

97 Gatewood Road, Kitchener, ON N2M 4E3
Tel: (519) 835-4427
Fax: (519) 954-4797
248 Ruby St., Midland, ON L4R 2L4

Tel: (705) 526-9518 Fax: (705) 526-4541

# Heritage Impact Statement Nunan/Halk Property 6136 Ninth Line City of Mississauga, Region of Peel (Formerly Town of Milton, in the Regional Municipality of Halton), Ontario

Prepared for

Mattamy Development Corporation
2360 Bristol Circle, Oakville, ON L6H 6M5
Tel: (905) 829-6998 Fax: (905) 829-7958

By Rosi Zirger, M.A. Archaeological Research Associates Ltd. 97 Gatewood Road, Kitchener, On N2M 4E3 Tel: (519) 835-4427 Fax: (519) 954-4797

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# **PROJECT TEAM**

**Project Manager**: P.J. Racher, M.A., CAHP **Researchers:** P.J. Racher, P. Hoskins, R. Zirger

Field Work: P.J. Racher, R. Zirger Photographer: P.J. Racher, R. Zirger Report Preparation: P.J. Racher, R. Zirger

Graphics: P. Hoskins, P.J. Racher

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Paula Wubbenhorst, Senior Heritage Co-ordinator, City of Mississauga

Michelle Finn, Information Co-ordinator, Halton Region Museum

Chris Marvell, Local History Librarian, Milton Public Library

Penny Young, Senior Heritage Co-ordinator, City of Mississauga

Elaine Eigl, Heritage Co-ordinator, City of Mississauga

#### 1.0 Introduction

Under a contract awarded in May of 2010, Archaeological Research Associates Ltd. (ARA) conducted a Heritage Impact Assessment (HIA) of the property at 6136 Ninth Line, in the City of Mississauga, Ontario. The assessment was carried out under contract to Mattamy **Development Corporation** prior to an application for subdivision of the property.

The property located at 6136 Ninth Line was, until recently, located within the boundaries of the Town of Milton. On January 1<sup>st</sup>, 2010 lands situated east of Highway 407, including the subject property, were annexed to the City of Mississauga. The property does not have a Heritage Designation with either the Town of Milton or the City of Mississauga. However, it is currently listed on the City of Mississauga's Heritage Inventory. The reason for its inclusion relate to the existing barn, which was built by William Nunan, who with his family, has farmed and occupied the property since 1854. The subject property is located just north of St. Peter's Roman Catholic Church and Cemetery, which is also listed on the City of Mississauga's Heritage Inventory.

This assessment was carried out in accordance with the provisions of the Ontario Heritage Act (A.S.O. 1990), the Provincial Policy Statement (2005) and the Heritage Impact Statements Terms of Reference (City of Mississauga 2009).

#### 2.0 Location

The subject of this study is a remnant farmstead located at 6136 Ninth Line in the City of Mississauga, formerly in the Town of Milton, Ontario (Figure 1-2). In June 2010 the property was comprised of a parcel of land measuring approximately 11 acres, and included a 1 12 -storey frame dwelling, a 1-storey frame garage, a large gambrel roof barn, and vertical board drive shed.

The subject property is bounded on the east by the Ninth Line and on the north by a residence at 6150 Ninth Line and agricultural land. Highway 407 lies to the west of the subject property, which is situated just north of the Britannia Road interchange. Immediately to the south of the subject property is a swale, which diverts storm water from Highway 407 into a storm water management (SWM) pond on the east side of Ninth Line. To the south of the swale is St. Peter's Roman Catholic Church and Cemetery, a property, which is listed on Mississauga's Heritage Inventory.

Given the orientation of the subject property and the structures within it, the northwest direction will be treated as north in order to facilitate resource and photograph descriptions.

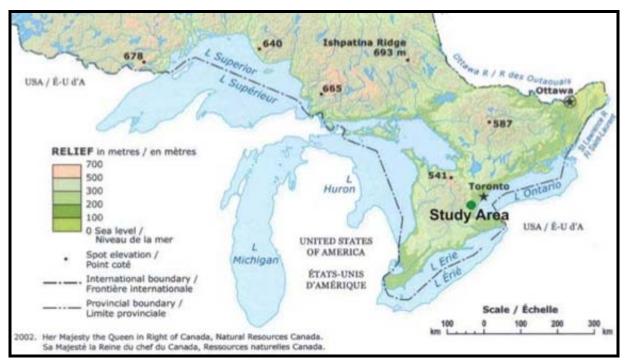


Figure 1: Study Area within Southern Ontario

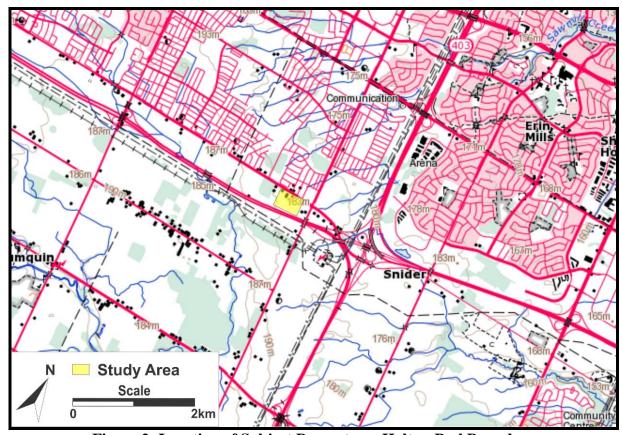


Figure 2: Location of Subject Property on Halton-Peel Boundary

# 3.0 Methodology

Data collection consisted of background research and systematic photographic documentation through a field survey of the study area. Background information was gathered from available historical and aerial maps, land records and other records located at the local archives, the land registry and/or local history collections at the public library. The Ministry of Tourism and Culture's Ontario Heritage Properties Database was consulted as well as local Municipal Planning Department to determine if the property is a recognized, designated or protected cultural heritage property.

This report is based on the following definitions and concepts:

# **Cultural Heritage Resources:**

• an umbrella term that includes cultural heritage landscapes and/or individual built heritage resources that have cultural heritage value or interest. A rolling age of 40 years is generally accepted for the preliminary identification of cultural heritage resources. However, it carries the understanding that this does not necessarily exclude resources less than forty years that demonstrate heritage value or design significance, nor does it necessarily include all cultural heritage resources more than 40 years old.

# **Built Heritage Resource (BH):**

• "one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions" (Provincial Policy Statement 2005).

# **Cultural Heritage Landscape (CHL):**

• "a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighborhoods, cemeteries, trailways and industrial complexes of cultural heritage value" (Provincial Policy Statement 2005).

# **Cultural Heritage Value or Interest (CHVI):**

• "the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The *heritage value* of a *historic place* is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings" (*Standards and Guidelines for the Conservation of Historic Places in Canada* 2003).

This document is supported by the guidelines and policies provided by the following:

- the **Ontario Heritage Act** (R.S.O. 1990)
- the Ontario Planning Act (R.S.O. 1990)
- the **Provincial Policy Statement** (Ministry of Municipal Affairs and Housing 2005)
- Standards and Guidelines for the Conservation of Historic Places in Canada (2003)
- Heritage Impact Statement Terms of Reference (City of Mississauga 2009)

Evaluation and recommendations are based on the criteria established under Ontario Regulation 9/06 of the Ontario Heritage Act. A property must have the potential to meet at least one of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. All the properties in the study area that had the potential to be cultural assets were evaluated against these criteria.

# 4.0 Historical Context

The subject property is a remnant of a 100-acre farm originally comprising the eastern half of Lot 6, Concession 9, New Survey, in the former Geographic Township of Trafalgar, County of Halton, Ontario. The following is a brief description of the immediate vicinity of the 19<sup>th</sup> century farm.

The present study area falls within the original boundaries of Home District of Upper Canada created by the Constitutional Act of 1792. The County of Halton was formed in 1853 with the Township of Trafalgar being one of its original townships. Since then, a number of changes in jurisdiction have occurred. In 1962, jurisdiction of the subject land fell within the boundaries of the Town of Oakville. With the establishment of Regional Government in 1974, the subject property fell within the limits of the Town of Milton in the Regional Municipality of Halton. Under the same policy, land on the east side of Ninth Line was annexed to the Region of Peel. On January 1, 2010 portions of the Town of Milton lying east of the Highway 407, and including the study area, were annexed to the City of Mississauga, Region of Peel.

The survey and settlement of the northern portion of the Township of Trafalgar commenced following the 1819 purchase by the British Crown of land from the Mississauga First Nation. The tract was established as part of the "New Survey", which was based on a grid and concession pattern distinct from the county's "Old Survey" in the southern portion. The 200-acre lots of the "New Survey" were laid out using the double front system and were typically granted in square 100 acre parcels, a configuration intended to facilitate farming and provide maximum access to transportation corridors.

Although settlement of Trafalgar Township began as early as 1807, it was in the years following the 1820's that saw settlements grow and the economy mature. In 1817, the population of the township was 548 with only one grist mill and four saw mills (Walker & Miles 1877:59). By 1850, the population of the township had increased to 4,513. The greatest changes in settlement patterns came following the arrival of the railway in the 1850's (Halton Heritage Study 1981). The railway nearest the study area was the Credit Valley Railway built in 1856, and was located north of present-day Derry Road (Halton Heritage Study 198, Map 4).

Construction of roads in the early 19<sup>th</sup> century aided in transporting settlers and goods. Seventh Line (commonly known as Trafalgar Road) was an early and important transportation route in Ontario. By 1841 Seventh Line was extended to present day Owen Sound. The 19<sup>th</sup> century communities along Seventh Line would have been the nearest local service centres for the farming families of the Ninth Line. In 1877, Drumquin, (see Figure 3) the crossroads community located on Seventh Line at Britannia Road, included a post office, a store, a blacksmith shop and an inn (Walker & Miles 1877:81). A little further north on Seventh Line at Derry Road was Agerton (later known as Auburn), which in 1877 included a blacksmith shop and temperance house. The hamlet of Hornby was located on the next Side Road north. Although Drumquin and Auburn have all but disappeared, Hornby remains the postal district for the subject property. The largest 19<sup>th</sup> century service centres nearest the present study area were Streetsville, in the former County of Peel, located approximately 3.2 kilometres east, and Milton located about 16 kilometres to the west.

Ninth Line retained its rural agriculture character until the 1990's, when residential development began to be constructed on the east side of the road. A more profound change to the rural character which defined the area occurred with the construction of Highway 407 to the west. This required the purchase of large tracts of farm land and resulted in the isolation of the homesteads on Ninth Line from their acreages.

# 5.0 Site History

The following site history is based on a thorough search of Land Registry Office Records, as well as Census and Cemetery Records, local newspapers and other archival materials located at the Milton Public Library, the Halton Region Museum or accessed online.

The subject property now known municipally as 6136 Ninth Line, was part of a 100-acre farm situated on the East Half of Lot 6, Concession 9, New Survey, in the Geographic Township of Trafalgar. Structures on the property consist of a 1 ½ storey frame dwelling, a frame garage, a large gambrel roof barn, and a drive shed. All the existing structures on the subject property were constructed and used by the Nunan family. The property has remained in the Nunan family for over 150 years.

# **Early Owners (1830-1831)**

The first registered owner of the 100-acre property was George White who received a Crown Patent on November 22, 1830. George White sold the property almost immediately in February 1831 to Daniel Hyland (Inst. #770/1831). In anticipation of the sale, White signed a Power of Attorney in July 1830 (prior to his receipt of the Crown Patent) to Mr. Washburn, who handled the sale of the property (#769/1831).

# **Daniel Hyland (1831-1854)**

Daniel Hyland, a native of Ireland (Cemetery Record) owned and farmed the property for over 20 years, from 1831 until 1854. In December 1839, Daniel Hyland, an Irish Catholic, donated a 1-½ acre parcel of his property for the construction of a Church, now known as St. Peter's Roman Catholic Church (#470/1840). Hyland sold the remainder of his farm in December 1854 to a fellow Irish Catholic, William Nunan (#824/1854). Daniel Hyland died in March 1857 at the age of 65 years, and is buried at St. Peter's Cemetery next to his wife Mary, who died in 1841 at the age of 45 years (Cemetery Records).

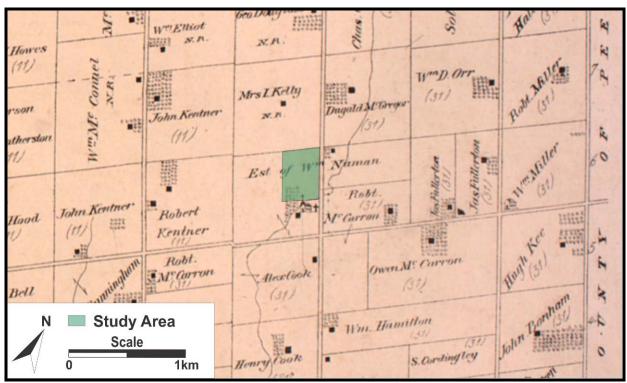


Figure 3: Detail of Walker & Miles Illustrated Atlas of the Township of Trafalgar (1877)

# **The Nunan Family (1854-2010)**

**William Nunan (1854-1874)** 

The Nunan family owned and farmed the land for the next 150 years. William Nunan purchased the 100-acre<sup>1</sup> farm, less the  $1\frac{1}{2}$  acre church lot, on Lot 6 Concession 9 from Daniel Hyland in December 1854 for £1,150. He financed the purchase with a mortgage back for £3500, which he repaid within five years.

<sup>1</sup> Further reference to the "100-acre farm" will be understood to **exclude** the 1½ acre Church Lot

Census and Cemetery Records indicate that William Nunan, was born in Ontario and in 1854 would have been a young man in his 20's. His parents John and Catharine Nunan, both natives of Ireland, likely immigrated to Ontario sometime before 1830. Furthermore, the 1851 Census Records, list William's father, John Nunan, as a farmer living in Trafalgar Township, although it does not indicate the location of his farm. Both John (d. Sept 1852 at 65 years) and Catharine (d. March 1861 at 67 years) are buried at St. Peter's Cemetery.

During William Nunan's twenty years of farming on the Ninth Line farm he increased his landholdings by acquiring an additional 50 acres on the east side of Ninth Line on Lot 6 Concession 10 (see Figure 3). William died in November 1874 at 47 years old. His widow Isabella, to whom he left the 150-acre farm (Probate#131 GR/1874), was left to raise their young family, Ellen Margaret, John Sylvester (13), Charles Bartholomew, Sarah Theresa, William (5) and Mary Catharine. Within a year of his father's death, John Sylvester Nunan died at 14 years old (Cemetery Records).

# **Isabella Nunan (1874-1904)**

After William's death in 1874, Isabella retained ownership of the farm but she moved her young family to Paris, Ontario leasing the Trafalgar Township farm to a local farmer (Per. Comm. with Frank Halk June 2010). By 1900 William Nunan Jr., who was only 5 years old when his father died, returned to take over the family farm.

# William Nunan Jr. (1904-1960)

In October 1904 William Nunan Jr. purchased the family farm from his mother and siblings for \$2,700 (#8416/1904). A description of the property is included in a legal notice published in the local newspaper announcing an upcoming auction of the property (Canadian Champion July 28, 1904 p 3). In 1904, the 150-acre farm included a 1½-storey frame farmhouse with summer kitchen, a wood shed, a good stone milk-house and a new barn (56'x72') with stone foundation. The barn, built in 1901 by William Nunan Jr., remains on the property. The family occupied the farmhouse located behind the church (see Figure 3).

In 1930 William Nunan Jr., and his wife Maude, took out a mortgage to Agricultural Development Board for \$3,100. This might be an indication of the family's Depression Era financial hardships. The 1930's proved even more challenging for the Nunan family. In 1933, their son William Charles Nunan, age 27, hung himself from a rafter in the barn (Canadian Champion Feb 23, 1933 p3). In 1935, the family farmhouse behind the church burned to the ground (Per Comm. Frank Halk June 2010).

After the fire, William built the small cottage that remains on the property (Per Comm. Frank Halk June 2010). The original cottage, measuring only 20 feet square, was home to the Nunan's and their five children. Over time the cottage was extended to its present dimensions. William's wife Maude Nunan died in 1945. William Nunan Jr. retained the 150-acre farm until his death in 1960 at the age of 92 years. He and Maude are the last generation of Nunan's buried at St. Peter's Cemetery (Probate #112208/1960).

# John B. Nunan (aka Jack) (1960-1999)

In 1960, the third generation, John B. Nunan, acquired title to the 150-acre family farm (#113794/1960). The farm changed somewhat under John B. In 1962 he sold a 10.05-acre parcel to the Roman Catholic Church; land which is currently leased to a landscape centre at the corner of Ninth Line and Britannia Road (#140276/1962). In 1964 John B. gave a 4-year oil and gas lease over the lands to Anthony Seynuck (#178948/1965). In 1968, he sold the 50-acre farm on the east side of Ninth Line for \$50,000.

John B. Nunan retained the bulk of the 100-acre farm until 1975, when he sold most of the farmland (73.497 acres) to the Provincial Ministry of Government Services. Part of the land has been incorporated into Highway 407. The remainder of the Nunan farm lies west of Highway 407.

Notwithstanding the sale, John B. Nunan continued to farm, retaining approximately 14 acres of Lot 6 Concession 9, including all existing buildings. In 1991, John B. Nunan and his wife Margaret sold a 1.262-acre lot north of the Nunan family cottage to John's stepson (Margaret's son) Frank Halk, who within a year built a house on the property (#771478/1991) (see Figure 4). Another 2-acre parcel at the south end of the property, between the farm and St. Peter's Church and Cemetery was sold as a feeder for the storm water management pond on the east side of Ninth Line. John B. Nunan occupied the remaining 11-acre parcel (the subject property), including all associated buildings, the barn, driving shed, house and garage, until his death in 1999 at 90 years old (see Figure 4).

# Nunan Family (1999 to present)

John B.'s widow, Margaret, remained in the cottage until her death in 2004, and his stepson, Frank Halk, continued to farm on the land. In 2004 Frank Halk still had a full herd of cattle on the farm (Per. Comm. Frank Halk June 2010). Although the farm and buildings were sold to Derry Britannia Developments Limited in 2007, Mr. Halk continues to rent and occupy the cottage and farm of his late stepfather, John B. Nunan.

#### 6.0 St. Peter's Roman Catholic Church

The proposed development is adjacent to St. Peter's Roman Catholic Church and Cemetery located at 6056 Ninth Line. The Church and Cemetery site is listed on the City of Mississauga's Heritage Inventory. The historical connection between the church and the Nunan family is worthy of mention.

The church played an important role in the lives of early Trafalgar Township settlers in general and the Nunan family in particular. In 1818, the earliest Irish immigrants began making homes on the 8<sup>th</sup> and 9<sup>th</sup> Concessions of Trafalgar Township. The area soon came to be referred to as the "Catholic Swamp" (Watt 1981). One suggestion as to the name's origin is that the land, a heavy



Figure 4: Aerial Photograph of Subject Property & St. Peter's Roman Catholic Church to South (2010)

clay soil and low lying, is somewhat swampy and is easily flooded in early spring (Per. Comm. Frank Halk June 2010). Because of poor soil conditions, land prices may have been cheap making it attractive to poorer Irish immigrants (Per. Comm. Frank Halk June 2010).

The first mass celebrated for the little Irish colony was in 1819 at a cabin on Lot 1, Concession 9. Visiting priests continued on an irregular basis until 1823, when a log church was constructed on land on Lot 6 Concession 9, donated by Daniel Hyland. Mass was celebrated once every four months and became an opportunity for locals to join with the broader Catholic congregation, some of whom journeyed from distant centres as Georgetown, Brampton, Port Credit and Burlington (Watt 1981). The church was originally named "Holy Rosary" Church. It is not known when the name changed to St. Peter's.

The existing church is a simple red brick Gothic Revival structure that was likely built around 1850, replacing the original log chapel. At that time, the congregation consisted of about 50 families, but soon declined with the building of railways and the movement of people to pursue opportunities in urban areas. By the late 1880's, there were only nine families left on the parish list. The Nunan family was one of those families. The Nunan's remained "caretakers" of the Church and church property until the middle of the 20th century (Per Comm. with Frank Halk June 2010). Three generations of the Nunan family are buried at St. Peter's Cemetery.



Plate 1: St Peter's Roman Catholic Church



Plate 2: View North from St. Peter's Cemetery toward Nunan Farm

# 7.0 Site Analysis and Evaluation

The following photographs and site description were recorded during a site visit on June 17, 2010.

In June of 2010, the subject property was comprised of approximately 11 acres of land (based on LRO Records), of which approximately 1 acre was a landscaped house yard which included a small dwelling and a frame garage. Both buildings are set near the present alignment of Ninth Line. The remainder of the property is farmland, although no longer used for the purpose, and includes a large gambrel-roof barn and wooden driving shed (see Figure 5).

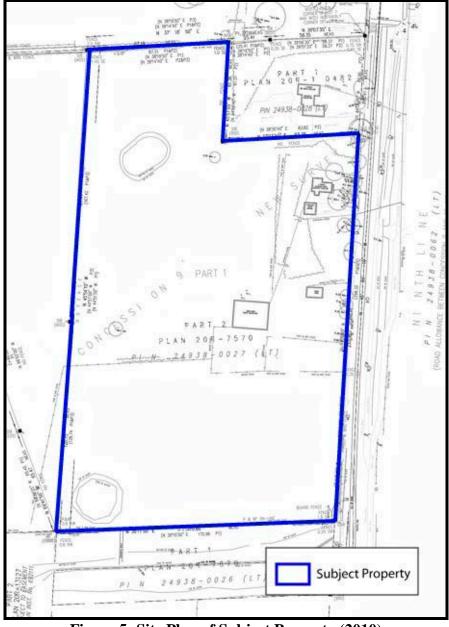


Figure 5: Site Plan of Subject Property (2010)

#### 7.1 Barn

William Nunan Jr built the existing barn in 1901-2. It is a large, timber framed structure with a stone foundation, measuring approximately 65'x72'. Its gambrel roof and vertical board cladding are typical of barns constructed at the turn of the century in Halton and Peel. The roof is corrugated metal sheeting over original roof boards (Plates 3-7). Examination of the interior indicates typical post and beam construction, with structural supports fastened by wooden pegs (treenails) (Plate 11). The upper loft, formerly used for storing hay, includes wooden ladders for access to upper lofts, and a hand-tooled wheel and pulley mechanism apparently used for haying (Plates 9-10). The lower level animal stalls and white washed walls are intact (Plate 12). Exposed original floor joists on the lower level are in good condition, and some additional steel supports have been added. With the exception of the corrugated metal roofing, most components of the barn appear to be original to the date of construction.

The main supports of the barn appear to be structurally sound. However, the cladding is deteriorating. The north side of the roof is sagging severely and the roof and floors are leaking. Moreover, the barn is at risk of being burned. Notwithstanding secure fences, signage, and daily vigilance, the interior of the barn shows signs of vandalism including graffiti and the remains of past fires (see Plate 8).

If the barn is not to be designated, preserved or re-used, then disassembly and salvage of the barn should not be delayed so as not to lose it entirely.



Plate 3: View of Barn & Drive Shed from Ninth Line facing North



Plate 4: East Elevation of Barn looking up Ramp



**Plate 5: North Elevation of Barn** 



**Plate 6: West Elevation of Barn** 



**Plate 7: South Elevation of Barn** 



Plate 8: View of Interior of Barn facing South West



Plate 9: Detail of Wheel & Pulley Mechanism



Plate 10: Detail of Wheel on Floor



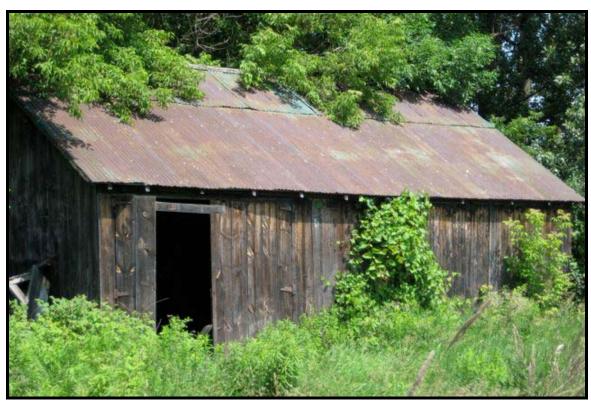
Plate 11: Detail of Post & Beam Construction. Hand-tooled Beam with wooden pegs



Plate 12: View of Lower Level of Barn facing south east

# 7.2 Driving Shed

The driving shed, once used to store tractors and other farm machinery, is a single storey vertical board structure with no foundation (Plates 13-14). Its gabled roof is clad with corrugated metal sheeting. The exact date of its construction is unknown though the frame construction is typical of the mid-twentieth century. The driving shed it in good condition, but it has no particular Cultural Heritage Value or Interest in itself.



**Plate 13: South Elevation of Driving Shed** 



**Plate 14: View of Interior of Driving Shed** 

# 7.3 Dwelling

The dwelling is located near the present alignment of Ninth Line and is a small 1½-storey cottage, on a concrete block foundation. The house, likely frame construction, is clad in aluminum siding with an asphalt shingle roof (Plates 15-19). Trees, shrubbery and other landscaping separate the house yard from the farmyard to the south and west (Plate 26).

William Nunan Jr. constructed the original portion of the dwelling, a single storey, gabled structure, measuring approximately 20 feet square, in 1935 following a fire that burned the family's original farmhouse. The house was later extended with a 22-foot, 1 ½ storey addition, which includes a large kitchen, bathroom and 2 bedrooms in the upper loft. The dormer on the south side of the dwelling was likely a later addition to let light into the upper bedroom. The main entrance to the house is through an enclosed porch on the south side of the house, which enters the kitchen. Another entrance on the north side includes access to the basement of the original house. There is no basement under the addition. Any detailing or trim that might have been included in the original construction is no longer visible (Plates 20-25).

Although the house was constructed and occupied by the Nunan family, it does not appear to have any particular Cultural Heritage Value or Interest. Furthermore, the house appears to be in poor condition.

# 7.4 Frame Garage

A two-car frame garage is situated at the end of the driveway and is situated south of the dwelling. Although in good condition the garage does not appear to have any particular Cultural Heritage Value or Interest (see Plate 15 & 16).



Plate 15: View of House & Garage from Ninth Line



Plate 16: South View of House & Garage



**Plate 17: South East Corner of Dwelling** 



**Plate 18: West Elevation of Dwelling** 



**Plate 19: North Elevation of Dwelling** 



Plate 20: View of South End of Living Room facing East (Original Cottage)



Plate 21: View of North End of Living Room facing East (Original Cottage)

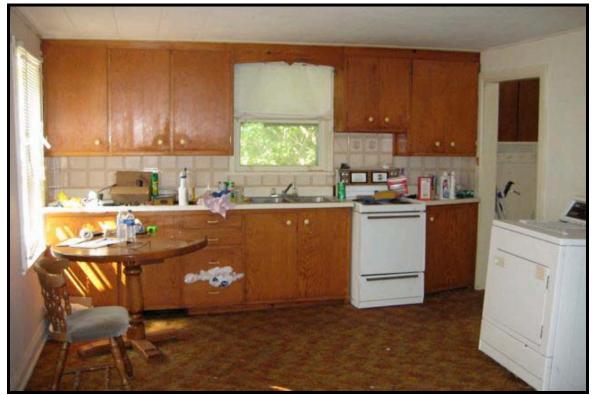


Plate 22: View of Kitchen facing West (Later Addition to Cottage)

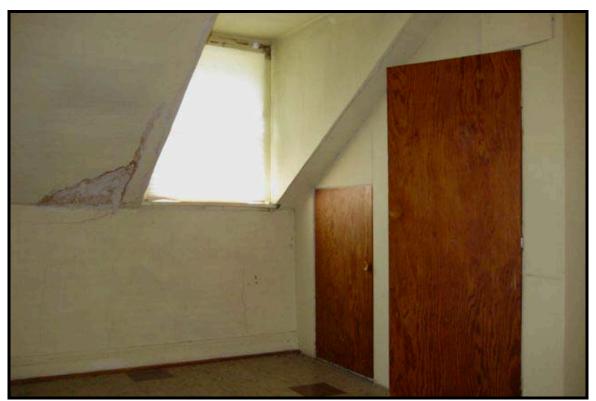


Plate 23: Interior of South Dormer in East Bedroom (Later Addition to Cottage)

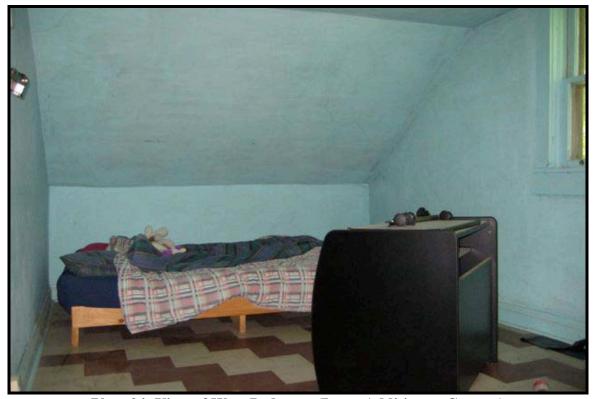


Plate 24: View of West Bedroom (Later Addition to Cottage)



Plate 25: View of Basement under Original Cottage



Plate 26: Walkway Between House Yard & Farm Yard

# 8.0 Heritage Significance and Heritage Attributes

The heritage significance of the subject property lies in its connection with the Nunan family, Irish Catholic farmers who settled in Trafalgar Township in the early 19th century. The existing Nunan family home, built in 1935, has little Cultural Heritage Value or Interest (CHVI). The style and construction of the barn, built in 1901 by William Nunan Jr., is typical of barns in Halton and Peel.

The subject property is a small portion of the Nunan family's original 100-acre farm, and is a remnant of the agricultural landscape that defined the character of the area throughout the 19<sup>th</sup> and 20<sup>th</sup> century. The rural character of the area is quickly disappearing. The Nunan family owned and operated a farm on the property for over 150 years from 1854 until 2007 when Derry Britannia Development Ltd. purchased the property for the present development. However, even after the purchase, Frank Halk, John B. Nunan's stepson, continues to rent the Nunan house.

The Nunan's were Irish Catholics who first emigrated from Ireland to Trafalgar Township before 1830. William Nunan Sr., a first generation Canadian, purchased the 100-acre farm on Lot 6 Concession 9. He expanded his landholdings when he purchased an additional 50 acres on the east side of Ninth Line on Lot 6 Concession 10.

The Nunan family was also connected with the adjoining St. Peter's Roman Catholic Church. Although church land was donated prior to the Nunan's purchase of the farm, the church is situated on land that had been part of the original 100-acre farm. The Nunan's original log farmhouse was located immediately behind the church and they were apparently caretakers of the church and property (Per. Comm. Frank Hulk June 2010). Three generations of the family are buried in the cemetery and their headstones overlook the Nunan farm.

The heritage attributes of the property include the gambrel roof barn, which identifies it as being part of a relict a rural agricultural landscape. The house itself has little or no Cultural Heritage Value or Interest. The property's proximity to St. Peter's Church and Cemetery and the fact that generations of the Nunan family are buried there is significant. John B. Nunan, was determined to remain on his farm until his death. He died in 1999 at 90 years old (Per. Comm. Frank Halk June 2010). John B.'s widow, Margaret remained in the house until her death in 2004.

# 9.0 Recommendation for Heritage Designation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least one of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following considers and evaluates the subject property against these criteria.

The	property has design value or physical value	ie because it,				
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	The barn is representative of the style, type & construction typical of Halton/Peel barns of dating to 1900				
ii	displays a high degree of craftsmanship or artistic merit	The barn structure displays a typical degree of craftsmanship				
iii	demonstrates a high degree of technical or scientific achievement	A hand-crafted wheel-pulley mechanism for haying, although notable, is typical of Halton-Peel barns				
The	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,	The subject property is associated with multiple generations of the Nunan family, early Irish Catholic settlers to Trafalgar Township. They have a significant connection with the adjoining St. Peter's Catholic Church & Cemetery				
ii	yields or has the potential to yield, information that contributes to an understanding of a community or culture	The subject property contributes only a limited understanding of the agriculture-based community of the 19 <sup>th</sup> and 20 <sup>th</sup> century Trafalgar Township				
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	None of the structures on the subject property are associated with any known architect, builder or designer.				
The	property has contextual value because it,					
i	is important in defining, maintaining or supporting the character of an area	Only the barn supports the rural/agricultural character that defined the area through the 19 <sup>th</sup> and 20 <sup>th</sup> century.				
ii	is physically, functionally, visually or historically linked to its surroundings	The barn is linked to its agricultural surroundings.				
iii	is a landmark	The property is not a landmark				

Based on the above criteria the subject property has cultural heritage value to the extent that it is a remnant of a rural/agricultural landscape rooted in the 19<sup>th</sup> century. The barn, constructed in 1901, is typical. It is not in particularly good condition and it is at almost constant risk of being destroyed by vandals, notwithstanding constant vigilance.

The house itself, although built in 1935 by William Nunan Jr. has no architectural or design significance and is in poor condition. Accordingly, it has little or no Cultural Heritage Value or Interest.

The attributes of the subject property are not sufficient to warrant Heritage Designation under the Ontario Heritage Act.

# **10.0** Description of Proposed Development

The proposed development is part of an overall re-development of the land between Ninth Line and Highway 407. The City of Mississauga's "District Land Use Index" indicates that the subject intended a "residential district" as (for more information http://www.mississauga.ca/file/COM/mpdist2010.swf). However, the City of Mississauga's Official Plan, marks the land situated between Highway 407 and Ninth Line, including the subject property, as a "Special Study Area", suggesting that its proposed land use has yet to be determined. A new transit corridor will be constructed alongside Highway 407 by MTO (see Figure 6). Mattamy Development Corporation owns two other properties between Britannia Road and Derry Road that lie within the limits of the Ninth Line corridor.

Due to significant public safety concerns, Mattamy is requesting the demolition and removal of all buildings from the subject property. Of all the structures, only the barn possesses some modest cultural heritage value or interest (CHVI). However, the poor condition of its cladding is such that it is difficult to secure it from intrusion and vandalism. Furthermore, the barn's sagging roof suggests the possibility of collapse. While future redevelopment of the property is in the preliminary planning stages, there is an immediate and pressing public safety concern with respect to the structure.

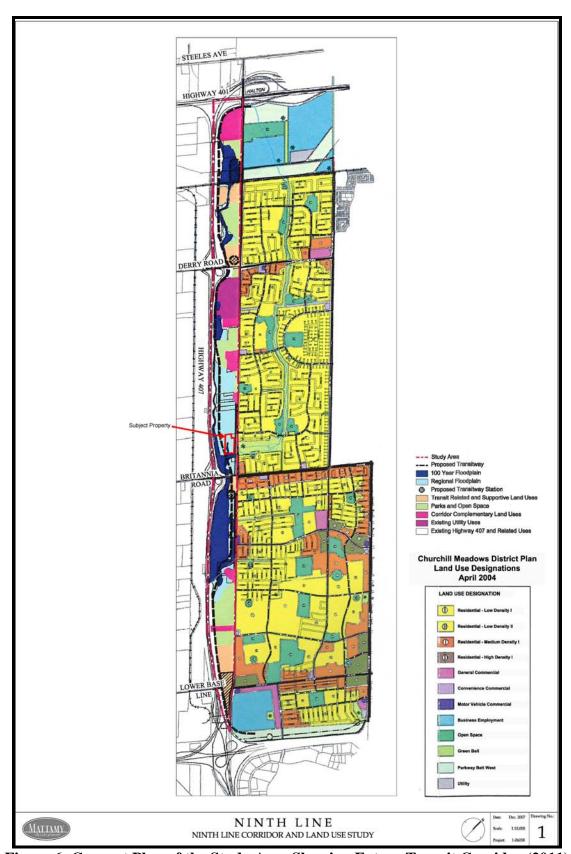


Figure 6: Concept Plan of the Study Area Showing Future Transit Corridor (2011)

#### 11.0 **Consideration of Design Alternatives and Mitigation**

The following is a consideration of generally accepted mitigation options or alternatives as each applies to the subject property. Mattamy requests the demolition and removal of all buildings from the site. No redevelopment options have been presented or proposed at this time. However, the following considers possible alternatives, based on Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2003) and section 3.6 of the City of Mississauga's Heritage Impact Statement Terms of Reference (2008).

**Retention**: This option provides for cultural heritage resources to be retained in their original location, but allowing for the possibility of adaptive re-use.

The existing dwelling is not worthy of being retained within the proposed re-development. The cladding and roof of the barn are quickly deteriorating. It is unlikely that it would be feasible to undertake necessary repairs to the structure to address safety concerns. The materials needed to repair the barn and still keep its cultural integrity are not readily available. Accordingly, the barn seems a poor candidate for retention.

**Relocation:** This option allows for a cultural heritage resource to be moved within or beyond the subject property provided an appropriate context is maintained. This option is based on the assumption that the cultural heritage resource can be moved to retain some of its heritage integrity and value. While this option removes the structure from its context and its historical associations, it is preferable to simple demolition. However, the poor structural condition of the barn argues against a successful relocation.

Ruinification: This option allows for the exterior of a structure to be maintained on site. None of the structures on the property, except for the barn, exhibit outstanding style or craftsmanship to warrant this option. However, the integration of ruinified structure into plans for the area is problematic.

Symbolic Conservation: This option allows for the recovery of unique heritage components and incorporation into the new construction in remembrance of the past. Given their contribution to the history of the area, it would be appropriate to recognize the Nunan family's connection to this land by naming a future park for them. The association between the farm and the Nunan name is even more significant given the family's connection with St. Peter's Roman Catholic Church and Cemetery. Recognition would not only commemorate the Nunan's contribution to the area. It would also recognize and enhance the historical importance of the Church to early the Irish Catholic pioneers in Trafalgar Township.

Salvage and Documentation: This option allows the demolition of the structures, ensuring thorough documentation of the property is carried out and that structural components, such as field stone, beams, posts, flooring and cladding, are removed for re-use elsewhere. The materials could be given, on a preferential basis, to community construction or restoration projects. Any remaining salvage materials could be sold.

# 12.0 Summary Statement and Conservation Recommendations

The heritage significance of the subject property lies in its connection to the Nunan family, Irish Catholic farmers who settled in Trafalgar Township in the early 19th century. The property is an example of a rural agricultural landscape, which defined the area throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. All existing structures on the property were built by William Nunan Jr. and occupied by successive generations of the Nunan family. The existing dwelling, constructed in 1935, does not contribute to our understanding of a typical rural farm, nor does it exhibit a style, design or craftsmanship sufficient to warrant Heritage Designation or recognition. The existing barn is an impressive structure, constructed in 1901. However, it is typical of turn of the century barns of Trafalgar Township. It is not exceptional in terms of its design or construction and does not warrant Heritage Designation. Furthermore, although the structural elements appear to be sound, the vertical board cladding and the roof are in poor condition. Notwithstanding considerable efforts to secure the barn, the interior shows considerable damage from vandals, graffiti and fires.

The property does not have a Heritage Designation from the City of Mississauga. However, it is listed on the City of Mississauga's Heritage Inventory; specifically because of the barn structure built by William Nunan and the Nunan's family's 150-year occupation of the property. Although the Nunan family's association with the site is considerable and should be recognized, none of the existing structures on the subject property appear to be significant enough to warrant formal Heritage Designation.

Given safety concerns with the property, Mattamy requests the removal of all structures located therein. Mitigation measures and possible design alterations were examined against the impacts on the structures on the property. Relocation of the barn structure was considered. However, there would appear to be no use for it within the concept plans being considered for the area. Furthermore, the poor structural condition of the barn argues against a successful relocation. Accordingly, it is recommended that the barn be dismantled and as much material as feasible be salvaged. Derry Britannia Developments will endeavor to make the salvaged materials available, for free, to community groups for construction and restoration projects. Any unclaimed or remaining materials could be sold or given away to other construction projects.

Regardless of the fate of the structures on the property, it is recommended that a future public park be named in recognition of the Nunan family. This recognition would be particularly fitting given the Nunan family's connection to St. Peter's Roman Catholic Church and Cemetery and to the earliest Irish Catholic settlers of Trafalgar Township.

#### 13.0 References Cited

City of Mississauga

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Watt, Jane

1981 **St. Peter's Roman Catholic Cemetery, Trafalgar Township**. Ontario Genealogical Society; Halton-Peel Branch

Newspapers (microfilmed) Canadian Champion

Additional Historic information accessed online at:

Halinet (Halton Information Network) www.halinet.on.ca

#### **Professional Qualifications** 14.0

# **Curriculum Vitae** Paul J. Racher, 4456 Cedar Springs Road, RR#1 Burlington Ontario L7R 3X4 (519) 835-4427

# **Education**

	2 duction			
1992-1997	Ph.D. Programme, Department of Anthropology, University of Toronto. Supervisors: E.B. Banning and B. Shroeder.			
1989-1992	M.A., Dep't of Anthropology, McMaster University, Hamilton, Ontario. Thesis entitled: <u>The Archaeologist's 'Indian': Narrativity and Representation in Archaeological Discourse.</u>			
1985-1989	Honours B.A., Wilfrid Laurier University, Waterloo, Ontario. Major: Prehistoric Archaeology.			
Professional Memberships and Accreditations				
Current	Professional Member of the Canadian Association of Professional Heritage Consultants ( <b>CAPHC</b> ). Volunteer on the ethics committee.			
	Member of the Ontario Archaeological Society ( <b>OAS</b> ). Volunteer on the Professional Committee.			
	RAQS registered with MTO.			
Publications				
1990	"Scary Tales – Narrativity and Representation in Archaeological Discourse" <b>Nexus: The Canadian Student Journal of Anthropology.</b> McMaster University, Hamilton.			
1993	"The Tales We Tell – The Iroquois as 'Savage' in Ontario Archaeology" <b>Vis a Vis: Explorations in Anthropology.</b> University of Toronto, Toronto.			
1995	A Biophysical Model for Prehistoric Archaeological Sites in Southern Ontario. Co-authored with Penny M. Young, Malcolm R. Horne, Colin D. Varley, and Andrew J. Clish. The Research and Development Branch, MTO.			
2006	"Up from the Muck: Towards a Truly Professional Archaeology in Ontario" <b>Arch Notes.</b> July/August Issue.			
Conference Papers				
1990	(with C. Varley & P. Ramsden) "East Meets West – The Mythological and Social Transformations of Space amongst the Early Historic Iroquois of Ontario". Presented at the 1990 Chacmool Conference, University of Calgary.			

1997	Waterloo, ON. (with E.B. Banning) "Sampling theory and microrefuse analysis: Neolithic house floors in Wadi Ziqlab, Jordan" Presented at the 1997 SAA meetings, Nashville, TN.
2006	"Up from the Muck: Towards a Truly Professional Archaeology in Ontario" Presented at the 2006 meetings of the Canadian Archaeological Association, Toronto, ON.
	Scholarly Talks
1991	"Black Horse Corners" A lecture presented to archaeology students at Conestoga College, Waterloo, Ontario.
2008	"Ethics in Consulting Archaeology" A lecture presented to the first Aboriginal Monitor Training Workshop, Ohsweken, Six Nations Territory, Ontario
2009	"Ethics in Cultural Resource Management" A lecture presented to the 2nd Aboriginal Monitor Training Workshop, Ohsweken, Six Nations Territory, Ontario
2009	"The Archaeology of the Grand River Watershed" A lecture presented to the Ministry of the Environment at the request of the Six Nations Eco Centre, Ohsweken, Ontario
2009	"Heritage Consulting in Ontario" A lecture presented to students of the heritage planning programme at the University of Waterloo.
	Work Experience
2000-Current	<b>Project Manager / Principal Investigator, Archaeological Research Associates Ltd.</b> Supervised field research and wrote reports for an archaeological consulting firm. In the past nine field seasons, I have served as Field Director for Stage 1-4 work on dozens of projects varying in size from Early Archaic campsites to Iroquoian Villages.
2008	Part-Time Faculty, Wilfrid Laurier University. Lecturer for Cultural Resource Management course (AR 336). In charge of all teaching, coursework, and student evaluations.
1995	Field Archaeologist, University of Toronto. Served as an supervisor on a multinational archaeological project in northern Jordan.
1992-1995	<b>Teaching Assistant, University of Toronto.</b> Responsible for teaching and organizing weekly tutorials for a number of courses.
1991-1994	Part-Time Faculty, Wilfrid Laurier University.  Lectured for several courses in anthropology. Held complete responsibility for all teaching, coursework, and student evaluations.
1992-1996	Partner in Consulting Company: Cultural Management Associates Incorporated. Supervised several archaeological contracts in Southern Ontario. Participated in a major (now published) archaeological potential modeling project for MTO.
1989-1991	Partner in Consulting Company: Cultural Resource Consultants.  Managed the financial affairs of a consulting firm whilst supervising the completion of Several contracts performed for heritage parks in central Ontario.

1988-1991 Principal Investigator/Project Director: Archaeological Research Associates Ltd.

Oversaw the completion of large contracts, wrote reports, and was responsible for

ensuring that contracts were completed within budget.

1988 Assistant Director of Excavations: St. Marie Among the Hurons, Midland, Ontario.

Duties included crew supervision, mapping, report writing and photography.

1986-1987 Archaeological Crew Person: Archaeological Research Associates Ltd.

Participated in background research, survey, and excavation on a number of

Archaeological sites across Ontario.

# **Selected Contracts Managed**

#### **Built Heritage and Cultural Heritage Landscape Contracts Managed**

2009 Chatham-Kent Wind Power Project

Carried out a Heritage Impact Assessment (HIA) for a large wind power project in

southwestern Ontario.

2009 The Mattawishkwia River Bridge - Hearst

Carried out a CHER for a bridge to be impacted by Highway improvements.

Client: Stantec.

2009 Mavis Road Widening – Brampton

Carried out a cultural landscape study of lands to be impacted by the proposed widening

of the Mavis Road alignment. Client: TMHC.

2008 9<sup>th</sup> Line – Milton

Supervised the completion of a built heritage inventory and a heritage impact statement

along historic 9<sup>th</sup> Line in Milton. Client: Mattamy Homes.

2008 Highway 26 – Meaford to Thornbury

Updated built heritage inventory for project area and supervised the heritage impact

statement (HIS) for a property to be affected by road widening. Client: Stantec.

2007 **Highway 401 Improvements – Woodstock** 

Supervised the completion of two CHER studies for bridges to be impacted by

improvements to Highway 401. Client: Stantec.

2006 Bridgeport Bridge – Kitchener

Supervised the completion of a built heritage study on the historic Bridgeport Bridge in

Kitchener, Ontario. Client: Stantec.

# Stage 1 & 2 Contracts Managed

2007 Highway 401 Improvements – Woodstock

Supervised the completion of an archaeological survey on lands to be impacted by the

expansion of a highway alignment. Client: Stantec

2007 Sunnidale Park Archaeological Master Plan – Barrie

Supervised the completion of a site inventory and master plan. Client: Stantec.

2006 Huron Natural Area

Supervised the archaeological survey of proposed parklands in southern Kitchener.

Located and mapped a large site. Client: City of Kitchener.

2006 Highway 11/17 Four Laning

Supervised the archaeological survey of several kilometers of proposed alignment for

Highway 11/17 in Thunder Bay. Client: Stantec.

2005 Niagara Reinforcement Project

Supervised the archaeological survey of 11 km of a new hydro corridor. Located and

mapped 30 sites. Client: Hydro One.

2004 Kaufman Estate

Managed the assessment of the historic Kaufman Estate in Waterloo, ON.

Client: Dan Einwechter.

2004 Pine Glen Homes

Managed the Stage 1 and 2 assessment of a 365 acre property in Orangeville, ON.

Client: Pine Glen Homes.

2003 Highway 69 Archaeological Survey

Managed a large scale archaeological project aimed at identifying sites along a 40 km

corridor of Highway 69 between Estaire and Pickerel River. Client: Stantec Consulting

Ltd.

2002 Frederick House River Bridge

Completed an archaeological and heritage assessment of three bridge sites in Northern

Ontario. Client: Stantec Consulting Ltd.

#### **Stage 3 Contracts Managed**

2007 Highway 401 Emergency Access Road – Woodstock

Supervised the test excavation of a mid-sized Late Woodland site on MTO lands.

Client: Stantec.

2007 **Stauffer Woods** 

Supervised the investigation of 5 pre-Contact sites on a large subdivision in south

Kitchener. Client: Activa Group Ltd.

2006 Greenwich Sanitary Sewer Project

Supervised a Stage 3 investigation of a large Late Woodland site. Client: Conestoga-

Rovers and Associates

2005 Niagara Reinforcement Project

Supervised the test excavation of 29 sites along a new hydro corridor. Client: Hydro One.

2004 **Doon Village Cooperage** 

Managed the excavation of the Cooperage at the 19<sup>th</sup> century Doon Village settlement.

Client: Freure Homes Ltd.

2004 Hannahson Cemetery Investigation

A forensic investigation to identify graft shafts at an undocumented pioneer era cemetery.

Client: 744154 Ontario Limited.

#### 2003 Greverbiehl Homes

Project managed the Stage 3 testing of a large flake scatter in the north portion of Waterloo. Client: Greyerbiehl Homes Ltd.

# 2002 McNeill-Barcham Property

Managed the Stage 3 assessment of 8 Archaic sites on a property in Brantford, Ontario. Client: Adele Barcham and Duncan McNeill

#### 2001 **Huron West Development**

Managed the Stage 3 investigation of a large Neutral Village and two associated Neutral hamlets. Client: Activa Group Ltd.

## **Stage 4 Contracts Managed**

# 2007 The John Bugg Stores

Co-ordinated the full excavation of a mid-19<sup>th</sup> Century retail store along Yonge Street in the City of Toronto. Client: Prime Properties Inc.

#### 2006 The Ketchum Site

Supervised the partial excavation of selected structures within the 19<sup>th</sup> century Ketchum Site near Orangeville. Client: Pine Glen Farms.

#### 2005 Niagara Reinforcement Project

Supervised the full excavation of 4 pre-Contact era sites along a new hydro corridor. Client: Hydro One.

## 2003 Midland Ossuary Recovery Project

Recovered human remains from an aboriginal cemetery which had been accidentally scattered by construction activity. Client: Corporation of the Town of Midland.

# 2002 PRISM Pipeline Project

Managed the Stage 4 excavation of 5 archaic sites along the PRISM pipeline corridor. Client: ESG International.

## 2001 The Strasburg Creek Site

Managed the excavation of a large Neutral Village comprised of 10 longhouses and their associated middens. Client: Activa Group.

#### 1991 Black Horse Corners

Managed the Stage 4 excavation of a mid-19<sup>th</sup> century Pioneer hamlet near Ayr, Ontario. Client: Union Gas Ltd.

#### **CURRICULUM VITAE**

## ROSI J. ZIRGER, M.A.

2 Village Drive, RR #3, Niagara on the Lake, ON LOS 1J0

# **EDUCATION / TRAINING**

Willowbank School of Restoration Arts, Queenston, ON (Diploma in Heritage Conservation -2009)
University of Toronto, Toronto, ON (M.A. 1997)
University of Toronto, Toronto, ON (B.A. 1994)
Centennial College, Toronto, ON (Law Clerk Certificate 1977)

# PROFESSIONAL EXPERIENCE IN HERITAGE CONSERVATION

Principal Rosi Zirger, Heritage Conservation Consultant

-Research in local & architectural history

-Analysis of historic buildings

Built Heritage & Historic Research Specialist Archaeological Research Associates Ltd., Waterloo, ON

Researcher Heritage Welland Committee, Welland, ON

-Historical Research & Architectural Analysis,

# SELECTED PROJECTS AS A HERITAGE CONSULTANT

Built Heritage and Cultural Heritage Landscape Inventory, Port Dover-Nanticoke Wind Project, Haldimand-Norfolk, ON (Archaeological Research Associates Ltd. 2010)

Built Heritage and Cultural Heritage Landscape Assessment, Dixie Road, Caledon, ON (Archaeological Research Associates Ltd. 2010)

Built Heritage and Cultural Heritage Landscape Assessment, Steeles Avenue & Airport Road, Brampton, ON (Archaeological Research Associates Ltd. 2010)

Conservation Plan, St. Mark's Rectory, Niagara on the Lake, ON (2009)

Conservation Plan, London Psychiatric Hospital, London, ON (contributor - Julian Smith & Assoc., Architect 2008)

Conservation Plan, St. Thomas Psychiatric Hospital, St. Thomas, ON (contributor - Julian Smith & Assoc., Architect 2008)

Historical Report, Grand Victorian, Niagara on the Lake, ON (commissioned by owner 2008)

Existing Conditions Report, The Gardener's Cottage, Dundurn Castle NHS, Hamilton, ON (Contributor – Craig Sims, Built Heritage Consultant 2008)

Historic Property Study & Management Plan, Stark House, Thorold, ON (contributor – Julian Smith, Architect 2007)