

*Appendix A7-21*  
*Cultural Heritage Evaluation Report:*  
*2228 Baseline Road, Clarington*





**Addendum to Oshawa to  
Bowmanville Rail Service Extension  
Project: Cultural Heritage  
Evaluation Report—2228 Baseline  
Road, Clarington**

Final Report

August 24, 2023



Prepared for:  
Metrolinx  
20 Bay Street, 6<sup>th</sup> Floor  
Toronto, Ontario M5J 2W3

Prepared by:  
Stantec Consulting Ltd.  
600-171 Queens Avenue  
London, Ontario N6A 5J7


Project Number:  
165011019

## Limitations and Sign-off


The conclusions in the report titled Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage Evaluation Report - 2228 Baseline Road, Clarington are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Metrolinx (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

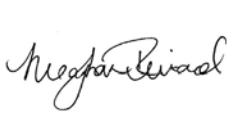
This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

 Digitally signed  
by Smith, Frank  
Date: 2023.09.25  
16:08:10 -04'00'

Prepared by \_\_\_\_\_  
**Frank Smith, MA, CAHP**

 Digitally signed  
by Jones, Lashia  
Date: 2023.09.26  
11:44:46 -04'00'

Reviewed by \_\_\_\_\_  
**Lashia Jones, MA, CAHP**

 Digitally signed by  
Meaghan Rivard  
Date: 2023.09.25  
15:40:57 -04'00'

Reviewed by \_\_\_\_\_  
**Meaghan Rivard, MA, CAHP**



## **Executive Summary**

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 2228 Baseline Road, Municipality of Clarington, Regional Municipality of Durham. The property was identified as a known built heritage resource in the *Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report—Existing Conditions and Preliminary Impact Assessment* (Stantec 2021) as it is listed as a property of “heritage merit” on the Municipality of Clarington Heritage Register. Heritage merit describes properties that, “retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington” (Municipality of Clarington 2023a). Metrolinx is proposing a property acquisition, permanent easement, and/or temporary easement on the property.

The property at 2228 Baseline Road Clarington is a former farmstead. The property currently contains a residence, a gambrel roof barn, three modern outbuildings, two Quonset huts, a pasture, and agricultural fields. The residence is an early to mid 19<sup>th</sup> century Ontario vernacular structure with Gothic Revival design influences. The gambrel roof barn is also a Central Ontario barn dating from the late 19<sup>th</sup> to early 20<sup>th</sup> century.

The Study Area was historically located on Lot 19, Concession 1 in the Township of Darlington. The Crown grant for Lot 19 was originally awarded in two parcels in May 1802 with Joseph Saradac receiving the east half and Andrew Fournier receiving the west half. The grant appears to have been reissued from the Crown with Eleanor Wilson receiving the entire lot in September 1827 and the parcel register does not include any additional notes to suggest why the lot may have been reassigned. Andrew Power purchased the lot in 1827. His son Edward G. Power purchased the southern portion of the lot containing the Study Area in 1847. Edward’s son Thomas Power inherited the southern portion of the lot containing Study Area in 1898 and he sold a portion of the parcel to the Campbellford, Lake Ontario and Western Railway Company in 1916. James Herbert Power inherited the southern portion of the lot containing Study Area from Thomas’ estate in 1926 and he owned it until his death. The property was part of his estate which was settled in 1944. Stuart S. Morton and Irma E. Morton (née Power) inherited the property and passed it to John Power Morton and Patsy May Morton in 1960. John and Patsy appear to have retained ownership of the property until at least 1997 when the available land registry records end.

A site assessment was undertaken on February 2, 2023, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were seasonably cold and overcast with occasional snow flurries. All work was conducted from the municipal right-of-way. Due to the lack of permission to enter, distance from the road, and obstructions, examination of the gable roof, stone wing attached to the north side of the residence and the north façade of the barn was limited.



A provincial heritage property (PHP) is a property that meets one or more criteria of O. Reg. 9/06<sup>1</sup>, and a provincial heritage property of provincial significance (PHPPS) must meet one or more criteria of O. Reg. 10/06, regardless of the criteria met under O. Reg. 9/06. Based on the evaluation of 2228 Baseline Road against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 2228 Baseline Road be considered a PHP as it meets one criteria of O. Reg. 9/06. The evaluation concluded that the barn is a representative example of a late 19<sup>th</sup> century Central Ontario barn. It is constructed from typical materials in a typical style and retains a high degree of integrity. Therefore, the CHER recommends that 2228 Baseline Road be deemed a PHP. The property was not found to be a PHPPS.

Based on the MHC review of the CHER prepared for 2228 Baseline Road, the property was found to meet Criterion 1 of O. Reg. 9/06. However, the assessment excluded the residence and fields located on the property from meeting the criterion. As requested by MHC, Stantec revisited their assessment of the property to include the residence and fields as part of a Cultural Heritage Landscape against Criterion 1 of O. Reg. 9/06. Stantec prepared a memo to Metrolinx following additional review and as outlined in the memo, Stantec felt their assessment and recommendation did not change. As a result, MHC chose to amend the SCHV to include the residence and fields as part of the Cultural Heritage Landscape value of the property.

*The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*

## **Document History**

<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Quality Reviewer</b>	<b>Independent Reviewer</b>
1 April 27, 2023	Draft Report	Jenn Como Frank Smith	Lashia Jones	Meaghan Rivard
2 May 31, 2023	Draft Report	Jenn Como Frank Smith	Lashia Jones	Meaghan Rivard
3 June 21, 2023	Draft Report	Jenn Como Frank Smith	Lashia Jones	Meaghan Rivard
4 August 24, 2023	Final Report	Frank Smith	Lashia Jones	Meaghan Rivard

---

<sup>1</sup> In 2023, O. Reg 9/06 was amended by O. Reg 569/22 (Government of Ontario 2023)



## Table of Contents

<b>Limitations and Sign-off .....</b>	<b>i</b>
<b>Executive Summary .....</b>	<b>ii</b>
<b>Project Personnel.....</b>	<b>vii</b>
<b>Abbreviations .....</b>	<b>viii</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 Study Purpose .....	1
1.2 Historical Summary.....	1
1.3 Description of Property .....	2
1.4 Current Context .....	2
<b>2 Methodology and Sources.....</b>	<b>5</b>
2.1 Methodology .....	5
2.2 Sources.....	5
2.2.1 Historical Research.....	5
2.2.2 Field Program .....	6
<b>3 Heritage Recognitions .....</b>	<b>7</b>
3.1 Municipal.....	7
3.2 Provincial .....	7
3.3 Federal.....	7
3.4 Adjacent Lands .....	7
3.5 Archaeology.....	8
<b>4 Community Input.....</b>	<b>9</b>
<b>5 Discussion of Historical or Associative Value.....</b>	<b>10</b>
5.1 Settlement of Darlington Township .....	10
5.1.1 Survey and 19 <sup>th</sup> Century Development .....	10
5.1.2 20 <sup>th</sup> Century Development .....	12
5.2 Property History .....	13
<b>6 Discussion of Design or Physical Value .....</b>	<b>21</b>
6.1 Property Description .....	21
6.2 Architectural Discussion.....	28
6.3 Integrity Discussion.....	29
<b>7 Discussion of Contextual Value .....</b>	<b>31</b>
<b>8 Evaluation .....</b>	<b>33</b>
8.1 Ontario Regulation 9/06 .....	33
8.2 Ontario Regulation 10/06.....	36
8.3 Recommended Outcome of Evaluation .....	38
8.4 Draft Statement of Cultural Heritage Value or Interest.....	39



<b>9</b>	<b>Data Sheet.....</b>	<b>40</b>
<b>10</b>	<b>Chronology .....</b>	<b>42</b>
<b>11</b>	<b>References .....</b>	<b>43</b>

## **List of Tables**

Table 1:	Community Input Results .....	9
Table 2:	O. Reg 9/06 Evaluation .....	33
Table 3:	O. Reg 10/06 Evaluation .....	36

## **List of Figures**

Figure 1:	Location of the Study Area .....	3
Figure 2:	Study Area.....	4
Figure 3:	Historical Mapping, 1861 .....	17
Figure 4:	Historical Mapping, 1878 .....	18
Figure 5:	Aerial Photography, 1954 .....	19
Figure 6:	Topographic Mapping, 1969.....	20

## **List of Photos**

Photo 1:	2228 Baseline Road, looking northeast.....	2
Photo 2:	General view of the property from Maple Grove Road including the barn, outbuildings, silos, Quonset huts and agricultural fields, looking southwest .....	23
Photo 3:	General view of the property from Baseline Road, looking northeast .....	23
Photo 4:	Stream and small bridge running through the southwest corner of the property, looking northwest .....	23
Photo 5:	Coniferous tree break in the southwest corner of the property, looking north .....	23
Photo 6:	General view showing massing, looking north.....	24
Photo 7:	Flemish brick bond and four rows of stretcher bond bricks between the upper and ground storey, front (south) façade, looking north .....	24
Photo 8:	View showing the rear wing of the residence, looking northeast .....	24
Photo 9:	Front gable, south façade, looking north .....	24
Photo 10:	First story windows and principal entrance, south façade, looking north .....	25
Photo 11:	South and east façades, looking northwest .....	25
Photo 12:	West façade, looking northeast .....	25
Photo 13:	East façade of the structure's rear wing, looking northwest.....	25
Photo 14:	General view of the barn, looking northeast .....	25
Photo 15:	General view of the barn, looking north .....	25
Photo 16:	View of sliding doors, entrances and wood frame windows on the barn's south façade, north .....	26
Photo 17:	Metal cladding on east façade, looking northwest .....	26



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Table of Contents**  
August 24, 2023

Photo 18: Gated entrance, sliding doors and stalls for equipment storage on west façade, looking northeast .....	26
Photo 19: North façade of barn and east and north façades of the addition, looking southwest .....	26
Photo 20: East and south façades of 2-bay garage, looking northwest .....	27
Photo 21: South façade of 2-bay garage, looking north .....	27
Photo 22: South and west façades of the outbuildings, looking northeast .....	27
Photo 23: North and west façades of outbuildings and metal silos, looking southeast .....	27
Photo 24: Two Quonset huts located behind the other structures on the property, looking southwest .....	28
Photo 25: Baseline Road, looking west .....	31
Photo 26: Baseline Road, looking east .....	31
Photo 27: Agricultural field and treed area located south of 2228 Baseline Road, looking southeast .....	32
Photo 28: Creek located south of 2228 Baseline Road, looking southeast .....	32
Photo 29: Maple Grove Road, looking northeast .....	32

## **List of Appendices**

**Appendix A     Heritage Personnel Qualifications**

**Appendix B     Metrolinx Heritage Committee Draft Statement of Cultural Heritage Value or Interest**





## **Project Personnel**

Project Manager:	Alex Blasko, B.Sc. (Hon.)
Report Writer:	Jenn Como, BA; Frank Smith, MA, CAHP
Fieldwork Technicians:	Frank Smith, MA, CAHP; Jenn Como, BA
GIS Specialist:	Brian Cowper
Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Meaghan Rivard, MA, CAHP

*The qualifications of heritage personnel are contained in Appendix A.*



## **Abbreviations**

BA	Bachelor of Arts
CAHP	Canadian Association of Heritage Professionals
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
CPR	Canadian Pacific Railway
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
MHC	Metrolinx Heritage Committee
OHA	Ontario Heritage Act
OHT	Ontario Heritage Trust
O. Reg.	Ontario Regulation
PHP	Provincial Heritage Property
PHPPS	Provincial Heritage Property of Provincial Significance
RoW	Right of Way



# 1 Introduction

## 1.1 Study Purpose

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 2228 Baseline Road, Municipality of Clarington, Regional Municipality of Durham (Figure 1 and Figure 2). The property was identified as a known built heritage resource in the *Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report—Existing Conditions and Preliminary Impact Assessment* (Stantec 2021) as the property is listed as a property of “heritage merit” on the Municipality of Clarington Heritage Register. Heritage merit describes properties that, “retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington” (Municipality of Clarington 2023a). Metrolinx is proposing a property acquisition, permanent easement, and/or temporary easement on the property.

## 1.2 Historical Summary

The Study Area was historically located on Lot 19, Concession 1 in the Township of Darlington. The Crown grant for Lot 19 was originally awarded in two parcels in May 1802 with Joseph Saradac receiving the east half and Andrew Fournier receiving the west half. The grant appears to have been reissued from the Crown with Eleanor Wilson receiving the entire lot in September 1827 and the parcel register does not include any additional notes to suggest why the lot may have been reassigned. Andrew Power purchased the lot in 1827. His son Edward G. Power purchased the southern portion of the lot containing the Study Area in 1847. Edward’s son Thomas Power inherited the southern portion of the lot containing the Study Area in 1898 and he sold a portion of the parcel to the Campbellford, Lake Ontario and Western Railway Company in 1916. James Herbert Power inherited the southern portion of the lot containing the Study Area from Thomas’ estate in 1926 and he owned it until his death. The property was part of his estate which was settled in 1944. Stuart S. Morton and Irma E. Morton (née Power) inherited the property and passed it to John Power Morton and Patsy May Morton in 1960. John and Patsy appear to have retained ownership of the property until at least 1997 when the available land registry records end.



## **1.3 Description of Property**

The property at 2228 Baseline Road Clarington is a former farmstead. The property currently contains a residence, a gambrel roof barn, three modern outbuildings, two Quonset huts, a pasture, and agricultural fields. The residence is an early to mid 19<sup>th</sup> century Ontario vernacular structure with Gothic Revival design influences (Photo 1). The gambrel roof barn is a Central Ontario barn dating from the late 19<sup>th</sup> to early 20<sup>th</sup> century.

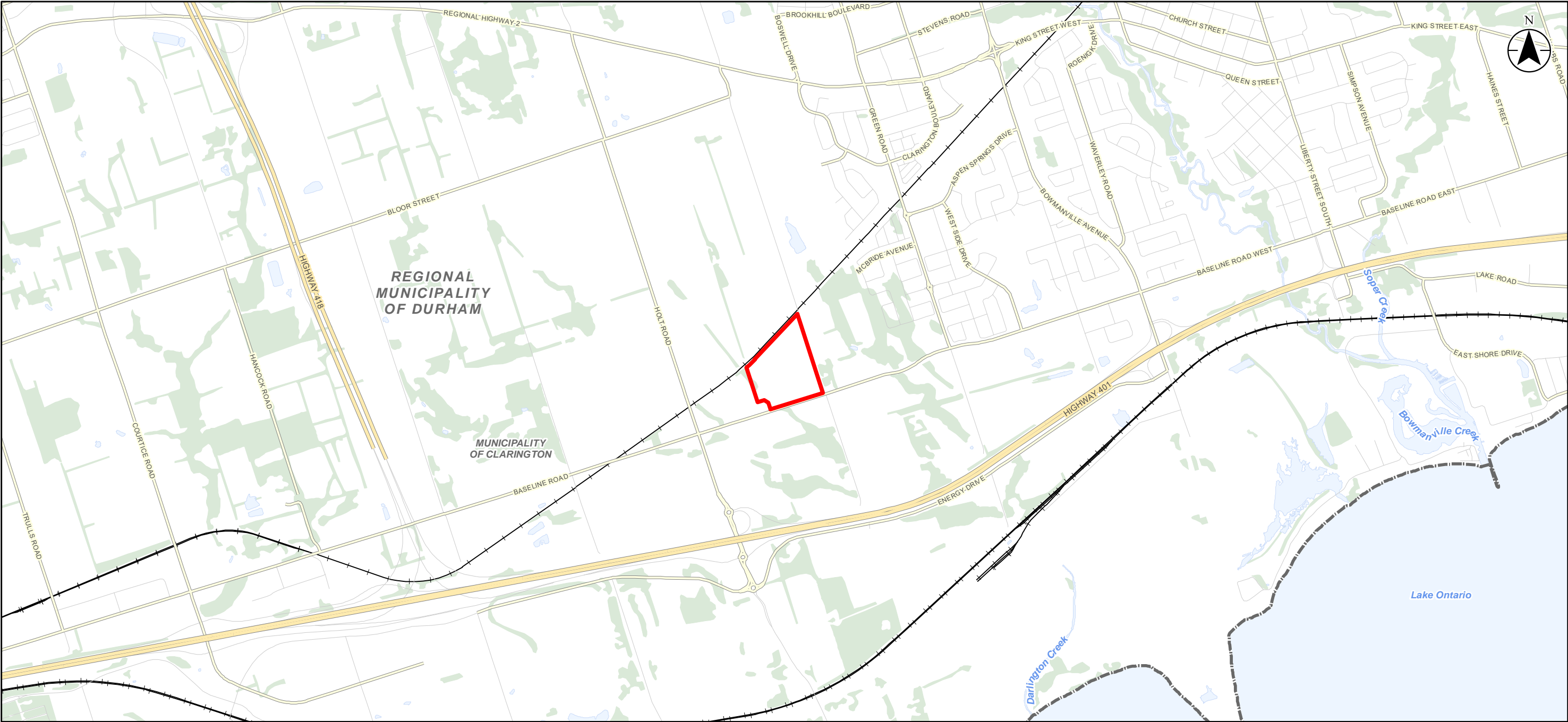


**Photo 1: 2228 Baseline Road, looking northeast**

## **1.4 Current Context**

The property is situated on the northwest corner of Baseline Road and Maple Grove Road. The character of Baseline Road consists of a mix of mid-20<sup>th</sup> to late 20<sup>th</sup> century light industrial buildings and agricultural land. The area also contains several mid-20<sup>th</sup> century residences. The general character of Maple Grove Road is agricultural with some modern infill residences. The northern edge of the Study Area is bordered by the Canadian Pacific Railway (CPR) tracks.

\\ad0215-pdfs\01\work\_group\01650\active\165011019 - Bowmanville\02\_Amendments\2\_Assignment\11\_data\figs\_cad\figs\mxd\heritagereport\_figures\20230223\_CHER\_Fig01\_LocationStudArea.mxd      Revised: 2023-02-23 By: bcowper



**Notes**  
1. Coordinate System: NAD 1983 CSRS MTM 10  
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.

- Legend**
- Study Area
  - Expressway / Highway
  - Major Road
  - Minor Road
  - Existing Railway
  - Waterbody
  - Wooded Area
  - Municipal Boundary, Upper
  - Municipal Boundary, Lower

0 0.5 1 km  
1:25,000 (At original document size of 11x17)



Project Location  
Region Municipality of Durham  
165011019  
Prepared by BCC on 2/23/2023  
Technical Review by BCC on 1/23/2023

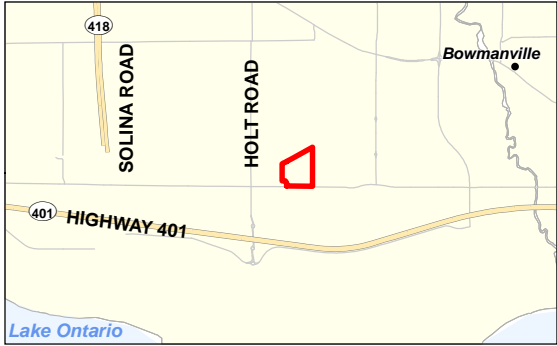
Client/Project  
METROLINX, OSHAWA TO Bowmanville RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

Figure No.  
**1**  
Title  
**Location of the Study Area**

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



\\a0215-rplsa\01\work\_group\016501\active\65011019 - Bowmanville\402 - Amendment2 - Assignment11 - data\figs\_cad\figs\mxd\shel\figs\report\_figures\20230213\_CHER\_2228\_BaseLineRD\65011019\_CHER\_fig02\_StudyArea.mxd      Revised: 2023-05-02 By: bcowper



- Notes**
1. Coordinate System: NAD 1983 CSRS MTM 10
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
  3. Orthoimagery © First Base Solutions, 2018. Imagery Date, 2019.

- Legend**
- Existing Railway
  - Proposed Corridor (2021)
  - Watercourse
  - Property Boundary
  - Study Area

0 50 100 Meters  
1:100,000 (At original document size of 11x17)



Project Location  
Region Municipality  
of Durham

165011019 REVA  
Prepared by BCC on 2023-05-02  
Technical Review by BCC on 2023-01-23

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

Figure No.

2

Title

Study Area

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

## 2 Methodology and Sources

### 2.1 Methodology

This Cultural Heritage Evaluation Report (CHER) was prepared in accordance with the *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (Metrolinx 2016) and the Ministry of Citizenship and Multiculturalism (MCM) *Standards and Guidelines for Conservation of Provincial Heritage* (OHA Standards and Guidelines) (MCM 2010). Based on the guidance provided in these documents, this CHER contains:

- Historical research and review of previously completed reports
- Community input, as required
- Evaluation against *Ontario Regulation 9/06* (O. Reg 9/06)<sup>2</sup> and *Ontario Regulation 10/06* (O. Reg 10/06) and a statement of cultural heritage value of interest (CHVI), as appropriate
- Identification of the property as “not a provincial heritage property”, a “provincial heritage property” or a “provincial heritage property of provincial significance”

(Metrolinx 2016)

### 2.2 Sources

#### 2.2.1 Historical Research

To familiarize the study team with the Study Area, primary sources, such as land registry records and city directories, were consulted. Secondary sources relating to the general development of Oshawa were also consulted. Mapping and photography from 1860, 1877, 1954, and 1969 were reviewed.

---

<sup>2</sup> In 2023, O. Reg 9/06 was amended by O. Reg 569/22 (Government of Ontario 2023)



## **2.2.2 Field Program**

A site assessment was undertaken on February 2, 2023, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were seasonably cold and overcast with occasional snow flurries. Although Metrolinx requested exterior access to the property, property access was not granted. As a result, all work was conducted from the municipal right-of-way (RoW) and due to the distance from the road and obstructions, examination of the one storey gable roof, stone wing attached to the north side of the residence, and the north façade of the barn was limited.





## **3 Heritage Recognitions**

### **3.1 Municipal**

The property is a listed resource on the Municipality of Clarington Heritage Register as a property of “heritage merit”. These properties are “those that retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington” (Municipality of Clarington 2023a).

### **3.2 Provincial**

As part of the *Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report—Existing Conditions and Preliminary Impact Assessment* (Stantec 2021), the MCM and Ontario Heritage Trust (OHT) were contacted to identify previous heritage recognitions within the project area. Neither the MCM nor OHT identified 2228 Baseline Road as a cultural heritage resource. The residence is not a provincial heritage property (PHP), is not subject to any OHT easements, and is not a Trust owned property (Stantec 2021).

### **3.3 Federal**

To determine if the Study Area was subject to existing federal heritage recognition the Directory of Federal Heritage Designations database available at Park Canada and the Canadian Register of Historic Places at Canada’s Historic Places was digitally reviewed. Following a review of both databases, the Study Area was not found to have previous federal heritage recognition (Parks Canada 2023; Canada’s Historic Places 2023).

### **3.4 Adjacent Lands**

The property is not located adjacent to any properties with municipal heritage status, provincial heritage status, or federal heritage status.



### **3.5 Archaeology**

A Stage 1 Archaeological Assessment was prepared under a separate cover by Stantec in 2021 as part of the Addendum to Oshawa to Bowmanville Rail Service Extension Project (Stantec 2023). The Stage 1 archaeological assessment was completed under Project Information Form number P1148-0004-2021 issued to Heather Kerr, MA, Project Archaeologist, by the Ministry of Citizenship and Multiculturalism (MCM). The Stage 1 archaeological assessment of the study area was conducted between May 14, 2021, and May 17, 2021. A total of 42.76% of the Study Area assessed under P1148-0004-2021 retains potential for the identification and documentation of archaeological resources. In accordance with Section 1.3 and Section 7.7.4 of the MCM's 2011 *Standards and Guidelines for Consultant Archaeologists*, Stage 2 archaeological assessment is recommended for any portion of the Project's anticipated construction which impacts an area of archaeological potential (Government of Ontario 2011).



## 4 Community Input

To collect information pertaining to the history of the Study Area, the Municipality of Clarington and Clarington Museum and Archives were contacted. Results of the community input are contained in Table 1.

**Table 1: Community Input Results**

Organization	Contact	Results
Municipality of Clarington	Jane Wang, Planner	The municipality confirmed the property is listed as a “heritage merit” property on the municipal heritage register.
Clarington Museum and Archives	Savannah Peters, Member Service Associate	The museum shared some articles from the newspaper archives relating to Lot 19, Concession 1 in the Township of Darlington.



## **5 Discussion of Historical or Associative Value**

### **5.1 Settlement of Darlington Township**

#### **5.1.1 Survey and 19<sup>th</sup> Century Development**

The Municipality of Clarington is situated on the traditional territory of the Mississaugas and Chippewas of the Anishinabeg and is covered under the Williams Treaty (Municipality of Clarington 2022a). This treaty was signed in 1923 between the Crown and seven Anishinaabe First Nations (Ministry of Indigenous Affairs 2022). In 2018, a settlement was reached between the seven Williams Treaty First Nations (comprising the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation, the Chippewas of Beausoleil First Nation, Georgina Island First Nation, and the Rama First Nation) and the provincial and federal governments that provided financial compensation to the nations and formally recognized pre-existing harvesting rights to areas covered by Treaties 5, 16, 18, 20 and 27-271/4, the Crawford Purchases (including the “Gunshot Treaty”), and around Lake Simcoe (Government of Canada 2018).

In 1791, the surveyor Augustus Jones was tasked with surveying a baseline from the Trent River to Humber River. This baseline would become the first concession of Darlington Township (Karcich 2013). In 1792, Simcoe issued a proclamation stating that townships located along navigable waters, which included the future township of Darlington, would have a frontage of nine miles and a depth of 12 miles. The proclamation also implemented plans to begin largescale settlement of Upper Canada (Canadiana 1792). The Township Darlington was originally known as Township No. 7 (Karcich 2013). The remainder of the Darlington Township survey was completed in 1795 by William Hambly (Karcich 2013; Boyko 2016).

Darlington Township is named after an inland town in Durham County, England (Gardiner 1899: 194, 210). The township was surveyed in the Single Front Survey System, an early survey system popular in Upper Canada between 1783 and 1818 (Weaver 1968: 14). Darlington Township contained 10 concessions running south to north, with each concession containing 35 lots.



The earliest settlers of the township were composed mostly of United Empire Loyalists, Loyalist-heirs entitled to their own land grants, military officers, and American settlers. The township also contained a significant number of absentee landowners, which hindered the early settlement of the township (Humber 1997: 13; Johnson 1973: 44-45). To assist with the settlement of the lands along Lake Ontario and facilitate the movement of goods and people, Asa Danforth was contracted to build a roadway between Burlington and Kingston. This roadway followed a path similar to present-day Highway 2. The roadway was improved after the War of 1812 and became known as Kingston Road (Humber 1997: 15-16).

Following the War of 1812, colonial officials in Britain clamped down on unrestricted immigration to Upper Canada from the United States and Americans were excluded from new land grants. Instead, immigration from the British Isles was actively encouraged and subsidized (Taylor 2007: 31). This led to a surge in immigration to Upper Canada from Britain between the 1820s and 1850s (Craig 1963: 124).

Most early settlement in the township was clustered along the Kingston Road and the mills established along the waterways of the township (Belden 1878: iii). One of these hamlets was clustered around a sawmill on present-day Bowmanville Creek known as Darlington Mills. In 1824, the mill was purchased by Charles Bowman and in the early 1830s the hamlet was renamed Bowmanville (Taws 2011).

South of Bowmanville on Lake Ontario at the mouth of Barber's Creek, the Port Darlington Harbour Company was established in 1837 with piers and a storehouse. The port increased the movement of goods through the Township of Darlington (Townsend 1996: 95-96). In 1846 the Township of Darlington contained 19,364 acres under cultivation and a population of 3,500. Smith's *Canadian Gazetteer* described the township as "... an old, well settled township containing good farms" (Smith 1846: 42). Bowmanville had grown into the principal settlement of the township and the entire township contained six grist mills, nine sawmills, and one (1) distillery (Smith 1846: 42). Bowmanville was incorporated as a Village in 1853 and reincorporated as a town in 1858 (Humber 1997: 17).

By 1871, the Township of Darlington was the most populous township of Durham County and contained a population of 5,931. The Town of Bowmanville contained a population of 3,034 (Dominion Bureau of Statistics 1953). Due to urbanization, the population of Darlington Township began to decline after 1871. Between 1881 and 1891 the population of the township decreased from 5,465 to 4,757 while the population of the Town of Bowmanville also decreased from 3,504 to 3,377 (Dominion Bureau of Statistics 1953).



### 5.1.2 20<sup>th</sup> Century Development

The population of Darlington Township continued to decline in the first decades of the 20<sup>th</sup> century. Between 1901 and 1911 the population of Darlington Township decreased from 4,174 to 3,682. The population of Bowmanville declined to a historical nadir of 2,731 in 1901 before rebounding slightly to 2,814 in 1911 (Dominion Bureau of Statistics 1953). Bowmanville was experiencing a decrease in business and industry during the first decades of the 20<sup>th</sup> century. The economic fortunes of Bowmanville rebounded in 1910 when Goodyear purchased the Durham Rubber Company and expanded its factory in Bowmanville. This was followed in 1919 by the Ross Can Company relocating their large factory from Toronto to Bowmanville (Taws 2012).

Following the stock market crash in 1929 and the Great Depression of the 1930s, Bowmanville's economy suffered as local industries began to close their doors, including the Dominion Organ and Piano Company and Durham Textiles Company. With the beginning of the Second World War, Bowmanville's economy rebounded as industries, including the Bowmanville Foundry and the Goodyear plant, produced goods for the war (Grandfield 2000: 119).

In the postwar period, the populations of both Darlington Township and Bowmanville began to grow. Between 1941 and 1951 the population of the township increased from 4,159 to 5,643 and the population of Bowmanville increased from 4,113 to 5,430 (Dominion Bureau of Statistics 1953). An important mid-20<sup>th</sup> century development in the township was the selection of land along Lake Ontario for the construction of the Darlington Nuclear Generating Station (Humber 1997: 108). In 1973, the Township of Darlington amalgamated with the Township of Clarke and Town of Bowmanville to form the Town of Newcastle under the *Regional Municipality of Durham Act* (Humber 1997: 99-100).

In 1993, the Town of Newcastle was renamed the Municipality of Clarington. The new name was a blend of the former Townships of Clarke and Darlington (Municipality of Clarington 2022b). The Municipality of Clarington grew steadily in the last decades of the 20<sup>th</sup> century as sewer and water service construction facilitated the growth of new subdivisions around Bowmanville, which had a population of 15,800 by 1991 (Humber 1997: 104). In 2016, the Municipality of Clarington had a population of 92,013 (Statistics Canada 2021).



## **5.2 Property History**

The property was historically located on part of Lot 19, Concession 1 in the former Township Darlington. The Crown granted Lot 19 in two parcels in May 1802, with Joseph Saradac receiving the east half and Andrew Fournier receiving the west half (ONLand 2023). A grant for the entire lot appears to have been reissued from the Crown to Eleanor Wilson in September 1827, though the parcel register does not include any additional notes to suggest why the lot may have been reassigned.

Wilson sold Lot 19, Concession 1 to Andrew Power in November of 1827. Andrew Power married his wife Margaret Gainer in Arlington, Vermont, in 1809 and they lived along the Battenkill River in Jackson Township, New York (Find-A-Grave 2023a). Andrew and Margaret moved their family from the United States to Darlington Township in Upper Canada (now Ontario) in 1826, including their son Edward who was 16 years old when the family relocated. Land registry records indicate that Edward G. Power purchased the south 39 acres of Lot 19, Concession 1 his father in 1847 (ONLand 2023).

Historical mapping from 1861 indicates that at some point between 1847 and 1861, Edward's parcel was expanded to encompass the southern 60 acres of the lot (Figure 3). This is supported by later land registry entries that refer to the parcels as the south 60 acres, however, the specific instrument and date when the parcel was enlarged could not be determined. The historical mapping from 1861 lists Edward G. Power as the owner of the lot's southern parcel and depicts a residence located near the stream. It also depicts Edward as the owner of a small parcel in the southern half of Lot 18, Concession 1, located on the east side of Maple Grove Road to the northeast of the Study Area. Figure 3 illustrates that the present-day property parcel and Study Area are only a portion of Edward G. Power's original holdings. Census records from 1861 indicate that Edward G. Power was a 51-year-old yeoman from the United States (Library and Archives Canada 1861). He and his wife Lucy, age 52, had six children: their son Thomas, age 24; daughter Margret, age 21; son Lewis, age 16; daughter Francis, age 12; daughter Mary, age 9; and daughter Ann, age 6. The census states that the Power family lived in a two storey brick home that housed a single family, which is consistent with the present-day residence located at 2228 Baseline Road.



The 1861 census records refer to Andrew Power as an “old gentleman”, age 79, originally from Ireland. Andrew was living with his wife Margaret, also age 79, and their son John L., who was a 26 year-old<sup>3</sup> schoolteacher (Library and Archives Canada 1861). The census indicates that Edward G. Power's household was separate from his father's, as Andrew Power is described as residing in a two storey frame residence that housed a single family. This is consistent with the historical mapping from 1861 which depicts a residence in the northeast corner of Lot 19, Concession 1 within the portion of the lot that lists Andrew and Thomas W. Power as the owners. Therefore, based on historic mapping, the land registry, and census records, the residence at 2228 Baseline Road was likely built between 1847 and 1861 by Edward G. Power after he purchased the Study Area from his father Andrew Power.

Historical mapping from 1878 depicts Edward G. Power as owner of the Study Area (Figure 4). In the 1881 census, Edward is recorded as a 70-year-old retired farmer and his wife Lucy, then age 71, and their daughter Annie, age 22<sup>4</sup>, were still living with him (Library and Archives Canada 1881). Lucy passed away in 1891 and Edward passed in 1897 (Find-A-Grave 2023b). Edward's name does not appear again in the land registry records but Thomas Power, Edward and Lucy's eldest son, became owner of the southern 60 acres of Lot 19 in May 1898 through the administration of an estate (ONLand 2023).

Based on the gambrel roof, stone foundation, and 1881 census records indicating that Edward Power was a retired farmer, the barn was a later addition to the property most likely built by Thomas Power while he owned the farm between 1898 and 1918. Concrete foundations began gaining popularity as early as the late 19<sup>th</sup> century and this style of barn was increasingly uncommon after World War I, meaning that the barn was likely built during the early portion of this range when this architectural style and stone foundations remained common.

---

<sup>3</sup> This appears to be an error made by the census enumerator. Based on the birthdate provided on John Power's gravestone, he would have been 46 years old in 1861 (Find-A-Grave 2023c).

<sup>4</sup> This appears to be another error made by a census enumerator. Based on the birthdate on Ann Gainer Power's gravestone, she would have been 26 years old in 1881 (Find-A-Grave 2023d).





Thomas Power sold a portion of his land to the Campbellford, Lake Ontario and Western Railway Company in September 1916 and the resulting railway forms the present-day northern boundary of the Study Area (ONLand 2023). The Campbellford, Lake Ontario and Western Railway Company was incorporated in 1904 to build a railway from the shore of Lake Ontario to a point on the existing Ontario and Quebec Railway (TrainWeb 1998). Construction of the line began in 1912 and it was leased by the Canadian Pacific Railway in 1913. The Campbellford, Lake Ontario and Western Railway, known as the Lake Ontario Shoreline Route, offered passengers a more enjoyable travel experience with improved grading and curves compared to earlier railways available to the north. Principle stations for the line were constructed in Whitby, Oshawa, Bowmanville, Cobourg, Colborne, Trenton, and Belleville.

In June of 1926, James Herbert Power inherited the south 60 acres of Lot 19 from Thomas Power's estate (ONLand 2023). In December 1927, James Power held an auction sale for all the farm stock, implements, and a large quantity of furniture, indicating that the Power's had raised livestock on their farm (The Canadian Statesman 1927). Despite selling the farm stock and implements, James Power retained ownership of the property until April 1944 when it was passed to Stuart S. Morton and Irma E. Morton (née Power) through James' estate.

Stuart appears to have made a relatively brief attempt at farming, as a classified ad in the *Orono Weekly Times* notes that Stuart Morton and his son were giving up farming and hoping to sell their "nearly new" tractors and farm equipment in a public auction in April of 1950 (Orono Weekly Times 1950). Aerial photography from 1954 depicts the residence and the barn but does not yet show the modern outbuildings that exist as part of the present-day farm complex at 2228 Baseline Road (Figure 5). The aerial photography indicates that several mature trees scattered north of the barn and a tree stand on the eastern side of the stream near the parcel's southern boundary which were present in 1954 have since been removed. The coniferous windbreak, the present-day residence located on a parcel severed from the southwest corner of the lot, and the foot path and bridge crossing the stream and connecting the historic residence to the more recent one built on the severed parcel are also not yet present in 1954.

In November of 1957, Stuart and Irma entered into an agreement for sale of the south 60 acres with their son John Power Morton and his wife Patsy May Morton. In June 1960, Stuart and Irma granted the title for the property to John and Patsy May (ONLand 2023). Topographic mapping from 1969 depicts the garage and at least one of the long, front gable outbuildings (Figure 6). This suggests that some of the property's modern outbuildings were built between 1954 and 1969 and that the property likely returned to use as a farm during this period as well. John and Patsy May appear to have retained ownership of the property until at least 1997 when the available land registry records end (ONLand 2023).

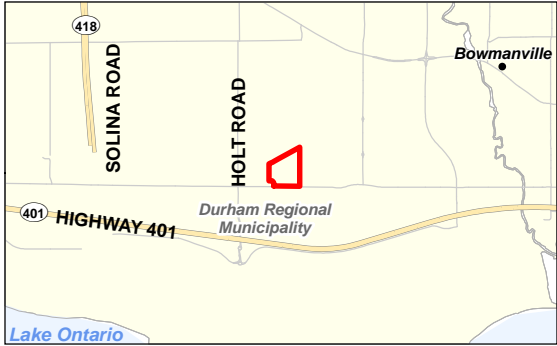
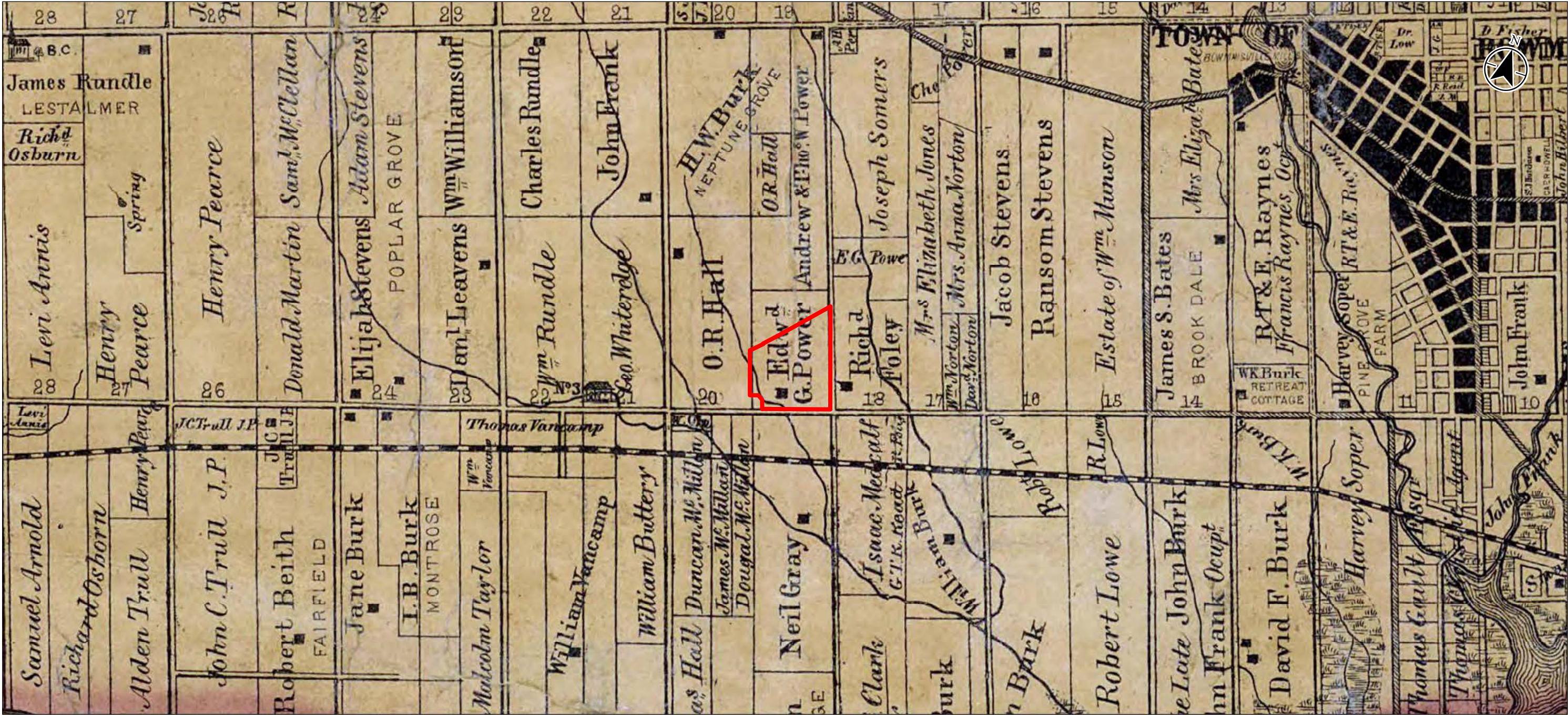


While there are no comprehensive primary sources available that document the farm's 19th century landscape in detail, available sources indicate that the farm's landscape was heavily modified in the second half of the 20<sup>th</sup> century. Mature trees scattered north of the barn and a stand of trees located on the east side of the stream near the southern boundary of the parcel that were visible in the 1954 aerial photo were removed sometime between 1954 and 2000 (Municipality of Clarington 2023b). The windbreak of coniferous trees on the property was added during that range as well. The parcel for the modern residence in the southwest corner of the lot appears to have been severed in May of 1988 when John and Patsy May granted Heather Ellen Morton and Paul John Morton a portion of the lot with the consent of the Land Division Committee (ONLand 2023). The foot path connecting the residence at 2204 Baseline Road to the historic residence and present-day farm complex at 2228 Baseline Road likely did not exist until after 1988 when a parcel was severed for the house. It's likely that the current bridge crossing the stream is modern and was also added after the newer residence was constructed. A second long, front gable outbuilding is present on the property by 2000 along with two metal silos (Municipality of Clarington 2023b). Both Quonset huts were constructed between 2000 and 2002 and a third metal silo was constructed between 2018 and 2019.






\\ao215-rplsa01\work\_group\016501650\archive\165011019 - Bowmanville\02\_Amendments\Assignment11\_data\figs\cadd\mxd\shelter\figreport\_figures\20230213\_CHER\_2228\_BaseLineRD\165011019\_CHER\_fig03\_HistoricMap1861.mxd  
Revised: 2023-05-02 By: bowyer



**Notes**  
1. Source: Shier, John. 1861. Tremaine's Map of the County of Durham, Upper Canada. Toronto; George C. Tremaine.  
2. Map is not to scale.

**Legend**  
 Study Area



Project Location 165011019 REVA  
Region of Municipality Prepared by BCC on 2023-05-02  
of Durham Technical Review by BCC on 2023-01-23

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

Figure No.

3

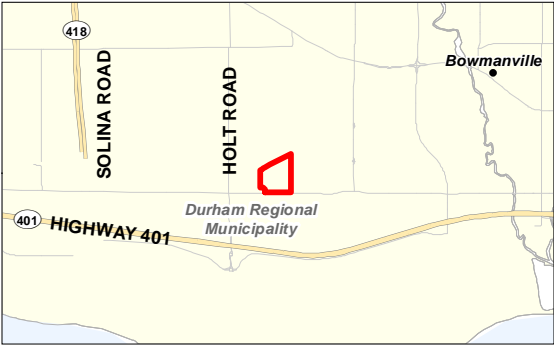
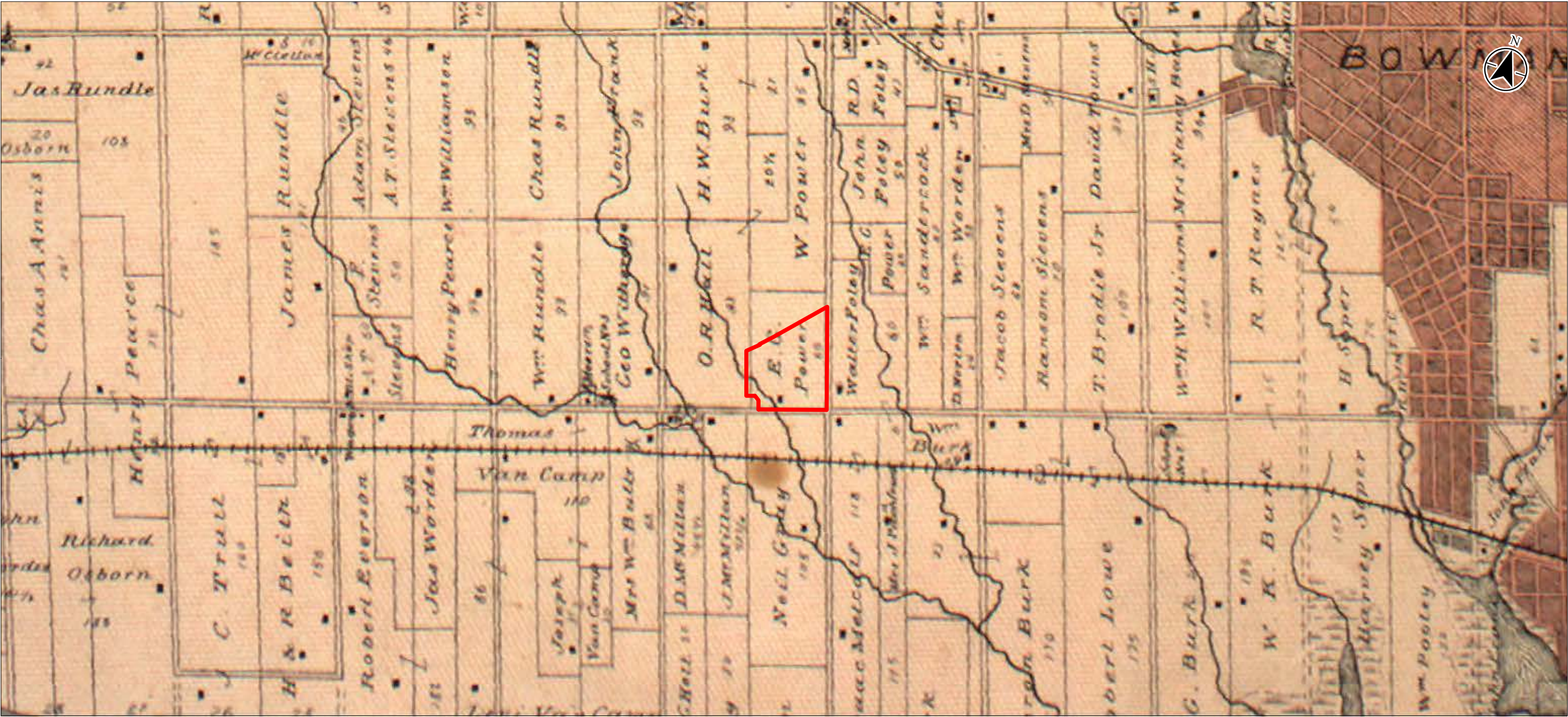
Title


Historical Mapping, 1861

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



\\ad0215-pdfs\01work\_group\01650\active\165011019 - Bowmanville\02\_Amendment2\_Assignment11\_data\figs\_cad\figs\mxd\heritage\report\_figures\20230213\_CHER\_2228\_Baseline\FIG165011019\_CHER\_fig04\_HeritageMap1878.mxd Revised: 2023-02-23 By: bowman



Legend  
 Study Area

**Notes**  
1. Source: Belden, H. 1878. Illustrated Historical Atlas of the Counties of Northumberland and Durham. Toronto: H. Belden & Co.  
2. Map is not to scale.



Project Location 165011019 REVA  
Region of Durham Prepared by BCC on 2023-02-23  
Technical Review by BCC on 2023-01-23

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

Figure No.

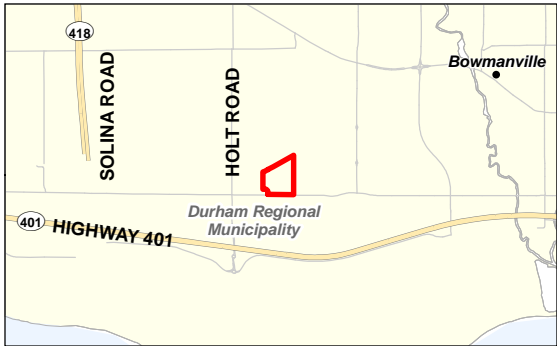
4


Title  
**Historical Mapping, 1878**

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



\\a0215-rplsa01\work\_group\01650\active\65011019 - Bowmanville\02\_Amendment2\_Assignment\11\_data\figs\_cad\figs\mxd\heritage\report\_figures\20230213\_CHER\_2228\_BaseLineRD\65011019\_CHER\_fig05\_Aerial1954.mxd  
Revised: 2023-05-02 By: bowper



Legend  
 Study Area

**Notes**  
1. Source: Hunting Survey Corporation. 1954. Air Photos of Southern Ontario.  
2. Map is not to scale.



Project Location 165011019 REVA  
Region of Durham Prepared by BCC on 2023-05-02  
Technical Review by BCC on 2023-01-25

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

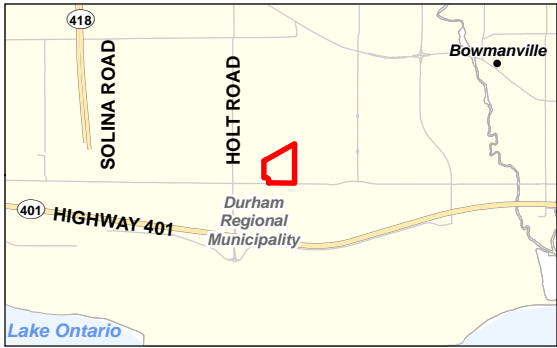
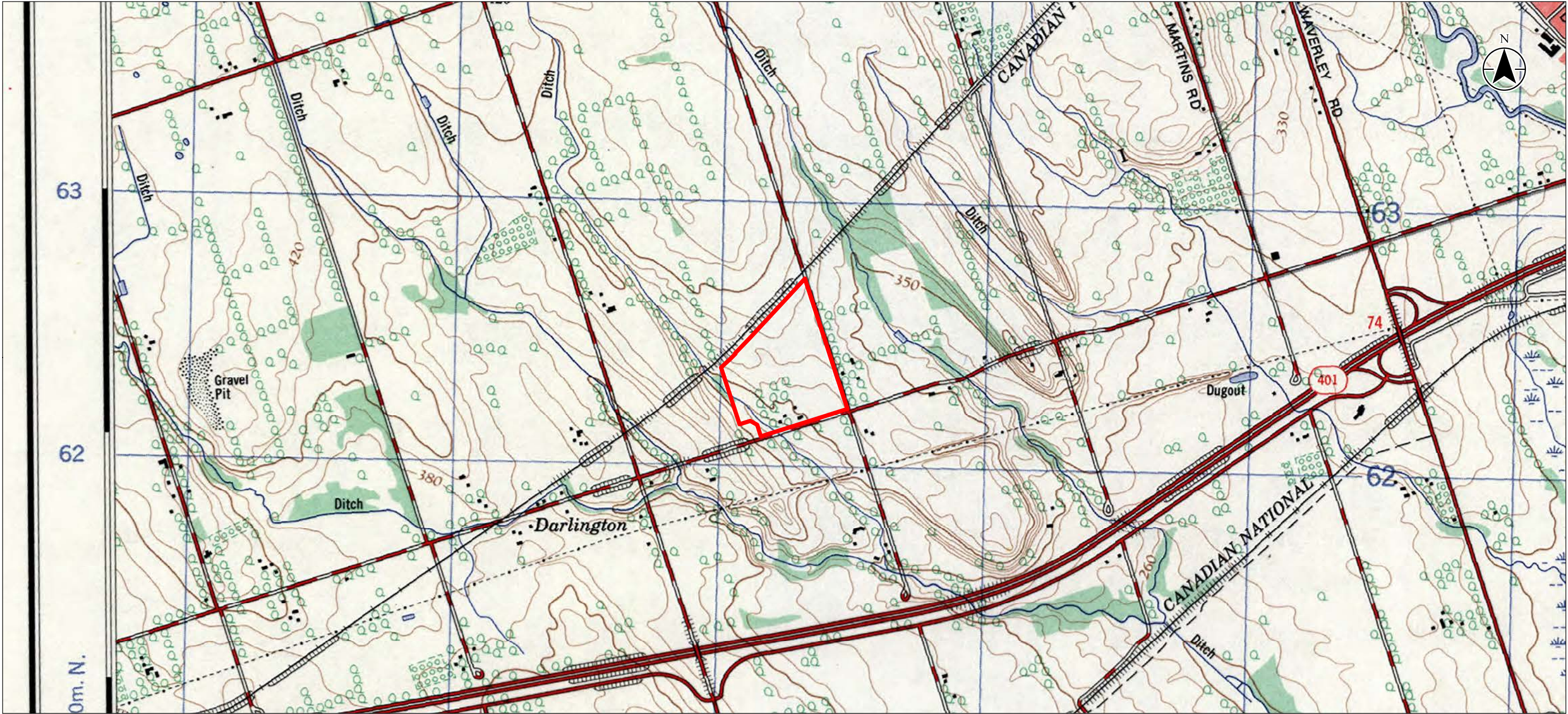
Figure No.

5

Title  
**Aerial Photograph, 1954**

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.





Legend  
 Study Area

**Notes**  
1. Source: Department of National Defence, 1969. Bowmanville, Durham County, Ontario.  
Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources.  
2. Map is not to scale.



Project Location 165011019 REVA  
Region Municipality Prepared by BCC on 2023-05-02  
of Durham Technical Review by BCC on 2023-01-25

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—2228  
BASELINE ROAD, CLARINGTON

Figure No.

6

Title

Topographic Mapping, 1969

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



## 6 Discussion of Design or Physical Value

### 6.1 Property Description

The property parcel for 2228 Baseline Road is a rural farm complex. The parcel currently includes a residence, a barn, three modern outbuildings, three silos, and two Quonset huts. There are agricultural fields on the east and north sides of the property parcel (Photo 2). The southwest corner of the property includes a pasture, a footpath with a small bridge that crosses a stream, and a coniferous wind break that separates the pasture from the Quonset huts and the storage area that surrounds the huts (Photo 3, Photo 4, and Photo 5). Adjacent to the Study Area in the southwest corner of the historical lot, a severed parcel contains a modern residence (2204 Baseline Road). The footpath connects the historical residence at 2228 Baseline Road to the modern residence at 2204 Baseline Road.

The residence at 2228 Baseline Road is one-and-one half storeys in height and has a medium pitched side gable roof with a central, front gable (Photo 6). The roof is clad in metal with a red brick chimney at the east end. The one-and-one half storey portion of the residence has a red brick exterior with a Flemish bond and four rows of stretcher bond bricks between the upper and ground storey and above the stone foundation (Photo 7). The residence also has a one storey, gable roof wing at the rear of the residence that appears to have stone walls (Photo 8). Examination of this rear wing was limited by distance from the roadway.

The front (south) façade of the residence has a symmetrical composition. The gable peak contains a modern 1/1 rectangular window with a red brick soldier course and an empty rectangular space that likely held a date or name stone (Photo 9). The first storey contains modern but historically sympathetic 6/1 rectangular windows with red brick soldier courses (Photo 10). The principal entrance is also located on the south façade and contains a modern, composite door with a modern transom window and sidelights. The four rows of stretcher bond bricks between the upper and ground storey indicate the potential location of a former full width porch and a poured concrete step has been added to the residence to allow access to the principle entrance.



The east and west façades of the residence have the same window pattern as the front façade (Photo 11 and Photo 12). The windows are modern replacements and the second storey contains 1/1 windows while the ground storey contains 6/1 windows. They are all set in rectangular openings with red brick soldier courses. The east façade of the rear wing of the residence has two skylights in the roof along with a full-width porch contained under the roof and supported by plain, square posts (Photo 13). This façade also includes a 6/1 window and a door. The west façade of the rear wing has no skylights or porch and contains a 1/1 window and a door with stone soldier courses over both openings. A second red brick chimney is located at the northern end of this wing of the residence.

The property's barn is a gambrel roof structure with a shed and gable roof addition on the west façade and northwest corner (Photo 14 and Photo 15). The barn is clad in a mixture of metal and wood, and has a metal roof with five lightning rods. The gambrel roof portion of the barn has a stone foundation but no foundation is visible beneath the shed and gable roof portions of the structure. The barn appears to be located on terrain with a gentle slope, which likely precludes the need for a bank or ramp on the structure's north side. Aerial photography does not show evidence of a bank or ramp on the north façade, but this could not be visually confirmed in the field.

The front (south) façade of the barn contains two sliding doors, one large entrance for livestock, and two doors. The barn's entrances open into a fenced in yard for livestock located between the road and the barn. The south façade also contains several wood frame windows including one four pane window, three eight pane windows, and one window opening that has been boarded up. The east façade of the barn is clad in metal siding (Photo 17). The shed and gable roof addition attached to the barn's west façade has a gated entrance in its north façade and a sliding door and two equipment storage bays on its west façade (Photo 18). The foundation of the addition was not visible from the RoW. The north façade of the barn and the east and north facades of the addition are clad in timber (Photo 19). Distance from the roadway and the equipment stored behind the barn limited the documentation of the north façade of the barn and the east and north façades of the addition.

In addition to the residence and barn, the property contains three modern outbuildings. One is a 2-bay garage with a pyramidal metal clad roof and metal siding located between the barn and the residence (Photo 20 and Photo 21). The garage has a poured concrete foundation. The other two outbuildings are long structures with low-pitched front gable roofs (Photo 22 and Photo 23). They are located parallel to each other north of the barn. Both structures have metal roofs and are clad in metal siding. The foundations of these structures were not visible from the RoW. There are three metal silos located to the east of the two long outbuildings. Two Quonset huts are located behind the residence and other structures on the property (Photo 24). The Quonset huts appear to have a flexible cover of an undetermined material stretched over a metal frame and base.





**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Design or Physical Value  
August 24, 2023**



**Photo 2: General view of the property from Maple Grove Road including the barn, outbuildings, silos, Quonset huts and agricultural fields, looking southwest**



**Photo 3: General view of the property from Baseline Road, looking northeast**



**Photo 4: Stream and small bridge running through the southwest corner of the property, looking northwest**



**Photo 5: Coniferous tree break in the southwest corner of the property, looking north**

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Design or Physical Value  
August 24, 2023**



**Photo 6: General view showing massing, looking north**



**Photo 7: Flemish brick bond and four rows of stretcher bond bricks between the upper and ground storey, front (south) façade, looking north**



**Photo 8: View showing the rear wing of the residence, looking northeast**



**Photo 9: Front gable, south façade, looking north**



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Design or Physical Value  
August 24, 2023**



**Photo 10: First story windows and principal entrance, south façade, looking north**



**Photo 11: South and east façades, looking northwest**



**Photo 12: West façade, looking northeast**



**Photo 13: East façade of the structure's rear wing, looking northwest**



**Photo 14: General view of the barn, looking northeast**



**Photo 15: General view of the barn, looking north**



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Design or Physical Value  
August 24, 2023**



**Photo 16: View of sliding doors, entrances and wood frame windows on the barn's south façade, north**



**Photo 17: Metal cladding on east façade, looking northwest**



**Photo 18: Gated entrance, sliding doors and stalls for equipment storage on west façade, looking northeast**



**Photo 19: North façade of barn and east and north façades of the addition, looking southwest**



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Design or Physical Value  
August 24, 2023**



**Photo 20: East and south façades of 2-bay garage, looking northwest**



**Photo 21: South façade of 2-bay garage, looking north**



**Photo 22: South and west façades of the outbuildings, looking northeast**



**Photo 23: North and west façades of outbuildings and metal silos, looking southeast**



**Photo 24: Two Quonset huts located behind the other structures on the property, looking southwest**

## **6.2 Architectural Discussion**

The residence at 2228 Baseline Road is an early to mid 19<sup>th</sup> century example of an Ontario vernacular residence with limited Gothic Revival design influences. Gothic Revival architecture was common in Ontario between 1830 and 1900 and the style was promoted by both academics and popular press publications as an excellent option for inexpensive country dwellings (Blumenson 1990:37 and 41). Vernacular versions of the small centre gable cottage design became popular during the 19<sup>th</sup> century (Blumenson 1990: 41).

The one-and-one half storey centre gable design was one of the Ontario Cottage's most fundamental consistent features. Despite possessing the overall massing that was the signature of Gothic Revival Cottages, the residence at 2228 Baseline Road lacks several the ornamentations and hallmark features common to formal examples of Gothic Revival architecture including an arched or pointed arch window in the centre gable, bargeboard or vergeboard, drip moulding, finials, or dichromatic brick work, making it an informal representation of the style.

The barn located at 2228 Baseline Road is an example of a late 19<sup>th</sup> or early 20<sup>th</sup> century Central Ontario barn. The use of gambrel roofs on barns was a development that occurred in the American Midwest in the 1870s following the innovation of new lumber construction techniques and its use spread to Ontario in the 1880s (Ennals 1972: 267). Poured concrete foundations started to become popular in the late 19<sup>th</sup> century as well and by the mid-20<sup>th</sup> century they had gradually replaced older foundation types like those made of stone and brick masonry (McAlester 2019: 36).

The combination of a gambrel roof and a stone foundation suggests that the barn was built after gambrel roofs were introduced to Ontario in the 1880s but likely prior to the mid-20<sup>th</sup> century, as poured concrete and concrete block foundations became the preferred construction methods of the 20<sup>th</sup> century. This date range is consistent with information gained from the property history that suggests the barn was most likely built by Thomas Power while he owned the farm between 1898 and 1918. The barn is built into a gradual slope which likely precluded the need for a bank or ramp to be constructed on the north façade of the structure. Aerial photography appears to support the conclusion that the structure does not have a purpose-built ramp, but distance from the roadway along with equipment stored behind the barn and obstructing the view prevented visual confirmation in the field.

The garage and other two outbuildings located on the property are modern and vernacular in construction. As mentioned in Section 5.2, aerial photography suggests that the garage and at least one of the long, front gable structures were built sometime between 1954 and 1969. Aerial photography layers from the Municipality of Clarington confirm that the second long, front gable outbuilding and two metal silos were present by 2000. The aerial photographs also indicate that the two Quonset huts were constructed between 2000 and 2002 and a third metal silo was constructed between 2018 and 2019 (Municipality of Clarington 2023b). The garage, two outbuildings, and two Quonset huts do not retain design value or potential CHVI.

## **6.3 Integrity Discussion**

The residence at 2228 Baseline Road retains a moderate degree of integrity. The residence contains modern windows, but they appear to have been installed within the original openings. The door, sidelights, and transom on the front (south) façade have also been replaced but based on the soldier course, the new features were installed within the original opening. Since the use of poured concrete was popularized in the early 20<sup>th</sup> century, the step providing access to the front entrance is likely a later addition to the residence and not part of its original design.

Markings along the front façade along with the presence and colouration of the four rows of stretcher bond bricks between the upper and ground storey indicate that the residence may have previously had a full width porch that was removed. Two sky lights have been added in the roof of the east façade in the one storey stone portion at the rear of the residence. Aside from the replacement of windows and doors, the addition of the concrete step, and the installation of sky lights, there appears to have been few changes to the original massing and architecture of the residence.



The residence is clad in typical early to mid 19<sup>th</sup> century materials like brick and stone. Although the residence's vernacular character of the residence and its limited Gothic Revival design influences remain visible, there are numerous other extant examples of Gothic Revival structures throughout the lower-tier municipality of Clarington that are better representations of typical Gothic Revival Cottages. Examples of these structures from the municipal heritage register include:

- 1467 Prestonvale Road, Designated Part IV
- 1721 Regional Road 3, Designated Part IV
- 1835 Concession Road 7, Listed as a Primary Property
- 6147 Rundle Road, Listed as a Primary
- 5565 Old Scugog Road, Designated Part IV
- 166 Simpson Avenue, Designated Part IV
- 3347 Liberty Street North, Listed as a Primary Property
- 7780 Aked Road, Listed as a Primary Property
- 4529 Highway 2, Listed as a Primary Property

The barn retains a high degree of integrity despite the addition attached to the west façade and northwest corner of the structure. With the exception of the metal cladding added to the east façade, the barn remains consistent with its late 19<sup>th</sup> or early 20<sup>th</sup> century design. It is still clad in timber, has wood frame windows, and the stone foundation appears to be well maintained.

The overall landscape of the farm complex was altered extensively in the 20<sup>th</sup> century and does not retain a high degree of integrity. The historic property boundary of Edward G. Power's farm was first altered in 1916 when Edward's descendant Thomas Power sold a portion of the farm to the Campbellford, Lake Ontario and Western Railway Company. The farm's boundary and landscape were altered again in 1988 when the southwest corner of the property was severed for the construction of a modern residence. The foot path and bridge across the stream connect the modern residence with the farm complex at 2228 Baseline Road, suggesting that the path and bridge were most likely added after the 1988 severance. Also in the second half of the 20<sup>th</sup> century, numerous mature trees were removed and the existing wind break of coniferous trees was planted. Of the ten structures situated within the Study Area's landscape, eight of them were constructed after 1954. Therefore, the property at 2228 Baseline Road does not retain a high concentration of historical structures or tangible heritage landscape features.





## 7 Discussion of Contextual Value

The property is situated on the north side of Baseline Road at the intersection of Baseline Road and Maple Grove Road. Baseline Road is a two-lane roadway paved with asphalt that has gravel shoulders (Photo 25 and Photo 26). There are timber utility poles on alternate sides of the road and those near 2228 Baseline Road are located on the north side of the street. The general character of this part of Baseline Road consists of a mix of rural farmsteads and agricultural fields along with modern infill residences and businesses. An agricultural field, a treed area, and a creek are located immediately south of the Study Area (Photo 27 and Photo 28). There are also agricultural fields immediately east and west of the Study Area and north of the CPR railway tracks that form the Study Area's northern boundary.

Traveling north of Baseline Road, Maple Grove Road is also a two-lane roadway paved with asphalt that has gravel shoulders (Photo 29). Travelling south of Baseline Road, Maple Grove Road is a two-lane, undivided roadway paved in asphalt that turns into a gravel road in front of 866 Maple Grove Road. The southern branch of the road terminates in a dead end before reaching the Highway 401. There are timber utility poles on the west side of Maple Grove Road. The northern edge of the property is bounded by railway tracks that cross Maple Grove Road. Like Baseline Road, the general character of this part of Maple Grove Road is rural featuring agricultural fields with some modern infill residences.



**Photo 25: Baseline Road, looking west**



**Photo 26: Baseline Road, looking east**

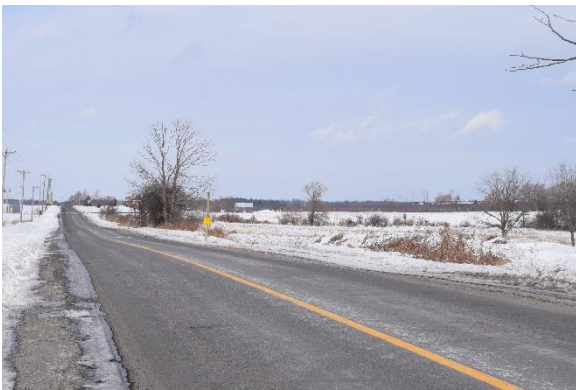
**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Discussion of Contextual Value  
August 24, 2023**



**Photo 27: Agricultural field and treed area located south of 2228 Baseline Road, looking southeast**



**Photo 28: Creek located south of 2228 Baseline Road, looking southeast**



**Photo 29: Maple Grove Road, looking northeast**

## 8 Evaluation

### 8.1 Ontario Regulation 9/06

Table 2 provides the findings of the evaluation according to O. Reg. 9/06 (Government of Ontario 2023).

**Table 2: O. Reg 9/06 Evaluation**

Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	<p>The property's barn retains CHVI based on its design and physical characteristics. The residence, modern outbuildings, Quonset huts, silos, and landscape were determined not to retain similar value.</p> <p>The barn is a representative example of a late 19<sup>th</sup> century Central Ontario barn. It is constructed from typical materials in a typical style and retains a high degree of integrity, providing a representative illustration of Central Ontario barn construction.</p> <p>Despite having the general one-and-one half central gable massing of a Gothic Revival Cottage, the residence lacks other key features and ornamentations including an arched window in the central gable, bargeboard or vergeboard, finials, or dichromatic brickwork that would make it a representative example of this style of residence. Section 6.3 includes a list of properties that provide better representative examples of the Gothic Revival Cottage Style. Therefore, it was determined that the residence does not retain CHVI based on design or physical characteristics.</p> <p>The modern outbuildings, Quonset huts, and silos are typical agricultural structures and are not rare, unique, or representative</p>



<b>Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)</b>	<b>Yes/No</b>	<b>Comments</b>
		<p>of a historical style, type, expression, material, or construction method. Therefore, these modern structures were determined not to have CHVI based on design or physical characteristics.</p> <p>The property's landscape features, including the coniferous wind break, the foot path, and the bridge crossing the stream, were added to the property in the second half of the 20<sup>th</sup> century and are not historical. Therefore, the landscape was determined not to have CHVI based on design or physical characteristics.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The material and architectural elements of the residence and barn are typical in design and execution. The outbuildings are modern and the landscape does not display a high degree of design or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The residence and barn are typical 19 <sup>th</sup> century structures and do not demonstrate technical expertise. The outbuildings are modern and the landscape has not been engineered to support technical or scientific purposes.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The property has an association with Andrew Power, Edward Power, and their descendants. However, the Power family does not appear to have played a significant role in the development of the community.



<b>Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)</b>	<b>Yes/No</b>	<b>Comments</b>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is a typical farmstead that has been modified heavily over the years. It does not have the potential to yield new knowledge or a greater understanding of the history of the community or wider Municipality of Clarington or Regional Municipality of Durham.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The architect or builder is unknown. There is no evidence to suggest that the property's landscape was designed or influenced by a landscape architect or designer.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is set in a rural area in the Municipality of Clarington, west of Bowmanville. While it is one of many agricultural properties within the area, this does not constitute a distinct sense of identity or place. Agricultural land use is widespread throughout the Municipality of Clarington and the Regional Municipality of Durham, and therefore the property and general area do not have a unique or definable character.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	While the residence, barn, outbuildings, and silos are components of a property still used for agricultural purposes, this composition of structures is typical and widespread throughout southern Ontario. Of the ten structures on the property, eight are modern constructions. The property's landscape was also heavily modified during the late 20 <sup>th</sup> century and no longer maintains the character of a 19 <sup>th</sup> or early 20 <sup>th</sup> century farmstead.



Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)	Yes/No	Comments
9. The property has contextual value because it is a landmark.	No	The setback and massing blends with the surrounding area. As one of numerous farmsteads located on Baseline Road, the residence, barn, outbuildings, silos, and surrounding landscape are not particularly memorable or useful as a wayfinding marker.

## 8.2 Ontario Regulation 10/06

Table 3 provides the findings of the evaluation according to O. Reg. 10/06 (Government of Ontario 2006).

**Table 3: O. Reg 10/06 Evaluation**

Criteria in O. Reg. 10/06	Yes/No	Comments
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property contains an early to mid 19 <sup>th</sup> century Ontario vernacular residence with limited design influences from the Gothic Revival Cottage style and a late 19 <sup>th</sup> to early 20 <sup>th</sup> century Central Ontario barn. The property's landscape features, including the coniferous wind break, the foot path, and the bridge crossing the stream, were added to the property in the second half of the 20 <sup>th</sup> century and are not historical. These types of structures and landscapes are common in a provincial context, and they are not strongly connected to a theme or pattern that contributed to the evolution or development of the province.



<b>Criteria in O. Reg. 10/06</b>	<b>Yes/No</b>	<b>Comments</b>
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The residence is one of many residences with the centre gable massing of a Gothic Revival Cottage. The Central Ontario barn is also a common structure throughout many townships in Ontario. The use of brick and stone are common vernacular building materials. The landscape was heavily modified during the late 20 <sup>th</sup> century and reflects a modern-day farm complex. Therefore, the residence, barn, and landscape do not contribute to a greater understanding of Ontario's history. The barn is a representative gambrel roof barn that was a common type in the province in the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries. It does not provide information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No	These types of structures and landscapes are not uncommon in a provincial context.
4. The property is of aesthetic, visual or contextual importance to the province.	No	The property has no vantage points or views that contain symbolic value or evoke an emotional response.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No	The residence, barn, and landscape do not represent a turning point or transformational accomplishment. The residence is one of many structures influenced by Gothic Revival design built with common materials and methods in southern Ontario during the 19 <sup>th</sup> and early 20 <sup>th</sup> centuries. Likewise, the barn is one of many Central Ontario barns built with vernacular material in the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.



<b>Criteria in O. Reg. 10/06</b>	<b>Yes/No</b>	<b>Comments</b>
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No	The residence, barn, and landscape do not have spiritual meaning or important historical attachments, and do not evoke a collective emotional response.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	The property is not associated with an important event or person in provincial history.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	The property is located in the Municipality of Clarington, Regional Municipality of Durham.

### **8.3 Recommended Outcome of Evaluation**

A provincial heritage property (PHP) is a property that meets one or more criteria of O. Reg. 9/06<sup>5</sup>, and a provincial heritage property of provincial significance (PHPPS) must meet one or more criteria of O. Reg. 10/06, regardless of the criteria met under O. Reg. 9/06.

Based on the evaluation of 2228 Baseline Road against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 2228 Baseline Road be considered a PHP as it meets one criteria of O. Reg. 9/06. The evaluation concluded that the barn is a representative example of a late 19<sup>th</sup> century Central Ontario barn. It is constructed from typical materials in a typical style and retains a high degree of integrity. Therefore, the CHER recommends that 2228 Baseline Road be deemed a PHP. The property was not found to be a PHPPS.

---

<sup>5</sup> In 2023, O. Reg 9/06 was amended by O. Reg 569/22 (Government of Ontario 2023)





On May 18, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met Criterion 1 of O. Reg. 9/06 and no criteria of O. Reg. 10/06. Therefore, 2228 Baseline Road is a Metrolinx PHP. During the course of their review, the MHC identified the house as contributing to the CHVI of the property by meeting Criterion 1. Stantec reviewed the findings and maintains that the residence does not meet Criterion 1 as either a component of a cultural heritage landscape or as a built heritage resource. Additional information is presented in Section 8.1.

The property's landscape was heavily modified during the second half of the 20<sup>th</sup> century, including the removal of mature trees, the addition of a new windbreak, severance of a parcel for a modern residence, and construction of additional modern outbuildings and silos. Therefore, the present-day farm complex does not reflect the historical property boundaries and lacks a clear concentration of built heritage resources and historical landscape features. For these reasons, the property at 2228 Baseline Road is a better representation of a modern farm complex and agricultural property than of a historical farmstead and does not retain CHVI as a CHL.


## **8.4 Draft Statement of Cultural Heritage Value or Interest**

Based on the MHC review of the CHER prepared for 2228 Baseline Road, the property was found to meet Criterion 1 of O. Reg. 9/06. However, the assessment excluded the residence and fields located on the property from meeting the criterion. As requested by MHC, Stantec revisited their assessment of the property to include the residence and fields as part of a Cultural Heritage Landscape against Criterion 1 of O.Reg. 9/06. Stantec prepared a memo to Metrolinx following additional review and as outlined in the memo, Stantec felt their assessment and recommendation did not change. As a result, MHC chose to amend the SCHV to include the residence and fields as part of the Cultural Heritage Landscape value of the property and is therefore included as Appendix B.





## 9 Data Sheet

### Property Data Sheet

Field	Property Data
Property Name	N/A
Municipal Address	2228 Baseline Road
Municipality:	Clarington
Lat/Long:	43° 53'30.59 North 78° 43'7.19 West
PIN	266070055
Ownership:	Private
Aerial Photograph:	

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington  
Data Sheet**  
August 24, 2023

Field	Property Data
Current Photograph:	 
Property Size:	Approximately 1,330 feet wide by 960 feet deep on the western side and 1,695 feet deep on the eastern side
Date of Construction:	Residence: 1847-1861 Barn: 1898-1918
Date of Significant Alterations:	N/A
Architect/Designer/Builder:	Unknown
Previous Owners(s) or Occupants:	Andrew Power, Edward G. Power
Current Function:	Farm
Previous Function:	Farmstead
Heritage Recognition/Protection:	Property of heritage merit, Municipality of Clarington Heritage Register
Local Heritage Interest:	None identified
Adjacent Lands:	None identified



## 10 Chronology

- 1791-1795: The Township of Darlington is surveyed for settlement.
- *Circa 1800*: The Kingston Road is completed through Darlington Township.
- 1827: Eleanor Wilson receives the Crown grant for Lot 19 Concession 1 and sells the property to Andrew Power
- 1832: The village plot of Bowmanville is laid out by Charles Bowman
- 1846: The population of Darlington Township is recorded as 3,500.
- 1847: Andrew Power's son Edward G. Power purchases the southern portion of Lot 19 containing the Study Area
- *Circa 1847-1861*: Edward Power constructs the present-day residence at 2228 Baseline Road
- 1856: Grand Trunk Railway is built through Darlington Township
- 1898: Thomas Power inherits the Study Area
- *Circa 1898-1918*: Thomas Power constructs the Central Ontario barn at 2228 Baseline Road
- 1912: CPR line completed through Darlington Township
- 1916: Thomas Power sold a parcel on the northern edge of the Study Area to the Campbellford, Lake Ontario and Western Railway Company
- 1973: Township of Clarke and Township of Darlington amalgamated into the Town of Newcastle
- 1993: Town of Newcastle renamed Municipality of Clarington



## 11 References

- Beers, J.H. 1877. Illustrated Historical Atlas of the County of Ontario, Ont. Toronto: J.H. Beers and Co.
- Belden, H. 1878. Illustrated Historical Atlas of the Counties of Northumberland and Durham. Toronto: H. Belden & Co.
- Boyko, Nicholas. 2016. Mapping 18<sup>th</sup> and 19<sup>th</sup> Century Land Surveys.  
[https://uwaterloo.ca/library/geospatial/sites/ca.library.geospatial/files/uploads/files/mapping\\_surveys\\_2.pdf](https://uwaterloo.ca/library/geospatial/sites/ca.library.geospatial/files/uploads/files/mapping_surveys_2.pdf). Last Accessed: March 17, 2023.
- Blumenson, John. 1990. Ontario Architecture. Canada: Fitzhenry and Whiteside.
- Canada's Historic Places. 2023. The Register. Electronic Document:  
<https://www.historicplaces.ca/en/pages/about-apropos.aspx>. Last Accessed: February 2, 2023
- Canadiana. 1792. A Proclamation to Such as Area Desirous to Settle in the Lands of the Crown in the Province of Upper Canada. Electronic Document:  
<https://www.canadiana.ca/view/oocihm.08592/2?r=0&s=5>. Last Accessed: March 17, 2023.
- Craig, Gerald M. 1963. Upper Canada: The Formative Years. Toronto: McClelland and Stewart Limited.
- Dominion Bureau of Statistics. 1953. Ninth Census of Canada, 1951, Volume 1—Population. Ottawa: Edmond Cloutier.
- Drummond, Ian M. 1987. Progress without Planning: The Economic History of Ontario from Confederation to the Second World War. Toronto: University of Toronto Press.
- Ennals, Peter M. 1972. "Nineteenth-Century Barns in Southern Ontario" in The Canadian Geographer, Volume XVI, 3, fall/automne 1972, 256-270. Toronto: University of Toronto Press.
- Find-A-Grave. 2023a. Andrew Power. Electronic Document:  
<https://www.findagrave.com/memorial/107993076/andrew-power>. Last Accessed: February 14, 2023.
- Find-A-Grave. 2023b. Edward Ganier Power. Electronic Document:  
<https://www.findagrave.com/memorial/107992959/edward-gainer-power>. Last Accessed: February 14, 2023.



**References**

August 24, 2023

- Find-A-Grave. 2023c. John Power. Electronic Document:  
<https://www.findagrave.com/memorial/107992650/john-power>. Last Accessed:  
April 5, 2023.
- Find-A-Grave. 2023d. Ann Gainer Power Storie. Electronic Document:  
<https://www.findagrave.com/memorial/170727903/ann-gainer-storie>. Last  
Accessed: April 5, 2023.
- Gardiner, Herbert F. 1899. Nothing But Names. Toronto: George N. Morang and  
Company Limited.
- Globe and Mail. July 16, 1973. Toward a new system of development control.
- Government of Canada. 2018. Canada and Ontario advance reconciliation with historic  
apologies to seven Williams Treaties First Nations communities. Electronic  
Document: [https://www.canada.ca/en/crown-indigenous-relations-northern-  
affairs/news/2018/11/canada-and-ontario-advance-reconciliation-with-historic-  
apologies-to-the-seven-williams-treaties-first-nations-communities.html](https://www.canada.ca/en/crown-indigenous-relations-northern-affairs/news/2018/11/canada-and-ontario-advance-reconciliation-with-historic-apologies-to-the-seven-williams-treaties-first-nations-communities.html). Last  
Accessed: February 15, 2023.
- Government of Ontario. 2006. O. Reg. 10/06 Criteria for Determining Cultural Heritage  
Value or Interest of Provincial Significance. Electronic Document:  
<https://www.ontario.ca/laws/regulation/060010>. Last accessed: January 31, 2023.
- Government of Ontario. 2011. Standards and Guidelines for Consultant Archaeologists.  
Toronto: Ministry of Citizenship and Multiculturalism.
- Government of Ontario. 2023. O. Reg. 9/06 Criteria for Determining Cultural Heritage  
Value or Interest (amended by O. Reg 569/22). Electronic Document:  
<https://www.ontario.ca/laws/regulation/060009>. Last accessed: January 31, 2023.
- Grandfield, Diana. 2000. Bowmanville: An Architectural and Social History.  
Bowmanville: Municipality of Clarington.
- Humber, William. 1997. Bowmanville, A Small Town at the Edge. Toronto: Natural  
Heritage Books.
- Johnson, Leo A. 1973. History of the County of Ontario. Whitby: The Corporation of the  
County of Ontario.
- Karcich, Grant. 2013. Surveys and Surveyors Along the Scugog Carrying Place. Ontario  
Professional Surveyor 56, Summer 2013. Electronic Document:  
[https://krcmar.ca/resource-  
articles/2013\\_Summer\\_Surveys%20and%20Surveyors%20along%20the%20Scu  
gog\\_1.pdf](https://krcmar.ca/resource-articles/2013_Summer_Surveys%20and%20Surveyors%20along%20the%20Scugog_1.pdf). Last accessed: March 17, 2023.



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington**

**References**

August 24, 2023

Library and Archives Canada. 1861. Census of Canada East, Canada West, Prince Edward Island, New Brunswick and Nova Scotia. District Durham, Subdistrict Darlington, Reel C-1016-1017.

Library and Archives Canada. 1881. Census of Canada, 1881. District Durham West, Subdistrict Darlington, Reel C-13242.

Metrolinx. 2016. Draft Terms of Reference, Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations. On File at Stantec.

Ministry of Citizenship and Multiculturalism. 2010. Standards and Guidelines for Conservation of Provincial Heritage Properties. Electronic Document: [http://www.mtc.gov.on.ca/en/publications/Standards\\_Conservation.pdf](http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf). Last accessed: March 17, 2023.

McAlester, Virginia. 2019. Field Guide to American Houses. New York: Alfred A. Knopf.

Ministry of Indigenous Affairs. 2022. Treaties in Ontario. Electronic Document: <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>. Last Accessed: September 19, 2022.

Municipality of Clarington. 2022a. Land Acknowledgement. Electronic Document: <https://www.clarington.net/en/town-hall/land-acknowledgment-statement.aspx>. Last Accessed: January 10, 2023.

Municipality of Clarington. 2022b. About Us. Electronic Document: <https://www.clarington.net/en/your-community.aspx#:~:text=The%20Municipality%20of%20Clarington%20is,work%20and%20raise%20a%20family..> Last Accessed: February 15, 2023.

Municipality of Clarington. 2023a. Clarington Heritage Properties. Electronic Document: <https://clarington.maps.arcgis.com/apps/MapSeries/index.html?appid=9ea89a9922804c2684bdbdcc1ef8f383>. Last Accessed: February 1, 2023.

Municipality of Clarington. 2023b. Clarington's Public Map Gallery. Electronic Document: <https://claringtons-public-map-gallery-2-clarington.hub.arcgis.com/>. Last Accessed: May 2, 2023.

ONLand. 2023. Abstract Parcel Register Book: Durham (40), Darlington, Book 74: Concession 1; Lot 18 to 35. Electronic Document: <https://www.onland.ca/ui/40/books/62499/viewer/53160841?page=28>. Last Accessed: February 14, 2023.

Orono Weekly Times. 1950. "Auction Sale". March 23, 1950.

Parks Canada. 2023. Directory of Federal Heritage Designations. Electronic Document: <https://parks.canada.ca/culture/dfhd>. Last Accessed: February 2, 2023.





**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—2228 Baseline Road, Clarington**

**References**

August 24, 2023

- Smith, William. H. 1846. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell.
- Stantec. 2021. Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment. On File at Stantec.
- Stantec. 2023. Stage 1 Archaeological Assessment Oshawa-Bowmanville Rail Service Extension. On File at Stantec.
- Statistics Canada. 2021. Census Profile, 2016 Census, Clarington, Municipality. Electronic Document: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518017&Geo2=PR&Code2=35&Data=Count&SearchText=Clarington&SearchType=Begin&SearchPR=01&B1=All&TABID=1>. Last Accessed: February 8, 2023.
- Taylor, Alan. 2007. The Late Loyalists: Northern Reflections of the Early American Republic. *Society for Historians of the Early American Republic* 27, Spring 2007:1-34. Electronic Document: <http://jstor.org/stable/30043474>. Last Accessed: August 3, 2021.
- Taws, Charles D. and Clayton M. Morgan. 1998. *Bowmanville Then & Now*. Bowmanville: Bowmanville Museum Board.
- The Canadian Statesman. 1927. "Auction Sales". November 24, 1927.
- Townsend, Robert B. *Tales from the Great Lakes*. 1996. Hamilton: Dundurn Press.
- TrainWeb. 1998. *The Campbellford, Lake Ontario and Western Railway*. Electronic Document: <http://www.trainweb.us/ontariorailways/railcowr.htm>. Last Accessed: February 14, 2023.
- Weaver, W.F. 1968. *Crown Surveys in Ontario*. Ontario: Department of Lands and Forests



# Appendices



## **Appendix A Heritage Personnel Qualifications**



**Lashia Jones, MA, CAHP:** Lashia Jones is a Senior Cultural Heritage Specialist and member of Stantec's Environmental Services Team, with experience in identifying, evaluating and planning for cultural heritage resources. Ms. Jones is a member of the Canadian Association of Heritage Professionals, and has a Master's Degree in Canadian Studies from Carleton University, specializing in Heritage Conservation. Ms. Jones has worked for both public and private sector clients, providing a variety of cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources, heritage conservation districts, heritage master plans, conservation plans and cultural heritage bridge evaluations. Ms. Jones is well versed with local, provincial and national tools for the identification, evaluation and planning best practices for cultural heritage resources, including the Ontario Heritage Act, Provincial Policy Statement, Planning Act, Environmental Assessment Act, Ontario Heritage Tool Kit, Standards and Guidelines for Conservation of Provincial Heritage Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada. Lashia's role on various project types has given her experience in public engagement and consultation, constructive dialogue with clients, heritage committees, local councils and multi-disciplinary project teams

**Frank Smith, MA, CAHP:** Frank Smith is a Cultural Heritage Specialist with over seven years of experience in detailed historical research, interpretation, and conservation of cultural heritage resources. Frank attained his Bachelor of Arts degree *magna cum laude* in history from Adelphi University in Garden City, New York and his Master of Arts degree in history (public history stream) from Western University in London, Ontario. Before joining Stantec, he was the Curator of the John P. Metras Sports Museum and Research Assistant for the Census of Canada 1891 project. Since joining Stantec, Frank has assisted in the completion of dozens of environmental assessment reports, including reports for Metrolinx, Canadian National Railways, and Canadian Pacific Railways. Frank has evaluated dozens of railway corridors and evaluated thousands of properties adjacent to railway corridors. Frank is a member of the Canadian Association of Heritage Professionals.

**Jenn Como, BA:** Jenn Como is a material culture analyst with Stantec specializing in the archaeology of Euro-Canadian and Indigenous sites in Ontario. She has five years of experience with Stantec including four years performing both lab and fieldwork for archaeological investigations in Ontario and one year focusing on historical research, evaluation of cultural heritage resources, and impact assessments for built heritage projects. She received a Bachelor's degree with an Honors Specialization in Anthropology from Western University in London, Ontario. Jenn's work experience has included municipal, provincial, and federal projects as well as private enterprise projects in such sectors as renewable energy, power transmission, nuclear energy, transportation (including rail, highway, and waterways), housing development, and aggregate projects. Throughout these projects she has positively engaged and liaised with Indigenous groups and community members, co-authored archaeological and cultural heritage assessment reports, completed background research, inventoried and



evaluated impacts to cultural heritage resources, processed and analyzed material culture resources from both Euro-Canadian and Indigenous sites, and provided project support.

**Meaghan Rivard, MA, CAHP:** Meaghan Rivard is Stantec's Senior Heritage Consultant with over 12 years of experience in the identification, research, evaluation, and documentation of heritage resources as well as expertise in the environmental assessment process as it pertains to heritage resources. Ms. Rivard attained her Bachelor of Arts degree with honours and distinction in history from Brock University in St. Catharines, Ontario and her Master of Arts degree in history (public history stream) from Western University in London, Ontario. Ms. Rivard is a member of the Canadian Association of Heritage Professionals.

Ms. Rivard has experience managing and executing all aspects of Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Photographic Documentations, and Heritage Conservation Plans. She has assessed more than 2,500 properties as part of windshield surveys and worked under various classed environmental assessments. In addition to environmental assessment related work, Meaghan continues to be actively involved in the assessment of individual properties. Here she utilizes knowledge in the identification, evaluation, and documentation of heritage resources alongside expertise in the assessment of proposed change and preparation of options to mitigate negative impacts on heritage resources. Meaghan is focused on regulatory satisfaction balanced with an admiration for the heritage of our province.

Through her specialization in the Environmental Assessment process, over the past 14 years Meaghan has reviewed, authored, and contributed in various capacities to hundreds of cultural heritage reports under a wide variety of reporting requirements for municipal, provincial, and federal clients. Meaghan has completed work directly for Ontario's Ministry of Transportation, Hydro One Networks Inc., Metrolinx, Ontario Power Generation, and Infrastructure Ontario. She has also been listed as the lead heritage consultant on retainer assignments for the Ministry of Transportation and Infrastructure Ontario.



## **Appendix B Metrolinx Heritage Committee Draft Statement of Cultural Heritage Value or Interest**



## Metrolinx Heritage Committee - Statement of Cultural Heritage Value

**Property Name:** 2228 Baseline Road, Clarington

**Description of Property:**

Located in the Municipality of Clarington, in the Regional Municipality of Durham, 2228 Baseline Road is located on the north side of Baseline Road, west of the intersection of Maple Grove Road and Baseline Road. The property currently contains a residence, a gambrel roof barn, three modern outbuildings, three silos, two Quonset huts, a pasture, and agricultural fields.

**Cultural Heritage Value:**

The property at 2228 Baseline Road contains a one-and-one half storey residence, a barn, outbuildings, Quonset huts, and silos. The residence, inspired by the Gothic Revival Cottage style, was built between approximately 1847 and 1861 by Edward G. Power while the barn was likely built by Thomas Power between 1898 and 1918. The barn is covered with a gambrel roof, clad in timber siding, and sits on a fieldstone foundation.

The one-and-one-half storey centre gable design of the residence is consistent with the overall massing that was a signature of Gothic Revival farmhouses in Ontario. The outbuildings, Quonset huts, and silos on the property are modern structures and were likely built 1954 and 1969. These modern structures do not contain potential CHVI.

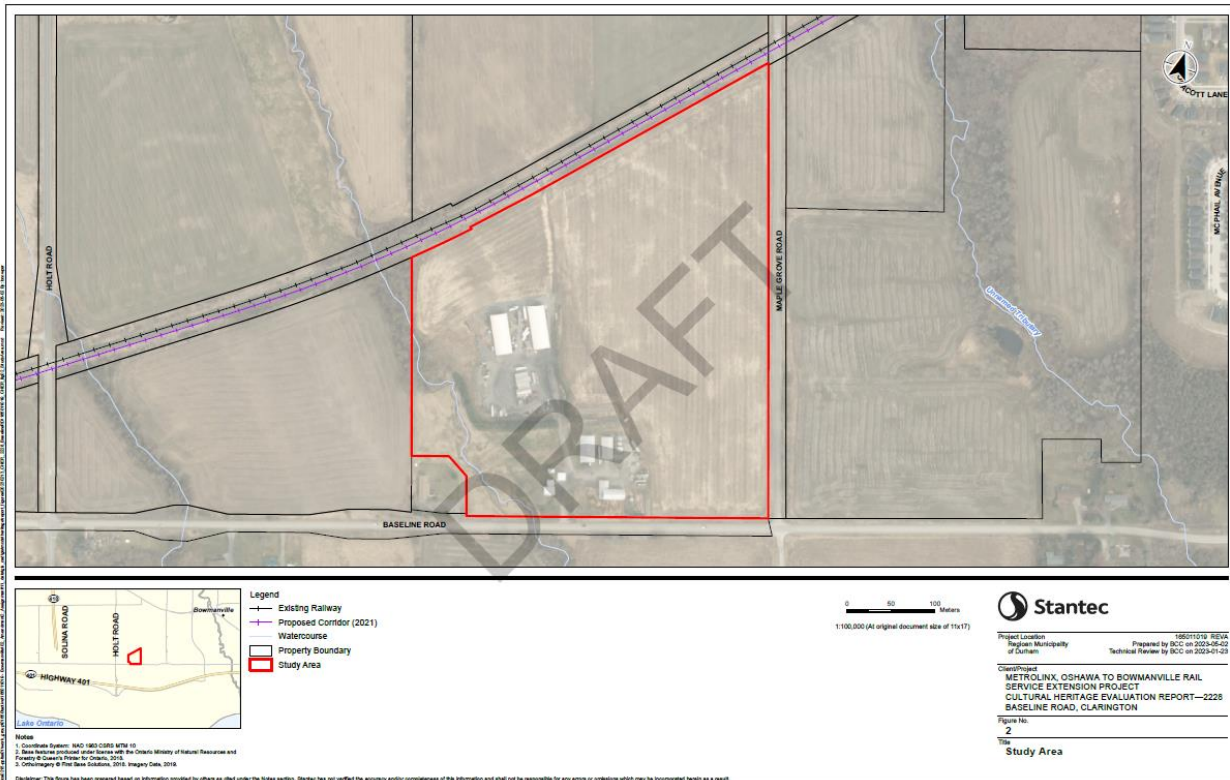
The barn is a representative example of a late 19th to early 20th century Central Ontario barn. It is constructed from typical materials in a typical style and retains a high degree of integrity. The residence, barn and the remaining fields are components of a 19<sup>th</sup> century Ontario farmstead and, taken together, contain CHVI as a Cultural Heritage Landscape.

**Heritage Attributes:**

- Late 19th to early 20th century Central Ontario barn including:
  - Gambrel roof
  - Lightning rods
  - Timber cladding
  - Stone foundation
  - Four and eight pane wood frame windows in the foundation
- Mid-19<sup>th</sup> century Gothic Revival farmhouse including:
  - Medium-pitched side-gable roof with central, front gable
  - Red brick exterior in Flemish bond and four rows of stretcher bond between the upper and ground storey and above the stone foundation
  - One storey gable roof wing at the rear of the residence with fieldstone walls
  - Central front door with symmetrically placed windows on either side
  - Central gable window on the second storey of the south elevation
  - Placement of windows on the east and west elevations on both the ground and second storeys
- Agricultural fields adjacent to the barn and farmhouse on the east and north sides of the property and pasture at the southwest corner of the property.



# Metrolinx Heritage Property Location:



**Figure 1:** Aerial photograph with location of 2228 Baseline Road in the Municipality of Clarington.