

CONFIDENTIAL

Appendix I: Built Heritage and Cultural Heritage Landscape Screening

**Southeast Courtice Secondary Plan
and Environmental Assessment**

Municipality of Clarington, Ontario

May 1, 2020

Table of Contents

page

I.	Built Heritage and Cultural Heritage Landscape Screening	I-1
I.1	Key Take-Aways	I-1
I.2	Purpose	I-1
I.2.1	Methodology	I-2
I.2.2	Applicable Processes and Requirements	I-5
I.3	Existing Conditions	I-6
I.3.1	Historical Overview	I-6
I.4	Opportunities / Constraints & Related KPIs.....	I-8
I.4.1	Heritage Recognition: Properties of Significance or Interest	I-8
I.5	Recommendations	I-29
Attachment I :	Built Heritage Resource and Cultural Heritage Landscape Inventory	I-30
Attachment II :	Bibliography	I-40

List of Figures

Figure I-1:	Location of the Southeast Courtice Secondary Plan Study Area	I-3
Figure I-2:	Aerial Photograph Showing Land Use Surrounding the Southeast Courtice Secondary Plan Study Area	I-4
Figure I-3:	Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area.....	I-10
Figure I-4:	Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area.....	I-11
Figure I-5:	Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area.....	I-12
Figure I-6:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1861 Tremaine Map of Durham County	I-13
Figure I-7:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1861 Tremaine Map of Durham County	I-14
Figure I-8:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1861 Tremaine Map of Durham County	I-15
Figure I-9:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township.....	I-16
Figure I-10:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township.....	I-17

Figure I-11:	Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township.....	I-18
Figure I-12:	CHL 1 in relation to the Study Area.....	I-19
Figure I-13:	CHL 2 In relation to the Study Area.....	I-20
Figure I-14:	CHL 3 in relation to the Study Area.....	I-21
Figure I-15:	BHR 1 in relation to the Study Area.....	I-22
Figure I-16:	BHR 2 in relation to the Study Area.....	I-23
Figure I-17:	BHR 3 in relation to the Study Area.....	I-24
Figure I-18:	BHR 4 in relation to the Study Area.....	I-25
Figure I-19:	BHR 5 in relation to the Study Area.....	I-26
Figure I-20:	BHR 6 in relation to the Study Area.....	I-27
Figure I-21:	BHR 7 in relation to the Study Area.....	I-28

List of Tables

Table I-1:	Existing Heritage Properties.....	I-9
Table I-2:	Evaluations in Progress.....	I-9
Table I-3:	Other Identified Resources.....	I-9
Table I-4:	Built Heritage Resource Inventory Form – CHL 1	I-30
Table I-5:	Built Heritage Resource Inventory Form – CHL 2	I-31
Table I-6:	Built Heritage Resource Inventory Form – CHL 3	I-32
Table I-7:	Built Heritage Resource Inventory Form – BHR 1	I-33
Table I-8:	Built Heritage Resource Inventory Form – BHR 2.....	I-34
Table I-9:	Built Heritage Resource Inventory Form – BHR 3.....	I-35
Table I-10:	Built Heritage Resource Inventory Form – BHR 4.....	I-36
Table I-11:	Built Heritage Resource Inventory Form – BHR 5.....	I-37
Table I-12:	Built Heritage Resource Inventory Form – BHR 6.....	I-38
Table I-13:	Built Heritage Resource Inventory Form – BHR 7.....	I-39

I. Built Heritage and Cultural Heritage Landscape Screening

I.1 Key Take-Aways

- ✦ In total, three CHLs and seven BHRs were identified as part of the BHCHL for the SECSP. This includes two secondary resources (CHL1 and BHR 2), one primary (CHL 2) and three candidate resources (BHRs 4, 5 and 6) that are located within the Study Area, one primary resource (CHL 3), one secondary resource (BHR 1) and one candidate resource (BHR 3) that are located adjacent to the study area. These resources were identified as having heritage value by the Municipality of Clarington. Additionally, AECOM identified one property (BHR 7) with potential heritage value as part of the August 2018 field review.
- ✦ AECOM recommends that the cultural heritage value or interest of the seven built heritage resources and three cultural heritage landscapes will be assessed in a Cultural Heritage Evaluation Report (CHER) will evaluate the resources against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) and *Ontario Regulation 10/06 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06).
- ✦ During the development of the SESCO, a priority will be to mitigate the possibility of damage to or functional interference with potential heritage resources in the Study Area. Mitigation for impacts on such resources will be determined on a case by case basis following best industry practices.

I.2 Purpose

AECOM was retained by the Municipality of Clarington to complete a Built Heritage and Cultural Heritage Landscape Screening Assessment (BHCHL) for the Southeast Courtice Secondary Plan (SECSP), Environmental Assessment (EA) Study. The Municipality is proposing to create a Secondary Plan that conforms to and implements the Clarington Official Plan, The Durham Region Official Plan, Provincial Policies and Plans and, as such, AECOM is undertaking this BHCHL as part of a Schedule C Municipal Class Environmental Assessment (EA).

The information in the following sections of the report is provided to support the gathering of existing conditions within the SESCO relative to the EA process. The BHCHL was prepared by Emily Game, B.A., Cultural Heritage Specialist with AECOM. Charlton Carscallen, M.A., Cultural Resources Technical Practices Manager acted as project lead.

The BHCHL was completed to identify known and potential cultural heritage resources within the Study Area. The BHCHL will allow the Municipality of Clarington to quickly and efficiently identify properties with recognized or potential cultural heritage value or interest. This information is necessary to inform future planning decisions regarding the SESCO.

I.2.1 Methodology

The BHCHL was conducted according to the Ontario Heritage Tool Kit, Heritage Property Evaluation. This BHCHL serves to quickly and efficiently allow the Municipality of Clarington to identify properties with recognized or potential cultural heritage value or interest. The following steps were taken:

- A review was carried out to identify properties that have been Designated under Parts IV or V of the Ontario Heritage Act (OHA), or listed on Clarington's Municipal Register, hereafter the Register.
- Copies of studies and documents relevant to the history of the Study Area and its historic character were obtained to provide a context for field review.
- The 1861 Tremaine Map of Darlington County (Figures 10-6 to 10-8) and the 1878 Map of Darlington Township (Figures 10-9 to 10-11) were consulted in order to determine the approximate construction date of resources within the Study Area.
- Field review was carried out on August 29, 2018 to identify BHRs and CHLs within and adjacent to the Study Area with heritage potential, if any, in addition to those previously listed on the Register. When completing BHCHLs, consideration should always be given to adjacent properties, as views to and from a property can also be significant. Views can be considered from an historic perspective, how did views develop or was there a conscious effort to create and/or protect views), and the relevance of views to and from the site today.
- AECOM undertook consultation with the Special Projects Branch at the Municipality of Clarington on August 14, 2018 to verify details of the register as well as any additional, potential resources of which the Municipality might be aware.
- AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations.

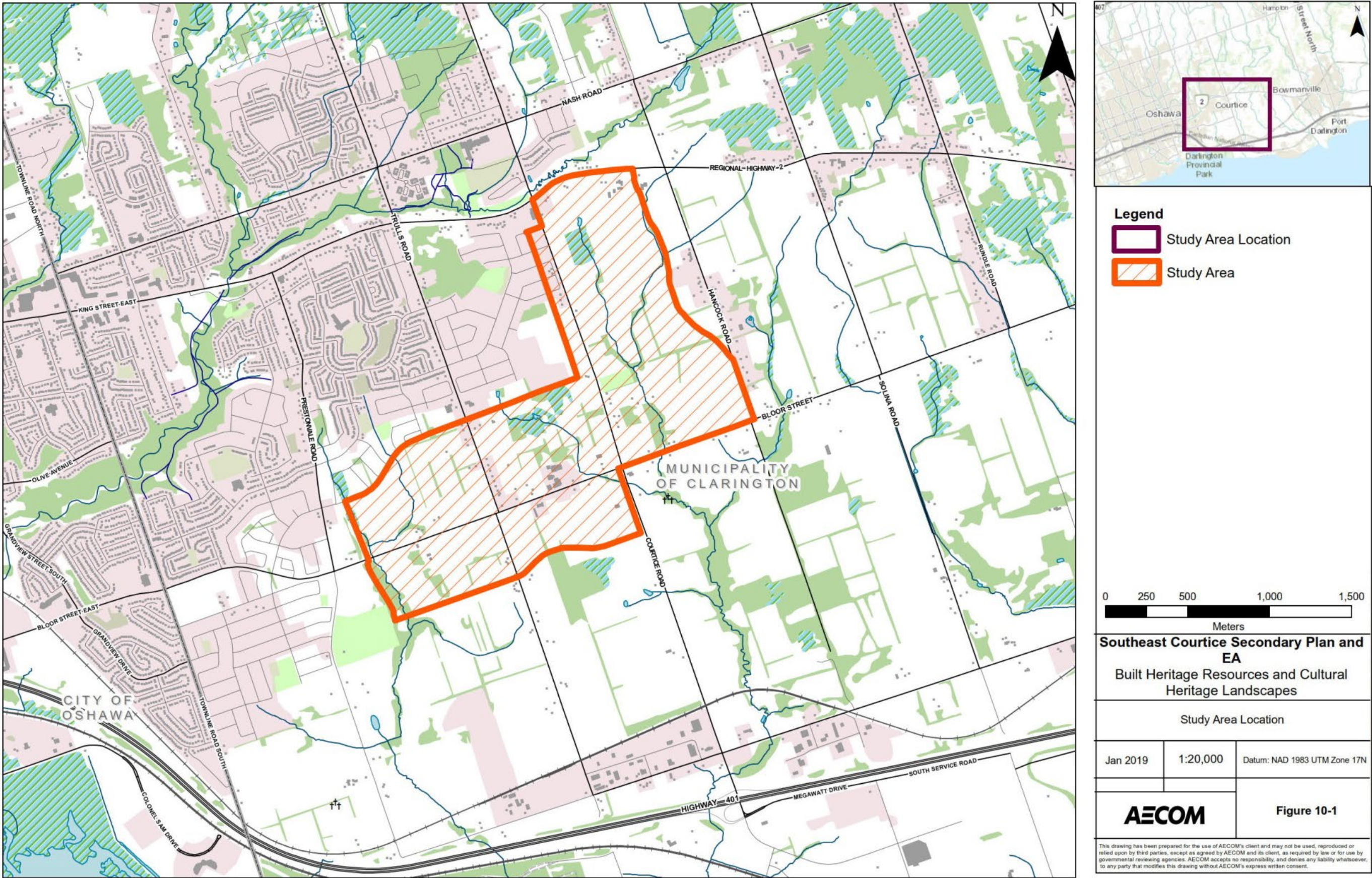
Preliminary evaluation of the properties and landscapes found to have potential heritage value has been summarized in Section 7, along with tombstone data, description and information regarding their Heritage recognition or status.

Designated properties is a term used for properties that have been designated by municipal by-law under Part IV of the Ontario Heritage Act for their cultural heritage value.

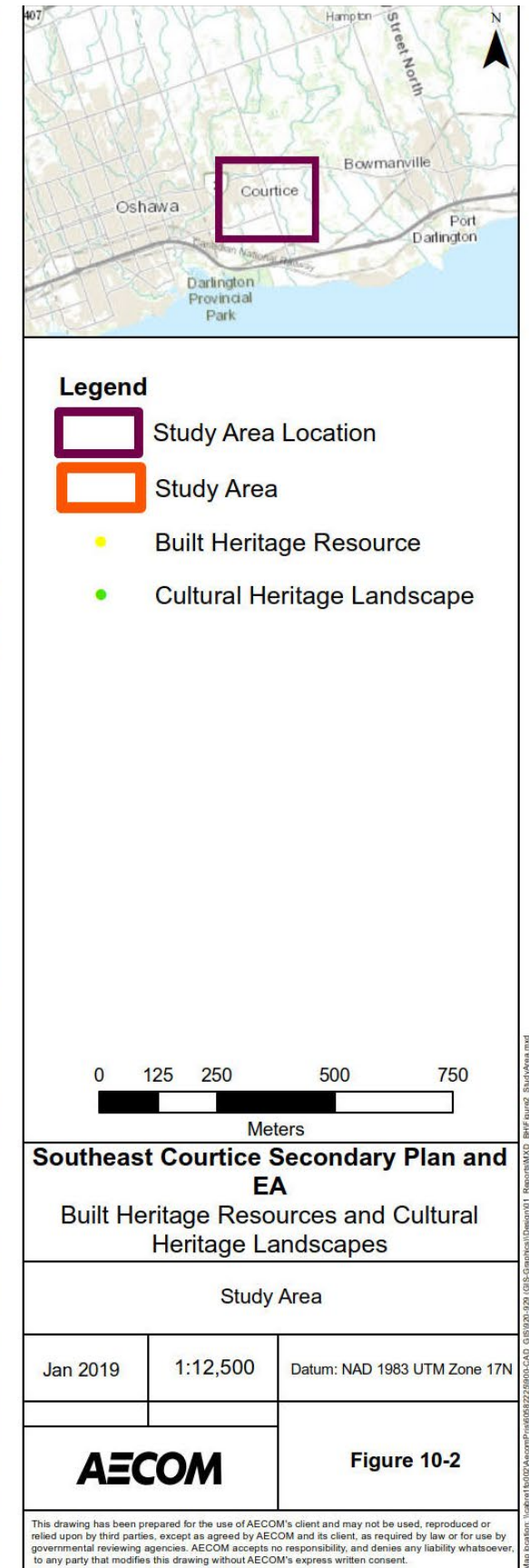
Following the heritage nomenclature used by the Municipality, Primary properties refer to those that were the best examples of a particular style of architecture within the Municipality of Clarington. Secondary properties refer to those that were constructed with a vernacular interpretation of a particular style of architecture.

Similarly, Heritage merit buildings are those buildings that retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington.

Figure I-1: Location of the Southeast Courtice Secondary Plan Study Area



This aerial map illustrates the proposed Bloor-Hwy 7 Corridor Transit Station Area, outlined in orange. The area is bounded by Trill Road to the north, Prestonvale Road to the west, Courice Road to the south, and Hancock Road to the east. Major roads shown include Trill Road, Prestonvale Road, Courice Road, Bloor Street, Hancock Road, and Solina Road. Regional Highway 2 is also visible. The map includes labels for various transit stations: BHR1, BHR2, BHR3, BHR4, BHR5, BHR6, BHR7, CHL1, CHL2, and CHL3. The area is primarily composed of agricultural fields and some residential development.



The Municipal Register is a list of properties that have either been designated under the Ontario Heritage Act or those that are not designated but have been recognized by municipal Council as having cultural heritage value or potential cultural heritage value.

The *Standards and Guidelines for Conservation of Provincial Heritage Properties* defines built heritage resources as the following:

...one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, earthworks, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers.

The Standards and Guidelines for Conservation of Provincial Heritage Properties defines built heritage landscapes as the following:

... a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.

I.2.2 Applicable Processes and Requirements

The subsections below include a brief description of the applicable legislation and guidance documents that are applicable to the resources identified on the by AECOM during its August 2018 field review and properties included on the Municipality of Clarington’s Heritage Inventory:

The Ontario Heritage Act RSO 1990, Part IV, 29 (1)(a), hereafter OHA, states that:

The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if, (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria.

The Municipality of Clarington Official Plan (June 2018 2010), 8.3.1 Policies states that:

In achieving its cultural heritage objectives, the Municipality shall:

- Promote public awareness and appreciation of cultural heritage resources;
- Encourage the private sector to support the conservation of cultural heritage resources;
- Support and promote the Clarington Museums and Archives;
- Restore, rehabilitate, enhance and maintain Municipally owned cultural heritage resources;

- Encourage the reuse of architectural features;
- Document the features of cultural heritage resources in the event that demolition is inevitable;
- Consider in co-operation with the development industry, the preservation of heritage buildings by incorporating the buildings into new developments;
- Enhance the streetscape components in cultural heritage resource areas, such as signage, street furniture, and lighting; and,
- Consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.

Following the policies articulated within the Official Plan, recommendations pertaining to the preservation of heritage resources and character will follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010) and the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007).

Provincial Policy Statement 2014 States that:

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

I.3 Existing Conditions

The Southeast Courtice Secondary Plan Study Area is found in what is primarily an agricultural area with residential properties scattered throughout the Study Area. The northwest corner of the Study Area, west of Courtice Road, contains a newly developed mid-density subdivision, with some commercial properties. Several churches and industrial and commercial properties are also located within the Study Area. The Study Area is bounded to the north by Durham Highway 2 and Hancock Road to the east, while the western boundary is located east of Prestonvale Road and the southern boundary is just south of Bloor Street. The Study Area is located within both the Robinson Creek and Tooley Creek Watersheds.

I.3.1 Historical Overview

The Study Area is located within the municipal boundaries of Clarington, a lower-tier municipality in the Regional Municipality of Durham, Ontario. Prior to the incorporation of the current municipality, the Study Area was located within the Townships of Darlington and Courtice, in Durham County.

I.3.1.1 Durham County

Durham County was originally surveyed in 1792 and was named after the English County of Durham and City of Durham. It was composed of the Townships of Cartwright, Manvers, Cavan, Darlington, Clarke and Hope, and portions of what is now Peterborough County. From 1850 until its dissolution, Durham County was administratively united with Northumberland County as the United Counties of Northumberland and Durham. Durham County merged with Ontario County to the west to become the Regional Municipality of Durham in (1974).¹

I.3.1.2 Township of Darlington

One of the original front townships of Durham County, the first settlers arrived in Darlington Township in 1794. On October 2nd of that year, John Burk, John Trull, and Roger Conat arrived with their families from the United States. Enticed by the free land grants of Upper Canada, the three families built the first permanent dwellings along the shore of Lake Ontario near Barber's Creek at what is now Port Darlington.² The first sawmill was constructed in the township in 1805, and John Burk constructed a mill on Barber's Creek the following year. A community began to form around Burke's mill, and adopted the name of *Darlington Mills*.³ Burk's mill passed through several owners before being purchased by Charles Bowman around 1824, and the village was renamed to the *Bowmanville*. A post office was established in the Township in 1829, although the poor condition of the Danforth Road from Toronto made mail delivery in the area difficult. The village developed slowly through the 1830s, and by 1841 consisted of a large hotel, two or three stores, a blacksmith, cabinetmaker and several residences.⁴

Bowmanville became an independent village in 1852 and was incorporated as a town in 1857. The town became the economic centre of the township during the 19th and 20th centuries, with companies such as the Goodyear Rubber Company and the Dominion Organ Company operating large manufacturing facilities. The remainder of the township was primarily agricultural land, with some suburban development occurring after the Second World War. In 1974, the Township of Darlington merged with the Town of Bowmanville and Township of Clarke to become the Town of Newcastle, which was in turn renamed as the Municipality of Clarington in 1994.⁵

-
1. Central Lake Ontario Conservation Authority (CLOCA). *Conservation Area Management: Bowmanville/Westside Marshes Conservation Area. Historical Overview*. <http://www.cloca.com/resources/BowmanvilleWestside%20Marshes%20Conservation%20Area%20Management%20Plan.pdf>. Accessed 2015.
 2. J. T. Coleman. *History of Bowmanville and Vicinity*. Bowmanville: West Durham Steam Printing and Publishing House, 1875. p. 3
 3. Coleman. *Op cit.* p. 7
 4. Coleman. *Op cit.* p. 16
 5. Gerald J Stortz. "Bowmanville". *The Canadian Encyclopedia*. Historica Canada. Article published November 19, 2009; last modified July 29, 2016. <https://www.thecanadianencyclopedia.ca/en/article/bowmanville>. Accessed August 2018.

I.3.1.3 Courtice

Thomas Courtice arrived in Upper Canada from England in 1831, settling west of Bowmanville. His brothers Christopher and James arrived two years later in 1833. The Courtice brothers cleared much of the land in the area and erected the first log school house and church for the small community of Ebenezer.⁶ The 1878 map of Darlington Township published by H. Beldon and Company shows a large number of lots in the area owned by the members of the Courtice family. Prior to their arrival, the community was known as Short's Corners; its namesake was George Short who operated a blacksmith shop on the southwest corner of what are now Courtice Road and Highway 2. The Short and Courtice families became closely connected through their business associations; James Courtice ran a wagon shop and George Short supplied iron tires for wagon wheels and other metal parts. In 1874 the Courtice family moved the wagon shop north from its original location at Ebenezer to Short's Corners so the wheels did not have to be transported as far. James's son W.R. Courtice kept the wagon shop in operation for over 50 years at this location. Highway 2 was paved in the early 1920s, and in 1921 Roy W. Nichols opened a garage and gas station on the site of Short's blacksmith shop. Nicholls later expanded his business into a car dealership which remains in operation today on the same corner.⁷ Many historic buildings which made up the original Short's Corners settlement were demolished in 1988 when Highway 2 was widened to four lanes.⁸ A rural settlement for most of its existence, suburban residential development occurred during the late 20th and continues in the early 21st century.

I.4 Opportunities / Constraints & Related KPIs

I.4.1 Heritage Recognition: Properties of Significance or Interest

I.4.1.1 Existing Municipal Heritage Properties

The Municipality of Clarington has identified three properties of heritage interest within the Study Area and two properties of heritage interest adjacent to the Study Area. The following are Primary, Secondary or Listed Properties in the Study Area.

-
6. "History of John Courtice Family: Early Settlers of South Darlington Hold Family Reunion at Port Perry". The Canadian Statesman, July 24th, 1952. http://images.ourontario.ca/Partners/ClaPL/CLaPL002714784pf_0009.pdf. Accessed August 2018.
 7. Elsie Carruthers-Lunney. "Historical Sketches of Durham County: History of Courtice and Ebenezer Goes Back to Early Pioneer Days When Travel Was By Stage Coach". The Canadian Statesman, December 13, 1951. http://images.ourontario.ca/Partners/ClaPL/CLaPL002714752pf_0015.pdf. Accessed August 2018.
 8. Joseph Bogdan Associates Ltd. Courtice Main Street Master Development Plan Report. Toronto: Joseph Bogdan Associates Ltd. 2010. <http://www.claringtonopreview.ca/documents/courtice-main/19Final-pdf-Master-Development-Plan-Courtice-Complete.pdf>. Accessed August 2018.

Table I-1: Existing Heritage Properties

Identifier	Resource	Address	Status	By-Law #	Figure #
CHL 1	--	1805 & 1811 Highway 2	Secondary Resource	N/A	10-1
CHL 2	Lower Alsworth House	1738 Bloor Street	Primary Resource, on Municipal Register	N/A	10-4
CHL 3	Ebenezer United Church	1669 Courtice Road	Primary Resource (Adjacent to Study Area)	N/A	10-4
BHR 1	--	2840 Hancock Road	Secondary Resource (Adjacent to Study Area)	N/A	10-3
BHR 2	--	2149 Courtice Road	Secondary Resource	N/A	10-4

I.4.1.2 Evaluations in Progress

In March 2018, the Clarington Heritage Committee passed a resolution to update the Heritage Inventory for properties in the vicinity of the Study Area.

‘Candidate’ means that they are properties that the Heritage Committee considers to have potential heritage value but haven’t yet been fully evaluated. The following resources are considered ‘Candidate’ resources by the Clarington Heritage Committee.

Table I-2: Evaluations in Progress

Identifier	Resource	Address	Status	By-Law #	Figure #
BHR 3	--	1798 Highway 2	Candidate (Adjacent to Study Area)	N/A	10-3
BHR 4	--	1593 Bloor Street	Candidate	N/A	10-5
BHR 5	--	1604 Bloor Street	Candidate	N/A	10-5
BHR 6	--	1678 Bloor Street	Candidate	N/A	10-5

I.4.1.3 Other Identified Resources

One additional built heritage resource was identified during the field review on August 29, 2018.

Table I-3: Other Identified Resources

Identifier	Resource	Address	Status	By-Law #	Figure #
BHR 7	--	2433 Courtice Road	Potential	N/A	10-3

Figure I-3: Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area

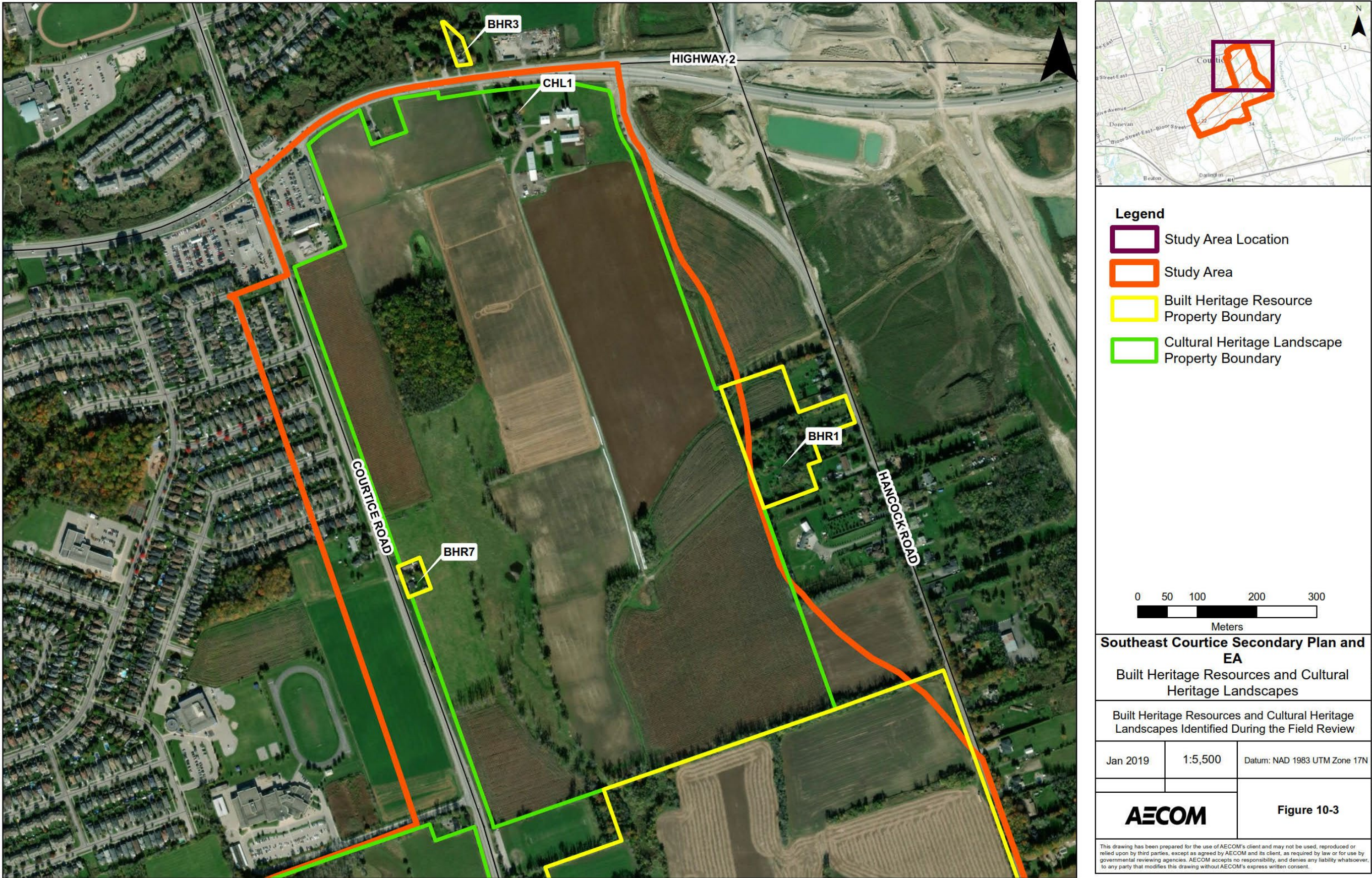


Figure I-4: Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area

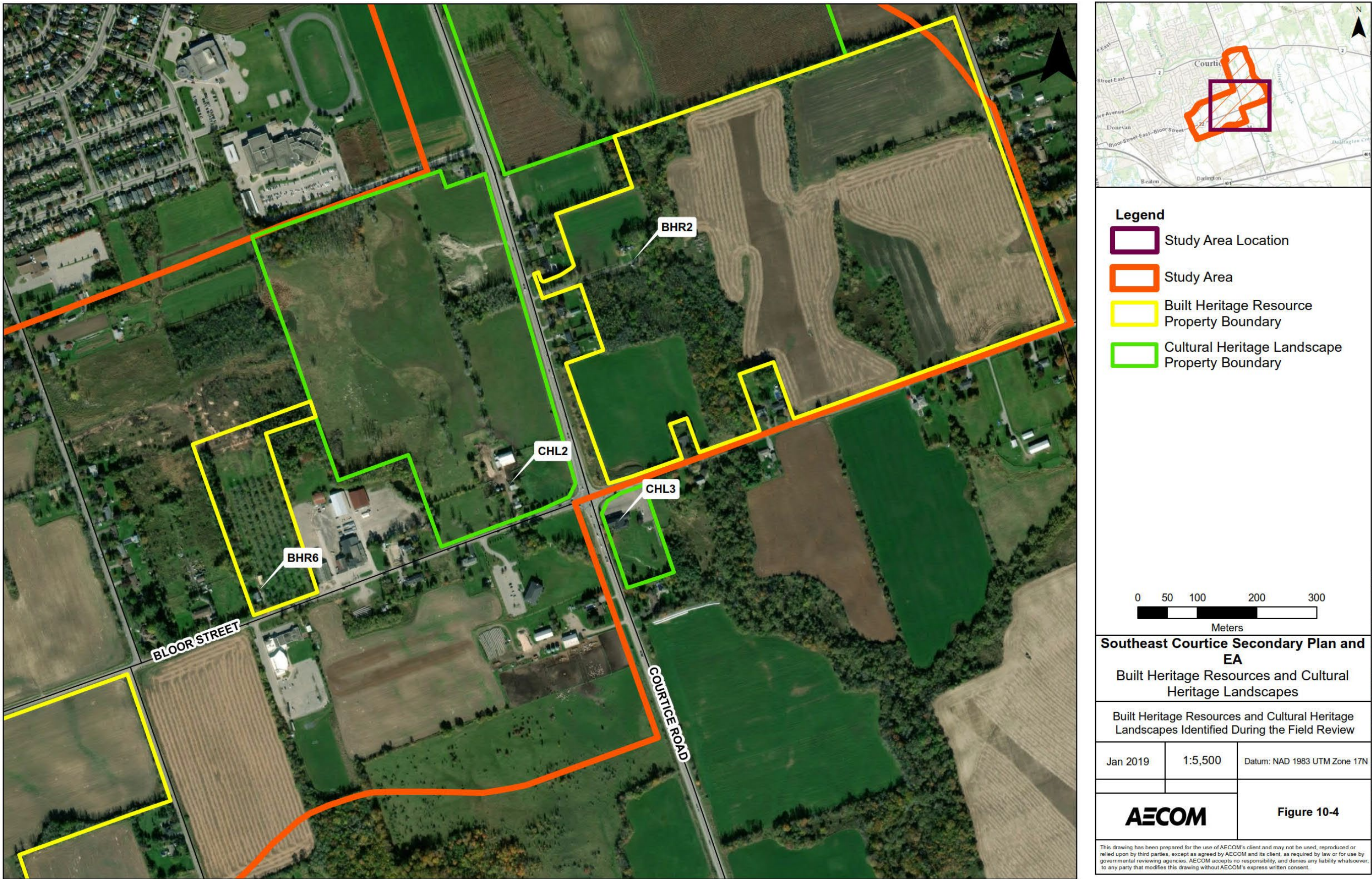


Figure I-5: Built Heritage Resources and Cultural Heritage Landscapes identified in the Southeast Courtice Secondary Plan Study Area



An aerial photograph of a residential neighborhood with several streets. Overlaid on the map are three colored lines: a thick orange line forming a large irregular boundary, a green line forming a smaller boundary within the orange one, and a yellow line forming a third boundary. Labels with leader lines point to specific features: 'BHR3' points to a yellow-outlined polygon at the top; 'CHL1' points to a location on the green line at the top; 'BHR1' points to a yellow-outlined polygon on the right; 'BHR7' points to a yellow-outlined polygon on the green line in the lower-left; and 'COURTICE ROAD' points to the green line. A label 'REGIONAL HIGHWAY 2' is positioned near the top left, and 'HANCOCK ROAD' is on the right side. Street names visible include 'Christopher', 'Alsworth', 'C. Courtice', 'Jr.', 'Wm. Courtice', 'Cleverdon', 'Hancock', and 'The Tellur'. A north arrow is in the top right corner.



Figure I-7: Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1861 Tremain Map of Durham County

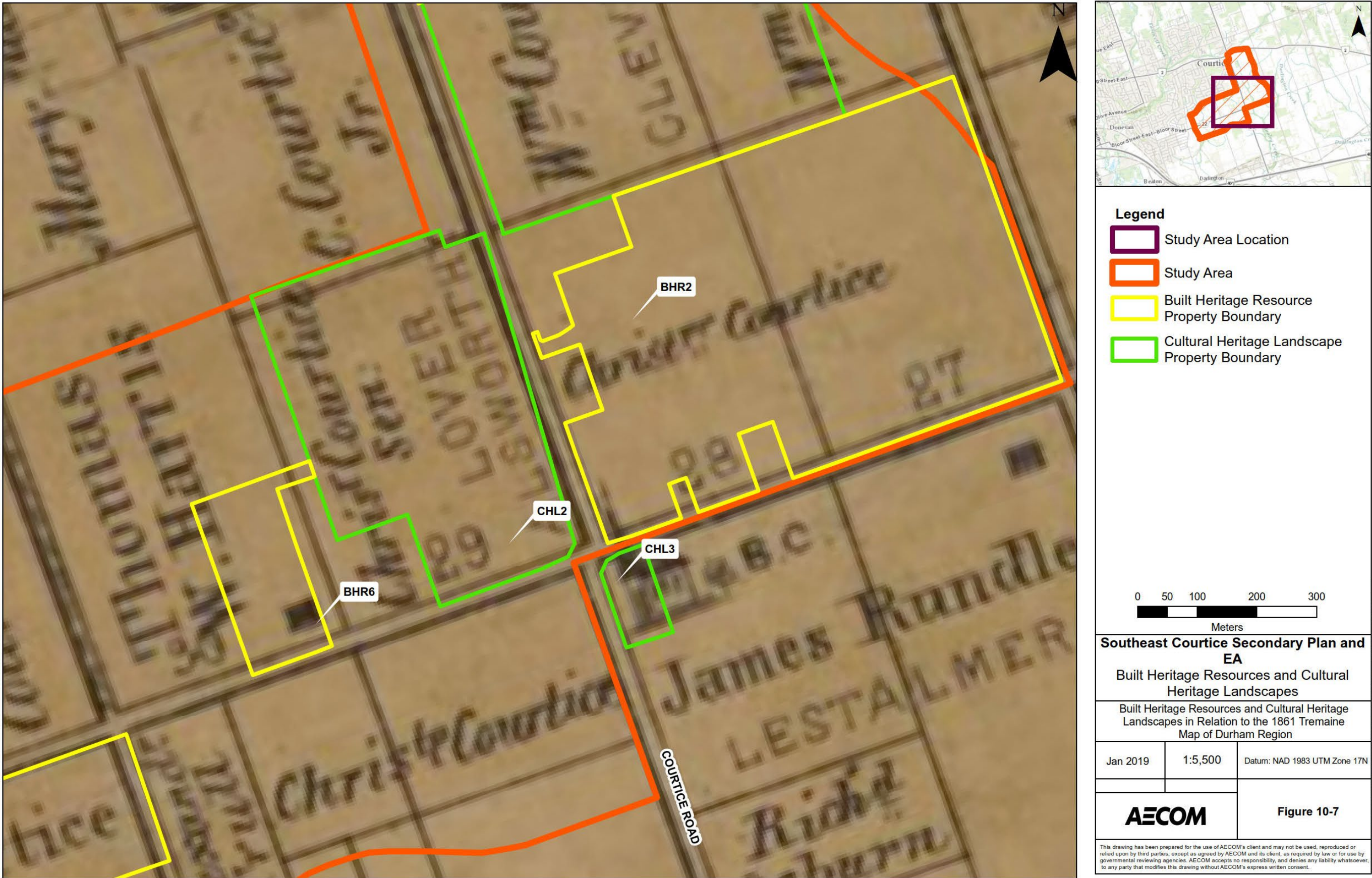


Figure I-8: Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1861 Tremaine Map of Durham County

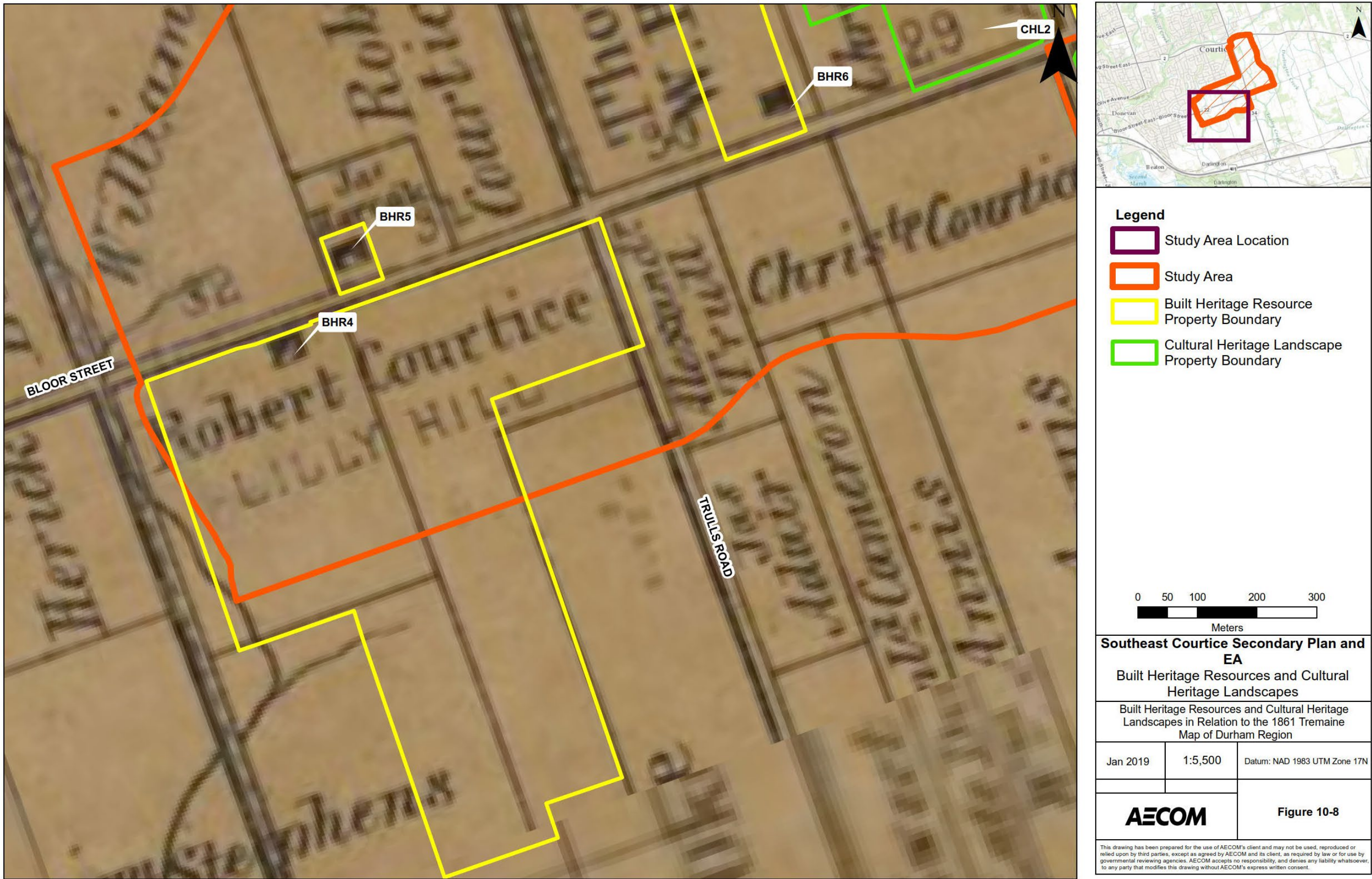


Figure I-9: Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township



Figure I-10: Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township



Figure I-11: Built Heritage Resources and Cultural Heritage Landscapes in relation to the 1878 Map of Darlington Township



Figure I-12: CHL 1 in relation to the Study Area



Figure I-13: CHL 2 In relation to the Study Area

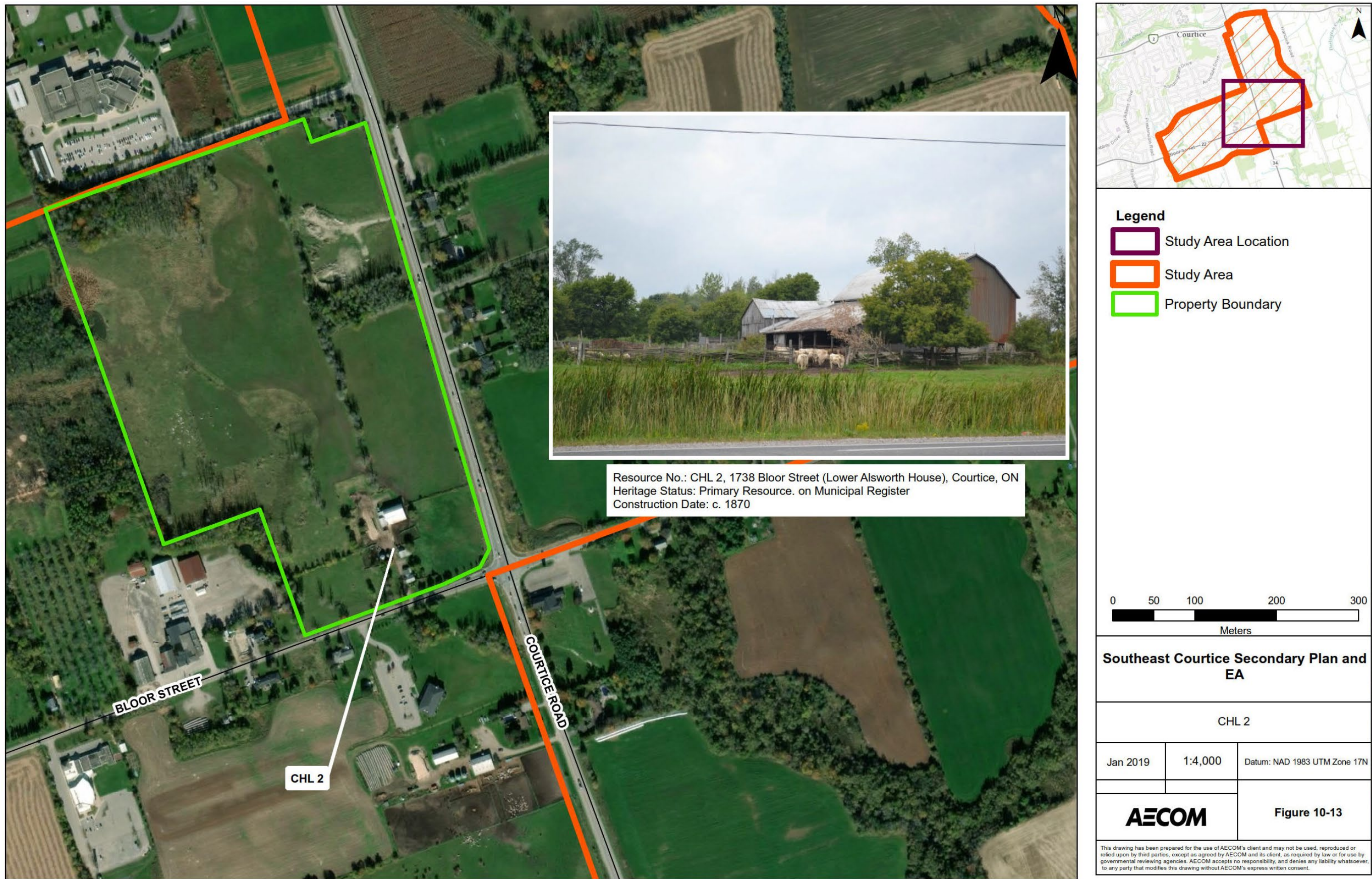


Figure I-14: CHL 3 in relation to the Study Area



Figure I-15: BHR 1 in relation to the Study Area



Figure I-16: BHR 2 in relation to the Study Area



Figure I-17: BHR 3 in relation to the Study Area



Figure I-18: BHR 4 in relation to the Study Area

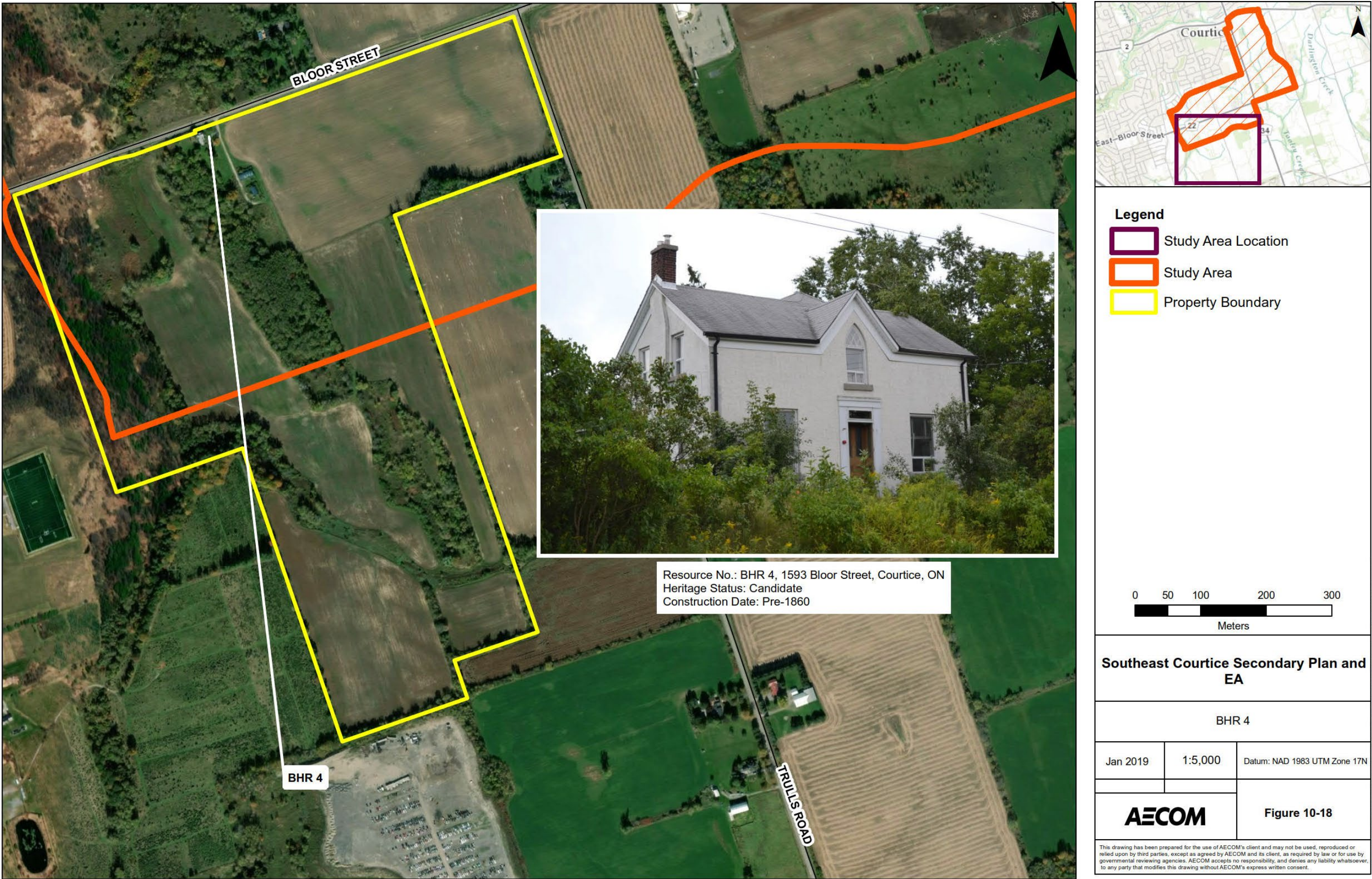


Figure I-19: BHR 5 in relation to the Study Area



Figure I-20: BHR 6 in relation to the Study Area

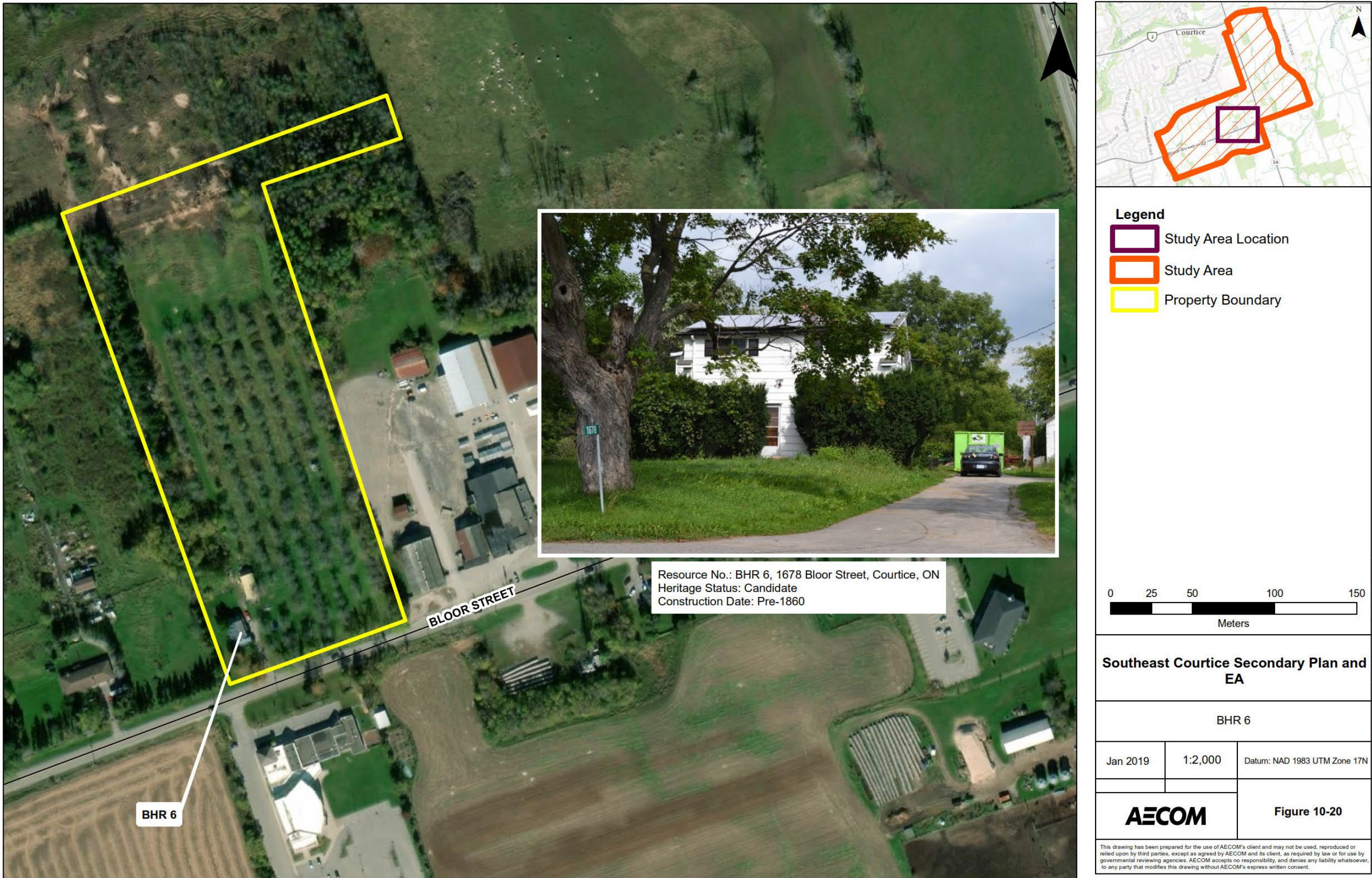


Figure I-21: BHR 7 in relation to the Study Area



I.5 Recommendations

In total, three CHLs and seven BHRs were identified as part of the BHCHL for the SECSP. This includes two secondary resources, one primary and three candidate resources that are located within the Study Area, one primary resource, one secondary resource and one candidate resources that are located adjacent to the study area, these resources were identified as having heritage value by the Municipality of Clarington. Additionally, AECOM identified one property with potential heritage value as part of the August 2018 field review.

The Town of Newcastle Local Architectural Conservation Advisory Committee completed a *Heritage Building Inventory* form for the Ebenezer United Church at 1669 Courtice Road (CHL 3) in 1985. The document provides a brief architectural description and a historical summary, but the property has not been evaluated against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) and *Ontario Regulation 10/06 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06).

Similarly, Lower Alsworth House at 1738 Bloor Street (CHL 2) was evaluated by the Clarington Heritage Committee using a Building Evaluation System Score Sheet, but the property has not been evaluated against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) and *Ontario Regulation 10/06 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06).

AECOM recommends that the cultural heritage value or interest of the seven built heritage resources and three cultural heritage landscapes will be assessed in a Cultural Heritage Evaluation Report (CHER) will evaluate the resources against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) and *Ontario Regulation 10/06 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06).

During the development of the SESCO, a priority will be to mitigate the possibility of damage to or functional interference with potential heritage resources in the Study Area. Mitigation for impacts on such resources will be determined on a case by case basis following best industry practices.

Attachment I : Built Heritage Resource and Cultural Heritage Landscape Inventory

Table I-4: Built Heritage Resource Inventory Form – CHL 1


Location	1805 and 1811 Highway 2
Resource Category	Residential
Current Use	Residential
Construction Period	Between 1861 and 1878
Structural Material	Unknown
Cladding	Brick
Roof Type/Material	Cross garble roof with asphalt shingles
Description	The structure is a 1 ½ storey house with a 3-bay symmetrical façade. A small, steep roof dormer is flanked on either side by larger roof dormers. The window openings appear unchanged and have gently rounded heads. The porch on the main façade appears to be modern. The structure is listed as a Secondary Resource on the Municipal Heritage Register. There are a total of six barns and outbuildings on the property; the age of these structures is unknown.
Image	

Table I-5: Built Heritage Resource Inventory Form – CHL 2


Location	1738 Bloor Street (Lower Alsworth House)
Resource Category	Residential
Current Use	Residential
Construction Period	c. 1870
Structural Material	Brick and fieldstone
Cladding	Brick and fieldstone
Roof Type/Material	End gable with metal roof
Description	The structure consists of a 1 ½ storey polychromatic brick house in the classical style. The house has low-pitched end gable roof with return eaves and an end chimney in the east gable. The façade has a 3-bay symmetrical façade and steep front gable above the main entrance; the gable is decorated with elaborate bargeboard. The windows appear to be replacements, but the openings are unchanged. Buff brick ornamentation is used around the windows to imitate stone quoins. A fieldstone kitchen wing is located on the north side of the building. A large barn and several outbuildings are also located on the property. The Lower Alsworth House is considered a Primary Resource and is listed on the Municipal Register.
Image	

Table I-6: Built Heritage Resource Inventory Form – CHL 3


Location	1669 Courtice Road (Ebenezer United Church and cemetery)
Resource Category	Church
Current Use	Church
Construction Period	1866
Structural Material	Brick
Cladding	Brick
Roof Type/Material	End gable roof / asphalt
Description	The Ebenezer United Church is a fine example of a rural church influenced by the Greek Revival and Italianate Styles. The red brick building has a low-pitched gable roof with return eaves supported by double brackets. The round-headed windows are topped with buff brick voussoirs. The church was enlarged in the late 19 th century; a sympathetic addition was constructed on the east side of the structure.
Image	

Table I-7: Built Heritage Resource Inventory Form – BHR 1


Location	2840 Hancock Road
Resource Category	Residential
Current Use	Residential
Construction Period	Between 1861 and 1878
Structural Material	Unknown
Cladding	Unknown
Roof Type/Material	Unknown
Description	2848 Hancock Road is identified as a Secondary Resource on Clarington's Heritage Inventory List; the property however, is not visible from the public right-of-way. No information regarding the architectural style was available at the time of the field review.
Image	

Table I-8: Built Heritage Resource Inventory Form – BHR 2


Location	2149 Courtice Road
Resource Category	Residential
Current Use	Residential
Construction Period	Between 1861 and 1878
Structural Material	Unknown
Cladding	Brick
Roof Type/Material	Intersecting jerkinhead roof and a side gable roof with asphalt shingles
Description	The house was not clearly visible from the public right-of-way. Based on aerial photos the house consists of three distinct sections: a 1 ½ storey house with a rectangular plan and a dormer on the south façade, a 1 ½ storey tail with dormers on the north and south facades and a modern addition with a flat roof on the north side of the structure.
Image	

Table I-9: Built Heritage Resource Inventory Form – BHR 3

Location	1798 Highway 2
Resource Category	Residential
Current Use	Residential
Construction Period	Between 1878 and 1930
Structural Material	Unknown
Cladding	Brick
Roof Type/Material	Intersecting gable roof with dormers on the west, south and east façades with asphalt shingles. North addition has a hipped roof with asphalt shingles.
Description	The 2-storey house has an L-shaped plan with an addition on the south (main) and north façade of the structure. The addition on the south side covers the majority of the façade, as a result, the configuration of the façade is unknown. Elaborate segmental arched window openings with polychromatic brick hood moldings are visible on the west façade as is a double string course of pressed brick. The structure was identified as a Candidate Resource by the Municipality of Clarington.
Image	

Table I-10: Built Heritage Resource Inventory Form – BHR 4


Location	1593 Bloor Street
Resource Category	Residential
Current Use	Residential
Construction Period	Pre-1860
Structural Material	Unknown
Cladding	Stucco
Roof Type/Material	End gable roof with steep front gable above the main entrance / asphalt shingles.
Description	Ontario Farmhouse characterized by its symmetrical façade and steep front gable above the main entrance. The house features a 3-bay façade with a double lancet window in the gable. The windows on the main floor are replacement; however, the stone lintels are extant. The structure was identified as a Candidate Resource by the Municipality of Clarington.
Image	

Table I-11: Built Heritage Resource Inventory Form – BHR 5


Location	1604 Bloor Street
Resource Category	Residential
Current Use	Residential
Construction Period	Pre-1860
Structural Material	Unknown
Cladding	Unknown
Roof Type/Material	End gable roof with asphalt shingles.
Description	1604 Bloor Street was not clearly visible from the public right-of-way. The house appears to consists of a 1 ½ storey structure with a 3-bay façade with a hipped porch on the main façade. The structure was identified as a Candidate Resource by the Municipality of Clarington.
Image	

Table I-12: Built Heritage Resource Inventory Form – BHR 6



Location	1678 Bloor Street
Resource Category	Residential
Current Use	Residential
Construction Period	Pre-1860
Structural Material	Unknown
Cladding	Vinyl siding
Roof Type/Material	Heavily modified side gable roof with asphalt shingles.
Description	The house consists of a 1 ½ story structure with an addition on the north side of the house. The façade has been heavily altered, as a result, no information could be gathered about its style or defining architectural details. The structure was identified as a Candidate Resource by the Municipality of Clarington.
Image	

Table I-13: Built Heritage Resource Inventory Form – BHR 7

Location	2433 Courtice Road
Resource Category	Residential
Current Use	Residential
Construction Period	Between 1861 and 1878
Structural Material	Unknown
Cladding	Bric.
Roof Type/Material	Side gable roof with asphalt shingles
Description	1 ½ story house with a small 1-story addition on the north side of the structure. The house has a symmetrical 3-bay façade with an end chimney in the north gable end. The windows have been replaced but the openings appear unchanged and are topped with a simple jack arch. The main entrance is accentuated by a wooden surround with engaged pilasters.
Image	

Attachment II : Bibliography

Carruthers-Lunney, E.:

"Historical Sketches of Durham County: History of Courtice and Ebenezer Goes Back to Early Pioneer Days When Travel Was By Stage Coach". *The Canadian Statesman*, December 13, 1951.

http://images.ourontario.ca/Partners/ClaPL/CLaPL002714752pf_0015.pdf. Accessed August 2018.

Central Lake Ontario Conservation Authority (CLOCA):

Conservation Area Management: Bowmanville/Westside Marshes Conservation Area. Historical Overview.

<http://www.cloca.com/resources/BowmanvilleWestside%20Marshes%20Conservation%20Area%20Mangement%20Plan.pdf>. Accessed 2015.

Coleman, J.T.:

History of the Early Settlement of Bowmanville and Vicinity. Bowmanville: West Durham Steam Printing and Publishing House, 1875.

H. Beldon & Company. 1878:

Illustrated Historical Atlas of Northumberland and Durham Counties. Toronto.

Joseph Bogdan Associates Ltd.:

Courtice Main Street Master Development Plan Report. Toronto: Joseph Bogdan Associates Ltd. 2010. <http://www.claringtonopreview.ca/documents/courtice-main/19Final-pdf-Master-Development-Plan-Courtice-Complete.pdf>. Accessed August 2018.

Stortz, G.J.:

"Bowmanville". In *The Canadian Encyclopedia*. Historica Canada. Article published November 19, 2009; last modified July 29, 2016.

<https://www.thecanadianencyclopedia.ca/en/article/bowmanville>. Accessed August 2018.

The Canadian Statesman:

"History of John Courtice Family: Early Settlers of South Darlington Hold Family Reunion at Port Perry". July 24th, 1952.

http://images.ourontario.ca/Partners/ClaPL/CLaPL002714784pf_0009.pdf. Accessed August 2018.