

APPENDIX A



TECHNICAL MEMORANDUM

Subject: Addendum to Cultural Heritage Landscape Strategy Implementation- Phase 2 Cultural Heritage Evaluation Report, 2031 North Service Road West, Oakville ON

To:

Dennis Perlin
Assistant Town Solicitor
Town of Oakville | Legal

From:

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&

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Guelph, ON N1H 7L5

Date:

July 21, 2020

EXECUTIVE SUMMARY

This technical memorandum has been prepared by Letourneau Heritage Consulting Inc. (LHC) at the request of Dennis Perlin (Town of Oakville). The purpose of this memorandum is to provide an update to the evaluation of the property located at 2031 North Service Road West. This property was identified as a cultural heritage landscape (CHL) within the *Cultural Heritage Landscape Strategy Implementation- Phase 2 Cultural Heritage Evaluation Report, 2031 North Service Road West, Oakville ON* prepared by LHC and dated May 2017.

During the initial undertaking, the consulting team was not provided access to the property. This was noted in the 2017 report. Instead, a site review was undertaken, from the public Right of Way (ROW), on November 10, 2016 (herein referred to as the 2016 site review). Consulting team members present at the site review were: M. Létourneau, L. Smith, A. Barnes, and C. Uchiyama. Also present during the site review was Sue Schappert from the Town of Oakville. Other team members undertook independent site reviews from the public right of way on November 6 and 10, 2016. The purpose of the site review was to document current conditions and features of the property and surrounding environs, as visible from North Service Road West.

In March 2020, the property owner granted members of the project team property. This site visit (herein referred to as the 2020 site visit) was conducted on March 12, 2020 by E. Eldridge, C. Uchiyama, and M. Létourneau. Sue Schappert, Heritage Planner with the Town of Oakville, was present during the site visit. The purpose of this site visit was to examine the overall property and its components in further detail and from a variety of vantage points within the property. The site visit resulted in a better understanding of the property as a whole and a better understanding of the visual and spatial relationships of various components of the property.

Following the 2020 site visit, the property was re-evaluated based on this new understanding of the site and its components. This re-evaluation has revealed, based upon this new information, that the property is not a cultural heritage landscape.

However, the property **does meet** the criteria of Ontario Regulation 9/06 and does have Cultural Heritage Value or Interest and it was found that the reasons, as outlined within the existing by-law (1994-043) continue to be accurate. Furthermore, although Schedule A of the by-law does not include a list of heritage attributes, the discussion of the significance of the property includes sufficient description of the heritage attributes to guide the conservation of on-site cultural heritage resources. These heritage attributes, based upon the existing by-law, include:

- The one-and-a-half-storey structure with central hall plan;
- Its three-bay façade, central gable and projecting central bay and front porch;
- Its rubblestone construction using colourful local fieldstone, including stone voussoirs, quoins; and,
- Its location overlooking the Fourteen Mile Creek and orientation fronting North Service Road.

An update to the by-law is not presently required under the OHA. Should the Town proceed to amend the by-law to align its contents with the 2005 amendments to the *Ontario Heritage Act* (OHA) (or as superseded), it is recommended that a Reference Plan be prepared to define the boundaries of the heritage attributes of the property to guide any future plans for development.

1.0 CHANGES SINCE PHASE II OF THE CULTURAL HERITAGE LANDSCAPE STRATEGY

Since the completion of the initial CHER, a new iteration of the Provincial Policy Statement (May 2020) and the Growth Plan for the Greater Golden Horseshoe (May 2019) have been issued. The application of both the PPS 2014 and the Growth Plan for the Greater Golden Horseshoe (2006) in the initial CHER was reviewed as part of this technical memorandum. The changes to the PPS 2014 and the Growth Plan for the Greater Golden Horseshoe (2006¹) do not affect the conclusions of this Technical Memorandum.

2.0 STUDY AREA

2031 North Service Road West is an approximately 12-acre parcel of land located on the north side of North Service Road West, where the road bends northward to connect with Third Line, north of the on/off ramps for the QEW. The legal description of the property is "Part Lot 26, Concession 2 Trafalgar, South of Dundas Street (as in 328312 except PE93 & PTS 1, 2, 20R7101), Trafalgar Township", in the Town of Oakville. During the 2020 site visit, the entirety of the property was reviewed, from various angles. The property and its components were documented. (see Figure 1 to Figure 4).

¹ The Growth Plan for the Greater Golder Horseshoe (2017) took effect on July 1, 2017. This 2017 Plan was superseded by the 2019 Plan.

2.1 Existing Heritage Designation

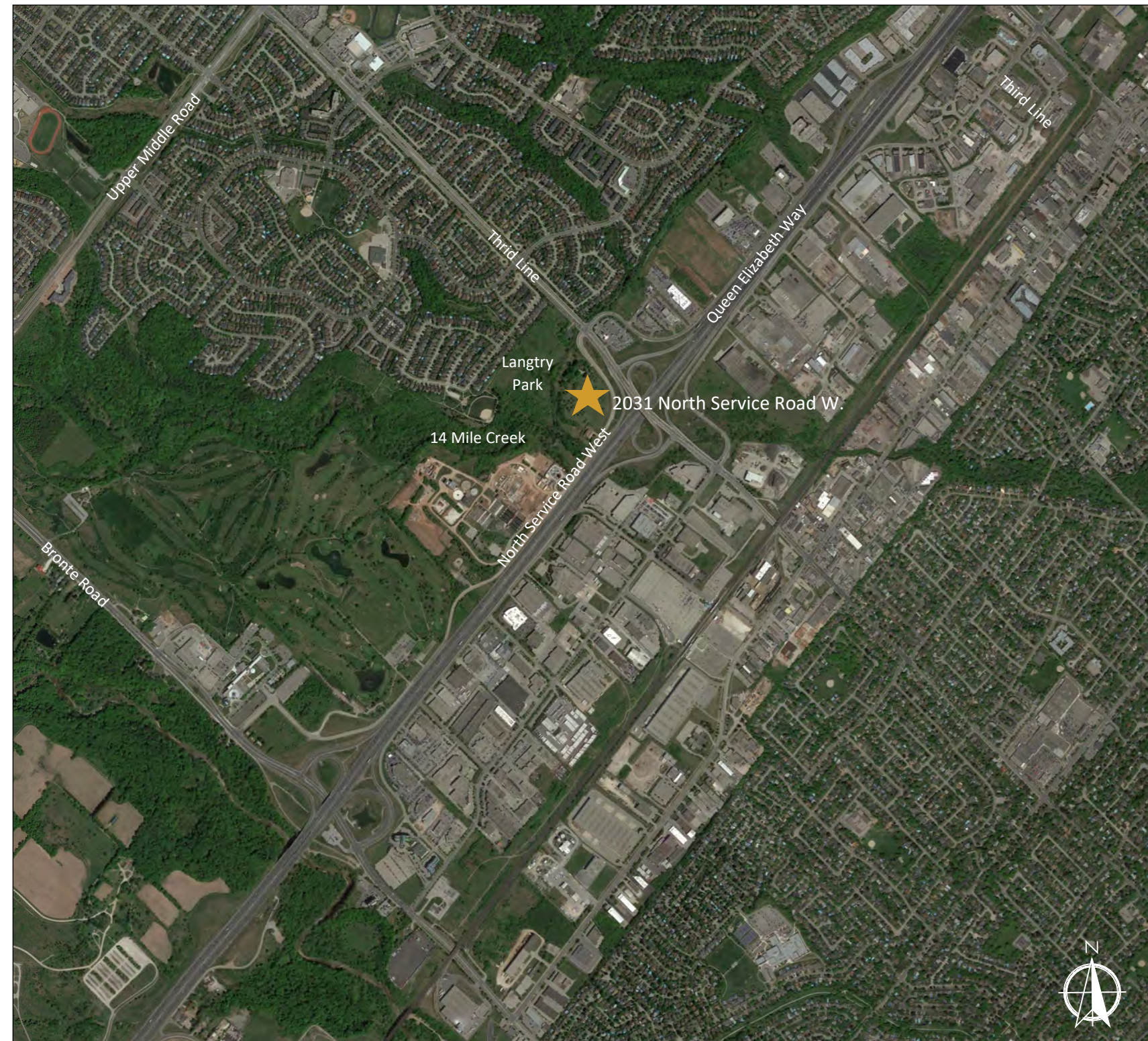
2031 North Service Road West (Hilton Farm) is currently designated under Section 29, Part IV of the *Ontario Heritage Act* (by-law 1994-043) as a property of 'historical, architectural and contextual value and interest'. The full text describing the reasons for the designation are outlined in Schedule "A" to by-law 1994-043 (Appendix A). Schedule "A" describes the historical significance of the property's direct association with Charles Hilton, who settled the property as early as 1831 and constructed the extant residence in 1858. The farm had the largest apple orchard in the area in the 1870s. In addition to the architectural significance of the stone residence, the by-law also notes the orchard, and the relationship with the Fourteen Mile Creek, as being contextually significant.²

It should be noted that the current designation by-law references the property's former municipal address, 1054 Third Line and does not reflect the current address.



Figure 1: View of 2031 North Service Road West from near North Service Road, looking west (ML 2020).

² The contextual significance of the property is described in Schedule A of by-law 1994-043 as follows, "Although it is in the vicinity of the Q.E.W., Third Line and North Service Road, the immediate setting of the Hilton house today appears much as it did over 100 years ago. It is situated just south of a branch of Fourteen Mile Creek and much of the surrounding land used by the Hilton's as orchard is still covered by trees."



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L6H 0H3

Figure 1: Location of 2031 North Service Road West.

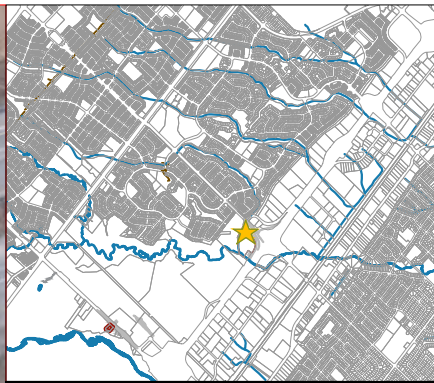
Air photo dated May 22, 2015 obtained from Google Earth

2031 North Service Road W.
Cultural Heritage Landscape Inventory Map

LEGEND

 CHL Study Property

Drawing not to scale



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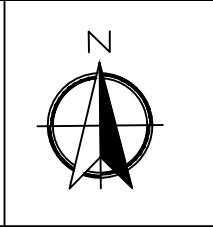


Figure 2: 2031 North Service Road West, Current Conditions.

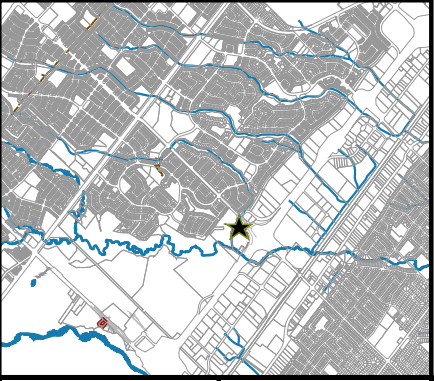
Air photo 2015 obtained from Oakville Mapping
(<https://maps.oakville.ca/gxmaps/default.aspx?map=map16>)

2031 North Service Rd.
Cultural Heritage Landscape
Inventory Map

LEGEND

 CHL Study Area

Drawing not to scale



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Figure 3: 2031 North Service Road West, built and natural features.

2031 North Service Rd.
Cultural Heritage Landscape
Inventory Map
Updated March 2020

LEGEND

-  Assessment Boundary
-  Building
-  CHL Study Area
-  Demolished Outbuilding (2016)
-  Coniferous Tree
-  Deciduous Tree
-  Watercourse
-  Road
-  Site Structures
-  Parkland

Drawing not to scale

3.0 CURRENT CONDITIONS

Property access for the 2020 site visit was granted to the consulting team on March 12, 2020.

The approximately 12-acre property, represents the core of the Hilton farmstead. While the size of the property within the matrix of urban development provides an indication of its former rural origins, the present-day legibility of the property as an agricultural landscape is limited. Whereas during the 2016 site review and background research for the 2017 CHER, views of the property and its components were shielded from the public ROW and their relationships to one another was analyzed through available mapping and aerial imagery, the 2020 site visit allowed for a better understanding of the property and its components. Of note, the condition and quantity of the remaining apple trees within the orchard was also observed to have declined significantly, including since the previous assessment was completed.

The most legible feature is the visually dominant one-and-a-half-storey stone 1858 residence, prominently located near the north-west corner of the property (see Figure 5 to Figure 7). A narrow, gravel drive leads from the North Service Road to the east side of the house, terminating in front of two 20th century sheds, observed to be in poor condition (Figure 3, Figure 4, Figure 8 and Figure 9). Including these two sheds, the property includes seven outbuildings.

The outbuilding immediately north of the former orchard was constructed in the 1980s to support the harness racing track that existed at that time. This structure is wood frame with corrugated metal cladding (Figure 10 to Figure 12). The wide, open door is oriented towards the southeast, facing the Queen Elizabeth Way (QEW) and overlooking the former orchard; south of which the harness racing track was located in the last quarter of the 20th century (Figure 3).

Two vernacular outbuildings (or portions thereof), west of the residence along the edge of the valley, appear to date to the mid- to late-19th century (Figure 13 and Figure 14). One of these, a shed, is a wood frame structure with wood cladding and a simple gable roof. Evidence of numerous foundation interventions/iterations are visible and the structure rests on a foundation that includes concrete with a stone wall along the east and north (Figure 15 to Figure 17). Although portions of the foundations appear to date to the mid- to late-19th century, the concrete portions of the foundation and superstructure are not representative of a specific type, style, method of construction, or materials.

A small, two-storey wood frame barn to the west of the shed was also observed during the 2020 site visit. This structure is a simple rectangular structure with a gable roof – although much of the roof no longer exists. Portions of the walls and cladding have also been removed. Although the foundation walls appear to date from the mid- to late-19th century, overall, the structure was observed to be in poor condition and has been subject to significant intervention (see Figure 9, Figure 18 and Figure 19). As a result, the structure does not appear to be representative of a specific type, style, method of construction, or materials. Furthermore, without other associated agricultural elements – such as the larger barn, which once stood on the property – this structure is not as legible as a component of a farm complex, rather it is legible as one of several sheds at the rear of a residence.

A fourth shed is located south of this barn. It is a rectangular structure with a gable roof and it was observed to be in poor condition. The structure likely dates to the mid- to late-20th century and it is not representative of a particular type, style, method of construction, or use of materials. (see Figure 13, Figure 14, Figure 18, and Figure 19)

An expedient woodshed with wood frame and corrugated metal siding and a saltbox roof is located north of the outbuildings along the slope (Figure 20 and Figure 21). This structure was observed to be in poor condition and it is physically, visually, and functionally removed from the rest of the property.

Various types of fencing are located throughout the property. Fencing along the western, southern, and eastern property lines is generally post-and-rail wire fencing. Chain link fencing is located in the southwest corner of the

property, surrounding the adjacent pumping station. Wood, split-rail fencing is located to the east and north of the house, along the property line and overlooking the Fourteen Mile Creek valley.

The house itself is located at one of the highest points of the property. To the north of the house, the topography rolls steeply down into an open, maintained grassy area within the flood plain of the valley lands. A narrow tributary at bottom of this valley flows south-west for approximately 150 meters before it connects to Fourteen Mile Creek, which runs directly south. Both the tributary and Fourteen Mile Creek are bordered by trees and shrubby vegetation that wend along the water's edge, framing the north and west property boundaries and buffering views to the nearby residential development. (see Figure 22 and Figure 23)

From the house, the horse barn, and driveway, the property slopes gently to the south toward the orchard. The remnant orchard comprises an approximately 4-acre portion of the property. During the 2020 site visit 28 apple trees were observed within the orchard area. As a result of the site visit, many of them determined to be in poor condition. The spatial relationship of the trees as an orchard has been greatly lost due to the large gaps within the grid (see Figure 24 through Figure 27). The decline of the orchard can be traced over time, through historical aerial photos. Aerial photos from 1954 and 1960 show an intact orchard with trees on a nine by nine grid. Over time, trees that were removed were not been replaced. Air photos from 1995, 2006, and 2015 show the steady loss of trees within the orchard. Additional trees have been removed since the 2016 site review. During the site visit, the former orchard viewed from a variety of vantage points and the orchard grid is no longer discernable.

Several mature trees are dotted throughout the site. Particularly notable are the three large trees located between the house and North Service Road. One of these three trees was a butternut (*Juglans cinerea*). Other butternut trees were also observed during the 2020 site visit. Butternut is an endangered tree species. Trees of all sizes are protected under Ontario's Endangered Species Act. The mature butternut located in front of the house appears to have been planted. The other butternut observed appeared to be naturalized (i.e. not planted intentionally), as it was growing very near one of the outbuildings. It should be noted that neither a full arborist assessment nor butternut health assessment was conducted at the time of the site visit.

Based on the 2020 site visit, the layout of the property and its components cannot be described as a representative Southern Ontario farm layout. For at least the middle years of the 19th century, farm development was at its peak. Beginning with the profitable cultivation of wheat in the years between 1830 and 1860 and intensifying with agricultural diversification in the years between 1845 and 1865, farmsteads in Southern Ontario reached their apotheosis of aesthetic design. As described by Shearer³ "the arrangements of buildings and fields within the acreage was established according to a well understood design philosophy to create a functional working landscape which created efficiency in crop production and at the same time established an attractive home for the farm family." Shearer's research is based on the farm management manuals produced by the Ontario Agricultural College in Guelph and the Dominion Experimental Farm in Ottawa. These manuals emphasized that the "overriding philosophy of farm layout was one of practical function and convenience"⁴.

The view of the farmstead from the public road was ordered according to formal design principles: "The farmhouse faced the road, typically close enough that a long front yard rather than a field created the immediate foreground to the house. The architecture of the house typically presented a symmetrical frontage to the road with the formal front door clearly visible to the public. However, in terms of landscape development, the front yard generally consisted of an open lawn with specimen shrubs and trees, very little or no foundation plantings and no walkway leading from the driveway to the front door. This front yard was intended primarily as a visual composition rarely visited or used by the

³ Wendy Shearer Landscape Architect Limited: *Cultural Landscape Assessment Central Pickering: Seaton Lands*. Guelph (n.d.)

⁴ Shearer: 11

farm family”⁵. As described in the 2017 CHER, the front yard and driveway from Third Line has been significantly truncated by the construction of the QEW.

Typical farmstead components which generally comprised the “nerve centre of the operating farm”⁶ - in addition to the house and barn - included “silos, smoke-houses, wells, corn cribs, sheds, driveways, utility lines, windmills, and tree-line windbreaks.”⁷ The residence was almost always removed from the barn, since barns were prone to catching on fire. This was also practical, because moving farm animals and equipment required vast amounts of space and so structures were laid out with this in mind. A well and pump, cistern, and privy would also have been found in the vicinity of the house. The house, with its most attractive, public face to the road, shielded more utilitarian features from public view. The kitchen was generally located to the rear of the house and acted as the access to and from the farm’s activity areas. The farm yard served a number of purposes. It provided a space for a number of the farm’s activities (e.g., washing, vegetable or ornamental gardening) and formed a buffer between the house and farming activities. Extant tree-lines and fencing appear to delineate this domestic area. Few of these features were observed during the 2020 site visit, and of the remnant features, only the residence was observed to be representative.

As discussed in the 2017 CHER, fruit growing and basket production became two of Oakville’s primary industries in the 1870s and 1880s and a typical agricultural landscape in Trafalgar Township included an orchard. Typical farmscapes along Lower Middle Road, in particular, were characterized by vast rows of apple trees planted in a grid, fronting the road. The orchard grid that typifies this characteristic component is no longer discernable at 2031 North Service Road West.



Figure 5: Residence, east (front) facade (ML 2020).

⁵ Shearer: 10

⁶ McIlwraith, (1999): 243.

⁷ McIlwraith, (1999): 243.



Figure 6: Residence, north facade (ML 2020).



Figure 7: Residence, west facade (ML 2020).



Figure 8: Sheds immediately west of the residence, at the end of the driveway (ML 2020).



Figure 9: Outbuildings, looking north from former orchard towards creek valley (ML 2020).



Figure 10: View across former orchard towards the 1980s outbuilding (ML 2020).



Figure 11: 1980s outbuilding (CU 2020).



Figure 12: View from the rear of the property looking northwest towards Third Line. 1980s outbuilding centre, former orchard on right, residence on left (CU 2020).



Figure 13: View of several outbuildings, looking west from residence (ML 2020).



Figure 14: View of outbuildings along top of valley looking east towards North Service Line and Third Line (ML 2020).



Figure 15: View of shed along valley (CU 2020).



Figure 16: View of shed along valley, looking west (CU 2020).



Figure 17: View of shed along valley, looking northeast (CU 2020).



Figure 18: View of outbuildings along top of valley looking east towards North Service Line and Third Line (ML 2020).



Figure 19: View of outbuildings along valley looking east towards Third Line (CU 2020).



Figure 20: View of woodshed looking north from top of valley (ML 2020).



Figure 21: View of woodshed looking east from base of valley (ML 2020).



Figure 22: Open, low-lying valley along creek at north end of property from North Service Road (CU 2016).



Figure 23: View of creek valley from north of the residence (CU 2020).



Figure 24: Remnant rows of orchard trees as viewed from the public ROW in 2016 (CU 2016).



Figure 25: Remnant orchard trees and horse barn, looking east from rear of property (ML 2020).



Figure 26: View looking south across former orchard (ML 2020).



Figure 27: View looking southeast across former orchard (ML 2020).

4.0 EVALUATION

Following the site visit and review of current and historic mapping outlined in the initial CHER, the evaluations were revised, as presented in Table 1 through Table 3, below:

Table 1: Evaluation of 2031 North Service Road West as per Ontario Regulation 9/06 Criteria.

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	<p>The property at 2031 North Service Road West is not a representative example of an evolved farm complex and remnant orchard landscape dating from the late 19th century. When viewed from a variety of vantage points throughout the property, the former orchard grid is not discernable from the remnant apple trees. Of the extant ancillary structures, the majority were constructed in the late 20th century and are not associated with the Hilton farming operations. Two outbuildings, west of the residence along the edge of the valley, may date to the mid- to late-19th century; however, neither was observed to be in good condition and both have been subject to intervention, as a result, neither are representative of any particular style, type or expression.</p> <p>However, the 1858 rubble stone Hilton residence is a rare and representative example of local rubblestone construction and its siting, on a prominence overlooking a branch of the Fourteen Mile Creek, is representative of mid-19th century farmstead design.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	N	The overall landscape does not exhibit a high degree of craftsmanship. With respect to the residence, the level of craftsmanship is consistent with its time of construction.
iii. demonstrates a high degree of technical or scientific achievement.	N	The overall landscape does not exhibit a high degree of technical or scientific achievement. With respect to the residence, the level of technical or scientific achievement is consistent with its time of construction.
2. 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,	Y	The property at 2031 North Service Road West is directly associated with the development of agriculture and the fruit-growing (specifically apple-growing) industry in Trafalgar Township. It is also directly associated with the Hilton Family. The farm was quite prosperous in the 1860s and, although the Hilton farm was one of many orchards located in the area in the 1870s and 1880s, it was, by far, one of the largest. This, in turn contributed to the development of the former hamlet of Merton.

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	Y	The property has the potential to yield information about rubblestone construction in the 1850s. Furthermore, the property's location along a branch in the Fourteen Mile Creek and the lack of recent and extensive disturbance suggest an elevated likelihood that the property has the potential to contribute to the archaeological record of the area; however, this is best addressed through the archaeological assessment process.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property, as a cultural heritage landscape, does not demonstrate or reflect the work or ideas of any architect, artist, builder, designer or theorist who is significant to the community. The builder of the residence is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	The 1858 residence is one of the few remnants of the former hamlet of Merton and a rare reminder of the former prevalence of agriculture and apple growing along Lower Middle Road (which has been replaced by the QEW and North Service Road). It, along with the Merton Cemetery (to the west), is one of the few remnants of this former rural area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The property is not tangibly linked to its surroundings.
iii. is a landmark.	N	2031 North Service Road West is not a landmark.

5.0 CONCLUSIONS

The 2020 site visit allowed members of the project team to review the existing conditions of the property and its components in greater detail and from a variety of vantage points across the property. This resulted in a greater understanding of each of the components, previously viewed only from the public ROW and through the analysis of mapping and aerial imagery, as well as the visual, functional, and physical relationships of those components. Re-evaluation of the property following the 2020 site visit has resulted in the following conclusions.

It was determined that the property at 2031 North Service Road West **does not** constitute a significant cultural heritage landscape as defined within the PPS 2020.

The property does, however, continue to meet the criteria of Ontario Regulation 9/06 and does have Cultural Heritage Value or Interest for the reasons outlined in the existing designation by-law (1994-043).

Furthermore, although Schedule A of the existing by-law does not include a list of heritage attributes, the discussion of the significance of the property includes sufficient description of the heritage attributes to guide the conservation of on-site cultural heritage resources. These heritage attributes, based upon the existing by-law, include:

- The one-and-a-half-storey structure with central hall plan;
- Its three-bay façade, central gable and projecting central bay and front porch;
- Its rubblestone construction using colourful local fieldstone, including stone voussoirs, quoins; and,
- Its location overlooking the Fourteen Mile Creek and orientation fronting North Service Road.

An update to the by-law is not presently required under the OHA. Should the Town proceed to amend the by-law to align its contents with the 2005 amendments to the *Ontario Heritage Act* (OHA) (or as superseded), it is recommended that a Reference Plan be prepared to define the boundaries of the heritage attributes of the property to guide any future plans for development.

If there are any questions or concerns with this analysis, or if you require additional information, please do not hesitate to contact the undersigned

Sincerely,

DRAFT

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