HERITAGE IMPACT ASSESSMENT

6518 FIRST LINE
TOWNSHIP OF CENTRE WELLINGTON, ONTARIO

FINAL REPORT

Prepared for:

Township of Centre Wellington
1 Macdonald Square
Elora, ON N0B1S0

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EXECUTIVE SUMMARY

ASI was contracted by the Township of Centre Wellington to prepare a Heritage Impact Assessment (HIA) for the property at 6518 First Line in the Township of Centre Wellington. The property consists of a farmhouse and agricultural property that is listed on the Township of Centre Wellington's Heritage Register. The proposed development consists of a new subdivision for an industrial park covering the footprint of the property at 6518 First Line. The farmhouse at 6518 First Line will be retained in situ.

This report includes an evaluation of the property's cultural heritage value conducted for a previous Cultural Heritage Evaluation Report (CHER) that determined that the property contains cultural heritage value due to the farmhouse's design and architectural value. This report finds that overall, based on the range of possible impacts included in the *Ontario Heritage Toolkit*, the policies outlined in the Township of Centre Wellington's *Official Plan*, and the standards set in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the proposed development will have an impact on the property. However, the property's cultural heritage value is not anticipated to be lost or significantly compromised. With implementation of the recommended conservation and mitigation strategies, the property will continue to be able to sufficiently express its design and architectural values.

The following recommendations have been made for the property at 6518 First Line:

1. The property at 6518 First Line contains cultural heritage value and should be considered for designation under Part IV of the *Ontario Heritage Act*.

2. The Township of Centre Wellington should prepare a Conservation Plan for the c. 1900 farmhouse. The Conservation Plan should identify strategies to ensure the long-term viability of the resource, either as a residence, or by recommending appropriate strategies for potential adaptive re-use of the structure that would ensure the conservation of heritage attributes. The Conservation Plan should detail how the property's heritage attributes will be conserved, including such drawings and other specifications as required by the Township. The Conservation Plan should provide guidance in the event that alterations to the house are required, in particular the removal of the rear addition. The Conservation Plan should also identify areas where maintenance and/or repair is required to ensure the long-term conservation and maintenance of the building.

3. Where possible, the trees and vegetation immediately surrounding the house should be conserved.

4. Any buildings proposed to be built in proximity to the farmhouse should be designed to minimize any shadow impacts on the vegetation surrounding the house.

ASI

5. Depending on the excavation and construction methods required to accommodate the construction of the proposed development, vibration monitoring should be considered to ensure that negative impacts to the house are avoided.

6. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction. Construction and staging plans should be provided to the Township of Centre Wellington in advance of construction.

PROJECT PERSONNEL

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TABLE OF CONTENTS

EXECUTIVE SUMMARY ii
PROJECT PERSONNEL iv
TABLE OF CONTENTS v
1.0 INTRODUCTION 1
1.1 Location and Study Area Description 2
1.2 Ownership Information 4
1.3 Policy Framework 4
1.4 Project Consultation 5
1.5 Cultural Heritage Value 6
1.6 Report Limitations 7
2.0 HISTORICAL RESEARCH 7
2.1 Indigenous Land Use Overview 7
2.2 Township History 8
2.2.1 Township of West Garafraxa 9
2.2.2 Village of Fergus 9
2.3 Credit Valley Railway/Canadian Pacific Railway 10
2.4 6518 First Line 11
2.3.1 Mary Wintermute (c. 1823-1833) 11
2.3.2 Thomas Clark and Samuel Street (1833-1856) 11
2.3.3 Dunlop Family (1858-1918) 12
2.3.4 Various Owners (1918-present) 15
3.0 EXISTING CONDITIONS 18
3.1 Landscape 19
3.2 Farmhouse 23
3.2.1 Exterior 23
3.2.2 Interior 29
3.3 Outbuilding 34
4.0 CULTURAL HERITAGE VALUE 37
4.1 Comparative Analysis 37
4.2 Ontario Regulation 9/06 Evaluation 39
4.3 Township of Centre Wellington Official Plan Criteria 41
4.4 Proposed Statement of Significance 42
5.0 PROPOSED DEVELOPMENT 42
5.1. Description of Proposed Development 42
5.2. Impact Assessment – 6518 First Line, Fergus 43
5.3. Conservation and Mitigation Recommendations 46
6.0 CONCLUSION 46
6.0 REFERENCES 48
APPENDIX A: PROPOSED DEVELOPMENT 52

LIST OF FIGURES

Figure 1: Location map (Base Map: Open Street Maps) 1
Figure 2: Satellite image of the subject property (Google 2020) 3

Figure 3: 6518 First Line (ASI 2021) 3
Figure 4: The study area overlaid on the 1861 Tremaine's Map of Wellington County (Leslie et al. 1861) 12
Figure 5: The study area overlaid on the 1877 Illustrated Historical Atlas (Walker and Miles 1877) 14
Figure 6: The study area overlaid on the 1906 Wellington Atlas (Historical Atlas Publishing Co. 1906) 15
Figure 7: The study area overlaid on a 1935 topographic map, Guelph Sheet 16
Figure 8: The study area boundary overlaid on a 1954 aerial photograph (Hunting Survey Corporation Limited 1954) 17
Figure 9: Zoomed in image of the property from the 1954 aerial photograph (Hunting Survey Corporation Limited 1954) 17
Figure 10: The study area overlaid on a 1980 N.T.S. Map (Department of Energy, Mines, and Resources 1980) 18
Figure 11: Driveway leading to the residence and outbuilding (ASI 2021) 19
Figure 12: Pond (ASI 2021) 20
Figure 13: Vegetation along the southeastern border of the property and Elora Cataract Trailway (ASI 2021) 20
Figure 14: Vegetation marking the property boundary (ASI 2021) 21
Figure 15: Woodlot to the northwest and neighbouring commercial property (ASI 2021) 21
Figure 16: Fenced in yard and vegetation behind the residence (ASI 2021) 22
Figure 17: 6518 First Line (ASI 2021) 23
Figure 18: Red and buff brick (ASI 2021) 24
Figure 19: Paired eaves brackets (ASI 2021) 24
Figure 20: Wooden porch ASI 2021) 24
Figure 21: Example of a typical window (ASI 2021) 25
Figure 22: Fieldstone foundation (ASI 2021) 25
Figure 23: Stone sill with elongated hexagonal sparrow pecked design (ASI 2021) 25
Figure 24: Front (northeast) and southeast elevations (ASI 2021) 26
Figure 25: Northwest elevation (ASI 2021) 26
Figure 26: Southeast elevation (ASI 2021) 27
Figure 27: Southwest elevation (ASI 2021) 27
Figure 28: Rear addition, northeast elevation (ASI 2021) 28
Figure 29: Rear addition, northwest elevation (ASI 2021) 28
Figure 30: Rear addition, southwest addition (ASI 2021) 29
Figure 31: Rear addition, southeast addition (ASI 2021) 29
Figure 32: Front entrance and staircase (Tenant - 6518 First Line) 30
Figure 33: Example of the wooden baseboards and sills (Tenant - 6518 First Line) 31
Figure 34: Example of the wooden flooring (Tenant - 6518 First Line) 31
Figure 35: Trim around a bedroom doorway (Tenant - 6518 First Line) 31
Figure 36: Trim around a bedroom doorway (Tenant - 6518 First Line) 32
Figure 37: Upstairs landing (Tenant - 6518 First Line) 32
Figure 38: Renovated kitchen (Tenant - 6518 First Line) 33
Figure 39: Fieldstone foundation in the basement (Tenant - 6518 First Line) 33
Figure 40: Alterations to the foundation to accommodate access to the basement (Tenant - 6518 First Line) 34
Figure 41: Unhewn wooden supports in the basement (Tenant - 6518 First Line) 34

Figure 42: Outbuilding, southeast elevation (ASI 2021) 34
Figure 43: Outbuilding, southwest elevation (ASI 2021) 35
Figure 44: Outbuilding, northwest elevation (ASI 2021) 35
Figure 45: Outbuilding, northeast elevation (ASI 2021) 36
Figure 46: Stone found underneath a portion of the outbuilding (ASI 2021) 36
Figure 47: Outbuilding, interior (ASI 2021) 37
Figure 48: 698 St. George Street West (Google Streetview 2015) 38
Figure 49: 169 Garafraxa Street East (Wellington County Museum and Archives) 38
Figure 50: 141 St. George Street East (Google Streetview 2009) 38
Figure 51: 200 Tower Street South (Google Streetview 2020) 38
Figure 52: 8077 Garafraxa Street East (Google Streetview 2020) 39
Figure 53: Proposed development 43
Figure 54: Alternate lot and street configuration. 45

List of Tables

Table 1: Evaluation of 6518 First Line using Ontario Regulation 9/06 39
Table 2: Evaluation of 6518 First Line using Township of Centre Wellington Official Plan Criteria 41
Table 3: Impact Assessment – 6518 First Line, Fergus 44

1.0 INTRODUCTION

ASI was contracted by the Township of Centre Wellington to prepare a Heritage Impact Assessment (HIA) for the property at 6518 First Line in the Township of Centre Wellington. The property consists of a farmhouse and agricultural property that is listed on the Township of Centre Wellington's Heritage Register. This HIA presents the results of historical research and evaluation from the CHER that was previously conducted and provides an assessment of the proposed impacts to any identified cultural heritage value within the subject property in accordance with the *Ontario Heritage Act* and the Township of Centre Wellington's *Official Plan* (2013).

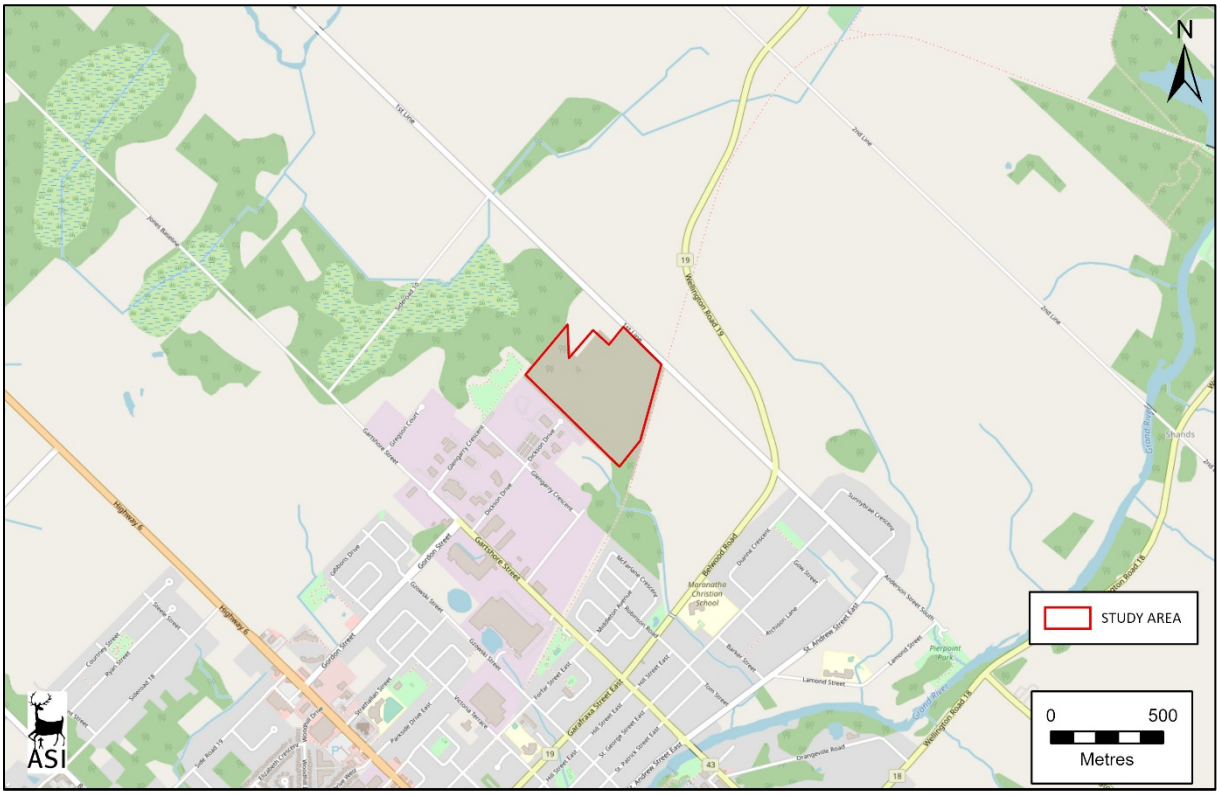


Figure 1: Location map (Base Map: Open Street Maps)

The proposed development consists of a new subdivision for an industrial park covering the footprint of the property at 6518 First Line. The farmhouse at 6518 First Line will be retained in situ.

The research and analysis for this report were conducted by Michael Wilcox, Cultural Heritage Technician, James Neilson, Cultural Heritage Specialist, and Laura Wickett, Cultural Heritage Analyst, under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. This HIA follows the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) *Ontario Heritage Tool Kit* (Ministry of Culture, 2006), the Township of Centre Wellington's Official Plan (Township of Centre Wellington, 2013), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to

investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- A description of the subject property, including a detailed land use history of the site (Section 2.0) and photographic documentation (Section 3.0);
- An evaluation and description of the subject property's cultural heritage value based on archival research and site analysis, and contribution to the surrounding area (Section 4.0);
- An assessment of impacts of the proposed undertaking (Section 5.0); and,
- A description of potential mitigation measures and recommendations (Section 5.0 and 6.0).

1.1 Location and Study Area Description

The subject property is located at 6518 First Line in the Township of Centre Wellington (Figure 2). The property consists of 58 acres of agricultural lands with a c. 1900[1] residential building (Figure 3) and outbuilding accessed by a long driveway from First Line. The property has an irregular boundary formed by First Line to the northeast, the former Credit Valley Railway/Canadian Pacific Railway (which has been converted to trail use as the Elora Cataract Trailway) to the southeast, industrial properties to the southwest and subdivided residential properties to the northwest. The rural property is on the northern edge of the community of Fergus with commercial and industrial uses immediately to the southwest and agricultural farms to the northeast and northwest. Residential subdivisions are found 600 metres to the southeast.

[1] The Township of Centre Wellington notes the c.1900 date of construction on their Heritage Register. This information could not be confirmed through research for this CHER, though 1901 is the earliest known date that the existing farmhouse was present on the property. Though "c.1900" is used throughout this report, it is likely that the building may have been constructed sometime in the late-nineteenth century.



Figure 2: Satellite image of the subject property (Google 2020)



Figure 3: 6518 First Line (ASI 2021)

1.2 Ownership Information

Township of Centre Wellington
1 Macdonald Square
Elora, ON N0B1S0

1.3 Policy Framework

The authority to request this HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990), the *Provincial Policy Statement* (2020) and the Township of Centre Wellington *Official Plan* (2013).

The *Ontario Heritage Act* (*OHA*) (Ontario Heritage Act, R.S.O. c. O.18, 1990) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative basis for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (*PPS* 2020) make a number of provisions relating to heritage conservation (Government of Ontario, 2020; Planning Act, R.S.O. 1990, c. P.13, 1990). One of the general purposes of the *Planning Act* (the *Act*) is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

> 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4.0 - Implementation/Interpretation, that:

> 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.
>
> Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.
>
> In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of cultural heritage are contained in Section 2.0, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (Province of Ontario 2020:22).

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following provisions relevant to this assessment:

> 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*.
>
> 2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Italicized terms in the foregoing policy statements are defined in Section 6.0 Definitions of the *PPS* and have been considered as part of the present assessment.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

1.4 Project Consultation

The following municipal staff, organizations, websites, online heritage documents, and online heritage mapping tools were consulted to evaluate the level of significance of the subject property and to request additional information generally:

- Township of Centre Wellington's Heritage Register
  - The property at 6518 First Line is on the Heritage Register.
- Parks Canada's *Canada's Historic Places* website[2]
  - The subject property is not in Parks Canada's *Canada's Historic Places* database.
- Parks Canada's *Directory of Federal Heritage Designation*[3]
  - The subject property is not in Parks Canada's *Directory of Federal Heritage Designations*.
- Ontario Heritage Trust's *Ontario Heritage Act Register*[4]
  - The subject property is not included on the Ontario Heritage Trust's *Ontario Heritage Act Register*.

[2] Available at http://www.historicplaces.ca/en/pages/about-apropos.aspx [accessed 10 May 2021]
[3] Available at http://www.pc.gc.ca/apps/dfhd/default_eng.aspx [accessed 10 May 2021]
[4] Available at https://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register [accessed 10 May 2021]

- Ontario Heritage Trust's *Ontario Heritage Plaque Guide*[5]
    - There are no plaques on the subject property.
- Ontario Heritage Trust's Places of Worship Inventory[6]
    - There are no places of worship on the subject property.
- *Ontario's Historical Plaques*[7]
    - There are no plaques on the subject property.

1.5 Cultural Heritage Value

The subject property is listed on the Township of Centre Wellington's Heritage Register (Township of Centre Wellington, 2018). The register notes that the property includes a two-storey dwelling built c. 1900 with stretcher brick, medium hip roof, yellow quoins and voussoirs, and restored front door/porch and windows.

[5] Available at http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx [accessed 10 May 2021]
[6] Available at https://www.heritagetrust.on.ca/en/places-of-worship/places-of-worship-database [accessed 10 May 2021)
[7] Available at http://www.ontarioplaques.com/ [accessed 10 May 2021]

1.6 Report Limitations

Due to the ongoing Covid-19 pandemic and "Stay-at-Home" restriction implemented by the Ontario Government[8], this report was completed with the following limitation: ASI did not access the interior of the residence on the property.

ASI did not enter the residence due to health and safety concerns for staff and the tenant of the residence. Typically, an interior investigation of the residence would have been conducted and may have revealed elements that would contribute to a greater understanding of the building. In lieu of interior access, photos of the interior have been provided by the tenant to provide ASI with a better understanding of the building.

2.0 HISTORICAL RESEARCH

The following section provides a historical overview of the Indigenous land use and Euro-Canadian settlement and land-use of the property at 6518 First Line.

2.1 Indigenous Land Use Overview

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).[9] During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

[8] See https://bit.ly/3hWXESc

[9] While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Birch & Williamson, 2013; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated.

The property at 6518 First Line is within Treaty 19, the Ajetance Purchase. The Ajetance purchase, or Treaty 19, included 648,000 acres of land occupying portions of present-day Halton and Peel Regions as well as Dufferin and Wellington Counties. The treaty is surrounded by Treaty 3 (1784/1792) to the west, Treaty 14 (1806) to the south, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada, 2016). This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806. By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers and declining resources, and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation, 2017).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of the land. The payment offered for this land consisted of “the yearly sum of [522] pounds ten shillings in goods annually". By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Crown-Indigenous Relations and Northern Affairs, 2016; Mississaugas of the Credit First Nation, 2017; Surtees, 1984).

2.2 Township History

The subject property is located in Lot 9, Concession 1 in the historical Township of West Garafraxa, in present day Township of Centre Wellington.

2.2.1 Township of West Garafraxa

The Township of West Garafraxa was first surveyed in 1821 by Samuel Ryckman and Joseph Griffin, though the earliest known settlement was Pierpoint, which was first settled in 1819 in West Garafraxa on the eastern edge of present-day Fergus. This settlement was established by Africans who were previously enslaved and brought to the United States by their captors. Fleeing slavery, they enlisted themselves in Butler's Rangers to fight for the British during the American Revolution. They regained their freedom through their allegiance to Britain and came to Upper Canada, first being granted land in the Niagara area and then coming to West Garafraxa starting in 1819. The settlement became known as Pierpoint after Richard Pierpoint who arrived in 1822 and was a leader of the community. By 1826, Pierpoint had six or seven log cabins and at least 35 acres of cleared land. One of the Pierpoint settlers, a Mr. Scott, built the first house in Fergus, on the site of the present-day Fergus Library at 190 St. Andrew Street West, and he built the first bridge across the Grand River on Tower Street with the help of other Pierpoint residents (Hutchinson, 1998). The area later became known as Glen Lamond (Hutchinson, 1998). Settlement in the rest of West Garafraxa followed quickly, using the Grand River as the major transportation route until the construction of the Garafraxa Road. The Township separated into East and West in 1869 (Mika and Mika 1983:627-628). West Garafraxa had one village, Belwood, and a number of small hamlets, including Carmel, Glen Lamond, Living Springs/Green Settlement, Metz, Craigsholme, and Dracon (Byerly, 1932; Hutchinson, 1998). West Garafraxa was one of the communities that came to form the Township of Centre Wellington when it was amalgamated in 1999.

2.2.2 Village of Fergus

Fergus was founded in 1833-34 by Scottish settlers Adam Fergusson and James Webster. It was originally known as "Little Falls" after the small waterfalls along the Grand River before being renamed after Fergusson. The river at Fergus includes a cascade of small waterfalls and a small gorge feature which forms an area known as the "Whirlpool" or "Mirror Basin". The early street layout consisted of St. Andrew, St. David, St. Patrick, St. George, Tower, and Provost Streets. Tower Street was planned with a site for a future church (St. Andrews Presbyterian Church, first built in 1835, present church built 1862) and to connect south to a future bridge (first Tower Street bridge built 1834). South of the church site was a square named James Square after James Webster, which was intended for a future marketplace (Templin, 1933). It has since been bisected by Tower Street. A square called Union Square was also planned south of the river at Tower Street and Union Street (today known as Norman Craig Square). Fergusson did not reside in Fergus aside from spending one summer there while Webster was the active developer of the settlement, erecting mills, selling lots and directing the clearing of land in consultation with Fergusson (Byerly, 1932). By 1835 Webster had erected a dam and a gristmill at the "Little Falls" (Templin, 1933).

St. Andrew Street between Tower Street and St. David Street began to emerge as a main street starting in the 1830s. In 1839, the principal buildings along this stretch included Black's Tavern, several houses including James Webster's dwelling, Webster's store and two others, a mill, saw mill and distillery (Mestern, 1995). The 1850s and 1860s brought an influx of new residents to Fergus which spurred activity and the construction of sturdy stone buildings on the main business block. Fergus began to take on the appearance of a prosperous village (Mestern, 1995). New industries were opening, including

Grindley's foundry, McMahon's Stave factory and Wilson's oatmeal mill. By the 1870s, a lively business district was emerging in Fergus on St. Andrew Street West, from around Tower Street east to St. David Street South (Koop, 2004). Residential areas developed primarily north of the river to the east of St. David Street and in the area around St. Andrew's Church. The lots backing onto the north side of the river between Tower Street and St. David Street were historically a site of industrial enterprises. The Fergus Market (105 Queen Street West) is one of the few remaining industrial buildings along the river. The earliest part of the Fergus Market was Grindley's foundry built in 1850. It was bought by Beatty Brothers Ltd. in 1874 and expanded to house their farm equipment foundry powered by the Grand River. The company's success helped to lift Fergus out of an industrial decline in the latter half of the nineteenth century. Its first factory was located in the Old Temperance Hall on St. Andrew's Street on the north side of the river (Byerly, 1932).

The downtown area is composed primarily of two to three-storey cut stone mixed-use buildings and commercial blocks, many erected between the late 1850s and the 1880s. Architectural styles represented include Georgian, Second Empire, and Italianate. The concentration of skilled Scottish masons and abundance of limestone in Fergus led to a proliferation of sturdy and handsome limestone buildings. Use of stone masonry in Wellington County declined rapidly after 1890 when railways brought pressed brick into the area at affordable prices. Some stone houses were still built in Fergus as late as the 1930s (Couling, 2002). Vehicular bridge crossings are located at Tower Street and St. David Street, with the Milligan footbridge located between these two streets.

The core of Fergus today retains a high number of nineteenth and early-twentieth-century commercial, industrial, civic, institutional, and residential buildings, many of them made of stone. The grid of the original street layout north of the river has expanded with the village's growth. The village of Fergus was incorporated as a town in 1953.

2.3 Credit Valley Railway/Canadian Pacific Railway

The Credit Valley Railway was introduced as a competitor to the Wellington, Grey and Bruce Railway. It ran from Toronto to Orangeville, with branches from Cataract to Elora and Streetsville to St. Thomas. The Cataract-Elora branch opened in 1880. It became a major exporter of agricultural produce from Wellington County. Grain elevators appeared at Elora and Hillsburgh, while Erin, Hillsburgh, Orton, and Belwood became important shipping points for cattle, grain and eventually turnips (Thorning, 1991). The railway age reached its peak in Wellington County between 1910 and the First World War (Thorning 1991:26). The First World War brought a decline in service, with shortages of materials and fuel. Passenger service was reduced through the 1960s and all service on both lines had ended by 1989 (Thorning, 1991). Today, the railway is known as the Elora Cataract Trailway, which is a recreational trail that runs in a generally east-west direction between Elora and Belwood, through Fergus, following the railbed of the former Credit Valley/Canadian Pacific Railway and continues beyond the Township to the Forks of the Credit Provincial Park at Cataract. The trailway was identified as a significant cultural heritage landscape in the Centre Wellington Cultural Heritage Landscape study by ASI (2021) and is primarily valued for its historical associations with the Credit Valley Railway and later the Canadian Pacific Railway which supported the growth and development of major industries and agriculture in the area and for its conversion to recreational use (ASI, 2021).

2.4 6518 First Line

The following land use history is based on a combination of land registry records, historical mapping, census records, and local history resources where available. The subject property is located in Lot 9, Concession 1 in the historical Township of West Garafraxa, and present-day Township of Centre Wellington.

2.3.1 Mary Wintermute (c. 1823-1833)

The crown patent for the 200 acres on Lot 9, Concession 1 went to Mary Wintermute (1798-1884) in 1823 (OLRA, n.d.). It is known that she was the daughter of Peter Wintermute (1751-1838), a corporal with the British military (Mckinnon's Company, Butler's Rangers) during the American Revolution and thereafter a United Empire Loyalist who settled in Bertie Township (Reid, 2015; Wintermute, 1900). Mary was also the sister of William Wintermute (1795-1871), who received a crown patent in 1823 for the southwest half of Lot 7, and Philip Wintermute (1789-1849), who received the crown patent in 1823 for the northeast half of Lot 7, both on Concession 1 (Ancestry.ca, n.d.; OLRA, n.d.).[10] William Wintermute was a veteran of the War of 1812, having served with the Niagara Light Dragoons (Reid, 2015). The three Wintermutes may have already been living on their properties before the crown patents, with Mary beginning in 1819 and William and Philip in 1822 (Hutchinson, 1998; Mestern, 1983). To receive a patent, one needed to fulfill several obligations, including clearing at least five acres of land, building a dwelling, and maintaining a roadway (Mestern, 1983).

2.3.2 Thomas Clark and Samuel Street (1833-1856)

Wintermute sold her 200 acres to Thomas Clark (1770-1837) and Samuel Street (1775-1844) in 1833 (OLRA, n.d.). Clark and Street were famous business partners based in Niagara with interests in gristmills, sawmills, and land speculation. They became wealthy landowners and merchants and held various political positions. Their landholdings were extensive "in virtually every district of the province" and probably numbered in the tens of thousands of acres. Notably, Street employed a land agent in the Grand River valley to help secure lots (Parker, 1988; Parker & Wilson, 1987). This is perhaps how he and Clark came to own the subject property, though it remains unknown if anyone lived on the property after Wintermute's departure.

Clark died in 1837 and, thereafter, Street and a man named Robert Grant acted as executors for him. They sold the 100 acres on the southwest half in 1838, and from then on, that part of the original 200-

[10] Some historians of Fergus and Wellington County have erroneously suggested that the Wintermutes, namely William and Philip, were among the first black settlers in a small black settlement on Lots 6 and 7, Concession 1, during the 1820s and early 1830s. The Wintermutes, though, were not black Loyalists. This was possibly a mis-identification given their proximity to the Pierpoint Settlement. Rather, they were white and of Palatine-German heritage who initially settled in New Jersey before arriving in the Welland area after the American Revolution. More details on the history of the family is available in the Wintermute Family History (Wintermute, 1900).

acre lot was no longer part of the subject property's history (OLRA, n.d.). Samuel Street died in 1844 and his son, Thomas Street, inherited title to the land. The Streets were one of the wealthiest families in the province, and it is unlikely that Samuel or Thomas would have lived on the subject property at any time. It is plausible that someone was renting the property as early as 1851, as the 1851 census notes that a single storey log house was on the property (Library and Archives Canada, 1861).

2.3.3 Dunlop Family (1858-1918)

Thomas Street sold 72 ¼ acres to James Cavanaugh in May 1856 (OLRA, n.d.). Cavanaugh quickly sold his parcel to William Scott later that month. William Scott and his wife sold the property to Walter Scott, perhaps his son or brother, in 1857, with James Dunlop holding the mortgage. Dunlop himself took ownership of the 72 ¼ acres in 1858 (OLRA, n.d.).

James Dunlop likely moved onto the property in the late 1850s, and it is his name which appears on the map from 1861, below (Figure 4). The map shows the subject property in a rural setting, northeast of Fergus. The area is largely in a gridded pattern, though one road appears along a northeastern-southwestern axis south and east of the subject property.

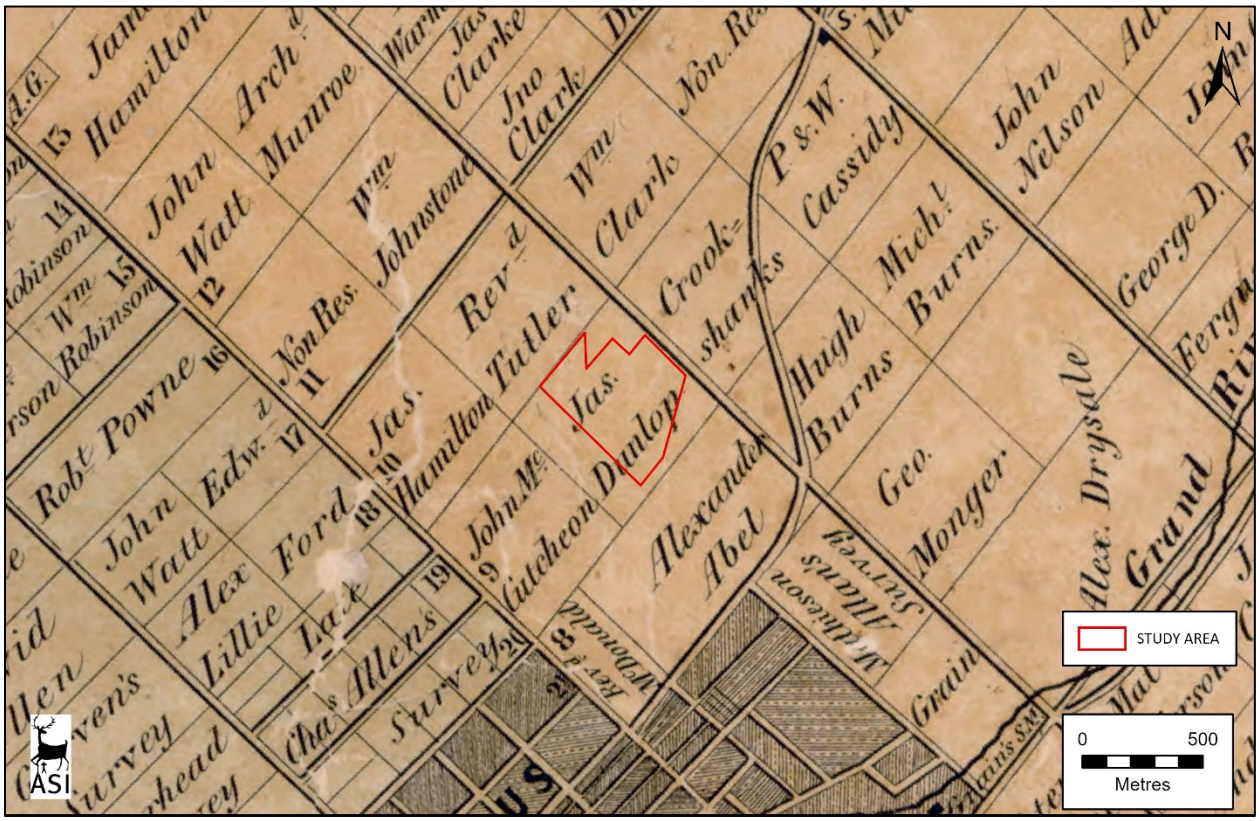


Figure 4: The study area overlaid on the 1861 Tremaine's Map of Wellington County (Leslie et al., 1861)

Dunlop was born in 1818 and married Jane Monteith in 1858 (Ancestry.com, n.d.). The 1861 census notes that he was a farmer, and that he and his wife were born in Scotland. They had a two-year old

child named Jane (1860-1920) and they lived in the single storey log house built in 1851 (Library and Archives Canada, 1861). The associated Agricultural Census notes that Dunlop's property on Lot 9 included 35 acres under cultivation, 24 acres under crops, and 11 acres under pasture. Crops included wheat, barley, peas, oats, potatoes, turnips, and hay. The farm also had two steers or heifers, five milch cows, two horses over three years of age, eight sheep, and two pigs (Library and Archives Canada, 1861).

The Dunlop family continued to grow, and two more children were born in the 1860s: James Jr. (1865-1901) and George (1867-1917). The family continued to own and reside upon the subject property in 1867 (Irwin and Burnham, 1867). By 1871, the Census indicates that James Dunlop Sr. was now a 50-year-old farmer, married to 36-year-old Jane, with three children (Library and Archives Canada, 1871). Schedule 3 of the Census notes that Dunlop owned 72 acres, one house, and that there were three barns and/or stables. The family also had two "cars, waggons, and sleds" and two "ploughs and cultivators." Schedule 4 notes that they are listed as the owners of Lot 9, with 52 acres improved and 20 under pasture. Just as they did a decade before, the family grew wheat, oats, peas, potatoes, turnips, and hay. Schedule 5 notes that they owned two horses over the age of three, two colts and fillies, four milch cows and eight other horned cattle, 17 sheep, and six pigs (Library and Archives Canada, 1871).

In 1873, Dunlop granted the Credit Valley Railway 2 ½ acres on his property (OLRA, n.d.). Dunlop's name continued to be found on the 1877 Historical Atlas, pictured below (Figure 5). The map shows a farmhouse toward the rear of the property (outside of the extant property's boundary) and the Credit Valley Railway traversing along the southern property border. The town of Fergus is identified to the southwest.

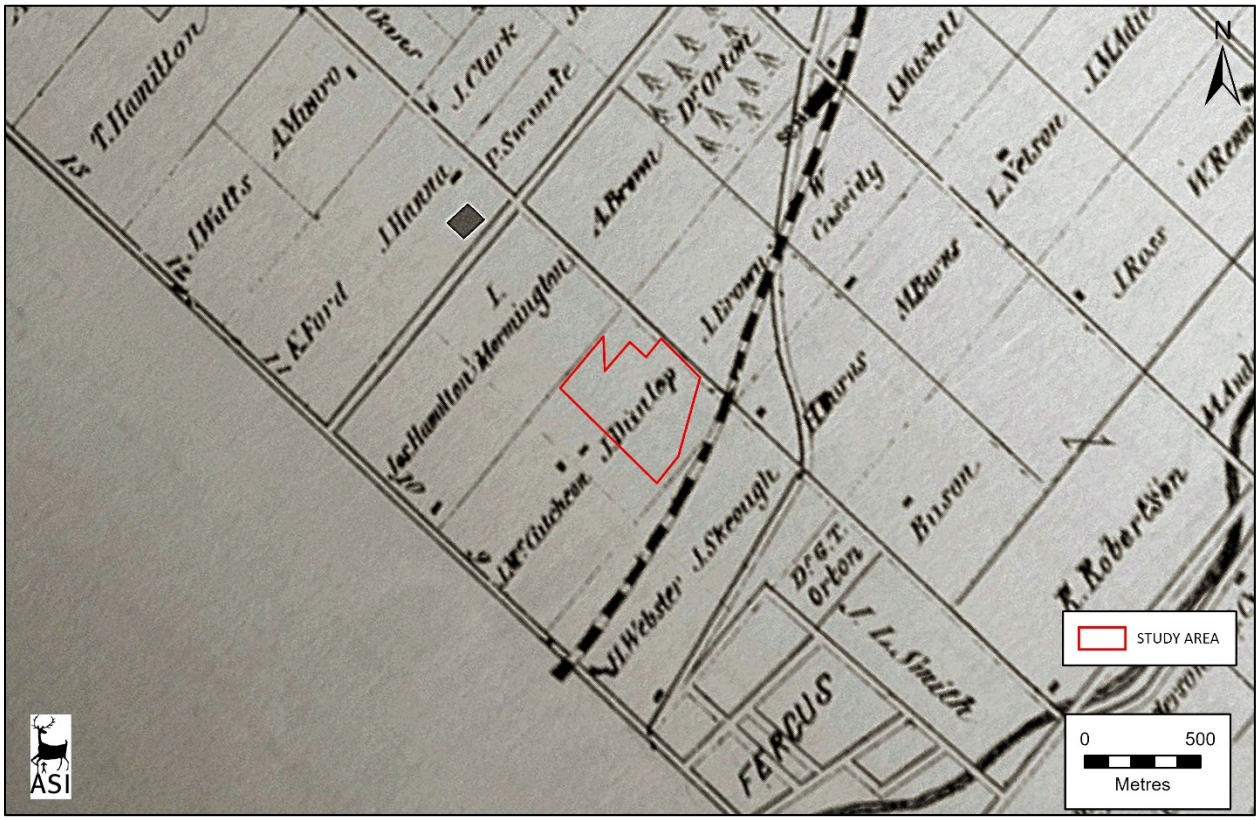


Figure 5: The study area overlaid on the 1877 Illustrated Historical Atlas (Walker and Miles, 1877)

Jane Monteith Dunlop died in 1877 (Find A Grave, 2010) and the 1881 census notes that James was now a widower, living with his three children, aged 19, 17, and 15 (Library and Archives Canada, 1881). James Dunlop Sr died of heart failure in 1891 (Wellington County, 1891). Title then transferred to his son, James Dunlop Jr, a bachelor, in 1892 (OLRA, n.d.). The size of the property was now 70 acres.

No exact date of construction could be found for the residence on the subject property. However, given the architectural style, polychrome brick and the scale of the building in general, it was likely erected between the 1870s and 1900 when under the ownership of James Dunlop Sr or Jr.

When James Dunlop Jr. died in 1901, the property came into the ownership of his sister Jane Clark and brother George Dunlop (OLRA, n.d.). While they may have owned the house and property, it seems likely that they rented them out. Schedule 2 from the 1901 census shows the house was occupied by David Philips, a 40-year-old farmer of Irish background, and his wife and three children. The house they lived in was made of brick (most likely the extant farmhouse) and had 8 rooms, and there were two barns on the property (Library and Archives Canada, 1901). It is not known if one of the two barns was in the location of the existing outbuilding.

It seems that Jane and George Dunlop, as well as Jane's husband Robert Clark, moved back to the subject residence in the early twentieth century. George sold his share in 1904, leaving the property in the ownership of Robert Clark (OLRA, n.d.). It is Robert Clark's name that appears on the following 1906 map (Figure 6). The map shows a farmhouse at the end of a long driveway. The property is noted as being 70 acres, and the railway line is visible to the south. The community of Glen Lammond is identified on Lots 6 and 7 of the first concession, just east of Fergus. George continued to live with his sister and brother-in-law, as well as Robert's mother Elizabeth (Library and Archives Canada, 1911).

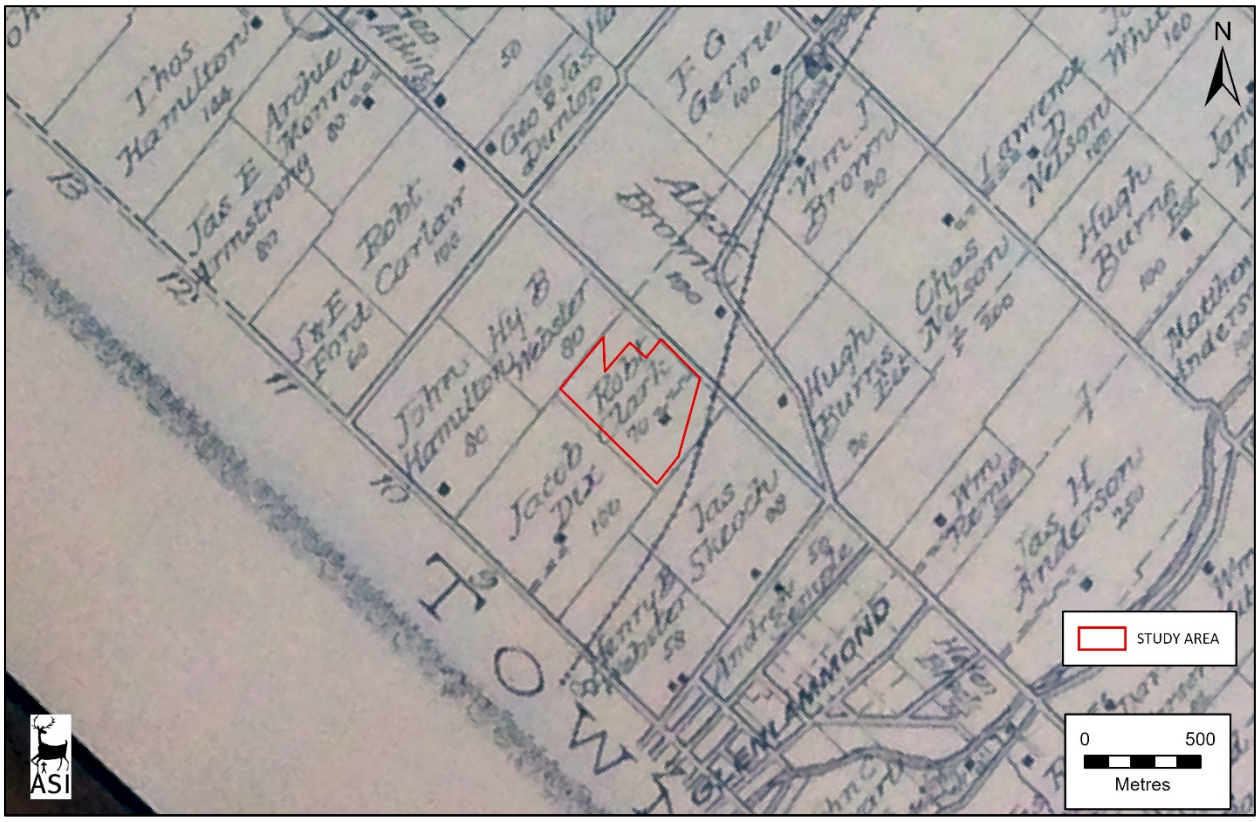


Figure 6: The study area overlaid on the 1906 Wellington Atlas (Historical Atlas Publishing Co., 1906)

2.3.4 Various Owners (1918-present)

The Clarks continued to own the property until 1918, when they sold to Hugh Skeoch (a bachelor) for $4500 (OLRA, n.d.). Skeoch was already farming in the area in 1911, as his name is listed next to the Clarks in the 1911 Census (Library and Archives Canada, 1911). Skeoch then immediately sold the property for the same amount to [illegible] and Herbert R. Skeoch, likely relatives of some kind. They then sold the property to Albert McLelland for $5300 in 1920. McLelland and his wife and two daughters are found occupying a brick house on the 1921 census (Ancestry, 1921). In 1922, the property was sold again to Charles A. Byers for $5800. He sold to Walter H. Scott in 1923, this time for $7000 (OLRA, n.d.).

After this series of sales, Scott seems to have settled down with more permanent roots, residing on the property with his wife until 1942, when they sold the 70 acres to Robert A. Douglas. The 1935 map (Figure 7) continues to show the subject property in a rural-agricultural context. A farmhouse and barn are visible at the end of a long straight driveway. The Canadian Pacific Railway – which had overtaken the Credit Valley Railway in 1884 – is a prominent feature on the landscape just south of the property boundary.

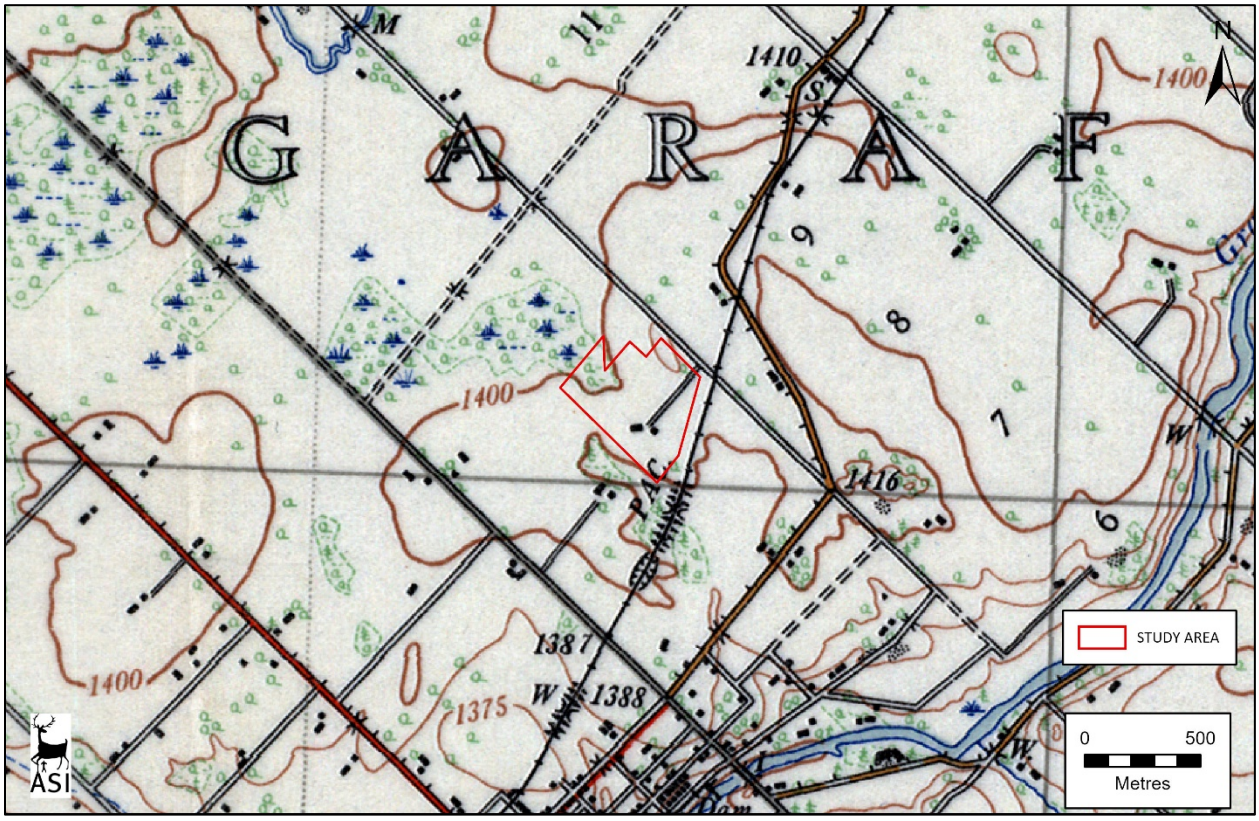


Figure 7: The study area overlaid on a 1935 topographic map, Guelph Sheet

Douglas and his wife sold to brothers Gordon and William Alex Douglas in 1944. The 1954 aerial image pictured below (Figure 8) shows the study area remaining in a rural context, with agricultural fields clearly visible. The existing farmhouse and outbuilding are visible, along with a large structure to the west of the house that has since been removed from the property (Figure 9). A small patch of trees is found west of the subject house, separating it from the residence on the west side of Lot 1. A larger wooded area is found north of the subject property, which remains extant today. The railway (Canadian Pacific) is visible along the southern border of the property line.



Figure 8: The study area boundary overlaid on a 1954 aerial photograph (Hunting Survey Corporation Limited, 1954)

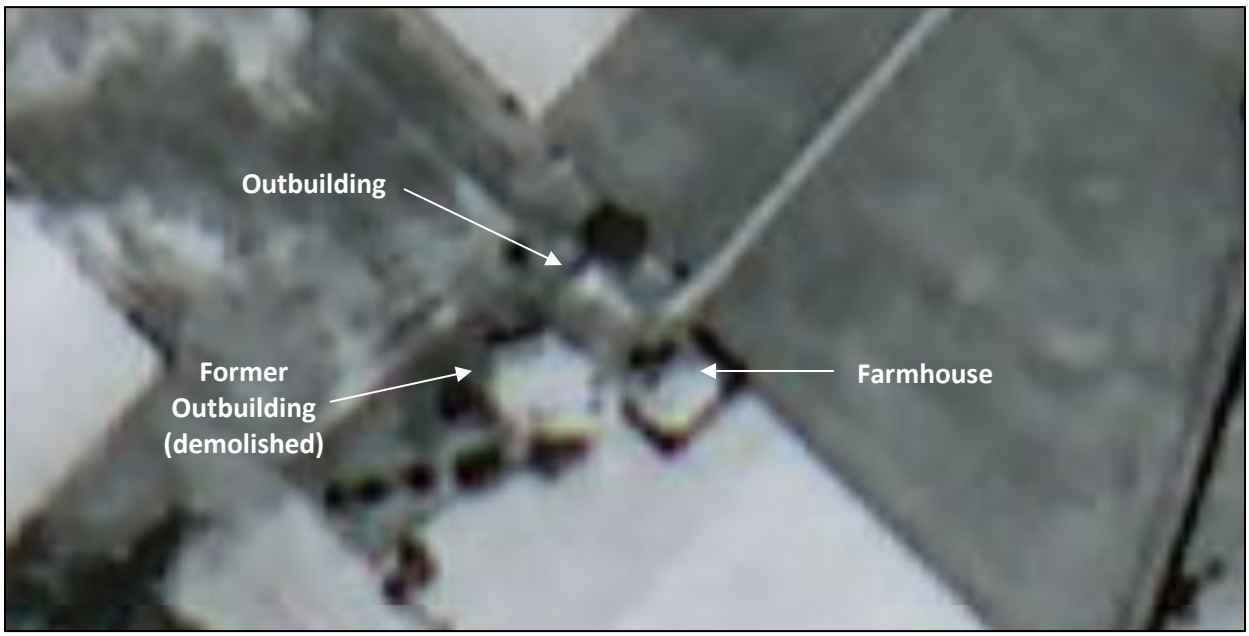


Figure 9: Zoomed in image of the property from the 1954 aerial photograph (Hunting Survey Corporation Limited 1954)

William A. Douglas and his wife ceded their share to Gordon Douglas' sole possession in 1959 (OLRA, n.d.). Gordon Douglas and his wife sold the 70 acres to Chesley Craig and wife Francis Craig in 1962. The Craigs sold just under four acres to Joseph Leunissen in 1971. In 1973, the Craigs sold the remaining 66 acres to Harry Harrocks and his wife Beatrice. The property then was granted to Harry Harrocks alone in 1977 before he sold it to Herman and Doetje (Dorothy) Van Veen. Topographic mapping from 1980 shows that Fergus' town limits have now extended to the rear (southwestern) edge of the subject property. The area on the southwest side of Lot 9, Concession 1 has been industrialized, with several large buildings. A forested area remains to the northwest, and agricultural lands are illustrated to the northeast and southeast. A trio of residences are now extant on First Line immediately adjacent to the study area on the south side. The Van Veens lived on the subject property until at least the late 1990s (OLRA, n.d.).

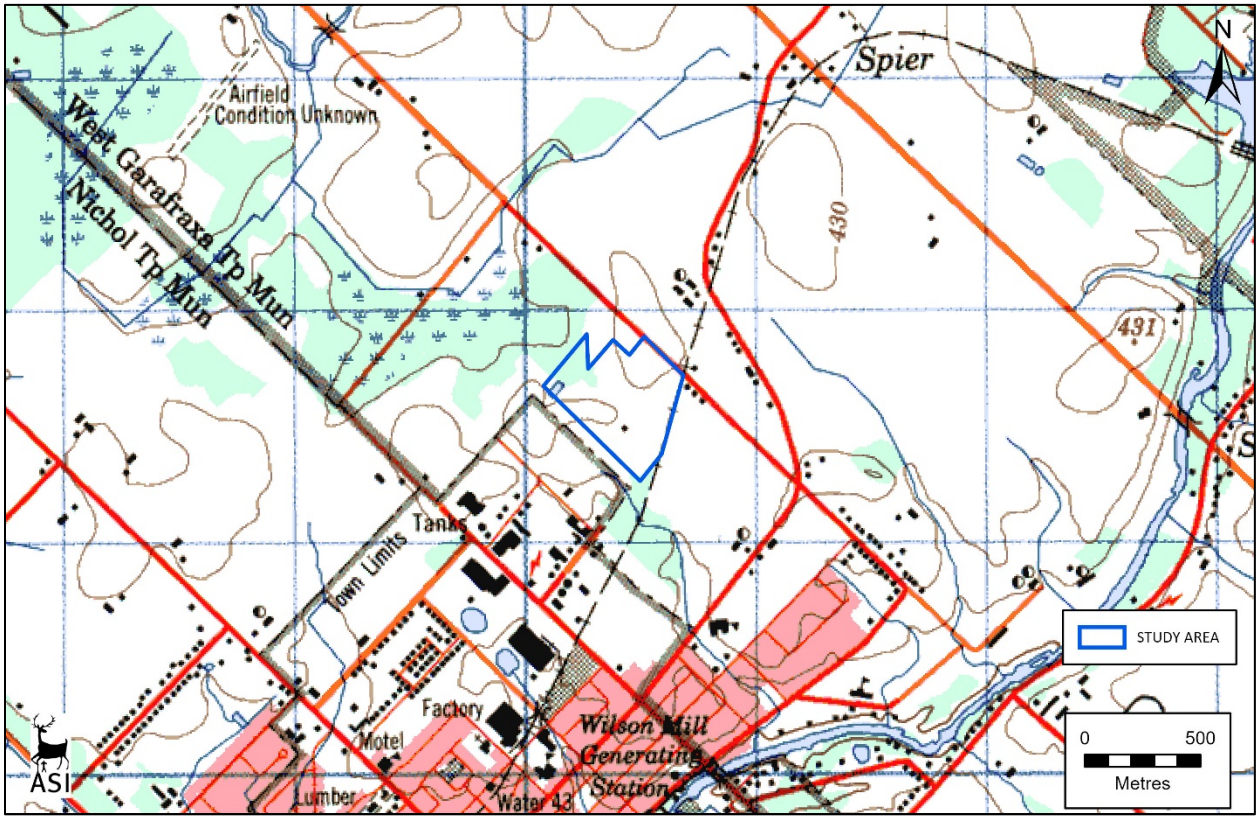


Figure 10: The study area overlaid on a 1980 N.T.S. Map (Department of Energy, Mines, and Resources, 1980)

3.0 EXISTING CONDITIONS

A field review to survey and document the property was conducted by James Neilson, Cultural Heritage Specialist, on May 20, 2021. Due to the ongoing Covid-19 Pandemic, ASI did not enter the farmhouse out of precaution for staff and the tenant. Photographs of the interior have been provided by the tenant for inclusion within this report.

3.1 Landscape

The subject property at 6518 First Line consists of a 58-acre property with agricultural lands that are not in active use, a c. 1900 residential building, and an outbuilding accessed by a long driveway from First Line. The rural property is on the northern edge of the community of Fergus with commercial and industrial uses immediately to the southwest and agricultural farms to the northwest and northeast. The Elora Cataract Trailway forms part of the southeastern boundary.

The property is accessed via an approximately 300m long gravel driveway through the centre of the property, which leads to the farmhouse and outbuilding (Figure 11). A small pond is located north of the farmhouse and outbuilding alongside the driveway (Figure 12). Trees and vegetation are primarily located immediately around the front and back of the farmhouse, around the property boundary, and as part of a woodlot found in the northwest corner of the property (Figure 13 to Figure 15). The yard immediately surrounding the residence is fenced in and has large coniferous and deciduous trees (Figure 16).



Figure 11: Driveway leading to the residence and outbuilding (ASI 2021)



Figure 12: Pond (ASI 2021)



Figure 13: Vegetation along the southeastern border of the property and Elora Cataract Trailway (ASI 2021)



Figure 14: Vegetation marking the property boundary (ASI 2021)



Figure 15: Woodlot to the northwest and neighbouring commercial property (ASI 2021)



Figure 16: Fenced in yard and vegetation behind the residence (ASI 2021)

3.2 Farmhouse

3.2.1 Exterior

The farmhouse at 6518 First Line consists of a two-storey red and buff brick farmhouse with a square plan and a one-storey rear addition that is not original to the house (Figure 17). The red and buff brick uses a stretcher bond pattern with the buff bricked reserved for the quoins, voussoirs and as part of bands on the first and second storey (Figure 18). The farmhouse has a hipped metal roof with paired eaves brackets (Figure 19) and a hipped roof over the one-storey rear addition. The front of the house has a wooden front porch which extends across the front elevation with the wooden deck extending around the side of the residence (Figure 20). The windows throughout the residence are comprised of vinyl, with segmental arches with brick hoodmoulds and stone sills with elongated hexagonal sparrow pecked designs (Figure 21 and Figure 23). The residence sits on a fieldstone foundation (Figure 22).



Figure 17: 6518 First Line (ASI 2021)



Figure 18: Red and buff brick (ASI 2021)



Figure 19: Paired eaves brackets (ASI 2021)



Figure 20: Wooden porch ASI 2021)



Figure 21: Example of a typical window (ASI 2021)



Figure 22: Fieldstone foundation (ASI 2021)



Figure 23: Stone sill with elongated hexagonal sparrow pecked design (ASI 2021)

The front elevation has a central entrance with a transom, flanked by windows (Figure 24). Three windows are found above the porch on the second storey. The windows on the front elevation consist of a large single pane of glass. The northwest elevation has one segmentally arched window with a stone sill on the first floor and two windows with a fixed pane above a slider on the second floor (Figure 25). The rear window on this elevation consists of a set of three casement windows located underneath the overhand of the rear addition that has been created to provide a secondary entrance to the rear addition. The southeast elevation has similar fenestration, except in lieu of the casement windows, a bay window is found at the rear (Figure 26). No fenestration is found on the rear elevation though the

rear addition connects to the house here (Figure 27). The brick at the back of the residence uses a common bond pattern and the outline of a former rear addition is visible in the brickwork.



Figure 24: Front (northeast) and southeast elevations (ASI 2021)



Figure 25: Northwest elevation (ASI 2021)



Figure 26: Southeast elevation (ASI 2021)


Figure 27: Southwest elevation (ASI 2021)

The one-storey rear addition has board-and-batten siding, a mix of slider and double hung windows, wooden sills, and an asphalt shingle roof (Figure 28 to Figure 31). Secondary entrances are found on the

northeast and southwest elevations and there is a sliding door to a wooden deck on the southeast elevation.



Figure 28: Rear addition, northeast elevation (ASI 2021)



Figure 29: Rear addition, northwest elevation (ASI 2021)



Figure 30: Rear addition, southwest addition (ASI 2021)



Figure 31: Rear addition, southeast addition (ASI 2021)

3.2.2 Interior

Due to Covid-19 restrictions and the health and safety of ASI staff and the tenant, ASI did not enter the residence. Instead, the tenant provided ASI with 43 photographs of interior spaces. Select photographs that were determined to be representative of interior spaces and details are included here. The remainder of the photographs are on file with ASI and can be provided upon request.

The residence at 6518 First Line is entered via a central entrance, which leads to the living room and a staircase to the second floor (Figure 32). wooden panels are used on the lower third of the walls. The

staircase has a simple railing with no ornamentation. Much of the residence has wooden baseboards (Figure 33) and wooden floors (Figure 34). At least four types of wooden trim with rosettes in the corner are found in the residence: a dark (or potentially stained) wood trim is found around the entrance doorways and around windows; a lighter wood trim is found around the doorways to some room (seen in Figure 32); a lighter wood trim with scrolls above the rosettes (Figure 35); and a painted wood with rosettes and narrower profiles (Figure 36). The wooden trim and flooring are also present on the second floor (Figure 37). The kitchen has been renovated with new cabinets and a kitchen island (Figure 38). In the unfinished basement, the fieldstone foundation is visible and there is a cement floor (Figure 39. A portion of the foundation has been removed to accommodate the stairway (Figure 40). Hewn floor joists are exposed, and the first floor is supported by both unhewn wooden support posts and beams and metal posts (Figure 41).



Figure 32: Front entrance and staircase (Tenant - 6518 First Line)



Figure 33: Example of the wooden baseboards and sills (Tenant - 6518 First Line)

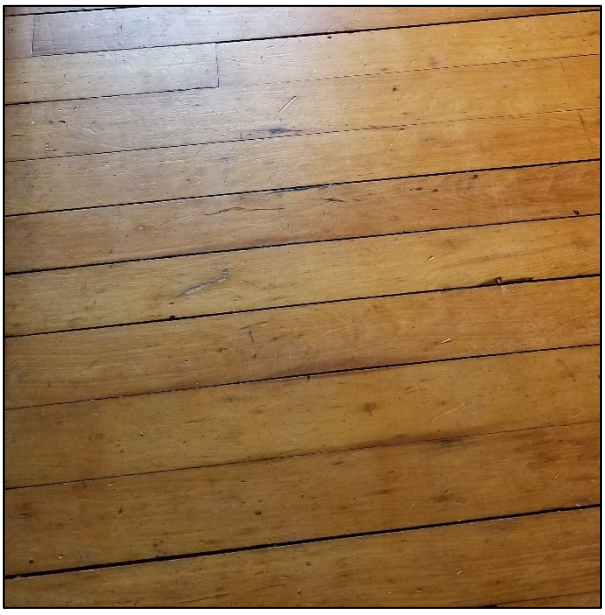


Figure 34: Example of the wooden flooring (Tenant - 6518 First Line)



Figure 35: Trim around a bedroom doorway (Tenant - 6518 First Line)



Figure 36: Trim around a bedroom doorway (Tenant - 6518 First Line)

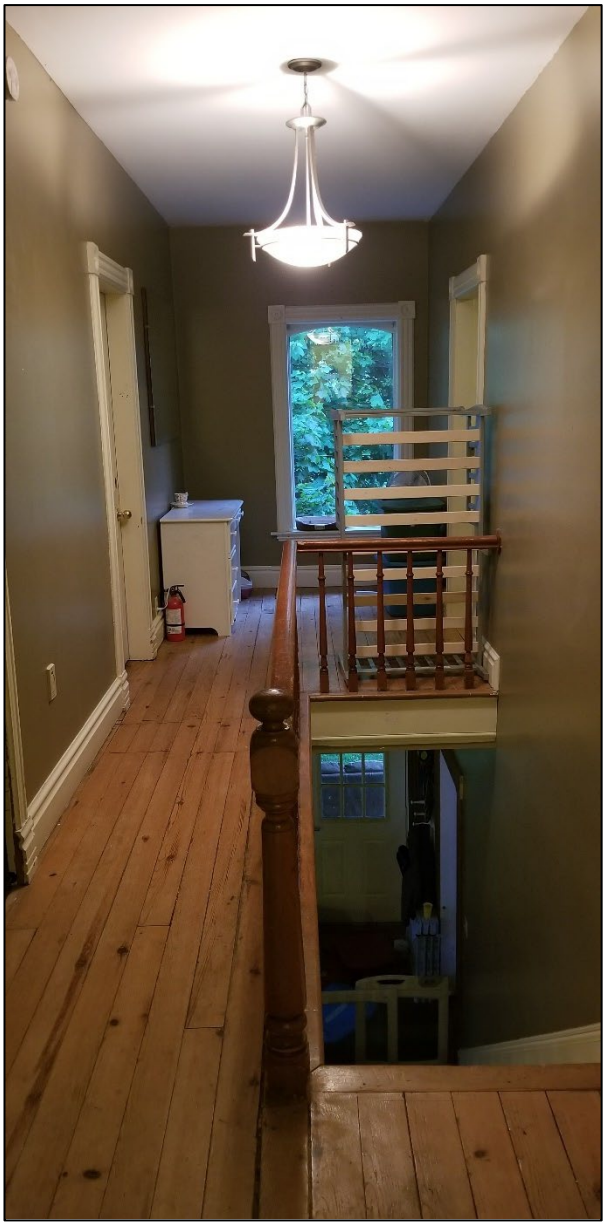


Figure 37: Upstairs landing (Tenant - 6518 First Line)



Figure 38: Renovated kitchen (Tenant - 6518 First Line)



Figure 39: Fieldstone foundation in the basement (Tenant - 6518 First Line)



Figure 40: Alterations to the foundation to accommodate access to the basement (Tenant - 6518 First Line)



Figure 41: Unhewn wooden supports in the basement (Tenant - 6518 First Line)

3.3 Outbuilding

The outbuilding is located to the northwest of the residence, separated by the gravel driveway. The outbuilding is a one-storey garage and workspace with board-and-batten siding (similar to the rear addition), and includes an asphalt shingled gable roof, two garage doors, and an entrance on the southeast elevation (Figure 42 to Figure 45). Fenestration was covered up by boards and plastic sheeting. A shed addition with French doors is located on the southwest elevation. The building sits on a concrete floor, though a portion of the foundation on the exterior appeared to be comprised of stone (Figure 46). The interior has been entirely clad in metal sheeting (Figure 47.



Figure 42: Outbuilding, southeast elevation (ASI 2021)



Figure 43: Outbuilding, southwest elevation (ASI 2021)



Figure 44: Outbuilding, northwest elevation (ASI 2021)



Figure 45: Outbuilding, northeast elevation (ASI 2021)



Figure 46: Stone found underneath a portion of the outbuilding (ASI 2021)



Figure 47: Outbuilding, interior (ASI 2021)

4.0 CULTURAL HERITAGE VALUE

4.1 Comparative Analysis

The residence at 6518 First Line is an example of the Italianate style. The Italianate style was popular in Ontario during the late nineteenth century and was influenced by Italian Renaissance architecture. The style was adopted in England in the early part of the century, making its way to Canada in the 1860s through the influential book, *The Architecture of Country Homes* by American Andrew Jackson Downing. The style used or reworked elements of Tuscan architecture rather than copying period buildings exactly, and there were no major style identifiers or rigid proportions to follow. The style allowed for highly decorated buildings that coincided with a growing affluent society. Popular elements incorporated into Italianate style residences included paired eaves brackets, tall and narrow segmentally arched windows, paired windows, moulded window surrounds or heads, quoins, wide overhanging eaves and cupolas or belvederes and bay windows.

Italianate style buildings are common in Fergus, with many featuring similar elements as the residence at 6518 First Line, including paired eaves brackets the dichromatic brick, segmentally arched windows with brick hood moulds and quoins (Figure 48 to Figure 52). However, the property at 6518 First Line was the only Italianate-style residence to have a square plan and hipped roof, with many of the examples in Fergus featuring L or T-shaped plans and gable roofs. The following are examples of brick Italianate style buildings in Fergus that have been recognized by the Municipality for containing cultural heritage value, and were used for comparative purposes:

- 698 St. George Street West - Listed

- 169 Garafraxa Street East - Listed
- 141 George Street East - Listed
- 200 Tower Street South – Designated (Part IV)
- 8077 Garafraxa Street East – Listed



Figure 48: 698 St. George Street West (Google Streetview 2015)



Figure 49: 169 Garafraxa Street East (Wellington County Museum and Archives)



Figure 50: 141 St. George Street East (Google Streetview 2009)



Figure 51: 200 Tower Street South (Google Streetview 2020)



Figure 52: 8077 Garafraxa Street East (Google Streetview 2020)

4.2 Ontario Regulation 9/06 Evaluation

The following table contains the evaluation of the subject property against the criteria set out in Ontario Regulation 9/06.

Table 1: Evaluation of 6518 First Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	The property at 6518 First Line meets this criterion. The property is a representative example of an Italianate-style farmhouse. Common Italianate style elements incorporated into the residence include: paired eaves brackets; tall and narrow segmentally arched windows with brick hood moulds; buff brick used to embellish architectural elements such as the quoins, segmental arches and in bands across the façade. The style is common in Fergus, though other examples of Italianate style-residences with square plans and hipped roofs could not be found amongst the Fergus properties on the Heritage Register in Fergus, making it a rare and unique example in the area. The residence was built towards the end of Italianate's period of popularity and as such, it is not an early example of the style. Additionally, though much of the property's agricultural integrity has eroded over time and the property is not currently used for agricultural purposes, the property displays vestiges of its agricultural history through its driveway and the vegetation around the residence and along the property boundary, which are representative features of a nineteenth and early-twentieth century agricultural property.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property at 6518 First Line does not meet this criterion. Though the farmhouse utilizes buff brick in the quoins, segmental arches and in bands across the facade to create an attractive pattern, this does not reflect a high degree of craftsmanship or artistic merit.

Table 1: Evaluation of 6518 First Line using Ontario Regulation 9/06

iii. demonstrates a high degree of technical or scientific achievement.	No	The property at 6518 First Line is not known to meet this criterion. The farmhouse appears to be constructed in a traditional manner that would not have required a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 6518 First Line is not known to meet this criterion. Though the property was initially owned by early settler Mary Wintermute and later owned by the provincially significant Thomas Clark and Samuel Street, none of these people have direct associations with any elements of the property that are present today.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 6518 First Line is not known to meet this criterion. It is not anticipated that the property yields, or has the potential to yield, information that contributes to an understanding of a 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.	No	The property at 6518 First Line is not known to meet this criterion. The builder is not known.

3. The property has contextual value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	The property at 6518 First Line is not known to meet this criterion. The rural property is on the edge of the developed area of Fergus, and as such this area does not have a cohesive character that this property would be an important contributor towards. Furthermore, the property is not important in defining, maintaining or supporting the rural character of the broader area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	The property at 6518 First Line is not known to meet this criterion. The rural property is on the edge of the developed area of Fergus and does not appear to be physically, functionally, visually or historically linked to its surroundings. In addition, though the property's boundary was partially created by the former Credit Valley Railway/Canadian Pacific Railway, there is no significant physical, functional, visual or historical link, with the existing vegetation that visibly demarcates this boundary today, not being historically present.

Table 1: Evaluation of 6518 First Line using Ontario Regulation 9/06

iii. is a landmark.	No	The property at 6518 First Line is not known to be a landmark.

Based on available information, it has been determined that the property at 6518 First Line has physical/design value and therefore meets the criteria contained in Ontario Regulation 9/06.

4.3 Township of Centre Wellington Official Plan Criteria

The following table contains the evaluation of the subject property against the criteria set out in The Township of Centre Wellington's Official Plan (Township of Centre Wellington, 2013)

Table 2: Evaluation of 6518 First Line using Township of Centre Wellington Official Plan Criteria

Criteria	Yes/No	Analysis
1. Represents a unique or rare example, or the only (or one of the few) remaining examples of its architectural style or period;	Yes	Though the residence at 6518 First Line is one of many Italianate style residences in Fergus, other examples of Italianate style-residences with square plans and hipped roofs could not be found amongst the Fergus properties on the Heritage Register in Fergus, making it a rare and unique example in the area.
2. Constitutes a work of outstanding quality as a result of its plan, proportions, design, construction, materials or details;	No	The property at 6518 First Line does not meet this criterion. Though the farmhouse utilizes buff brick in the quoins, segmental arches and in bands across the facade to create an attractive pattern, this does not reflect a high degree of craftsmanship or artistic merit.
3. Represents an early or otherwise noteworthy example of the work of a renowned architect, designer or builder;	No	The property at 6518 First Line is not known to meet this criterion. The builder is not known.
4. Is representative of the early history of the development of the Township;	No	The property at 6518 First Line is not known to meet this criterion. The property contains a c. 1900 residence, which is not reflective of the early history of the Township given that Fergus had been settled more than half a century earlier.
5. Is associated with some historically significant aspect or event in the history of development of the Township, the province or the county	No	The property at 6518 First Line is not known to meet this criterion.
6. Is associated with a person or group of persons who achieved local, provincial or international prominence.	No	The property at 6518 First Line is not known to meet this criterion. Though the property was initially owned by early settler Mary Wintermute, and later owned by the provincially significant Thomas Clark and Samuel Street, none of these people have direct associations with any elements of the property that are present today.

4.4 Proposed Statement of Significance

Description of Property
The property at 6518 First Line in the Township of Centre Wellington meets the criteria for designation prescribed by the Ontario Heritage Act for its design/architectural value. Located on the northern edge of the Fergus community, the property consists of a c. 1900 Italianate farmhouse on an agricultural property.

Draft Statement of Cultural Heritage Value or Interest
The residence at 6518 First Line is a representative example of an Italianate-style farmhouse. Common Italianate style elements incorporated into the residence include: paired eaves brackets; tall and narrow segmentally arched windows with brick hood moulds; and buff brick used to embellish architectural elements such as the quoins, segmental arches, and in bands across the façade. The style is common in Fergus, though the use of a square plan and hipped roofs combined with the Italianate style is unique and rare in the community. Additionally, though much of the property's agricultural integrity has eroded over time, the property displays vestiges of its agricultural history through its driveway and the vegetation around the residence and along the property boundary, which are representative features of a nineteenth and early-twentieth century agricultural property.

Heritage Attributes
- The scale, form, and massing of the original residence;
- The symmetrical façade;
- The building's materials including the dichromatic brick and stone foundation;
- The use of buff brick to highlight the quoins and segmental arches and the decorative bands across the façade;
- The hipped roof with paired eaves brackets;
- The segmentally arched windows with brick hood moulds and stone sills with elongated hexagonal sparrow pecked designs;
- The driveway through the centre of the property;
- The vegetation surrounding the house and along the property boundary.

Note: The rear addition is not considered a heritage attribute.

5.0 PROPOSED DEVELOPMENT

5.1. Description of Proposed Development

The proposed development consists of a new subdivision for an industrial park covering the footprint of the property at 6518 First Line (Figure 53). Appendix A contains the concept plans. The buildings for the industrial park have not yet been designed. The farmhouse at 6518 First Line will be retained in situ. A future use for the house has not been identified but it may be adapted for office use or industrial storage. The proposed development will be accessed via an extension of Dickson Drive east to First Line and a new cul-de-sac (Dickson Court) extending south from the Dickson Drive extension. A total of 24 lots are proposed, with some fronting onto the Dickson Drive extension and some fronting onto Dickson Court. A multi-use asphalt recreational trail will extend south from Glengary Crescent along Dickson

Court and connect to the Elora Cataract Trailway. The proposed lot lines cut through the vegetation located north and south of the house, as well as through the existing entrance drive.

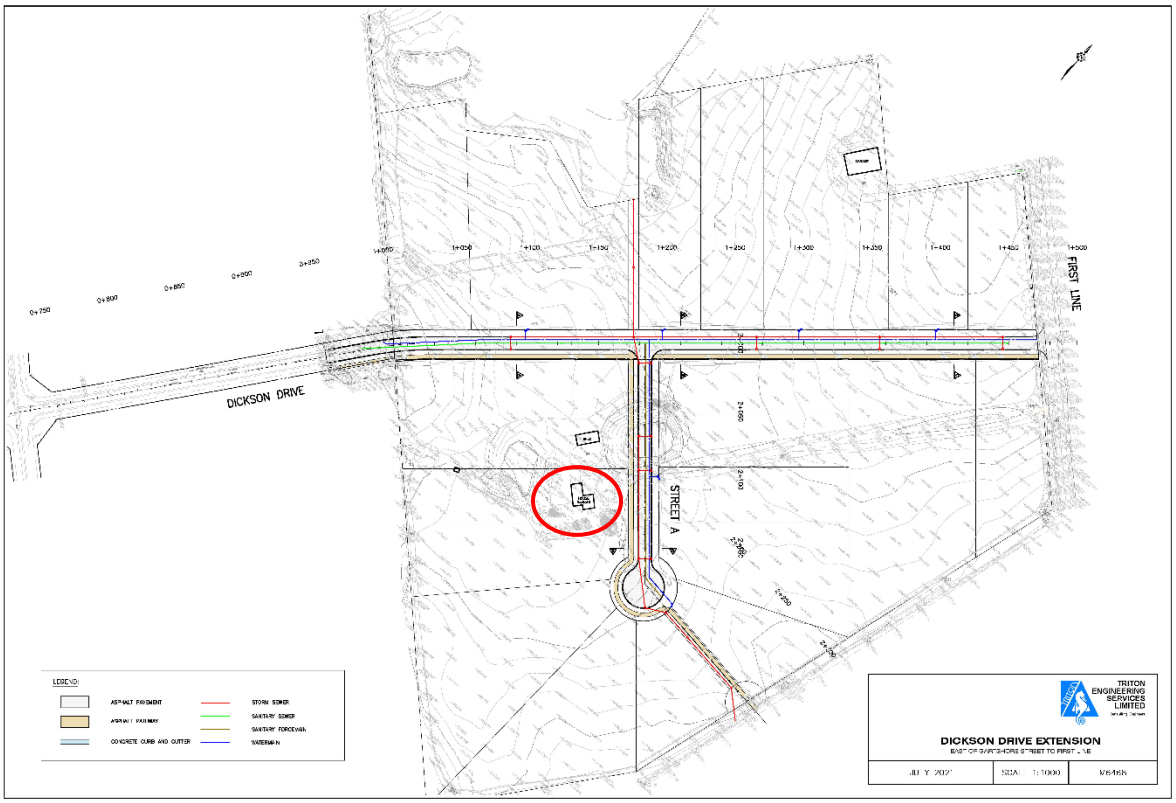


Figure 53: Proposed development with existing residence circled in red (Triton Engineering Services Ltd).

5.2. Impact Assessment – 6518 First Line, Fergus

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts, based on the *Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture, 2006). These include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Possible impacts are further discussed in Table 3 below.

Table 3: Impact Assessment – 6518 First Line, Fergus

Impact	
Destruction, removal or relocation	The proposed development will result in the removal of the long driveway running through the centre of the property that is accessed from First Line. There is the potential to retain the western-most portion of the driveway nearest the farmhouse. The house will be retained in situ.
Alteration	The proposed development may result in the alteration of vegetation surrounding the house, though this could potentially be avoided.
Shadows	There is the potential for shadows from future buildings on the site to impact the vegetation surrounding the house.
Isolation	The proposed development will result in the isolation of the house from its relationship to the driveway and the treeline along First Line.
Direct or indirect obstruction of significant views	No significant views related to the property have been identified.
A change in land use	The proposed development requires a change in land use for the entire property, from rural agricultural to industrial.
Soil disturbance	The proposed development will result in soil disturbance, though it is not anticipated that these disturbances will have an impact on any cultural heritage resources on the property. Depending on the excavation and construction methods required to accommodate the construction of the proposed development, vibration monitoring may be considered to ensure that negative impacts to the house are avoided.

The proposed development at 6518 First Line largely adheres to section 2.6.1 of the Provincial Policy Statement, which states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Government of Ontario, 2020).

The following Goals and Objectives outlined in the Township of Centre Wellington's *Official Plan* guide heritage conservation within the Township:

> C.2 CULTURAL HERITAGE RESOURCES
> C.2.1 Goals and Objectives
>
> 1. To protect the Township's heritage resources from neglect, deterioration, demolition, alteration, redevelopment or changes in use which threaten their existence or integrity
>
> 2. To encourage and support the functional and economic use of heritage buildings
>
> 3. To identify, protect and enhance natural areas
>
> 4. To encourage public awareness and appreciation of the heritage resources of the Township and of the value of protecting these resources to both residents and visitors

The proposed development at 6518 First Line largely adheres to the goals and objectives set by the Township of Centre Wellington, as identified above. Though the long driveway is a heritage attribute that will be mostly removed, the bulk of the heritage value is found in the farmhouse on the property, which will be retained in situ. Though a future use for the house has not yet been determined, the intention is not to leave the house vacant.

An alternate configuration for the development (Figure 54) is also under consideration which does not have a cul-de-sac street extension running south from the eastern extension of Dickson Drive. The lots are configured to front onto the extension of Dickson Drive. This "Phase 1" concept would be considered if it is determined that a second street is not required.

While the lot configurations differ from the preferred concept, the impacts to the heritage attributes remain largely the same. The alternate configuration results in less subdivision of the land containing vegetation around the house, which may allow for easier conservation of the vegetation. It may also allow for easier conservation of the western end of the driveway.

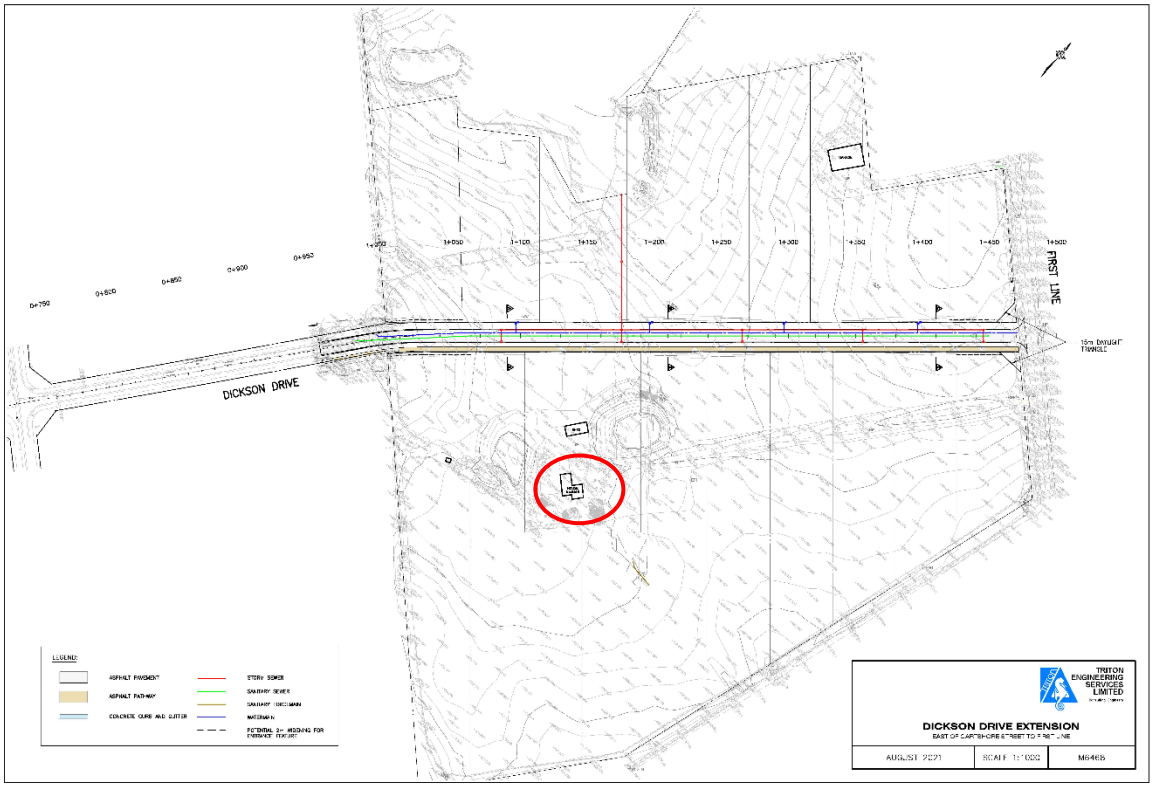


Figure 54: Alternate lot and street configuration with existing residence circled in red (Triton Engineering Services Ltd).

5.3. Conservation and Mitigation Recommendations

To conserve the cultural heritage value of the property at 6518 First Line and mitigate against the impacts of the proposed development on the heritage attributes, the following conservation and mitigation measures are proposed:

1. The Township of Centre Wellington should prepare a Conservation Plan for the c. 1900 farmhouse. The Conservation Plan should identify strategies to ensure the long-term viability of the resource as a residence or recommend appropriate strategies for potential adaptive re-use of the structure that would ensure the conservation of heritage attributes. The Conservation Plan should detail how the property's heritage attributes will be conserved, including such drawings and other specifications as required by the Township. The Conservation Plan should provide guidance in the event that alterations to the house are required, in particular the removal of the rear addition. The Conservation Plan should also identify areas where maintenance and/or repair is required to ensure the long-term conservation and maintenance of the building.

2. Where possible, the trees and vegetation immediately surrounding the house should be conserved.

3. Any buildings proposed to be built in proximity to the farmhouse should be designed to minimize any shadow impacts on the vegetation surrounding the house.

4. Depending on the excavation and construction methods required to accommodate the construction of the proposed development, vibration monitoring should be considered to ensure that negative impacts to the house are avoided.

5. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction. Construction and staging plans should be provided to the Township of Centre Wellington in advance of construction.

6.0 CONCLUSION

The property at 6518 First Line was evaluated using Ontario Regulation 9/06 under the *Ontario Heritage Act* and the Township of Centre Wellington's *Official Plan* (2013). The results of both evaluations determined that the property contains cultural heritage value due to the residence's design and architectural value.

Overall, based on the range of possible impacts included in the *Ontario Heritage Toolkit*, the policies outlined in the Township of Centre Wellington's *Official Plan*, and the standards set in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the proposed development will have an impact on the property, however the property's cultural heritage value is not anticipated to be lost or significantly compromised. With implementation of the recommended conservation and mitigation

strategies, the property will continue to be able to sufficiently express its design and architectural values.

The following recommendations have been made for the property at 6518 First Line:

1. The property at 6518 First Line contains cultural heritage value and should be considered for designation under Part IV of the *Ontario Heritage Act*.

2. The Township of Centre Wellington should prepare a Conservation Plan for the c. 1900 farmhouse. The Conservation Plan should identify strategies to ensure the long-term viability of the resource, either as a residence, or by recommending appropriate strategies for potential adaptive re-use of the structure that would ensure the conservation of heritage attributes. The Conservation Plan should detail how the property's heritage attributes will be conserved, including such drawings and other specifications as required by the Township. The Conservation Plan should provide guidance in the event that alterations to the house are required, in particular the removal of the rear addition. The Conservation Plan should also identify areas where maintenance and/or repair is required to ensure the long-term conservation and maintenance of the building.

3. Where possible, the trees and vegetation immediately surrounding the house should be conserved.

4. Any buildings proposed to be built in proximity to the farmhouse should be designed to minimize any shadow impacts on the vegetation surrounding the house.

5. Depending on the excavation and construction methods required to accommodate the construction of the proposed development, vibration monitoring should be considered to ensure that negative impacts to the house are avoided.

6. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction. Construction and staging plans should be provided to the Township of Centre Wellington in advance of construction.

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APPENDIX A: PROPOSED DEVELOPMENT

DICKSON DRIVE

STREET A

FIRST LINE

0+750
0+800
0+850
0+900
0+950
1+000
1+050
1+100
1+150
1+200
1+250
1+300
1+350
1+400
1+450
1+500
2+000
2+050
2+100
2+150
2+200
2+250
2+300

GARAGE

SHED

HOUSE No.6518

LEGEND:

ASPHALT PAVEMENT	STORM SEWER
ASPHALT PATHWAY	SANITARY SEWER
	SANITARY FORCEMAIN
CONCRETE CURB AND GUTTER	WATERMAIN

TRITON ENGINEERING SERVICES LIMITED
Consulting Engineers

DICKSON DRIVE EXTENSION

EAST OF GARTSHORE STREET TO FIRST LINE

JULY 2021	SCALE 1:1000	M6468



LEGEND:

- ASPHALT PAVEMENT
- ASPHALT PATHWAY
- CONCRETE CURB AND GUTTER
- STORM SEWER
- SANITARY SEWER
- SANITARY FORCEMAIN
- WATERMAIN
- POTENTIAL 2m WIDENING FOR ENTRANCE FEATURE

TRITON ENGINEERING SERVICES LIMITED
Consulting Engineers

DICKSON DRIVE EXTENSION

EAST OF GARTSHORE STREET TO FIRST LINE

AUGUST 2021	SCALE 1:1000	M6468