ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Cultural Heritage Evaluation Report
965 Gartshore Street
Site Development - Operations Centre
Township of Centre Wellington
Lots 17–18
Concession 16
Geographic Township of Nichol
Wellington County, Ontario

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EXECUTIVE SUMMARY

Under a contract awarded in June 2022 by R.J. Burnside, Archaeological Research Associates Ltd. carried out a Cultural Heritage Evaluation Report for the property located at 965 Gartshore Street in the Township of Centre Wellington, Ontario. The study area is approximately 42.02 ha (103.83 ac). Specifically, the study area is located in the Township of Centre Wellington at 965 Gartshore Street, located on part of Lots 17 and 18, Concession 16 in the Geographic Township of Nichol, Wellington County.

This Cultural Heritage Evaluation Report will evaluate the property for Cultural Heritage Value or Interest (CHVI) and identify any heritage attributes deemed worthy of conservation under the *Ontario Heritage Act.*

The subject property was found to meet criteria outlined in O. Reg. 569/22. The property can therefore be considered to have CHVI. The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm; however, it contains a designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property. The structures of interest in the cultural heritage landscape include: the Gothic revival farmhouse, the bank barn, and the poured concrete silo beside the barn, the laneways that evolved over the course of time linking the farm's structures, and the tree-lined driveway.

As the property has a proposed development plan, a Heritage Impact Assessment should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property.

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ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CHER – Cultural Heritage Evaluation Report
CHV – Cultural Heritage Value
CHVI – Cultural Heritage Value or Interest
CHL – Cultural Heritage Landscape
HIA – Heritage Impact Assessment
MCM – Ministry of Citizenship and Multiculturalism
MTO – Ministry of Transportation
OHA – Ontario Heritage Act
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement
TOR – Terms of Reference

PERSONNEL

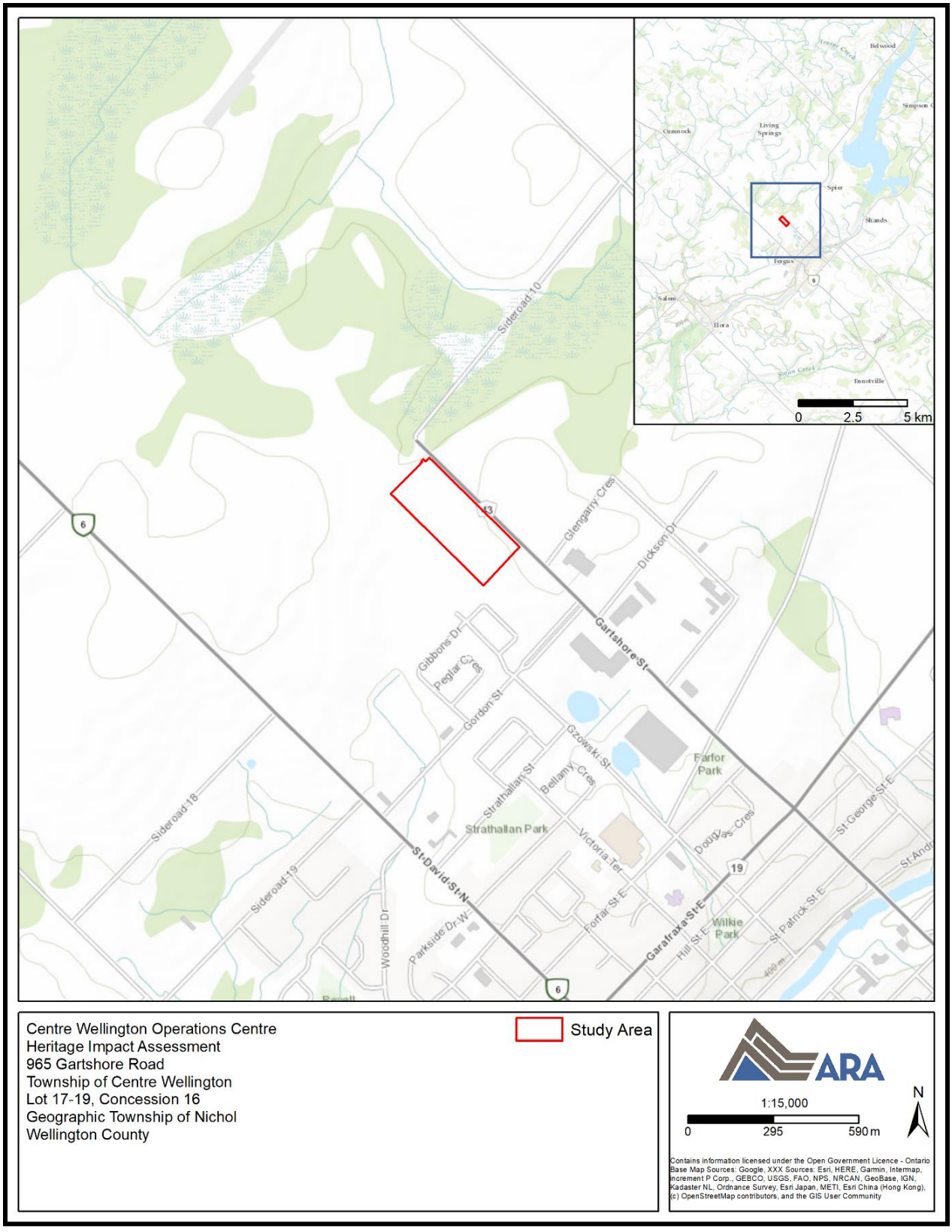
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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to preform cultural heritage work in Ontario are provided in Appendix B.

1.0 PROJECT CONTEXT

Under a contract awarded in June 2022 by R.J. Burnside, Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Evaluation Report (CHER) for the property located at 965 Gartshore Street in the Township of Centre Wellington, Ontario. The study area is approximately 8.09 ha (Map 1). In legal terms, the study area comprises Parts 1–2, Plan 61R-22127, which fall on part of Lots 17–18, Concession 16 in the Geographic Township of Nichol, Wellington County. The Crown obtained these lands from the Mississaugas as part of a much larger purchase in 1784, but there were uncertainties relating to the area involved. The extent of the cession was clarified during the Between the Lakes Purchase (Treaty 3) in 1792. The Haldimand Proclamation of 1784 granted a tract of land along the Grand River to Six Nations, and the clarifying Simcoe Patent (Treaty 4) was issued in 1793.

The purpose of this assessment is to determine if 965 Gartshore Street possesses cultural heritage value or interest (CHVI). CHVI is determined through the evaluation of the property against the criteria of the formerly named "O. Reg. 9/06". Since the drafting of this report in November 2022, on December 15, 2022, Ontario Regulation 569/22 was released and came into force January 1, 2023, the property is now evaluated according to the criteria outlined in 569/22. This CHER documents the results of the research, site visit and evaluation of the property and provides a recommendation as to its heritage significance. This assessment was conducted in accordance with the aims of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010), and MCM's *Ontario Heritage Toolkit* series (2006), the *County of Wellington Official Plan* (2022), and *Municipal Official Plan* (Township of Centre Wellington 2013 Consolidation).



Map 1: Study Area in the Township of Centre Wellington
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATION AND POLICY REVIEW

The framework for this assessment report is provided by federal guidelines, provincial environmental, heritage and planning legislation, and policies as well as regional and local municipal Official Plans (OP) and guidelines.

2.1 Federal Guidelines

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

2.2 Provincial Policies and Guidelines

2.2.1 Planning Act

Section 2 of the Ontario *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: "(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" (Government of Ontario 1990). Section 3 of the *Planning Act* directs a municipal Council's decisions to be consistent with the *Provincial Policy Statement* (PPS 2020).

2.2.2 The Provincial Policy Statement

The *Provincial Policy Statement* (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined. As outlined in Section 2.0 on Wise Use of and Management of Resources: "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" (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed polices in Section 2.6, such as "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "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." (MMAH 2020:31).

2.2.3 Ontario Heritage Act

The *Ontario Heritage Act* (*OHA*), R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipalities governments the authority and power to conserve Ontario's heritage. The *OHA* has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

To objectively identify cultural heritage resources, Ontario Regulation 569/22 made under the OHA sets out nine criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 569/2206 to determine if they have CHVI. These criteria are as follows:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*

4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*

6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

9. *The property has contextual value because it is a landmark.*

If a potential cultural heritage resource is found to meet any two of these criteria, it can then be considered to have CHVI.

The *OHA* provides three key tools for the conservation of BHRs and CHLs. It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.

2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) (often called "listed" properties) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. Per the *OHA*, the *Ontario Heritage Toolkit* series (2006) was also consulted as part of the evaluation of this CHER.

2.3 Municipal Policies

2.3.1 County of Wellington Official Plan

The regional official plan, the *County of Wellington Official Plan* (2022 Consolidation), addresses cultural heritage resources, with one of the OP recognizing that "cultural heritage and archaeological resources form an important and in many cases highly visible part of the community fabric" (County of Wellington 2022 Consolidation:31). In Section 4.1 entitled "Cultural Heritage and Archaeological Resources" the OP broadly states: "The policies of this Plan, in conjunction with the Ontario Heritage Act, provide a framework for the protection and enhancement of cultural heritage resources in Wellington" (County of Wellington 2022 Consolidation:31). Policy 4.1.5 indicates that:

> a) *Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment in accordance with Section 4.6.7* (County of Wellington 2022 Consolidation:33).

Detailed policies continue into Section 4.1 and the County supports local municipalities following the same goals and conservation of cultural heritage resources, as Policy 4.1.5 also states: "Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources" (County of Wellington OP 2022 Consolidation:34).

As identified by the Centre Wellington Planner, the subject property was suspected to be located adjacent to or within the special policy area of Wellington Place Lands (Nichol), which lies between Fergus and Elora. A cultural heritage landscape has also been identified within the special policy area, located to the west. After reviewing the extent of the special policy area as outlined in Section 9.2.4, PA1-1 of the OP and Schedule A1-1, the subject property was determined not to be within or adjacent to its boundaries (County Wellington 2022 Consolidation:115).

2.3.2 Township of Centre Wellington Official Plan

The *Township of Centre Wellington Official Plan* (2013 Consolidation) is the primary tool to guide land use, growth and development within the Township of Centre Wellington. The importance of cultural heritage resource conservation within the Township is evident as within Section B.4 Major Goals, one of the goals supporting the *Official Plan* is: "Protect the unique cultural heritage resources of the community" (Township of Centre Wellington 2013 Consolidation:4). Additionally, goals and objectives specific to the Township regarding cultural heritage resources include:

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* (Policy C.2.1) (Township of Centre Wellington 2013 Consolidation:5).

Further policy guidance is provided throughout Section C.2, including criteria and procedures for designation, heritage easements, demolition and documentation of designated buildings, parking exemptions, etcetera (Township of Centre Wellington 2013 Consolidation). Policy C.2.20 also provides direction for legislative authority pertaining to the goals of the Township's heritage conservation objectives (Township of Centre Wellington 2013 Consolidation).

2.3.3 Heritage Impact Assessment (HIA) Terms of Reference (TOR)

The *County of Wellington Official Plan* provides guidance for impact assessments within Section 4.6 (2022 Consolidation:43). Following the evaluation and recommendations of this CHER, a provisional Heritage Impact Assessment (HIA) may be required. To measure various impacts and to propose methods of reducing or eliminating negative impacts, the *County of Wellington Official Plan* includes terms of reference (TOR) in Subsection 4.6.7 Heritage Impact Assessment and Conservation Plan (2022 Consolidation:46). The following structure for HIAs is recommended within the *Official Plan*:

> *A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal.*
>
> *A heritage impact assessment is a study to determine if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means.*
>
> *A heritage impact assessment will generally be required to contain:*
> *a) Historical research, site analysis and evaluation*

b) *Identification of the significance and heritage attributes of the cultural heritage resources*
c) *Description of the proposed development or site alteration*
d) *Assessment of development or site alteration impact*
e) *Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include, but are not limited to:*
    ii. *alternative development approaches*
    iii. *isolating development and site alteration from significant built and natural features and vistas*
    iv. *design guidelines that harmonize mass, setback, setting, and materials*
    v. *limiting height and density*
    vi. *allowing only compatible infill and additions*
    vii. *reversible alterations*
    viii. *buffer zones, and*
    ix. *site plan control*
f) *Implementation and monitoring*
g) *Summary statement and conservation recommendations* (2022:46-47).

2.4 Policy Conclusions

Federal guidance, provincial legislation and policies of the *County of Wellington Official Plan* (2022 Consolidation) and the *Township of Centre Wellington Official Plan* (2013 Consolidation) call for the conservation of cultural heritage resources, the maintaining of a register and the promotion of heritage resources. This CHER will address these cultural heritage policies as they relate to the proposed project. Dependent on the recommendations of this CHER, the above HIA TOR will be followed.

3.0 KEY CONCEPTS

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Cultural Heritage Value or Interest** (CHVI), also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 569/22 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg*. 10/06.
- **Built Heritage Resource** (BHR) can be defined in the *PPS* as: "a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers" (MMAH 2020:41).
- **Conserved** means "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments" (MMAH 2020:41–42).
- **Cultural Heritage Landscape** (CHL) is defined in the *PPS* as: "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site)" (MMAH 2020:42).
- **Heritage Attributes** are defined as: "the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)." (MMAH 2020:44-45).
- **Protected Heritage Property** is defined as "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites" (MMAH 2020:49).

- **Significant** in reference to cultural heritage is defined as: "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act" (MMAH 2020:51).

Key heritage definitions from the *County of Wellington Official Plan* are as follows:

- **Built heritage** is defined as "many buildings and structures, either individually or in groups, which are considered to be architecturally or historically significant to the community, county, province or country" (2022 Consolidation:31).
- **Cultural Heritage Landscapes** are defined as a "geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value. For cultural heritage landscapes to be significant, they must be valued for the important contribution they make to our understanding of a place, an event, or a people" (2022 Consolidation:31).

4.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment and Climate Change, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. The subject property does not appear on these lists (Parks Canada 2022).

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The subject property is not commemorated with an OHT plaque (OHT 2021). It does not appear that the subject property is subject to an OHT or municipal easement. The list of properties designated by the MCM under Section 34.5 of the *OHA* was consulted and the property is not included in this list.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. MCM's current list of Heritage Conservation Districts was consulted. The subject property is not listed, designated or part of a Heritage Conservation District.

At project commencement, ARA contacted the County of Wellington Manager of Planning and the Township of Centre Wellington's Planner responsible for heritage to inquire about the site-specific scope of work required for the HIA. The County of Wellington responded indicating the relevant sections of the Official Plan which have been summarized in Section 2.3. The Township planner indicated that there is a CHL inventory for the Township, however "It does not specifically identify

this property within or adjacent to any significant CHLs". Regarding the municipal heritage register, the planner noted:

> *…the Heritage Committee (in consultation with myself) is working on adding non-designated properties to the Municipal Register. This is an ongoing project that has been stalled due to the pandemic, but I can confirm that the three properties immediately adjacent to the north and west (6611 and 6581 Highway 6 and 968 St. David St. N.) are proposed to be added. The property across the street at 950 Gartshore Street will also be reviewed in due course. These might not impact the current CHER for this property as these adjacent properties have not been officially added to the Register and won't be proposed to be added until at least next spring, but can give you some further context surrounding the property. The subject property itself has not yet been reviewed for addition to the Municipal Register but the CHER would be expected to yield further information in this regard.*

According to the mapping provided by the proponent to ARA, the rear lands appear to have been severed from 965 Gartshore, creating a buffer between the property and 6611 and 6581 Highway 6 and 968 St. David Street North. As such, these properties do not appear to be adjacent.

5.0 HISTORIC CONTEXT

The site history of the subject property was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print). Given COVID 19 restrictions and the limited time frame for the production of this report, there is always the possibility that additional historical information exists but may not have been identified.

As discussed in Section 1.0, the study area is located in Lots 17 and 18, Concession 16 in the Geographic Township of Nichol, Wellington County. In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined three historical maps documenting past residents, structures (e.g., homes, businesses, and public buildings) and features during the 19th century, one topographical map from the early 20th century, and two aerial images from both the mid-20th century and modern day. Specifically, the following resources were consulted:

- Leslie and Wheelock's *Map of the County of Wellington, Canada West* (1861)
- *Nichol Township* from Walker and Miles' *Topographical and Historical Atlas of the County of Wellington, Ontario* (1877) (MU 2001);
- *Nichol and Pilkington Townships* from the Historical Atlas Publishing Co.'s *Wellington County* (1906) (Historic Map Works 2022)
- A topographic map from 1935 (OCUL 2022);
- An aerial image from 1954 (U of T 2022); and
- A modern aerial image.

Furthermore, ARA completed a summary of land transactions for the subject property to understand the land ownership history (see Table 3).

5.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

Table 1: Pre-Contact Settlement History
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)

Sub-Period	Timeframe	Characteristics
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Saugeen tradition; Stamped ceramics appear; Saugeen projectile points; Cobble spall scrapers; Seasonal settlements and resource utilization; Post holes, hearths, middens, cemeteries and rectangular structures identified
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. This part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

5.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Based on current knowledge, the cultural heritage resource located within the Study Area is tied to the history of the initial settlement and growth of Euro-Canadian populations in Nichol Township. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present (see Table 2). Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories.

Table 2: Post-Contact Settlement History
(Smith 1846; Coyne 1895; Lajeunesse 1960; Cumming 1972a, 1972b; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools

Historical Event	Timeframe	Characteristics
Increased Contact and Conflict	Mid- to late 17th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18th century	*Royal Proclamation* of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Between the Lakes Purchase completed with the Mississaugas in 1784 and confirmed in 1792 (Treaty 3); Haldimand Proclamation of 1784 grants land to Six Nations (the Haldimand Tract), clarified by the Simcoe Patent (Treaty 4) in 1793; *Constitutional Act* of 1791 creates Upper and Lower Canada
County Development	Late 18th to early 19th century	Became part of York County's 'West Riding' and the expansive Kent County in 1792; Additional land cessions included the Nottawasaga Purchase (Treaty 18) and Ajetance Purchase (Treaty 19) in 1818, the Huron Tract Purchase (Treaty 29) in 1827 and the Saugeen Tract Purchase (Treaty 45½) in 1836; Wellington District and Waterloo County created in 1840; Wellington County created after the abolition of the district system in 1849
Township Formation	Early 19th century	Nichol was originally Block 4 of the Haldimand Tract; Named after Colonel Nichol from the War of 1812; Granted to Colonel Clark for military service and patented to him in 1807; Southern half of Nichol sold to W. Gilkison in 1832; A. Fergus(s)on and J. Webster purchased 2,981 ha near Fergus in 1834; Earliest settlers included the Flewellings, Boys, Scotts, Dows, Cunninghams, Metcalfes, Elmslies and Mutries prior to 1830; The Wilsons, Beatties, Cattenachs and Beattys arrived from 1830–1833; G. Elmslie, A. Watt and other Scottish immigrants purchased properties ca. 1834; Population reached 134 in 1834
Township Development	Mid-19th to early 20th century	Population of Nichol reached 1,019 by 1842; Most settlers were from Scotland; 8,289 ha taken up by 1846, with 2,182 ha under cultivation; 2 grist mills and 4 saw mills in operation at that time; By 1871, the unincorporated parts of Nichol contained 499 dwellings, 509 families and 2,737 inhabitants; Traversed by the Wellington, Grey & Bruce Railway (1870/1872) and Credit Valley Railway Elora Branch (ca. 1880); Communities at Aboyne, Alma, Barnett (Ennotville), Cumnock, Elora, Fergus, Kinnettles and Salem

5.2.1 Town of Fergus

Augustus Jones, surveying along the baseline which is now the dividing line between Nichol, Garafraxa and Eramosa Townships, reached the future townsite of Fergus, on the Grand River, in 1792. Jones described the area as consisting of high riverbanks covered in hemlock and cedar, with the river being approximately 100 feet across in that area (Thorning 1995). During the early 19th century, predominately Scottish settlers such as lawyer Adam Fergusson and politician James Webster arrived in the area and began to clear the forests for agricultural and settlement purposes. The first house in Fergus, then called Little Falls, was a crude log shanty raised by James Webster north of St. Andrew Street on December 20, 1833. A surveyor arrived to lay out the village lots and streets in 1834, and a hotel, church, and school were constructed shortly after. The main street, named after St. Andrew, was roughly parallel to the Grand River (Templin 1933). The settlement's named was changed in 1836 to Fergus, after Adam Fergusson. Early local industries in Fergus also

relied heavily on the Grand River, including a grist mill (1835), a sawmill, a lime kiln, a grain-drying kiln, a distillery, two tanneries, and a piggery (Fergus-Elora News Express 2016).

Fergus was incorporated as a village in 1857, although the main street was apparently a ramshackle collection of residences and businesses well into the mid-19th century. Residents utilized the waterpower of the Grand River to generate local electric power, and the Scottish settlers in Fergus lined the main roads with solidly built limestone buildings (Fergus-Elora News Express 2016). In 1870 the Wellington, Grey, and Bruce Railway provided an economic boost to the town, which was continued in 1880 when the Credit Valley Railway also built a station in Fergus (Welch & Payne 2012).

The 20th century saw continued and sustained growth in Fergus, with the Beatty Brothers' farm equipment manufacturing plant located near what was then the outskirts of town in the early 1900s; the firm would go on to become a major manufacturer and distributor of household appliances worldwide, and continues to do business as A.O. Smith, an American-based water heater supplier (Welch & Payne 2012). In 1952 Fergus was incorporated as a town, and later amalgamated into the Township of Centre Wellington in 1999.

5.3 Subject Property

The land surrounding and including what is now 965 Gartshore Street was part of a larger landholding granted to the Honourable Thomas Clark by the Crown on April 17, 1807. The patent was known as "Block 4 on the Grand River," and consisted of 28,512 acres initially belonging to "the Sachems, Principal Chiefs, and Warriors of the Mohawks of Six Nations of Indians" (LRO #61). In October 1834 Clark sold 13,864 acres of Block 4 to the Honourable Adam Ferguson and James Webster, who owned what would become Lots 17 and 18 of Concession 16 together until 1841 when James Webster sold all of Lot 17 and the north half of Lot 18, along with other lands, to Adam Ferguson.

Adam Ferguson retained ownership over Lot 17 until 1845 and Lot 18 until 1847 when he sold both lots to Edward Ford, Senior, a Scottish farmer and smith. Edward Ford, Sr, sold 48 acres of Lot 18 to his son, Edward Ford, Junior, in 1847 on the same day Ford Senior bought Lot 18. Edward Ford, Junior, was born in 1820 in Aberdeen, Scotland, and immigrated with his parents Edward Senior (1794–1857) and Isobel Ford (1797–1862) to Upper Canada. Edward Ford, Junior married Elizabeth Barnet in 1848 in Fergus, Ontario and the couple had six surviving children: Edward III, Isabella, Emma Elizabeth, Thomas P., Emery, William Barnet "W.B.," and James G. Edward Ford, Junior died in 1876 and is buried in Fergus, along with his wife Elizabeth (d. 1873). The 1861 Census lists the Ford family as living in a one-storey log house at the time, and Edward worked as a farmer. Leslie and Wheelock's 1861 *Map of the County of Wellington, Canada* situates the study area within the historic landscape, and indicates that Edward Ford was the owner of half of both Lots 17 and 18 within Concession 16 of Nichol Township. The parcel footprint remains the same in the 1877 Walker & Miles *Topographical and Historical Atlas of the County of Wellington, Ontario*; in both instances the northeast halves of Lots 17 and 18 are located on the southwest side of the historic Jones Baseline Road which marked the upper limits of the Six Nations Land Grant and no buildings/structures and/or orchards are notated on either lot (Map 2 and Map 3).

In 1875 Edward Ford took out a mortgage with the Hamilton Provincial Loan Society for $500, indicating there may have been a house constructed around this time. However, Edward Ford died in 1876, and Ford's descendants took out another mortgage in 1880, after the initial loan was discharged. In 1883 Edward Ford's descendants, with the exception of Edward Ford III, sold the northeast halves of Lots 17 and 18 to James and Emery Ford, two of Edward Ford Jr's sons (Edward Ford III did not sell his holdings to his brothers until 1916). The Ford family does not appear in the 1881 and 1891 Canada Census, but in 1901 James Ford, age 41, is listed as living with his wife Isabella (age 38), their children Lorne (age 17) and Wilfred (age 11), and his brother Emery (age 43), where both Ford brothers are detailed as farmers. The 1906 Map of Nichol Township in the Historical Atlas Publishing Company's *Wellington* County indicates both James and Emory Ford own 100 acres comprising both parts of Lot 17 and 18, with a structure indicated near the southern boundary of Lot 18. The Ford family's enumeration in the 1911 Census is very similar to that of 1901, although Lorne Ford is no longer living at home and Wilfred Ford, then aged 21, was working as a general store clerk. By 1921, Emery was no longer living with James, and genealogical data indicates he died between 1920 and 1925 in Ingelow, Manitoba, and left no known direct descendants. James Ford, then aged 61, continued to live with his wife Isabella (aged 63) and their son Wilfred, who was aged 30 and working as a farmer. Wilfred was married to Annie, aged 30, and the couple had an infant son named James A.L. Ford. The James Ford family lived in a six room brick house, likely the extant residential structure within the Study Area.

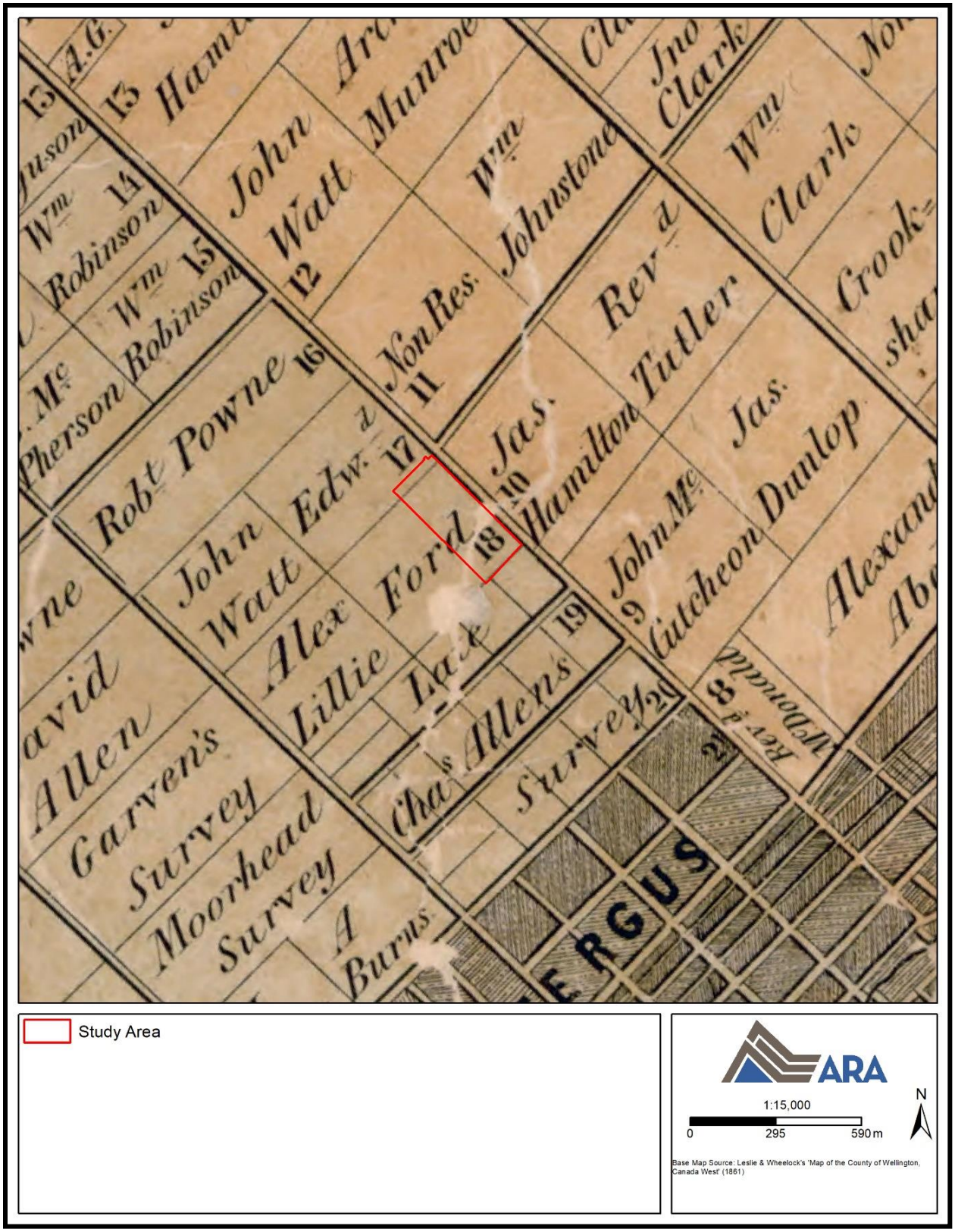
In 1922 Wilfred A. Ford sold the northeast halves of Lots 17 and 18 to his cousin Wilbert T. Ford, one of the sons of Edward Ford III and his wife Agnes MacQuillen. A 1935 topographic map shows two structures within the study area, likely the farmhouse and the barn. The barn is located to the north of what is assumed to be a residential structure, which faces northeast onto Gartshore Street, formerly the Jones Baseline Road (Map 4). On June 30, 1948, Wilbert T. Ford sold his entire land parcel to Charles and Mary Hallal, the first non-Fords affiliated with the Study Area in a century. The Hallals retained the property until 1952, when they granted it to Thomas Edwards. A 1954 aerial image illustrates that the building footprints and layout of the study area remained largely the same from the 1934 topographic map; what is assumed to be the farmhouse faces northeast onto Gartshore Street, and the barn lies on a northwest-southeast axis parallel to the road (Map 5).

In 1961, the Municipality of the Township of Nichol passed Bylaw No. 477, designating the Study Area as part of an urban development area on the outskirts of Fergus. In 1964, Thomas Edwards sold part of Lots 17 and 18 to Marius and Margje Key, who owned the property until 2016 when they sold to REC Farms, Inc. In 2021, REC Farms transferred the land to the Corporation of the Township of Centre Wellington for the construction of a new operation centre. A modern aerial photograph also indicates that the building footprints and layout of the study area has not changed markedly since the 1950s, although there appears to be additional outbuildings surrounding the barn. The farmhouse remains in the same location, as does the barn (Map 6).

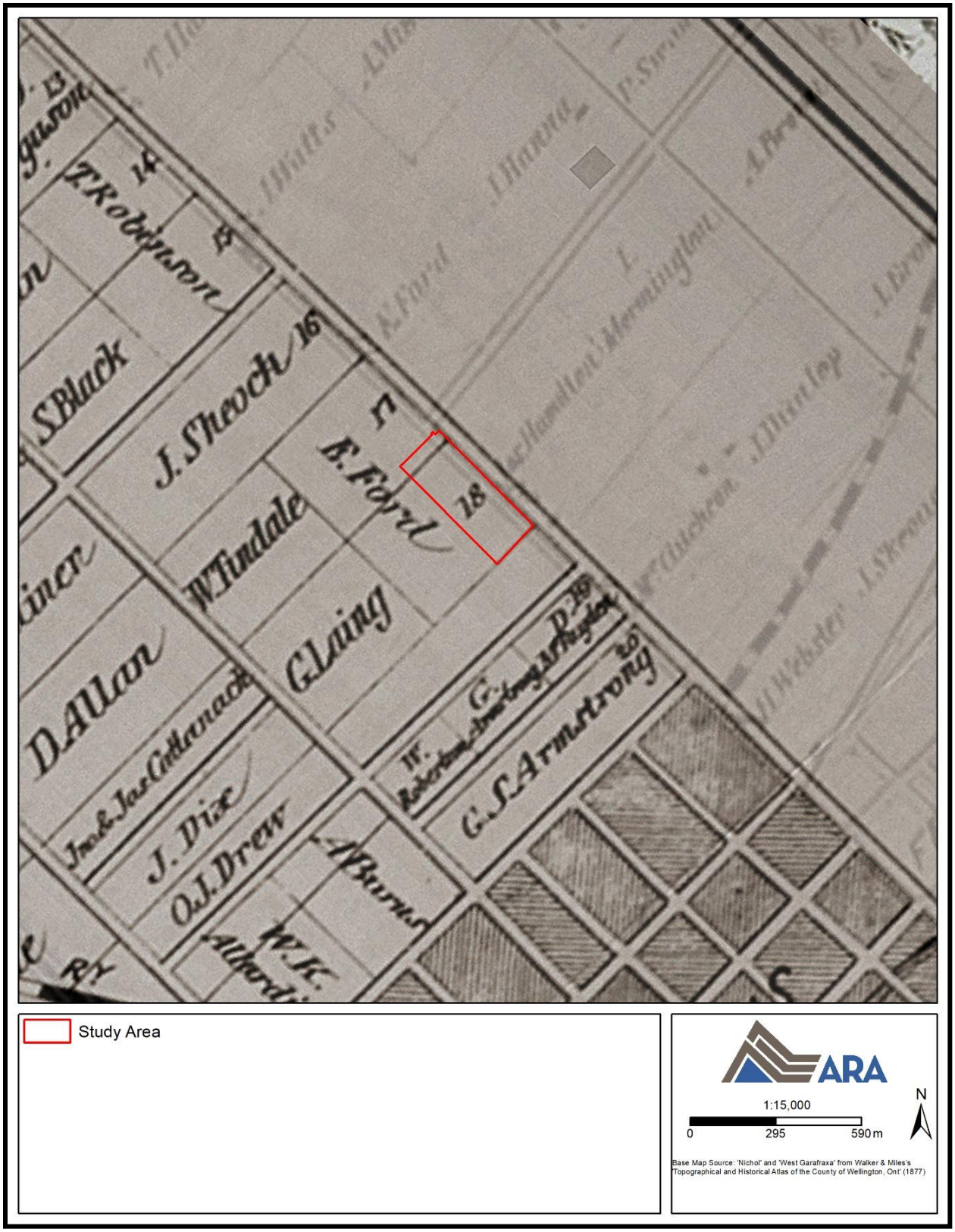
Table 3: Summary of Land Transactions for 965 Gartshore Street (LRO #61)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
---	Patent	17 Apr 1807	Crown	Hon. Thomas Clark	Block 4 on Grand River, 28,512 acres
83	B&S	21 Oct 1834	Hon. Thomas Clark et ux	Adam Ferguson & James Webster	Part Block 4, 13,864 acres
212	B&S	3 Jun 1841	James Webster et ux	Hon. Adam Ferguson	All Lot 17, NE ½ Lot 18

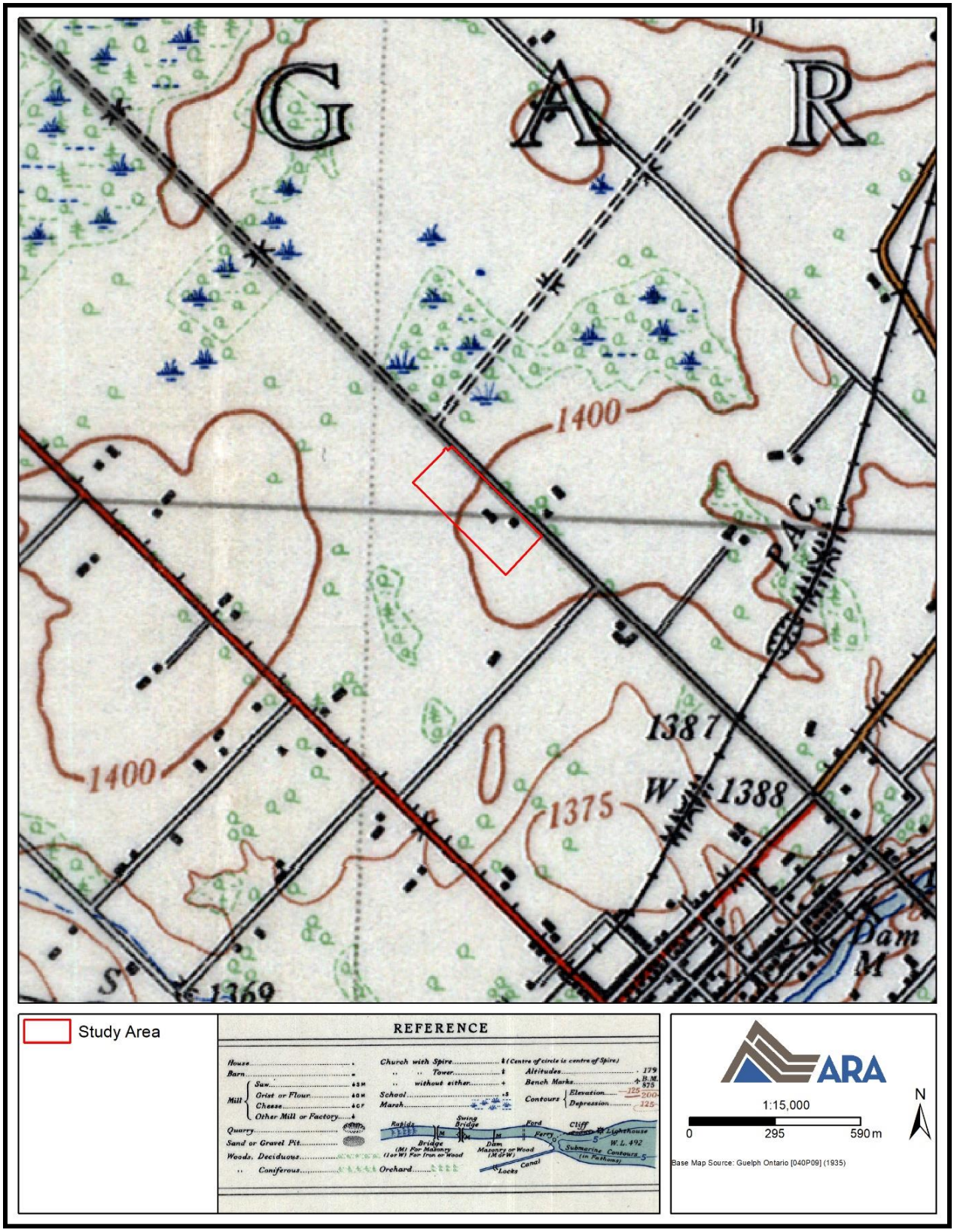
Instrument #	Instrument	Date	Grantor	Grantee	Comments
416	B&S	19 Nov 1845	Hon. Adam Ferguson	Edward Ford Sr	NE ½ Lot 17 (48 acres)
133	B&S	20 Nov 1847	Hon. Adam Ferguson	Edward Ford Sr	NE ½ Lot 18 (48 acres)
134	B&S	20 Nov 1847	Edward Ford Sr. et ux	Edward Ford Jr	NE ½ Lot 18 (48 acres)
1335	Mort.	23 Aug 1875	Edward Ford	Hamilton Provincial Loan Society	$500 (dis. 1880)
1962	Mort.	10 Aug 1880	Elizabeth Wise, James Ford, Emery Ford, William Wise	Exrs of James Mc[Illegible]	$650 (dis. 1884)
2329	B&S	18 May 1883	Alex [Illeg.] & [Ill] Ford, exrs of Edward Ford, dec'd	James & Emery Ford	NE ½ Lots 17 &18
2330	Grant	18 May 1883	Isabella Ford by W.J. O'Reilly	James Ford & Emery Ford	NE ½ Lots 17 & 18
5609	B&S	15 Jul 1916	Edward Ford, exr of Edward Ford (dec'd)	James Ford & Emery Ford	NE ½ Lots 17 & 18
6247	Grant	19 June 1922	James Ford	Wilbert T. Ford	NE ½ Lots 17 & 18
6248	Grant	19 Jun 1922	Wilfred A. Ford, admr of Emery Ford Estate, et al	Wilbert T. Ford	NE ½ Lots 17 & 18
8230	Grant	30 Jun 1948	Wilbert T. Ford et ux	Charles & Mary Hallal	NE ½ Lots 17 & 18
8720	Grant	26 Jun 1952	Charles & Mary Hallal	Thomas Edwards	NE ½ Lots 17 & 18
18288	By-Law No. 477	18 Jan 1961	Municipality of the Township of Nichol		All, By-Law to designate an urban development area
41591	Transfer	3 Sep 1964	Thomas Edwards	Maruis A. & Margje Key	NE ½ Lots 17 & 18, subject to vendor's lien
61R-4667	Plan Reference	5 Nov 1989	----	----	Part 1 as in No. 41591, sold to Public Utilities
WC483360	Transfer	3 Oct 2016	Marius A. & Margje Key	REC Farms Inc	Part Lots 17 & 18
WC564171	Transfer	28 Mar 2019	REC Farms Inc	2156598 Ontario Ltd, REC Farms Inc	Part Lots 17 & 18
61R-22127	Plan Reference	29 Nov 2021	-----	-----	Part Lots 17 & 18
WC656095	Transfer	1 Dec 2021	2156598 Ontario Ltd, Rec Farms Inc	The Corporation of the Township of Centre Wellington	Part Lot 17 & 18



Map 2: Study Area on Leslie and Wheelock's Map of the County of Wellington, Canada West, 1861
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMP 2019)



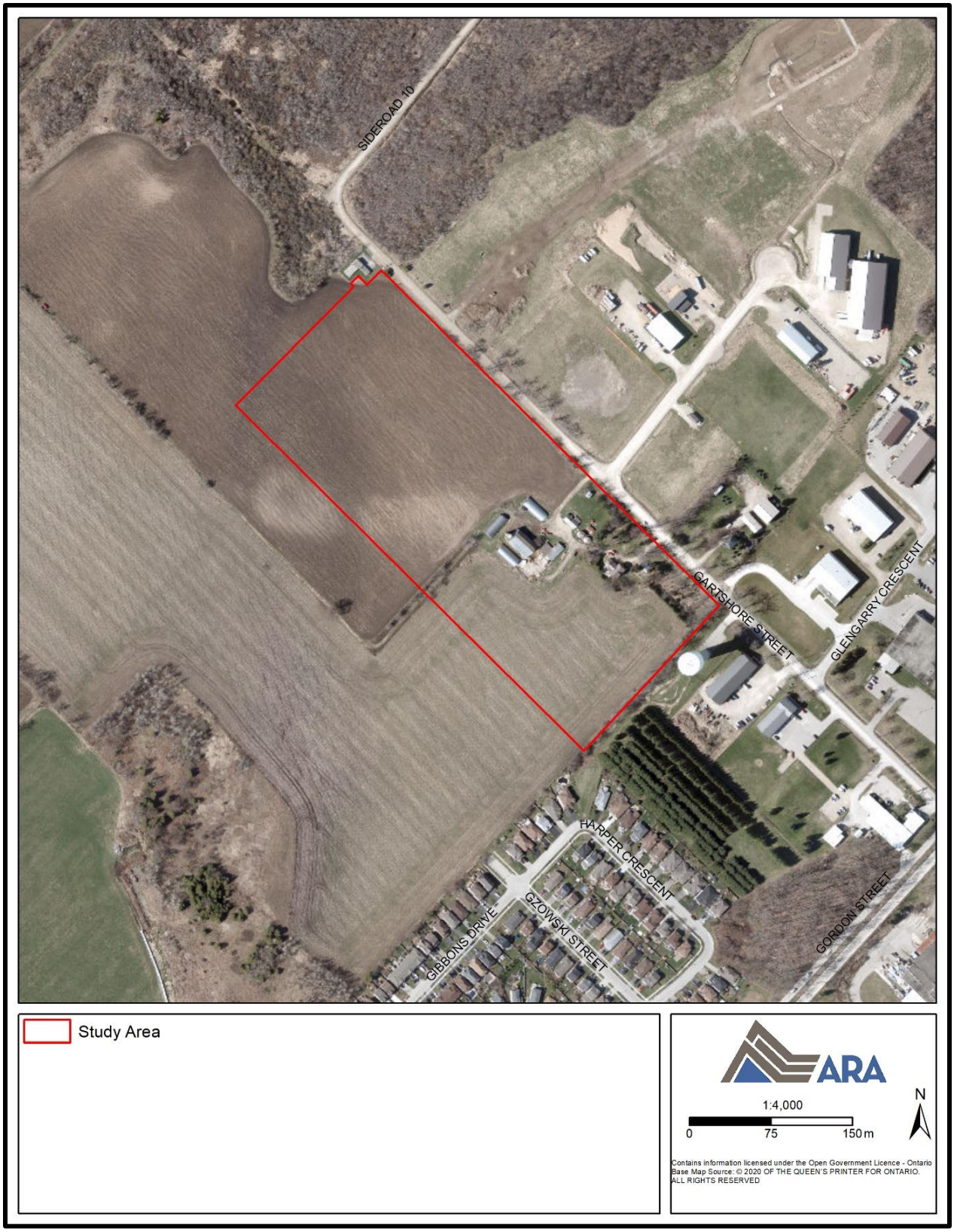
Map 3: Study Area on the 1877 *Illustrated Historical Atlas of Wellington County, Nichol Township*
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; MU 2001)



Map 4: Study Area on a 1935 Topographic Map
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2022)



Map 5: Study Area on a 1954 Aerial Photograph
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; U of T 2022)



Map 6: Study Area on a Modern Aerial Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

6.0 EXISTING CONDITIONS

The current configuration of the property at 965 Gartshore Street in the Township of Centre Wellington is described below.

6.1 Neighbourhood

The lots immediately to the north of the subject property, consists majorly of industrial and warehouse buildings and vacant plots of land. A singular residential property towards the northeast of the subject property at 950 Gartshore Street contains a red brick Edwardian style building (Image 3). Another visual link to the subject property can also be traced to the neighbouring property to the east, which is a solid concrete water tower (Image 2). The scale and the form of the tower makes it a local landmark for the community around Fergus. On the west side of the project location, beyond the agricultural fields, is an inconspicuous stone clad building, assumed to be a water service facility for the neighbourhood at 1019 Gartshore Street. Gartshore Street provides sole connection of the subject property to the neighbourhood through a dirt road (Image 1).

6.2 Subject Property

The property at 965 Gartshore Street is located on the south side of Gartshore Street, north of Gordon Street. The site visit was conducted on the entire property including landscape features such as mature trees and agricultural fields (Image 20–Image 22), the exterior (Image 5–Image 11) and interior (Image 23–Image 28) of the residential structure, and the exterior (Image 12–Image 19) and interior of the barn (Image 29–Image 32). At the time of the site visit, the subject property was occupied and was in use. The heat in the house was on as was the water and electricity. Due to access issues resulting from the cultivated agricultural fields, photographs could not be taken from the south extent of the property.

The one-and-a-half-storey brick farmhouse is estimated to have been built pre-1880 (LAC 1861a) and the one-storey frame, wooden siding clad rear addition was constructed later. A large rectangular bank barn is also located on the property to the southwest of the house. During the site visit, the agricultural fields were observed to be growing soybeans.

The subject property retains the historic residence, bank barn and cultivated agricultural fields as described above as well as mature trees, several outbuildings used for various purposes, multiple silos, and an animal pen. Modifications to the property include the introduction of wooden sheds, corrugated metal silos, multiple fabric covered Quonsets for storage space and the addition of landscaped gardens and shrubs (Image 22).

6.3 Buildings and Structures

A total of fifteen built structures are located on the subject property, including the residence and the barn, silos and outbuildings. Table 4 contains descriptions of all these structures. The following sections provide a more detailed description of the landscape features of the property, the residential structure and the barn (Sections 6.3.1 to 6.3.5). Map 7 displays the location of these buildings.



Map 7: Buildings on the Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Table 4: Descriptions of Buildings at 965 Gartshore Street

Building No.	Name Given	Description of Building - Exterior	Photo
1	House	See section 6.3.2, 6.3.3	
2	Barn	See section 6.3.4, 6.3.5	

Building No.	Name Given	Description of Building - Exterior	Photo
3	Outbuilding No. 1 (Meat shop)	The one- storey gable roof structure serves as the meat shop on the farmstead. The roof exhibits corrugated metal cladding while the elevations are clad partially in shingles and partially in metal sidings. On the side elevations, the structure contains garage doors on one side and a wooden shed addition on the opposite.	
4	Outbuilding No. 2	The front gable roof structure is located northeast of the farmhouse. The shed is a wooden structure containing similar wood batons as the rear addition in the cottage.	

Building No.	Name Given	Description of Building - Exterior	Photo
5	Outbuilding No. 3 (Cadillac Coop)	The chicken coop is a recent addition to the farmstead. The design of the structure is that of a typical coop with a fenced open space and a wooden covered area.	
6	Silo 1 and 2	The two silos located on the farmstead are different in size but display similar materiality. The cylindrical shape is made of corrugated metal while the roof is clad in metal sheets. The joints of the corrugated metal display some signs of rust and wear over time. Both the silos rest on poured concrete foundations. The design aesthetics and materials of these signifies that they were later additions to the farmstead.	

Building No.	Name Given	Description of Building - Exterior	Photo
7	Outbuilding No. 4	The farm equipment storage building is a tensile fabric covered structure supported by trusses and is an intervention to the landscape that is modern.	
8	Outbuilding No. 5	The dilapidated shed is made of wooden logs and contains remnants of a mezzanine floor. Evidence of concrete troughs in the ruins indicates the structure was used likely as a space for animals.	

Building No.	Name Given	Description of Building - Exterior	Photo
9	Outbuilding No. 6	The open shed is supported on log columns and beams with a pitched metal clad roof. The structure was being used as storage for firewood at the time of the site visit.	
10	Outbuilding No. 7	Outbuilding 7 is used as a pigsty. Based on the materials is a modern addition to the farmstead. The structure is situated on an elevated plane with poured concrete foundations and corrugated metal sidings. Narrow vents are also located on each elevation for natural ventilation and sunlight.	

Building No.	Name Given	Description of Building - Exterior	Photo
11a	Outbuilding No. 8 and	There are two Quonset Hut-style buildings of similar construction. These two outbuildings (11a and 11b) are made of tensile fabric roof, supported by metal rib structure. The external structure is reinforced by angular wood buttressing. The enclosures are currently used as storage spaces.	
11b	Outbuilding No. 9	See 11a above.	
12	Silo 3	The poured concrete silo is attached to the barn at the northwest elevation. The cylindrical formwork of the concrete is visible on the surface of the silo and adds to the historic qualities of the barn. It is a towering structure beside the barn and adds to its verticality.	

6.3.1 Site Layout

The farmstead's core is centrally organized and is composed of a house, barn, outbuildings, silos and a chicken coop, connected by walkways and laneways. The dwelling is situated approximately at a 35 m setback from Gartshore Street and is accessed via a tree-lined, U-shaped driveway that extends beyond the west side of the dwelling. The U-shaped driveway branches off to a parking area parallel to the house and then continues towards the barn's banked entrance, on the west portion of the property, from there it connects the subject property back to Gartshore Street (Image 4; Map 6). Based on the 1954 aerial photograph it appears that the subject property has had the U-shape designed driveway along with most of the built structures within this core area, since at least the mid-1900s (Map 5).

The dwelling is situated on a rise of land that slopes slightly to the west where the barn is located. The concrete and stone rubble around the base of the barn points towards artificial elevation of the barn from the surrounding landscape (Image 19). This sloping elevation facilitates the construction of the bank barn's tiered access levels on the southeast elevation and is an important characteristic of a bank barn (Image 12). The vegetation surrounding the house appears to have been growing naturally with vines and bushes extending onto the elevations of the house, similar to the woodlots found towards the north and south of the house (Image 11).

6.3.2 Residence Exterior Description

The residence is a red brick one-and-half-storey, Gothic Revival "Ontario Cottage" built to a T-shaped plan with a side gable roof, on each end, with return eaves (Image 10). In Ontario, this house style dates from 1830 to the 1890s, and was championed by middle-class residents of small-town rural Ontario. There are three types of "Ontario Cottages" as outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016). McKendry also notes that the central gable in the "Ontario cottage" steepened over time and took on the proportions of the Gothic Revival style (2016).

The subject property is a gable roofed "Ontario Cottage" with a symmetrical façade, featuring three-bays with a centrally placed, gable peak, a pointed arch window and the remnants of a wooden finial (Image 5) (Fram 2003; UW 2009; see Section 7.2). The cottage majorly consists of red bricks as the construction material with buff brick details. The rear wing's addition is clad by wooden siding and stands in contrast with the construction material of the house (Image 9). The side elevations of the main portion of the house, are symmetrical with extruding bays that form the T-shaped plan. They each consist of two-bays featuring two rectangular window openings per storey (Image 7, Image 11). A single brick chimney remains on the southwest elevation. The downward sloping of the land to the west allowed for the inclusion of a basement hatch access through the foundation of the southwest elevation (Image 7).

The large rectangular window openings of the façade and side elevations exhibit buff bricks radiating voussoirs on the top, and quoins running along the height of the windows (Image 6). A window and door located on the southwest elevation with red brick radiating voussoirs and no buff brick quoins, are the exception. The windows also contain concrete sills which appear to be clad in aluminum. Some basement windows have been sealed with stone and covered on the exterior

with plywood boards (Image 28). The façade's large rectangular entryway features radiating buff brick voussoirs followed by chamfered wooden planks and is composed of a single glass door with wooden panels (Image 5).

The house also features dichromatic decorative brick masonry detailing with a red brick cross pattern laid within courses of buff brick, below the eaves and buff brick quoin details at each corner of the dwelling (Image 8, Image 11). The red bricks are laid evenly in the common bond pattern. The dichromatic band pattern of red brick and the buff brick is interrupted on the southwest elevation because of the chimney which appears to be in a different shade of red brick therefore is likely later addition (Image 7).

The symmetry of the southwest and northeast elevation in the T-shaped plan is interrupted by the wooden verandah and the glass storage compartment on the southwest elevation. The northwest elevation of the rear wing is obscured by a one-storey addition (Image 7). The brick was left exposed on the interior of this addition, though the door and window openings have likely been altered. The foundation of the one-storey addition is constructed of concrete (Image 26).

6.3.3 Residence Interior Description

The interior finishes of the residence have been significantly updated; however the original 19th century interior layout of the house appears to remain intact. The main floor consists of a centre hall leading to a large kitchen on the north with a family room beside it, and a living room on the south. The west side of the centre hall of the main floor features entrances to the rear addition of the house. The east side of the main hall includes a central staircase with access to the upper floor (Image 23). The main hall also features a centrally located fireplace made of metal (Image 24). Each of these rooms feature windows with wooden moldings and sill details. The basement access door is located on the north of main hall beside the family room. The original wood floorboards have been refinished in the living room. It is unclear if the remainder of the wood flooring in the original portion of the structure on the main level is replacement material. Through the entire residence, interior walls have been replaced with drywall. Much of the original wood trim details on the main floor also appear to not be original.

The central staircase, located adjacent to the front door, leads to the second-floor hallway and access to four rooms, including three bedrooms and one bathroom (Image 25). The staircase has been updated with replacement baseboards, wooden balusters, and carpeted treads. The door surrounds appear to be later replacements while the baseboards are simple and may be original. The bathroom, located at the rear south side of the second floor, has been renovated and features a ventilator and vaulted ceiling. The three small bedrooms also feature vaulted ceilings, classical window moldings and high wood trim. The second floor is carpeted with the exception of the bathroom, which is tiled.

The basement is unfinished and dry with access from the house via a separate staircase as well as from exterior through a hatch door on the southwest elevation. The basement is dugout beneath the entire T-shaped plan and is divided in two levels. Log beams and pillars support the foundations throughout the basement of the dwelling together with poured concrete retaining walls, on the lower level, that appear to have been added later as reinforcement (Image 27). Window openings

have been enclosed with a mixture of stone and mortar located on the northeast elevation (Image 28). The basement also houses the mechanical systems of the dwelling.

6.3.4 Barn Exterior Description

The barn is a two-storey, English/Central Ontario "Bank Barn" built to a rectangular plan with a side gambrel roof. In Ontario, these large barns date from 1870s to the 1880s and were championed by middle-class farmers of rural Ontario. There are three types of "Central Ontario Barns" as outlined by Kyles: 1) simple gable, 2) hipped gable, and 3) gambrel (2016a) (see Section 7.3).

The subject property is a gambrel roofed "Bank Barn" made of log and timber frame and trusses (Image 29). The upper level of the barn is used for storage of hay while the lower level is used as pen for the animals. The superstructure of the barn is placed upon rubblestone foundation, located on, what appears to be an artificially elevated piece of land (Image 12). The materials used for the superstructure consists of vertical wooden boards while the substructure is made of rubble stone masonry which is reinforced in places by concrete patches. The corners of the foundation are reinforced by concrete block quoins (Image 13). The barn is also connected to a poured concrete silo on the northwest elevation through metal ties on the top and concrete buttressing at the base (Image 14). The purpose of the connection was unclear, but it can be assumed to be providing structural support due to the external connections at various levels.

The barn is accessed through a ramp leading to the main sliding barn doors on the northeast elevation, thereby creating direct access to the storage bank on the upper level (Image 19). For access to the lower level, sliding barn door and a double panel nine-lite door are located on the southeast elevation in the stone foundation (Image 18). The large rectangular window openings of the first and second storey of the barn exhibit wooden sills with wooden moldings and lintels (Image 16). Most of the windows in the substructure are horizontally placed while those in the superstructure are vertical.

6.3.5 Barn Interior Description

The structure of the upper level is supported on log pillars and beams which in turn are connected to the ceiling through timber trusses (Image 29–Image 30). Visual evidence of logs being hand hewn is found on some of the beams and pillars. The trusses supporting the ceiling consists of split half logs with bark residuals on their surface, emanating the rustic qualities of the bank barn. Some of the window openings are boarded up on the southwest elevation, using similar material as the vertical wooden boards used on the exterior elevations of the barn. Plywood tiles have been used to cover the floor of the upper level (Image 29).

The superstructure of the barn is supported by load-bearing rubble-stone walls, hand hewn log beams and pillars located in the substructure. These solid wooden columns are reinforced at foundation with concrete pads (Image 32). The substructure houses the farm animals and consists of elevated platforms divided into smaller pens. The base of these platforms is made of poured concrete while the railings are circular metal rods. The interior contains rectangular ventilators for natural light, which are set in deep wells due to the thick cross-section of the walls. The substructure of the barn was observed to be in use during the site visit with cows and pigs in their

respective stalls (Image 31). Both the levels are connected from the interior through a wooden staircase located towards the west of the pedestrian entrance on the lower level.

7.0 COMPARATIVE ANALYSIS

An examination of the history of farmsteads as CHL, with a focus on Ontario Cottages and their associative barns informs a comparative analysis of the subject property.

7.1 Ontario Farms

The historic Ontario farm typology follow similar patterns and typically includes the following features: main farmhouse, main barn, secondary barns/outbuildings, silo/s, entrance driveways which are framed (often with vegetation of pillars), a front yard, mature trees, rear or side fields, drive lanes, woodlot/s, and wind rows along property edges (ERA 2020). Specifically, Ontario farms can be described as:

> *Ontario's farms are the creations of immigrants of varied backgrounds who often showed distain, if not outright hostility, for their neighbours. The landscape mirrors this outlook: no residential farm villages, a system of public roads that bypass farm buildings, and private lanes leading to them. Building sites varied with local conditions but tended to be set well back on the lots. Here was privacy, freedom from the "disagreeable necessity" of gazing at one's neighbour, and security from passers-by helping themselves to the orchard or kitchen garden* (McIlwraith 1997:241).

When compared against the typical characteristics of Ontario farms, the subject property displays many of the features and therefore can be considered a representative Ontario farm landscape (see Table 5).

Table 5: Characteristics of Ontario Farms

Characteristics (adapted from McIlwraith 1997; Shearer 2012; Williams 2014)	965 Gartshore Street Characteristics
Centralized 'farmstead' composed of clustered grouping of houses, barns, and ancillary buildings, connected by walkways and laneways	Yes
Farmstead landscape may include remnants of nearby kitchen gardens and orchards	No
Farmstead framed by trees and perennial plantings to provide shelter from sun and wind	No
Farmstead placed on raised setting where possible	Yes
Entrance driveway leading to farmstead, often lined with mature trees	Yes
If present, farmstead placed near natural water source	No
Farmstead set back from roadway with farmhouse placed nearest to road	Yes
Barn positioned into slope for allow for two storey exterior access	Yes
Outbuildings, possible adapted retrofit of early log shanties	No – modern
Drive lanes providing access to barn/outbuildings	Yes
Paddock, placed in proximity to barn and outbuildings	No
Silo	Yes
Rear fields, connected to farmstead through drive lanes	Yes
Rear woodlot	No
Wind rows along property edge, placed with consideration to prevailing wind direction	No

7.2 Gothic Revival Architecture

There are three types of "Ontario Cottages" as outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016). McKendry also notes that the central gable in the

"Ontario cottage" steepened over time and took on the proportions of the Gothic Revival style (2016). The prevalence of these styles in Ontario's countryside is related to the pattern's promotion in publications like The Canada Farmer in 1864 (Mikel 2004:60; see Figure 9) and by American architects, A.J. Downing, J.C. Loudon and A.J. Davis (Fram 2003:25).

The Canadian Farmer 1864 article, "A Cheap Farm House" provides a set of design guidelines for the construction of a house to accommodate large families. The article notes these buildings "… can be built with brick walls…the appearance of the house shown in the above engraving might be considerably improved by the addition of a verandah" (see Figure 2) (Brown 1864:340). This design became known as the "Gothic Revival Cottage" (Kyles 2016b). In 1865, the Canadian Farmer publication included a design for a "A Two-Storey Farm House". With these plans available, many of these building types were constructed during the 19th through 20th century throughout Ontario. The buildings were constructed using local materials (stone, brick, or clapboard), gables and central gable peak, various window shapes and sizes, three or five bay façades. The flexible plan allowed for individual stylistic elements to be added (i.e., verandahs, cornices, decorative wood trim etc.) (Brown 1865).

Many gothic revival houses feature dichromatic brickwork. Richie in his 1979 article *Notes on Dichromatic Brickwork in Ontario* details that dichromatic brickwork became popular in the 19th century in England which influenced its use in Ontario beginning in the 1870s. The most typical combination is yellow or buff brick detailing on red brick, however this combination reverses in regions where "clay brickmaking normally burned to a yellow colour, in which case red bricks provide the colour contrast" (Richie 1979:60). The detailing is typically found at the corners, around door and windows openings as well as in decorative band/patterns (Richie 1979). Riche notes "Its application in many cases did not require any great skill on the part of the bricklayer (1979:61).

When examined against the typical characteristics of the Ontario Gothic Revival/Ontario Cottage style as outlined in *Ontario Architecture* (Kyles 2016b), *Ontario Architectural Style Guide* (UW 2009), *The Canada Farmer* (Brown 1864), and McKendry's discussion of the type (2016), the farmhouse in the study area exhibits many of the characteristics of the style and can therefore be considered a representative example of an Ontario Gothic Revival structure (Table 6).

Table 6: Characteristics of Ontario Gothic Revival (Ontario Cottage)

Characteristics (adapted from the Brown 1864, UW 2009, Kyles 2016a, and McKendry 2016)	965 Gartshore Street Characteristics
1 ½ storeys	Yes
L-shaped or T-shaped plan	Yes
Rear kitchen wing at the back	Yes
Three bedrooms	Yes
Symmetrical	Yes
Gable roof with central gables	Yes
Window in central gable	Yes
Details including curved and turned woodwork on finials, vergeboard, verandahs and entrances	No
Dichromatic brickwork	Yes
Central entranceway, often with sidelights and transom	Yes – door has been replaced but open remains

The Centre Wellington's Heritage Register contains various designated and listed heritage properties belonging to Ontario Gothic Revival architecture style (source). Constructed mostly during the 1860s, these buildings belong to the residential and religious building type. Further, the Wellington County Museum and Archies contains a collection of photographs described as "Examples of Dichromatic Brickwork in Fergus and Elora" which lists 29 buildings within the area that have dichromatic brick detailing (2009). As such, both gothic revival buildings, as well as buildings with dichromatic brickwork are common within Centre Wellington.

7.3 Central Ontario Barn

The property also contains a Central Ontario Barn. Also referred to as "bank barns", these structures were often built into the side of a hill, or bank, allowing both the upper and lower floors to be accessed from ground level, with one access at the top of the hill and the other at the bottom. Often the ground floor in a bank barn is used as stables for cattle, horses and other livestock. One side of the barn is then "banked" so that there is a ramp for wagons or tractors to drive up to the mow (Kyles 2016a). Typical features of this barn style are described by Ennals as:

> *...usually about 40-50 feet in width and 60-100 feet in length. It is a wooden structure placed upon a stone foundation wall about 10 feet in height, and can have either a gable or a gambrel roof. Thus there are two storeys - a lower stable area and an upper space which combines crop storage, implement storage, and working space. Access to the ground floor is provided by doorways leading to the farmyard, and entry to the upper level is by means of an earthen ramp leading to a large door in the long side. This type of barn is frequently called a bank barn in southern Ontario. The barn is often set into a slope so that direct entry into the upper level can be obtained from the top of the slope. (Where no slope was available, an earth ramp was created which gave entry to the upper level.)* (1972:256).

When examined against the typical characteristics of the English or Central Ontario Barn styles as outlined by Shannon Kyles on Ontario Architecture (2016a) and Peter Ennals' discussion of the Central Ontario Barn type (1972; see Figure 4 and Table 7), the barn on the property meets multiple characteristics of the style and can be considered a representative example.

Table 7: Characteristics of the English/Central Ontario Barn

Characteristics (adapted from Ennals 1972; Kyles 2016a)	965 Gartshore Street Characteristics
Large, two storeys	Yes
Two mows at right angles	No
Wooden structure on stone foundation	Yes
Gable or gambrel roof	Yes
Ramp leading to large door on long side	Yes
Set into a slope (bank barn) with large door on long side	Yes
Timber or Lumber frame construction	Yes



Figure 1: Historical Ontario Farmsteads
(Illustration form Perth County Historical Atlas, 1879)

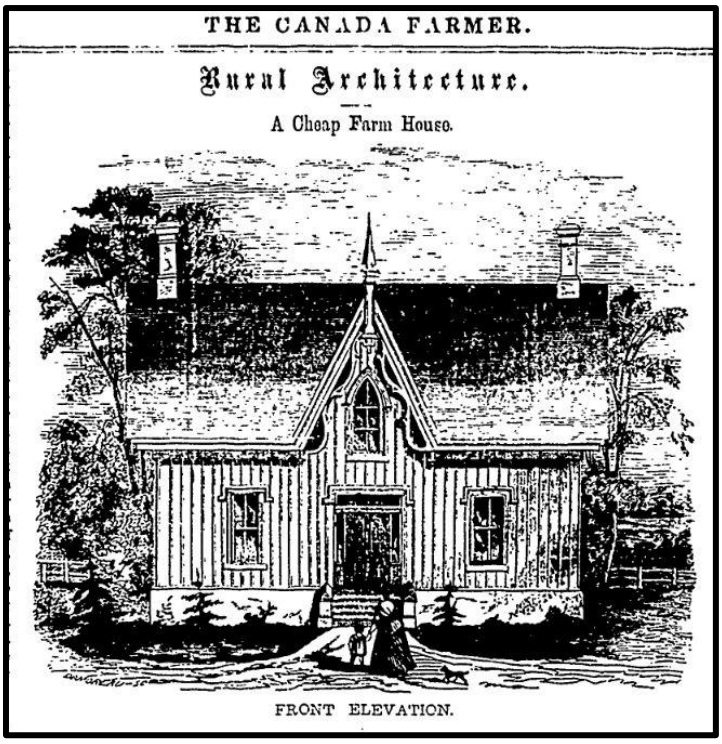


Figure 2: "A Cheap Farm House" The Canada Farmer
(Brown 1864:340)

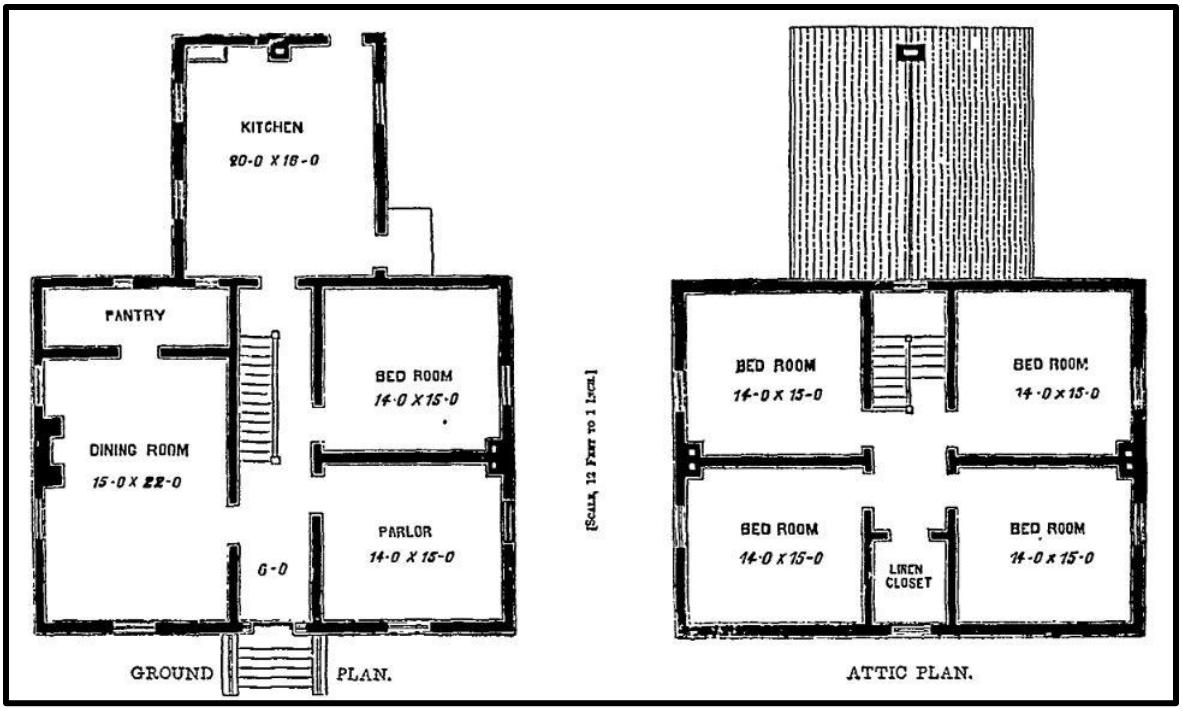


Figure 3: A Cheap Farm House - Floor plans The Canada Farmer
(Brown 1864:341)

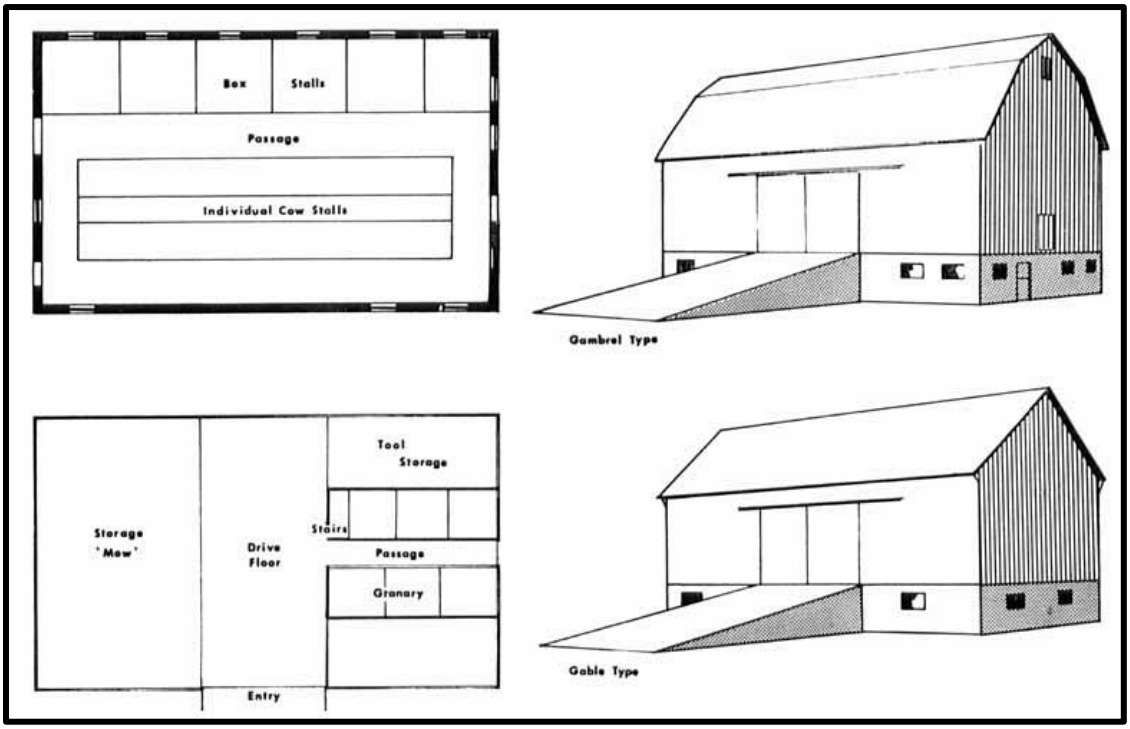


Figure 4: Central Ontario Barn
(Ennals 1972:257)

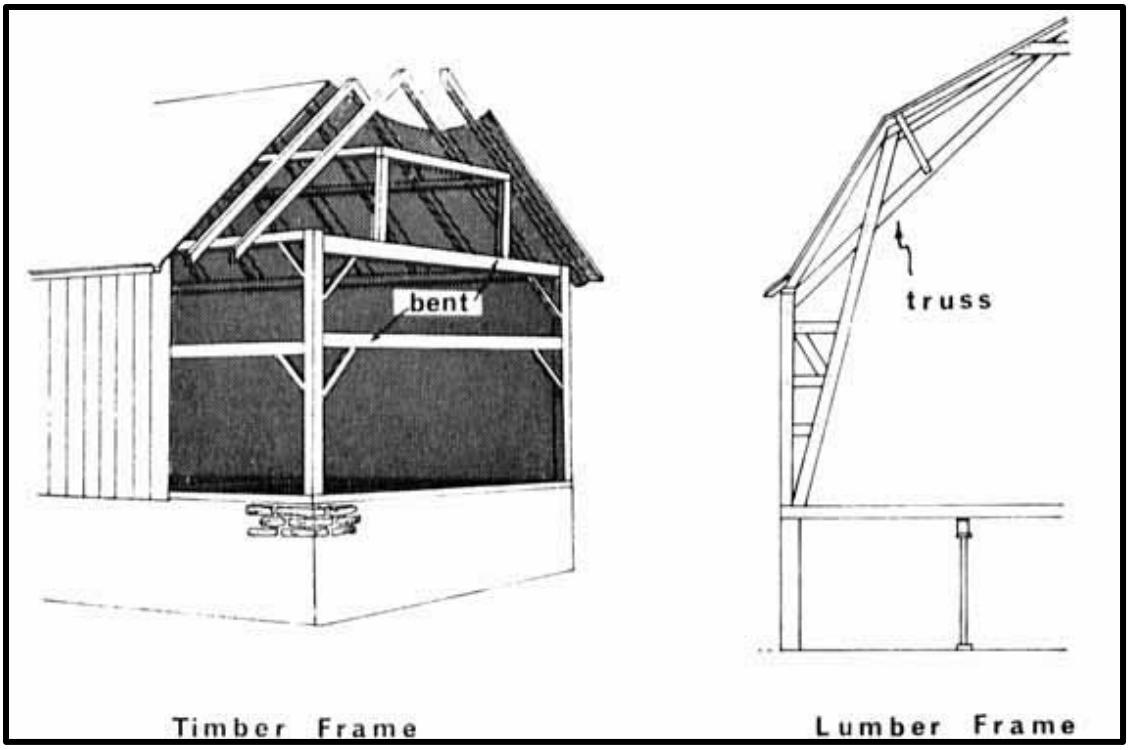


Figure 5: 19th Century Barn Construction Types
(Ennals 1972:257)

7.4 Comparative Conclusions

As a result of the further analysis in this report, the farmstead at 965 Gartshore Street belongs to the typical Historic Ontario Farmstead typology. While the components of the farmstead are not rare or unique in nature but together are representation of the farmstead as an Evolved Cultural Heritage Landscape. The tangible growth of the farm over time (see Map 9) has preserved the components of the farmstead from any major changes thus conserving its essence (see Map 6). While the farmstead as a whole acts like a CHL, the house and the barn are representative example of their respective styles in the area. Further evaluation of CHVI is conducted in the Section 8.0.

8.0 EVALUATION

8.1 Evaluation of Cultural Heritage Value or Interest – O. Reg. 569/22

The evaluation of 965 Gartshore Street according to O. Reg. 569/22 for determining CHVI is summarized in Table 8 below.

Table 8: Evaluation of 965 Gartshore Street Using O. Reg. 569/22

Criteria/Description	Meets Criteria (Y/N)	Rationale
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	Y	965 Gartshore Steet contains several structures which could individually be considered to possess design and physical value; however, this significance is strengthened by the grouping of these buildings within the property. 965 Gartshore Street displays many of the features of an Ontario Farm and therefore can be considered representative. The property has a centralized 'farmstead' composed of clustered grouping of a house, bank barn and silos. The property also contains an entrance driveway lined with mature trees. The farm is set back from the roadway with farmhouse placed nearest to the road. Among the structures located at 965 Gartshore Street, it contains a representative example of a Gothic Revival Cottage. The red brick residence retains much of the original historic fabric of the dwelling. The massing, roof line, fenestration, centrally placed gable peak and return eaves are reflective of the Gothic Revival style and "Ontario Cottage" architectural tradition. Gothic Revival dwellings are commonly found throughout Ontario especially on rural farmsteads. The bank barn is a representative example of an English style barn with Dutch revival influences seen in the gambrel roof, also referred to as a Central Ontario barn or "bank barn."
2. Displays a high degree of craftsmanship or artistic value.	N	The buildings on the property at 965 Gartshore Street do not display a high degree of craftsmanship or artistic value. They were built using common materials and technique for its construction period. The joinery found in the timber-framed barn is typical of the period with no outstanding or unusual details or ornamentation. The dichromatic brickwork of the house is striking, however, it a common feature of 19th century buildings. Richie in his 1979 article on dichromatic brickwork further notes that "Its application in many cases did not require any great skill on the part of the bricklayer" (1979:61)
3. Displays a high degree of technical or scientific achievement.	N	965 Gartshore Street does not display a high degree of technical or scientific achievement. The structures on the property were built using common construction techniques for their construction period.
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	N	965 Gartshore Street has been associated with various families through the course of time. From its construction until the early 1900s it was under the ownership of the Ford family, who were local farmers and smiths. Although they were long time residents of the area research did not reveal any significant contributions to the community by the Ford family members who lived on the property. It was subsequently owned by the Hallals, Edwards, Keys and REC Farms. Research did not indicate that these families/organizations made a significant contribution to the community. It is now owned by is the Corporation of the Township of Centre Wellington. Although the Township owns the property the current layout was established well before this ownership and therefore the property is not strongly associated with the Township as an institution.
5. Yields or has the potential to yield information that contributes to the	N	965 Gartshore Street does not yield information that contributes to the understanding of a community or culture.

Criteria/Description	Meets Criteria (Y/N)	Rationale
understanding of a community or culture.		
6. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community.	N	965 Gartshore Street does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community. The research conducted did not confirm an individual or company associated with the construction of the buildings on the property.
7. Is important in defining, maintaining, or supporting the character of an area.	Y	965 Gartshore Street maintains the agricultural character of this portion of Gartshore Street as its appearance as a rural farm remains. With a driveway that leads to a setback residence, a barn and associated agricultural fields, the property continues to reflect the bucolic nature and character of the surrounding area.
8. Is physically, functionally, visually or historically linked to its surroundings.	N	A significant relationship between the property and the immediate surroundings was not demonstrated in the research conducted. Although the property has been used for agriculture since the mid- 19th century and is located within a largely agricultural area, there is no notably strong physical, functional, visual or historical link that ties this particular property to its surroundings. The farmhouse and layout are typical and could be found anywhere within Ontario's countryside.
9. Is a landmark.	N	965 Gartshore Street is not a landmark.

965 Gartshore Street does meet at least two of the criteria outlined in O. Reg. 569/22; and therefore contains CHVI.

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Based on the evaluation of the property against O. Reg. 569/22 it was determined that 965 Gartshore Street has CHVI. As such, a Statement of CHVI has been drafted below.

Introduction and Description of Property

The property at 965 Gartshore Street is located on the south side of Gartshore Street, north of Gordon Street. The one-and-a-half-storey red brick farmhouse is estimated to have been circa 1875 and the one-storey frame, wooden siding clad rear addition was constructed later. A large rectangular bank barn is also located on the property to the southwest of the house. The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm, however it contains a designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property.

Statement of Cultural Heritage Value/Statement of Significance:

965 Gartshore Street displays many of the features of an Ontario Farm and therefore can be considered representative. As a representative example of a farmstead, 965 Gartshore Street belongs to the typical Historic Ontario Farmstead typology. The property has a centralized 'farmstead' composed of clustered grouping of a house, bank barn and silo. The property also contains an entrance driveway lined with mature trees. The farm is set back from the roadway with farmhouse placed nearest to the road.

Among the structures located at 965 Gartshore Street, it contains a representative example of a Gothic Revival Cottage. The red brick residence retains much of the original historic fabric of the dwelling. The massing, roof line, fenestration, centrally placed gable peak and return eaves are reflective of the Gothic Revival style and "Ontario Cottage" architectural tradition. Gothic Revival dwellings are commonly found throughout Ontario especially on rural farmsteads.

The bank barn is a representative example of an English style barn with Dutch revival influences seen in the gambrel roof, also referred to as a Central Ontario barn or "bank barn." Made of typical wooden boards, the barn, consists of a substructure and a superstructure.

965 Gartshore Street maintains the agricultural character of this portion of Gartshore Street as its appearance as a rural farm remains. With a driveway that leads to a setback residence, a barn and associated agricultural fields, the property continues to reflect the bucolic nature and character of the surrounding area.

Cultural Heritage Attributes
965 Gartshore Street displays many of the features of an Ontario Farm and therefore can be considered representative, and it contains the following heritage attributes related to that value:

- Farmstead cluster of a house, bank barn and silo.
- Entrance driveway lined with mature trees.

- Unpaved and Organic laneways between the elements of the "farmstead cluster".
- Cluster set back from roadway with farmhouse placed nearest to road
- One-and-a-half storey brick Gothic Revival Cottage:
    - T-shaped plan;
    - Symmetrical three-bay façade;
    - Front gable roof with centrally placed gable peak, small arched window opening and a wooden finial;
    - Two-bay side elevations with side gable roof;
    - Rectangular fenestration with buff brick radiating voussoirs and quoins;
    - Return eaves;
    - Dichromatic decorative brick masonry detailing with a red brick cross pattern laid within courses of buff brick;
- Large bank barn:
    - Rectangular plan;
    - Hand-hewn log construction;
    - Split log construction;
    - Wooden sills with wooden moldings and lintels;
    - Trusses and frame construction;
    - Gambrel roof

965 Gartshore Street supports the rural character of the area and it contains the following heritage attributes related to that value:

- Clustered grouping of a house, bank barn and silo
- Entrance driveway lined with mature trees.
- View from the entrance driveway to the house.

A map of the heritage attributes is found below (see Map 8).



Map 8: Map of Heritage Attributes
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

10.0 CONCLUSIONS

A CHER was completed for 965 Gartshore Street. The results of a site visit, research and consultation were documented. This CHER contains the research as well as the examination of the property according to O. Reg. 569/22.

The subject property was found to meet criteria outlined in O. Reg. 569/22. The property can therefore be considered to have CHVI. The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm, however it contains a designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property. The structures of interest in the CHL include: the Gothic revival farmhouse, the bank barn, and the poured concrete silo beside the barn, the laneways that evolved over the course of time linking the farm's structures, and the tree-lined driveway.

As the property has a proposed development plan, a HIA should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property. Further, the HIA should consider the adjacent properties that the Township has flagged for potential inclusion on the municipal heritage register: 6611 and 6581 Highway 6, 968 St. David St. North and 950 Gartshore Street.

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APPENDIX A: SUBJECT PROPERTY IMAGES



Map 9: Photo Location Map of Study Area
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Streetscape – Gartshore Street from Subject Property
(August 3, 2022; View looking Southeast)



Image 2: Adjacent Heritage Resource – 945 Gartshore Street
(August 3, 2022; View looking Southwest)



Image 3: Adjacent Heritage Resource – 950 Gartshore Street
(August 3, 2022; View looking Northeast)



Image 4: Context – View from Gartshore Street to Subject Property, Through Treeline
(August 3, 2022; View looking Southwest)



Image 5: 965 Gartshore Street – Farmhouse Façade
(August 3, 2022; View looking Northwest)



Image 6: 965 Gartshore Street – Farmhouse South Corner
(August 3, 2022; View looking North)



Image 7: 965 Gartshore Street – Farmhouse Southwest Elevation
(August 3, 2022; View looking Northeast)



Image 8: 965 Gartshore Street – Farmhouse West Corner
(August 3, 2022; View looking East)



Image 9: 965 Gartshore Street – Farmhouse Northwest Elevation (Rear)
(August 3, 2022; View looking Southeast)



Image 10: 965 Gartshore Street – Farmhouse North Corner
(August 3, 2022; View looking South)



Image 11: 965 Gartshore Street – Farmhouse Northeast Elevation
(August 3, 2022; View looking Southwest)



Image 12: 965 Gartshore Street – Barn Façade
(August 3, 2022; View looking Southwest)



Image 13: 965 Gartshore Street – Barn North Corner
(August 3, 2022; View looking South)

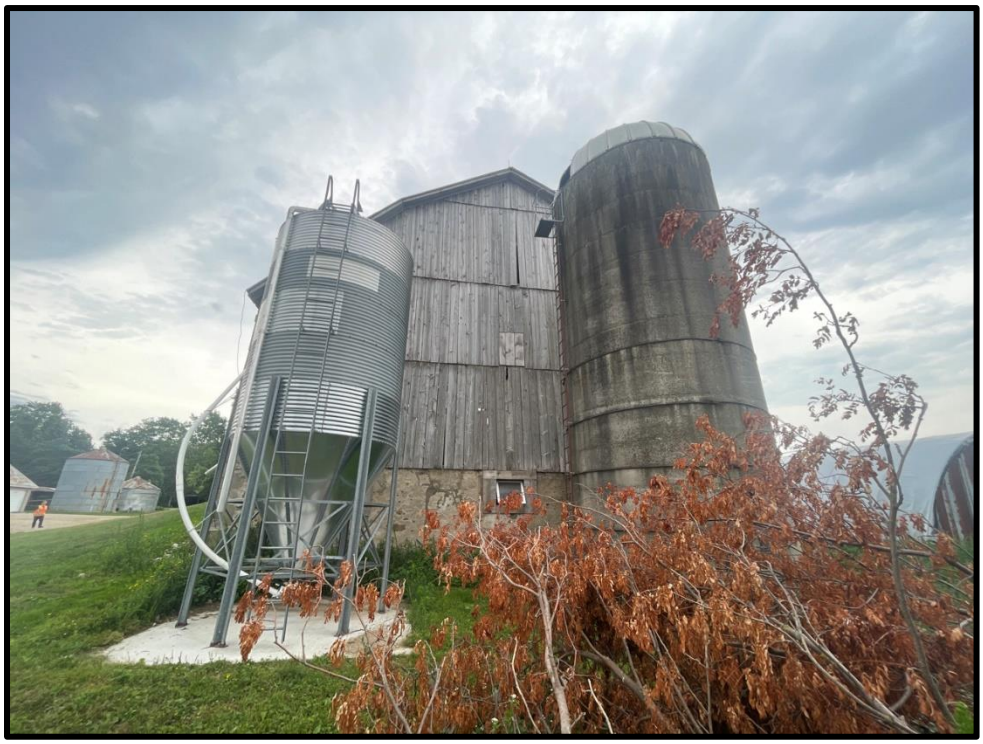


Image 14: 965 Gartshore Street – Barn Northwest Elevation
(August 3, 2022; View looking Southeast)



Image 15: 965 Gartshore Street – Barn West Corner
(August 3, 2022; View looking East)



Image 16: 965 Gartshore Street – Barn Southwest Elevation
(August 3, 2022; View looking Northeast)



Image 17: 965 Gartshore Street – Barn South Corner
(August 3, 2022; View looking North)



Image 18: 965 Gartshore Street – Barn Southeast Elevation
(August 3, 2022; View looking Northwest)



Image 19: 965 Gartshore Street – Barn East Corner
(August 3, 2022; View looking West)



Image 20: 965 Gartshore Street – Panorama from Second Driveway
(August 3, 2022; View looking Southwest)



Image 21: 965 Gartshore Street – Panorama from Fields
(August 3, 2022; View looking Northeast)



Image 22: 965 Gartshore Street – View of Farm Buildings from Fields
(August 3, 2022; View looking South)

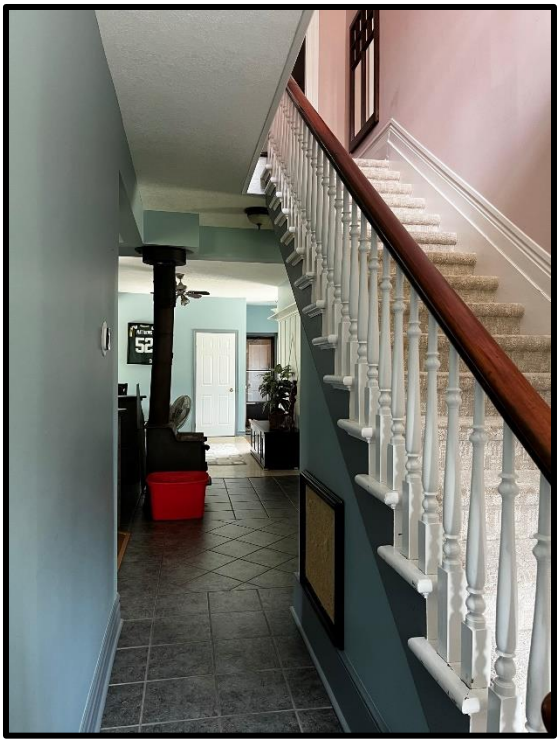


Image 23: Farmhouse Interior – View of Staircase and Main Hall
(Photo taken on August 3, 2022)

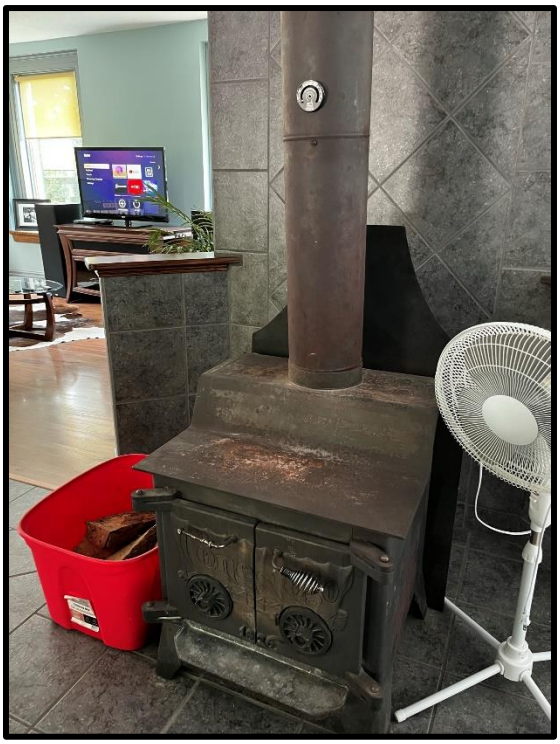


Image 24: Farmhouse Interior – View of Fireplace
(Photo taken on August 3, 2022)



Image 25: Farmhouse Interior – View of Staircase and First Floor
(Photo taken on August 3, 2022)



Image 26: Farmhouse Interior – View of Original Entrance in Rear Addition
(Photo taken on August 3, 2022)



Image 27: Farmhouse Interior – View of Basement
(Photo taken on August 3, 2022)



Image 28: Farmhouse Interior – View of Boarded up Window in Basement
(Photo taken on August 3, 2022)



Image 29: Barn Interior – View of Superstructure
(Photo taken on August 3, 2022)



Image 30: Barn Interior – View of Hand-Hewn Logs
(Photo taken on August 3, 2022)



Image 31: Barn Interior – View of Substructure
(Photo taken on August 3, 2022)



Image 32: Barn Interior – View of Log Beams and Columns
(Photo taken on August 3, 2022)

APPENDIX B: KEY TEAM MEMBER TWO-PAGE CURRICULUM VITAE

Jacqueline McDermid, BA
Heritage Project Manager
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Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage, MTO Environmental Reference for Highway Design – Heritage*, MCM' *Heritage Identification & Evaluation Process* as well as the new *MCM Information Bulletins on Heritage Impact Assessments* and *Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, Official Plans, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Citizenship and Multiculturalism.

Education

2000–2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology

Work Experience

2020-Present **Heritage Project Manager**

2015–2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON.**
Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region** – Six-month contract.
Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including $750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.

2017–2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**.
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.

2014–2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON.**
Report preparation; correspondence with the Ministry of Citizenship and Multiculturalism; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).

2012–2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON.**
Receive, process and register artifacts.

2011–2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON.**
Participated in field excavation and artifact processing.

2005–2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON.**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.

2005–2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON.**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Selected Professional Development

2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice
2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
2019 Information Session: Proposed Amendments to the OHA, MCM
2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
2018 Cultural Heritage, Archaeology and Planning Symposium
2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
2015 Introduction to Blacksmithing (One day)
2015 Leadership Training for Managers Course, Dale Carnegie Training

Sumra Zia, G.D.A.C., B.Arch
Cultural Heritage Technician
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
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Phone: (514) 755-9291 x 124 Fax: (519) 286-0493
Email: sumra.zia@araheritage.ca Web: www.araheritage.ca

Biography

Sumra Zia, joined the Heritage team at ARA as a Cultural Heritage Technician, and works on heritage impact, assessment, and evaluations. Before joining the heritage team at ARA, Sumra completed a Graduate Diploma in Architectural Conservation from Carleton University in Ottawa. The diploma added to her bachelor's degree in Architecture and Planning from NED University in Pakistan. She has work experience in architecture design, interior design, urban planning, adaptive reuse projects together with working on historic buildings as a conservation specialist. Sumra is well versed with the Ontario Heritage Act, the Ontario Building Code, Ontario Heritage Toolkit and the Standards and Guidelines for the Conservation of Historic Places. Sumra has worked with local communities on tangible and intangible issues connected to architectural practices and as a part of her Architectural Conservation degree has completed various case studies on heritage properties in Canada, which range from the Royal Botanical Gardens in Burlington to the Elgin Hotel in Ottawa. She is passionate about studying the effects of global climate change on cultural heritage properties and landscapes and how working with climate change could be beneficial for best conservation practices.

Education

2022	Graduate Diploma in Architectural Conservation, Carleton University, Ottawa, ON.
2018	B. Arch in Architecture and Planning, NED University of Engineering and Technology, Karachi, Pakistan.

Professional Memberships and Accreditations

Current	PCATP, Pakistan Council for Architects and Town Planners
Current	IAP, Institute of Architects Pakistan

Work Experience

Current	**Cultural Heritage Technician, Archaeological Research Associates Ltd.** Works under the Project Managers on, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, Cultural Heritage Resource Evaluations, and other cultural heritage services.
2020–2021	**Project Architect, Doodling Studio.** Coordinated the completion of various architectural projects leading a team of draftsmen, 3D visualizers and architects. Coordinated with clients for interior design and selection of materials and textures. Conducted site surveys in coordination with contractors to follow project schedules and workflow.
2019–2020	**Architect, Zeeshan Umair Architects.** Prepared excel spreadsheets for bill of quantities for clients and contractors. Coordinated with vendors and distributors for latest and most viable construction

technology and materials. Punctually dispatched design proposals consisting of drawings and complete set of details for project execution.

2018–2019 **Junior Architect, DAZ Design Studio.**
Worked alongside the principal architect and interior designer on an urban design and restoration project. Coordinated directly with construction workers to ensure adequate and correct implementation of design on site. Prepared working drawings for design execution in line with project deliverables.

2015 **Architecture Intern, Habib Fida Ali Architects**.
Presented design options for a welfare organization office together with a team of senior architects. Explored manual sketching and watercolor mediums for the presentation of ideas, mood boards and final proposals. Delivered hand-made presentations to the board members of the welfare organization for interior space options.

Selected Professional Development

2022 AODA Customer Service Standards Training
2022 WHIMIS
2022 ACO Arch styles presentation
2022 ICOMOS University Forum, Just Transitions: Heritage Education for Climate Adaptation, hosted by academic members of the Climate Heritage Network
2022 Hobin Prize in Architecture & City Building awards ceremony
2021 Carleton Workshops
2021 Student well-being
2021 Anti-racism
2021 Research Ethics
2021 Untold Histories - Storytelling through Heritage, webinar by DWG.
2021 Changing the Narrative: Dispelling Homophobia, hosted by Afro-Caribbean Mentorship Program.
2021 DWG + Architectures of Hiding | Indigenous Walks
2021 Ingenious Talks Online: Recording Historic Sites from Home - Developing A Collaborative Learning Approach for Architectural Conservation and Sustainability, hosted by Carleton University, Ottawa.
2021 Demographic Re-Assembly - Online Forum, Ottawa as a case study for how cities respond to demographic shifts and the forces behind them.