



Seneca College - King Campus Heritage Report



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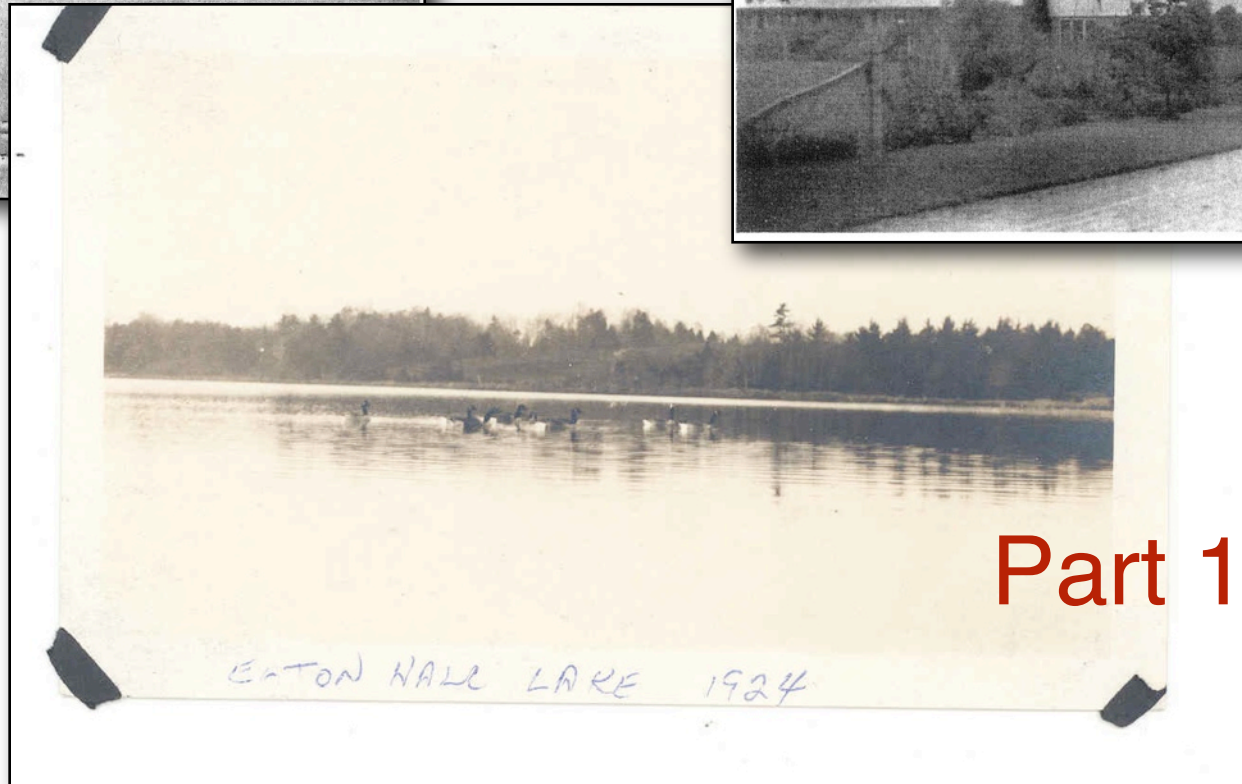
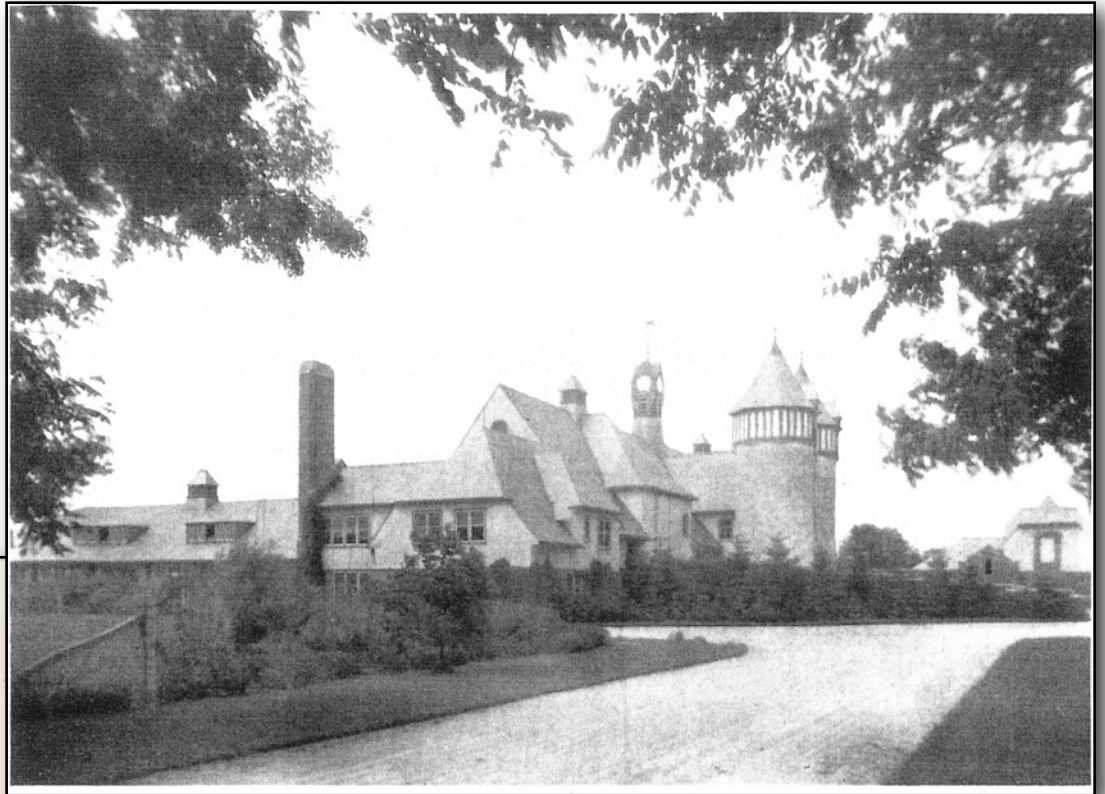
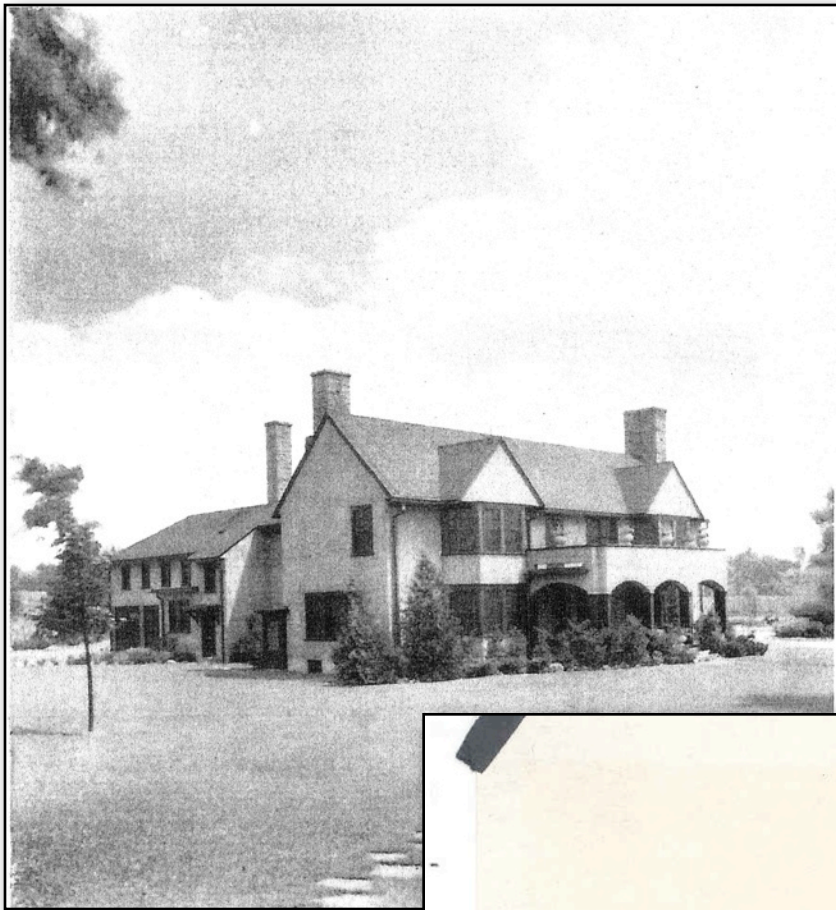


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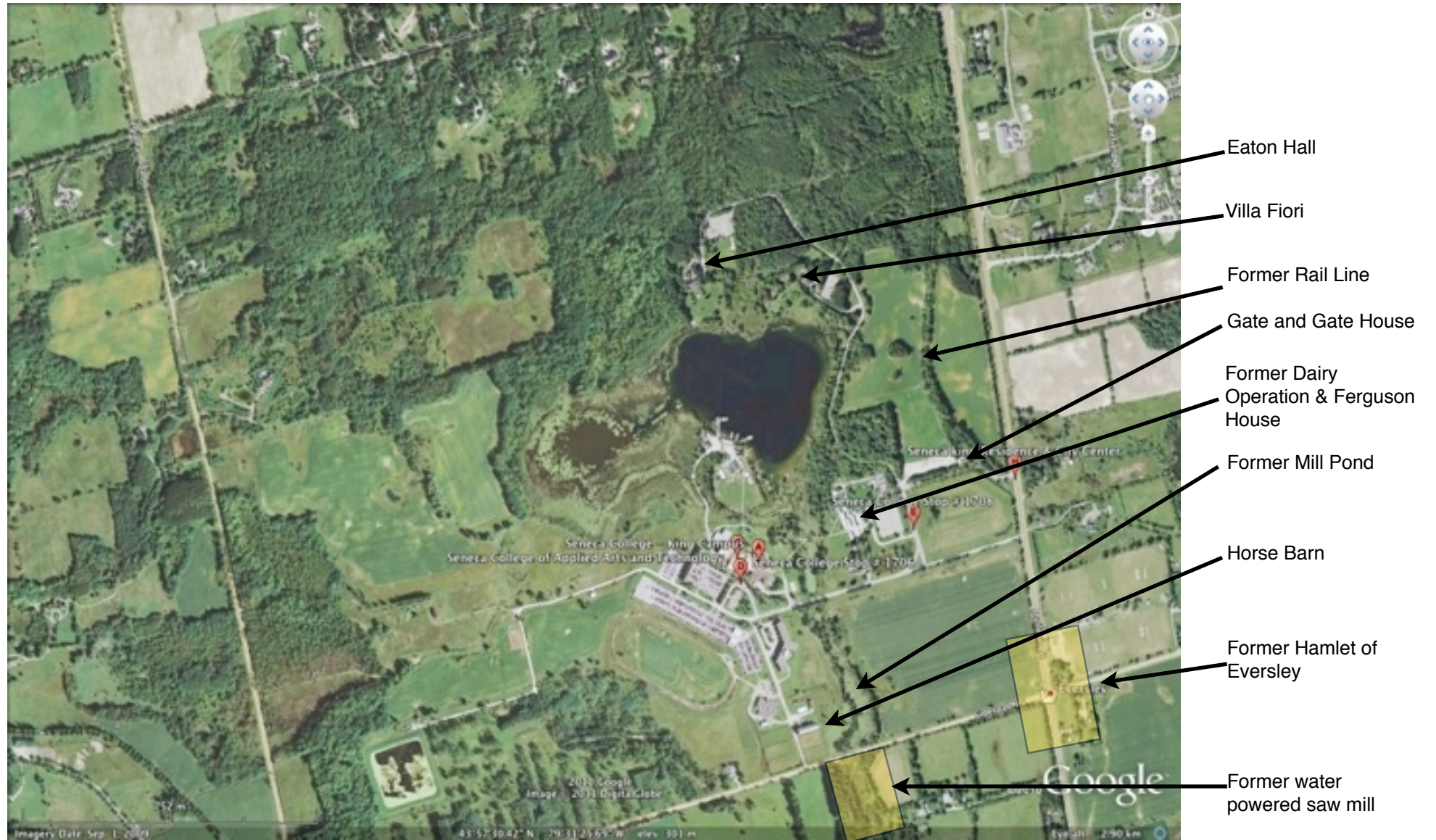
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Part 1 - History

Site Map

Heritage asset locations



1.0 Outline History

Seneca Campus, Eaton Estate, Ferguson Farms, Crown Grants, Native occupation

Pre 1800

The site is located at the south side of the Oak Ridges Moraine and includes a kettle lake, a residual depression resulting from the retreat of the last ice age.

Signs of native occupation abound in the area and are more widely known in adjacent townships with a few (35) identified in King. This is not because there was little settlement but as there has been less archaeology work in King (lack of development until recently) than elsewhere.

An Archaeology Report was prepared for the site by the Toronto and Region Conservation Authority in October 2009. It was a stage one review of the area and it identifies the area around Lake Seneca as an area of high probability for archaeological remains of native occupation to exist.

To the east of the site a system of rivers and streams was a significant canoe route between Lake Ontario and Lake Simcoe with a major portage required around what is called the Carrying Place.

The native nations who occupied the area shifted in time and their history is complex. They included the Huron and Neutral Nations. These later moved north. Other Algonquian speaking groups also used the area such as the Anishinaabe who migrated eastward from the east coast, the Ojibway, Mississauga, and Cree.

In the late 18th Century after the American Revolution, the Crown began a series of land purchases and the establishment of specific land reserves for the local Natives.

Such a reserve was created in this area for the Mississaugians in 1783, however this was altered by the Toronto Purchase.

The area was included in the surveying of the Province in the County of York, and defined as King Township.

1800

The lands were surveyed first in 1800 but this continued up to 1859. Lots were laid out on a line / concession grid. There are 12 concessions running west from Yonge Street of 1.25 miles and 7 side-roads running east west. Lots of c. 200 acres were created within this grid.

1810

1820

Thomas Ferguson, part lots 4-5, Con 2. Born In Ayershire Scotland he became a weaver. He emigrated to Canada in 1820 to continue on as a weaver and farmer. In 1820 the property was totally bush land, he cleared the farm, made money as both weaver and farmer and died very comfortable.

1830

The Presbyterian Church began in 1834 as a shared use in a log building constructed as a school house.

1840

Eversley Presbyterian church was constructed in 1843 on land purchased from Joseph Wells on Lot 9 Concession 3. This is still standing. The modest single storey church was constructed of stone rubble in a simple gothic style.

Also in 1843 a new red brick building was constructed for the school, replacing the old log cabin. This school was further replaced by a buff brick school in 1883

In 1847 Jon Ferguson owned lot 10 Concession 3 and on it built a saw mill. The dam for the sawmill created a mill pond out of the swampy depression south of the lake. The Mill pond extended north across the side road and connected to the lake. This depression can still be seen in the landscape.

Thomas Ferguson second son of elder Thomas, bought last parts of lots 12, 13, and 14. con 3. Ferguson left the forest around the lake when he cleared for the farm.

The lake was known as Ferguson Lake, later known as Lady Eaton Lake. All the kids went fishing here on May long weekend. He stocked the lake with carp and felt later he had made a mistake!

1850**1860**

A store was opened in Eversley which included a post office in 1865. This was one of the first Buildings in the Hamlet.



1. Map King Twp 1860

1870

In 1878 Job Wells and his brother James build a very successful cheese factory on the south west corner of lot 10.



2. Part of Miles & Co. York County-King Twp. Map 1878



Main corner at Eversley, 1908



3. Mill Pond c. 1908

1880

The now “old” red brick schoolhouse was replaced by a buff brick school which still survives as a part of a local private junior school / daycare.

1910

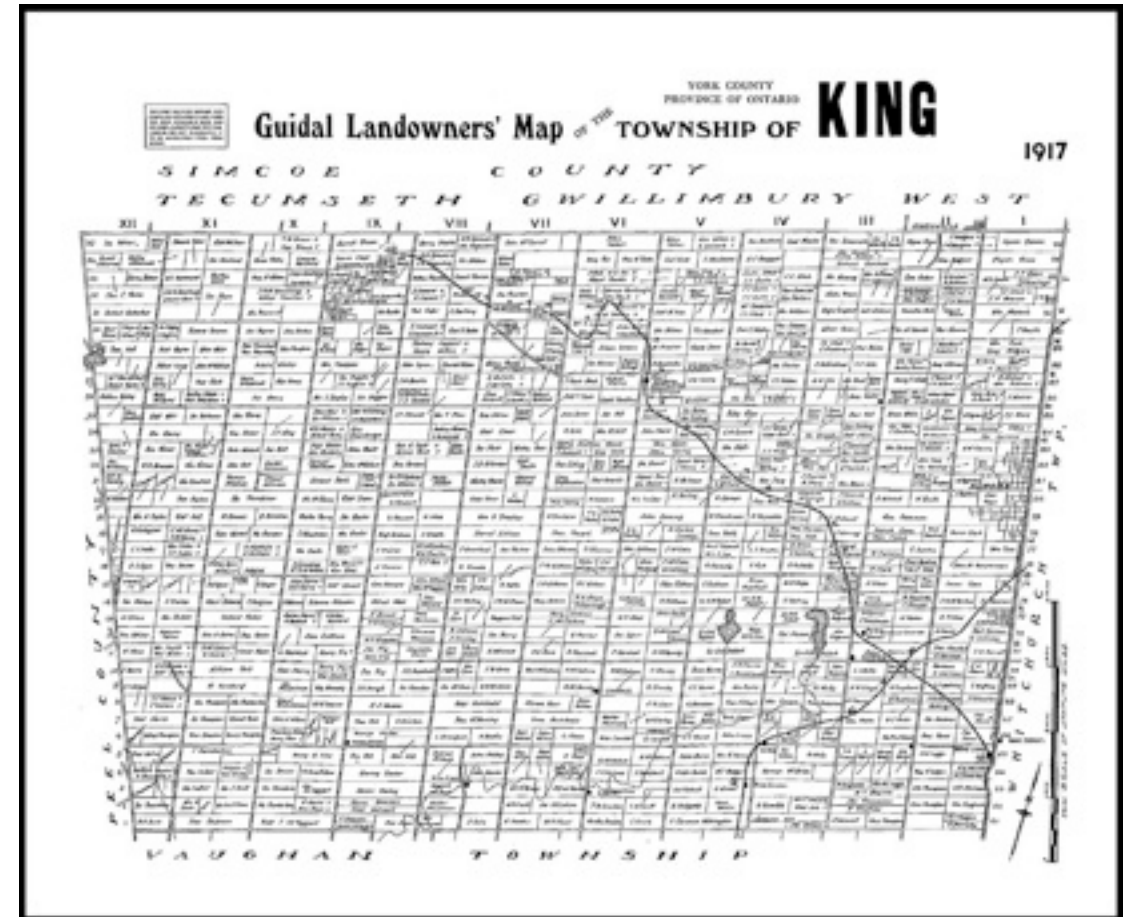
In 1912, Sir Henry Pellatt purchased over 1000 acres extending to and across Keele St. It also included a small kettle lake which he called Mary Lake after his wife. It is still known as Marie Lake.

Pellatt installed a small railway for his guests convenience and this included a small station where the Horse Barn now stands and generally to service the estate. This was connected to the Grand Trunk Railway.

With the encouragement of Sir. Henry Pellatt the Eaton family begin the acquisition of lands that will become the Eaton Estate. The initial purchase is the Ferguson Farm in 1919 and included lots 11 and 12, concession 3.. The assembly continues and the entire lake is included in the acquired lands. It had been called Ferguson Lake, but this was renamed Lake Johnda after their son (John David).



4. Eversley c.1910



5. King Township 1917

1920

The Eaton family completes the assembly of farms to create an estate of c. 696 acres. They use the old Ferguson House as a weekend retreat, and work on the development of the working farm and cattle for a dairy operation.

The estate was very busy with weekend guests, the Hunt, and barbecues. In 1922 Sir John passes away from pneumonia. Lady Flora and a trustee for John David take control which lasts until 1943 when he is old enough to assume control.

In the meantime development of the farm continued with the construction of the farm buildings. This includes a substantial barns for cattle and a dairy operation. Additionally a greenhouse was constructed that produced flowers for the Eaton's Store and significantly the large horse stables serving Lady Eaton's interests. The stables included 12 standing stalls and 10 box stalls, with extensive paddock space adjacent.

Lady Eaton was very active in the Hunt Club and the Hunt would regularly meet on the estate.



7. Jonda Lake (Seneca Lake) c 1924



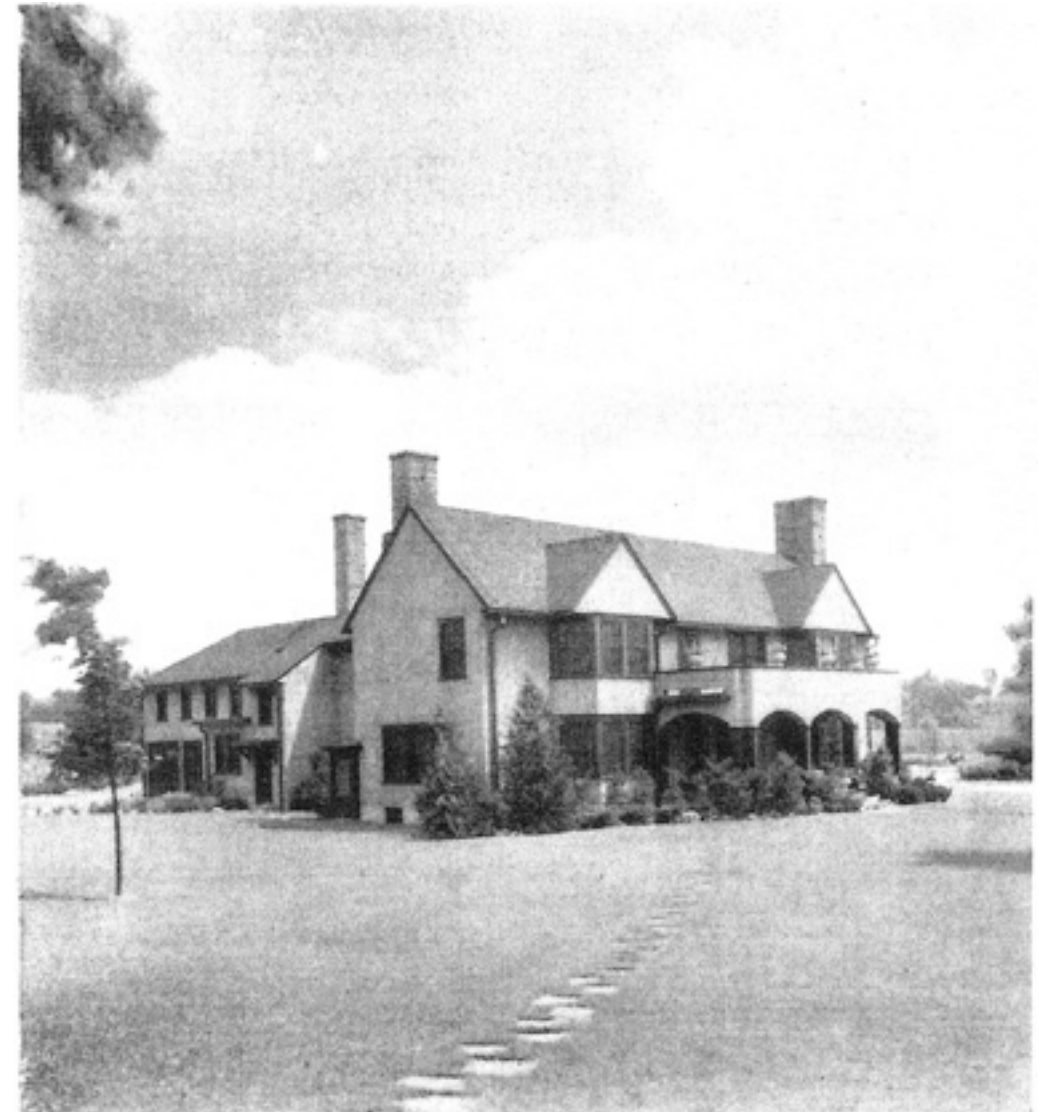
6. Ferguson Family c 1920



8. Eaton dairy farm complex c 1924, Note, a fire destroyed the large barns in the 1969, the foreground buildings still exist.



9. Views of the Farm Complex March 1930, Top view from west, bottom farmyard from east. House and Garden



10. View of Villa Fiori from the south-west, March 1930, House and Garden



11. Schomberg RR. Station c. 1924

This was located approx. opposite the entrance to Seneca College.

1930

The Eaton family commissions a large new house to be designed by Allward and Gouinlock Architects, Eaton Hall. This is sited looking south on the north side of lake Jonda. Design work begins in 1932 and the house was ready for occupancy by 1939, just in time for the outbreak of WW2

It is designed in the Norman Chateau style and is a large house with sufficient rooms that the entire extended family may come and visit for special occasions.

The gatehouse also by Gouinlock was built a few years later.



12. Eaton Hall - current

1940

During the war the family welcomes a group of war children displaced from England by the blitz. The Hall is occupied as a naval infirmary.

Lady Eaton occupies Villa Fiori.

In 1949 Lady Flora makes Eaton Hall her permanent residence and Ardwold in Toronto is sold to be demolished and the lands subdivided for new estate housing.

1950

1960

In April of 1969, the large barn burns. The cattle were donated to the Agricultural College in Guelph. The Eaton's had won over the years 34 breeding records for the development of the Holstein breed.

Lady Eaton relocated in the same year to a house in Forest Hill but the farm continues to operate until 1970

1970

In 1971 after the death of Lady Flora Eaton the estate including Eaton Hall was sold to Seneca College.

In 1971 Villa Fiori with its picturesque setting was the home of a Seneca Visual Arts Programme. This was cancelled in 1983. With the addition of 3 cabins the site then became the home of the Management Development Centre. Villa Fiori was subsequently vacated and is now in a sad and deteriorating condition.

In 1973 ski trails are installed

In 1974 a course in log building is run resulting in the opening of the Log Cabin Museum.

Seneca College attempts to establish an equestrian programme. Despite substantial efforts the Ministry of Education rejects the idea, none the less the College persists in providing services to the Hunt and locals and develops a riding programme.



13. Log Cabin c 1974, a result of an early programme in log building construction

2.0 Current Photos of Some of the Existing Heritage Buildings

Refer to part 2 of the heritage study for more details on heritage structures and key heritage attributes.



14. Eaton Hall, south, current



15. The Horse Barn, current



16. Villa Fiori - current

Sadly deteriorated the Villa was constructed c 1920-22. It was here that Lady Eaton stayed during WW2 as the Hall was in use by the Navy.

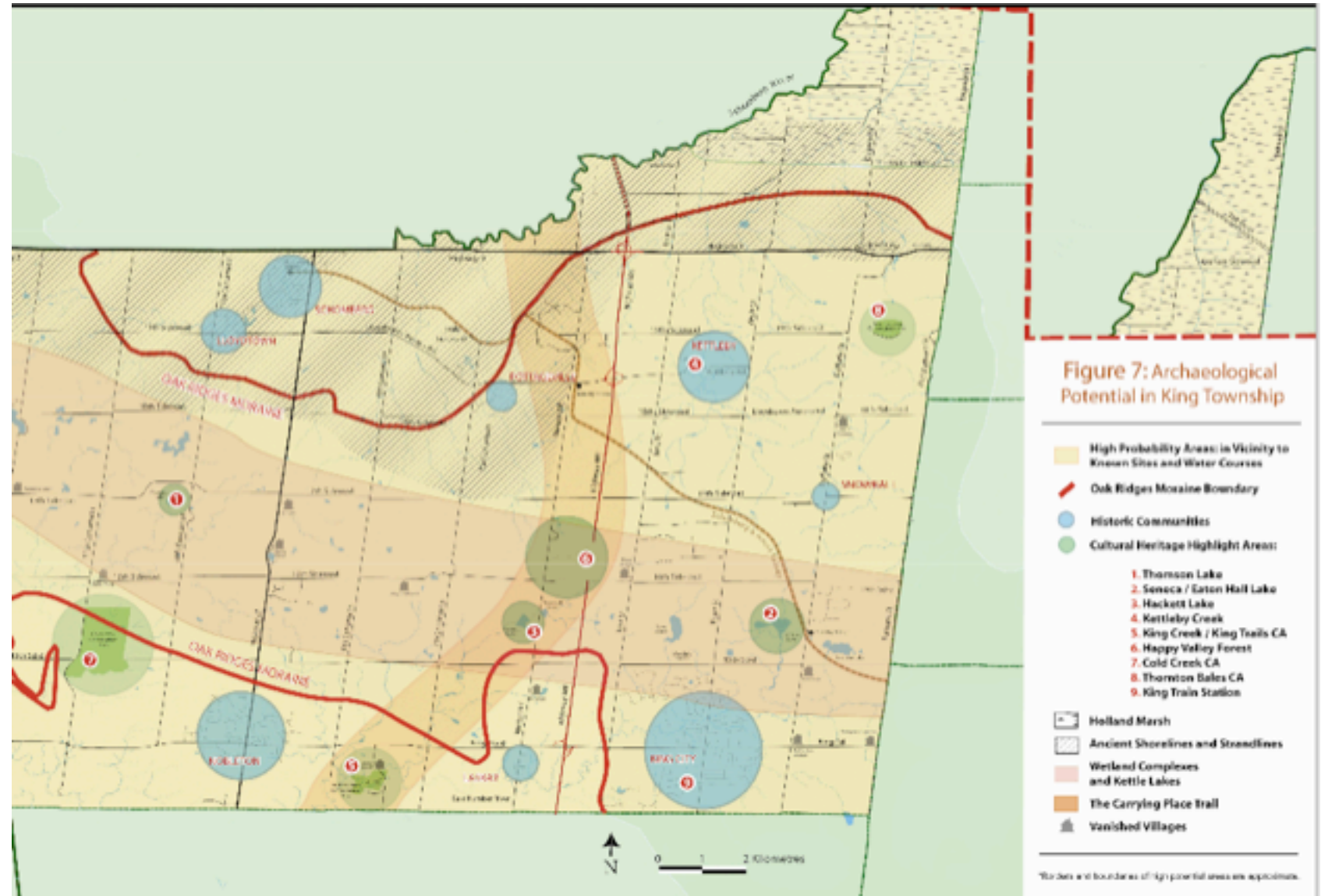


17. The Eaton Dairy Barns

See image above for original scope. The large barns burned in 1969 however these building survived.

3.0 King Township Heritage Identification

King Township Archeological Potential Map. Note site 2 is the area around Eaton Lake



Detail from King Township Archeological Potential Map. Note site 2 is the area around Eaton Lake



King Township Heritage Map. The Horse Barn and Eaton Estate are noted here.

Step Out and Discover
KING'S
HISTORY & HERITAGE

Native peoples, French explorers, Quakers, United Empire Loyalists, British soldiers, Rebels, Dutch farmers.

Passing through, or putting down stakes, they all left their mark on King Township.

Get up close to where they lived and died, laughed and cried, learned and prayed, worked and played.

Please respect the privacy and rights of those whose property holdings are highlighted on this heritage map and also adhere to all local municipal property guidelines. Thank you.

PRODUCED BY
The Township of King Heritage Committee & The King Heritage Map Partnership
King Heritage Committee • King Heritage Map Partnership
King Township Council of Carleton Place • Carleton Place Associates
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HERITAGE MAP BY JENNIFER BARRETT FOR THE TOWNSHIP OF KING HERITAGE COMMITTEE, THE 2005 HERITAGE MAP BY JENNIFER BARRETT FOR THE TOWNSHIP OF KING HERITAGE COMMITTEE

Township of King
Heritage Committee

KING
TOWNSHIP
HISTORY & HERITAGE

INCLUDES
KING HERITAGE SITES
MAP & PHOTO GALLERY

King Township Heritage Map & Photo Gallery. The Horse Barn and Eaton Estate are noted here.

KING HERITAGE MAP & PHOTO GALLERY

DEFINING the character of our community today – what we are – can include what we were. This brochure, a map and photo gallery, is both a snapshot of what once was and what still is. We hope you find the map a worthy tool for viewing the past and present of King Township's heritage and history, and a means of sharing its past settlement. The gallery is but a cross section of the more than 500 buildings and properties in King considered to be of heritage value, including all those designated under the Ontario Heritage Act. A variety of architectural styles, building types and properties of historical note are represented. Each building or property highlighted in the photo gallery tells the reader a little something of its unique, history, one-time owner or special event associated with it.

A Brief History of King Township

FOR CENTURIES the First Nations lived in and traveled through the area that became the Township of King. They used the Toronto Carrying Place Trail, a major route along the Humber and Holland Rivers between Lake Ontario and Lake Simcoe. Later, French explorers and fur traders also used the trail in the Toronto Purchase of 1789. The British crown purchased from the Mississaugas 101,528 hectares of lands north of Lake Ontario which formed the future York County. The township was surveyed in 1800 under John Graves Simcoe, the first Lieutenant Governor of Upper Canada (now southern Ontario). Named King Township in Simcoe's honor, Major John King, English Under-Secretary of State, the area remained sparsely settled until the building of roads in the 1820's improved travel. Many of the earliest land grants of 200 acre lots were to Quakers from Pennsylvania and other United Empire Loyalists. Settlement first started along Yonge Street then pushed west where mills were built along the fast flowing streams of the Oak Ridges Moraine. As settlements grew, the services and trades people they required quickly followed, including blacksmiths, cooper, cooperators, as well as general stores, hotels, inns, taverns, churches and schools. The population of 20 residents in 1800 grew to 180 in 1809, 304 in 1823, 5274 by 1850 and by the 1871 census there were 7,482 residents.

What is Heritage King? The Ontario Heritage Act provides a framework within which municipalities can ensure the conservation of properties of cultural heritage value or interest. It also encourages citizen participation in local heritage conservation. The council of a municipality is authorized to establish, by-law, a municipal heritage committee made up of five or more people. The function of the committee is to advise council on local heritage matters and to assist the council in carrying out its heritage conservation program. Heritage King, formerly King Local Architectural Conservation Advisory Committee (LACAC), was established in 1982 and consists of between 5 and 11 people including a member of Council. The committee is made up of volunteers with various expertise in heritage and community matters.

What does Heritage King do? King Township's heritage is an important part of what makes our community unique. Its identity and character are noted in our rich and diverse heritage. Heritage enhances our quality of life and sense of place. Our heritage enriches us, inspires us, enlightens and guides us in our growth and development. Our inheritance of architecture, cultural and natural landscapes is an irreplaceable asset and resource. Heritage King's role towards this includes providing advice to Council regarding designation of properties and districts under the Ontario Heritage Act, providing advice to municipal staff and owners on conservation of heritage features, maintaining an inventory list of properties considered to be of heritage value, promoting heritage awareness and conservation within the community, liaising with other heritage organizations of the community and providing for public recognition of properties of heritage value.

What is a Heritage Property? A heritage property is a building, structure, streetview or natural landscape of historical, architectural or cultural value. Some heritage properties in King Township are designated under the Ontario Heritage Act and display a distinctive bronze plaque. Others carry the less formal Shingle Plaque, a cream colored plaque that generally displays the name of the original owner, that owner's profession and the year it was built. Over 90 heritage properties in King Township carry the Shingle Plaque.

Property map and ownership, extract from County of York Atlas 1878



Part 2



Assessment of Heritage Assets and Attributes

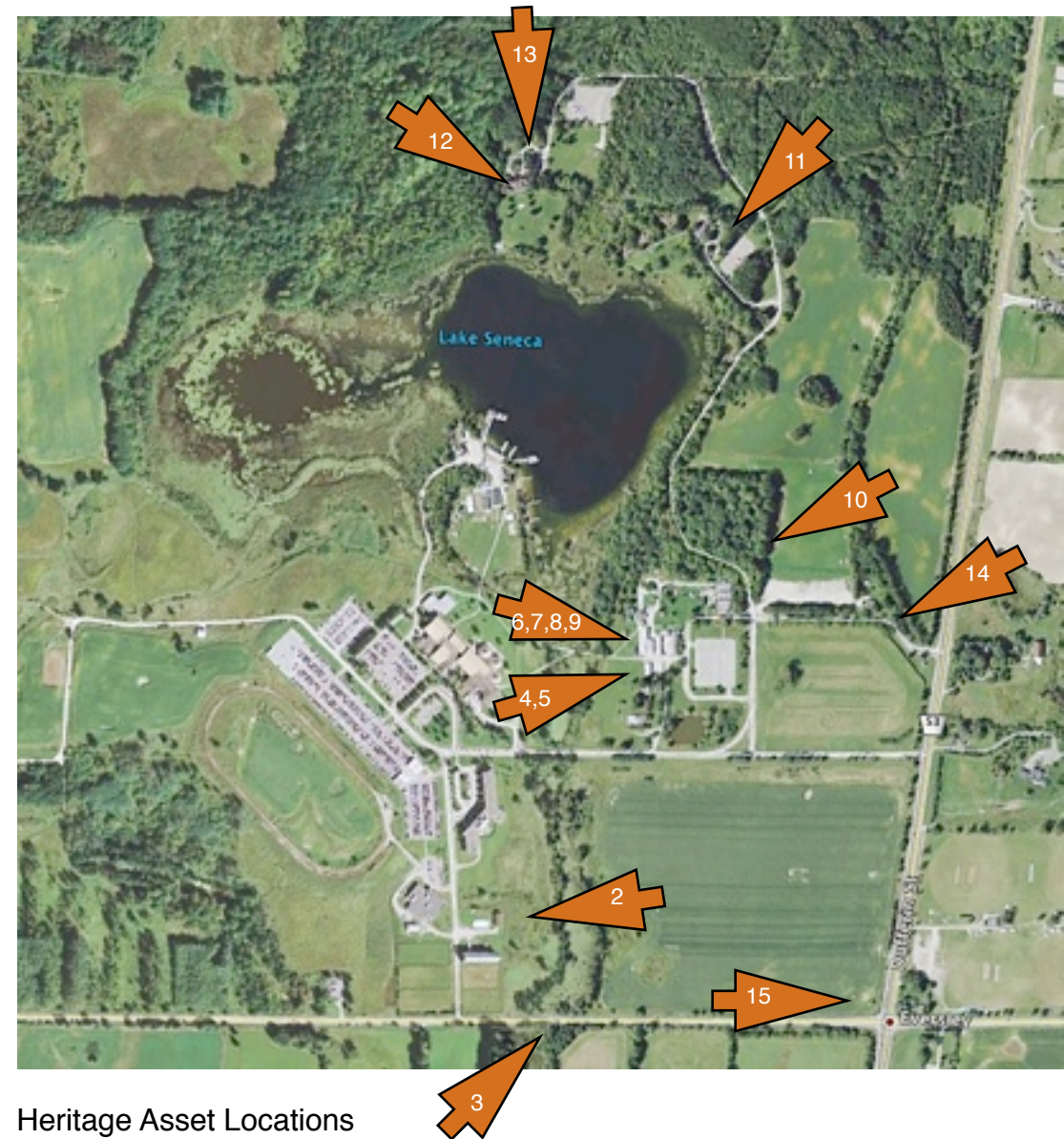
II REMAINS OF THE DAY

1.0 Introduction

The following chapter looks at the remaining heritage elements on site from the various iterations of use over the past 150 years. Most of the buildings dating to the pre Eaton period of historic farms are now gone. The exception to this is the Ferguson House which was used by the Eaton's after first acquiring the property and happily has been saved as one of a number of buildings associated with the Eaton dairy farm operation.

All other surviving heritage buildings date to the period of Eaton occupation. The only exception to this is the Log Building which is one of the first constructed by Seneca in its early occupation of the site shortly after acquisition in the 1970s. One could argue it is not a heritage structure at all, however, it is an unusual study of historic period construction and has value as an example of both this, technologically, and of Seneca's early programmes which were very site specific.

For each building we have noted the approximate date of construction and what we consider to be the heritage attributes of the building worthy of protection in any reuse scenario going forward. We have also commented on the location and nature of any proposed alterations to the buildings.



Heritage Asset Locations

2.0 The Horse Barn

The Eaton family was very interested and supportive of the “Hunt” in the traditional English sense. The Hunt Club had meetings on the site from the earliest use of the site by the Eatons up to Lady Eaton’s death. The horse barn was therefore a very important building on the site.

This is really a show barn, built to a standard well above a normal working farm. It is constructed in a gambrel form with the upper shape reflecting the trusses which create both wall and roof. The upper structure is wood and this is constructed atop a concrete foundation. The stables are at the ground level and the hay mow is at the second floor. There is no longer any sign of a granary at the second floor. The second floor is accessed via two large concrete ramps of recent construction

The building is currently Used by The Vet-Tech School.

Heritage Attributes

1. All four elevations of the building, its form and roof design which define its purpose, age and quality.
2. Wood siding on the upper building elevations
3. Window and door design and placement
4. Adjacency to paddocks and space surrounding the building to ensure a three dimensional understanding of the form.
5. The hay mow (loft) as a large barn space, and some horse stables at grade as representations of its historic use.

Alterations

We recommend any alterations be contained within the structure or as small carefully placed additions which do not dominate the site or alter the general form.



.1, .2, .3 The horse barn was constructed in the 1920s to serve the Eaton’s interests in the “Hunt”.

It is a dominant building at the south end of the Seneca lands.

The construction of this stable-barn is of a quality superior to other normal farm buildings, a reflection of the stature of its owners.

Image .1 illustrates the view of the barn from SR 15, the south entrance, and its importance in preserving the rural history of the site.

3.0 Mill Pond

Adjacent to the Horse Barn, to its south-east is a pond. This pond is created by a small dam at the road after which the water course returns to a small stream passing through a depressed wetland south of the road. These areas were once the mill pond for the Ferguson Sawmill located just to the south of the road. We consider these landforms, stream and ponds as a Cultural Landscape in addition to a pleasant wetland, ecological area.

Heritage Attributes

1. The slopes and hills to either side that form the watercourse
2. The remains of a pond or series of ponds once associated with the mill to the south of the road, off Seneca lands

Alterations

We recommend any alterations to this landscape from the road to the lake take into account the Cultural Attributes of this former mill pond and watercourse. New buildings or landscape changes should be held back from this area. Any work in this valley should aid in the interpretation of the history of the site.



.4 View of south end pond on Seneca Lands. This pond is the remains of a larger mill pond that extended north from the saw mill dam. The 1878 Atlas shows this extending up to the lake. It is an important heritage landscape feature.



.5 View of the depression south of SR 15 which was once the mill pond for the Ferguson Saw Mill. The Mill was located at the far end of this view.

4.0 The Ferguson House

The precise date of construction of this house is unclear but from its design and the record of Thomas Ferguson developing the farm in the late 1840s early 1850s, this house appears to be consistent with a design of the 1850 period. It is also in the location shown on the Atlas of York County, 1878 so it predates this atlas reference.

The house is in a style known as Ontario Vernacular, which evolved from simple houses in the Georgian style. In the mid 19th century houses were taxed by the number of floors and so 1-1/2 storey houses, such as this, were popular as they were classed as a 1 storey for taxes but had much of the capacity of a 2 storey house. The house has been renovated but still includes much original material.

For a short while at the beginning of the Eaton period the Eatons used this house as a “cottage” while other development of the site took place.

Heritage Attributes

1. form and height of the building including roof slopes, end gables, centre dormer and chimneys (some chimneys may be missing)
2. three bay design with a central doorway under the dormer
3. A full front covered porch (the current one does not appear original)
4. doors and windows (the current ones are not original and out of character)
5. three elevations front and sides both design and historic materials

Alterations

Any work planned for the building or alterations for other uses should respect the Ontario Vernacular Style heritage attributes and as much as possible, both retain original design elements and replicate or restore them where currently altered on the prime elevations. The interior could be altered to serve a viable use.



.6 The Ferguson House c.1850s. This is a view of the front, east elevation, and shows that the form and most of the original design is intact. Some or all of the porch may have been altered and the windows and doorway have been replaced in the original openings.

5.0 Eaton Farm Houses

Two houses of newer construction are located to the south of the Ferguson house. Together the three houses form a charming grouping of historic importance. We believe these houses were designed in the 1920's as a part of the development of the Eaton dairy operation and were used by staff.

The houses were designed in an English Arts and Crafts style which draws inspiration from the Tudor period in forms and details. They appear to be of substantial construction and in good condition needing typical maintenance.

Heritage attributes

1. form and height of the building including roof slopes, dormers and gables and chimneys
2. Arts and Crafts design
3. porches and projecting bays
4. doors and windows multi lighted over single pane
5. three elevations front and sides both design and historic materials

Alterations

Any work planned for the buildings, or alterations for other uses, should respect the Arts and Crafts Style, heritage attributes and as much as possible retain original design elements on the prime elevations. alterations on or to the rear of the building would be recommended.



.7, .8, .9 Images of the Eaton Dairy Farm, farmhouses. These attractive and picturesque Arts and Crafts Cottages were constructed at the time of the development of the farm operation.

Together with the Ferguson House these houses form a pleasant residential grouping on site.

6.0 The Dairy Barn Front Wing

This range of building is a portion of the large barn complex which existed on this site at the height of the Eaton dairy operation. We were not able to locate plans for the barn but in historic photos it is clear this “building” has survived from the original 1920’s construction. It appears if it may have originally been for cattle stalls plus a “head” building for management.

As one of several structures associated with the Eaton farm it is an important heritage building. The design of the building is in an Arts and Crafts style of the period consistent with all the period work of the farm. It appears to be in good condition. A change to the original roof line from a simple slope to a gambrel roof is evident in the “head” building.

Heritage Attributes

1. form and height of the building including roof slopes, dormers and gables and chimneys
2. Arts and crafts design
3. stucco panels with projecting brick pilasters
4. doors and windows- multi lighted
5. three elevations front and sides both design and historic materials

Alterations

Any work planned for the building, or alterations for other uses, should respect the Arts and Crafts Style, heritage attributes, and as much as possible retain original design elements on the prime elevations. Alterations on or to the rear of the building would be recommended. As the original barn was destroyed, the middle of the site is open and may be a good location for a new building of a similar large scale which could knit together the surviving heritage elements into an interesting “new” complex of contemporary new - old mix.



.10 Historic Image of the Eaton’s dairy farm complex c. 1920s. The buildings at the right front can survived a devastating fire that took the main barn in the 1960s. See below.



.11, .12, .13 Front wing of the dairy farm. The original use of this wing needs to be confirmed but it would appear to be cattle stalls to the left and a head “office” building to the right. Note that the roof line is altered from the 1920 appearance. this may reflect repairs after the less serious fire in 1937.

7.0 The Dairy Barn, House Form Building

This house form building appears to date to the Eaton farm period. It is unclear what it was originally used for, perhaps a house, offices or both. The gambrel roof suggests it was constructed after the fire of 1937 which took some of the barn complex, but this was small compared to the later fire in the 1960's. The north end of the front wing includes a similar gambrel roof a change from the 1920's design, perhaps also related to the '37 fire.

Heritage Attributes

1. form and height of the building including roof slopes, dormers and gables and chimneys
2. Gambrel roof "barn" like design
3. doors and windows- multi lighted (current windows are new)
4. three elevations front and sides both design and historic materials

Alterations

Any work planned for the building, or alterations for other uses, should respect the its period "barn" like style, gambrel roof, domestic form, heritage attributes and as much as possible retain original design elements on the prime elevations. alterations on or to the rear of the building would be recommended.



.14 The original purpose of this charming building is unclear. It appears to be part of the farm complex and to have been constructed in the 1920s or 30s. Additional research may reveal its purpose. The gambrel roof matches the newer roof of the front wing which suggests it may have been constructed in the 1937 period after the fire.

8.0 The Dairy Barn Dairy Building

This small building appears to have been a dairy or creamery, however, this is unconfirmed. It is in the same style and material pallet as the front range of building and as the original farm buildings appear in the historic photo. We can conclude therefore it was a part of the original Eaton farm complex. Similar to the front range of building, this diminutive structure may find utility as a part of a new complex at some future date. It is of heritage value and in the meantime should be retained and maintained.

Heritage Attributes

1. form and height of the building including roof slopes
2. simple gable ended roof form
3. doors and windows- multi lighted including gable door to loft
4. all four elevations front and sides both design and historic materials. As this is such a small building it should retain an “object” presence in the landscape

Alterations

We recommend this small building be treated as a pavilion in a landscape. It is too small to withstand any significant alteration or major addition without losing its historic qualities. If linkages are required they should be small one storey and of a breezeway nature.



.15, .16 The design of this small building is consistent with the original design of the farm complex in the 1920s. Refer to image .10 and .11. From its design we assume it was a small dairy or creamery.

This element is of heritage significance and should be preserved as a portion of any new development on site.



9.0 Greenhouses

In addition to the dairy operation there was also on the Eaton farm site a large greenhouse complex. We have no drawings of the full extent of the original complex but it was reported that this facility provided cut flowers to the Eaton's Store for sale.

The design of the buildings suggest that these buildings were constructed at or nearly the same time as the dairy farm complex. These buildings have heritage significance related to both the occupation and operation of the farm on site by the Eatons, but also by association with the Eaton's department store.

The building appears to be complete and in good condition however some material replacement including windows appears to have taken place.

Heritage Attributes

1. form and height of the building including roof slopes, main building and greenhouses
2. simple hip and gable ended cruciform roof form
3. doors and windows- multi lighted (existing windows are new)
4. three elevations front and sides both design and historic materials.

Alterations

This is very specifically a greenhouse complex and attempts should be made to retain this function specific to the building. Should other uses occupy the building the greenhouses should be retained at a large scale, perhaps not all of it, but sufficient to preserve the heritage attributes. Any addition should link to the rear of the head building or to the green houses in a deferential manner. The primary elevations, form, design and materials of the buildings should be preserved or restored.



.17, .18 Lady Flora Eaton in her memoirs refers to a green house complex on site which supplied cut flowers to the Eaton's Toronto store. This greenhouse is almost certainly the same building and a survivor from the 1920s. Note, the head building is of the same design as the dairy farm buildings.



10.0 Log Building

This is an unusual structure for the site. It is post Eaton period, having been constructed by the College in the 1970s. It was the result of an early interest on site for Canadian heritage and the characteristics of the property. Post 1967, Canada's Centennial year, there was a strong interest in and an awakening to our history, which resulted in many period museums, open air sites such as Black Creek Pioneer Village and other forms of commemoration.

The building is not of a particular "heritage" design except for the actual log construction. It appears to be generally in good condition with some exception where logs near grade show some deterioration and the porch floor structure has rotted and is currently being replaced. We consider this building worthy of preservation and its significance rests in the storey of the founding of the Seneca King Campus and the spirit of the time.

Heritage Attributes

1. form and height of the building including roof slopes.
2. simple gable ended roof form
3. three elevations front, back and exposed side both design log construction

Alterations

Other than retaining the exterior log construction and basic exposed form of the building we feel other alterations either of the interior or an addition to the north of the building would be acceptable. However, our recommendation would be to retain as much as possible as we feel the building will be considered of increasing heritage interest as the years pass.



19, .20, .21 This log building was constructed shortly after Seneca College took possession of the Eaton Estate. It was the result of a programme that studied early Canadian buildings.

Note the building rests on concrete piers seen in image .21.

Although not an early structure the building informs the story of the early use of the site by Seneca and continues as an example of log construction.



although in generally good condition the porch floor structure had rotted and was being reconstructed at the time of the photograph.



11.0 Villa Fiori

This is a charming Arts and Crafts house, in the Voyseyian Style, of a substantial size. It was constructed in the 1920s as a part of the first phase of development of the Eaton Estate and is the house that Lady Fora lived in during the second world war, when the main house, Eaton Hall, was used as a naval recuperation hospital.

Early in the history of Seneca's occupation, the house was used for arts programming and later as a management training centre. It has however, fallen on hard times. The Villa is in a sadly deteriorating condition. We consider the building to be of primary heritage importance an element of the early history of the Eaton years on the site. We recommend that stabilization work be done to save the building and that a use be found for the building and site relevant to Seneca in order that it continue, or again, serve a useful purpose. At the very least perhaps it could be considered as a residence for either senior students or staff.

Heritage Attributes:

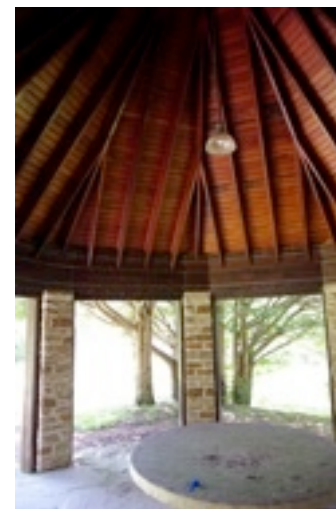
1. form and height of the building including roof slopes, dormers, gables and chimneys
2. Arts and crafts design, stucco walls, wood windows and trim
3. porches and projecting bays
4. doors and windows multi-lighted
5. three elevations front and sides both design and historic materials
6. landscape surroundings including the contemporaneous pavilion

Alterations

Any work planned for the building, or alterations for other uses, should respect the Arts and Crafts Style, heritage attributes and as much as possible retain original design elements on the prime elevations. Alterations on or to the rear of the building would be recommended and the interior could be altered for new uses.



.22, .23 (above), .24 (left) Views of Villa Fiori. This attractive Arts and Crafts home was constructed in the 1920s development of the property, prior to the Eatons deciding to sell Ardwold in Toronto and permanently moving to the site. Lady Eaton stayed in the house during WW2 when the Hall was a recuperation hospital. Although used initially by Seneca for arts and later management study programmes, it is now abandoned and in deteriorating condition.



.25, .26 Views of the garden pavilion associated with Villa Fiori which was designed and installed in the 1920's during the Eaton occupation of the house.

12.0 Eaton Hall

Eaton Hall is the jewel in the heritage crown on site. It is a substantial and significant building both on site and in the region. Eaton Hall was designed by Allward and Gouinlock Architects. Design work began in 1932 and the house is ready for occupancy by 1939, just in time for the outbreak of WW2, in the Norman Chateau style. Like examples of country estate houses in both Europe and America, It is a design that is meant to be seen in the round in a landscaped park setting.

Unusually, there is no long vista or axial views to the house, the driveway approach brings you to the front door having passed by the service wing and garages. There are two primary elevations to the design, the front entrance court the north elevation and the south lawn sloping to the lake the south elevation. The west elevation is a short side, and although attractive and well considered presents itself to a small space between the “forest” and the house wall. The east elevation is the least significant being primarily the service side of the house and screened to view by a copse of tall evergreens.

The significance of the house is primarily found in its history and association with one of Canada’s premier and best known families, the Eatons. The grandeur of the design is a reflection of the success of the Eaton retail operation and the position the family enjoyed in society. The Hall is a well executed and carefully constructed work utilizing fine materials to designs by a well respected firm of Architects, Allward and Gouinlock.

This grand house is one of a very few ever constructed to this level and is worthy of preservation over almost all of the exterior and throughout much of the interior. Alterations to date have been somewhat modest and in keeping with the original scale and design.



.27, .28, .29 (left), and .30 (above)

Views of Eaton Hall; the entrance court, south east corner and south west corner overlooking the great lawn. .30 is a view from the terrace to the lake.

The Hall is a very significant heritage structure associated with one of Canada’s best know entrepreneurial families and a wonderful period country estate design by a well known architectural practice, Allward and Gouinlock.

Heritage Attributes

1. Form and height of the building including roof slopes, dormers, gables, turrets, spires and chimneys
2. The Norman Chateau design, ashlar rubble stone walls, carved stone dressing and decorative elements, tile roof, wood windows and trim.
3. Porte Cochere, porches and projecting bays
4. doors and windows multi-lighted
5. Four elevations front and sides for both design and historic materials
6. landscape surroundings including the entrance court and the sweeping lawns and vistas to the lake.

Alterations

With the significance of the architecture both externally and internally, any reuse of the building should be for a purpose that has a fundamental fit with the structure and rooms. This does not mean to say some alterations would not be acceptable but in this circumstance, that of a good fit, the degree of alterations could be kept minor. The retention of the primary spaces in the buildings is paramount. The reception hall, lounges, dining room, library, recreation rooms and all of the “public” linkages should be preserved. Some alteration to bedrooms, service spaces and cellars may help enhance the use of the house.

Should any addition(s) be required, it should not dominate the site or any of the primary vistas from or views to the Hall. This suggests that the primary candidate for an addition could be the east side of the house. The scale of an addition should be kept low, possibly no more than 2 stories and of a sympathetic design with related materials and a low key modern design. Any addition should not detract from a full 3 dimension understanding of the original house and any linkage should be light and ideally transparent.



.31, .32, .33 (left)

Views of Eaton Hall; the west elevation, the entrance approach and former garage and the east elevation obscured by a copse of evergreen trees.

Should any future addition be required we would recommend it be placed to the east side and the trees be thinned to create the necessary building site.



13.0 Flag Mast

This unusual flag “pole” is designed in the form of a ships mast. This design only makes sense when the history of the use of the Hall during the Second World War is considered. During the war years the Hall was used as a recuperation hospital for the Navy and based on design and apparent age, it is very likely that this mast was erected at that time for that purpose.

Although small in size this is a very important element in the landscape and speaks to the history of the contribution the Eatons and the Hall made in the War effort. This element should be maintained and preserved in the landscape.

Heritage Attributes:

1. height, design and materials for this WW2 ships mast design flag pole.



.34 Mast-Flag Pole. This unusual flag pole is located on the north side of the entrance court. It is designed as a ships mast which can be understood when it is remembered that the Hall was used as a recuperation hospital for the Navy during WW2.

14.0 Gate and Gate House

The entrance to the Eaton estate is signified by the presence of a gate structure and associated gate house. These are both decorative and set the aesthetic tone of the picturesque estate the visitor would experience on the rest of the site.

The Gate House is another charming Arts and Crafts design of a more modest size. It was constructed in the 1930s as a part of the development of the Eaton estate and is an important part of the country estate complex. The materials and design of both the gate and house is consistent with the farm complex located at the end of the entrance drive.

The Gate and the Gate House are very significant heritage elements of the Eaton complex of buildings and a part of the development of the estate and an important feature of the site master plan.

Heritage Attributes:

1. form and height of the building including roof slopes, dormers, gables and chimneys
2. Arts and Crafts design, stucco walls, wood windows and trim
3. porches and projecting bays
4. doors and windows multi-lighted
5. three elevations front and sides both design and historic materials
6. front yard landscape and the relationship to the driveway and gate structure.
7. the Gate as a whole including drive gate, man gate, lighting and masonry detailing.

Alterations

Any work planned for the building, or alterations for other uses, should respect the Arts and Crafts Style, heritage attributes and as much as possible retain original design elements on the prime elevations. Alterations on or to the rear of the building would be recommended and the interior could be altered for new uses.



.35, .36 Entrance Gate Structure with brick and stone detailing and lanterns at the primary gate posts.



.37, .38 Entrance gate wing wall and gateway to the house. Note the man door gateway detail.



.39 View of gate house from the SE. The entrance porch and doorway are in alignment with the gate posts in the wing wall pictured above. It is a charming and picturesque Arts and Crafts design.

15.0 Eversley

At the South East corner of the Seneca Lands there once existed a small cross roads hamlet known as Eversley. The hamlet included a variety of houses, shops and small manufacturing establishments including a saw mill, and cheese factory. All but a couple of buildings are now removed and there is little indication that a small hamlet existed here at all. One lone house marks the corner and only a couple of other buildings exist on Dufferin and SR 15. No buildings remain on the Seneca Lands and it is unclear if any did in the past.

Should any construction be considered in this area of the site, it should be expected that some archeology of interest may exist buried here.



.45 Historic view of the former hamlet of Eversley.



.44 View north on Dufferin St. to the site of the former hamlet of Eversley.



.45 View to the south east of the SE corner of Seneca Lands. Eversley has all but disappeared.

16.0 Potential Addition to Eaton Hall

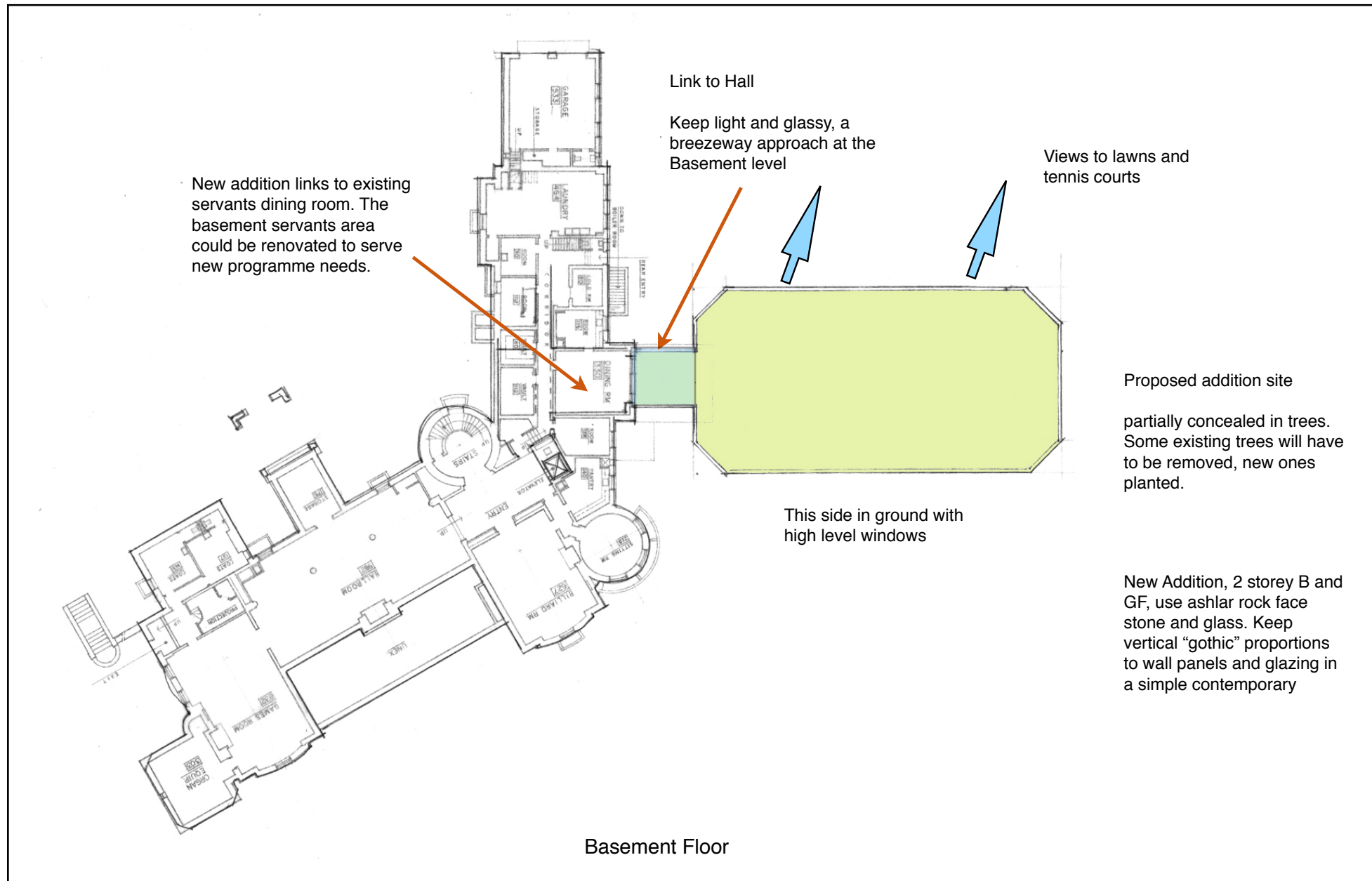
Eaton Hall is the largest and most important of the heritage buildings on site. It is not only a significant work of architecture related to a prominent Canadian family specifically and regional history generally, but it also sits in a significant cultural landscape. This makes any discussion of expanding the building for new uses a challenge.

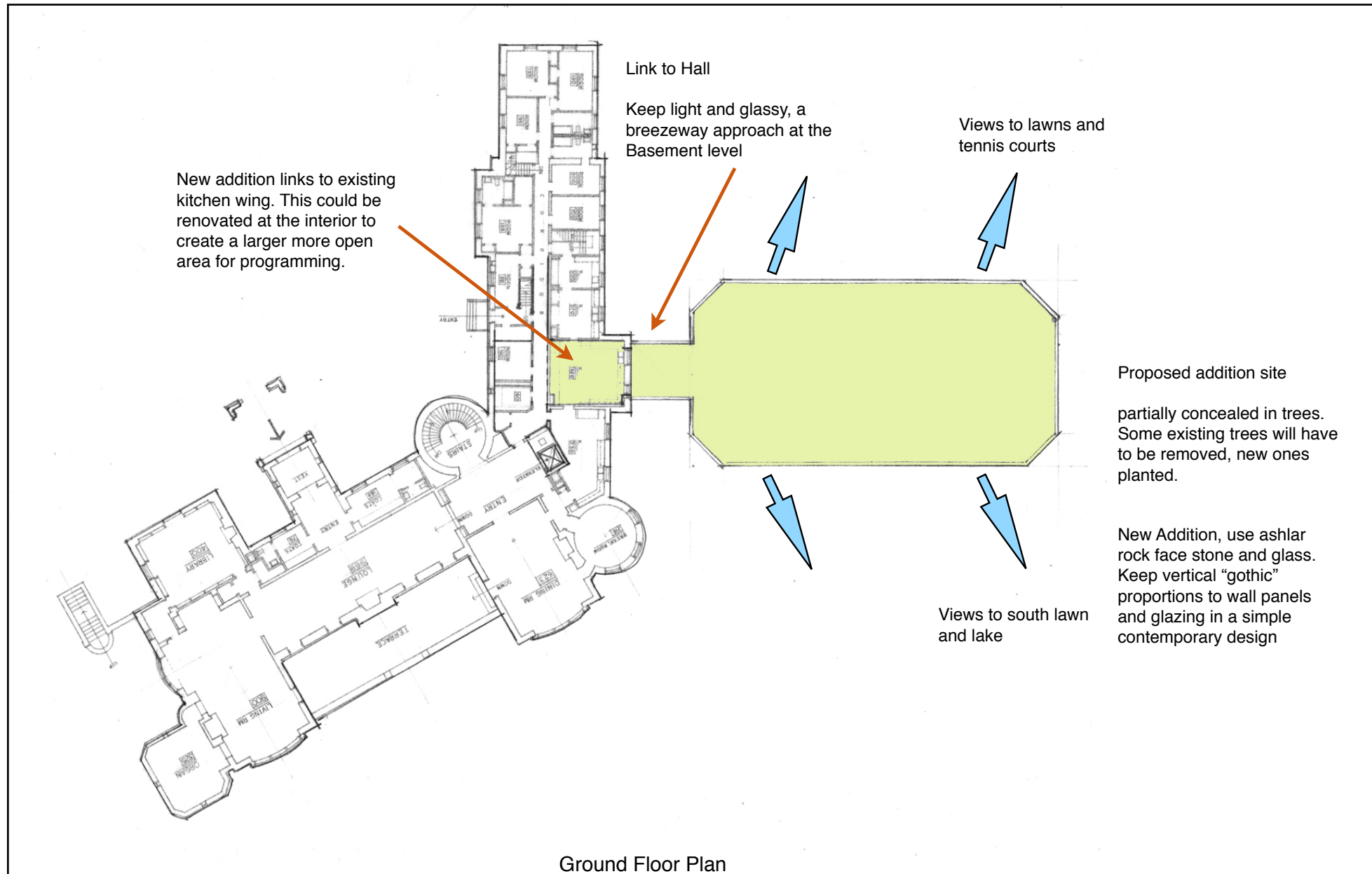
A review of the site and the relationship of the building to it, views from and to the building, site circulation and the layout of garden and lawns suggests there is a potential building site to the east side, the service side, of the house. A building wing could be located here which fits well into the landscape, does not dominate or affect views of Eaton Hall and could link to the Hall in an area of the floor plan that can best accommodate the link without disruption to important interior spaces.

The following sketches illustrate the concept.



Site Location Plan, GE image







Aerial Perspective Sketch