

# 33 Beverley Street

## Heritage Impact Assessment

May, 2025

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## Executive Summary

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. to determine the impacts to known and potential heritage resources, that being 33 Beverley Street. The intention of this review is to identify all known heritage resources, an evaluation of the significance of the resources and recommendations towards mitigation measures that would minimize negative impacts on those resources.

The assessment includes the following evaluations by W.E. Oughtred & Associates Inc.:

- Field review of the subject property
- Review of existing historical information
- Review of existing heritage evaluations
- Review of relevant heritage policies
- Evaluation of the property and proposed development in relation to the terms of

Reference

### Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the demolition of the existing dwelling and detached barn at 33 Beverley Street. An HIA is required as this property is identified as Inventory item #560, Graham Residence, on the City of Mississauga Heritage register.

The History is listed as “This structure is a storey-and-a-half with the gable end facing the street. On the side elevations there are central dormers that break the facade and give it height. The building is totally clad in aluminium siding which is probably over the original siding of the frame structure”.<sup>1</sup>

This report was prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (March, 2022). A site visit was undertaken by

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<sup>1</sup> City of Mississauga, Heritage Register

W.E. Oughtred & Associates on May 9, 2022 to assess and document the property and its relationship to the neighbourhood.

## Location & Site Description

Municipal Address: 33 Beverley Street

Legal Description: Lot 425 and Part Lot 426, Plan TOR4

Lot Area: 1016.38m<sup>2</sup> (city records)

Zoning: R3-69, Residential

General Location: North side of Beverley Street, West of Airport Road and north of Derry Road East.



Figure 1: Location Map<sup>2</sup>

The subject property is indicated by a red star on all mapping.



Figure 2: Zoning Map<sup>3</sup>

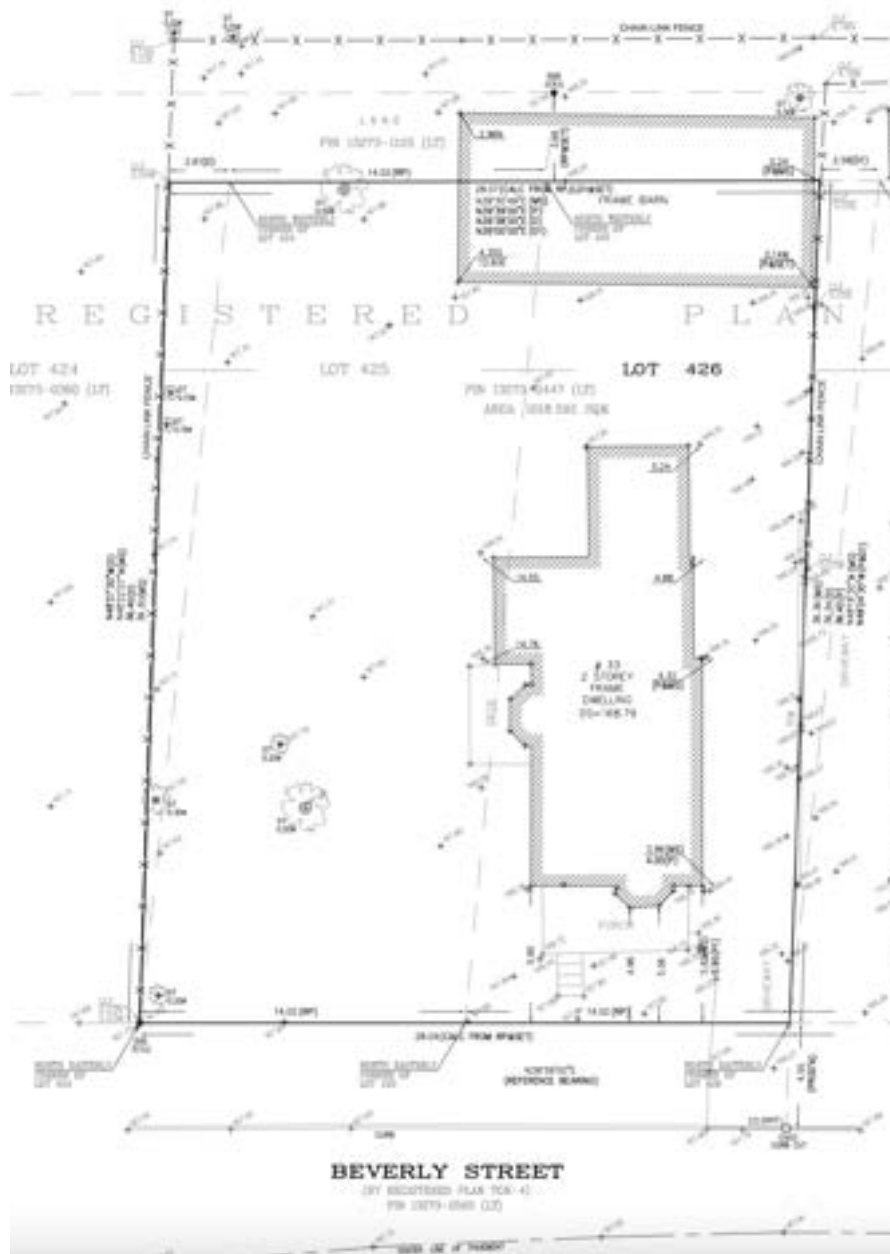
<sup>2</sup> Apple Maps

<sup>3</sup> City of Mississauga

The subject property is located on the north side of Beverley Street, within the Mississauga neighbourhood known as Malton.

The property is relatively flat. It contains a 1.5 storey dwelling and a detached barn.

Figure 3: Existing Survey



## Property History

Matthew Wilkinson, Heritage Mississauga, supplied this information with regards to the property.

This property was originally owned by George Wightman, who in turn sold the property to John Hutchinson (1844-1880) in 1866. Hutchinson was a farmer by profession and owned several lots in Malton. In 1887 the property was purchased by James Fleming (1852-1890), and it is believed that Fleming built the house in 1887. The Fleming family also operated a sawmill, which was one of Malton's earliest industries. After Fleming's early death, his widow Harriet and two sons moved to Saskatchewan, and the property was purchased by Henry Milner in 1890. In 1937 the property was purchased by Elgin Graham (1915-1984). Elgin and his wife Bessie were active in the Malton community and raised three daughters here: Kathleen, Nancy and Joy. This vernacular style house is one and a half storeys in height, with the gable end and ornate bay window facing the street.

At the time of the City's inventory in the 1980's, most listed homes were assigned a name based on ownership at the time. Hence, this house is listed as #560, Graham Residence.

Table 1: Title Search

Date	Transferor	Transferee
East half of lot 11, Con 6, EHS		
January 22, 1821	The Crown	Joseph Price
December 31, 1822	Joseph Price	Joseph Floor
March 26, 1823	Joseph Bloor	John Sanderson
March 13, 1837	John Sanderson	Robert Blanchrd
February 7, 1855	William Blanchard	John S. Dennis
PLAN TOR 4		
May 18, 1857	John S. Dennis	Vickman Holtby
September 11, 1866	Frederick W. Jarvis	Daniel Brooke

Date	Transferor	Transferee
February 25, 1874	Corporation of Peel	T.B. Allen
March 3, 1887	Thomas B. Allen	James Fleming
March 3, 1887	James Fleming	Harriet S. Fleming
May 21, 1888	Harriet Fleming	Henry Milner
September 22, 1920	John Milner	John Milner
August 6, 1937	John Milner	Elgin Graham
July 14, 1948	Elgin Graham	Malcom D.C. McRae
August 17, 1948	Malcom D.C. Crate	The Board of Trustees of the Roman Catholic Separate Schools for No. 21
July 14, 1958	The Board of Trustees of the Roman Catholic Separate Schools for No. 21	Elgin Graham
LOT 425		
May 18, 1857	John S. Dennis	Vickman Holt
February 25, 1874	Corporation of Peel	John Mead
March 3, 1887	John Mead	James Fleming
March 3, 1887	James Fleming	Harriet S. Fleming
August 13, 1890	Thos. Morphy	Henry Milner
September 22, 1920	John Milner	John Milner
August 6, 1937	Jon Milner	Elgin Graham
April 20, 1976	George E. Graham - Estate	Joy S. Graham
Part Lot 426		
May 18, 1857	John S. Dennis	Vickman Holtby
April 8, 1863	Frederick W. Jarvis	George Blain
September 5, 1865	George Blain	George Wightman
May 16, 1866	George Wightman	John Hutchinson
March 3, 1887	Edward McBride	James Fleming
March 3, 1887	James Fleming	Harriet S. Fleming
August 13, 1890	Thos. Morphy	Henry Milner

Date	Transferor	Transferee
March 22, 1913	Henry Milner	Jackson E. Price
May 13, 1913	Jackson E. Price	Henry Milner
September 22, 1920	John Milner	John Milner
August 6, 1937	John Milner	Elgin Graham
April 20, 1976	George E. Graham - Estate	Joy S. Graham
Lot 425 & Part Lots 424 & 426		
July 30, 1986	George E. Graham - Estate	Joy Suzette Graham
May 5, 2015	Joy Suzette Graham	Balbir Singh Goraya & Gagan Grewal
December 30, 2021	Balbir Singh Goraya & Gagan Grewal	Current owner





Figure 4: County of Peel Road Map<sup>4</sup>

<sup>4</sup> Peel Archives



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The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations.<sup>5</sup> As such, we reached out to Matthew Wilkinson, Heritage Mississauga, to provide information on the historic use of the subject property and surrounding area. Matthew only had information on the property, noted above.

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<sup>5</sup> City of Mississauga, Cultural Heritage Landscape Heritage Impact Assessment Terms of Reference

## Evaluation of Heritage Attributes

In evaluating the heritage attributes of the home at 33 Beverley Street, the property is listed as a storey-and-a-half with the gable end facing the street. On the side elevations there are central dormers that break the facade and give it height.

The style could be characterized as a one-and-a-half storey side hall plan. To make the most efficient use of interior space, the front door would be placed to one side creating an asymmetrical and vertically massed front. Internally, on the ground floor, the hall was located to one side at the front of the house.<sup>6</sup>

The house is likely constructed by balloon framing. This framing method began in the 1830's, and was common in North America through to the mid 1950's. It made use of very long, continuous, lightweight, wooden wall members (called studs) that typically extended at least two floors of building height, at a time when really long lumber was common and plentiful. *(FYI: In a budget-built balloon-framed house, the 2x4's might have been scabbed together to reach the desired two, or three story height.)* The rough-sawn, lightweight studs were a true 2"x4" dimension and they greatly reduced the costs, labour and skills required to erect long-lasting dwellings. Dwellings could now be more easily constructed by as few as one, or two persons, rather than requiring big teams of people, as in the case of the earlier timber framing method. The floors were then constructed inside the wall structure and suspended on what is called the "rim board, ribbon board, or ledger board" that was notched into the studs *(similar technique to attaching a deck to the side of a house)*. The resultant walls could contain all manner of insulation material, including sawdust, treated newspaper, even no insulation, making these older houses expensive to heat, insulate or renovate. Balloon-framed buildings are also very susceptible to sagging (particularly the floors) making these old houses very challenging and therefore expensive to renovate well, with some materials and methods not being compatible at all. For example, attempting to install new baseboard trim is likely going to show off huge, unsightly gaps between the trim and the sagged floor! In any house *(and especially in an older house)*, never assume anything is straight, plumb or level! Assume there are likely to be significant and extensive problems ... the big question is ... how big and how bad are they? Always check out everything that is possible to check.

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<sup>6</sup> [https://www.gov.mb.ca/chc/hrb/internal\\_reports/pdfs/southern\\_ontario\\_farm\\_buildings\\_full.pdf](https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/southern_ontario_farm_buildings_full.pdf)

Interior walls were then nailed up and covered with thin, horizontal strips of wood (known as lathe), and then the gaps and the wall surface covered over with plaster (*a wall construction and finishing technique known as lath and plaster*) and often painted with lead-based paints (*which form a hazard during renovations*). <sup>7</sup> We were unable to confirm if this was the method of construction utilized.

Further, we could not confirm if the barn and dwelling were constructed at the same time, but is assumed that they were.



Figure 5: 1952 Aerial photo

Subject property defined by green star. The property does not appear to be associated with a farming operation. Our Lady of the Airways Catholic School was situated behind the property and opened in 1954.

<sup>7</sup> <https://www.confederationcollege.ca/trees/more-about-balloon-framing>

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## Existing Dwelling - Exterior Photos



Photo 1: Front Elevation

Photo 2: Side Elevation







Photo 3: Rear elevation



Photo 4: Rear Addition



Photo 5: Side and rear elevation



Photo 6: Front and side elevation



Photo 7: Barn,  
Front Elevation





Photo 8: Barn,  
Side Elevation

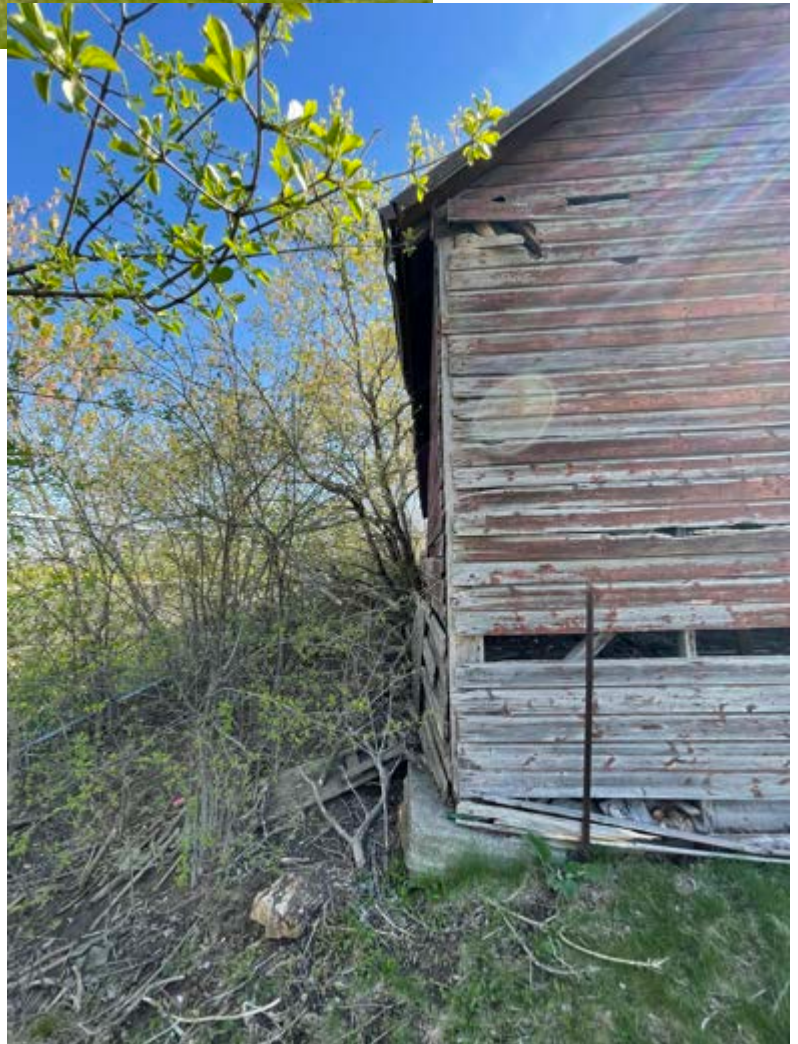


Photo 9: Barn, Rear Corner





Photo 10: Barn,  
Foundation  
Support

Photo 11: Barn, Interior



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## The Barn



Photo 12: Front of Barn

The barn is original to the property.

**Style:** English Gable

**Construction:** Wood, with corrugated metal roof, no foundation evident.

Dirt/gravel floor

**Size:** Approximately 30' x 60'

**Condition:** poor, structurally unsafe

The form and function of Canadian barns today are classified as Pennsylvania, Dutch and English. Most of the largest barns you see today date from the 1870's to 1880's and were usually 40 – 50 ft. by 60 – 100 feet with a gambrel or gable roof.<sup>8</sup> The gable roof is the most simple and most common roof type on barns in both Washington and across North America.

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<sup>8</sup> <https://2oldguyswalking.wordpress.com/2019/04/03/the-rise-and-decline-of-the-ontario-barn/>

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Gable roofs materialize in the shape of an inverted V. They have two equal pitched sides rising together to meet at the peak, forming one center ridge running the length of the roof.<sup>9</sup>

There is no foundation visible. Sections of the barn (corners specifically) appear to have been propped by concrete blocks at some point. See photo #10. There are three sliding doors, all three on the front. One on the west side and two on the east. They are top hung sliding on a rail mounted to the exterior of the barn. Doors often exhibited material deterioration along the lower edge due to storm water backs-plash from the roof drip line.<sup>10</sup> The larger door on the west side has fallen off due to age and condition.

There is a central beam (as evidenced in Photo #11) dissecting the barn. Sway braces are also prominent.

The City of Mississauga, By-law, issued order to remove the barn in June 2022. However, this was not done as a heritage permit is required.

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<sup>9</sup> <https://dahp.wa.gov/sites/default/files/HeritageBarnReport.pdf>

<sup>10</sup> <https://dahp.wa.gov/sites/default/files/HeritageBarnReport.pdf>

## Cultural Heritage Value Assessment

Table 2: Heritage Assessment - Barn

Value (quoted from Ontario Reg. 9/06)      Assessment of 33 Beverley Street	
The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	The barn is representative example of an early barn.
ii. displays a high degree of craftsmanship or artistic merit, or	No, this is typical of the era in which it was built
iii. demonstrates a high degree of technical or scientific achievement.	As a modest 19th century structure it does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Based on the research conducted, the property is not associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. While the property was owned by James Fleming, the building does not exemplify this association, and it not considered to meet any threshold for conservation on this basis.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	ii. The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The architect or builder is unknown

Value (quoted from Ontario Reg. 9/06)	Assessment of 33 Beverley Street
The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	33 Beverley Street is not important in defining, maintaining or supporting the character of the surrounding area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	ii. Although the buildings were constructed in the 1880s, it does not demonstrate a physical, functional, visual or historical relationship to its surroundings.
iii. is a landmark.	i. 33 Beverley Street is not considered a landmark.



## Interior Photos

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Photo 13: Front Hallway and stair

Photo 14: Main floor door displaying molding





Photo 15: West side window



Photo 16: Laundry area (main floor)



Photo 17: Kitchen



Photo 18: Bathroom mold

Photo 19: Basement Access  
Photo 20: Basement



The interior of existing home has been significantly renovated. The main floor consists of two large open spaces. The space adjacent to the front hall way is a bedroom. The rear open space contains a laundry area and kitchen. There are two rear additions. One utilized as a second suite and the one beyond that is uninhabitable.



Photo 21 & 22 Rear addition, exterior and interior.

It is unlikely that the kitchen is in the original location. The only remaining elements of the original home are some molding around windows and doors. The banister on the staircase would be original as well. The kitchen, bathroom, flooring and interior partitions are new.



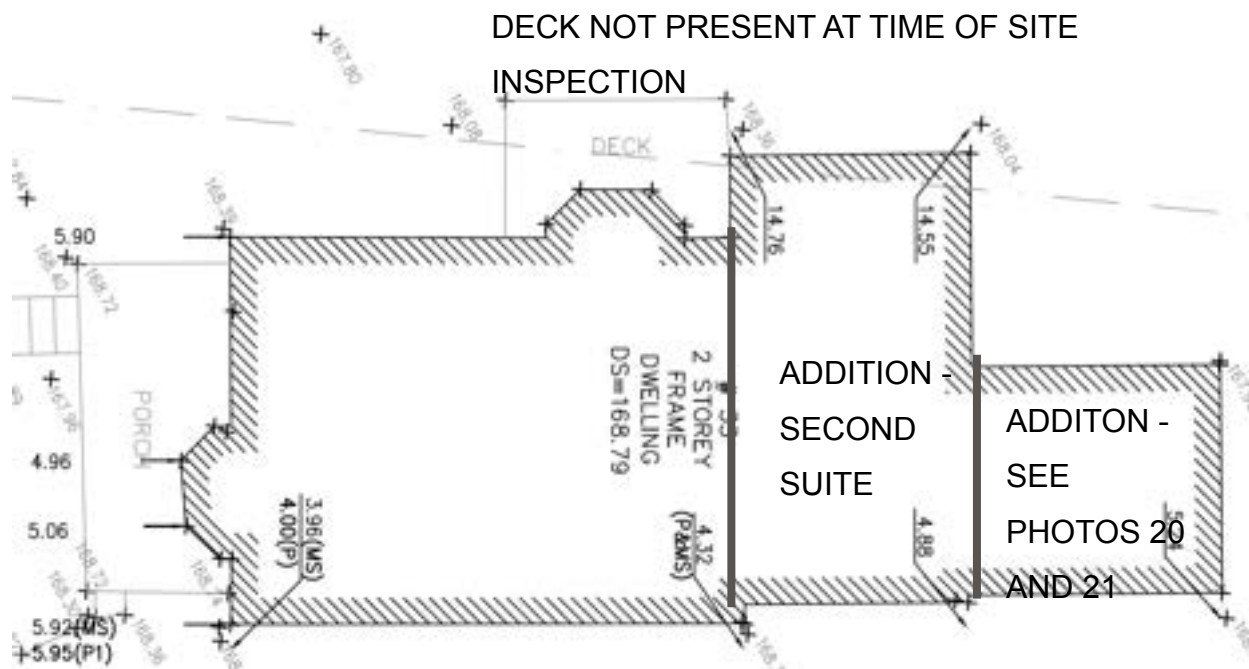


Figure 6: Main floor additions

Table 3: City of Mississauga Building Permit Records

App no.	Address	Unit no. 	Scope	Issue date 
Applied date 	Description		Type description	Status 
HCC 84 197723	33 BEVERLEY ST	-	-	-
1984-09-10	FURNACE REPLACEMENT CODE: 2663 PERMIT 58591 OCT 2/84		-	HISTORY COMMENT PERMIT

City records do not provide any insight into the additions to the dwelling.

Aerial photos are not legible prior to 2002 and thus the date of the additions cannot be determined.



Figure 7: 2002 Aerial Photo







Figure 9: Front Elevation

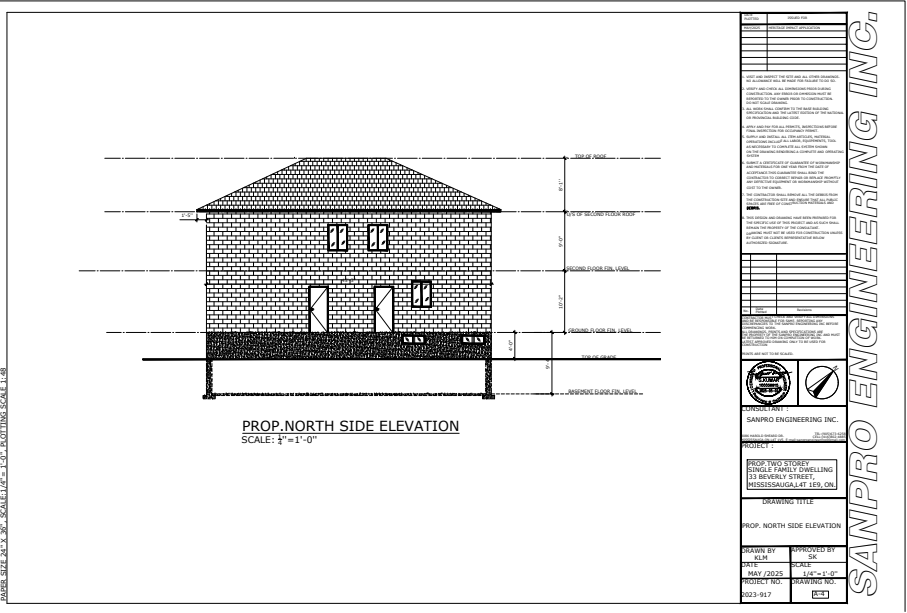


Figure 10: Side Elevation



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Minor variances for each lot were obtained under files A154.24 and A155.24. Since the time of the applications, the zoning has changed from R3-69 to RL-173. Two of the variances approved relating to height are not longer required. Further, the side yard setback of 1.2m now complies with the provisions of the by-law. All other variances, those for lot frontage, lot area and GFA are still applicable.



Photo 23: View of property from the street. (Google street view)



Photo 24: Existing Streetscape (Google streetview)





Photo 25: The subject property in the forefront.

Looking east on Beverley street



Photo 26: The homes on the opposite side entrance to the park.

Looking west on Beverley street. The homes noted A, B and C above correspond to the key map location above.



## Proposed Streetscape



The new by-law permits a maximum dwelling height of 10.7m. The proposed height is 9.14m and complies with the by-law. The houses are in keeping with the new builds around the corner shown in the previous image.



## Cultural Heritage Value Assessment

Table 4: Heritage Assessment - House

Value (quoted from Ontario Reg. 9/06)	Assessment of 33 Beverley Street
The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	33 Beverley Street is a modest example of a vernacular dwelling that has undergone exterior and interior alterations. It is not a rare, unique or exceptionally representative example of a vernacular dwelling.
ii. displays a high degree of craftsmanship or artistic merit, or	ii. The remaining interior and exterior features do not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	As a modest vernacular 19th century structure it does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Based on the research conducted, the property is not associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. While the property was owned by James Fleming, and assumed he built the home or had the home built; the building does not exemplify this association, and it not considered to meet any threshold for conservation on this basis.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	ii. The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of community or culture.

Value (quoted from Ontario Reg. 9/06)	Assessment of 33 Beverley Street
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The architect or builder is unknown
The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	33 Beverley Street is not important in defining, maintaining or supporting the character of the surrounding area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Although the buildings were constructed in the 1880s, it does not demonstrate a physical, functional, visual or historical relationship to its surroundings.
iii. is a landmark.	33 Beverley Street is not considered a landmark.

## Evaluation of Heritage Impacts

### Provincial, Regional and Local Policies

Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural landscapes shall be conserved.

Policy 2.6.2 of the PPS states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

Listed heritage properties have been identified because they have cultural heritage value or interest. A listed property has not yet been reviewed for designation. The property at 33 Beverley Street is listed as a residential building in a vernacular style. This structure is a storey-and-a-half with the gable end facing the street. On the side elevations there are central dormers that break the facade and give it height. The building is totally clad in aluminum siding which is probably over the original siding of the frame structure.<sup>11</sup>

The Planning Act, the Growth Plan, 2019 and the Region of Peel Official Plan also contain policies that encourage the conservation of significant and protected heritage properties and archaeological sites and recommends consultation with indigenous communities. It encourages municipalities to establish cultural heritage landscape policies.

The City of Mississauga's Official Plan identifies cultural heritage resources including landscapes, streetscapes and historic corridors. The City maintains a heritage register which includes both built heritage resources and cultural heritage landscapes

Specifically, this property has been evaluated and determined to have heritage value or interest. As such, a heritage impact assessment is required for any proposed demolition and construction on a subject property.

## Evaluation according to Ontario Regulation 09/06

**TABLE 1: EVALUATION ACCORDING TO ONTARIO REGULATION 09/06**

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
<b>1. Design or physical value:</b>		
<b>a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method</b>	NO	Although the home was built in the late 1800's, it is not a rare or unique example of a specific style or construction method.
<b>b) Displays a high degree of craftsmanship or artistic merit</b>	NO	While the home is well built, it is typically of the era of construction.
<b>c) Demonstrates a high degree of technical or scientific achievement</b>	NO	It is a frame dwelling and does not demonstrate a high degree of technical merit.

<sup>11</sup> City of Mississauga

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
<b>2. Historical or associative value</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property is not known to have any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The home does not have any potential to yield information that contributes to an understanding of a community or culture.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The dwellings design or construction cannot be linked to anyone significant in the community.
<b>3. Contextual Value</b>		
a) Is important in defining, maintaining, or supporting the character of an area	NO	The immediate area has seen recent redevelopment, this will continue the trend.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	There is no contextual value.
c) Is a landmark	NO	This is a typical home of the era in which it was built.

## Cultural Heritage

**TABLE 2: ANALYSIS OF HERITAGE IMPACTS BASED ON THE GENERAL STANDARDS FOR PRESERVATION, REHABILITATION AND RESTORATION, STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA**

General Standards	Analysis
Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character defining element.	The home is an example of the period in which it was built. There is nothing remarkable about the construction or design that should be preserved.
Conserve changes to a historic place that, over time, have become character-defining elements in their own right.	Not Applicable



Conserve heritage value by adopting an approach calling for minimal intervention.	Not applicable.
Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	Not Applicable
Find a use for a historic place that requires minimal or no change to its character-defining elements.	The continued use is residential
Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Should mitigation measures be required, they will be undertaken. If deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the Ontario Heritage Act to carry out additional archaeological field work.
Evaluate the existing condition of the character-defining elements to determine the appropriate intervention needed. Respect heritage value when undertaking an intervention.	Not applicable.
Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts where there are surviving prototypes.	Not applicable.
Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	The mature trees and landscaping on the property will be maintained where possible.

## Mandatory Recommendations

The subject property contains a one and half-storey residential dwelling built around the 1880's and a detached barn. It does not meet any of the criteria for Designation under the Ontario Heritage Act, Regulation 9/06. Table 2, Heritage Assessment - Barn and Table 4, Heritage Assessment - House outline the rationale and analysis as to why the property does

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not merit designation. Further, the property does not warrant conservation as per the definition in the Provincial Policy Statement.

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

## Conclusions, Recommendations

The subject property contains a one and half-storey residential dwelling and detached barn built around the 1880's. It does not meet any of the criteria for Designation under the Ontario Heritage Act and thus demolition should be permitted.

### About the Author:

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 30 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to, the properties listed below.

- ❖ 1532 Adamson Road
- ❖ 1484 Hurontario Street

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- ❖ 846 Chaucer Ave
  - ❖ 2222 Doulton Drive
  - ❖ 915 North Service Road
  - ❖ 2375 Mississauga Road
  - ❖ 943 Whittier Crescent

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## References

<https://www.mississauga.ca/portal/services/property>

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

PAMA

Matthew Wilkinson, Heritage Mississauga

<https://madisonbarns.wordpress.com/2014/05/21/the-english-barn-in-the-new-world/>

<https://2oldguyswalking.wordpress.com/2019/04/03/the-rise-and-decline-of-the-ontario-barn/>

<https://dahp.wa.gov/sites/default/files/HeritageBarnReport.pdf>

<https://www.confederationcollege.ca/trees/more-about-balloon-framing>

[https://www.gov.mb.ca/chc/hrb/internal\\_reports/pdfs/southern\\_ontario\\_farm\\_buildings\\_full.pdf](https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/southern_ontario_farm_buildings_full.pdf)