ATTACHMENT 2

GOLDER

REVISED REPORT

Cultural Heritage Impact Assessment

Henry Burton House, 8811 Huntington Road, Lot 13, Concession 9, City of Vaughan, Regional Municipality of York, Ontario

Submitted to:

Anatolia Capital Corporation
8300 Huntington Road
Vaughan, Ontario
L4L 1A5

Submitted by:

Golder Associates Ltd.
309 Exeter Road, Unit #1 London, Ontario, N6L 1C1 Canada

+1 519 652 0099

18107463-R01-Rev0

30 July 2020

Distribution List

1 e-copy: Anatolia Capital Corporation

1 e-copy: Golder Associates Ltd.

Personnel

Project Director	Michael Teal, M.A., Associate, Senior Archaeologist
Project Manager	Henry Cary, Ph.D., CAHP, RPA, Cultural Heritage Specialist
CHIA Lead	Ragavan Nithiyanantham, M.A., CAHP, Cultural Heritage Specialist
Historical Research	Robyn Lacy, M.A., Archaeologist
Field Investigations	Ragavan Nithiyanantham, M.A., CAHP
Report Production	Robyn Lacy, M.A., Archaeologist
	Elizabeth Cushing, M.Pl., Cultural Heritage Specialist
	Ragavan Nithiyanantham, M.A., CAHP
Maps & Illustrations	Andrew Sabourin, CAD/GIS Technician
Technical Review	Henry Cary, Ph.D., CAHP, RPA
Senior Review	Henry Cary, Ph.D., CAHP, RPA

Acknowledgments

Anatolia Capital Corporation	Josh Berry, M.Pl, MCIP, RPP, Land Planner
City of Vaughan	Shelby Blundell, Cultural Heritage Coordinator
	Jill Shaw, Archival Records Analyst

Executive Summary

The Executive Summary highlights only the key points from the report; for complete information and findings, as well as limitations, the reader should examine the report in full.

Background

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

Key Findings

This CHIA concluded that:

- ***The property has cultural heritage value or interest for:***
  - Henry Burton House, which is a rare example of a log house built in a vernacular Georgian style
  - Its historical associations with early settler Henry Burton and development of the historical community of Elder Mills
  - Its role in maintaining and supporting the rural agricultural setting of the area and its visual and physical links to the adjacent Rainbow Creek
- ***Without mitigation, the proposed development will adversely affect the property's cultural heritage value or interest and heritage attributes (primarily linked to Henry Burton House).***

Recommendations

Based on these key findings and rigorous options analysis, Golder recommends to:

- ***Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).***
- ***Demolish the East Wing and South Addition of Henry Burton House due to structural and architectural deficiencies.***

- Contractor to photographic document Henry Burton House during demolition.
- Contractor to monitor impacts to the Main Block during demolition.

- ***Demolish the South Outbuilding, Northeast Outbuilding, South Barn and North Barn.***

To achieve this objective, the following short-term and long-term conservation actions are recommended:

Short-term Actions

- Develop a Maintenance and Mothball Plan to stabilize and conserve Henry Burton House in its current location for the next 5 to 10 years.
- Monitor during construction and operation
  - Establish site controls and communication;
    - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
  - Create a physical barrier;
    - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.
  - Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
    - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec PPV. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
    - If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
      - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
      - Use smaller construction equipment within proximity to the house;
  - Maintain road to avoid surface irregularities (i.e., potholes);
  - Install signage indicating maximum speed limits of 20 km/h adjacent Henry Burton House and no idling adjacent to Henry Burton House.

Long-term Actions

- Prepare a Heritage Conservation Plan detailing the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve Henry Burton House prior to, during, and after the relocation effort.
- Consider designating Henry Burton House and its associated new parcel under Part IV of the *Ontario Heritage Act.*

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries and City of Vaughan, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by Anatolia Capital Corporation (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

Table of Contents

TABLES

FIGURES

APPENDICES

APPENDIX A
Structural Review Report

APPENDIX B
Site Plan

APPENDIX C
Environmental Impact Assessment - Top of Bank, Meanderbelt, Floodlines, and Long-Term Stable top of Slope

1.0 INTRODUCTION

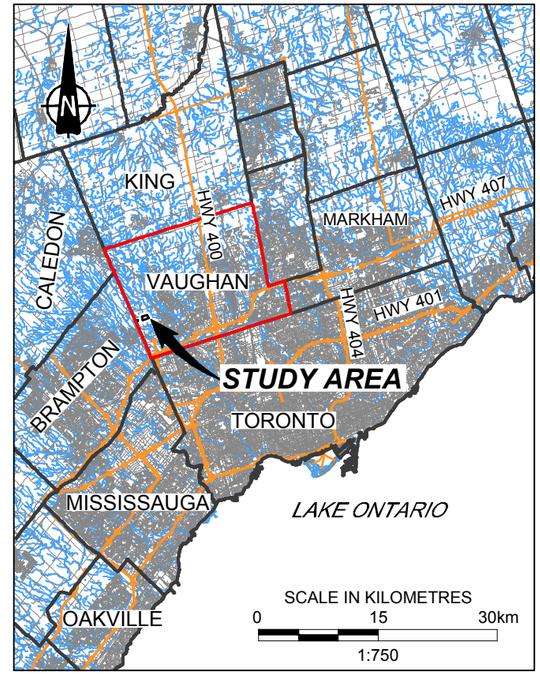
In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

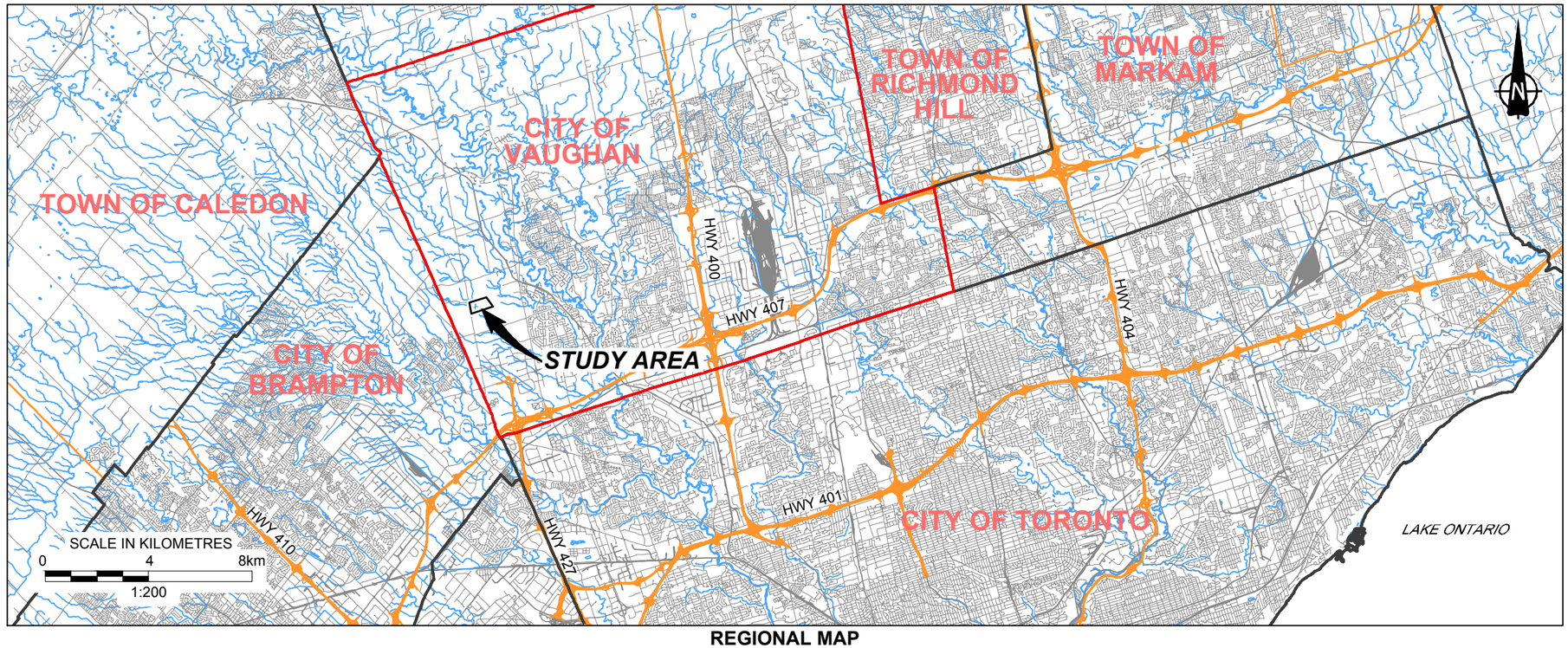
Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA provides:

- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources in the property;
- An overview of the property's geographic and historical context;
- An inventory and evaluation of built heritage elements and landscape features in the property;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future actions.

2017 IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

-----	APPROXIMATE STUDY AREA
———	CITY OF MARKHAM BOUNDARY
———	TOWNSHIP/MUNICIPALITY BOUNDARY
VAUGHAN	TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017;
2017 AERIAL IMAGE PROVIDED BY YORK REGION, CONTAINS PUBLIC SECTOR INFORMATION MADE AVAILABLE UNDER THE REGIONAL MUNICIPALITY OF YORK'S OPEN DATA LICENCE; AND
CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTUTAL HERITAGE IMPACT ASSESSMENT
HENRY BURTON HOUSE, 8811 HUNTINGTON ROAD
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO

TITLE

LOCATION MAP

GOLDER

PROJECT No.			18107463	FILE No.	18107463–R01001
				SCALE	AS SHOWN REV.
CADD	AMS/DCH	Nov 30/18			
CHECK					

FIGURE 1

2.0 SCOPE AND METHOD

This CHIA was conducted with the objectives to:

- Determine if the property meets the criteria for cultural heritage value or interest (CHVI) as prescribed in *Ontario Regulation 9/06* (*O. Reg. 9/06*) of the *Ontario Heritage Act*;
- Assess the impact of the proposed development on any identified cultural heritage resources; and,
- Recommend mitigation or conservation actions based on the results of the evaluation and impact assessment.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted the City's Cultural Heritage Coordinator;
- Conducted archival research to understand the property's land use history;
- Undertook field investigations to document and identify any heritage attributes of the property, and to understand the wider built and landscape context;
- Evaluated built and landscape elements on the property using the criteria prescribed in *O. Reg. 9/06*;
- Assessed the impact of the proposed development on any identified heritage attributes; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal policies and guidance.

A range of archival and published sources, including historic maps, municipal records, and research articles were compiled from the ONland digitized land registry records, the City of Vaughan Archives, and other published and online sources.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyanantham on October 16, 2018 and included accessing and photographing all elements of the property and wider context with a Samsung Galaxy S8, and Bosch laser distance measurer. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980) was used to document the house, and physical conditions and landscape characterization were recorded as written notes.

The property was evaluated using the criteria prescribed in *O. Reg 9/06*, and the proposed development was assessed for adverse impacts using the guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. Several widely recognized municipal, provincial, national, and international manuals related to evaluating heritage value, determining impacts, and conservation of cultural heritage resources were also consulted for 'best practice' approaches, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);

- *The Evaluation of Historic Buildings* and *Heritage Planning: Principals and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 lists the results of consultation conducted for this CHIA.

Table 1: Results of consultation.

Contact	Date of Contact	Response
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018. Email: Shelby informed us that the book 'Remembering Elder's Mills' stated the incorrect date for when Henry Burton purchased the property. She stated that because the land registry records that I provided info from states that he bought the land from the crown in 1833, that the register will be amended from 1832 to 1833. She also provided the full report completed for the Block 59 planning application.
Jill Shaw, Archival Records Analyst, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018. Email: Jill provided additional information and scans from the book "Remembering Elder's Mills", with information on Henry Burton House. She said that she would touch base again after checking a few more sources about the house at 8811 Huntington Road.
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Nov 26, 2018. Email: Golder queried if the municipality had any requirements or concerns regarding the potential development and impact on the property.	Nov 27, 2018. Email: Shelby replied and said there are no specific policies about buffers or vegetation, but depending on the requirements of the CHIA, a conservation plan, heritage easement agreement, or letter or credit may be required.

3.0 POLICY FRAMEWORK

The property is subject to a number of federal, provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal and international levels. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many of the provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1979 *Australia ICOMOS Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013*),* and 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines the three conservation 'treatments' —preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment on a range of cultural heritage resources.

At the international level, the International Council on Monuments and Site (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

3.2 Ontario Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement* 2020 (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant heritage landscapes* shall be conserved
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020:

- ***Adjacent lands*****:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan

- ***Built heritage resource:*** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- ***Conserved*****:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- ***Cultural heritage landscape:*** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- ***Development*****:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- ***Heritage attributes:*** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)
- ***Protected heritage property:*** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- ***Significant*****:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that "criteria for determining significance…are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used", and that "while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation." The criteria for significance recommended by the Province as well as the need for evaluation is outlined in the following section.

3.2.2 The *Ontario Heritage Act* and *Ontario Regulation 9/06*

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (*OHA*). Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the*

Conservation of Provincial Heritage Properties is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables councils to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

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;
    ii) Displays a high degree of craftsmanship or artistic merit; or
    iii) Demonstrates a high degree of technical or scientific achievement.
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;
    ii) 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.
3) The property has ***contextual value*** because it:
    i) Is important in defining, maintaining or supporting the character of an area;
    ii) Is physically, functionally, visually or historically linked to its surroundings; or
    iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described[1] and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within a HCD designated under Part V of the *Ontario Heritage Act*;

[1] The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act;* and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources, not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines a HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of a HIA is provided in the MHSTCI document, which also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options (see Section 0).

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

1) Documentary evidence (restoration should not be based on conjecture);
2) The original location (do not move buildings unless there are no other means to save them since any change in site diminishes heritage value considerably);
3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
4) Original fabric (repair with like materials);
5) Building history (do not destroy later additions to reproduce a single period);
6) Reversibility (any alterations should be reversible);
7) Legibility (new work should be distinguishable from old); and,
8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

3.3 City of Vaughan Heritage Policies

3.3.1 Official Plan and Secondary Plans

The City's *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016). Under Section 6.2.2.9, all development applications, demolition control applications and infrastructure project *adjacent* to a designated property are to be compatible by:

a) respecting the massing, profile and character of adjacent heritage buildings;

b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;

c) maintaining the established setback pattern on the street;

d) being physically oriented to the street in a similar fashion to existing heritage buildings;

e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;

f) having minimal impact on the heritage qualities of the street as a public place;

g) minimizing the loss of landscaped open space;

h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and,

i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed development has been assessed for compliance with these *Official Plan* policies in Section 0 of this CHIA.

3.3.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- *Avoidance mitigation*: measures to retain heritage resources 'in situ and intact' while allowing development to proceed.
  - This can include, 'where conservation of the entire structure is not possible, consideration may be given to the conservation of the heritage structure/ resource in part, such as the main portion of a building without its rear, wing or ell addition'.

- *Salvage Mitigation*: preservation through relocation or salvaging architectural elements.
- *Historical Commemoration*: use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve the knowledge of a heritage place.

Overall, the City's CHIA guidance aligns with the MHSTCI *Heritage Resources in the Land Use Planning Process* except that the City also requires a 'condition assessment' as part of the analysis. All City CHIA requirements have been followed in the preparation of this report.

4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

4.1 Geographic Context

The property is located in southwest Ontario, approximately 25 km north-northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level rolling terrain with fertile clay soils (formed on till or lacustrine sediments) covering approximately 483 square km of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils can support grain agriculture, stock raising and dairying (Chapman & Putnam 1984:174-176). The Peel Plain is described by Chapman and Putnam (1984: 174) as:

> *Level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and uniform slope toward Lake Ontario. Across this plain, the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks.*

Soils in the area are predominantly imperfectly drained and stone-free clay loam, and generally the topography is flat (235 to 237m). Relative to political boundaries, the property is within the Regional Municipality of York and the central west portion of the City of Vaughan. It is bounded by Rutherford Road to the north and Huntington Road to the east and is located within the west portion of Lots 13 W and 15, Concession 9, approximately 12 km west of the centre of the City of Vaughan.

4.2 York County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791 and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'ile Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33-foot area is rendered smooth. Due to these strict regulations, and

the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

Not surprisingly, the system hampered population growth. In many cases, immigrants chose to move to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to discharge veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarborough. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2016 boasted a population of 1,109,90 residents (Statistics Canada 2016).

4.3 Vaughan Township & Elder Mills

The property is located within the City of Vaughan, formerly Vaughan Township. Vaughan was named in 1792 for Benjamin Vaughan, a British commissioner who negotiated the 1793 Treaty of Paris between Great Britain and the United States (Rayburn 1997:335). Abraham Iredell surveyed the Township in 1795 according to the ‘single front survey system’, a method used from 1783 onward were only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981; see Figure 2). In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).

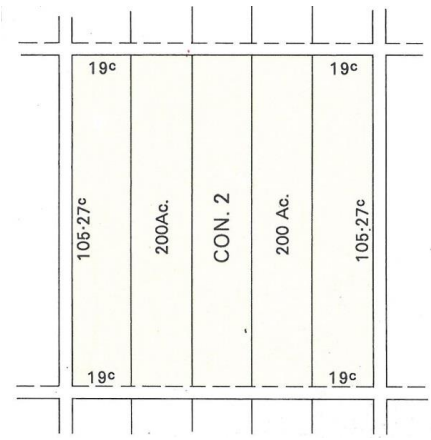


Figure 2: The single front survey system, used from 1783 to 1818. As depicted, each lot is 200 acres created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/20.12 metres; from Gentilcore & Head 1984:99)

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141 and ten years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five sawmills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This combined with the construction of the Toronto, Grey and Bruce Railway in the western half of the Township in 1871, triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture 1880).

Throughout the 19th century, several communities developed in Vaughan Township: Nashville, Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The property was located to the west of Elder Mills, which falls within the centre west portion of Vaughan.

At the beginning of the 20th century, economic development of Vaughan Township was similar to adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.

Elder Mills was a small milling community within the Vaughan Township, established in the 1840s along the main branch of the Humber River where the river crosses Rutherford Road, straddling present day Highway 27. A Scottish carpenter named James Gibb Thomson built three lumber mills to supply the farming community, which covered Lots 15 and 16, Concessions 8 and 9.

Significant new growth and development have occurred in the past four decades. Vaughan was amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2016 it boasted a population of 306,233 residents (Statistics Canada 2016).

4.4 8811 Huntington Road

The property at 8811 Huntington Road is listed as a heritage property on the City of Vaughan *Heritage Inventory.* Land Registry records (abstract index to deed records) are available online through the ONland System, however discussion with the City of Vaughan Archival Records Analyst indicated that surviving assessment rolls and documents prior to 1897 have only sporadically survived, and assessment rolls prior to 1850 are not present for the City and surrounding area.

In 1833 Henry Burton obtained the 100 acres comprising the west half of Lot 13 Concession 9 from the Crown and lived on the property as the sole listed owner on the Land Registry records and maps for decades (Ontario Government Record ND). The Patent Plan labelled ‘Act 1851’ lists ‘Henry [B/D…] on the west half of the lot, and is likely a copy of an earlier record. Henry built a log home for the family ‘about twenty rods in from the road’, and later a larger home and barn were built east of the Humber River, and later a brick addition with a fireplace, pantry, and two second storey bedrooms was added prior to 1909 (Elder’s Mills W.I. Tweedsmuir Committee 2000:68) (Figure 3). Based on the current fieldwork at the property, it is probably that the current residence is this second log cabin with a brick addition, constructed by Henry Burton sometime after 1833, and likely prior to the mid-1800s based on the riven, or hand-split, lath.

Henry Burton was originally from Scotland and emigrated to Ontario, arriving in Vaughan in 1833 after purchasing Lot 13W Concession 9, becoming one of the earliest European settlers within the area one of the earliest settlers in this region of Vaughan (Mercer et al. 1885:332). He was a prominent stone-mason in ‘little-York’ (Toronto) where he helped built the first market and Osgoode Hall prior to arriving in Vaughan, where he continued his trade and is responsible for building several stone houses in the region (Mercer et al. 1885:333). Robert Burton was born in 1852 on the property and was the youngest son of Henry Burton. Robert married Margaret Lawrence in 1860 and the couple had three children together (Mercer et al. 1885:333).

The 1860 Tremaine Map of the Township shows H. Burton as owning the west half of the lot, and he is still listed on the 1878 map of the region (Miles & Co. 1878)(Figure 4 & Figure 5), with a small house and garden area indicated near the south-centre of the property. Henry Burton died in 1881, and the 100 acres were transferred to his son, Robert Burton, through his will, according to the abstract index to deed records.

The property remained in the Burton family throughout the late 19th century and into the 20th century. A topographic map of the region from 1914 shows a wood structure on the property in the location of the current residence, but no outbuildings (Figure 6)(Department of Militia and Defence 1914). Between 1947 and 1956, portions of the property were undertaken by a by-law from the Township of Vaughan's subdivision control, but no amount of money was recorded as changing hands. An aerial photo obtained from the University of Toronto Archives from 1954 shows the farm property but is at too great of a scale to determine details about the structures, but does indicate a structure closer to the field boundary than the current barns, suggesting that the original barn was still standing at this point (Figure 7). In 1961, Robert E. Burton and his wife Mary granted the land to Catherine A. MacPherson for ‘$1 etc.’ for all 100 acres. The 1963 topographic map of the region shows the property as consisting of several small buildings including a barn, two outbuildings, and a residence in the location of the present house (Department of Energy, Mines and Resources 1963) (Figure 8). Through the 1960s,

MacPherson granted parts of the Right of Way (ROW) and other portions of the property to the Hydro-Electric Power Commission of Ontario. According to the previous report on the property (Scarlett Janusas Archaeology Inc. 2014) indicated that this barn burned down in the 1960s and was replaced by the current barns and outbuildings.

By 1972, the topographic map indicates the residence and only two outbuildings, including a barn and a smaller structure in the approximate location of the current structure between the residence and the barns (Department of Energy, Mines and Resources 1972) (Figure 9). According to aerial photos provided by the York Region interactive maps, the old barn's stone foundation was all that was left visible of the structure by 1978, with the existing north and south barns having already been constructed. MacPherson leased additional portions of the property to Ontario Hydro until 1981. Aerial images provided by Google Earth show that both additions were present by 2004.

Due to Henry Burton's extended ownership of the property between 1833 and 1881, it is likely that the house was built by or for Henry for his family. Previous reports and the City's *Heritage Inventory* indicate that the structure was built in 1833, the same time that the property was obtained from the Crown by Henry Burton, however, records indicate that a second log and brick house was built on the property sometime later. Based on the construction seen during fieldwork, the current structure is likely Henry's second house, probably built between sometime in the mid-1800s. A report conducted in 2014 by Scarlett Janusas Archaeology Inc. incorrectly identified the house as having been constructed in 1832, however this date has been rectified within our report.

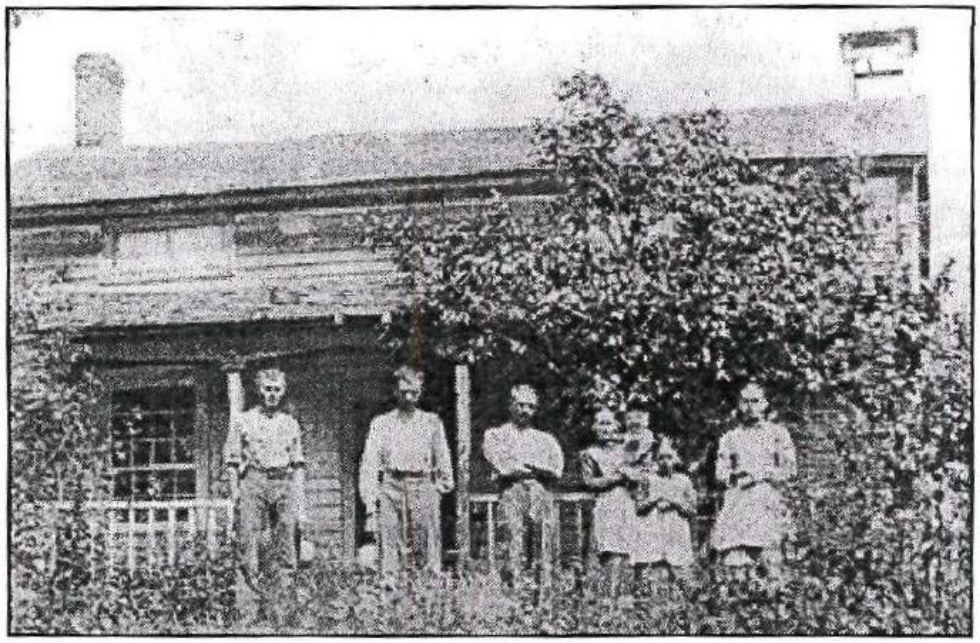


Figure 3: Henry Burton House with family (Elder's Mills W.I. Tweedsmuir Committee 2000:68).

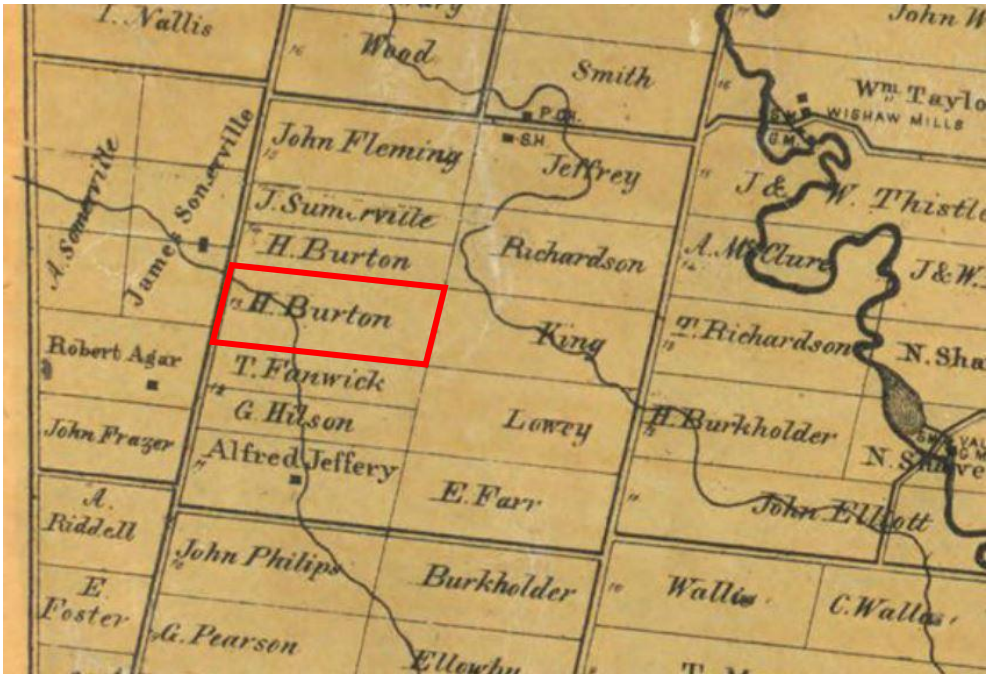


Figure 4: Portion of 1860 Tremaine map of the region, with the west half of Lot 13, Concession 9 highlighted (Tremaine 1860).

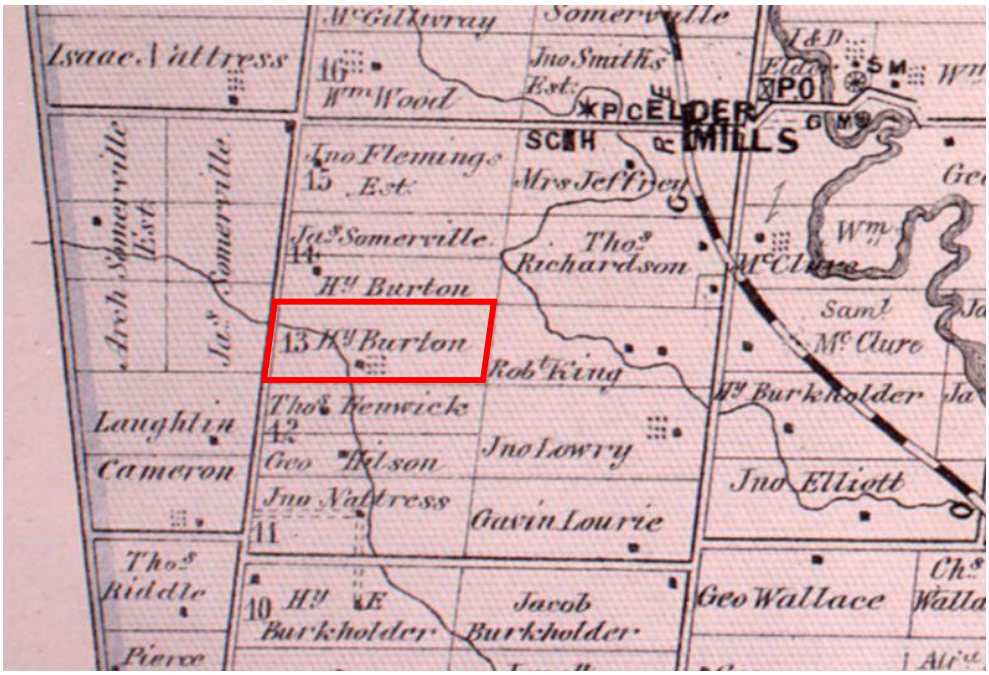


Figure 5: Portion of the 1878 map of the Region, with the west half of Lot 13, Concession 9 highlighted (Miles & Co. 1878).

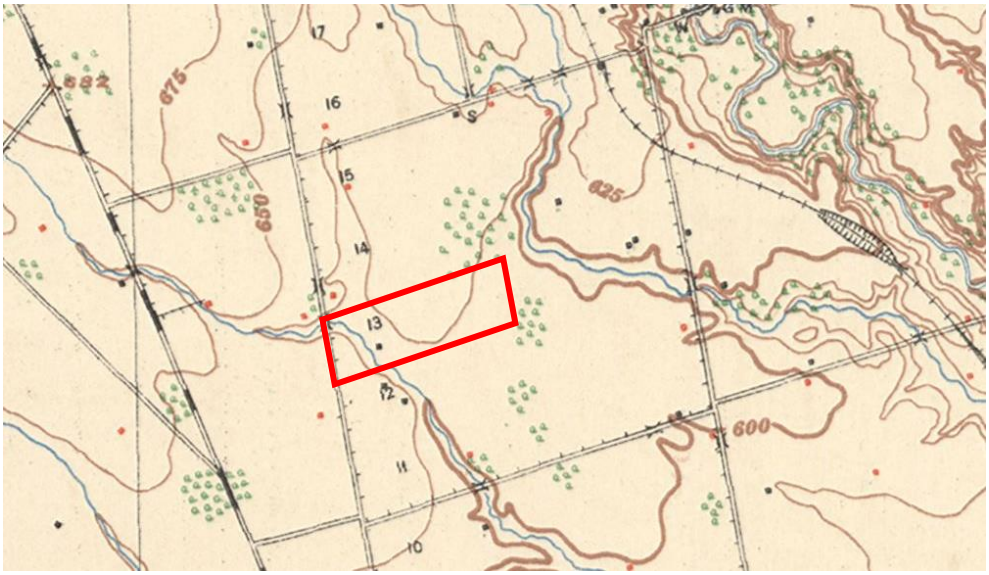


Figure 6: Portion of the 1914 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Militia and Defence 1914)

Figure 7: Portion of a 1954 aerial photo of the area, with the west half of Lot 13, Concession 9 highlighted (University of Toronto Archives 1954).

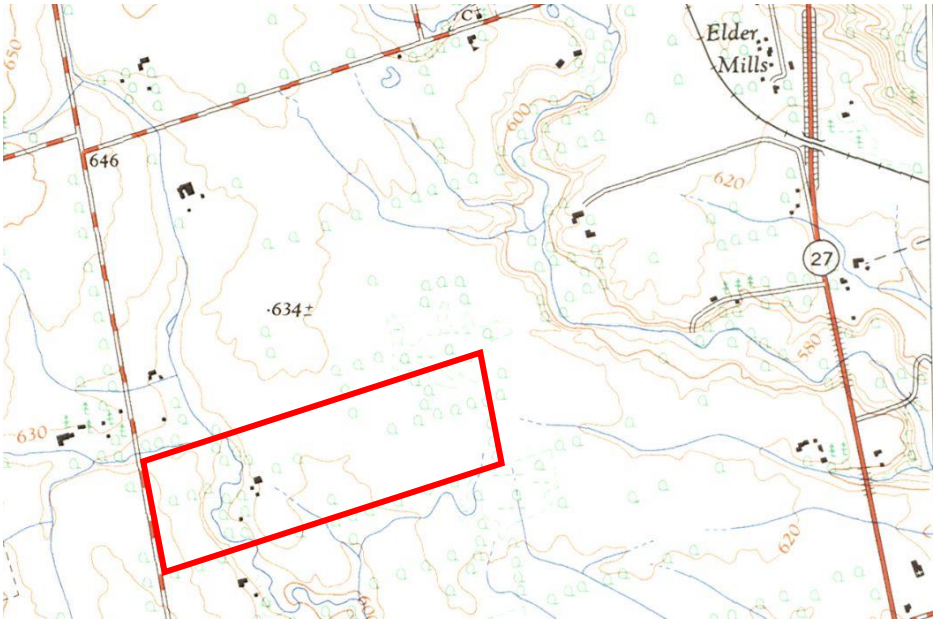


Figure 8: Portion of the 1963 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Energy, Mines and Resources 1963).

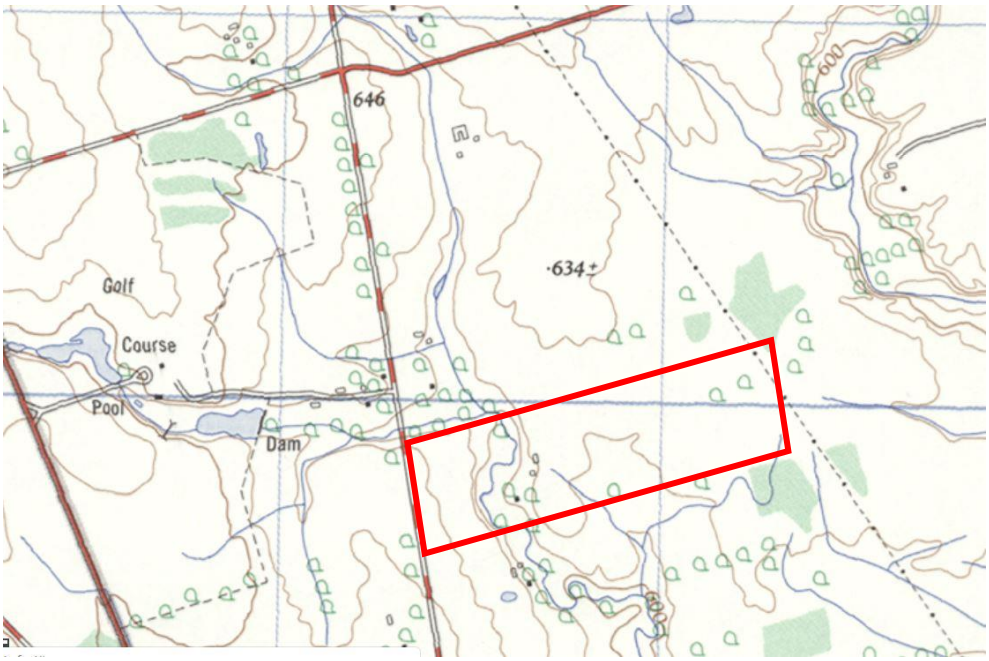


Figure 9: Portion of the 1972 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Energy, Mines and Resources 1972).

5.0 EXISTING CONDITIONS

5.1 Setting

The property at 8811 Huntington Road covers 0.33 square km (81 acres) in a rectangular lot oriented east-west, bounded by farmland to the north, east, and south, and Huntington Road to the west. The house is on the east bank of Rainbow Creek, and the property includes four outbuildings, two sheds and two barns (Figure 10-Figure 13). The east and west extents of the property are managed agricultural land, while the central area includes the creek bed, a forested area, and lawns. The house itself is located just east of the creek on the top of a sloped landform which descends west to the water.

Bushes and low trees surround the residence, obscuring it from view from the right-of-way (ROW) to the west. A gravel road leads from Huntington Road, east to the occupation area of the property, and the property is surrounded by a low wire and post fence. To the north of the residence and outbuildings is the stone foundation of a barn (Figure 14). According to the previous report on the property (Scarlett Janusas Archaeology Inc. 2014) indicated that this barn burned down in the 1960s and was replaced by the current barns and outbuildings.

Figure 10: View facing south, just north of Henry Burton House.

Figure 11: View facing west, from east of the residence

Figure 12: View of residence, outbuildings, and barns from the east side of the property.

Figure 13: View facing south, with Rainbow Creek in the foreground.

Figure 14: View of stone barn foundation and barns, facing south. Residence is in the background.

5.2 Built Environment: General Description

The house at 8811 Huntington Road includes a single-detached, three-bay, storey-and-a-half wood building. Four outbuildings are identified, as well as the foundations of an older barn. While the outbuildings are briefly described below in order to accurately catalogue the entirety of the property, Henry Burton House is the only built heritage element of the property recognized as a cultural heritage asset, and thus the only building documented in detail. The built environment is described in further detail below.

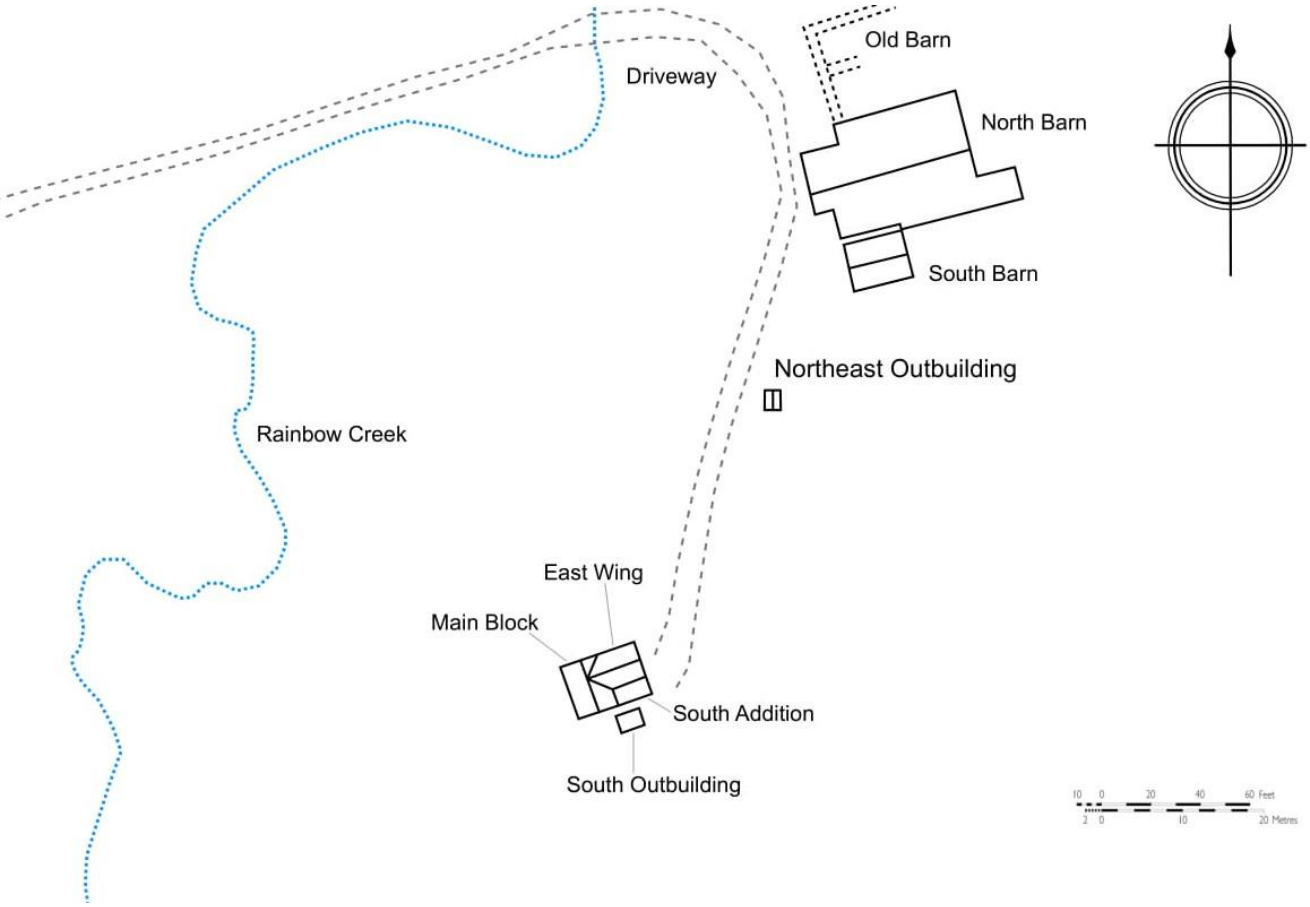


Figure 15: Schematic key plan for built elements in the central-west portion of the property.

5.2.1 Main Block of Henry Burton House

5.2.1.1 Exterior

Located on the west half of the property, the Main Block has a rectangular footprint. It is a single-detached, storey-and-a-half, three-bay residence with a rectangular plan oriented north-south. The structure stands on a coursed rubble foundation. Exterior walls are covered by board and batten on the north, south, and west sides, and thin horizontal wood clapboard siding on the main façade (Figure 16 to Figure 21).

Over the Main Block is a low gable-roof with projecting eaves on the west façade of the house, with plain fascia and soffits. The roof is covered with metal sheeting, and an aluminum rainwater system is in place on the west eave of the structure. There is a gutter on the southwest corner. A brick chimney extends from the southeast corner of the roof, and a relic chimney is visible on the centre left side of the roof at the gable (north side of the house).

Fenestration is symmetrical, with a central flat-head door with a moulded frame flanked by two tall, one-over-one flat head single-hung windows with a plain exterior wood frame and no sill, on the principal southwest façade with plain wood exterior frames (Figure 22). The door is undecorated with a plain exterior frame. Second storey windows on the main façade are wide single-pane with plain wood frames and no sills, which are symmetrical with ground-floor windows. Visible in the basement foundation are several additional wide two-pane, small wood-frame flat-head windows with no sills and plain exterior trim.

Figure 16: West façade of Henry Burton House.

Figure 17: West and north façades.

Figure 18: North façade.

Figure 19: South façade.

Figure 20: South and west façades.

Figure 21: Coursed rubble foundation of the Main Block.

Figure 22: Typical window on the ground floor, Main Block.

5.2.1.2 Interior

On the ground floor, there are three major room divisions as well as one staircase. Two of room divisions appear to have been used as bedrooms, and one as a bathroom (Figure 23). Upon entering the central doorway, a hallway extends through the centre of the residence, with one doorway on the north side of the hallway, and three on the south side (Figure 24). Walls are likely lath and plaster and covered in cream wallpaper with a floral border at the top. The paint shows evidence of extended water damage. A tall baseboard runs the length of the hallway, and the wood floor has been covered by a low-pile carpet. The west door on the south side of the hallway, the first door encountered upon entering the house, has a wide flat-head, wood-frame transom above it (Figure 25). Only one window is present within the room, surrounded by a moulded wood frame but no other decoration. The floor is covered by a warped laminate which overlays older flooring below, as is evidenced by the lack of alignment with the baseboards. This room, as well as the hallway, has seen extensive damage from moisture and other pests, with paint and wallpaper peeling away from the walls and ceiling (Figure 26). Doorframes on the ground floor of the main block indicate that the walls are thin, and likely of wood-frame construction.

Directly east of the first bedroom, a bathroom with a south-east facing window has undergone extensive renovations (Figure 27). It is sparsely furnished with a sink and cabinet, and a toilet in the south corner. The walls of this room are also covered by peeling wallpaper. The doorframe of the bathroom is of moderate width and undecorated, framing the four-panel wood door with a round metal door handle, with a keyhole in the escutcheon plate (Figure 28).

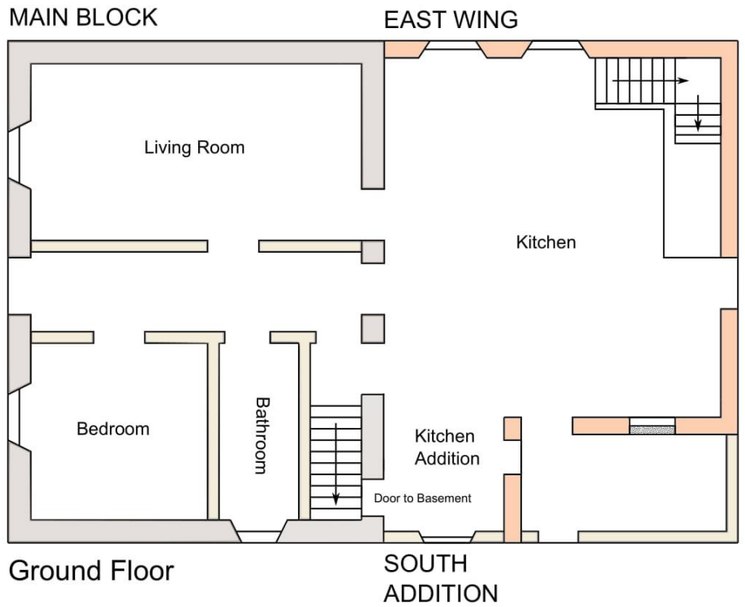
To the north of the hallway, a large room makes up the north side of the Main Block. It can be entered from the hallway through a two-panel wood door or the adjoining East Wing. This room has tall, hardwood baseboards on all sides with moulded trim along the top in a darker wood, which mirrors the moulded trim along the ceiling (Figure 29 and Figure 30). Rather than wallpaper, this room was plastered and painted, but paint on the ceiling and baseboards is peeling as it is throughout the house. There is no evidence of a fireplace in this room, suggesting that the Main Block's ground floor has seen extensive renovations.

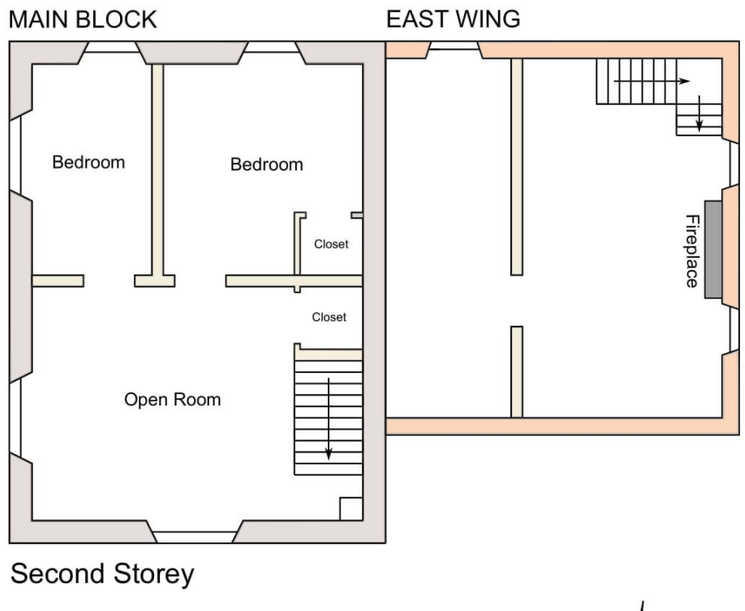
The doorway that opens into the East Wing exposes the interior construction of the Main Block walls: partially shaped logs, indicating that a portion of the structure is a log house covered by siding (Figure 31). These logs were felled and cut using a crosscut hand saw, based on the non-parallel straight lines, which suggest hand sawing over a band saw, and are present on the exposed end surfaces of the wood, and did not have the bark removed from the upper and lower sides of the log before shaping and construction of the house (Figure 32). Plaster is visible on both sides of the logs, indicating plasters walls in both the Main Block and the East Wing. The large lintel over the doorway shows evidence of drill or wedge marks and split in order to create the flat beam. Vertical hand-split lath is present on the Main Block side of the doorframe (Figure 33).

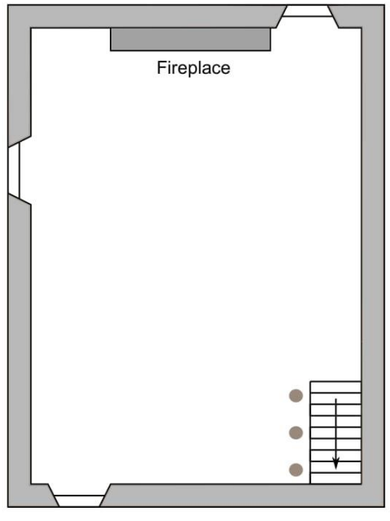
The second storey of the Main Block is separated into three rooms. At the top of the staircase (Figure 34), bordered by a white-painted wood balustrade, is a room with two windows that comprise the south half of the upper level (Figure 35). In the corner of the staircase is a small rectangular protrusion from the wall, which corresponds to the exterior chimney in the east corner of the roof. A wall running through the middle of the space sections off two identically sized bedrooms, each with a window at the north wall. All three rooms are brightly coloured with moderately sized baseboards and narrow plain doorframes (Figure 36). Floorboards on the second storey are very wide hardwood planks that likely date to the original construction of the residence (Figure 37).

HENRY BURTON HOUSE
8811 HUNTINGTON ROAD,
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK,
ONTARIO

Key
- Stone
- Log
- Brick
- Frame
- Post
- Stairs (up)
- Door (exterior)
- Door (interior)
- Window
- Window (blocked)







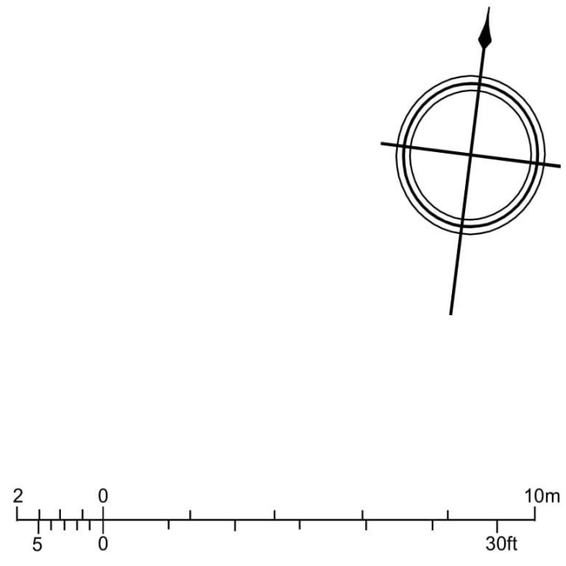


Figure 23: 8811 Huntington Road floorplan (not to scale)

Figure 24: Central hallway in Main block, looking east from front door.

Figure 25: Interior transom above southwest room, ground floor.

Figure 26: Interior of southwest room, ground floor.

Figure 27: Southeast bathroom, ground floor.

Figure 28: Door handle on bathroom door.

Figure 29: North room of Main Block, facing southeast.

Figure 30: Facing east in the north room.

Figure 31: Interior east log wall on the Main Block.

Figure 32: Cross-cut saw marks.

Figure 33: Detail of top of the doorway, showing split log and vertical lath and plaster.

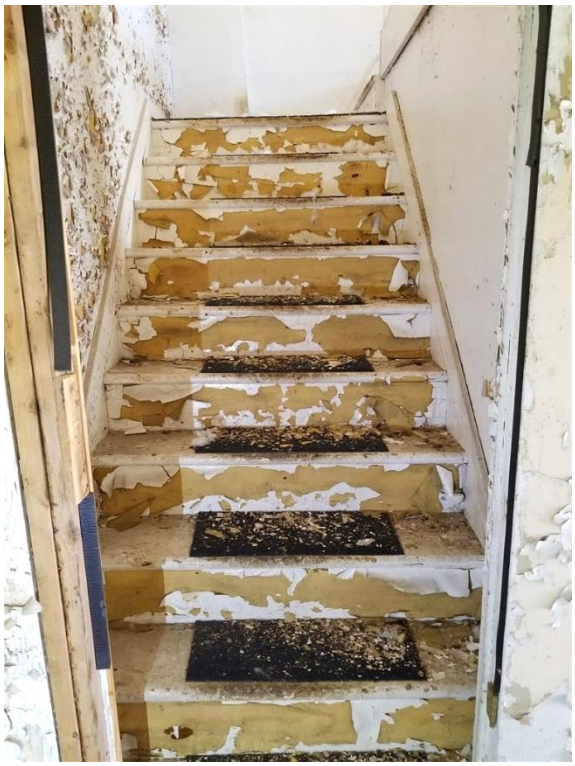


Figure 34: Staircase in Main Block leading to second storey.

Figure 35: Interior of second storey, with large south room and two north bedrooms.

Figure 36: Northwest bedroom, second storey.

Figure 37: Northeast bedroom, second storey. Note the wide baseboards.

5.2.1.3 Basement

The basement is located beneath the Main Block of the residence and consists of a single full-height room with coursed stone rubble walls. A simple wood staircase leads downstairs from the exterior southeast corner, and three tree trunks are braced alongside the stairs, creating support for the floor above (Figure 38). An interesting feature of the basement is its brick floor, which spans the entire room (Figure 39). There are three wide single-pane, flat-head windows set into the stone walls, one on the north wall, one west, and one facing south, although the west window was filled in with stone rubble. At the north end of the basement, a large stone fireplace with a wood lintel is built into the foundation and would have extended into the ground and second storey at one point (Figure 40).

Resting on top of the stone foundation are a series of lateral beams running east-west, unsupported in the centre of the room save for the tree trunks. The beams are also made primarily from unshaped logs, known as sleepers, both with and without the bark removed, which have been cut to a square or flat-bottomed at either end to sit in the wall (Figure 41). At the east end of the room, a small crawl-space is visible extending east beneath the East Wing and South Addition (Figure 42). Adze marks are evident on a visible beam within the crawlspace in the East Wing, and machine lumber is present beneath the South Addition (Figure 43).

Figure 38: Stairs in the southeast corner of the basement, with three support posts.

Figure 39: Brick floor in the basement.

Figure 40: Fireplace at north end of basement, with wood lintel.

Figure 41: Example of overhead sleeper.

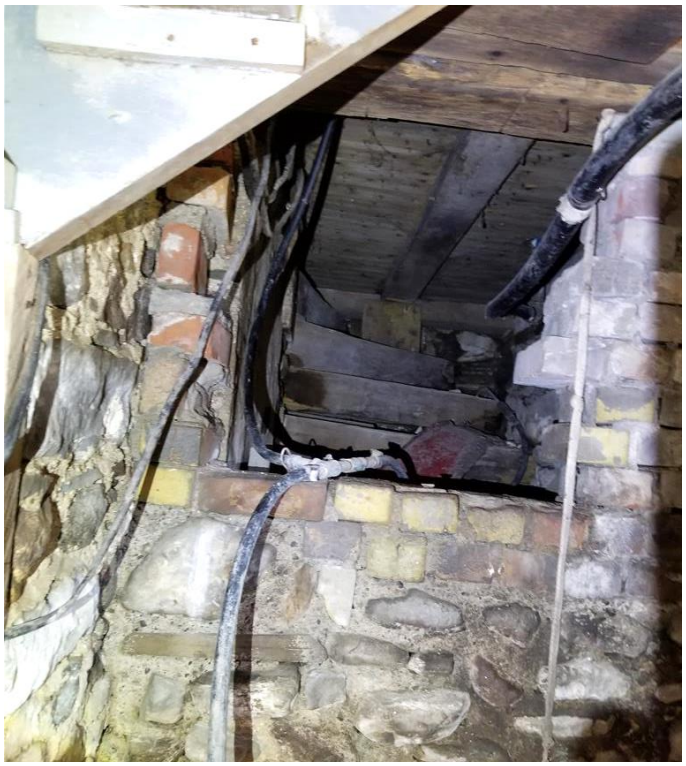


Figure 42: Crawlspace in east wall of basement. Crawlspace is below the East Wing.

Figure 43: Space below East Wing and beam with adze marks.

5.2.2 East Wing

5.2.2.1 Exterior

The East Wing has a rectangular footprint and is oriented east-west (Figure 44 to Figure 46). It is a storey-and-one-half structure with a low gable roof, attached to the east façade of the Main Block. The walls are covered with a combination of board-and-batten siding and horizontal wood siding. The main façade, facing east, displays asymmetrical fenestration, with the exterior door on the northeast corner of the structure, and two tall, flat-head, wood frame windows with wood lug sills on the second storey, almost within the gable (Figure 47). One is single pane while there other is a two-over-two double hung window. The north-facing wall has two tall boarded windows on the ground floor, and one wide, two-pane, flat-head window on the second storey. Windows present in the East Wing have retained their wood frames, and windows on the north side of the second storey are horizontal sliding windows, like those in the historic photo of the house in Section 4.4. As with the Main Block, the metal roof has projecting eaves but not verges, and plain soffits and fascia. There is a small, disused chimney present at the east end of the roof, between the second storey windows.

Sitting on a coursed rubble foundation similar to that of the Main Block, there is a visible joint between the two structures (Figure 48 and Figure 49). Only the north and east walls of the structure are visible from the exterior, due to its connections to the Main Block to the west and the South Addition to the south.

Figure 44: North façade.

Figure 45: North and east façades.

Figure 46: East façade.

Figure 47: Window on east façade of East Wing.

Figure 48: Visible join between East Wing and Main Block. Note the small horizontal sliding window.

Figure 49: Join visible in foundation in East Wing and Main Block.

5.2.2.2 Interior

The East Wing can be entered from the exterior door on the east façade, or through the adjoined Main Block door on the west interior wall. The ground floor itself is has only one, large room, and it was likely added as an extension for kitchen space to the structure (Figure 50 and Figure 51). While the exterior walls of the Wing are clad in wood, exposed brick around a blind window on the south interior wall suggest that the interior or exterior may have been previous clad in brick (Figure 52).

To the north of the exterior door is a set of built-in closets or cupboard space, with a door in the corner on the north wall leading to a set of stairs to the second storey of the structure. Two blind windows are on north wall, and the entire room is covered in wood panelling, wallpaper, and paint. Interior window frames are moulded with a narrow wood sill and are twelve-over-eight flat-head, single-hung wood-frame (Figure 53). The flooring throughout has been obscured with carpet but is presumably wood below.

At the top of the north staircase (Figure 54), the East Wing's second storey does not connect to that of the Main Block. This level is divided into two rooms, an east and a west, that comprise the entire floor. Directly adjacent to the staircase on the east wall is a large brick chimney with a stove flashing near the roof, which has been covered over in stones and cement, but has since been decommissioned (Figure 55). Brick is visible beneath the plaster on the exterior walls as well, confirming the brick construction of the Wing (Figure 56). Both rooms are floored with wide-plank hardwood, have plain plaster walls with hand-split lath, and sloped ceilings (Figure 57 and Figure 58). A blind door in the east wall of the west room suggests that the central doorway was either relocated, or the west room used to be two rooms, mirroring the second storey of the Main Block (Figure 59).

Figure 50: Northeast corner of the ground floor.

Figure 51: Southeast corner of the ground floor.

Figure 52: Bricks visible behind wallpaper and plaster, southeast corner of the ground floor room.

Figure 53: Interior boarded-up window, 12-over-8, with wood panelling below chair rail.

Figure 54: Northeast staircase in East Wing.

Figure 55: Northeast corner, second storey of East Wing.

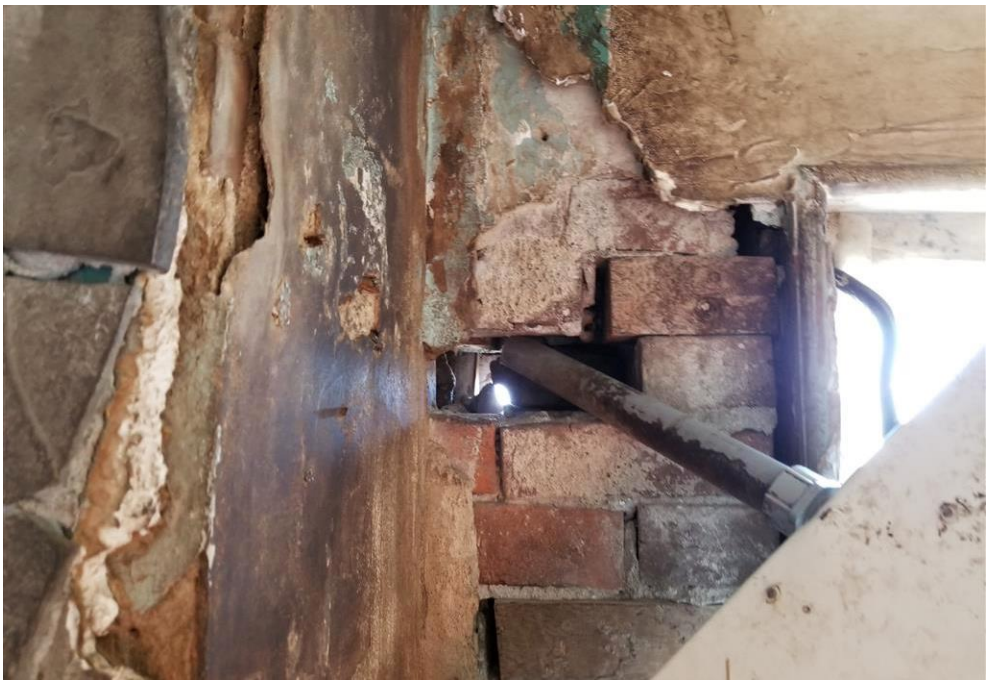


Figure 56: Detail of brick wall on east side of the Wing.

Figure 57: West room on second storey, with hand-split (riven) lath visible on the west wall.

Figure 58: View from west room into east room.

Figure 59: Blind door on the central wall.

5.2.3 South Addition

5.2.3.1 Exterior

The South Addition covers a rectangular floor plan and is oriented east-west, aligned with the East Wing of the structure. It has one exterior doorway, and only one window, now boarded over, on the south façade (Figure 60 and Figure 61). The metal shed roof extends from the South Wing, with plain soffits and fascia, and a return eave features at the northeast corner of the structure. A brick chimney is present on the east side of the Addition.

Figure 60: East façade, with South Addition on the south façade of the East Wing.

Figure 61: South façade of South Addition, obscured by bushes.

5.2.3.2 Interior

The South Addition has an east and a west room. Within the east room, a blind window and exposed brick wall suggest that the Addition was constructed as an extension of the East Wing (Figure 62). The east wall is covered with plaster and paint, and a stove flashing with a brick flue extends upwards from the centre of the wall (Figure 63). Rotten wood-panels on the ceiling have fallen away at the east end of the room, exposing wood framing above. There are no baseboards along the walls. The south wall is covered by horizontal wood panelling, with a thin, single-panel wood door set into the south wall that leads outside, and a second door leading to a cupboard or the adjoining room (Figure 64). A large wood beam extends between the East Wing and the South Addition with adze marks (Figure 65). This beam is likely part of the frame of the East Wing. Stretcher bond makes up the visible brick wall, which used to be an exterior wall.

Directly to the west, the second room in the Addition appears to have been used as a small kitchen and has built-in wood shelving, counter space, and cupboards (Figure 66). The floor is covered by laminate flooring, and the exposed walls feature a narrow baseboard. In the southeast corner of the room is a plan doorway leading to the basement beneath the Main Block.

Figure 62: Brick wall on north side of South Addition.

Figure 63: East wall of the South Addition, with stove flashing and wood panelled ceiling.

Figure 64: Facing west in the east room, with exterior door and wood door to cupboard or adjoining room.

Figure 65: Adze marks on wood lintel above the door to the South Addition.

Figure 66: West room of South Addition.

5.2.4 South Outbuilding

To the south of the residence is a small wood frame shed in poor physical condition. It is a one storey, one bay structure with a low gable roof covered by metal sheeting (Figure 67). The east interior wall of the structure is aluminum sheeting, and the main door on the west façade of the structure is no longer present. Vertical board and batten siding to match the majority of the residence, but has been left unpainted, and the structure appears to have been used for storage. Machined wood beams make up the interior frame, indicating that the outbuilding was constructed sometime after the main house (Figure 68).

Figure 67: West façade of the outbuilding.

Figure 68: Interior of the outbuilding, facing east.

5.2.5 Northeast Outbuilding

Northeast of the residence is an additional small outbuilding with vertical board and batten siding and a medium gable roof (Figure 69). The doorway is nearly as wide as the south façade of the structure with a metal mesh opening in the centre of the gable. The structure is leaning to the east.

Figure 69: South façade of Northeast outbuilding.

5.2.6 South Barn

Northeast of the residence are two barns. The south barn is a two-storey, medium gable roof, two-bay structure covered with aluminum siding (Figure 70 to Figure 72). The west façade has one doorway near centre of structure, with asymmetrical fenestration throughout the façade. Portions of the roof are detached and are visible from the ground.

5.2.7 North Barn

Adjacent to the south barn is the two-storey, three-bay, low gable roof structure with a central portion and a north and south wing (Figure 73 and Figure 74). The ground floor walls are made from concrete masonry units (CMUs), with a door on the west façade of each portion of the structure. The second storey is only at full height in the central portion of the structure, and is covered by vertical board and batten siding, and is painted blue. The barn is directly south of the stone foundation of the old barn, which still stands (Figure 75).

Figure 70: West façade.

Figure 71: South and west façades of the South Barn (in foreground).

Figure 72: South façade.

Figure 73: West façade of the North Barn.

Figure 74: South façade.

Figure 75: West and north facades of the North Barn, and foundation of the old barn.

5.2.8 Old Barn

North of the outbuildings is the foundation of the ‘Old Barn’, made from coursed rubble with a three-bay west façade (Figure 76). This structure is all that is left of the barn which was originally associated with Henry Burton House, prior to its collapse. Significant areas of iron staining are visible on the exterior walls, and no evidence of the upper frame construction remain intact.

Figure 76: West façade.

5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on visual inspection during field investigation. This assessment is limited to Henry Burton House.

Table 2: Physical Condition Assessment for Henry Burton House

Element	Observed Conditions
General structure	■ Overall, the house appears to be in fair condition.
Roof	■ Metal covering is rusted throughout the structure
Rainwater disposal	■ Gutters and downpipes appear to be in fair condition ■ Gutter present only on west side of the structure, appears to be incomplete.
Walls, foundations & chimneys, exterior features	■ Coursed rubble foundation appears to be in good condition. ■ Main Block log walls have been covered with wood siding and original chimney has been removed. Later chimney added to south corner

Element	Observed Conditions
	■ Brick exterior of East Wing covered by woof siding and original chimney had been removed, replaced by chimney on east side of the South Addition
Windows & doors	■ Doors and windows throughout appear to be in fair to poor condition, with several doors throughout the structure missing altogether. ■ Wood window frames are rotting in some places.
Internal roof structure/ceilings	■ Interior roof structure was not visible or accessible. ■ Roof does not appear to be sagging, no evidence inside of major leaks.
Floors	■ The general condition of the floors is good with no noticeable deflection. Floors covered by modern flooring materials on the ground floor.
Stairways, galleries, balconies	■ Interior stairs are in good condition.
Interior decorations/finishes	■ Plasterwork and paints are in poor condition, peeling and delaminating. Wallpaper is peeling and discoloured.
Fixtures & fittings	■ All interior fixtures and fittings have been removed or are broken.
Building services	■ No services are present in the structure.
Site & environment	■ Remnants of agricultural land surrounding property. ■ Gravel driveway
General environment	■ Overall stable condition with associations to agricultural land.

A Structural Assessment was conducted by Golder Associates Ltd. in July 2020 (APPENDIX A) The assessment identified numerous structural and architectural deficiencies within the East Wing and South Addition and determined that the relocation of these components is not feasible. It was determined that the Main Block can be feasibly relocated.

5.4 Structural History

Three development phases of the property could be identified from the structural evidence. These represent the initial construction and addition of the Main Block, East Wing, and Old Barn (mid-1800s to 1887), alterations to the Old Barn and South Addition construction (1887-1960s/70s), and interior alterations to the house and construction of new barns (1960s/70s to present)

5.4.1 Phase 1: Mid-1800s to 1886

This phase includes construction of the:

- Main Block;
- East Wing;
- Construction of the Old Barn in 1852; and,

As indicated in Section 4.4, the current house was the second built by Henry Burton on the property, described as a house of log with a brick addition. This suggests that the brick East Wing was added onto the structure not too long after the original house was constructed.

The date of the barn was recorded as being 1852 and having been built in close proximity to the house rather than near to where the old cabin was (twenty rods from the road north of the laneway, exact location unknown), it is probably that this barn was constructed for use with the log house. This also suggests that the Main Block was constructed around the same time, in the 1840s-1850s.

Unfortunately, not much remains of the Old Barn that can be used to analyze its construction.

5.4.2 Phase 2: 1887 – 1960s/70s

This phase included the:

- Old barn put on a stone foundation in 1887;
- Old barn burned down between 1960s and 1978; and,
- Construction of the South Addition.

According to the record provided in ‘Remembering Elder’s Mills’, the Old Barn was ‘raised and a stone foundation put under it’ (Elder’s Mills W.I. Tweedsmuir Committee 2000:68). This text implies that the building itself was raised up so that the foundation could be added beneath, but could also suggest that the barn was rebuilt onto a new stone foundation. If the foundation was constructed in 1887, it would have been built be a local trades person or one of Henry’s sons, as he died in 1881.

All that remains of the Old Barn today is the stone foundation, which reportedly burned down in the 1960s and was completed gone save for the stone foundation by 1978, according to aerial photos provided by the York Region interactive maps.

Based on the frame construction of the South Addition, it is likely it was built in the early to mid-20th century to extend the kitchen.

5.4.3 Phase 3: 1960s/70s to Present

This phase included the:

- Interior alterations to the house;
- Exterior alterations to the house; and,
- Construction of the new barns and outbuildings.

According to the photo of the Main Block in “Remembering Elder’s Mills” (Elder’s Mills W.I. Tweedsmuir Committee 2000:68), the west façade of the house had a large veranda at one point, as well as a south chimney, creating the stereotypical Georgian symmetrical façade. Both chimneys in the archival image (Section 4.4) are inset on the right and left side of the gable roof, and only evidence of the left (north) chimney is present today. Today there is no clear evidence within the Main Block that there was a chimney on the north or south side of the structure.

It is likely that the front veranda, also visible in the aforementioned archival image, was removed when the house was re-sided and re-roofed, suggesting significant exterior alterations to the structure.

5.5 Interpretation

Estimating the period in which Henry Burton House at 8811 Huntington Road was constructed can be determined based on its construction, its architectural style, and historical evidence.

The Main Block’s log frame construction is typical of early-mid 19th-century settler cabins and houses throughout Ontario. While log homes were common throughout the northeast United States as early as the mid-1700s, frame buildings were just as likely to have been constructed at an early date (Garvin 2001:5). In areas without access to a sawmill or other means of construction, however, a log house would be the first building constructed on a homestead to house the family until more suitable housing could be procured. An excerpt from ‘Remembering Elder’s Mills (Elder’s Mills W.I. Tweedsmuir Committee 2000:68) states that Henry built the family’s first log house twenty roads from the road on the north side of the lane, and that a ‘much larger log house and barn’ were later built to the east of the watercourse, with a brick addition added later on. It is most likely that the structure was originally built in the 1840s-1850s, prior to the construction of the old barn to the northeast.
The vernacular Georgian style of the Main Block further dates the construction of Henry Burton House. The Georgian style was popular between about 1784-1860 (Blumenson 1990), and the Main Block exemplified the style, complete with a central hallway with doors to rooms on either side. It originally also featured a large veranda on the main façade, and a chimney at either end of the gable roof. The house also features asymmetrical fenestration layout on the main façade, and the log interior has been covered with clapboard to create a more aesthetically pleasing façade, while the rest of the structure has been sided with board and batten.

A further clue to the date of the structure lies in its basement, with a former winter kitchen fireplace on the north wall of the foundation. The great stone fireplace is built into the basement wall with a timber lintel and a brick hearth extending out across the basement floor. Brick is resistant to heat, therefore making the sensible choice for the flooring in a winter kitchen. Such a space would have been used to cook food during the winter months away from the wood construction of the upper levels of the structure, as well as help heat the entire house by means of the large fireplace. Examples can be seen in Virginia dating to the 17th century (Figure 77), and were employed for decades, but aren’t common in Ontario beyond the mid-1800s. Another example can be seen at the John Fleming House to the north of Henry Burton House at 9151 Huntington Road, which dates to the mid-1800s and also has a large stone fireplace in the basement of its Georgian house.

Figure 77: Image from the basement of the 17th-century 'Bacon's Castle' in Surry County, Virginia (Colonial Williamsburg 2018).

The East Wing was added after the construction of the Main Block, but based on the similarities of the retained wood-frame windows to those in the archival photo of the Main Block, and the presence of hand split or 'riven' lath exposed on the second storey, it is likely that there was not a large gap of time between when the Main Block and the East Wing were constructed.

An archival image (Figure 3) shows the house while it was still owned by the Burton family at an unknown date. While both chimneys are visible in the photo, the south chimney appears to be constructed from a material other than brick. There is no evidence left of this chimney at the house, indicating that it was either removed when the south façade second storey central window was put in place, was fed by a stove pipe that curved around the central window, or was a fake chimney to create the illusion of a symmetrical façade.

The exterior of the house was covered in clapboard on the west façade and board and batten on the rest of the building. It is assumed based on the archival image of the house that the current clapboard was added to replace the older material, in keeping sympathetic with the structure. Wood siding covers the East Wing and the South Addition as well, ensuring a cohesive façade between each phase of the building, a trend which extends to the roof material as well. Metal paneling covers all portions of the house, likely added to replace older shingles in the 20th century.

5.6 Integrity

The concept of 'integrity' is closely linked to ideas about preservation and authenticity, rather than a structural condition. In this context integrity refers to the literal definition of 'wholeness' or 'honesty' of a historic place and is measured by understanding how much of the asset is 'complete' or changed from its original or 'valued subsequent configuration' (English Heritage 2008:45; Kalman 2014:203).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there is no widely accepted criteria. The MHSTCI *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MHSTCI, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criteria yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'. However, research commissioned by Historic England (The Conservation Studio 2004), proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures.

To evaluate the integrity of the house at 8811 Huntington Road, the Kalman and Historic England approaches have been combined and the results presented in Table 3.

Table 3: Heritage Integrity Analysis for 8811 Huntington Road.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Setting	Similar early 19th to early 20th century farmhouses with large side yards and surrounding agricultural land	Industrial properties constructed west of Huntington Road removed adjacent agricultural land.	90	Very Good	No major changes have been made to the property.
Site location	Original	No change.	100	Excellent	The property retains its original siting and setback.
Footprint	Rectangular plan	Originally north-south, additions changed footprint to rectangular east-west	90	Very good	While the original footprint has been altered, the overall shape has been retained and the first phase of construction is visible. Additions are reversible.
Wall	Log covered by wood siding	No change, remains covered by exterior wood siding	90	Very good	The log structure is present beneath the siding. The brick East Wing is also covered by the same siding.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Foundation	Coursed rubble foundation	The stone has been covered with concrete parging over the years	90	Very good	No further comment.
Exterior doors	Likely wood (unknown)	Front door to Main Block was replaced with modern door, East wing door missing	10	Poor	One out of three exterior doors is missing, main door replaced.
Windows	Windows with flat opening, 12-over-12, plain wood exterior frame	Exterior frame appears to have survived on some windows, but most of the windows have been replaced. Some wood windows are still present in the East Wing	60	Good	While retained, the wood exterior frames do not appear to be in excellent condition.
Roof	Gable Roof, wood	Recovered with metal	50	Good	The roof was originally covered by wood shingles, and has since been re-covered with metal, along with the rest of the house.
Chimneys	Brick	Chimney on north and south façades of the Main block and east façade of the East Wing have been removed, two chimneys added to the south side of the structure	10	Poor	A large chimney was present at the north side of the Main Block, connected to a winter fireplace in the basement, which has since been removed. An additional chimney was once located at the south gable of the Main Block but no evidence of its existence remains. A smaller chimney was previously on the east façade of the East Wing,

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
					which has also been removed.
Water systems	Unknown	Metal gutters present on the west facade	25	Poor	A metal gutter and downspout is present on the west façade of the Main Block, but is open at one end. Rest of the structure does not appear to have a rain system.
Exterior decoration	Only plain decorations on exterior facades	No change	100	Excellent	Current exterior façade has only plain decoration, all of which appears to have been retained. Siding covers an earlier log façade, a sympathetic replacement for earlier clapboard siding,
Porch/ exterior additions	None	The East Wing and South Addition added after the original construction	75	Good	The additions were added after some time, and it does not appear that there was ever a porch on the house.
Interior plan	Rectangular plan	Suspected alteration to interior of Main Block when south fireplace was removed	75	Good	The original floor plan appears to be mostly intact, but the Main Block bathroom may be an addition.
Interior walls and floors	Wood flooring. Plaster walls, painted or wallpapered	Covered by laminate or hardwood flooring, carpet, and linoleum. Second storey exposed wood flooring	40	Fair	While interior floors have been modernized, it is likely protected on the ground floor by another flooring.
Interior trim	Wood	Wood door and window frames, some painted white, and some removed	60	Good.	Most of the window trim has been retained with some interior doorframes removed.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Interior features (e.g., hearth, stairs, doors)	Wood stairs, fireplaces	Alternative entrance to main block staircase opened from East Wing. Interior fireplaces removed in Main Block and East Wing, except the basement fireplace	30	Fair	While the ground floor fireplaces have been removed from the house, the basement fireplace and staircases are still present.
Landscape features	Agricultural	Remnants of agricultural land	50	Good	Although the farm is no longer in operation, the landscape has remnants of its agricultural past.
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			**61.5%**	**Good**	**Rating of Good is based on the original element survival rating of 50 – 75%.**

5.6.1 Results

Overall, the house has a good level of heritage integrity despite the number of alterations made to the interior.

6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in *O. Reg. 9/06.* The results of this evaluation are provided in the following subsections.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	With its symmetrical clapboard façade, asymmetrical floorplan, and intact basement fireplace, Henry Burton House of the property is relatively unique to the immediate area: only one other log home was identified on the City's *Heritage Register,* the Frank Robson Log House at 9470 Keele Street, indicating homes of this construction are rare within the region. While surviving examples of Georgian homes from the mid-1800s are present in the region (example being the nearby John Fleming House), these examples are primarily brick or stone, with surviving log houses being more difficult to find due to preservation issues. Previous assessment of the property (Scarlett Janusas Archaeology Inc. 2014) recorded the house as a frame structure, as interior log construction was obscured until recently. The construction of the house is representative of early settler housing styles.
(ii) Displays a high degree of craftsmanship or artistic merit; or	No	The house is simple in design and does not display any high degree of craftsmanship or artistic merit.
(iii)Demonstrates a high degree of technical or scientific achievement.	No	As a storey-and-a-half residential structure, the house does not display a high degree of technical or scientific achievement.

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	The historical research identified that the house was built by/for Henry Burton in the 1840s/50s and has a long-standing association with the Burton Family, as described in Section 4.4. Henry Burton was a stone mason and early settlers in the area, and built several of

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
		the neighbouring stone houses as well as several prominent structures in Toronto, including the first marketplace and Osgoode Hall (Mercer et al 1885:333). He contributed greatly to the development of the rural agricultural landscape with masonry farmhouses and had a profound impact on the development of the community around Elder's Mills.
(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	Yes	Analysis log construction technique of the Main Block of the house could contribute to our understanding of log house construction in the Region, as such examples are rare and often do not survive.
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Yes	Henry Burton was a prominent stone-mason in 'little-York' (Toronto) where he helped built the first market and Osgoode Hall prior to arriving in Vaughan, where he continued his trade and is responsible for building several stone houses in the region (Mercer et al. 1885:333). The log house with its stone foundation was constructed by Henry Burton, who had a profound impact on the development of the community around Elder's Mills. The structure reflects his work and ideas as a local builder.

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(i) Is important in defining, maintaining or supporting the character of an area;	Yes	The property is important in maintaining and supporting the rural agricultural setting of the area (Section 5.1), as the east side of Huntington Road between Rutherford Road and Langstaff Road has overall maintained its ties to agricultural land and practices which helped to develop the region during the colonial period of the 1800s. Elder's Mills developed as a rural farming community, and the property's buildings, fences, field divisions, and artificially planted vegetation continue the rural agricultural character of the area which is being slowly erased through new developments.

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(ii) Is physical, functionally, visually or historically linked to its surroundings; or	Yes	The house is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek (Section 5.1). The house's association with Rainbow Creek is a defining feature of the property and surrounding area, and that relationship has been maintained since the 1840/50s, in a similar manner to other listed properties in the area (see 9151 Huntington Rd).
(iii) Is a landmark.	No	The house and property are not considered to be landmarks, as they are not visible from the public ROW.

6.4 Evaluation Results

The preceding evaluation has determined that Henry Burton House is of cultural heritage value or interest, for its design or physical value, historical or associative value, and contextual value, meeting four criteria of *O. Reg. 9/06.* As a result, a Statement of Cultural Heritage Value or Interest is proposed below. The barns, while being over 40 years old, were determined not to have CHVI due to their unremarkable construction and style, lack of association with the Burton family, and lack of overall contextual value.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property

Henry Burton House and property is located on the east side of Huntington Road, at the civic address 8811 Huntington Road, in the City of Vaughan, Regional Municipality of York, Ontario. The rural agricultural property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands.

6.5.2 Statement of CHVI

Henry Burton House is of cultural heritage value or interest for its design or physical value, it's historical or associative value and its contextual value. Constructed in the mid-1800s, the storey-and-a-half three-bay main block of the house was constructed in a vernacular Georgian style using large hewn logs. It was later extended to the east with a storey-and-a-half brick east wing and extended to the south later on with one-storey wood frame addition. The house is associated with several outbuildings including two barns built in the 1960s, and the stone foundation of a barn built in 1852 which was associated with the house. It is a unique since the log structure of the main block does not often survive, and nearby homes from the period are primarily made from brick or stone. The property was owned by Henry Burton, a prominent stone mason who built houses locally and helped construct several prominent buildings in Toronto. His family owned the lot for over 100 years.

The property's contextual value lies in its role in maintaining and supporting the rural agricultural setting of the area, and its physical and visual links to the adjacent watercourse and rural landscape.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the design or physical value of the property include its:

- Three-bay, storey-and-a-half Main Block with:
  - Log construction;
  - Side gable roof, north end wall chimney, and symmetrical fenestration characteristic of the Georgian style;
  - Stone basement fireplace with brick flooring denoting use as a winter kitchen; and,
- Gable roofed, east wing with wood exterior cladding and potential brick interior cladding

7.0 IMPACT ASSESSMENT

7.1 Development Description

ACC is proposing the construction of an industrial development involving the construction of three industrial structures with parking areas and two access roads (APPENDIX B).

Two large industrial buildings (Industrial Building ‘2’ and ‘3’) are proposed east of Rainbow Creek. Both buildings have a rectangular floor plan that is oriented east-to-west. Industrial Building ‘2’ measures 39,616.69 m^2 in size and 12.19 m in height, with 285 stalls for parking. Industrial Building ‘3’ measures 49,709.75 m^2 in size and 12.19 m in height, with 348 stalls for parking.

The third building (Building ‘1’) is a one-storey industrial building proposed to be constructed fronting Huntington Road, west of Rainbow Creek. This building has a rectangular floor plan that is oriented north-to-south. The building measures 12,904.09m^2 in size and is 10.97 m in height, with 91 stalls for parking.

All new buildings will be faced with limestone in ‘random ashlar pattern’, precast concrete, and precast concrete with a limestone finish at the top of the buildings.

A two-lane road (‘John Lawrie Street’) (Figure 78) oriented east-to-west extending east from Trade Valley Drive is proposed approximately 20 m south of Henry Burton House. Henry Burton House is located within the valleyland (natural hazard) system. According to the City of Vaughan Development Approval Planning Application for this development, the structures on the property, including Henry Burton House are planned to be demolished.

Therefore, although the Henry Burton House falls outside the footprint of the proposed development, given the development application plans to demolish this structure, this impact assessment will assess the property based on its demolition.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGAL DESCRIPTION

WEST HALF OF LOT 13
CONCESSION 9
(GEOGRAPHIC CITY OF VAUGHAN)
IN THE CITY OF VAUGHAN.
REGIONAL MUNICIPALITY OF YORK.
PREPARED BY DAVID J. PESCE
SURVEYING
ONTARIO LAND SURVEYORS
DATED DECEMBER 18, 2007

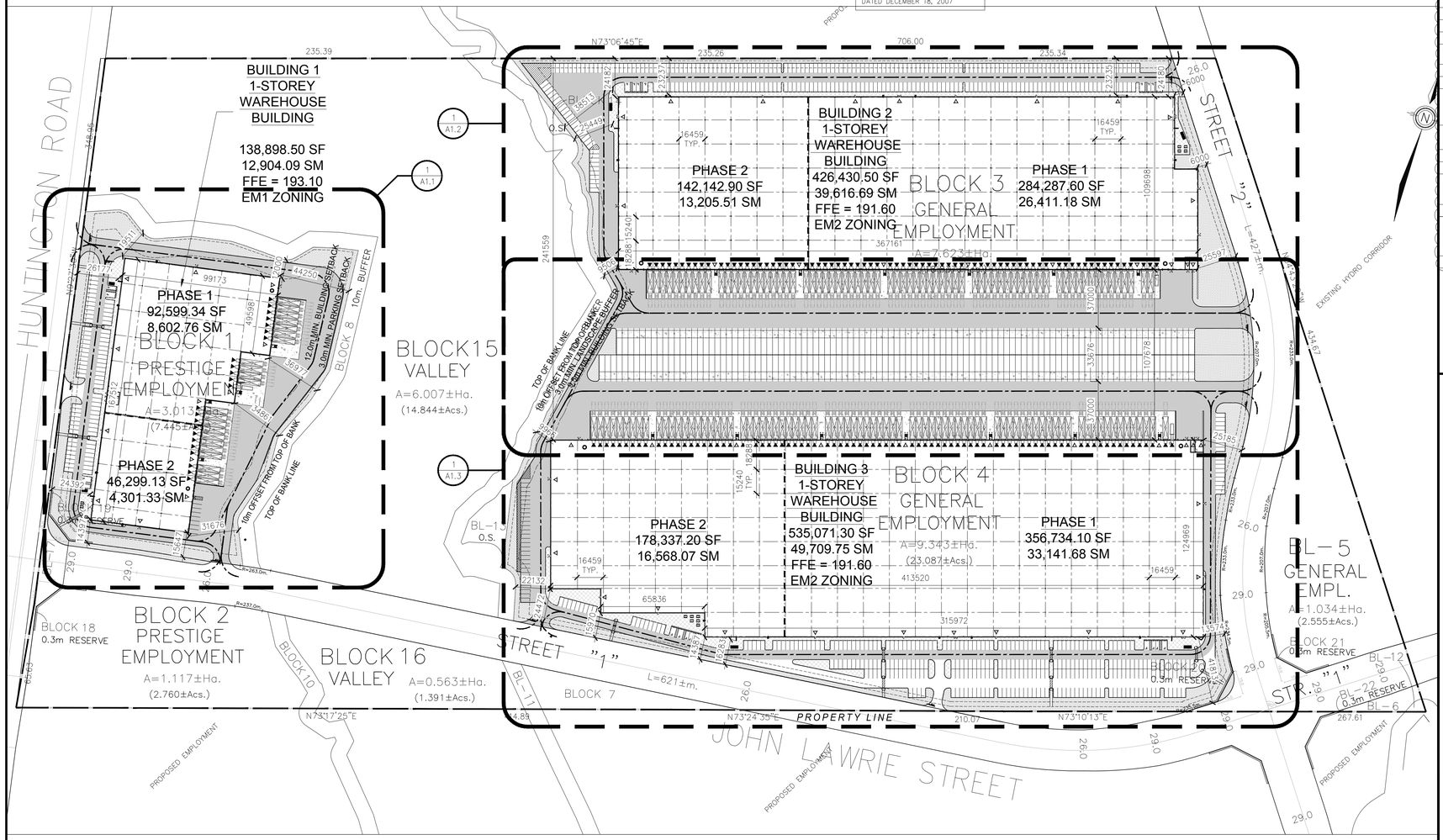
NOTE

REFER TO DRAWINGS FROM SHAEFFERS CONSULTING ENGINEERS (LISTED UNDER "CIVIL ENGINEERING DRAWINGS") FOR GRADING AND SITE SERVICING INFORMATION.

NOTE

WASTE DISPOSAL AND RECYCLING STORAGE IS STORED INTERNALLY BY FUTURE TENANT AT TIME OF BUILDING PERMIT SUBMITTAL

THE CLEAR HEIGHT SHALL BE UNOBSTRUCTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, FIXTURES OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ABUTTING LOADING DOORS, WHERE FIXTURES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

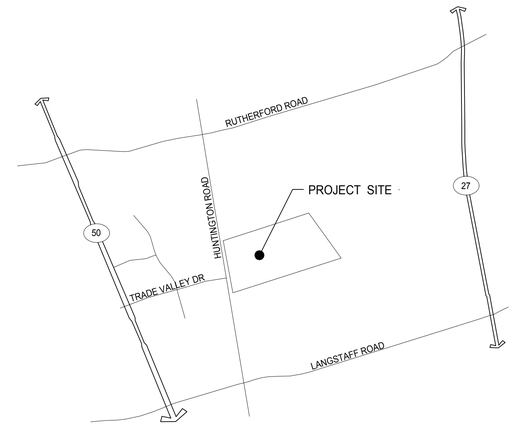


OVERALL SITE PLAN
SCALE: 1:1500

SITE STATISTICS TABLE

ITEM	BUILDINGS PROPOSED	BUILDINGS REQUIRED
ZONING CATEGORY	EM1 & EM2	EM1 & EM2
LOT AREA (BLOCKS 1, 3 & 4)	19.979 HA (199,790 SM)	3,000 m^2 MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	102,230.53	N/A
GROSS FLOOR AREA (SQ. M)	102,230.53	N/A
LOT COVERAGE	51.17%	60% MAXIMUM FOR SITE
LANDSCAPE COVERAGE (NET EXCLUDING SETBACK FROM 10m BUFFER)	19,130.81 SM (9.58%)	MIN 5% OF LOT AREA
PAVING AREA	76,324.72 SM (38.20%)	N/A
NUMBER OF PARKING SPACES WAREHOUSE (102,230.53sm) w/ UNDER 15% ACCESSORY OFFICE: 0.7 space per 100 SM GFA	724 STALLS	717 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	21 STALLS (11) TYPE 'A', (10) TYPE 'B'	21 STALLS MIN. (11) TYPE 'A', (10) TYPE 'B'
NUMBER OF LOADING SPACES	179 SPACES	22 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 14.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS ii) ACCESSORY BUILDINGS	10.97m 12.19m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRAILER PARKING SPACES	203	N/A

VICINITY MAP



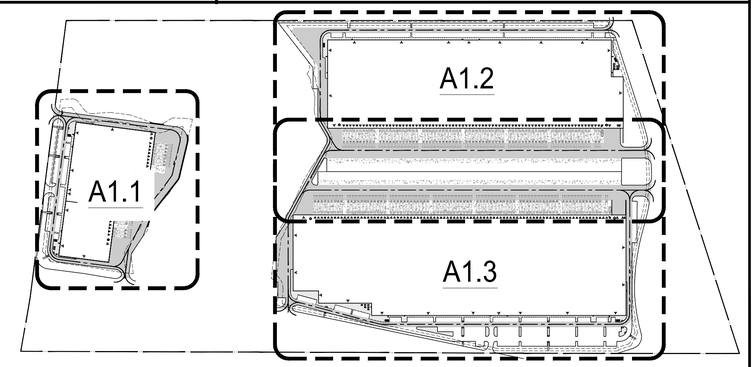
VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES

1. PROPERTY LINE
2. 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
3. PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
4. TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. TO HAVE (1) TYPE A (3400x6000) & (1) TYPE B (2400x6000) STALLS WITH 1500mm PATH STRIP BETWEEN – REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS.
5. 150mm WIDE CURB TYPICAL
6. 1500mm MIN. WIDE SIDEWALK TYPICAL – U.N.O
7. ENTRY PLAZA – SEE LANDSCAPE DWGS.
8. CONCRETE DOLLY PAD
9. FIRE DEPARTMENT CONNECTION / SIAMESE
10. PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
11. CHAIN LINK FENCING
12. CONCRETE APRON
13. LANDSCAPE AREA – SEE LANDSCAPE DWGS.
14. PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL – SEE CIVIL DWGS.
15. EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
16. TRUCK LOADING DOCK (TYPICAL)
17. LOADING SPACE – L.S. (3.5m x 9m)
18. FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS (————————)
19. PROPOSED ELECTRICAL ROOM
20. PROPOSED SPRINKLER ROOM
21. CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
22. 1.5M WIDE PAINTED ASPHALT PATHWAY
23. HATCHED AREA DENOTES HEAVY DUTY ASHPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS
24. RETAINING WALL – REFER TO STRUCTURAL DRAWINGS.
25. ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
26. INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPLE ENTRIES. (3) PER LOCATION SPACED 1.2M APART
27. PROPOSED STOP SIGN LOCATION
28. PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
29. PROPOSED AMENITY AREA – REFER TO LANDSCAPE DWGs
30. SCREEN WALL – TO BE AS SHOWN ON LANDSCAPE DWGs
31. PROPOSED SNOW STORAGE

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW CONCRETE SIDEWALKS
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A1.2
- PROPOSED CATCHBASIN
- MH DENOTES MANHOLE
- WHP/HP EXISTING HYDRO POLE
- STOP NEW STOP SIGN



MASTER KEY PLAN
SCALE: 1:3500

SITE PLAN

	DATE	REMARKS
1	2018-08-20	ISSUED FOR SPA
2	2018-12-12	REVISED AS PER CITY REQUEST
3	2020-06-03	ISSUED FOR COORDINATION

PA / PM:	AR
DRAWN BY:	DT
JOB NO.:	TOR18-0078-00

SHEET
A1.0

WARE MALCOMB
Leading Design for Commercial Real Estate
a business name of WMA Inc.
architecture
planning
interiors
graphics
civil engineering
180 bass pro mills drive, unit 103
vaughan, ontario. L4K 5W9
p 905.760.1221
f 905.248.3344

ANATOLIA TILE & STONE
LANGSTAFF/HUNTINGTON
8811 HUNTINGTON ROAD
VAUGHAN, ONTARIO, CANADA

W:\TOR\18\0078\00\Architectural\Cad\DD\0078_A1.0.dwg

7.2 Impact Assessment

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features; and
  - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, 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 of built and natural features; or
  - *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.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this, the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site-specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]*: Volume 11*, HA 208/07 (2007:A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of a historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of a historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4.

Table 4: Assessment of Direct & Indirect Adverse Impacts.

Potential Adverse Impact	Analysis of impact	Summary of Impact
Destruction *of all structures at 8811 Huntington Road.*	As currently proposed, the development on the existing property at 8811 Huntington Road will involve the destruction of all structural elements including Henry Burton House. This will result in major direct impact that is irreversible, permanent, and will occur once over a site-specific range. Since the proposed development is primarily limited to the lot boundaries of the property except for the south boundary, as well as have already proposed a buffer zone on either side of Rainbow Creek which runs through the property, it will not impact the waterway. The construction of a bridge for the proposed roadway may impact the banks of the creek.	Major adverse impact to the subject property.
Alteration *that is not sympathetic or is incompatible, with the historic fabric and appearance.*	The addition of new structures to the property will impact the rural context originally associated with the property. Destruction of the existing structural elements connected to this agricultural context is a further incompatible alteration, changing the nature of the property. This will have a major adverse impact to the property on	Major adverse impact on the subject property

Potential Adverse Impact	Analysis of impact	Summary of Impact
	that is irreversible, permanent, and will occur once over a site-specific range.	
Shadows *created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.*	The buildings are proposed to be constructed well beyond the distance to achieve a 45° angular plane from the height of Henry Burton House. Therefore, there are no significant impacts associated with shadows.	No impact
Isolation *of a heritage attribute from its surrounding environment, context or a significant relationship.*	Since the heritage attributes of the house itself are tied to the context of the rural agricultural land and wider landscape, the construction of industrial buildings will isolate Henry Burton House, as well as isolating properties adjacent to the subject property. This will cause major adverse impacts which are irreversible, permanent, and will occur once over a site-specific range.	Major impact to subject property
Direct or indirect obstruction *of significant views or vistas within, from, or of built and natural features.*	Henry Burton House is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek. Demolition of Henry Burton House will result in the direct impact to the relationship between Henry Burton House and the natural environment.	Major impact to subject property
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.*	The land is proposed to be changed from agricultural to industrial that is overall reversible, impermanent, will occur once, and is site-specific. This will have minor adverse affects to the subject property.	Minor impact to subject property
Land disturbances *such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.*	Subsequent land disturbance will adversely affect the heritage attributes of the property. There is the potential for construction to cause drainage issues at the house through removal of nearby soils to retain rainwater, and construction of the proposed roadway could cause vibration damage to the structure. This adverse disturbance will be ongoing, reversible, and will occur once, with moderate adverse impact on the subject property.	Moderate impact to subject property

7.2.1 Results of Impact Assessment

The preceding assessment has determined that *without* conservation or mitigation measures, the proposed development:

- ***Will have major adverse direct impacts to the CHVI and heritage attributes of the property, that are irreversible, permanent, will occur once, and are site specific***.

7.3 Consideration of Alternatives, Mitigation and Conservation Options

Since the property's heritage attributes were determined to be directly impacted by the proposed development, mitigation measures are required. Discussed below are the conservation and mitigation options identified in the City's *Official Plan* and MHSTCI's *Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. In order of preference, these are:

1) *Avoid and preserve or retain in situ:* do not proceed with the proposed development and retain the property in its current state;
2) *Incorporate into new development and rehabilitate*: incorporate Henry Burton House into new construction and rehabilitate the Main Block and East Wing for new compatible uses.
3) *Relocate and rehabilitate*: relocate the Main Block and East Wing to another part of the property or another property and rehabilitate it for a new compatible use;
4) *Preserve by record and commemorate:* document the property's heritage attributes through written notes, measured drawings and photographic records prior to demolition, then commemorate in some form.

The advantages and disadvantages of each option are presented in the following subsections by order of preference, then analyzed for its feasibility. It is only after an option is determined to be impractical that the next preferred approach is considered.

7.3.1 Option 1: Avoid and Preserve or Retain *In Situ*

This option involves retaining all structures, features, and boundaries of the property in their current state and *not* proceeding with the proposed development.

Advantages: Under this option, all the property's heritage attributes will remain intact, as will its setting.

Disadvantages: Preservation is not a 'do nothing' approach. To ensure Henry Burton House does not rapidly deteriorate will require widespread and expensive measures to stabilize the structures, to be followed by more extensive repairs to bring the Main Block, East Wing, and South Addition to a standard where it can be weather-proofed and later restored for a compatible purpose.

Henry Burton House is located within a natural hazard system and PPS (2020) prohibits development and site alteration within a flood hazard.

Feasibility: This option is not feasible because of the:

- High expense to stabilize, preserve, and maintain the property's structures, particularly the South Addition which has low levels of structural integrity;
- PPS (2020) prohibits development and site alteration within a flood hazard; and,

- Low viability of the property for profitable commercial farming.

The property retains a high level of CHVI and its overall significance against other properties in the area is high, especially when considering the original owner of the house constructed other houses in the area. While Henry Burton House was found to have a sufficient level of CHVI to warrant retention, the outbuildings and 1960s barns do not.

7.3.2 Option 2: Incorporate into New Development and Rehabilitate

This option involves incorporating Henry Burton House into the new construction and rehabilitating the building for new uses. This option proposes that house be stabilized, then the South Addition removed, and the Main Block and East Wing be rehabilitated for a new compatible use. A Heritage Conservation Plan will be required to guide the conservation and restoration of the house, in order to ensure the retention of its heritage attributes.

Advantages: Under this option, Henry Burton House and its heritage attributes can be conserved within their original setting. As stated above, this can include the demolition of the South Extension. In the case of Henry Burton House, that could mean retention of the Main Block and East Wing. The South Addition could be demolished, and the exterior brickwork repaired to be sympathetic with the original design of the structure.

As outlined in the Canada's Historic Places *Standards & Guidelines* rehabilitation and adaptive re-use can 'revitalize' a historic place and would ensure that the Main Block —the heritage attribute with the highest level of importance— is retained and conserved, as well as the other two sections of the house. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. To begin, a mothball plan to stabilize the structure could be undertaken until a suitable conservation and reuse plan could be developed, allowing a low-cost way to retain the structure in situ, protect from damp, vermin, and individuals entering the structure, and allow for active restoration and reuse in the near future.

Once stabilized and restored, Henry Burton House could be recommended for designation under Part IV of the Ontario Heritage Act.

Disadvantages: To ensure Henry Burton House does not continue to deteriorate, it will require widespread measures to stabilize the structures, to be followed by more extensive repairs to bring the Main Block and East Wing to a standard where it can be weather-proofed and restored for a compatible purpose.

As outlined in Option 1, Henry Burton House is located within a natural hazard system and PPS (2020) prohibits development and site alteration within a flood hazard.

Feasibility: This option is not feasible because of the:

- PPS (2020) prohibits development and site alteration within a flood hazard; and,
- Flooding risk of the current Henry Burton House property.

7.3.3 Option 3: Relocate and Rehabilitate

Based on the fact Henry Burton House is located within a natural hazard system that prohibits the retention of the property in its current location, Golder recommended the Client conduct a Structural Assessment. The Structural Assessment was conducted by Golder Associates Ltd. in July 2020 (APPENDIX A). The assessment identified numerous structural and architectural deficiencies within the East Wing and South Addition and determined

that the relocation of these components was not feasible. It was determined that the Main Block can be feasibly relocated.

Therefore, undertaking this option requires actions to stabilize the Main Block, and then move the structure to another portion of the property. Once relocated the house would need to be stabilized and rehabilitated for a compatible new use, which may include as a residence or as an office. As the house does not have any unique decorations, the option of salvage for salvaging architectural elements prior to demolition is not desirable.

Advantages: As described in Option 2, this would retain and conserve Henry Burton House (in a new context, but still within the property) and would encourage sustainability through retention of its 'embodied energy'. Ideally the house would be relocated within the property to retain its context in the landscape, but if it had to be moved to a different property, this new location should be rural reflecting the building's history as a farmhouse, although if moved to an urban or town lot there would be an opportunity for it to retain a 'progressive authenticity' or 'successive adaptation of historic places over time' (Jerome 2008:4).

Disadvantages: Planning and execution of this option would entail high costs in time and resources as it would require drafting a conservation plan, careful demolition of the East Wing and South Addition, then extensive stabilization of the house to ensure it would not be critically damaged during lifting and moving. The relocation effort could require temporarily removing hydro lines and arranging a police escort, and once moved to the new location an extensive program of rehabilitation, including adding a new concrete foundation, would be necessary. It is also not certain if the building could be moved intact; if dismantling is necessary, the heritage integrity of the Main Block would be further reduced. Additionally, moving the house would cause it to lose its original foundation and basement, complete with a mid-19th century intact winter kitchen.

Overall feasibility: The option is feasible because of the:

- Overall high significance of the property;
- Structural feasibility to relocate the Main Block;
- Ability to retain connection between the property and Henry Burton House, placed elsewhere on the lot; and,
- Opportunity for new compatible reuse and integration of a heritage asset.

7.3.4 Option 4: Preserve by Record and Commemorate

Under this option, all the property's heritage attributes would be documented through photographs, measured drawings and written notes prior to demolition.

Advantages: Preservation by record is appropriate in cases where the structural or heritage integrity of the building is poor, and it is prohibitively expensive or impractical to stabilize. It may also be an option when there is a large stock of other surviving or more representative examples. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages: Preservation by record is the least desirable conservation option. Through demolition, a tangible reminder of mid 19th century architecture would be lost, resulting in further attrition of heritage property building stock in the City and Ontario.

Feasibility: The feasibility of this option is low because of the:

- Henry Burton House has CHVI for its rare example of a log house built in the vernacular Georgian style, for its historical or associative value with Henry Burton, and its contextual value with the historic community of Elder Mills.

7.1 Results of Alternatives Assessment

From this consideration of alternatives, Golder, therefore, recommends carrying out:

- **Option 3: Relocate and Rehabilitate**
  - Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).

8.0 SUMMARY STATEMENT

Background

In September 2018, ACC retained Golder to conduct a CHIA for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the MHSTCI, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

Key Findings

This CHIA concluded that:

- ***The property has cultural heritage value or interest for:***
  - Henry Burton House, which is a rare example of a log house built in a vernacular Georgian style
  - its historical associations with early settler Henry Burton and development of the historical community of Elder Mills
  - Its role in maintaining and supporting the rural agricultural setting of the area and its visual and physical links to the adjacent Rainbow Creek
- ***Without mitigation, the proposed development will adversely affect the property's cultural heritage value or interest and heritage attributes (primarily linked to Henry Burton House).***

Recommendations

Based on these key findings and rigorous options analysis, Golder recommends to:

- ***Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).***
- ***Demolish the East Wing and South Addition of Henry Burton House due to structural and architectural deficiencies.***
  - Contractor to photographic document Henry Burton House during demolition.
  - Contractor to monitor impacts to the Main Block during demolition.

- ***Demolish the South Outbuilding, Northeast Outbuilding, South Barn and North Barn.***

To achieve this objective, the following short-term and long-term conservation actions are recommended:

Short-term Actions

- Develop a Maintenance and Mothball Plan to stabilize and conserve Henry Burton House in its current location for the next 5 to 10 years.
- Monitor during construction and operation
  - Establish site controls and communication;
    - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
  - Create a physical barrier;
    - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.
  - Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
    - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec PPV. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
    - If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
      - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
      - Use smaller construction equipment within proximity to the house;
  - Maintain road to avoid surface irregularities (i.e., potholes);
  - Install signage indicating maximum speed limits of 20 km/h adjacent Henry Burton House and no idling adjacent to Henry Burton House.

Long-term Actions

- Prepare a Heritage Conservation Plan detailing the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve Henry Burton House prior to, during, and after the relocation effort.

- Consider designating Henry Burton House and its associated new parcel under Part IV of the *Ontario Heritage Act.*

9.0 REFERENCES

Blumenson, John

1990 *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to Present*. Fitzhenry & Whiteside, Toronto.

Canada's Historic Places

2010 *Standards and Guidelines for the Conservation of Historic Places in Canada.* Second Edition. Canada's Historic Places, Ottawa.

Carman, Richard A., Buehler, David, Mikesell, Stephen, and Carolyn L. Searls

2012 Current Practices to Address Construction Vibration and Potential Effects to Historic Buildings Adjacent to Transportation Projects. Wilson, Ihrig and Associates, ICF International, and Simpson, Gumpertz and Heger, Incorporated for the American Association of State Highway and Transportation Officials (AASHTO), Washington, DC.

City of Vaughan

1988 The Town of Vaughan By-Law Number 133-88. City of Vaughan, Vaughan, Ontario.

2010 City of Vaughan Official Plan. Electronic resource: https://www.vaughan.ca/projects/policy_planning_projects/Pages/Vaughan-Official-Plan---Volume-1-and-2.aspx. Last accessed April 2016.

n.d. City of Vaughan Heritage Inventory. Electronic resource: https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Vaughan%20Heritage%20Inventory.pdf. Last accessed April 2016.

Clark, Kate

2001 *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation.* English Heritage, London.

Department of Militia and Defence

1914 *Bolton, Ontario. 1:63,360. Map Sheet 030M13, [ed.1], 1914.* Survey Division. Electronic resource: http://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M13_1914TIFF&_add:true_nozoom:true

Department of Energy, Mines and Resources

1963 *Wildfield, Ontario. 1:25,000. Map sheet 030M13D, ed.1, 1963.* Surveys and Mapping Branch. Electronic resource: http://geo.scholarsportal.info/#r/details/_uri@=HTDP25K030M13b_1963TIFF&_add:true_nozoom:true

1972 *Wildfield, Ontario. 1:25,000. Map Sheet 030M13B, ed. 2, 1972.* Surveys and Mapping Branch. Electronic resource: http://geo.scholarsportal.info/#r/details/_uri@=HTDP25K030M13b_1972TIF&_add:true_nozoom:true

English Heritage

2008 *Conservation Principles*. English Heritage, London.

Fram, Mark
2003 *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation.* Third edition. Boston Mills Press, Erin, Ontario.

Garvin, James L.
2001 *A Building History of Northern New England.* University Press of New England: Lebanon, NH.

Government of Ontario
2014 *Provincial Planning Statement 2014.* Electronic document: http://www.mah.gov.on.ca/Page215.aspx

2014 *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process.* Ministry of Heritage, Sport, Tourism and Culture Industries, Toronto.

2006 *Ontario Heritage Tool Kit: Heritage Property Evaluation – A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*. Ministry of Heritage, Sport, Tourism and Culture Industries, Toronto.

Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process. Ministry of Heritage, Sport, Tourism and Culture Industries, Toronto.

Ontario Heritage Tool Kit: Designating Heritage Properties: A Guide to Municipal Designation of Individual Properties Under the Ontario Heritage Act. Ministry of Heritage, Sport, Tourism and Culture Industries, Toronto.

Ontario Heritage Tool Kit: Heritage Conservation Districts: A Guide to Designation Under the Ontario Heritage Act Ministry of Heritage, Sport, Tourism and Culture Industries, Toronto.

1990 *The Planning Act*. Electronic document: https://www.ontario.ca/laws/statute/90p13?search=planning+act

1990b *Ontario Heritage Act.* Electronic document: *https*://www.ontario.ca/laws/statute/90o18?search=heritage+act

International Council on Monuments and Sites (ICOMOS)
2013 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter).* ICOMOS Australia, Burwood, Victoria.
2011 *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.* ICOMOS, Paris.
1983 *Appleton Charter for the Protection and Enhancement of the Built Environment.* ICOMOS Canada, Ottawa.
1965 *International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter 1964).* ICOMOS, Charenton-le-Point, France.

Kalman, Harold
2014 *Heritage Planning: Principles and Process.* Routledge, New York.
1980 *The Evaluation of Historic Buildings*. Parks Canada, Ottawa.

Mercer, Graeme, Mulvany, Charles Pelham, and Christopher Blackett Robinson
1885 *History of Toronto and County of York: Containing an Houtline of the History of the Dominion of Canada; a history of the City of Toronto and the county of York, with the Townships, Towns, Villages, Churches, Schools; General and Local Statistics.* C. Blackett Robinson, Publisher: Toronto. Electronic resource: https://books.google.ca/books?id=ttEOAAAAYAAJ&printsec=frontcover#v=onepage&q&f=false

Miles & Co.
1878 *York County: Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the country of Simcoe, Ontario.* Toronto: Miles & Co.

New Zealand Transport Agency
2015 *Historic Heritage Impact Assessment Guide for State Highway Projects*. NZ Transport Agency, Wellington.

Office for Urbanism: Goldsmith Borgal and Company Architects (GBCA)
2009 *Woodbridge Heritage Conservation District Study and Plan.* Prepared for the City of Vaughan.

Ontario Department of Agriculture
1880 *Ontario Agricultural Commission, Appendix A: Proceedings of the Ontario Agricultural Commission*. Department of Agriculture, Toronto.

Ontario Government Record
ND Vaughan Township. *I0051494.jpg. RG 1-100-0-0-4095, Ontario Archives.* Electronic resource: http://ao.minisisinc.com/scripts/mwimain.dll/1540444779/1/1/44196?RECORD&DATABASE=IMAGES_WEB

Parks Canada Agency
1980 *Canadian Inventory of Historic Building Exterior Recording Training Manual*. Parks Canada, Ottawa.

Randl, Chad
2001 Temporary Protection No. 3: Protecting a Historic Structure during Adjacent Construction. *U.S. Department of the Interior National Parks Service Cultural Resources Tech Notes*. http://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Protection03.pdf. Last Accessed: 20 November 2015.

Rayburn, Alan
1997 *Place Names of Ontario*. University of Toronto Press, Toronto.

Reaman, George Elmore
1971 *A History of Vaughan Township*. Vaughan Township Historical Society, Vaughan.

Elder's Mills W.I. Tweedsmuir Committee
2000 *Remembering Elder's Mills.* The Women's Institute Book Committee.

Scarlett Janusas Archaeology Inc.
2014 *Cultural Heritage Landscape & Built Heritage Study: Block 59, West Vaughan Employment Area.*

Schott, Carl
1981 The Survey Methods. Translated by Andrew Burghardt. *Canadian Geographer* 25(1): 77-93.

Smith, Wm. H.
1846 *Smith's Canadian Gazetteer*. H. & W. Rowsell, Toronto.

Statistics Canada
2011 Census Profile, City of Vaughan. Electronic resource: www.statscan.gc.ca. Accessed April 2016.

The Conservation Studio
2004 Measuring change in conservation areas: A research report for English Heritage. The Conservation Studio, Cirencester, UK. Available online: https://goo.gl/MXTqaK.

Tremaine, George R.
1860 *York County Map.* Ontario historical County Maps Projects. Available online: http://maps.library.utoronto.ca/hgis/countymaps/york/index.html

UK Highways Agency
2007 *Design Manual for Roads and Bridges: Volume 11*, HA 208/07. The Stationary Office, London.

University of Toronto Library
1954 *1954 Air Photos of Southern Ontario.* Map and Data Library. Electronic resource: https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index

York Region
2017 York Maps. Online Resource: https://ww6.yorkmaps.ca/Html5Viewer24/Index.html?configBase=https://ww6.yorkmaps.ca/Geocortex/Essentials/Essentials43/REST/sites/CommunityServices/viewers/YorkMaps/virtualdirectory/Resources/Config/Default

Signature Page

Golder Associates Ltd.

Ragavan Nithiyanantham, MA, CAHP
Cultural Heritage Specialist/ Archaeologist

Henry Cary, Ph.D, CAHP
Senior Cultural Heritage Specialist/ Senior Archaeologist

HC/RN/BD/ly