

HERITAGE IMPACT ASSESSMENT



2465 SHEPARD AVENUE
COOKSVILLE, MISSISSAUGA

27 APR 2020_FINAL REPORT

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EXECUTIVE SUMMARY

The subject property is a residential property on Shepard Avenue in Cooksville that backs onto Cooksville Creek and Cooksville Park. It is included on the Municipal Heritage Register because it contains a Georgian Revival style house known as the Shepard House that was built around 1924 by George Shepard. The house has been a rental property for several decades and is currently vacant.

The subject property is located within the Cooksville Creek flood zone and has been repeatedly impacted by seasonal flooding in recent years. The previous owner sold the property to the Parks, Forestry and Environment Division because of difficulty securing home insurance due to its location. It is one several properties on Shepard Avenue recently acquired by the Parks, Forestry and Environment Division. All of the properties are now vacant and boarded up. Due to the environmental hazards, the Parks, Forestry and Environment Division proposes to demolish the buildings and to expand parkland that will be incorporated into Cooksville Park and strengthen the Cooksville Trail system.

This *Heritage Impact Assessment* was prepared by heritage consultant Megan Hobson for the Parks, Forestry and Environment Division so that heritage values associated with the Shepard House could be identified and an appropriate mitigation strategy could be developed to reduce negative impacts of the proposed demolition.

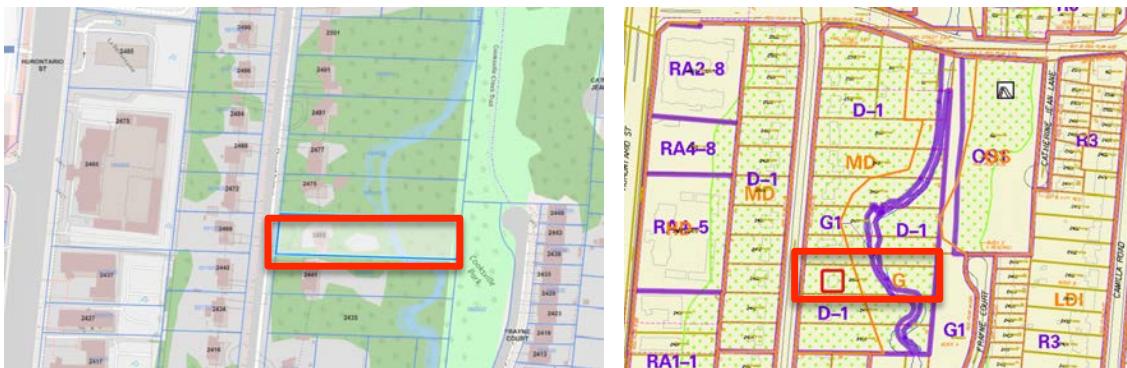
1.0 INTRODUCTION

This *Heritage Impact Assessment* was prepared by heritage consultant Megan Hobson for the Parks, Forestry and Environment Division to clarify heritage values associated with the Shepard House and to develop a strategy to reduce negative impacts of the proposed demolition. This assessment was prepared in consultation with the Parks, Forestry and Environment Division and Heritage Planning Services and meets requirements in the City of Mississauga's *Terms of Reference for Heritage Impact Assessments*. As part of this assessment the consultant conducted on-site investigation, historical research and a review of relevant heritage policies. Consultation with City Staff included meetings with John Dunlop, Supervisor of Heritage Planning, Sharon Chapman, Manager of Parks Planning, Olav Sibille, Team Leader for Long-Term Parks Planning and project manager Anna Melikian. The purpose of these meetings was to identify issues regarding the protection and management of the natural and cultural resources located on the subject property.

2.0 LOCATION

Shepard Avenue - Residential Neighbourhood

The subject property is located at 2465 Shepard Avenue, a residential side street that is one block east of Hurontario Street. The subject property is part of a residential streetscape located on the east side of Shepard Avenue. It has a large back yard that extends across Cooksville Creek. The rear property line abuts Cooksville Park, a natural area that contains a trail entrance to the Cooksville Creek Trail.



Location map: 2465 Shepard Avenue – the property extends across Cooksville Creek

Zoning map 14: G1 Greenland Natural Hazard and D1 Development Exception Zone

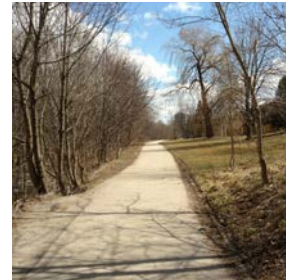
Cooksville Creek - Flood Zone

The property is located on the flood plain of the Cooksville Creek. Cooksville Creek has a considerable history of erosion problems along its watercourse. Extreme flooding that occurred on August 4, 2009 resulted in public concern for property damage. Since 2009, the City has been developing strategies to mitigate flooding of the Cooksville Creek for the approximately 300 dwellings located within the Regulatory flood-line.

The City has completed work to evaluate Cooksville Creek flooding and identified areas that need mitigation and a number of works have already been carried out. The area that is most susceptible to flooding is located between Burnhamthorpe Road and Dundas Street. Dwellings, including the subject dwelling, that are located in the King Street and Paisley Boulevard area could experience flooding every 5 to 10 years, on average. Mitigation work is guided by the *Cooksville Creek Evaluation Master Plan* and updates are provided on the City's website.¹

Cooksville Creek – Public Parkland

The City has identified properties of interest with the goal of achieving large cohesive areas of park with continuous trail systems by adding to parkland that is already City owned in proximity to Cooksville Creek. The subject property therefore meets the criteria in terms of its location.



Left: Cooksville Creek – the subject property is adjacent to Cooksville Creek in an area that is subject to flooding

Centre: Cooksville Park – the subject property is adjacent to public owned parkland

Right: Cooksville Creek Trail – the subject property has potential to strengthen a public trail system

3.0 SITE DESCRIPTION

See Appendix A: SITE PHOTOS

Grounds



Left: View of the house from Shepard Avenue

Right: View from the house towards Cooksville Creek

¹ Aquafor Beech Ltd. *Cooksville Creek Flood Evaluation Master Plan EA* (2012)

The house is set back from Shepard Avenue with a large front lawn and semi-circular gravel driveway in front. There are several large trees in the front yard. The lot is very deep (approximately 137 m or 449 feet in length) and the back yard extends across Cooksville Creek. There is a large lawn behind the house. The creek meanders through the back of the property and has shallow banks with naturalized plantings, including small deciduous trees and native undergrowth.

The Shepard House



Left: Front elevation



Right: Rear elevation

The subject dwelling is currently vacant and boarded up. The house appears to be constructed of brick with stucco applied directly on top of the brick. Some minor condition issues were noted with the stucco as a result of improper maintenance including uncontrolled ivy, missing downspouts, improper installation of satellite discs. Other issues were more serious including the loss of stucco on the chimneys and settlement cracks below windows sills.

Architectural woodwork on the exterior has not been well maintained and is not properly protected with paint and caulking. Therefore, in general, the exterior woodwork including the door surrounds, wood windows, wood shutters, wood soffits and fascia boards are in poor condition.

The roof was not inspected but there were indications on the interior of leaks including damaged plaster and water staining in bedrooms on the 2nd floor. There was significant evidence of flooding in the basement and the conditions in that area were damp.

The house has a centre hall plan. The iron stair railing does not appear to be original and is very utilitarian in character. It is possible that a more decorative iron railing was removed when the decorative ironwork on the front porch was removed. The laminate flooring installed on the main floor is not original. There appears to be hardwood flooring on the second floor underneath wall-to-wall carpeting. A corner of the carpet in the upstairs hallway was lifted revealing oak flooring that was in very good condition. The walls are plaster and lathe and original millwork is generally intact and in good condition, including baseboards and wood trim around doors and windows. The millwork is well executed and has a very common profile.

On the main floor there is a large double parlour, a smaller parlour and a kitchen. The fireplace in the large parlour has an ornate carved mantle and marble surround. It does not appear to be original based on the style. The kitchen has been renovated and has 20th century cabinetry that does not have a high level of design or craftsmanship and is not complimentary to the Georgian interior.

On the upper floor there is a large master bedroom, two smaller bedrooms, and bathroom. The bathroom fixtures would indicate that the bathroom was installed or renovated in the 1950s. Copper piping has been removed from the bathroom resulting in extensive damage to floors and walls. This was done prior to acquisition by the Parks, Forestry and Environment Division. This is evidence that the house has been broken into recently.

The house has a full basement with concrete block walls. The conditions are very damp but no standing water was observed. The basement contains the furnace room, laundry room and storage areas. One area has been partially finished as a living room and contains a metal fireplace insert with decorative tiles. This fireplace may be original or may have been relocated here when the more ornate fireplace was installed in the living room on the main floor.

Original features and current conditions are documented in Appendix A of this report.

4.0 HERITAGE PLANNING CONTEXT

The Shepard House is listed on the Municipal Heritage Register because it has architectural interest as an example of a 2-storey, 3-bay Georgian Revival house constructed of brick with a stucco finish. It is described in the Register as follows:

[The Shepard House] is a full two storey structure in Georgian style, three bay facade, in a stucco finish. The main door is framed with pilasters and an entablature decorated in a dental pattern. The windows on the ground level are eight over twelve with a panel inset in the bottom to give the bays an appearance of a doorway. On either side of the long windows are full length shutters which are not proportionately scaled. The upper storey windows are all six over six. Very decorative iron work surrounds the front porch which is at ground level. Though the house rests at grade on the front facade the grading changes along the sides and rear. At the back is an open porch of concrete block, of which two doors open onto this space. A small sunroom is also extended on one level at the rear, under which access is provided to the cellar. There is also a second floor door at the rear but this does not go onto a porch or other structure and is therefore not used as a door. There are two external chimneys, one at each of the gable ends. The building has a third floor and a medium pitched roof. It is estimated that this house was built in the 1920s.

Heritage attributes identified in the listing include the following architectural elements:

- 2-storey Georgian style house with a 3-bay façade in a stucco finish
- Neo-classical door surround
- 8 over 12 windows on the lower floor, with panels below and full length shutters
- 6 over 6 windows on the upper floor
- decorative ironwork that surrounds the front porch

It was noted during site investigation that the 'decorative ironwork' described in the listing has been removed. It was also noted that other heritage elements are in poor condition. The stucco has failed on the chimneys and is cracking in several other locations. The wood components including the Neo-classical door surround, the windows, window panels and window shutters are intact but have not been well maintained.



Original ironwork on the front porch shown in historic photos is missing



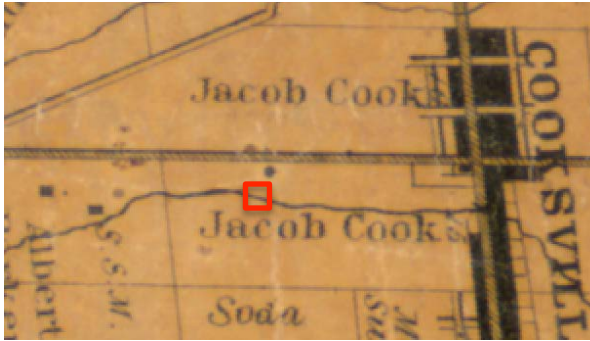
Original wood components are intact but have not been well maintained



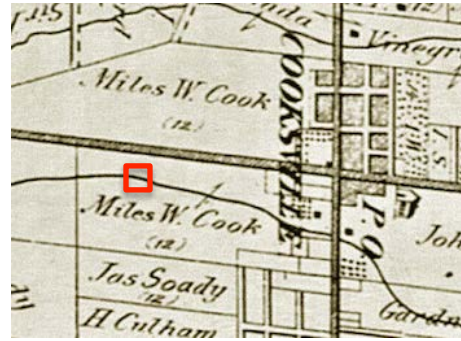
Original lime stucco has failed on the chimneys and is cracking in other areas

5.0 HISTORICAL CONTEXT

Historically, the subject property is located on Lot 15 in Concession 1, South of Dundas Street. The original owner of Lot 15 was Jacob Cook (1796-1873) a settler who had large land holdings on both sides of Dundas Street. Cook operated the first stagecoach mail service in the area. The crossroads settlement at the corner of Dundas Street and Hurontario Street was originally called Harrisville after Daniel Harris, but due to Cook's large land holdings and influence, the name was changed to Cooksville in 1836. When Jacob Cook died in 1873 he left all of Lots 15 to his son Miles Washington Cook.



1859 Jacob Cook



1877 Miles W. Cook

In the 19th century Cooksville was the administrative centre of Toronto Township. Favourable soil conditions contributed to the growth of a strong market garden economy. Up until the early 20th century, land use was mainly agricultural and fruit farmers in the area grew large quantities of apples and strawberries.

In the early 20th century, residential development began to occur as a result of commuter railways that allowed people and goods to flow in and out of Toronto to outlying areas. Cooksville provided natural areas for outdoor recreation and city dwellers came for day trips or rented accommodation. For those that could afford to buy property, farmland could be purchased to build a country house. Waterfront locations were the most sought after and Toronto's elite established estates on the lakefront and along major rivers with scenic views. More modest residences were built along smaller waterways such as Cooksville Creek. The subject property is an example of the latter.



Cooksville Train Station in 1900 (left) and 1930 (right) – commuter rail service spurred leisure activities and residential development in Cooksville in the early 20th century

The subject dwelling was built around 1924 by George Shepard (1866-1932). Shepard's mother Henrietta Augusta Shepard (1836-1911) was the daughter of Jacob Cook. Around 1853 she married William Shepard, a newspaperman from Hamilton. They moved to Belleville and later Toronto where William established a successfully printing and publishing business. George worked in the publishing business with his father and eventually had his own company called the George Shepard Printing Co. with premises at 33 Scott Street and Adelaide Street in Toronto. George had several other business interests and is buried in Mount Pleasant cemetery with his wife and two sons. A publication from 1923 states that George Shepard lived in Toronto but often enjoys staying at "the old Cook homestead, which he owns".² The old Cook homestead was located on Hurontario Street.

In 1924 George Shepard built a house behind the old Cook homestead near the Cooksville Creek that is known today as the Shepard House. Shepard Avenue is so named because George Shepard laid the road out to access his house. He probably used it as a summer and weekend home or possibly had plans to build a subdivision of similar houses here. He may have been a land speculator because ownership of the Cooksville property was registered under the name of the George Shepard Realty Co. Ltd., but no other houses were built. The Great Depression prevented many speculative developments from being realized and George Shepard died in 1932.

The Georgian Revival style was chosen because it was a popular residential style in Ontario in the 1920s. The large lawn and semi-circular driveway in front of the house are typical of this style of house. The combination of classical architecture, large grounds, and proximity to a natural waterway are common features of country homes built by Toronto businessmen. The Shepard House is an example of a middle-class house that emulated large estates such as the Cawthra-Elliot Estate on a smaller scale. The Cawthra-Elliot House was designed by architect William Lyon Sommerville in 1928 and the grounds were designed by landscape architect Edwin Kay. The Shepard House has stylistic similarities with the Cawthra-Elliot House suggesting that it may have been designed by Sommerville but there is no documentation to confirm this.



Left: Cawthra Estate – 5-bay, 2-storey Neo-Georgian House on a ... acre estate
 Right: Shepard House – 3-bay, 2-storey Georgian Revival House on a ... acre lot

² Citizens of Toronto Past, 1923



Left: Cawthra-Elliot Estate – Front door with sidelights and 12 over 12 windows



Right: Shepard House – Front door and 8 over 12 windows

After World War II, the Shepard House was acquired by George R. Headon through the Veterans Land Act. Headon had served in the military. He lived in the Shepard House until 1967 and then sold it to Michael Barry. Barry owned the property from 1967 to 1982. Kitchen renovations may have been done during his ownership. Barry sold the property in 1982 to a numbered company. The house was a rental property from 1982 until 2019 when it was purchased by the Parks, Forestry and Environment Division. The decorative iron railings on the front porch were removed during this period. It is also likely that similar ironwork was removed from the main staircase at this time and the existing metal handrail was installed. The grounds around the house have undergone significant changes over the years. A photo from 1978 shows that there were trees and plantings in front of the house at that time that have since been removed.



Contemporary Context – the Shepard House is located in a modern subdivision that is adjacent to large-scale development on Hurontario Street and Dundas Street East

6.0 HERITAGE VALUE

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria:

6.1 EVALUATION ACCORDING TO ONT. REG. 09/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
The Shepard House, 2465 Shepard Avenue, Cooksville		
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It is not a representative example of a Georgian Revival style house because decorative ironwork has been removed from the exterior and interior. It has a 3-bay façade rather than a 5-bay façade that is more representative of a Georgian Revival style house.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of craftsmanship and artistic merit in its Georgian Revival features such as the classical door surround, multi-paned sash windows and interior millwork.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a 3-bay, 2-storey brick building with a stucco finish that demonstrates conventional construction methods around 1924 when it was constructed.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	It has direct associations with George Shepard, a Toronto publisher who built the house in 1924. He was the grandson of Jacob Cook, a prominent settler after whom Cooksville is named.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	There is no indication that it has potential to yield further information.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The architect is not known. It reflects, on a more modest scale, the influence of large estates such as the Cawthra-Elliot Estate.

3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It pre-dates suburban development in this area and is an example of a country residence built around 1924 by a George Shepard, a Toronto resident who had family ties to Cooksville.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is physically linked to Cooksville Creek that crosses the back of the property. It is historically linked to Shepard Avenue because the house was built by George Shepard who laid out the road prior to residential development in this area.
iii) Is a landmark	NO	It is a private residence on a residential side street.

7.0 PROPOSED DEMOLITION

The Parks, Forestry and Environment Division purchased the Shepard House in 2019 along with several adjacent properties on Shepard Avenue that are located on the Cooksville Creek floodplain. The creek crosses the back of these properties and, due to the low lying ground, seasonal flooding occurs and is expected to be an ongoing problem. The previous owner had difficulty getting property insurance due to the location within the Cooksville Creek flood zone. The houses are currently vacant and boarded up. The Parks, Forestry and Environment Division proposes to demolish the buildings to incorporate the properties into Cooksville Park and strengthen the Cooksville Trail system.

8.0 IMPACT ASSESSMENT

The Shepard House has been evaluated using provincial criteria for determining cultural heritage value. Based on an evaluation under *Ontario Regulation 09/06*, it has been determined that it does not meet any criteria for *Designation* under physical or historical value and meets two of three criteria under contextual value. Contextually it is associated with the layout of Shepard Avenue in the early 20th century and construction of a country residence backing onto Cooksville Creek. Demolition of the house without any form of mitigation will result in the loss of those contextual values. It is therefore recommended that the Parks, Forestry and Environment Division develop a strategy to mitigate those impacts.

9.0 CONSERVATION STRATEGY

The Shepard House has architectural interest that has been documented in this report. This level of documentation is adequate and no further documentation is required. Due to similarities with the Cawthra-Elliot House, it is recommended that the curator of the Cawthra-Elliot Estate be consulted to see if they have an interest in salvaging materials or architectural elements from the Shepard House prior to demolition.

Potential salvage materials could include the following:

- wood windows and storms
- oak flooring
- living room fireplace
- basement fireplace

Contextual values associated with Shepard Avenue and Cooksville Creek could be conserved in the following ways:

- commemoration through Interpretive signage and/or visual markers
- retention of the curved driveway and mature trees

10.0 CONCLUSIONS & RECOMMENDATIONS

The Shepard House does not have sufficient heritage value to warrant extraordinary measures to prevent demolition. Retention is not feasible because it is located on a flood plain and therefore has limited potential for re-use. Contextual values associated with Shepard Avenue and Cooksville Creek can be mitigated through installation of interpretive signage. Potential salvage items have been identified as part of this assessment so they can be allocated to other City-owned heritage properties if there is a need for them. Demolition will allow the Parks, Forestry and Environment Division to expand parkland adjacent to Cooksville Creek and enhance public access to an established trail and park system in the area.

11.0 QUALIFICATIONS OF THE AUTHOR

Megan Hobson is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

12.0 SOURCES

Aquafor Beech Ltd., *Cooksville Creek Flood Evaluation Master Plan EA* (2012)

City of Mississauga, 'Cooksville Gallery; Shepard House' Heritage Mississauga & Mississauga Library System Image Gallery

-----, 2465 Shepard Avenue, Property Information; Shepard House (Previous Inventory #162) and Reasons for Listing (Architectural)

-----, Cooksville Creek Flooding Information
<http://www.mississauga.ca/portal/residents/cooksvillecreekfloodinginformation>

Citizens of Toronto, Past and Present, 1923
https://archive.org/stream/municipalityofto03midd/municipalityofto03midd_djvu.txt

Hicks, Kathleen. *Cooksville; Country to City*. Friends of Mississauga Library System, 2005.

Hill, Robert. "William Lyon Sommerville", *Biographical Dictionary of Architects in Canada 1800-1950*. <http://dictionaryofarchitectsincanada.org/node/1316>

Historic Places.ca "Cawthra-Elliot Estate" <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3024>

Ontario Land Registry Access, land records for *Peel County Plan E26*

APPENDIX A: SITE PHOTOS



SHEPARD HOUSE – curved driveway and front lawn with large trees



SHEPARD HOUSE – front elevation



MAIN ENTRANCE – replacement door – exposed wood where paint finish has failed



GROUND FLOOR WINDOW ON MAIN ELEVATION – 8 over 12 configuration - new putty, paint and some repairs needed on wood windows, shutters and paneling



2nd FLOOR WINDOW ON MAIN ELEVATION – 8 over 8 configuration - new putty, paint and some repairs needed on wood windows and shutters



FRONT & SIDE ELEVATIONS – carbon deposits on wet area of the stucco



REAR ELEVATION – vegetation has grown up into the soffit and roof gutter



SIDE ELEVATION – ivy may have damaged stucco – missing downspout on left side - water staining below eaves and at grade level



BRICK WITH STUCCO - chimney needs re-building and stucco repair



FRONT HALL & VESTIBULE – replacement flooring and front door is not original



MAIN STAIRS – replacement railing



LIVING ROOM – this ornate fireplace may not be original but is of a high quality



LIVING ROOM FIREPLACE – carved wood and marble



LIVING ROOM – original windows, door and baseboard



DINING ROOM – original baseboard, door and window casings



DINING ROOM – original baseboard and windows – replacement flooring



DINING ROOM – replacement flooring



KITCHEN – 20th century kitchen cabinets – replacement flooring



KITCHEN – 20th century kitchen cabinets



2ND FLOOR HALL – replacement iron railing – original wood doors, baseboard and trim – modern wall-to-wall carpeting



2ND FLOOR HALL – original oak flooring well preserved beneath the wall-to-wall carpeting



2ND FLOOR HALL – replacement iron railing – stairs are carpeted



2ND FLOOR – MASTER BEDROOM – original windows – modern carpet



2ND FLOOR – MASTER BEDROOM – modern doors and closets



2ND FLOOR - BEDROOM 2 – original windows – modern wall-to-wall carpeting – ceiling damage due to roof leaks



2ND FLOOR – BEDROOM 3 – original windows – modern wall-to-wall carpeting



BASEMENT – internal access to basement level



BASEMENT – partially finished area at base of stairs (left) and door to back yard (right)



BASEMENT – electrical panel & water heater – concrete block foundation



BASEMENT – original furnace



BASEMENT – original laundry sink



BASEMENT – partially finished living room – original fireplace? (perhaps relocated here when the more ornate fireplace in the living room was installed)

Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAIL

▫ [View Another Property](#)

Property Heritage Detail

Address: 2465 SHEPARD AVE
Type: RESIDENTIAL
Style: FRENCH ECLECTIC

Area: COOKSVILLE
Reason: ARCHITECTURAL



[Print Friendly Page](#)

Images



History

This is a full two storey structure in Georgian style, three bay facade, in a stucco finish. The main door is framed with pilasters and an entablature decorated in a dental pattern. The windows on the ground level are eight over twelve with a panel inset in the bottom to give the bays an appearance of a doorway. On either side of the long windows are full length shutters which are not proportionately scaled. The upper storey windows are all six over six. Very decorative iron work surrounds the front porch which is at ground level. Though the house rests at grade on the front facade the grading changes along the sides and rear. At the back is an open porch of concrete block, of which two doors open onto this space. A small sunroom is also extended on one level at the rear, under which access is provided to the cellar. There is also a second floor door at the rear but this does not go onto a porch or other structure and is therefore not used as a door. There are two external chimneys, one at each of the gable ends. The building has a third floor and a medium pitched roof. It is estimated that this house was built in the 1920s. Previous Inventory #: 162

IMAGE GALLERY

SEARCH IMAGES

shepard

GO

7 Images found: Page 1 | [View All](#)**Shepard House, Cooksville**

- [View enlarged image and image details](#)

**Shepard House, Cooksville**

- [View enlarged image and image details](#)

**Shepard House, North Facade, Cooksville**

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**Shepard House, Outbuilding, Cooksville**

- [View enlarged image and image details](#)

**Shepard House, Rear View, Cooksville**

- [View enlarged image and image details](#)

**Shepard House, Woodwork Detail, Cooksville**

- [View enlarged image and image details](#)

**Shepard House, Wrought Iron Detail, Cooksville**

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