



Heritage Committee
Monday, November 20, 2017
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

1. Call Meeting to Order
2. Disclosure of Pecuniary Interest
3. Opening Remarks
4. Approval of Minutes – September 18, 2017 (**Attachment 'A'**)
5. Delegations
None
6. Regular Business
 - 6.1. Review and Comment of Heritage Impact Assessment of the Calfass Farmstead (**Attachment 'B'**)
 - 6.2. 2018 Schedule of Meetings:
Monday February 5th
Monday May 7th
Monday Septmeber 10th
Monday November 5th
 - 6.3. 2018 Budget (**Attachment 'C'**)
7. Adjournment



Heritage Committee
Monday September 18, 2017
7:00 p.m.
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Mary Tivy – Chair
Cameron Tuck
Barb Jefferson
John Levak
John Arnold
Councillor Matthew Bulmer

TOWNSHIP STAFF

Kelly Patzer – Development & Legislative Coordinator

1. CALL TO ORDER

The meeting was called to order at 7:35 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. OPENING REMARKS

Mary Tivy made opening remarks noting the items on the agenda for the evening.

4. APPROVAL/ADOPTION OF MINUTES

Moved by: Cameron Tuck; Seconded by: Matthew Bulmer

That the minutes of the Heritage Committee meeting dated April 10, 2017 be adopted.

CARRIED

1. BUSINESS ARISING OUT OF MINUTES

- Heritage Guidelines/Checklist to be developed; review of other municipality best practices
- Historical Society Presentation at the Library October 10th

5. DELEGATIONS

None

6. REGULAR BUSINESS

1. REVIEW OF PLAQUED PROPERTIES FOR REGISTER

- Mary Tivy will review her list at the November meeting.
- Matthew Bulmer to research agricultural underpasses in Puslinch for List

2. JUNE 19 2017 PUSLINCH HERITAGE COMMITTEE FIELD TRIP REVIEW

- Reviews of tour presented by Barb Jefferson and John Arnold

- 7421 Wellington Rd 34 – more info about the history of the property required to make a determination. It is within the Aberfoyle boundary where future development can occur.
- 4599 Sideroad 20 N – stones above door could make it unique – determine stone architecture – if significant house is to be Listed.
- 4856 Sideroad 10 – significant heritage structures and historic property – contact property owner to initiate Designation
- 51 Queen Street – did not visit property
- 18 Victoria Street – summer porch removed, bulge in south wall, worker’s cottage of the Calfass Farmhouse – consider Victoria Street as a Heritage Area.
- 66 Queen Street – did not visit property
- 880 Victoria Road S. – character defining elements which is criteria that is to be created and added to new checklist.
- Country Heritage Park – Cameron Tuck may have some old photos when Town Hall was built; log cabin may have come from a property off of south side of Maltby Road between Victoria and Watson Roads.

3. OUTREACH, CANADA DAY, PUSLINCH PIONEER, WEBSITE

- Mary Tivy wrote an article for Puslinch Pioneer and named the column “Puslinch Heritage Matters” and has received positive feedback. Barb Jefferson has a column in the upcoming Pioneer. Each Committee member is to write one article a year.
- Column in Pioneer is to be reviewed by Township prior to submission to the paper as Heritage Committee is a Committee of Council.
- Canada Day setup at the market with digital display was a success; Native Heritage in Morriston was a topic of this year’s display
- Website – have properties shown on GIS – start with plaqued properties
- Kelly Patzer to keep Committee apprised of budget and any requirements for Committee to comment on to assist with attaining a summer student
- Binder of plaqued properties from Library titled “Millennium Presentation of Bronze Plaques” to be scanned and put on Township website.

4. ONTARIO HERITAGE CONFERENCE

Mary Tivy, John Levak and John Arnold summarized the conference in Ottawa.

7. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

8. NEXT MEETING

November 20, 2017 – 7:00 p.m.

RECEIVED

OCT 11 2017

Township of Puslinch



Heritage Impact Assessment

66 Brock Road South,
Morrison

June 2017

mcCallumSather

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executive summary

Preserving the architectural history of 66 Brock Road south is important to the historic fabric of Morriston, thus the proposed restoration measures will help conserve its most essential features. We propose to maintain and restore the identified exterior elements of the original building. This Heritage Impact Assessment (HIA) includes the following conservation principles in evaluating the site's redevelopment:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the area.
- Preserve the historic character of the 66 Brock Road South, do not over repair or restore.
- Respect the uniqueness of the house in its materials and detailing.
- Allow for new construction (i.e. Roof) that relates to and conserves the essential form and integrity of 66 Brock Road South.
- Provide for the participation of the people for whom the place has special associations and meaning by making the property relevant and integrated with the community.
- Conserve the exterior elements that are important to defining the overall heritage value of the buildings.
- Provide recommendations regarding noteworthy external features that should be maintained/incorporated as part of the reconstruction/site redevelopment.
- Any new building adjacent to the 66 Brock Rd. South to follow Conservation Principle 7 - Legibility. We recommend that new work be distinguishable from original fabric in style and materials.

As part of the *Conditions of Approval for the Draft Plan*, this report will also address Clause 26 (iv) and (v).\

mcCallumSather would look to review a final iteration of the design in order to determine how the proposed development responds to the issues outlined in this document.

EXERCISES

The first exercise is to find the derivative of the function $f(x) = x^2 + 3x - 5$. The second exercise is to find the derivative of the function $f(x) = \sin(x)$. The third exercise is to find the derivative of the function $f(x) = \cos(x)$. The fourth exercise is to find the derivative of the function $f(x) = e^x$. The fifth exercise is to find the derivative of the function $f(x) = \ln(x)$.

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1.1 introduction

mcCallumSather has been retained to prepare a Heritage Impact Assessment to evaluate the impact of the proposed development on the cultural heritage site of 66 Brock Road South, in Morriston, ON. The purpose of the report is to evaluate the impact of the proposed development on and adjacent to 66 Brock Rd. South. In our research, both archival and primary, we have determined that while the existing structure holds historical interest, it is part of a broader historical settlement narrative.

In this report, we balance the desire to respect history with plans for developing the community with increased density. As such, we recommend a solution that addresses the building's cultural value, steps to conserve and functional challenges to preserve and restore the existing buildings and adjacent property.

1.2 methodology

The research methodology involved gathering relevant data from the city archives (maps, photos, publications, primary source etc), and first hand analysis of the site from all relevant stakeholders and consultants. In doing so, we intend to shed light on the following questions as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*:

Design Or Physical Value

Style: Is this a notable, rare or unique example of a particular architectural style or type?

Construction: Is this a notable, rare or unique example of a particular material or method of construction?

Design: Is this a particularly attractive or unique structure because of the merits of design, composition, craftsmanship or details? Does the structure demonstrate a high degree of technical or scientific achievement?

Interior: Is the interior arrangement, finish, craftsmanship/details noteworthy?

Contextual Value

Continuity: Does this structure contribute to the continuity or character of the street, neighbourhood or area?

Setting: Is the setting or orientation of the structure or landscaping noteworthy?

Landmark: Is this a particularly important landmark within the region, city or neighbourhood?

Completeness: Does this structure have other original outbuildings, notable landscaping or exterior features that complete the site?

Integrity

Site: Does this structure occupy its original site?

Alterations : Does this building retain most of its original materials and design features? Is this a notable structure due to sympathetic alterations that have taken place over time?

Condition: Is this building in good condition?

Conservation And Adaptation

If the questions regarding the design or physical value, contextual value and integrity have indicated that the building is of interest, the following questions should also be answered regarding any future development:

- What physical or referential aspects of the building are most crucial to maintain to conserve its cultural value?
- What is the structural condition of the building?
- What are the mechanical and electrical conditions? What services need to be upgraded?
- What are the opportunities to make the building more accessible to the public?

The Heritage Impact Assessment will utilize both contemporary and historical accounts to develop an approach that balances conservation, urban densification and adaptation to achieve the mutual goal of sustainability among the public, city, developers and designers while forging meaningful connections to these identified cultural resources.

1.3 contact information

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(see professional CV's at the back of the report)

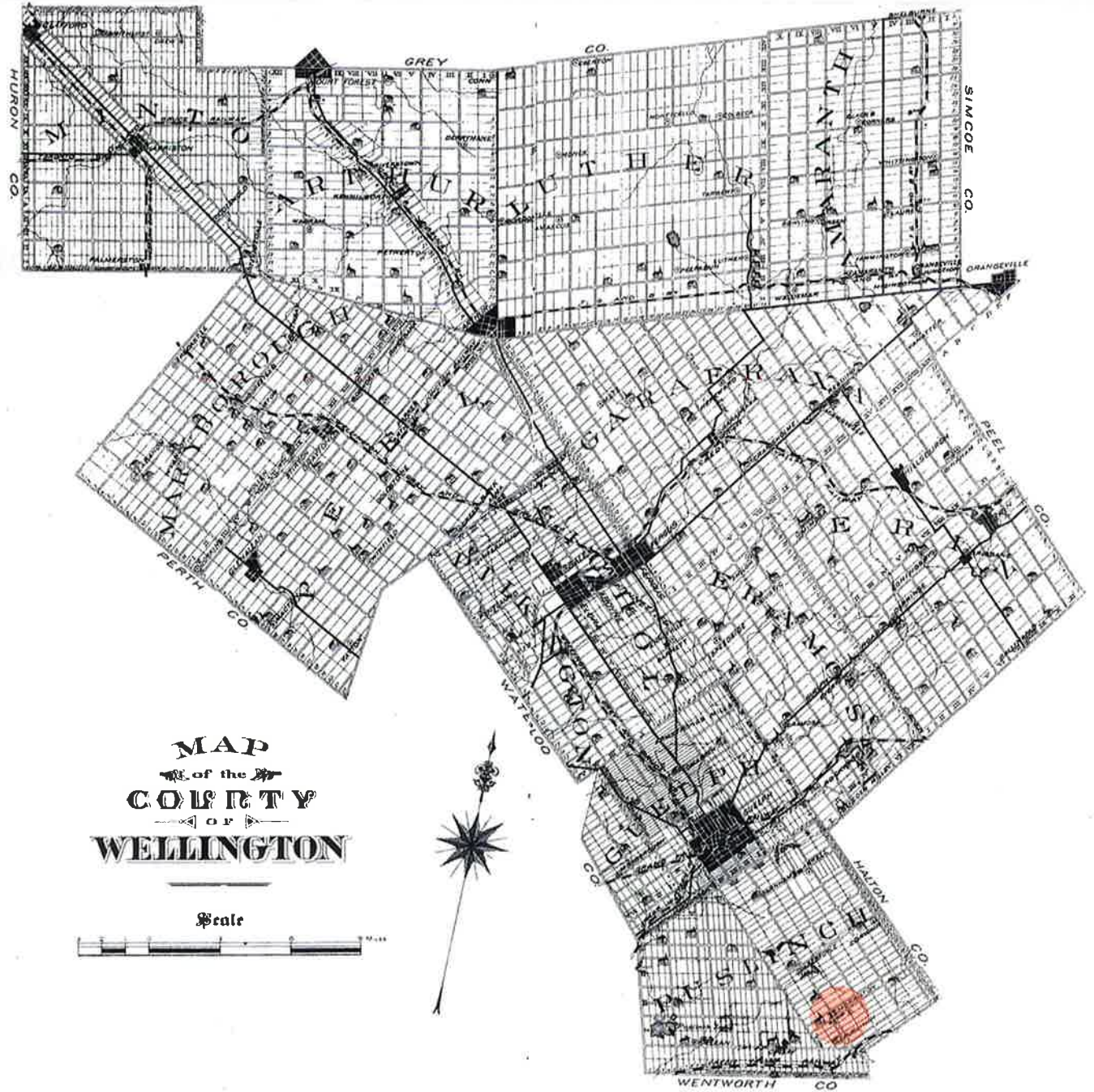


Figure 1 - Map of the County of Wellington, 1877

2.1 context

Historical Background - Puslinch Township

Euro-Canadian settlement of the region was well under way by the 1820s. David Gibson was responsible for the first surveys of the Puslinch Township. John Galt, who founded Guelph, desired a more direct supply route with Dundas, the major center for supplies. The existing Aboukir Trail (later Brock Road/Highway 6) was not even surveyed, only mapped. It was then widened and cleared enough to allow wagon traffic. This trail was barely passable three seasons of the year, being only truly viable during the winter months (Clark n.d.: 2-5). The Brock Road was commissioned in 1847, and to help cover construction costs, it was a toll road until 1899 (ibid: 6).

Village Area

Morriston, formerly called Elgin, began in the early 1840s as a small village, and included a general store, blacksmith shop, and tailoring business. Elgin changed its name to Morriston in 1849, with a post office established by 1854. Prior to the first survey (1860) of Morriston, it had grown to include saw, oat, and grist mills. Morriston had a population of 250 in 1877, which grew to 500 by 1897 (Clark n.d.: 5-7).

2.2 historical occupancy and evolution

66 Brock Road South was built by German masons for the Calfas family, one of the earliest German families to settle in the Morriston area of the Puslinch Township, which was predominantly settled by German pioneers.

John Calfas (1790-1884), his wife, Eva Rau and their five children emigrated from the Black Forest of Wurtemberg Province of Germany, arriving on the property in 1832. They went on to have four more children after arriving to the Puslinch area.

The first section of the stone house was constructed for the Calfas family between 1853 - 1855. It was one of ten stone or partial stone houses in the township. Other residences were mostly log and frame. Part of this structure is one of the earliest examples of stone work used in housing at this time.

The fieldstone house was built 20 years after the family built a smaller house of local yellow brick. The latter was kept as a summer kitchen. John Calfas built the house himself, and used broken-course masonry, which was an indication of an untrained builder. A balcony was a later addition.

Eventually, John's son Charles inherited the home and laboured the farm after his father. He was known for his expertise in livestock, specifically horses and later served the community by acting as Justice of the Peace in Puslinch Township.

was sold to Harvey A. Stewart (1877-1930). Three generations of Stewart's lived in the home, Harvey's son Jack farmed after and then Jack's son Harvey Broadfoot Stewart, until his death on July 2004. The house has remained empty since.

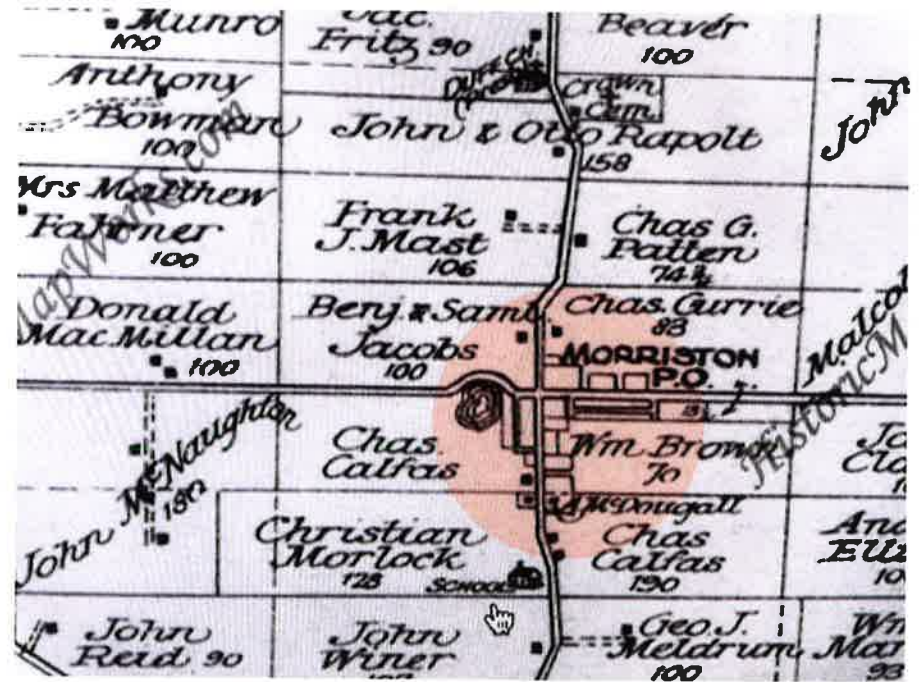


Figure 2 - Map of the County of Wellington, 1906

The Calfas family remained in the home until March 30, 1906, when the farm

2.3 architectural description

Foundation Walls / Structure

The original house has a basement with rubble stone walls and the smaller basement has been underpinned. The foundation elements are generally in good condition, including the mortar, however some stones are noted to be missing in the basement.

Original Main Floor Walls / Structure

The timber beams in the basement support the main floor and are in some areas deteriorated. The wood load-carrying posts have also shown signs of deterioration. The exterior walls of the house are field stone walls with lime-based mortar. Both are in good condition. The original front porch was removed and the detailing and trim are wood and painted white.

There is a brick addition at the rear of the house, which does not have a basement. The walls are made of brick and mortar.

Roof Assembly

The roof is in very poor condition, and has been covered with tarps for the past number of years as the shingles have some leaks. The roof structure has deteriorated in a least one location due to the roof leak.

Door and Windows:

There are windows on all sides of the building, and all appear to be original. The majority of the windows and doors have been boarded up. Window sills are stone and appear to be wood-framed.

Sitelines

Views of the surrounding farm and the Morriston Pond



Figure 3 - 8, Photos from site visit, January 2017.



2.4 existing conditions

66 Brock Road South, Morriston is a two-storey house, which has two separate basements and a one-and-half-storey brick addition. A preliminary review was undertaken by Tacoma Engineers, on October 19, 2016 to assess current conditions. The observations are as follows:

- Original Foundation System: the original house has a basement with rubble stone walls. The smaller basement has been underpinned.
- Main Floor Framing: The timber beams in the basement were supporting the main floor.
- Above Grade Stone Wall: The exterior walls of the house are field stone walls.
- Brick Addition: A brick addition was added at the rear of the house. This addition does not have a basement.
- Roof: The roof shingles are deteriorating and causing leaks, and the roof has been covered with tarps for the past number of years.

Many of the elements reviewed by Tacoma appeared to be in poor condition with some noted structural deficiencies, while the rest of the elements appear in good condition. The many elements that are shown to be deteriorating are attributed to high levels of moisture.

The building is currently unoccupied and has been vacant since the third generation of the Stewart family passed in 2004. As the development of the site moves forward, assessment of the buildings will be an ongoing process, involving the lead architect, structural, mechanical and electrical engineers and the heritage consultant.

Tacoma's report includes repairs for the conservation of the exterior of the building, include a new tarp on the roof is required, repair all eaves trough and downspouts (to remove water away from the foundation), fasten plywood sheet tight to the front door and remove structurally unsound brick addition.



Figure 9 - Aerial Map of Study Area, Google image

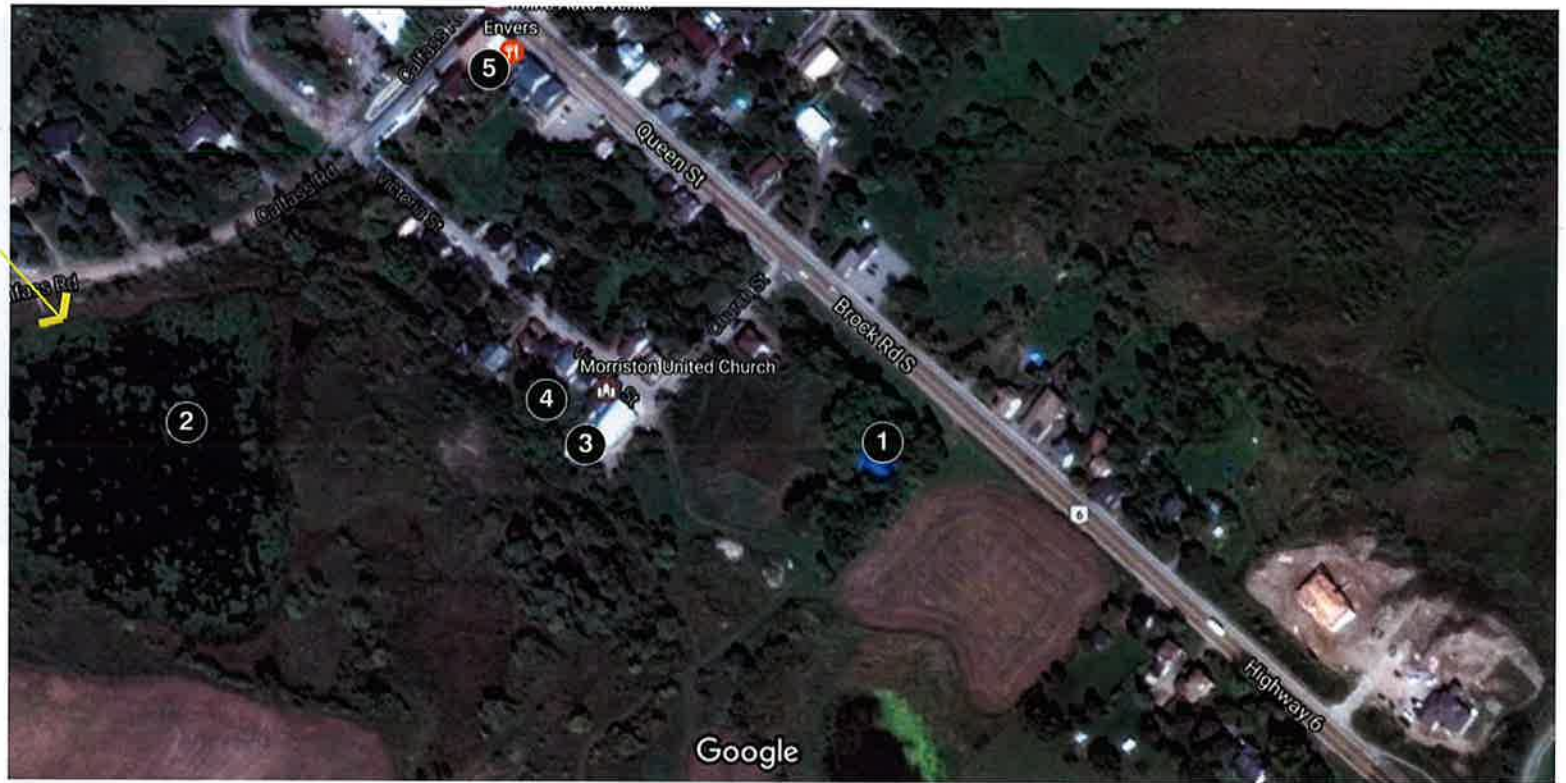


Figure X10- Morrison Pond, Image taken from Calfass Rd, facing south-east Google image



2.5 adjacent cultural heritage

The following properties are noted on the Volume 1 List of Designated Properties under the *Ontario Heritage Act* and form part of the cultural context of 280 Wilson St. E:

1. - 66 Brock Road South, Morriston Farm House, 1851
2. - Morriston Pond, Natural Heritage Feature
3. - 22 Victoria Street, Mount Carmel-Zion United Church, 1840
4. - 18 Victoria Street, Farm Labourer's Cottage, 1860
5. - 42 Queen Street, R.B. Morriston Store, 1860

2. Morriston Pond, along Calfass Road, is considered one of the natural heritage features of the Town of Puslinch, (see figure XX).

Ice blocks were cut from the pond each winter to supply ice to the village and local farms up until electricity was introduced and refrigerators came into common use after the Second World War. In the summer, the pond provided a place for the villagers to cool off and paddle about in small boats.

Many native plants can still be found in and around the pond, once a source for medicines and food for the First Nations people who lived there in previous centuries. (<http://www.puslinch.ca/en/explore-us/morriston-pond.asp>)

3. 18 Victoria Street, Farm Labourer's Cottage, 1860

This stone cottage on Victoria Street, once belonged to the Calfas Homestead. It was built circa 1860, and was the farm Labourer's cottage. It was modest and simply designed using fieldstone for the exterior structure and walls.



Figure 11 - Farm Labourer's Cottage



Figure 12 - Farm Labourer's Cottage

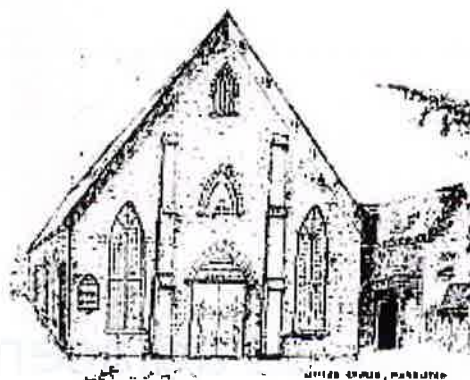


Figure 13 - Farm Labourer's Cottage



Figure 14

4. 22 Victoria Street - Mount Carmel-Zion United Church, 1840 (lot 31 r. conc.7)

The building located at 22 Victoria Street, was founded in 1840, and was originally a German congregation. The work began with the early German settlers who came to this area, bringing with them their Christian traditions. They began by reading from sermons from a book in the homes of the patrons, such as the home of John Calfas. The first parsonage was a log and frame building erected on a quarter acre of land on the Calfas farm, long before 1880, accomodating 100 people. In 1894, the present red brick manse was built, using bricks from the Morrison Brick Yards. Part of the first parsonage is now the vestry and minister's office which was renovated and refurbished in 1978. The other part was placed at the rear of the manse and used as a utility room, but has since been removed and replaced with a family room. In 1960, the memorial windows were installed. In 1980, the final phase of the planned renovations was completed. The vestry and church office were in use, the exterior of the building was painted and the interior insulated, and the brick work was repaired and painted. It was not until 1952 that there was a basement under the church where Sunday School classes and social gatherings could be held. For a number of years, services continued to be held in homes. Up until that time, church suppers were held either in the small vestry or in the Foresters' Hall at the foot of Church Street, where

now stands Historic Park. This meant much carrying of dishes and food up and down the Church Street hill. Under the leadership of the Rev. E.E. Dorsch, the basement project was planned and carried out with the help of many willing volunteers. Burrowing under the church floor was the beginning of the work and meant digging 26,000 cu. feet of earth and passing it out bucketful by bucketful, a gigantic task. On November 16, 1952, the basement was dedicated by Bishop J. Balmer Showers and a memorial plaque unveiled in memory of John Winer, a former Sunday School Superintendent and prime promoter of the project. The ladies have since been able to cater to their dinners from a convenient kitchen, church socials have been held there, the young people have had a place to meet and many gatherings held in this room. In 1911, a system of acetylene gas lighting was installed in the church. This served until the Hydro came to the community in the 1920's. However, coal oil lamps were always kept filled and ready. In 2000, the Church was designated with a Heritage Plaque

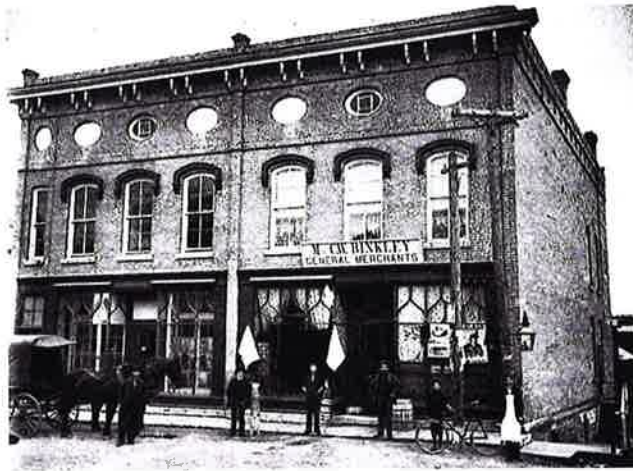


Figure 15 - Morriston Store today



Figure 16 - Morriston Store Today



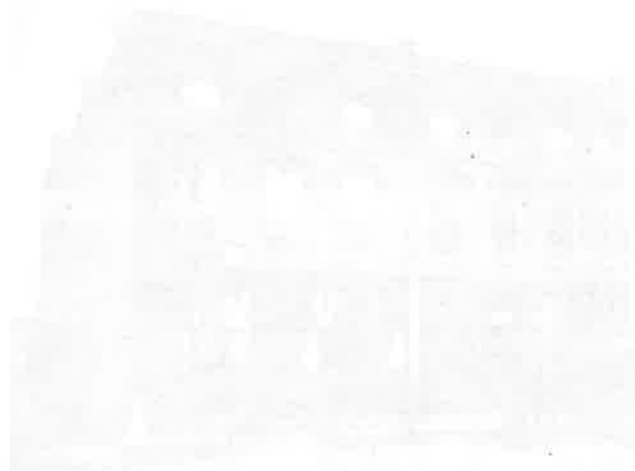
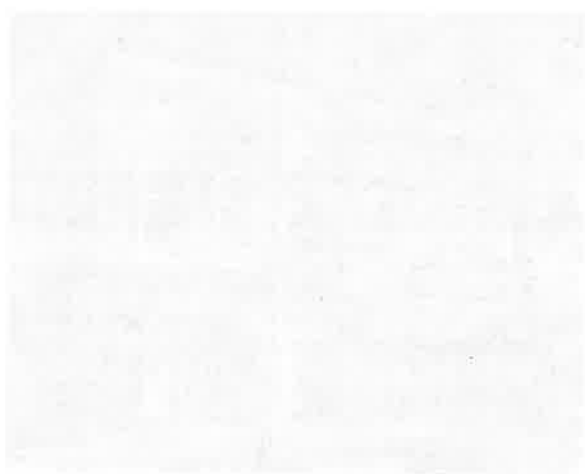
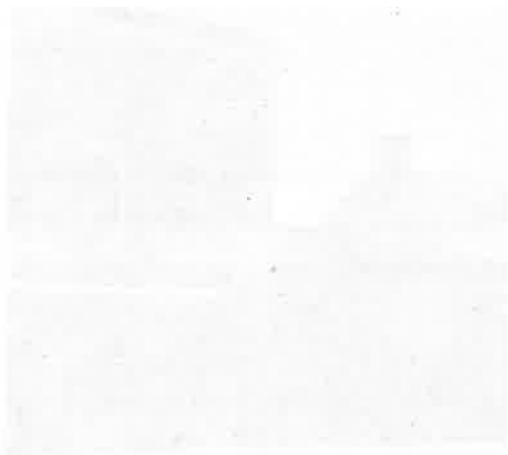
Figure 17 - Morriston Store Today

5. 42 Queen Street, R.B. Morriston Store

Richard B. Morrison was born in Perth, Scotland in 1826 and he arrived in Canada in 1840, having come with his father and aunt. The Morrison's settled in Niagara, and by 1845 Morrison was in St. Catharines learning cabinet making. For the next couple of years he worked in a dry goods store in Dundas with his brother Thomas, until he relocated to Morriston in 1847. In the early 1840's, Morriston was not yet a village. There was just a tailor, a blacksmith, and a little store huddled together on Brock Road. They were surrounded by tall dead pines and Brock Road was nothing more than an ox-trail through the bush. These first few people gave the little settlement the name Elgin after a town in the Highlands of Scotland. Morriston began to take on the aspect of a village when Brock Road was improved about 1844. A more direct route, and improved road attracted new businesses, such as the shoemaker who opened a shop in 1847 and R.B. Morrison, who arrived the same year to become a storekeeper. He started his business by carrying his goods on his back from Dundas and setting up in the corner of the blacksmith shop. By 1849, two years later, he had done well enough to build a new general store. He put up a frame building on the east side of Brock Road. The village was renamed Morriston after him in 1850 and in 1854

he was appointed postmaster. In 1855, he married Sarah Mills and had five children during their marriage. In 1858 R.B. Morrison was appointed a commissioner, a sort of para-legal position; he could take oaths, draft documents and so forth. Fire was a constant hazard in the days of wood stoves when buildings were log or frame construction. Morriston had several disastrous blazes in the early days. In 1860 Morrison's warehouse burned down, taking part of the Morriston Hotel with it. Morrison hired Karl Beese, a local German mason, to take on the job of rebuilding. The new store was relocated to the opposite side of Brock Road, that is, the west side. It is still there today, the three storey brick building you see on the corner of Calfas at the stoplight. Morrison employed his own tailors, shoemakers, and milliners in his store. He carried a large stock of goods. He then bought another business in Hamilton at the corner of Main and John Streets, but we don't exactly when, or whether it was another store or some other kind of business.

He sold both the Morriston store and his Hamilton business about 1869 and moved to Guelph. Wes Binkley became the new storekeeper in Morriston.



The first photograph shows a building with a gabled roof and several windows. The second photograph shows a similar building from a different angle. The third photograph shows a building with a gabled roof and several windows. The text below the photographs is very faint and illegible.

The first photograph shows a building with a gabled roof and several windows. The second photograph shows a similar building from a different angle. The third photograph shows a building with a gabled roof and several windows. The text below the photographs is very faint and illegible.



Figure 18- View facing rear of house. Photos from site visit, January 2017.



Figure 19 - View of property facing east. Photos from site visit, January 2017.

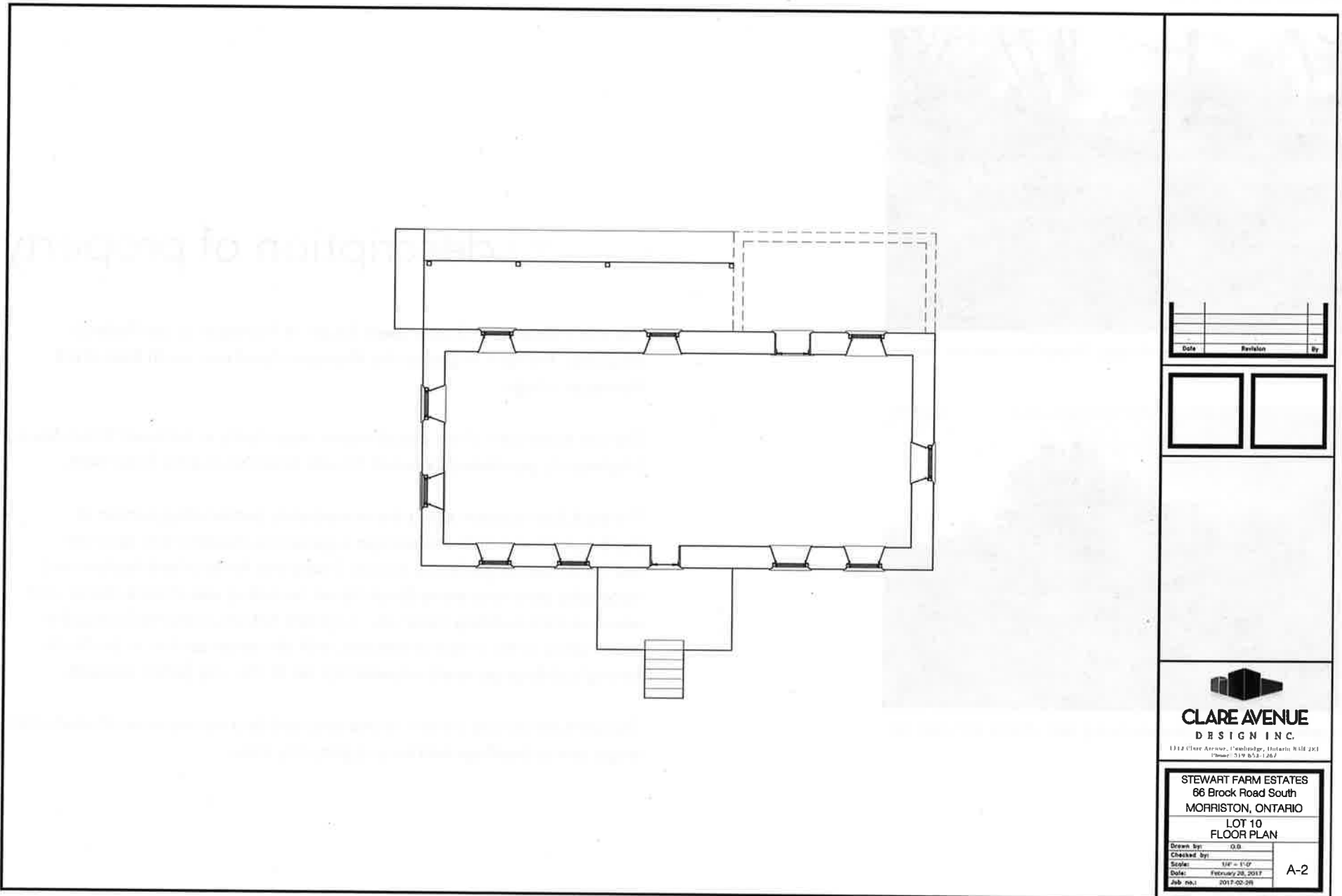
3.1 description of property

The site is located on Brock Street South, in Morriston of the Puslinch Township. The farm is East of the Morriston Pond and South East of the Morriston Village.

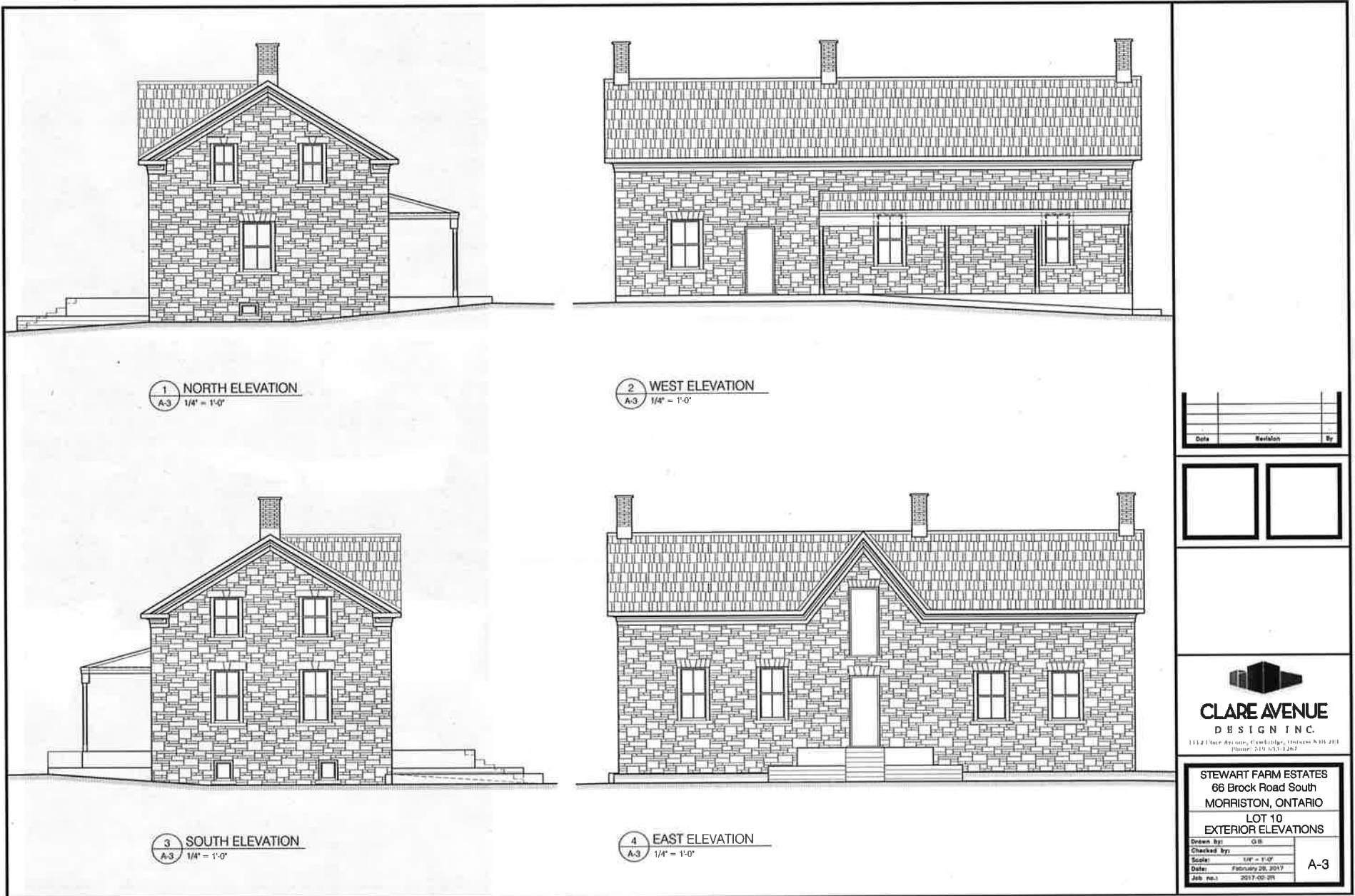
The site forms part of the parcel known municipally as 66 Brock Street South, (Highway 6), positioned between Church Street and Leslie Road West.

The built form pattern along the immediately surrounding portion of the Brock Street South streetscape is generally characterized by a low-rise residential single-family homes. Traditional forms of architecture and materiality dominate along Brock Street, including use of brick, stone, and wood as main building materials. Adjacent homes positioned along the street varies in the extent of setback, with the street section to the North having buildings generally situated tighter to the only public sidewalk.

The site's immediate context is characterized by a combination of residential single family dwellings and varying property sizes.



plan of existing building



elevations of existing

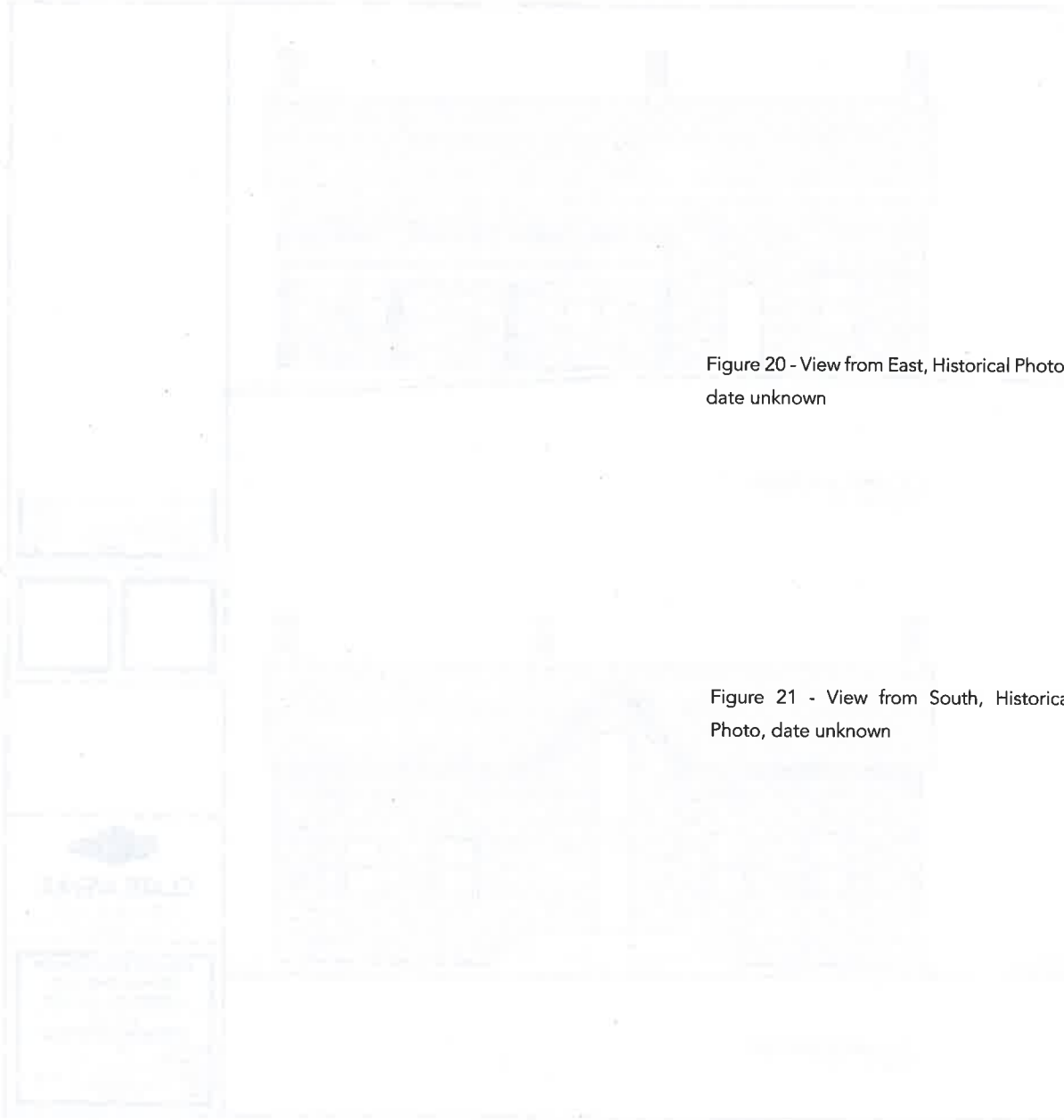


Figure 20 - View from East, Historical Photo, date unknown



Figure 21 - View from South, Historical Photo, date unknown



Figure 22 - View from West, Historical Photo, date unknown



3.2 statement of cultural value or interest

66 Brock Road South was originally built and owned by John Calfas, later bought by the Stewart Family. It is considered a 'Building of Interest' and at the time of millennium plaqueing the Calfas Farm was owned by Harvey Stewart.

Using Ontario Regulation 9/06 under the *Ontario Heritage Act*, we have identified that 66 Brock Road South, built in 1826 is of value in that it contributes to the Village Character of Morriston but does not warrant full Designation.

This two-storey house is characterized by stone rubble, typical of the region, with white painted wood detailing at the gable, eaves and window openings. The building form with its singular gable roof and symmetrical openings are characteristic, however the front porch as since been removed and never replaced. A yellow brick addition with a covered porch was added at the rear.

Heritage Value

66 Brock Road South is recognized for its design, physical and historic values for the Morriston Village. It was built by German Masons for one of the earliest German families to settle in the Morriston area of the township, an area predominantly settled by German pioneers. It was one of only ten stone or partial stone houses in the township, as recorded on the 1861 census, therefore being one of the earliest examples of stonework used in housing of this area.

Description Of Recommended Heritage Attributes - Exterior

- Stone Rubble Foundations and Walls.
- Georgian symmetry, with a central gable.
- Verge boards, open in pattern, with an ornate king post.
- Window opening locations on first and second levels.

3.3 description of cultural asset

Design or Physical Value

This is a classic example of a Stone House built by German Masons who used Georgian symmetry and a single gable in the design. The house's stone rubble foundations and stone exterior walls is sturdy, and employ noteworthy construction methods of this time period. It is a simple, yet handsome example of early 19th century buildings in Puslinch Township.

Contextual Value

Due to its location on the Calfas/Stewart family farm it is significant to the area as the property contains artifacts of the early German settlers and of the Aboriginal settlement through the past millennia. The study area not only contains the stone house but a frame barn, numerous outbuildings, including ice house, a fallow field, pond, large perennially wet area and grassy area. Additionally, it was the home to one of the first pioneer families that emigrated from Germany.

Integrity

The house occupies its original location and has retained much of its original form. Overtime, the building has received alterations and additions which has contributed to the additive nature of construction and its organic growth. Over the years it has lost certain features such as the front porch and roofing materials. The building appears to be in stable condition, but is in need of some remedial action in order to prevent further deterioration with the aim to eventually fully restore the house.

4.1 conservation strategy + principles

Strategy

In order to protect the heritage resources of the 66 Brock Road South the following conservation strategy has been prepared to specifically address the cultural heritage value and heritage attributes outlined in the Statement of Significance of Section 3.0.

Through our analysis and application of the criteria as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*, we identified the exterior original fabric of the Calfas/Stewart Farm as having value. It retains the uniqueness of the stone house construction and is one of the earliest examples of German Mason work. We recommend it be retained and conserved. However, the additions to the rear, as well as interior renovations, do not possess any material of heritage value and do not need to be conserved in any new development.

Principles

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the original building.
- Preserve the historic character of the stone house, do not over repair or restore.
- Respect the uniqueness of the house in its materials and detailing.
- Allow for new construction that relates to and conserves the essential form and integrity of the former Stewart Farmhouse.
- Provide for the participation of the people for whom the place has special associations and meaning by making the property relevant and integrated with the community.
- Conserve the exterior elements that are important to defining the overall heritage value of the buildings.
- New development should maintain an appropriate reveal from the original building to mark the edge between the original building and the new development.
- Any new building adjacent to the Stewart Farmhouse to follow Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric in style and materials.

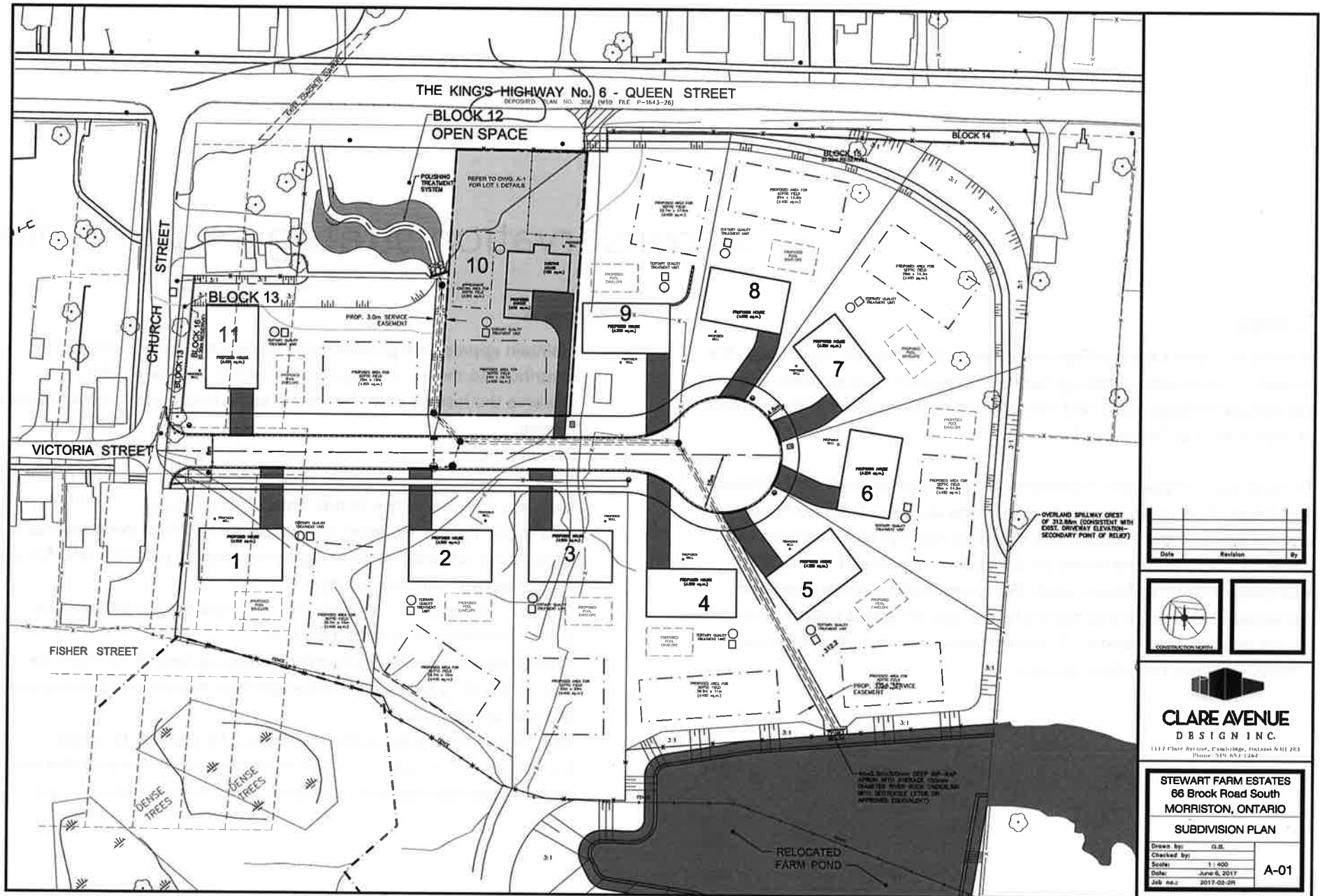


Figure 23 - Subdivision Plan, by AMEC, 2017

This is a conceptual layout that is subject to modification to address comments from government agencies.

site plan

4.2 proposed site development

The study site is proposed to be redeveloped into residential single-family homes by DRS Development Ltd. The proposed development would minimally demolish aspects of the existing two storey stone house and other outbuildings situated on the property. As we understand, the lot would be divided and new residential homes would be erected in its place. This report presents that the stone house at 66 Brock Road South should remain and all efforts should be put into preserving and restoring it so that it can be a left example of a homestead of its era.

The following are key design criteria from which to judge the appropriateness of any development or erasure on site.

As noted in the *Archeological Report*, by Fisher Archaeological Consulting, if excavation is to occur on the property there should be a combination of hand block excavation and partial stripping of the site as required.

Materiality

The choice of materials is complimentary to the historic fabric found in Morriston. Stone, wood and masonry are all common quality materials found in this area. Any restoration work should aim to use similar materials from the area in order to keep the integrity of the place.

Legibility

In order to retain the character of the house the details should be replicated where required to restore what has been damaged over time.

The materiality of the building should be of high quality robust materials.

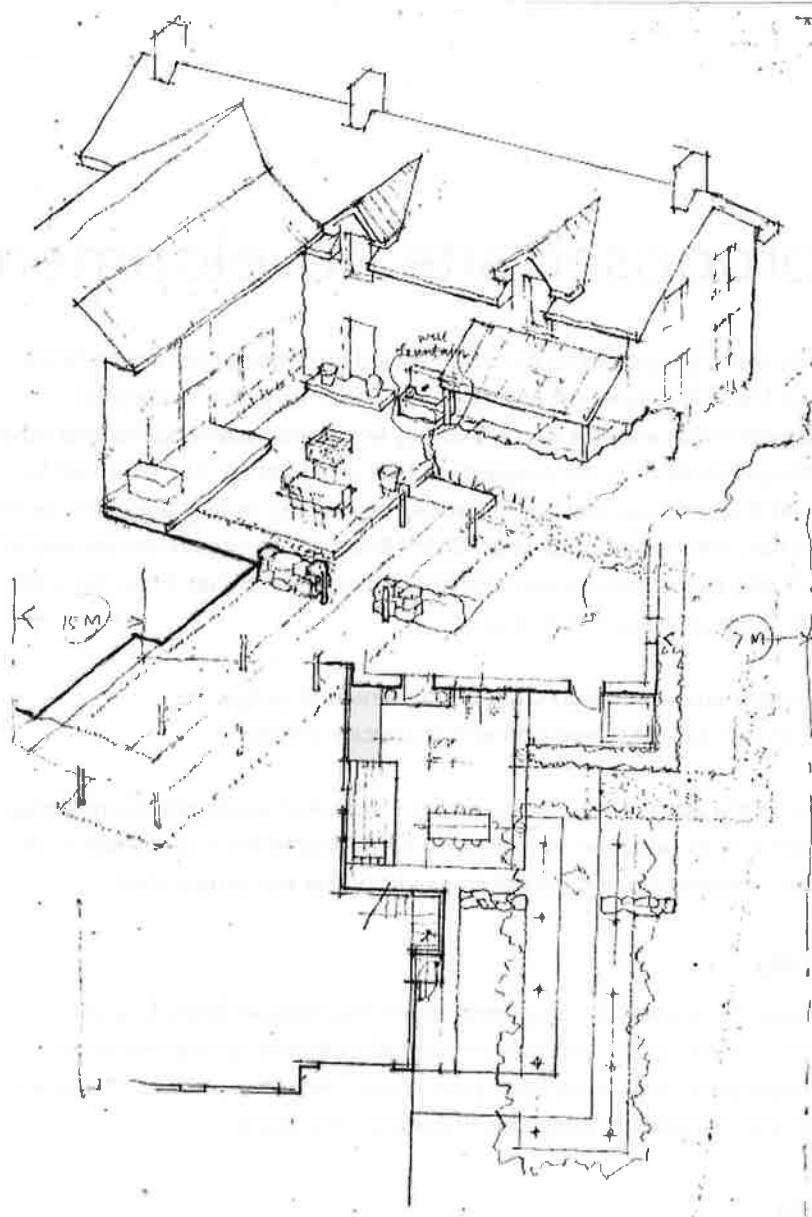


Figure 24 - Subdivision Sketch, Proposed concept



Figure 25 - Subdivision Sketch, Proposed Concept



Figure 26 - Subdivision Sketch, Proposed Concept

concept sketches of proposed

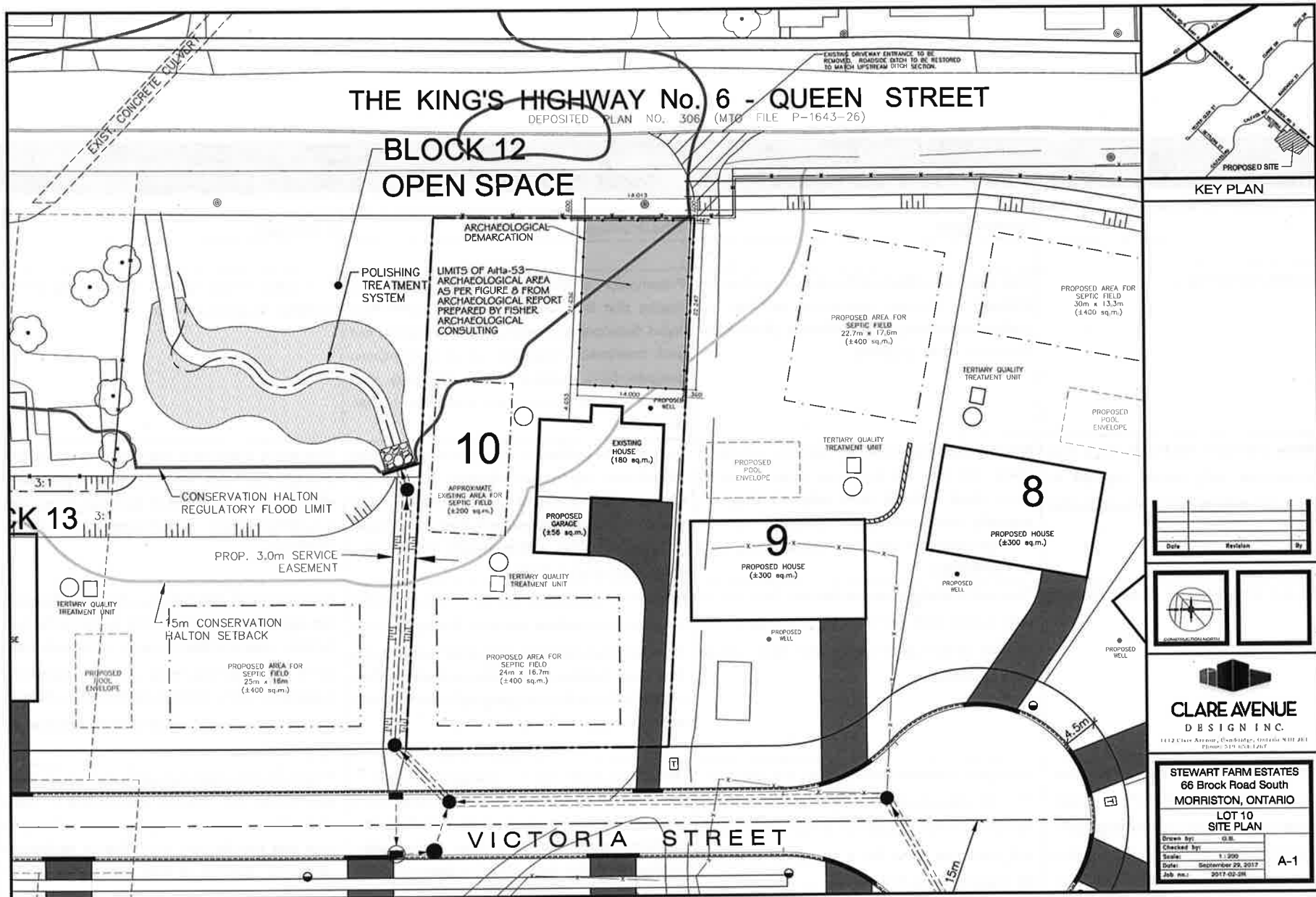


Figure 27 - Proposed Site Plan for Lot 10, by AMEC

This is a conceptual layout that is subject to modification to address comments from government agencies.

FIGURE 1: DEVELOPMENT OPTIONS

Option	Advantages	Disadvantages	Comment
1. Preserve and maintain as is.	This option is often preferred as it satisfies the principle of minimal intervention and has the highest probability of retaining all heritage attributes of the property.	Preservation is not a 'do nothing' approach: to ensure that the building does not suffer from rapid deterioration, repairs must be carried out and monitored. Execution of a maintenance program for a building of this scale may over the long term, prove costly and drain human resources.	This option would require new ownership and to continue its use as a house.
2. Rehabilitate and reuse the home into a new structure. Intervene only where required to restore structural stability and prevent further moisture damage	Rehabilitation and reuse can 'revitalize' a historic place. Not only are structures repaired and in some areas, restored when adapted, they are regularly maintained and protected, and the heritage attributes are understood, recognized and celebrated.	Adapting the building to new uses may still prove difficult and may require mitigation strategies to manage the impacts of shadow, differences in scale, orientation and setback and architectural compatibility. This option would require adequate study and analysis.	This option is the most viable as it balances new development with retention and appreciation of architectural and social heritage. It requires thoughtful design to address these unique challenges.
3. Relocate and rehabilitate for compatible new uses	This option would retain the Stewart Farm house in its current form and reinstate it to a surrounding that gives it prominence and offers it long term protection.	Relocation would sever the significant visual and historical relationships between the homestead, the natural surroundings and other buildings of a similar era located in Morriston and also removing the building from its geographic connections with the neighbourhood.	Relocating and maintaining a heritage structure has significant challenges - the owner of the new location may find that conserving the relocated home over the long term is not economically sustainable and would reduce the authenticity of the associative significance of the building as an early settlers homestead.
4. Preserve by record and commemorate: document the Calfas/Stewart Family Farm House through written notes, measured drawings, photographic records, then demolish. The building may be then be commemorated through interpretive signage or displays.	Through a detailed investigation, the construction, architecture and history of the Calfas and Stewart Families, would be better understood and could be used for a comparative study. Its importance would survive as documentary records accessible to the public through various means.	Demolition would result in a tangible element of the architectural heritage to be lost and would sever a historic and visual relationship between the homestead and other sites in the neighbourhood. Partial demolition has been pursued, but to remove portion of the building that are not listed under the building's Statement of Significance.	Preservation by documentation is the least desirable option, but may be appropriate in cases where the structural integrity of a building is poor and prohibitively expensive or technically difficult to stabilize. It may also be an option where there is a large stock of other surviving, or more representative examples. farm house at 66 Brock Road South is highly unique and in good condition.

4.3 alternatives for consideration

There is no single, correct way to mitigate the impacts of new construction on historic property. Best practices for heritage conservation generally attempts minimal intervention, that is, maintaining the building in as close to the condition it was encountered. In reality, however, economic, and/ or technical site considerations may require an alternate method to conserve the cultural heritage value of a structure or property.

As a result of the impact assessment, mcCallumSather have identified four conservation options outlined in the adjacent chart, which are:

- Preserve and maintain as is, retain the Stewart farm house;
- Rehabilitate and reuse the home;
- Relocate and rehabilitate for new comparative uses, and;
- Preserve by record and commemorate: document the house through written notes, measured drawings and photographic records, then demolish what is required, such as newest addition. The building may then be commemorated through interpretive signage or displays.

The option that best balances the economic vitality and the long term sustainability of the Stewart farm house with intact heritage attributes, and the one that also minimally impacts the heritage attributes is Option 2, which will incorporate the farm house into a new developed residential home, and rehabilitate it with compatible new or similar uses. This Option allows the development team to:

- Sustainably conserve the farm house and maintain its relationship to the development of the property
- Support understanding of the heritage significance of the farm house which will ultimately result in its long term protection through designation at the end of the process.
- Retain the farm house within its geographic and historic setting.

The Calfas/Stewart farm house is a representative asset, is structurally intact and can be adaptively reused and revitalized within this larger development which could provide opportunities to strengthen relations with the surrounding and evolving neighbourhood.

4.4 description of impact

Potential Impacts

Impact of Destruction

- Demolition of existing porch as it is in disrepair. Proposed new porch to be built in the same location, with similar look as original.

Impact of Proposed Alterations

- The building requires a new roof and the rear addition will be connected to that new roof and set back. Two new dormers will be added to the rear of the house and although are not part of the original house design are at the rear and have no real impact on the heritage value. All other alterations will be sensitive to the original design, style, and materials.

Shadow Impacts

- No Impact since building height is to remain. Roof of new structure in rear is lower than the original roof line.

Isolation Impacts

- No impacts since existing building is to remain.

Visual Impacts

- No impacts on views

Change in Use Impacts

- No change in use

4.5 recommendations

We have reviewed the conditions of the buildings on the proposed development site and recommend that the Stewart Farm house be retained to maintain the village character of Morriston. We believe the farmhouse maintains connection to the history of Morriston by way of its scale, details and materials typical to the area of its time. We would recommend that some of the fabric, such as the brick addition in the rear, could be removed but the original front porch be rebuilt, as its character is part of this building's story. Any alterations to the existing building should be sympathetic with the original structure. Floor heights may be required to be raised to allow for livability.

We recommend that any new development be located behind the original structure to maintain its distinctive presence along Brock Road. We also recommend that the new addition be clearly articulated as the new development from the existing house to ensure that the layers can be read and continue to tell the story of evolution and adaptation. The proposed addition should be in keeping with the scale and use of the original house. High quality natural materials should be used for the repairs and the new addition in order to sensitively respond to the original house.

As directed by the Archaeological report we also recommend that excavation sensitivity be carried out so as to not disturb the property surrounding the house.

Kristal Stevenot

M.Arch., B.Envd., BFA, Intern OAA

Education

- Master of Architecture, Dalhousie University, Halifax, NS
- Bachelor of Environmental Design, Dalhousie University Halifax, NS
- Bachelor of Fine Arts, Emily Carr Institute of Art + Design, Vancouver, B.C.

Professional Affiliations

- Ontario Association of Architects (OAA)
- LEED® Accredited Professional in Building Design + Construction, Canada Green Building Council

Through Kristal's professional career with firms in Vancouver, New York, Toronto and Hamilton, she has had the opportunity to work on a variety of building types, with a special interest and expertise in designing for adaptive reuse and complex renovations. She has had the privilege to work together with diverse stakeholder groups and believes in a multi-disciplinary and collaborative approach to design knowing that a strong team benefits projects of all scales and complexities.

Kristal believes good design comes from thoughtful integration of structure with site, understanding functional needs and being sensitive to the history of place. Her experience working on educational and community buildings has benefited her ability to realize public spaces that are specific to place, yet are designed for flexibility and future adaptability. By fostering a shared vision, and finding ways to make connections to the site and community, memorable experiences for the User can be accomplished.

As a project manager, Kristal has led multiple renovation projects, working closely with clients and diverse user groups to ensure their project remains on track financially while keeping the vision in tact. Her experience working on projects from beginning to end has allowed her to better understand architecture's conceptual challenges and resolve detailed issues on site.

relevant projects

In Progress

Bertrand Russell Archives, McMaster University
Peters+Schlegel Building Renovation, Wilfrid Laurier University*

E-Wing Level 1 Renovation Ph. 2, Mohawk College*
SEVA Food Bank Interiors Renovation*

2017

B-Wing Canopy Weatherization, Mohawk College*

2016

MSA Arnie Food Service + Lobby / Office Renovation, Mohawk College*

E-Wing Level 1 Renovation Ph. 1, Mohawk College*

2015

Thode Library Acoustic Renovation McMaster University*

2014

64 Hatt Street Adaptive Reuse Feasibility Study for Mixed Use*

2014

100 James Street Feasibility Study for Mixed Use*

2013

Justice + Wellness Centre Renovation B, C + F-Wings, Mohawk College*

2013

David Braley Recreation and Athletic Centre, LEED Gold, Mohawk College*

*with a previous firm

Christina Karney

M. Arch, Intern OAA, CAHP Intern, LEED AP

Education

- Masters in Architecture, University of Waterloo
- B.A.S, University of Waterloo

Professional Affiliations

- Intern Architect, Ontario Association of Architects (OAA)
- Executive Assistant and Member, Hamilton Burlington Society of Architects (HBSA)
- LEED® Accredited Professional, Canada Green Building Council
- CAHP Intern, Canadian Association of Heritage Professionals

In 2013 Christina joined mcCallumSather as an Intern Architect specializing in heritage with an interest in intensification and sustainability. Since working with mcCallumSather she has taken an active role in design, user group facilitation, and project management to create beautiful, responsive, and meaningful spaces. Christina is also a founding member of YAH (Young Architects of Hamilton), an Executive assistant with the HBSA (Heritage Burlington Society of Architects) and was part of the organizing committee for the HBSA's Architecture Crawl and lecture series entitled "Heritage and the Ambitious City". She is a LEED accredited professional, a CAHP Member and an active member of the community including acting as a Board Member for Cobalt Connects, a non-profit organization that uses consultation, research, projects and partnerships to advance the creative community.

Project Examples

- Zehr Group, Heritage Impact Assessment and advisory services with regards to the Kaufman House, SIXO Midtown Development Kitchener, ON
- Peace Ranch, Heritage Impact Assessment, Caledonia, ON
- Tivoli Theatre, restoration of a heritage theatre and integration of this heritage asset into a 22 storey condominium, Hamilton, ON
- The Connolly Condominium, the integration of the facade and story of a historic church with an innovative, modern condo development, Hamilton, ON
- Sanofi Pasteur, Heritage Impact Assessment, Toronto, ON
- 541 Eatery & Exchange, award winning reinvention of a historic bank into a social cafe, Hamilton, ON
- Wychwood Condos, heritage adaption of a historic church, feasibility study, Toronto, ON
- Coletara, HIA and design, Hotel/Condo Development, Cambridge, ON
- 280 Wilson, Walker Brokerage, Heritage Impact Assessment
- Binbrook Heritage Developments, mixed use tower, two storey mixed use building and single storey daycare.
- Appleby College, 50 year master plan in the context of a heritage landscape, Oakville, ON
- Wallingford Hall, Interior Renovation and Student Commons, McMaster University
- Gage Park Conservatory, designed in context of a heritage landscape, Hamilton, ON

2018 Proposed Operating Budget

	2015 Actuals	2016 Actuals	2017 YTD	2017 Budget	2018 Budget
Heritage Committee					
Expenditures					
Per Diems	\$1,082	\$2,089	\$0	\$1,840	\$1,865
Heritage Plaques	\$33	\$0	\$0	\$250	\$100
Mileage	\$0	\$139	\$668	\$2,000	\$1,000
Training	\$0	\$1,028	\$824	\$1,500	\$1,000
Employee Travel - Meals	\$0	\$90	\$58	\$100	\$100
Employee Travel - Accomodations	\$0	\$750	\$1,705	\$3,350	\$2,000
Expenditures Total	\$1,114	\$4,095	\$3,256	\$9,040	\$6,065
Grand Total	\$1,114	\$4,095	\$3,256	\$9,040	\$6,065