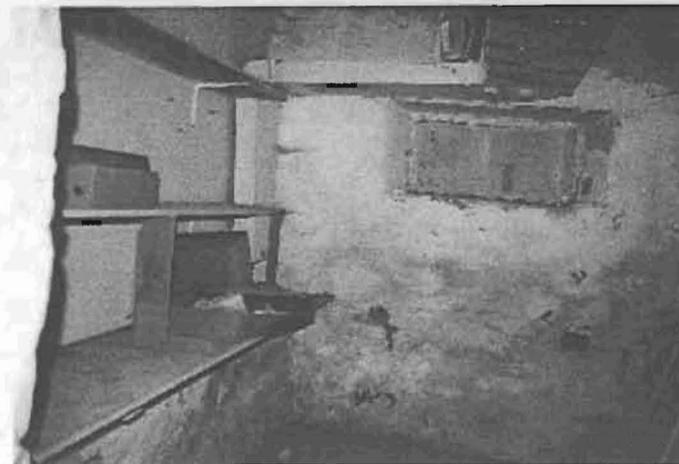
14513 Sideroad 27,
Halton Hills, Ontario



15. Back entrance and utility area.

17. Picture of the Cold cellar.

16. Door to cold cellar from utility area.



14513 Sideroad 27,
Halton Hills, Ontario



18 - 19. Two views of the Kitchen area (east end addition)

14513 Sideroad 27,
Halton Hills, Ontario



20. South-east corner of living room and bedroom beyond.



21. Bedroom doors and chimney shaft.



22. South-west bedroom window. Note plank door and latchset.



23. North-west bedroom window.



24. Closet in S-W bedroom.



25. Detail showing thick walls at front door and window.

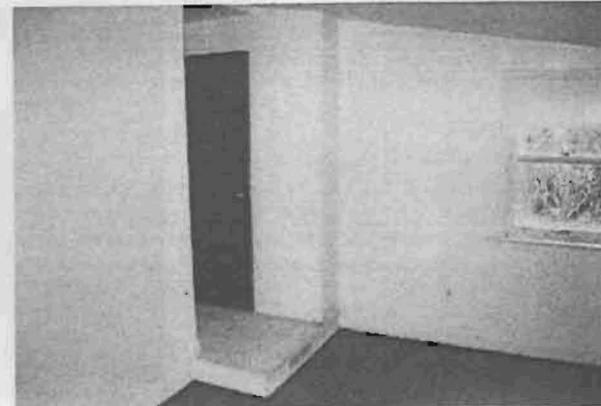
05/03/2007

McGillivray-Architect

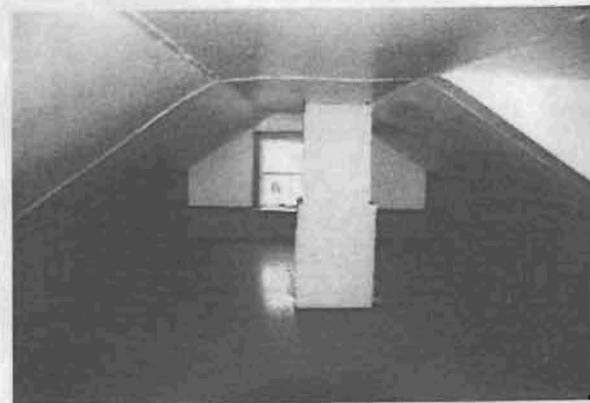
14513 Sideroad 27,
Halton Hills, Ontario



27. North dormer windows.



28. North bedroom over utility area looking towards entrance.



29. Attic room over original section showing chimney shaft.



30. Stair Hall looking east.