



CHOnews

QUARTERLY PUBLICATION OF COMMUNITY HERITAGE ONTARIO/PATRIMOINE COMMUNATAIRE DE L'ONTARIO

3D REPRESENTATIONS OF HISTORIC STRUCTURES AS PRESERVATION BY RECORD?

ALLAN MORTON

In September of 2019, the Georgina Heritage Community Local Architectural Advisory Committee received a notification of the demolition of Coolmere Lodge (CedarBrae) located at 545 Lake Drive East. CedarBrae dates back to approximately 1890. It appears to have been a lakeside family home up until the 1940s when the name was changed to "Coolmere Lodge" and it was operated as a hotel.

Given that this structure had design value, associative value, and contextual value, the committee decided that preservation by record was warranted and was the only option. The owners allowed access to the structure in October and the committee tested the viability of a three-dimensional representation of the structure as a preservation by record. A photographer using Matterport 3D equipment photographed the first and second floor. Simultaneously, video and hundreds of photographs were taken by Committee members.

The initial result was exactly what the Committee hoped for. The 3D representation provided what appeared to be a fully accurate model of the structure. Using an internet browser like Google Chrome, the interior could be "walked

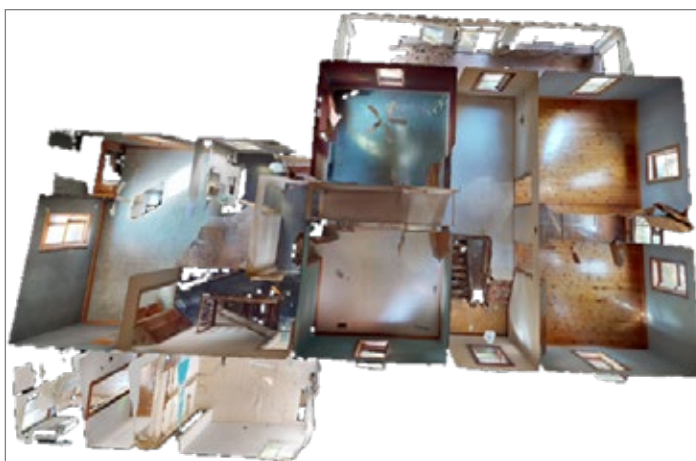
through" easily. Zooming in on areas of interest or zooming out to the maximum extent to what Matterport calls the "Dollhouse View". Moving through the model was simple click and scroll. Both floors could be accessed and visualized with ease. Matterport also provided a "virtual reality" option where the viewer could wear 3D goggles to walk through the house virtually. The viewer could feel as though they are inside a building that is now demolished. Another good feature is that when using "plan view" it is easy to make a fairly accurate plan drawing of the structure that can be

printed and saved separately. That in itself maybe one of Matterport's best features.

Matterport is not without its limitations. The product uses data from a 360-degree camera rather than a highly accurate 3D scanner. The imagery is processed using software that knits it together into a virtual reality environment. The result is not a perfect representation and is inherently flawed by the distortion of the 360-degree camera. But

this may be good enough for the purposes of a virtual walk through. Preservation specialists concerned with a HABS/HAER level of recordation would be disappointed.

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Dollhouse view from above the building
Image: Matterport video

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PRESIDENT'S MESSAGE



Amendments to the *Ontario Heritage Act* (OHA) and New Regulations

Although the Ontario government passed Bill 108 last year, the OHA provisions have not yet been proclaimed. However the government intends to proclaim, and bring into force, that part of the Bill applying to the OHA on January 1, 2021. This affects primarily listings and designations under Part IV of the OHA. So be prepared to assist your Council in dealing with the amended OHA.

One reason for delaying proclamation of the OHA amendments is the new regulations it requires. A draft of the regulations can be viewed at <https://ero.ontario.ca/notice/019-1348>. They encompass:

- ★ Principles that a municipal council shall consider when making decisions under the Act.
- ★ Mandatory content for designation by-laws.
- ★ Events which would trigger the new 90-day timeline for issuing a notice of intention to designate and exceptions to when the timeline would apply.
- ★ Exceptions to the new 120-day timeline to pass a designation by-law after a notice of intention to designate has been issued.
- ★ Minimum requirements for complete applications for heritage alterations or demolitions.
- ★ Steps that must be taken when council has consented to the demolition or removal of a building or structure, or a heritage attribute.
- ★ Information and material to be provided to Local Planning Appeal Tribunal (LPAT) appeals.
- ★ Housekeeping amendments related to amending a designation by-law and an owner's repeal.
- ★ Transition provisions.

You can comment on the draft regulations before November 5, 2020. CHO/PCO intends to comment on them and will post our input on the website. However, do not wait for us – if you have comments, get them into the government. No changes are proposed to Regulation 09/06, the criteria properties warranting designation.

Bid Adieu to the Conservation Review Board (CRB)

When the amendments to the OHA are proclaimed, appeals on Council's designation will no longer be to the CRB, but rather the Local Planning Appeals Tribunal (LPAT). Tribunal members may not have heritage experience, so reports supporting designation and Statements of Cultural Heritage Significance should be defensible and meet legislative and regulatory requirements. Further, the LPAT, in contrast to the advisory reports of the CRB, will have final approval on appealed designations. Municipalities will no longer have the final approval on appealed designations. So the LPAT may deny the designation, approve it in part or approve it in its entirety. LPAT decisions on designations will be final.

A Great Conservationist has Passed

I would like to acknowledge the major contribution that Kathryn Anderson made to the conservation of hundred, if not thousands, of heritage properties in the province. Kathryn's heritage career, which included Newmarket, Aurora, Vaughan and many years in Toronto, provided the basis for protecting many heritage properties. Her quiet but knowledgeable experience and input was valued by all who worked with her. She died recently, just months short of her retirement. She will be missed.

Until next time,

Wayne Morgan

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Articles are published in the language they are received.

Continued from page 1.

The term "Preservation by Record" implies "Preservation in Perpetuity". This concept is acceptable if paper documents or physical photographs are to be stored in an archive, but the digital nature of the 3D model is the downfall of this product. The longevity of digital archives has been an ongoing concern with the main issues being degradation of the digital storage and also the compatibility of software in the future. Matterport makes it even more difficult because the 3D model cannot be downloaded and stored. The only way to use the model is via Matterport online services. The user pays a monthly or yearly fee to maintain the digital file and to view it online. This approach is perfectly fine for the real estate industry that uses the 3D model to market houses. A real estate agent does not care about the ephemeral nature of the model, and the real estate industry appears to be Matterport's main source of income. Matterport makes no allowance for and apparently has no interest in the long

term storage of the data. All letters and queries on this issue sent to Matterport have been ignored.

Is a Matterport 3D model a realistic solution for preservation by record? The answer is not currently. The next best approach is a slow careful walkthrough using a good quality video camera. As noted, the plan view aspect of the model was extremely helpful in creating a plan drawing and this could be a more cost-effective approach if this is needed. We hope for Matterport or another similar company to provide a long-term solution, but this may take in-depth discussions with the providers.

The initial 3D walkthrough is now gone, but a video was made and is available on YouTube. You can watch it from here: <https://www.youtube.com/watch?v=GRROJAuz3W8>

Allan Morton is a member of the Town of Georgina's Heritage Committee.



CedarBrae, 1910
Photograph: East Gwillimbury Historical Society

WHATEVER HAPPENED TO CANADIANA?

GEORGE DUNCAN

Canadiana is a term not often heard these days. Back around the time of Canada's Centennial, there was much interest in Canadian history and things that physically represented the early development of the country. Many communities created local history museums in the 1960s and 1970s, often making use of an old building that held special significance for those places. Antiques were in vogue and people attended auctions or visited antique stores in search of early Canadian pine furniture, maple sugar moulds, spinning wheels, pottery and more to decorate their homes. All of this represented a surge in Canadian pride in the country's culture and heritage.

Merriam-Webster defines *Canadiana* as "materials (such as historical documents and artifacts) concerning or

characteristic of Canada, its civilization, or its culture".

In Markham, the village of Unionville became a focus for Canadiana. By the early 1980s, the historic main street contained numerous antique shops and became such an attraction for collectors and decorators that Unionville became known as the self-proclaimed antique capital of Ontario. People in search of heritage homes to accommodate their antiques bought older houses in the mainly residential parts of the village and restored and added to them. The noted Canadian antique collector and author Howard Paine lived at 124 Main Street, a local architectural landmark known as the William Eckardt House.

The growing awareness and appreciation for Canadiana led to the proclamation of the *Ontario Heritage Act* in

1974, in an effort to provide communities with a means to preserve more than just one or two historical buildings, as well as entire districts. Another interesting architectural trend from this time period was the restoration and sensitive remodeling of older buildings that were not intended for museums but for regular residential use. Some architects specialized in this kind of work – one of the most well-known of these being B. Napier Simpson of Thornhill.

Old farmhouses, village dwellings and homes in cities were remodeled in ways that preserved or restored them while adapting them for modern-day use. Additions were designed to harmonize with the character of the original buildings, and rarely overwhelmed the heritage portion in terms of size. Sometimes, the older portions of these types of projects were adapted rather than restored to create an architectural statement that still paid homage to the original structure but transformed it into something unique and new. At the same time, entirely new houses were constructed in an early Canadian style that was not necessarily a replica of any particular authentic style or building but an interpretation using traditional design details, forms, and materials evocative of the 19th century. Napier Simpson's own residence in Thornhill, known as Greywood, exemplified this approach to nationalistic architecture.

A good example of the transformative approach to remodeling and adding to a heritage building is the William Stiver House at 8840 Warden Avenue. This house, constructed c.1860, began as a typical example of a classic centre-gabled Ontario farmhouse. In the 1970s, an addition was designed and constructed which changed the orientation of the house from road-facing to south-facing. The old front door was removed and a fireplace chimney was added. The clapboard siding was replaced with board and batten siding that blended the 1860 portion of the building with the addition. Roof shapes and window design mimicked the original farmhouse, and the new entrance was sheltered within a gothic revival porch. The result was a pleasing rural residence that was not a restoration but

nevertheless representative of old Ontario architectural forms and materials.

Another Markham example from the same area, but later in date, is the Horsley House at 1 Old Farm Way. In this case, the original fieldstone farmhouse of 1858 was added to using reclaimed hewn log structures. Again, this was not a restoration – the front facade of the old house was altered and the house was given a new entrance on a grander scale. The project began in 1981. The log buildings salvaged to create the addition were from locations outside of Markham. The overall effect is a country house with its design and materials paying homage to the early buildings of old Ontario that transformed the heritage building into a unique architectural expression of pride in Canada's history. A fitting place to display a collection of Canadiana.

Although in terms of today's approach to heritage conservation, there is a lot more value in heritage buildings that have been restored rather than adapted by remodeling, it is possible to appreciate good examples of older buildings that were altered in this specialized approach. These buildings have become significant in their own right as architectural expressions of national pride and are arguably worthy of appreciation and preservation. Certainly, they are different in character from revivalist styles such as Colonial Revival and present a challenge when trying to place them into a stylistic category. The original buildings may be representative of a particular historical style, but with the additions and other changes, they become something of a hybrid.

In recent years there has been a marked decline in public interest in Canadiana. Once plentiful throughout Ontario, antique shops are now hard to find. Watch any home renovation show and you will hear the term "mid-century modern" as the preferred design aesthetic when vintage is being considered. As with the furniture and accessories, people now favour higher ceilings, full-height second storeys and modern or European-based designs. Honey-coloured pine plank floors have given way to a preference



8840 Warden Avenue
Photograph: City of Markham



1 Old Farm Way
Photograph: City of Markham

for dark-stained engineered hardwood. This change in taste has impacted some good old-house renovations and additions with the threat of demolition.

Neither of the Markham examples described in this article have been designated under the *Ontario Heritage Act*, though they are listed on the **Register of Property of Cultural Heritage Value or Interest**. One wonders if put to the test of Ontario Regulation 9/06, would these houses be considered worthy of designation if the emphasis was placed on the merits of the original building only? Something to think about.

The euphoria of 1967 has faded as the years have passed, and we are left with some reminders of that significant

moment in Canadian history when Canada seemed to discover that it had a history worth celebrating. These reminders, whether in the form of local history museums, pioneer villages, or restored or creatively remodeled heritage houses help tell that story. Here's hoping the best of them will go on to inspire a future re-invigoration of pride and interest in Canadiana.

George Duncan is Senior Heritage Planner, City of Markham.

GANANOQUE TOWN HALL—A RENOVATION IN CONFLICT

TRACY GAYDA

Gananoque's Town Hall sits in the centre of the town's largest park on the main street (King St. W) and business district. It was built as a home for John MacDonald on his marriage to Henrietta Maria Mallory in 1831 and is a grand example of Neoclassical architecture. The house was exceptionally large and once included a schoolroom and seven fireplaces. In 1911, the house was deeded to the Town by nephew Charles McDonald, provided that the house be used for public purposes. Over the years it had been used as a court, jail, library, council chambers and administration offices. In the late 70s, major renovations and restorative work was done and the false ceilings installed in 1950, were removed to reveal the original. The structure was also designated under Part 4 of the Ontario Heritage Act but the bylaw did not convey any specific architectural traits of the existing building and concentrated more on its historic significance.

Municipal governments have changed and so has the times since amalgamations brought about by the Harris government and completed by 2001. Technology has become an important part of running their business. At the Gananoque Town Hall, administration experienced numerous hurdles in trying to keep up with the times. Ontario's legislation for accessibility also factored into the discontent over space and functionality of the historic building.

In 2015, problems with the aging building came to a head. Structural problems, plumbing, technology and lack of space were mounting in budgeting costs for repair and upgrading. A report was given to council and the decision on what to do emerged as a proposal for tenders to renovate the existing building rather than building a new one. The cost of repairs to the existing building were tagged at \$521,000. This plan included the most serious repairs and did not include some necessary building code upgrades or



Gananoque Town Hall in 2020
Photograph: T. Gayda

resolve operational requirements and accessibility. When an addition was agreed to, the proposed budget was scheduled for \$2.5 million. Residents of the town were shocked that Council would even consider this an option and began to attend council meetings to object to the much larger Town Hall plans. More money meant more dependence on the future taxpayers to support it.

By 2016, a heritage report was released, tenders were advertised, addition plans were submitted and a steering committee was formed. The first design to be officially announced fueled the community to a heightened disgruntlement. Many residents were still not happy with the cost and burden of future payment because Gananoque did not need such a grandiose structure. The community felt left out of communication consultation and planning and continued to voice their complaints and dissatisfaction.

The first design took a modern style approach to the addition. Gananoque is a heritage town along the St. Lawrence River, proud of its history and the design did not reflect what citizens viewed for the town. Time went on and plans stalled only to be brought forward again. Council was

determined to proceed with the addition plan and were solid in their stand that Gananoque needed more than an upgraded heritage building to accommodate the current municipal administration and needed to consider the future. Council, during this time, were holding meetings in their Emergency Services buildings across town because of the lack of space, as well as the accessibility and technological strains of running the Town's business.

In 2017, another design and report were made public. As with most construction projects, costs had risen, money had already been invested and the town still did not have their upgraded Town Hall. Gananoque residents still attended the meetings decrying the massive expansion and cost. The Council received costing much higher than expected, prompting the Mayor and Council to say the town could not afford the "Cadillac" plan. It was back to the drawing board and another reset to figure out what was most essential in needs. However, by December that year, the plan was finalized. The price tag was less than the original estimate,

but still more than council had planned, at a little over three million dollars. With the cooperation of designers and a construction company, the amended project was passed by council.

It continued to be a thorn in the side of the town's residents and was one of the factors in the changes seen in a new council elected in 2018. The newly renovated and enlarged facility was completed in February 2019. The addition embodies the existing heritage building but uses modern materials. The design reflects the Heritage Guidelines set out by the Ontario Heritage Trust and Federal Standards and Guidelines for Heritage buildings. It also has the accessibility requirements needed for the legislation taking effect in 2025. The town's administration is now conveniently consolidated to serve the community. The heritage landscape and view from the street reflects the original MacDonald home.

Tracy Gayda is a Vice-President of CHO/PCO.

WHEN COUNCIL HEARS "MAJOR STRUCTURAL ISSUES"

GINETTE GUY

Back in 1956-57, the small town of Iroquois in eastern Ontario was in the path of the flooding for the St. Lawrence Seaway and Hydro-electric Projects. The community was moved one mile up to avoid flooding, and most of the waterfront properties were demolished. Of the five heritage properties remaining on their original foundations because they were far from the waterfront, only three are left standing: the Carman, Forward, and Martin family homes.

The Forward House is on Carman Road, just a short walk from its sister property, the Carman House Museum. These two properties are related by marriage, Maria Carman receiving the house as a wedding gift when she married John Nelson Forward.

Today, Forward House belongs to the Municipality of South Dundas and it sits at the gateway of the municipal campground, the Iroquois Canal lock, and waterfront. In 2016, the former South Dundas Council approved a plan for the Iroquois Waterfront Park that made Forward House an integral part of that plan. The Forward House was used as a summer clubhouse for the lawn bowling club and tourist information building until 2017 when it was deemed unsuitable for use. The term "major structural issues" kept creeping up in the local media following a report commissioned by Council in 2016. The engineering firm had recommendations for demolition at \$7,000, building a new facility at \$120,000, and restoring the house for long term use at \$334,000.

Page 1 of the executive summary of the report had this to

say, "It is recommended that, unless the municipality wishes to retain the Forward House for historical purposes, the building be demolished, and the current functions of the building be incorporated into the proposed campground facilities building. The Forward House is in extremely poor condition and restoring it would require a over \$300,000 while demolishing the building and adding the social functions into the proposed campground facilities building would be less than half the cost."



Forward House
Photograph: G. Guy

There are no scarier words for Council holding the public purse than "extremely poor condition" and "major structural damages"; these words bring a leap of judgment, a convincing argument for demolition. The engineering report notes that the Forward House is a 1 ½ storey 1020 sq. ft. fieldstone structure with a fieldstone foundation, and the

assessment was made “as seen.” But they did not review the building foundations below grade, the second floor beyond what was visible through the access hatch, and the main building's attic and interior roof structure.

Over its 60 years of municipal ownership, the structure was allowed to deteriorate to the point of being unsafe. It was used seasonally, had a kitchen, accessible bathroom, and meeting space, but in winter, was not heated and the second floor was closed down. Unfortunately, some do the very least at the very last possible moment when it comes to heritage property upkeep. For example, the basement's water seepage came from the basement windows with no window wells and soil graded towards the foundation.

Dollar signs jumping from the page; \$50,000 for a new roof structure, \$21,000 windows/doors replacement, \$40,000 repointing the stonework, \$70,000 to repair the floor joist. In February 2018, Council decided to demolish and build new. “Forward House has gone beyond its life expectancy,”

said South Dundas mayor Evonne Delegarde. “It's been neglected for many years. It's just too far gone.”

In the following months, the community rallied, the Friends of the Forward House (FFH) committee was formed and 800 people added their names to a petition to stop demolition. Council halted demolition to review other options. FFH recently presented a business plan to the Council, where they would take over management of the property, raise funds, and restore it. As planned in the Council-approved 2016 Waterfront Park Development Plan, they would use it as a gateway to the park and visitor centre.

Friends of the Forward House is presently fundraising and awaiting its charitable status. For information, visit <https://www.facebook.com/Friends-of-the-Forward-House-113215777185154>

Ginette Guy is a Vice-President of CHO/PCO.

FACING THE TRUTH ABOUT OUR HERITAGE

PAUL R. KING

As you undoubtedly know, there is controversy in Canada about statues, street names and building names. As a Queen's Law School alumni, I was asked to comment on the law school building which bears Sir John A. Macdonald's name. A committee has been set up to sort out whether Sir John A.'s name should be removed. I submitted the following comments:

In 2015, the Final Report of the Truth and Reconciliation Commission of Canada was published with 94 “Calls to Action”. Not one of these Calls to Action mentions renaming buildings. Calls to Action 79 to 83 are titled “Commemoration” with the positive thrust to be inclusive of Indigenous peoples, and to integrate Indigenous history, heritage values and memory practices into Canada's national heritage and history. We cannot wipe out our colonial history, which included some abhorrent practices and prejudices, but we can study our history and do our best to uncover truths about the past with the objective of improving ourselves and our civilization. Is changing the name of a building anything more than proverbial window dressing? Is it not much more productive to work on implementing the 94 Calls to Action?

Maybe we should never name a building after an individual. I am not a Christian, but I note that the King James version of the Bible contains a reputed and relevant quote from Jesus: “He that is without sin among you, let him first cast a stone at her”. We are now busy casting stones at Sir John A. Macdonald. Who

will be casting stones at us in 50 or 100 years? Sir John was a man of his time and his colonial opinions and actions were typical. The way most non-Indigenous Canadians currently think about and treat Indigenous peoples is, to say the least, problematic. Implementing the 94 Calls to Action is a long and difficult process, but most non-Indigenous Canadians have failed to even begin coming to terms with the way Indigenous peoples have been, and continue to be, treated. Most non-Indigenous Canadians fail to realize that their enviable way of life on “Turtle Island” is a direct result of the way Indigenous peoples have been pushed aside and otherwise grossly ill-treated. Removing a name from a building is a symbolic step similar to an official apology, but I worry that it can be an excuse for not focusing on and dealing with substantive problems.

I am concerned that removing Sir John A. Macdonald's name from the Queen's Law building will also remove an educational opportunity. Instead of casting Macdonald aside, maybe that name should be used to draw attention to Macdonald's successes and his failures. In terms of successes, why was the building named after him in the first place? Let's not forget that he was, after all, an important Kingstonian, the first Canadian prime minister and a talented politician. In terms of failures, for example, when teaching courses at Queen's about Truth and Reconciliation or about the embarrassingly-named Indian Act, is it not instructive to draw attention to Macdonald's role in the treatment of Indigenous peoples?

If Canada is going to successfully move ahead with Truth and Reconciliation, non-Indigenous Canadians have to face the awful truth about our heritage. We have to honestly examine ourselves in the mirror and compare our attitudes with those of Macdonald. Removing Macdonald's name from the law building makes it easier for non-Indigenous

Canadians to fail at self-reflection and to ignore the fact that our enviable way of life is a direct result of Macdonald's legacy. I worry that removal of Macdonald's name will be counter-productive.

Paul R. King is a past board member of CHO/PCO.

MUNICIPAL PROPERTY OFFLOAD: DISPOSING OF SURPLUS HERITAGE PROPERTIES

PAUL R. KING

Municipalities are often the owners of unused surplus properties, some of which are heritage properties. Due to budgetary constraints, municipalities often defer heritage property maintenance so, unfortunately, their stewardship is typically less than ideal. One potential solution is for municipalities to offload these properties to private owners, who are often better stewards. The process starts with municipal staff consulting with the local heritage committee. Then the municipality issues a request for proposals (RFP) with specific requirements regarding the safeguarding of the property's heritage attributes. In issuing the RFP, the municipality may stipulate a listing price but it is not wise to be greedy. These heritage buildings typically require extensive renovations for adaptive reuse with such renovations requiring expensive custom work. The cost of a building's renovations may be so substantial that, in essence, the municipality has to give away the property. It may also be the case that a municipality has to incur costs before a property can be transferred, such as an environmental study and cleanup, surveying, and zoning amendments. Even with such costs, it may be beneficial for the municipality in the long term to offload such a heritage property, especially if the new owner is willing to restore and adaptively reuse the property. It is better to have a heritage building occupied rather than empty.

In St. Marys, the Town successfully offloaded three pre-Confederation buildings: (i) the West Ward School (c. 1866); (ii) the McDonald House (c. early 1850s); and (iii) the Junction Station (c. 1858). The latter two properties were designated under Part IV of the Ontario Heritage Act, but

the first property was not designated in spite of the St. Marys Heritage Committee's recommendation to Council to do so. In all cases, the agreements of purchase and sale included provisions to protect the heritage attributes. Also, if a successful bidder did not comply with the provisions of the agreement of purchase and sale, the Town could demand that the property ownership be returned to the Town. In some of these cases, however, the renovation process uncovered problems making retention of some heritage attributes impossible. For example with respect to the Junction Station, in order to comply with modern building codes with proper insulation, it was not possible to retain all the original wainscoting and the original lath and plaster on the interior side of exterior stone walls. In the case of the Macdonald House, there were structural issues with the original roof truss system (i.e. the trusses had forced the front wall of the house to bow outward) so the original system could not be safely replicated. So don't be surprised if some heritage attributes have to be sacrificed in the process.

In all cases, the successful bidders for these properties were local residents with an interest in heritage properties and an interest in the well-being of the Town. The West Ward School property was converted to much-needed residential use with the original building containing five apartments and with three new multiple-unit low-rise apartment buildings being constructed on the property. The Junction Station was converted to a brew pub and the Macdonald House was converted to an office. This conversion process was successful due to a lot of dedicated work by Town



West Ward School
Photograph: P.R. King

staff and due to the cooperation, understanding and patience of the successful bidders, Town staff, Town Council and the Heritage Committee. This process may not work in all cases but it is worth keeping in the basket of possible solutions.

Paul R. King is a past board member of CHO/PCO.



Junction Station
Photograph: P.R. King



McDonald House in 2012 prior to restoration
Photograph: P.R. King



McDonald House October 2020
Photograph: P.R. King

BOARD MEETINGS

CHO/PCO Board of Directors meetings are open to any MHC member. Meetings will be held virtually until further notice. Please contact the Corporate Secretary if you wish to attend.

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ASSISTANCE FOR USING ONLAND SEARCH

MHC members, when researching a property's history, usually need the following information from the Registry Officers. Sometime the Planning office in the municipality can assist in getting information they have on file.

- 1. Abstract index to deeds and mortgages.** We can usually obtain this without charge by doing a print screen key grab or snip and pasting into a Word document. Use the crop feature to *trim the record* so it includes only the record part. By placing it in a Word document you can also add references and notes for future use. Save the file in a way that you can return to it and know what it is.
- 2. Individual instruments, including deeds, mortgages, wills and liens.** We sometimes need to see these to: understand many events associated with the property such as the chain of property ownership (new names may appear as grantor and it is not evident from the abstract index why that person had become the owner); determine which part of the property the instrument applies to; see why a lien was placed on the property (which may be related to construction of the building we are researching); and to see if there is a survey attached (which may show the building footprint). There may be additional reasons. There is a charge to see the instruments.
- 3. Registered plans.** These assist in understanding the property and determining the chain of ownership. Sometimes the plans show the subject building footprint. There may be a charge for this.
- 4. Detailed property fabric maps.** These are used to identify the property identification number (PIN) required to begin researching the property. Unless we pay to see the detailed property fabric maps, we are only able to see the first five digits of the nine-digit PIN on the maps that are available without payment. Sometimes it is possible to enter the municipal address of the property we are researching to get the PIN, however, often the on-line system does not recognize the municipal address. In such cases, we can only get the PIN from the detailed maps, for which there is a charge. Help from the Planning office may be useful.
- 5. Land titles.** Most properties in Ontario were converted from Registry to Land Titles in the 1990s. If the chain of ownership through a registry search ends in the 1990s, we may need to move to researching Land Titles. We could search the first records, usually from the late eighteenth century or early nineteenth century, and work forward through the property transactions. When properties are frequently subdivided in their history, the thread of the chain can be lost or hidden. Working backwards from the current owner until the you find the property of person of interest may help. In order to work from the current owner backwards, Land Titles information can help with the connection. There is a charge for this information in the on-line systems; the charge can be \$30 or more per property.

OnLand's landing page has a search for local land Registry Offices. The County office will have a LRO and number. Type in LRO and a list of counties will appear. Choose the one you wish to research. Then pick what type of record you wish to explore. Historical Books are the easiest to begin the research. When the historical books page opens, there is a list of record types on the left-hand side. It may be easiest to give basic information in the search dialogue on the page to begin. A list of available municipality information can then be viewed.

More information is being added regularly so check every so often. They have recently added some historical log book database information at <https://help.onland.ca/en/historical-books-logs-available-online/>

Other links of interest include:

<https://help.onland.ca/en/video-guides/>

<https://moynahangenealogy.blogspot.com/2018/01/part-iv-onland-records-historical-books.html>

Provincial Heritage Organizations continue to communicate with the Ministry as things progress.

Ontario Ancestors and Ontario Ministry officials will be hosting a webinar via Zoom on December 9th, 2020. This hour-long session is an introduction for anyone interested in learning how to find and access documents through the ONLAND portal. Registration is mandatory at the following link:

<https://us02web.zoom.us/meeting/register/tZMkcOuqqz8qGdZ-j8SYJDI92iLxhAsOMVYk>

CONTEMPORARY ADDITIONS—ARE WE DOING THEM RIGHT?

JOHN RUTLEDGE

When considering adding onto an old historic building, Parks Canada Guidelines indicate that the essential design qualities are to be "compatible, subordinate, and distinguishable."

Compatible is to be consistent, mutually tolerant, descended from a common ancestor, akin in origin, nature or quality, a relative of the same linguistic or aesthetic family, representing the same original work or root, of parallel development, whose meaning is not distinct from its origin, and contextually sympathetic with one another.

Subordinate is to be of inferior importance and/or rank, secondary, subservient, and to treat or regard with minor importance.

Distinguishable is to be the difference of a thing from another thing, differentiate, draw distinction between oneself, prominent or noteworthy, make distinction between, distinguish air, features, manners, etc., and of high standing, remarkable, eminent famous.

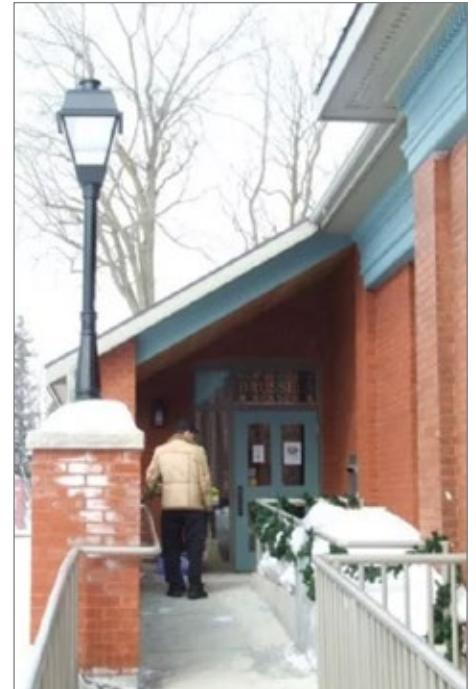
If we compare and contrast the definitions of these words, something that is distinguishable is not necessarily compatible or subordinate. The modern contemporary addition to the Chateau Laurier in Ottawa, cSPACE's addition to King Edward School in Calgary, the addition to St. Johns Branch Library in Winnipeg, and the Idea Exchange addition to Cambridge's Old Post office, appear to favour a distinguishable quality without any compatibility or subordination to the historic architectural styles of their original parent buildings. It would

seem that one out of three does not achieve, meet, or respect the three essential design qualities outlined in Parks Canada Guidelines.

If we compare and contrast the historic architectural styles and the contemporary modern fashionable styles of their additions, an unclear exchange of aesthetics, ideas, and opinions has often been created between the parent and its attached offspring. *Compatible, subordinate, and distinguishable design qualities* do not generate or imply the use of anything that bears little or no resemblance to the building that is being added onto. Buildings should not be stark arbitrary juxtapositions of what is currently fashionable today with the character defining elements of historical architectural styles.

Realizing that buildings additions are **products** of various time periods and that **duplication of history** is discouraged, we need to be aware that we have the technical ability to adapt, any given technology, to be aesthetically and congruently in sympathy with historical architectural styles. Good examples of appropriate architectural expansions are the additional support outbuildings of the Schneider Haus Museum in Kitchener, the MacLaren Arts Center in Barrie, the Distillery District in Toronto, the Brussels Library and the architecture done by Phillip Carter.

Guidelines like *in keeping with, be similar to, in context with, and have congruent qualities* seem to fall by the wayside when so many of our old historic buildings are expanded for continued use or adaptive reuse.



Brussels Public Library new south entrance
Photograph: J. Rutledge

Why is there little concern or dialogue about our repetitively seeing, using, and accepting modern contemporary additions inappropriately juxtaposed, without congruent stylistic sympathy for the continued use of our old buildings. We need to learn or relearn how to appropriately respect historical architectural styles, redevelop or change guidelines into enforceable tools, and find ways to design expansions and additions that are stylistically appropriate or let the constantly evolving forces of technology and modernism be inappropriately superimposed onto everything.

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NEWS FROM THE BOARD OF DIRECTORS

RICK SCHOFIELD

The Annual General Meeting was held “virtually” on Saturday, October 17th, 2020, using Zoom.

The minutes of the previous AGM held in Goderich in 2019 were approved.

The President reported on his various activities during the past year including CHO/PCO's response to the proposed changes (Bill 108) to the *Ontario Heritage Act* and subsequent regulations. In addition, he reported on the closure of the Land Registry Offices and the affect this will have on MHC research.

The Board recommended that a letter be sent to the Ministry to fill the position previously held by Bert Duclos, to assist MHC's with their ongoing activities.

The various actions of the Board were ratified. These included the following:

(1) approval of the budget for 2020-21 and the auditor's statement for 2019.

(2) hiring of a Program Officer, Ginette Guy.

(3) revising the Strategic Plan for 2021-2025.

(4) adding a \$3.00 charge to those who renew their CHO membership by PayPal, to offset the transaction fee charged by PayPal. Renewals by cheque or e-transfer will not be affected.

The membership secretary indicated that 85% of last year's membership had renewed (98 out of 116) but renewals were slow in arriving with many MHCs not meeting and a few municipalities closed due to the COVID-19 pandemic.

The Board extended thanks to Paul King, Ian MacLean and Dennis Warrilow who are retiring from the Board of Directors. Members then elected Ginette Guy, Terry Fegarty, Wes Kinghorn and Nancy Matthews for a two-year term ending at the AGM in 2022 which is tentatively planned for Brockville. Due to the uncertainty of the current pandemic, there will not be Ontario Heritage Conference in 2021 but a virtual AGM has been scheduled for May 29, 2021.

Rick Schofield is the Corporate Secretary/Treasurer of CHO/PCO.

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CHO/PCO MISSION STATEMENT

To encourage the development of municipally appointed heritage advisory committees and to further the identification, preservation, interpretation, and wise use of community heritage locally, provincially, and nationally.