

ROY HOUSE FARMSTEAD

HERITAGE IMPACT ASSESSMENT



2774 Concession Road 6, Clarington, Ontario

Prepared For:

Mary Ann and Stan Found
Bethesda Ridge Farm
6229 Bethesda Road
Bowmanville, ON, L1C 0Z4
stanandmaryannfound@gmail.com

Prepared By:

Andrea Gummo & Alex Rowse-Thompson
Heritage Studio
613-305-4877
Alex@heritagestudio.ca

Report Issuance:

Draft: May 28, 2024

Final: June 7, 2024

CONTENTS

1. Introduction 2

 1.1 Scope of Work 2

 1.2 Address and Owner/Contact Information..... 3

 1.3 Property Location, Description & Heritage Status 3

2. Background Research & Analysis 5

 2.1 Property History 5

 2.2 Farmstead and Landscape 10

3. Cultural Heritage Evaluation 18

 3.1 Ontario Regulation 9/06 Evaluation..... 18

 3.2 Draft Statement of Cultural Heritage Value or Interest..... 19

 3.3 Existing Condition 21

5. Impact Assessment..... 23

6. Conservation Approach..... 26

7. Conclusion & Recommendations 26

8. Sources 27

9. Project Personnel & Qualifications..... 28

1. INTRODUCTION

1.1 Scope of Work

Mary Ann Found (Owner) retained Heritage Studio, to prepare this Heritage Impact Assessment (HIA) for the property known municipally as 2774 Concession Road 6 (subject property). The subject property comprises approximately 53.8 hectares (133 acres) and includes a farmhouse, two barns and a garage. The owner proposes the severance of the farmhouse from the surrounding agricultural lands. To facilitate the severance, the subject property is subject to a surplus farm dwelling severance, consolidation, and associated zoning bylaw amendment. As required by the *Provincial Policy Statement* (2020), the severance must maximize the retention of agricultural lands to be consolidated with the main parcel and minimize lands retained by the future rural residential property.

The proposed severance includes most of the farmstead, including the traditional driveway, landscaped lawn area, and farmhouse dwelling. It does not include the northernmost barn, which is proposed to stay with the consolidated farm parcel to support the ongoing agricultural operation. The proposed severed residential parcel measures 0.926 hectares (2.3 acres).

The project team consists of Heritage Studio (heritage consultant) and Clark Consulting Services (planner). A site visit was undertaken by Andrea Gummo, subconsultant to Heritage Studio, on May 2, 2024, and included an interior and exterior tour of the farmhouse and barns and walking the surrounding property. All current photographs of the property were taken by Andrea Gummo on the site visit.

The following documents were reviewed in the preparation of this report and form the cultural heritage policy framework: Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines); Ministry of Tourism, Culture and Sport's Heritage Tool Kit; *Ontario Heritage Act*; *2020 Provincial Policy Statement*; Durham Regional Official Plan, 2020 Consolidation; and Municipality of Clarington Official Plan, 2018 Consolidation.

1.2 Address and Owner/Contact Information

The current owners of the subject property are Stan and Mary Ann Found, Bethesda Ridge Farms, which forms the main farm parcel that will benefit from the farm lot consolidation.

Address: 2774 Concession Road 6
Bowmanville, Ontario, L1C 5V3

Owner/Contact: Stan and Mary Ann Found
Bethesda Ridge Farms
6229 Bethesda Road
Bowmanville, Ontario, L1C 0Z4
stanandmaryannfound@gmail.com

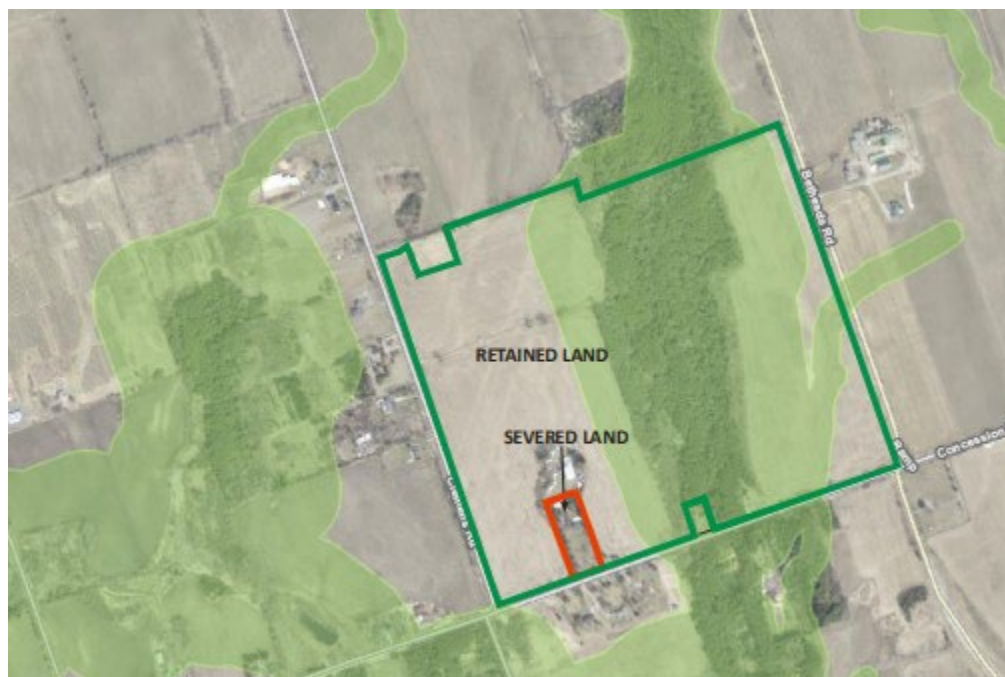


Figure 1: Site map showing proposed severance (Clark Consulting Services, 2023)

1.3 Property Location, Description & Heritage Status

The subject property is located at 2774 Concession Road 6, immediately east of Clemens Road and is 53.8 hectares in size. The traditional farm parcel included lands

north of Concession Road 6, where the farmhouse is located, as well as lands south of the roadway.

The property is not currently designated under the *Ontario Heritage Act (OHA)*, but it is identified on the Municipality of Clarington's municipal register of heritage properties as a Primary Property, which means one that illustrates a best example of a particular style of architecture. There are no adjacent properties that have been identified on the register, but there are several in the general vicinity of the subject property.

The municipality's Heritage Properties Interactive Map identifies the portion of the subject property containing the dwelling and outbuildings as well as a small portion of surrounding fields but does not extend the full length of the frontage or include all of the current property.

The cultural heritage value of the farmhouse was identified in a LACAC publication in 1993. The farmhouse is constructed of field stone, which is a common local material but rare provincially. Two large tripartite windows on either side of a centrally located door with rectangular transom and sidelights illustrate Regency characteristics in their scale and design. The side gable roof appears to have retained its original wide cornice and return, features that are more associated with Georgian vernacular architecture.

A unique and interesting feature of the farmhouse is the use of flat red brick arches with skewbacks over openings.

Since the LACAC publication in 1993, there have been few alterations to the property. However, a renovation in 1961 (building permit records) and, according to the current owners, a substantial renovation/rebuild that was carried out in the 1980s, have significantly impacted or removed most of the remaining heritage fabric and attributes of the interior of the farmhouse, including the ground floor layout and most of the north wall of the original structure. Additionally, it appears that the renovation caused the failure and subsequent rebuilding of a large portion of the west wall. Around this time the original farmlands south of Concession Road 6 were severed and converted to estate residential uses.

Although the size of the farm parcel has changed over time, the picturesque setting of the farmhouse within the north portion of the original parcel contributes to the heritage value of the property and has been maintained to the present day.

The Agricultural Census of 1861 shows a typical family farm of the time: The Roy farm was average in terms of size and production for the area, and it produced a huge range of agricultural products including various grain crops, livestock as evidenced by 30 acres of pasture, root crops, and 5 acres of orchards and gardens.

Tremaine's map of the same year shows the farm as "W. Roy" but does not include a building marker - this was a paid feature of the map and not indicative of a lack of buildings.

The County Atlas of 1878 shows "W. Roy" and indicates the general location of buildings with a marker.

The 1881 Canadian Census illustrates the multigenerational composition of the household. William Sr and wife Jane are 72, while William J. and his wife Robina are 33. Their children are David, 2, and William, 7 months. By 1901 William J and Robina are 52. David is 21 and the youngest sibling, Robert, is 6.

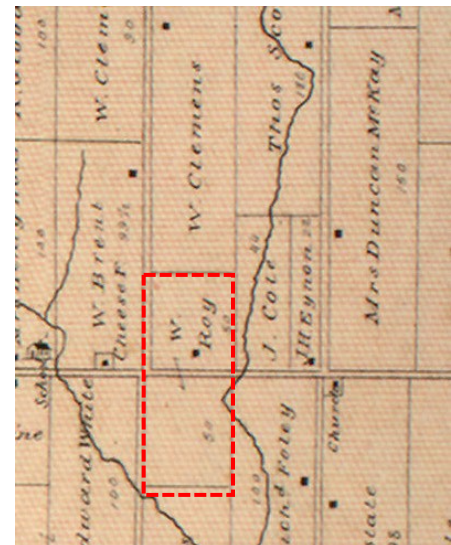
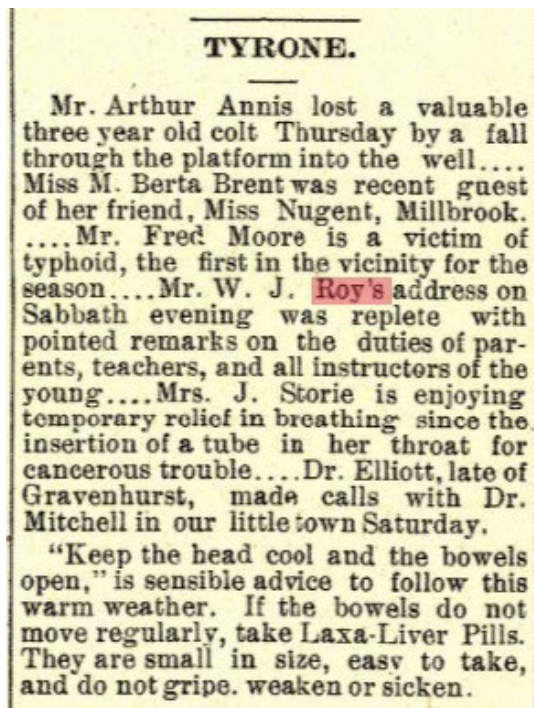


Figure 3: Durham County Atlas 1878 showing approximate boundary of the Roy's lot.



This clipping from the Bowmanville Canadian Statesman, November 15, 1899, shows William J. Roy's community and religious involvement:

"Mr. W. J. Roy's address on Sabbath evening was replete with pointed remarks on the duties of parents, teachers, and all instructors of the young."

At the time he had several children at home that attended the nearby Bethesda School House.

Figure 4: Social notes for Tyrone from the Bowmanville Canadian Statesman, November 15, 1899

Sometime prior to 1927, a large barn was constructed immediately north of the existing, smaller barn on the property. This large barn is no longer extant.

By at least 1927 based on aerial photography and the DND Topographic map for Oshawa, it appears that the farm had converted a large acreage to apple orchards on both sides of Concession Road 6. This was a common crop locally throughout the 1900s. The 1931 Census indicates Robert is 37 and the head of the household. Charlotte, 33, is his wife, and his mother Robina, 81, and brother David, 53, also live on the farm.

By the 1950s a large barn was built to the rear of the farmstead to support dairy operation. The second large barn or implement shed is visible in the aerial photograph from September 1960 but is no longer standing (Figure 7).

With Robert Roy's death in 1976, the traditional farm parcel experienced a series of changes, including severance of the south half of the farm for estate residential uses (lands south of Concession Road 6), and the end of the Roy family ownership.



Figure 5: Aerial photograph 1927 showing large apple orchards.



Figure 6: DND Topographic Map for Oshawa, 1930



Figure 7: Aerial photograph 1960 showing apple orchards and an additional barn, no longer extant.

The DND Topographic map for 1976 must have been drafted too early to capture the changes in property ownership.

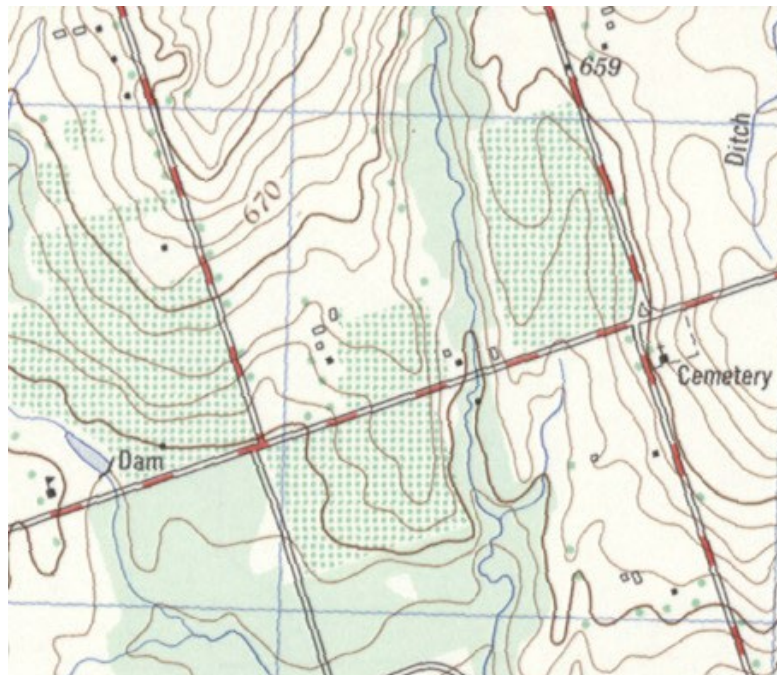


Figure 8: DND Topographic map for Bowmanville, 1976

Today, the farmhouse and three outbuildings exist (i.e., two barns and a garage). The fields surrounding the farmhouse are still in agricultural production (crops).



Figure 9: Fieldstone farmhouse on approach from driveway. (May 2024)

2.2 Farmstead and Landscape

"Roy House"

The fieldstone house was built to a height of 1 ½ storeys, a popular choice at the time to avoid the higher taxes levied on multi-storey buildings.

The farmhouse is constructed of a dressed field stone masonry façade with minimally dressed rubble stone side walls (and presumably the rear/north wall, of which only a portion appears to remain).

The geology of the area is characterized by drumlins, creating rolling hills of varying aggregate materials south of the Oak Ridges Moraine but north of the plains adjacent to Lake Ontario. The field stone material appears identical to other field stone buildings in the immediate vicinity of the subject property, and it is likely that the materials were gathered on site or nearby. Most of the stones appear to be granite in various colours.



Figure 10: Fieldstone detail. (May 2024)



Figure 11: Southwest corner showing "boulder quoins". (May 2024)

On the façade, the fieldstones are coursed approximately every 18", with larger boulders used near the foundation and corners. These could be considered "boulder quoins".

Original windows and doors appear to have been wooden. Windows were wooden, including frames and sills. Sills have been flashed with aluminum. No evidence of original exterior doors is available, but the original wooden door surround is extant (see Figure 13).

In total, five ground floor windows appear to be original. Ground floor windows on the side and rear elevations are vertically sliding sash windows, with panes arranged in a 12 over 12 pattern. These windows are found on the west, east and north elevations of the farmhouse.

The other two original windows exist on the front façade, discussed in detail below (see Figure 12).

Upper storey windows as well as the rear western window appear to have been replaced in vinyl.

These large, tripartite windows show variations in the glass panes indicative of their age and are arranged in a 9 over 9 pattern on the central sash and 3 over 3 on the side sashes. All three windows appear to have been operable vertically sliding sash windows, although they are currently inoperable and protected by an immovable exterior storm window.



Figure 12: Detail of original tripartite window. (May 2024)

The centrally located front door has a rectangular transom light and sidelights with “Chinoiserie” pattern; both of which appear to be original.



Figure 14: Interior view of original transom detail. (May 2024)

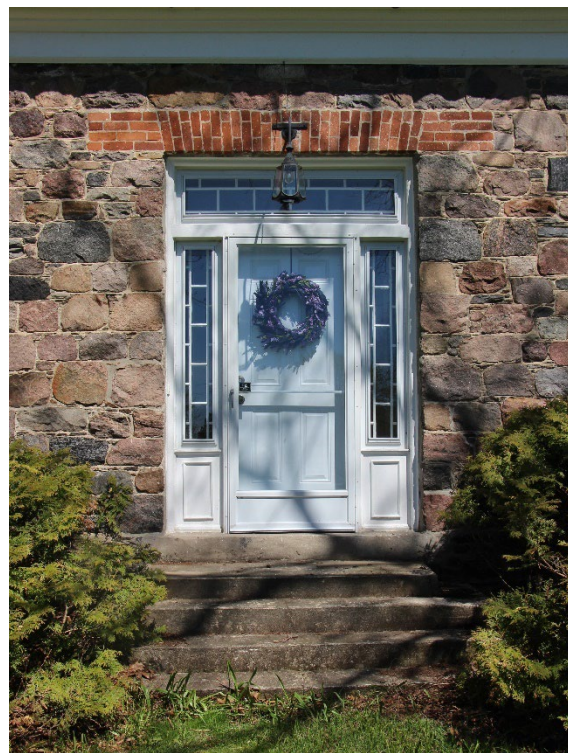


Figure 13: Centrally located front door with original transom and sidelights. (May 2024)

The side gable roof appears to have retained its original wide eave, including frieze board, soffit and cornice with return, characteristic of its vernacular Georgian form.

The east elevation has only one window on the second story, but the west elevation features two. This may be related to the view of the property from Clemens Road, where the west elevation is visible. The east elevation is not visible from the public realm.



Figure 15: West elevation, left, has two windows on the upper storey; and east elevation, right, has one. (May 2024)

The use of brick voussoirs for openings is an unusual choice. The bricks are red in colour and appear to be “colonial size” rather than standard (50 mm thick versus 60 mm thick). The voussoirs form flat or Jack arches. Also rarely seen are the panels of brickwork on either side of the arches, called skewbacks, which help to support the outside of the arch; an easier method than finding an appropriately shaped fieldstone.

Typically, skewbacks are constructed with different proportions: the brickwork is taller than it is wide. These brickwork skewbacks extend two stretchers and a header beyond the window opening, making them unusual.

Another fieldstone dwelling with flat brick arches and skewbacks is found nearby at 2767 Concession Road 4, but this building has much smaller window openings on its front façade and is not an architectural twin.

Some of the original function and use of the farmhouse has been obscured by modern interventions, but enough clues remain to suggest the following:

Although the farmhouse is 1 ½ storeys with a modest rear extension when it was constructed, it appears to have had a full basement. The front door opens onto a staircase to the upper storey with the basement stairs located underneath. At least four window openings to the basement are visible today, with two on the façade (south) and one on each side wall, toward the rear of the farmhouse. Substantial reconstruction of

the basement has meant that the evidence of window openings is the only clue to its former use, which was likely a winter kitchen, scullery and laundry, along with food and heating fuel storage.

It is likely that a frame summer kitchen was at one time located to the rear of the farmhouse's rear field stone addition. Locally, it was typical for the rear of a farmhouse to extend in a "tail" and sometimes included an attached driveshed and stable. It appears that the original tail has been replaced by two modern garages, attached to the farmhouse.

There was no evidence of a former porch or verandah, which were common for the time. The location of the basement windows makes it somewhat unlikely that there would have been a verandah on the front façade, although this would have been in line with Regency styles. It is possible that a verandah extended along a side wall of the rear extension.

There are no obvious signs of original heating sources, but the location of windows and stairs suggests that if there were fireplaces or open flame bake ovens, they were located towards the rear of the farmhouse. Wood and coal burning stoves were also in common use at the time and could even be located in the centre of a room for better heat distribution, with chimney pipes extending upwards to heat the room above. It is possible that chimney pipes came together at the centre over the stairs and joined a centrally located chimney.

Barns

Three barns currently exist on the property: a small garage at the head of the driveway that is partially collapsed and appears to be post WWII construction, a 1950s gambrel roof dairy barn with silo, and a third barn clad in aluminum and located close to the farmhouse.

At first glance the barn clad in aluminum appears to be post WWII construction, but on further examination it may be the farm's original barn. It is an appropriate scale and orientation for a pre-1860 barn,



*Figure 16: 1950s gambrel roof dairy barn.
(May 2024)*

although possibly slightly taller today due to renovations. The structural stability of the barn is unknown, and interior access was not possible, but there is evidence of full logs used in the construction of its frame.

Many of the larger (and likely later construction) barns of the area are constructed of wood frame with fieldstone foundations. There is no evidence of a fieldstone foundation on this barn, and it appears to be a typical English barn of the mid-1800s constructed of frame and log.



Figure 17: Possibly original barn now clad in aluminum. (May 2024)

Landscape

The location of the farmhouse within the farm parcel is a key aspect of its Regency/Picturesque features. The farmhouse faces south, toward the Concession Road, at the end of a long driveway. From the roadway the farmhouse appears low and horizontal, a Regency characteristic.



Figure 18: Dwelling from the public realm/Concession Road 6. (May 2024)

However, the impressive scale of the farmhouse becomes apparent on approach, as it features higher ceilings and larger windows than were common for the time.

The farmhouse is sited to maximize views to and from the dwelling.

The topography of the property shows a gentle slope from north to south, towards the southern concessions of the former Township and eventually Lake Ontario. It is likely that before the southern farm parcel was severed and converted to estate residential uses, there was a view across the fields or orchards towards the woodlot and swampy area to the extreme south of the original property.

The landscaping of the property through the 1800s likely featured fewer mature trees, and more of the current lawn area in agricultural production. It is likely that the front of the farmhouse featured a fenced “dooryard” garden, with a variety of flowers and herbs.

It is likely that any barn yard for livestock was located to the north of the aluminum clad barn, away from the farmhouse.



Figure 19: Interior view from southwest, likely original, window. (May 2024)



Figure 20: View south from southwest window. (May 2024)

3. CULTURAL HERITAGE EVALUATION

3.1 Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06 sets out the criteria for determining whether a property is of cultural heritage value or interest. In accordance with Section 2. (3) the subject property must meet two or more of the criteria in order to be designated under Section 29 of the OHA.

The 1993 LACAC description for the property provides a description of the property's architectural value as well as some historical background. Using the property research in Section 2 of this report as well as the LACAC description, the following table evaluates the property at 2774 Concession Road 6 using *Ontario Regulation 9/06*.

Criteria	Description	Assessment	Explanation
Design or Physical Value	1. it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	√	The farmhouse has design value as a rare example of a vernacular Georgian farmhouse with Regency/Picturesque features.
	2. it displays a high degree of craftsmanship or artistic merit.		N/A
	3. it demonstrates a high degree of technical or scientific achievement.		N/A
Historical or Associative Value	4. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	√	The farmhouse and associated farmstead were developed by the Roy family who emigrated from Scotland and inhabited and actively farmed the property for over 130 years.

	5. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.		N/A
	6. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		N/A
Contextual Value	7. it is important in defining, maintaining or supporting the character of an area.	√	The property is representative of a 19 th century Ontario rural agricultural landscape that remains relatively unchanged and contributes to the local rural character.
	8. it is physically, functionally, visually or historically linked to its surroundings.	√	The farmstead is sited to support its Regency-Picturesque features.
	9. it is a landmark.		N/A

3.2 Draft Statement of Cultural Heritage Value or Interest

Introduction and Description of Property:

The Roy House Farmstead at 2774 Concession Road 6 is located on the north side of Concession Road 6, east of Clemens Road, south of the Village of Tyrone in the Municipality of Clarington. The 53.8 hectare property comprises agricultural fields, two barns, a garage and a 1 ½ storey fieldstone farmhouse, constructed circa 1852.

Cultural Heritage Values

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The farmhouse has design value as a rare example of a vernacular Georgian farmhouse with Regency/Picturesque features. The farmhouse's 1 ½ storey massing and form is generally representative of the Georgian style popular through the late 1800s in Ontario, however, features such as the large tripartite windows, high ground floor ceilings, "Chinoiserie" patterning on the transom and sidelights of the central entrance, and its siting at the top of a gentle slope are distinctly Regency/Picturesque in their character. Another rare design choice is the use of flat brick arches over openings with wide skewbacks. The farmhouse's field stone material is representative of a common local material, less common in other jurisdictions, and is dressed with courses every 18" or so on the façade with "boulder coins" elevating the farmhouse's design.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The farmhouse and associated farmstead were developed by the Roy family. The Roy family emigrated from Scotland in the 1840s. William Roy purchased the property in 1845 and constructed the fieldstone farmhouse by 1852. William Roy was an active member of the local community and the Roy family inhabited and actively farmed the property for over 130 years.

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

The farmstead and surrounding agricultural fields maintain and support the rural character of the surrounding area. The farmstead contributes to an agricultural parcel fabric throughout the rural areas of the former Darlington Township that is characterized by rolling hills, farm fields and pastures, barns and other outbuildings, and 1 ½ - 2 storey farmhouses built of stone or frame.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The farmstead is located to maximize views to and from the property, supporting its Regency/Picturesque attributes. It has a large setback from the roadway and a long,

straight drive to a cluster of buildings, with the farmhouse sitting proud in the forefront. From the roadway, the farmhouse appears low and rectangular in a park-like setting.

Key exterior elements that contribute to the property's cultural heritage value include its:

- 1 ½ storey massing;
- Side gable roof with original wooden eaves with returns;
- Symmetrical three bay façade with centrally located front door;
- Dressed broken coursed fieldstone façade with “boulder quoins”;
- Minimally dressed rubblestone side and rear walls;
- Original window openings with wooden sills and flat red brick arches with skewbacks;
- Three original wooden vertically sliding sash windows on with 12 over 12 pattering on the ground floor of the west, north and east elevations;
- Original large wooden tripartite windows with vertically sliding sash with 9 over 9 pattering on the central sashes and 3 over 3 on the side sashes on the façade;
- Original door opening with flat red brick arch and skewbacks and transom and sidelights with “Chinoiserie” pattering;
- Original basement window openings and with flat red brick arches and skewbacks (two in front façade, one on each side wall towards the rear);
- Picturesque landscape with farmhouse set back from the road via a long straight driveway, and surrounded by agricultural fields; and
- Farmstead with associated outbuildings/barns whose number and arrangement continue to evolve through time.

The following features of the property do not contribute to its cultural heritage value:

- Gable dormer window on façade (south elevation), which is a modern addition;
- Modern aluminum shutters;
- Rear addition(s) including the second storey rear dormer; and
- Northernmost 1950s dairy barn with silo.

3.3 Existing Condition

The existing condition of the fieldstone farmhouse appears to be good. There is no evidence of structural issues, or the farmhouse appears to be well maintained. There is evidence of inappropriate mortar repairs to the fieldstone walls, but fortunately, there does not appear to be any resulting damage to masonry units. The asphalt shingle roof

appears to be in fair condition with raingear (i.e., troughs and downspouts) in working order. The Owner has advised that the shingles will need replacing in the short-term and that there is some evidence of rust on the raingear. The grade immediately surrounding the farmhouse appears to have risen over time.

The small garage is in poor condition and partially collapsed. The small barn's condition is unknown, as it is obscured by aluminum cladding on the exterior and stored items within. If the barn has been appropriately maintained, it is likely to continue to stand for a long time, based on the strength of the suspected construction materials (i.e., full log beams). The 1950s dairy barn appears to be in sound condition and well maintained.

4. PROPOSED DEVELOPMENT

Although no physical changes are proposed, the PPS 2020 defines the creation or adjustment of parcels of property as “development”.

In this case, the owners propose severing the farmstead from the surrounding agricultural lands, which will be consolidated with farmlands to the immediate east, across Bethesda Road, per the image below.



Figure 17: Farmland consolidation. (Clark Consulting Services, 2023)

The proposed severance of the traditional farmstead will maximize the retention of agricultural lands to be consolidated with the main parcel and minimize lands retained

by the future rural residential property, as required by the PPS 2020. The proposed severed residential parcel measures 0.926 hectares (2.3 acres).

The proposed residential parcel includes most of the farmstead, including the traditional driveway, landscaped lawn area, and farmhouse. It does not include the northernmost barn, which is proposed to stay with the consolidated farm parcel to support the ongoing agricultural operation.

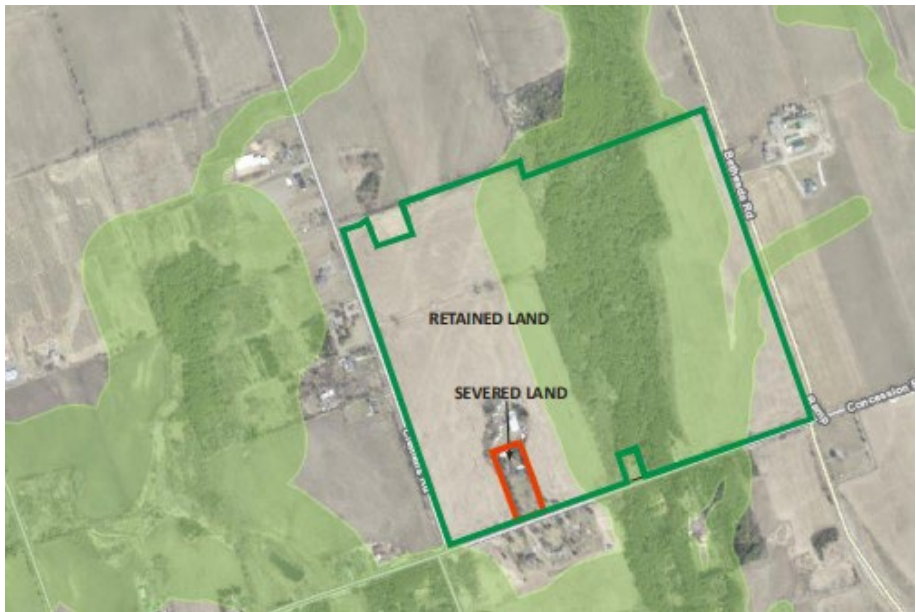


Figure 18: Proposed severed parcel. (Clark Consulting Services, 2023)

5. IMPACT ASSESSMENT

Given that the subject property meets multiple criteria under *Ontario Regulation 9/06*, an assessment of the potential impact(s) of the proposed severance and zoning bylaw amendment is required. The following table assesses the proposed severance of the farmhouse from the agricultural lands in relation to potential negative impacts identified in the Ontario Heritage Toolkit.

Potential Negative Impact	Assessment
Destruction of any, or any part of, significant heritage attributes or features	None. There are no demolition or physical changes proposed to any of the identified heritage attributes of the property.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	None. Despite being a legally separate lot, the continued agricultural use of the surrounding retained lot maintains the rural agricultural setting of the Roy House Farmstead.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	None.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None. Although the 1950s dairy barn is proposed to be legally separated from the farmstead, visually it will still form part of the cluster of outbuildings. The barn itself has not been identified as a heritage attribute of the property.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None. The proposed severance maintains views to and from the property, including the Picturesque landscape, which is identified as a heritage attribute.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration in the formerly open space.	None.
Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely impact archaeological resources.	None.

No physical changes are currently proposed to the property. Although the 1950s dairy barn has not been identified as a heritage attribute of the property, it adds to the overall agricultural character of the property. Separating it from the traditional farmstead cluster presents a negligible impact on its historic agricultural character given that the barn's agricultural use will continue in its current location, and maintaining the barn with the consolidated parcel will help to ensure its continued agricultural use.

Similarly, separating the farmstead from its associated fields to the west and east of the proposed new parcel presents a negligible impact on its agricultural character; however, these fields will continue to be farmed (i.e., not developed into residential use) and thus the visual and contextual setting of the farmhouse will be conserved, and this impact will be imperceptible.

The proposed residential parcel, while slightly larger than is typically permitted for a surplus farm dwelling, represents the minimum possible lot size that will maintain the heritage character of the farmstead.

While the property boundaries are changing and a new residential lot is being created, the land uses on the property are not proposed to change and no impacts to the heritage attributes identified in the draft list for the property have been identified.

In summary, there are no recommended mitigation strategies, given the absence of identified potential negative impacts.

The Ontario Heritage Toolkit does not address potential positive impact(s) which in this case includes:

- The continued use of retained lot for agricultural use, including the fields to the immediate east and west of the severed parcel.
- The continued use of the 1950s dairy barn for agriculture. This will ensure its ongoing maintenance and stability.
- The continued use of the fieldstone farmhouse for residential uses, which will be confirmed by the zoning bylaw amendment.

6. CONSERVATION APPROACH

The primary conservation treatment for this project is rehabilitation¹ to allow the continued residential use of the farmhouse, which has been identified as having cultural heritage value, while enabling the ongoing historic agricultural use of the retained lot. To support the continued conservation of the farmhouse, it is recommended to ensure that any masonry repairs are carried out by a skilled heritage mason using appropriate mortar and techniques. It would be prudent to remove any inappropriate cement-based mortar to protect the fieldstone and brick materials.

The original windows, which are in relatively good condition for their 170+ year age are not currently operable and are reported to be draughty in winter. It is recommended to retain a skilled heritage carpenter to carry out any necessary repairs and/or adjustments so that they fit snug in their frames and therefore have improved thermal performance and are functional. The replacement of the modern inoperable storm windows with period-appropriate functional storms is also recommended to both improve thermal performance and to allow the normal operation of the original sash windows.

7. CONCLUSION & RECOMMENDATIONS

In summary, the proposed changes to the property boundaries do not negatively impact the cultural heritage value or attributes of the Roy House farmstead. No changes to land use are proposed, and at this time, no associated construction or other physical changes are proposed. The implementation of the requested *Planning Act* applications and change in lot boundaries will be visually imperceptible and will conserve the cultural heritage value of the property by ensuring its continued use.

The proposal broadly:

- Complies with Policy 2.6.1 of the 2020 *Provincial Policy Statement*
 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- Supports the objectives listed in Section 8.2 of the Clarington Official Plan, “To encourage the conservation, protection, enhancement and adaptive re-use of

¹ The sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. (Parks Canada’s Standards and Guidelines for the Conservation of Historic Places).

cultural heritage resources including structures and sites ... and significant landscapes.”

- Complies with Policy 8.3.7 of the Clarington Official Plan
 - Development on or adjacent to a cultural heritage resource identified on the Municipal Register may be permitted where the proposed development has been evaluated through a Heritage Impact Assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- Achieves Standards 1 and 5 of Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada:
 - Standard 1 - Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
 - Standard 5 - Find a use for a historic place that requires minimal or no change to its character-defining elements.

No other studies are recommended at this time; however, moving forward it is recommended that the portion of the subject property subject to severance and containing the fieldstone farmhouse be considered for designation under the *Ontario Heritage Act*, given its identified cultural heritage value. The draft Statement of Cultural Heritage Value, which includes a list of heritage attributes, should inform the future designation bylaw.

8. SOURCES

Arthur & Witney. *The Barn: A Vanishing Landmark in North America*. Arrowood Press. New York: 1988.

Bagnato et al. *Footpaths to freeways: The Story of Ontario’s Roads*. Ministry of Transportation and Communications. Toronto: 1984.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. Leaside: 1989.

Cruickshank & Stokes. *The Settler’s Dream*. Friesens Corp. Altona: 2009. [reprint]

Department of National Defence Topographic Maps, Oshawa and Bowmanville Sheets, 1930, 1969, 1976.

Illustrated Historical Atlas of Northumberland and Durham Counties. Toronto: H. Belden & Co., 1878.

Leetooze, S.B. The First 200 Years: A Brief History of Darlington Township. Lynn Michael-John Associates, Bowmanville: 1994.

McBurney & Byers. Homesteads: Early buildings and families from Kingston to Toronto. University of Toronto Press. Toronto: 1979.

MacRae & Adamson. The Ancestral Roof: Domestic Architecture of Upper Canada. Clarke, Irwin & Co. Toronto: 1963.

MacRae & Adamson. Hallowed Walls: church architecture of Upper Canada. Clarke, Irwin & Co. Toronto: 1975.

Mikel, Robert. Ontario House Styles. James Lorimer & Co. Toronto: 2004.

Minhinnik, Jeanne. At Home in Upper Canada. Stoddart. Toronto: 1970.

National Air Photo Library. Natural Resources Canada Aerial Photography 1927, 1960.

Squair, John. The Townships of Darlington and Clarke. Toronto: University of Toronto Press, 1927.

Tremaine, George R., Tremaine's Map of the County of Durham, Upper Canada. George C. Tremaine, Toronto: 1861.

Webber & Morwick. Soil Survey of Durham County. Ontario Agricultural College and N. R. Richards Experimental Farm Service. Guelph: 1946.

Wright, Janet. Architecture of the Picturesque in Canada. Parks Canada. Ottawa: 2011.

9. PROJECT PERSONNEL & QUALIFICATIONS

Heritage Studio

Heritage Studio is a consulting firm based in Kingston, Ontario, that specializes in cultural heritage planning. We believe that all planning and design work should be rooted in an understanding of the heritage of a place, whether physical, cultural, environmental, or intangible. Accordingly, we advocate for an integrated approach to heritage conservation and land use planning, an approach that we believe is

fundamental to creating, enhancing, and sustaining quality places. To this end, we promote communication and collaboration between our clients and stakeholders with the goal of bringing a pragmatic values-based approach to complex planning challenges. Heritage Studio offers the following core services: cultural heritage evaluations, heritage impact assessments, cultural heritage policy development, and heritage planning support and advice.

Alex Rowse-Thompson, MEdes, RPP, CIP, CAHP

As principal and founder of Heritage Studio, Alex has more than 14 years of heritage conservation and planning experience that includes both private sector and municipal planning roles. Her experience is rich and varied, from her involvement in large-scale regeneration sites in the UK, to the development of heritage conservation district studies and plans in Ontario municipalities and working with architects to ensure heritage-informed restoration and new construction. Alex is a member of the Canadian Association of Heritage Professionals, the Canadian Institute of Planners, and the Ontario Professional Planners Institute.

Alex has produced and reviewed numerous Heritage Impact Studies (HIS) throughout her career, giving her a balanced and broad perspective. She is well versed in the application of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* in Canada and the *Ontario Heritage Tool Kit*, which together form the policy framework for developing HIS reports in Ontario. Alex has worked on both small and large-scale projects, ranging from the adaptive reuse of an historic broom factory to the redevelopment of a former industrial site adjacent to the Rideau Canal in Kingston. Her collaborative approach with municipalities, architects, developers, and property owners ensures that potential negative impact(s) are identified early in the process, thereby allowing appropriate and practical mitigation strategies to be developed. Alex sees the development of Heritage Impact Studies as an iterative process, whereby the goal is to leverage the value of cultural heritage resource(s) to improve overall project outcomes.

Andrea Gummo, MCIP, RPP

Andrea is a land use planner with specializations in policy development and application and ethical heritage conservation. With over 15 years' experience in government at the provincial, municipal and conservation authority levels, Andrea is a freelance land use planner based in Kingston Ontario. She volunteers her time as a member of the board of the Frontenac Heritage Foundation.