

REGION OF WATERLOO

CULTURAL HERITAGE EVALUATION REPORT

99 BEVERLY STREET

JUNE 23, 2020

FINAL





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FINAL

PROJECT NO.: 161-07859-01

DATE: JUNE 23, 2020

WSP

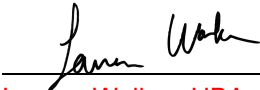
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EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the Region of Waterloo to complete a Cultural Heritage Evaluation Report for 99 Beverly Street in the City of Cambridge as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT).

The property at 99 Beverly Street is a one-storey, rectangular plan dwelling with a side gable roof built in 1868. The front façade is symmetrically arranged with a central doorway flanked by window openings. A garage structure at the rear of the property is the only structure that will be impacted by the proposed LRT infrastructure.

This report has been completed in partial fulfillment of the cultural heritage requirements of the Ministry of Heritage, Tourism, Sport and Cultural Industries and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the *Environmental Assessment Act*. According to the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest. The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 99 Beverly Street was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (February 2020) as being a directly impacted potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The primary purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) to determine if the property retains cultural heritage value or interest. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 99 Beverly Street does not retain cultural heritage value or interest. Accordingly, no additional heritage assessments are required at this time.

The completion of this study has resulted in the following recommendations:

- 1 The property at 99 Beverly Street was determined not to have cultural heritage value or interest. Therefore, no additional heritage reporting is required at this time.**

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1 INTRODUCTION

1.1 OBJECTIVES

WSP Canada Inc. (WSP) was retained to complete a Cultural Heritage Evaluation Report (CHER) as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT) system to determine the cultural heritage value of the property at 99 Beverly Street in the City of Cambridge (Figure 1).

The purpose of this report is to fulfil the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the Environmental Assessment Act (EAA). Under the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest (CHVI). The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 99 Beverly Street was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (Cultural Heritage Report) (WSP,2020) as being a directly impacted potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) and evaluation criteria outlined by the City of Cambridge to determine if the property retains cultural heritage value or interest.

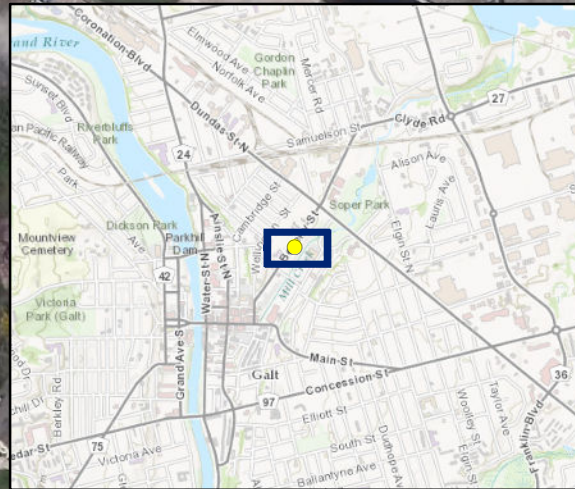
1.2 PROJECT DESCRIPTION

WSP was retained by the Region of Waterloo to conduct a Cultural Heritage Existing Conditions and Preliminary Impact Assessment as part of the TPA Process for Stage 2 of the proposed Cambridge Stage 2 ION LRT. The study area consists of the proposed preferred route for the Stage 2 ION LRT that falls within the municipal boundaries of the City of Kitchener and the City of Cambridge (Figure 1).

The Cultural Heritage Report was completed as a component of the Environmental Project Report (EPR) in support of the TPA Process, specifically addressing the cultural heritage component of the EPR. This CHER has been completed based on the recommendations of the Cultural Heritage Report and to fulfill the requirements of MHSTCI 2019 TPA Process Draft Guidance.

Stage 1 of the rapid transit project in the Region of Waterloo consisted of the completion of LRT infrastructure between Conestoga Mall in the City of Waterloo and Fairview Park Mall in the City of Kitchener (19 km), as well as bus rapid transit (BRT) between Fairview Park Mall in the City of Kitchener and Ainslie Street Terminal in the City of Cambridge (17 km). The TPA Process for Stage 1 was completed in 2012 and BRT service opened in late 2015. The LRT opened in June of 2019.

Stage 2 of the rapid transit project will consist of the replacement of the current BRT with LRT along a modified route alignment. Once finished, passengers will have the ability to travel between the Cities of Waterloo, Kitchener and Cambridge's urban centres.



LEGEND

- Study Area
- Watercourse

<p>TITLE: FIGURE 1: PROJECT LOCATION</p>	<p>SCALE: 1:1,000</p>	<p>PROJECT NO: 161-07859-01</p>	<p>DATE: MARCH 2020</p>
<p>PROJECT: 99 BEVERLY STREET CHER</p>	<p>DRAWN BY: AST</p> <p>CLIENT: REGIONAL MUNICIPALITY OF WATERLOO</p>		
<p>0 25 50 m</p>		<p>CREDITS: LAND INFORMATION ONTARIO</p>	

2 LEGISLATION AND POLICY CONTEXT

2.1 PROVINCIAL AND MUNICIPAL CONTEXT AND POLICIES

2.1.1 ENVIRONMENTAL ASSESSMENT ACT AND THE TRANSIT PROJECT ASSESSMENT PROCESS

The purpose of the EAA is “the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management, in Ontario, of the environment” (EAA 2009, Part I-Section 2). The EAA defines environment broadly to include built environment and cultural environment. The EAA outlines a planning and decision-making process to ensure that potential environmental effects are considered before a project begins. The EAA applies to provincial ministries and agencies, municipalities, and other public bodies. Certain “classes” of projects can follow streamlined EA processes, such as the TPA Process, as defined in O. Reg. 231/08 under the EAA.

The TPA Process is a focused impact assessment process that includes consultation and engagement, an assessment of potential positive and negative effects, a recommendation of measures to mitigate negative effects, and documentation of the process. The proponent must complete the prescribed steps of the TPA Process within a pre-determined time limit.

Transit projects, including the construction of new stations and facilities as well as widening or expansion of linear components of the transit system, can directly or indirectly affect cultural heritage resources. The TPA Process identifies CHVI as a matter of provincial importance and ensures that steps must be taken to consider the effects to these resources. As such, part of the TPA Process is to identify and assess impacts to cultural heritage resources and provide mitigation recommendations.

2.1.2 GUIDE TO ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR TRANSIT PROJECTS

The MECP’s Guide to Environmental Assessment Requirements for Transit Projects (Transit Guide) provides direction to proponents on how to meet the requirements of O. Reg 231/08. The Transit Guide encourages proponents to obtain information and input from appropriate government agency technical representatives before starting the TPA Process to assist in meeting the timelines specified in the regulation, including the submission of a draft EPR for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
- identify project-specific location or alignment (including construction staging, land requirements); and,
- identify expected environmental impacts and proposed measures to mitigate potential negative impacts.

2.1.3 ONTARIO HERITAGE ACT (2005)

The Ontario Heritage Act (OHA) gives municipalities and the provincial government powers to conserve Ontario’s cultural heritage, with a focus on protecting heritage properties and archaeological sites. The OHA grants the authority to municipalities and to the province to identify and designate properties of

CHVI, provide standards and guidelines for the preservation of heritage properties, and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

The protection of heritage properties is achieved through designation, using Sections 33, 34 and 42 of the OHA that prohibit the owner of the property from altering, demolishing or removing a building or structure on the property unless an application to the council of the municipality is filed and written consent received to proceed with the alteration, demolition or removal. Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (HCD) (Part V of the OHA).

The OHA recommends municipalities maintain a Heritage Register with both designated properties and properties that have potential CHVI. In the Region of Waterloo, Listed properties are those for which the Municipal Council has adopted a resolution for inclusion on the Register as a non-designated property. This makes Listed properties subject to Section 27 of the OHA. An owner of a Listed heritage property must provide the municipality with 60 days' notice of their intention to demolish buildings on the property.

Pursuant to the OHA, the Ontario Heritage Trust (OHT) was established as the trustee and steward of heritage resources in Ontario and has a broad, province-wide mandate to identify, protect, promote and conserve Ontario's heritage in all its forms. In this capacity, it is empowered to conserve provincially significant cultural and natural heritage, to interpret Ontario's history, to educate Ontarians of its importance in our society, and to celebrate the province's diversity.

The MHSTCI is charged under Section 2 of the OHA with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario and has published guidelines to assist in assessing cultural heritage resources as part of an environmental assessment. The following guidelines have informed the preparation of this Report:

- Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)
- The Ontario Heritage Toolkit (2006)
- MHSTCI Standards & Guidelines for Conservation of Provincial Heritage Properties (2010)
- Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

2.1.4 ONTARIO REGULATION 9/06

O. Reg. 9/06 outlines the criteria for determining Cultural Heritage Value or Interest under the OHA. This regulation was created to ensure a consistent approach to the designation of heritage properties under Ontario under the act. All designations under the Ontario Heritage Act after 2006 must meet the minimum criteria outlined in the regulation.

A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii displays a high degree of craftsmanship or artistic merit, or
 - iii demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i is important in defining, maintaining or supporting the character of an area,
 - ii is physically, functionally, visually or historically linked to its surroundings, or
 - iii is a landmark.

2.1.5 THE PLANNING ACT AND PROVINCIAL POLICY STATEMENT

Additionally, the Planning Act (1990) and related Provincial Policy Statement (PPS) (2020) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

2.6.1 “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

2.1.6 MUNICIPAL OFFICIAL PLAN POLICIES

The Region of Waterloo’s *Official Plan* (OP – 2015), as approved with modifications by the Ontario Municipal Board on June 18, 2015, contains policies that support a regional transit system in Chapter 5, including policy 5.A.6 that states, “The Regional transit system will be improved on an on-going basis through the addition of rapid transit service and the preparation and implementation of the Transit Business Plan.” The Region of Waterloo’s *Official Plan* also contains policies that support the retention of significant cultural heritage resources such as policy 3.G.1 that states, “The Region and Area Municipalities will ensure that cultural heritage resources are conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.”

The City of Kitchener’s *Official Plan: A Complete & Healthy Kitchener* (2014) is similarly supportive of rapid transit initiatives with policies such as policy 13.C.3.4 that states, “The City will work with the Region to support the planning and implementation of rapid transit service within the City along the established rapid transit route and at planned rapid transit station stops, as well as existing and future Express Bus and Local Bus networks.” Relevant cultural heritage policies include:

- 12.1.1. “To conserve the city’s cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.”
- 12.1.2. “To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved.”

Objective 2.2. j) of the City of Cambridge’s OP (2018) encourages “the development of a range of existing and proposed corridors in this Plan to serve as key transportation linkages with areas both within and outside the city...One of the corridors will delineate the general alignment of the rapid transit system linking Cambridge with Kitchener and Waterloo...Stage 2 provides the opportunity for the BRT technology to be converted to light rapid transit (LRT) technology when funding is available and/or when warranted by ridership.” Policies encouraging the retention of cultural heritage resources are included in Chapter 4 including policy that the probable impact of road improvement and other public works projects on-site and abutting cultural heritage resources should be mitigated. Additionally, Policy 4.4.1 a) identifies criteria unique to the City of Cambridge for identifying CHVI of a property:

- a) A property shall be considered to have cultural heritage value or interest if the property has been designated by the Province to be of architectural or historical significance pursuant to the Ontario Heritage Act or, in the opinion of the City, satisfies at least two of the following criteria:
- i. it dates from an early period in the development of the city's communities;
 - ii. it is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;
 - iii. it is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;
 - iv. it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
 - v. it is a representative example and illustration of the city's social, cultural, political, economic or technological development history;
 - vi. it is a representative example of a method of construction now rarely used;
 - vii. it is a representative example of its architectural style or period of building;
 - viii. it is a representative example of architectural design;
 - ix. it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;
 - x. it is generally recognized as an important landmark;
 - xi. it is a representative example of outstanding interior design; or
 - xii. it is an example of a rare or otherwise important feature of good urban design or streetscaping.
-

2.1.7 GRAND RIVER – CANADIAN HERITAGE RIVERS SYSTEM

The Grand River and its major tributaries – the Conestogo, Eramosa, Nith and Speed rivers – were designated as a Canadian Heritage River under the Canadian Heritage Rivers System in 1994. The Canadian Heritage Rivers System is Canada's national river conservation program. It provides national recognition of outstanding Canadian rivers and encourages long term maintenance of these resources to conserve and protect their natural, cultural and recreational value. The designation itself does not impart any restrictions on use of the rivers but relies on existing by-laws, regulations and conservation authorities for conservation.

The Grand River watershed is protected by the Grand River Conservation Authority (GRCA) across 39 municipalities. The GRCA's mandate is to provide flood control, protect environmentally important areas, provide recreational opportunities and promote environmental stewardship.

2.2 METHODOLOGY

The recommendations of this CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social and physical context, comparisons with similar properties and mapping.

This CHER is guided by key documents such as the Ontario Heritage Toolkit (MHSTCI, 2006) and the Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (MHSTCI, 1992).

A CHER examines a property in its entirety, including its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. This report will include:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- A summary of the land-use history of the property including key transfers of land and milestones informed by Land Registry records and additional archival research into prominent owners of tenants such as tax assessments or City Directories;
- Thorough photographic documentation of the subject property and context;
- A written description of the existing conditions and immediate context;
- A discussion of consultation with local communities;
- A comparative analysis, using buildings of a similar age, style, typology, context and history to inform the evaluation of CHVI;
- An evaluation of whether the property satisfies criteria under O. Reg. 9/06;
- Discussion of the integrity of the property; and
- A draft statement of CHVI if appropriate.

2.3 CONSULTATION

The Regional of Waterloo and the City of Cambridge were consulted as a part of this project for information regarding potential cultural heritage resources. Details regarding the scope and timing of this consultation have been provided in Table 1.

Table 1 – Consultation Record

CONTACT	CONTACT DETAILS	RESPONSE RECEIVED	RESPONSE
Shannon Noonan City of Cambridge NoonanS@cambridge.ca	By email on March 9, 2020	By email on April 24, 2020	Shannon provided research and contemporary photos.
Bridget Coady Region of Waterloo BCoady@regionofwaterloo.ca	By email on March 9, 2020	By email on March 19, 2020	Bridget suggested a built date of 1868.

3 HISTORICAL CONTEXT

3.1 LOCAL CONTEXT AND SETTLEMENT HISTORY

3.1.1 *PHYSIOGRAPHIC CONTEXT*

The study area is in the Waterloo Hill physiographic region which is located within the centre of the Grand River Watershed. It occupies approximately 192,000 acres predominantly across the Region of Waterloo and extends into both Brant and Perth counties. The surface of this region is composed primarily of sandy hills and kames. The sandy soils of these hills and kames provide areas of good drainage and consist of grey-brown podzolic sands (Chapman and Putnam 1984). The study area contains the Grand River, Speed River and Mill Creek of the Grand River Watershed. The Grand River is one of the oldest in Ontario; the present river and its valley began with the retreat of the Wisconsin ice approximately 12,000 before present (BP) (Heritage Resources Centre, 1989: 8). In the central basin which encompasses the study area, hummocky interlobate and recessional or retreat moraines provide evidence of the effects of ancient ice advance and retreat (Heritage Resources Centre, 1989: 8).

The study area lies in the Mixed-wood Plains Ecozone, within the Lake Simcoe-Rideau Ecoregion (Ecoregion 6E). Lake Simcoe-Ecoregion encompasses 6.4% of Ontario (6,311,957 ha) of Ontario. The climate is mild and moist, with a mean annual temperature range of 4.9 to 7.8 degrees Celsius. The land cover is/was predominantly cropland, pasture and abandoned fields. Forested areas include deciduous, coniferous and mixed forest types (Crins et al. 2009).

The study area is also within the Great Lakes-St. Lawrence Forest Region. The deciduous trees characterizing this region include sugar maple, beech, red maple, yellow birch, basswood, white ash, large-toothed aspen, red and burr oak, white eastern hemlock, eastern white pine, white spruce and balsam fir are among the coniferous species (Rowe 1972).

3.1.2 *INDIGENOUS CONTEXT*

Paleoindian period populations were the first to occupy what is now southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years BP. The first Paleoindian period populations to occupy southern Ontario are referred to by archaeologists as Early Paleoindians (Ellis and Deller, 1990).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden stick). These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis and Deller, 1990). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990). Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis and Deller, 1990).

Climatic warming, approximately 8,000 BP, was accompanied by the arrival of the deciduous forest in southern Ontario. With this shift in flora came new faunal resources, resulting in a change in cultural adaptations in the region. This change is reflected in new tool-kits and associated subsistence strategies referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into

three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al. 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks, and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes (a tool similar to an axe with an arched blade, used for cutting or shaping large pieces of wood), and axes (Ellis et al., 1990). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more encampments that are seasonal. From spring to fall, the archaeological record shows populations were shifting their settlement patterns on a regular, seasonal basis. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior sites where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis et al. 1990:114). The steady increase in population size and adoption of a localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The beginning of the Woodland period is identified by archaeologists by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 2,800 to 2,000 BP), the Middle Woodland (approximately 2,000 to 1,200 BP), and the Late Woodland (approximately 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

While evidence of both complexes are present, the Meadowood complex is more prominent within Southern Ontario, and consequently within the study area. It is characterised by Meadowood cache blades, Meadowood side notched points, trapezoidal gorgets and a marked preference for Onondaga chert (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (e.g. projectile points, expedient tools) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Clair, and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The Saugeen Complex lies in south-central Ontario, but is best known for material culture found along the east shores of Lake Huron. Vinette 2 ceramics are characterized by their thick walls, wide necks, coil construction, poorly defined shoulders and conoidal bases. Typically, the majority of the vessel is decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al., 1990).

Early contact with European settlers at the end of the Late Woodland period resulted in an extensive change to the traditional lifestyles of most populations inhabiting southern Ontario. Trade with the Europeans lead to dependency on European goods and incited conflict between the Indigenous

communities in southern Ontario (Warrick, 2000). Neutral Territory was situated between the Wendat (Huron) territory to the north, and the League of the Haudenosaunee (Five Nations Iroquois) to the south. Their unfortunate placement between these two territories resulted in their disbandment as a distinct nation when the Haudenosaunee began their campaign against the Wendat from 1649-1650. This disbandment was largely a product of intensification of the fur trade, resource scarcity, and European rivalries that carried out by their Indigenous trade partners.

The League of the Haudenosaunee continued their offensive northward to Anishinabek territory where they were faced with fierce opposition by the Mississauga and their allies (Six Nations of the Grand River, 2015). The Mississauga were able to drive the Haudenosaunee back south of Lake Ontario and inhabited the newly vacant territory including the Grand River area. After the American Revolutionary War, Haudenosaunee loyal to the British Crown lost their homes fighting against the newly established American republic. Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784. On the 5th February, 1798, Col. Joseph Brant, acting for the Six Nations as their legal attorney, sold Block No. 1, comprising 94,305 acres which became known as the Township of Dumfries to Philip Stedman of the Niagara district and Sold Block 2, comprising 94,012 acres which became known as the Township of Waterloo to Richard Beasley, James Wilson, and Jean Baptiste Rosseaux.

Today the study area is located within the traditional territories of the Six Nations (Haudenosaunee), as well as the Mississauga's of the Credit, part of the Anishinaabe peoples, and is within lands included the Crown Grant to the Six Nations. These communities are represented today by Reserve 40, belonging to Six Nations of the Grand River and Reserve 40A, belonging to the Mississaugas of the Credit, both located in Brant County.

3.2 EURO-CANADIAN CONTEXT

3.2.1 WATERLOO COUNTY

In 1788 the Province of Quebec created the first districts to serve administrative needs at the local level – Hesse, Nassau, Mecklenburg and Lunenburg. The study area was in the Nassau District that included as far south as the current Fort Erie and Thunder Bay to the north. After the creation of Upper Canada in 1791, The Nassau District was renamed the Home District. By way of an Act of Parliament in 1798 the Home and Western Districts were realigned with a portion of these districts becoming London and Niagara Districts. The study area remained part of the Home District.

At the turn of the nineteenth century, Crown Land was granted to arriving settlers on conditions, such as the requirement to clear at least 2.02 ha of their lot and the adjacent road allowance as well as to build a house and shingle it within 18 months.

In 1816 the Home District was divided and the majority of what would become Waterloo County was reorganized into the Gore District (Pope, 1877:76). The first settlers of the Gore District were almost exclusively United Empire Loyalists (Pope, 1877: 76). Initially Halton County included the Townships of Beverley, Dumfries, Esquesing, Flamboro West and Flamboro East, Nassagaweya, Nelson and Trafalgar (Pope, 1877:76) and was expanded to include the townships of Guelph, Puslinch, Nassagaweya, Esquesing, Eramosa, Erin and Garafraxa in 1822 (Cumming, 1971:2).

The District of Wellington was created in 1837/1838 and included the counties of Wellington, Waterloo, Grey and parts of Dufferin County (Archives of Ontario, 2011; Wellington County, n.d.). The United Counties of Waterloo, Wellington and Grey was formed in 1852, but only two years later Wellington County became its own entity and consisted of the Townships and Towns of Amarantha, Arthur, Eramosa, Erin, Guelph, Garafraxa, Maryborough, Nichol, Peel, Pilkington, and Puslinch (Wellington County, n.d.).

On February 1841 Wellington District became part of Canada West in the new United Province of Ontario. Only eight years later in 1849, the District system was eliminated. Wellington District was divided into Grey, Wellington, Perth and Waterloo Counties. Waterloo County included the Townships of Waterloo, Woolwich, Wilmot, Wellesley and North Dumfries. Waterloo County was dissolved in 1973 and replaced with the Region of Waterloo.

3.2.2 TOWNSHIP OF NORTH DUMFRIES

Originally united and known simply as Dumfries, the township was split between Waterloo County and Brant County when the District system was eliminated in 1849 creating North and South Dumfries.

European settlement began in North Dumfries with Joseph Brant's sale of Block 1 of the Haldimand Tract to Philip Stedman on February 5, 1798. Stedman died shortly after and the land passed to his sister, Mrs. John Sparkman who sold it to Thomas Clarke of Stamford, Lincoln County. On July 3, 1816 Clarke sold Block 1 to William Dickson who named the area the Township of Dumfries (Smith 1846:48).

At Dickson's request the Deputy Provincial Surveyor Adrian Marlett divided the township into lots. Absalom Shade arrived in 1816 and established a grist mill at the intersection of Mill Creek and the Grand River which was later to become the Town of Galt. By 1818 the population was 1673, and in the 1820s Dickson invited fellow Scotsmen to purchase land. Early Scottish families included the surnames Webster, Rankin, Wyllie and Dalgleish (Janusas 1988a:31).

The larger settlement areas in the Township were the Towns of Ayr and Galt, and the smaller communities included the towns of Nithvale, Jedburgh, Wrigley's Corners, Branchton, Clyde, Riverview, Greenfield (formerly Greenfield Mills), Reidsville, Black Horse Corners, Roseville, Whistlebare and Orr's Lake (Janusas 1988a:31).

The Town of Galt was amalgamated to form the City of Cambridge in 1973. In 1973, the Township of North Dumfries' current municipal limits were established.

3.2.3 CITY OF CAMBRIDGE

The City of Cambridge was created in 1973 by the amalgamation of the Towns of Preston, Hespeler and Galt. The study area is located in the former Town of Galt.

Galt

In 1816, William Dickson, a lawyer from Niagara, purchased land along the Grand River from Thomas Clarke, naming the land Settlement of Dumfries after his birthplace in Dumfries, Scotland (Beers & Co. 1883: 433). He then hired Absalom Shade to develop the area, who in turn founded Shade's Mills. Shade and Dickson had met when Dickson was a prisoner of war during the War of 1812. Shade, a Pennsylvanian, helped manage Dickson's escape from the Americans (Beers & Co. 1883: 434).

Absalom Shade repaired and opened the mill in 1816 and the community grew around it, reaching 163 people in 1817. By 1820 there were also three mills, a distillery and a blacksmith shop. The area was named Galt in 1827 after John Galt the Scottish novelist and Commissioner of the Canada Company (Mika & Mika, 1981).

Dickson commissioned John Telfer to recruit settlers from Scotland and the resulting influx in population during the 1830s was substantial. By 1851 the population had reached 2,213 (Janusas 1988a:135-139). The arrival of the Galt & Guelph Railway in 1855, later taken over by the Great Western Railway brought additional industrial growth. Galt was incorporated as a Town in 1857, and in 1861 had a population of 3041, a population of 4737 in 1875 and a population of 5000 in 1880.

In 1908 a by-law was passed in favor of purchasing power from Ontario Hydro, ending the reliance on water power. This facilitated new roads and precipitated the automobile industry to locate away from

railway lines and waterways (Janusas 1988a:139-141). Galt was incorporated as a city in 1915 with a population of 11,852 (Bray 2008).

In 1973 the City of Galt and Towns of Preston and Hespeler were amalgamated to form the City of Cambridge. Shortly after amalgamation many of the industrial buildings along the river in the former City of Galt were lost due to remediation efforts that followed the floods of 1974 (Bray, 2008).

3.3 LAND USE HISTORY: 99 BEVERLY STREET

Euro-canadian land use for 99 Beverly Street, Cambridge was produced using census returns, land registry records, city directories, assessment and/or collector rolls, historical mapping, and other primary and secondary sources, where available. The following land use history was completed during the COVID-19 pandemic when local area archives were closed to the public. Accordingly, research was limited to online resources. This section has generally been divided into periods of property ownership, separated by significant changes in tenure. The subject property is located within part of Lot 8 Con 11, in the former geographic Township of North Dumfries in the City of Cambridge.

3.3.1 1784 - 1811

The Township of Dumfries, in which the Town of Galt is situated, was originally part of the lands granted by the British Crown to the Iroquois or 'Six Nation Indians', properly named Haudenosaunee, after the American Revolutionary War (Young, 1880). After the American Revolution (1775–83), the Haudenosaunee lost much of their ancestral homeland in upper New York, an area now formally recognized as American territory. Mohawk leader Thayendanegea (Joseph Brant), and representatives of the Six Nations Confederacy pressured the Crown to provide them with a land grant in Canada to replace the territory that they had lost as a result of the war. Thayendanegea selected the valley of the Grand in 1784, and the governor of Québec, Frederick Haldimand, agreed to Thayendanegea's request and made arrangements for the land grant (Filice, 2016).

Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784. On the 5th February, 1798, Col. Joseph Brant, acting for the Six Nations as their legal attorney, sold Block No. 1, comprising 94,305 acres which became known as the Township of Dumfries to Philip Stedman of the Niagara district for £8,841 (Young, 1880).

From the start, the Haudenosaunee and the British Crown disagreed over the meaning of the Haldimand Proclamation and who held title to the Haldimand Tract (Filice, 2016). The Crown understood the Haldimand Proclamation as prohibiting the Haudenosaunee from leasing or selling the land to anyone but the Crown. In 1791 surveyor Augustus Jones completed a survey of the Haldimand Tract.

By 1796, the Haudenosaunee began selling and leasing land to settlers, despite the Crown's initial objections. Thayendanegea reached a compromise agreement with Simcoe's successor, Peter Russell, whereby the Haudenosaunee could sell and lease the land, so long as they offered it to the Crown first (Filice, 2016). Thayendanegea sold approximately 350,000 acres of land to the Crown, who then distributed it to private owners, according to arrangements made by Thayendanegea. On 5 February 1798, this land was parcelled out in six large blocks to specific purchasers.

On the 5th February, 1798, Colonel Brant, on behalf of the Six Nations, and acting as their legal attorney, sold to one Philip Stedman of the Niagara district, that portion of their lands known as Block number one, comprising 94,305 acres, and which, by an Act of the Legislature of the Province, became known as the Township of Dumfries (Young, 1880). The stipulated price was £8,841.

3.3.2 1811 - 1861

Shortly after his purchase of Block No. 1, Phillip Stedman passed away and his sister, Susannah Stackman, inherited the property (Capron, 1866). In 1811 she sold the property to the Honourable Thomas Clarke, who was, in 1816, unable to continue payments. In 1816 the land was bought by Honourable William Dickson for £24,000 pounds.

William Dickson, who immigrated to Niagara from Dumfries, Scotland in 1792, intended to use the land and build a settlement community. He hired Absalom Shade, a carpenter from Upstate New York to help him establish the community, including surveying the land, building mills, and building bridges. (Waterloo Region Generations, n.d.). In payment for his services, William Dickson transferred a substantial amount of land to Absalom Shade, including the subject property. Shade was born c. 1793 in Wyoming County, Pennsylvania and trained as a carpenter in Buffalo, N.Y., until 1816. In that year he submitted a tender for the contract to build a court house and jail at Niagara-on-the-Lake, Upper Canada. Although Shade's tender was rejected, he impressed William Dickson, who was overseeing the tender as a member of the Legislative Council.

When Shade arrived in Dumfries Township he owned \$100 and a chest of carpenter's tools. He soon amassed a large fortune. Due to his friendship with Dickson, he enjoyed a monopoly over a wide spectrum of business activities (Waterloo Region Generations, n.d.). With Dickson's financial backing, Shade built up a large credit business at his store, where he charged a mark-up of 50 to 100 per cent on credit sales. When Dickson built the "Dumfries Mill" in 1818, Shade became its manager. In 1820 Shade built a distillery adjacent to this mill and operated both businesses.

Dickson's successful campaigns to recruit settlers in Scotland and the United States resulted in an influx of people to the area (Waterloo Region Generations, n.d.). As the population grew Shade's many businesses flourished. In 1824 he erected a large general store and grain handling depot on the banks of the Grand River. In 1827 when a post office was established at Shade's Mills, the village was renamed Galt. Shade became the postmaster and retained that position for 25 years.

As Shade's fortunes grew and his business interests broadened, he became associated with the Hamilton business community in the founding of the Gore Bank in 1835. In 1852, in company with his Hamilton associates, he became an incorporator and shareholder in the Galt and Guelph Railway. He was also an active promoter of both the Preston and Berlin Railway and the Berlin and Stratford Gravel Road Company (Waterloo Region Generations, n.d.).

During the rebellion of 1837 he acted on the local commission of the peace to examine suspected rebels and helped organize a detachment of militia for service on the Niagara frontier (Waterloo Region Generations, n.d.). After local government was organized in Dumfries Township in 1819, Shade frequently served as chairman of the township meetings, as well as holding such offices as pound keeper and assessor. In 1828 he was named a magistrate for Gore District and ably represented Dumfries' interests at the Gore District quarter sessions. When elective municipal government was established in 1841, Shade was elected a township councillor, and in 1852 was elected as the second reeve of the newly incorporated village of Galt. After his tenure as reeve he retired from public life and devoted his time to managing his estate and numerous local charities. He died in 1862 after a short illness.

3.3.3 1861 -1905

On the 1861 Tremaine's Map of the County of Waterloo, Canada West (Figure 2) the subject property is identified as being outside of the downtown urban core of Galt, adjacent to property owned by Absalom Shade. The property backs onto the Great Western Railway (GWR) line, and fronts onto Beverly Street.

According to the Abstract Index for the subject property, Absalom Shade transferred the subject property, described as Lot 9 East Side of Beverly Street, North Side of Kerr Street on Plan 615, to James Hannifan on December 10, 1861 through Bargain and Sale. The subject building was constructed circa 1868 (Region of Waterloo, MPAC), likely for or by James Hannifan.

According to the 1861 Census of Canada (Schedule 1, District Two, Town of Galt, County of Waterloo, Page 5) James Hannifan was born in 1817 in Ireland and was married to Mary Hannifan, also born in 1817 in Ireland. They had five children, Johanna, Mary, Norah, James and John. James worked as a Laborer and was Irish Catholic. They lived in a 1-storey frame house. In the 1871 Census (Schedule 1, District Two, District No. 31, Sub-District D Division No. 1, Page 29), Mary Hannifan is identified as a widow.

On the 1881 Township of North Dumfries from the *Illustrated Atlas of the County of Waterloo* (Figure 3) the subject property is identified as being outside of the downtown urban core of Galt, in the suburban outskirts. The property backs onto the GWR line, and fronts onto Beverly Street. No structures are indicated on the map.

3.3.4 1904 – 1937

According to the Abstract Index for the subject property, the Estate of James Hannifan et al transferred the property by Conveyance Vesting (C.V) Order to Albert Sutherland et al in December 1904. According to the 1921 Census of Canada (Schedule 1, District Two, District No. 137, Sub-District No. 22, Page 9), Albert Sutherland was a Spinner, who was born in Scotland in 1887. He died in Cambridge on September 12, 1928 (Archives of Ontario, n.d.). His wife was Elsie Vrooman, they had one son, Percy Sutherland.

On February 16, 1906 Albert Sutherland et al sold the property to Anna M. Stanley for \$800. An archival search for Anna M. Stanley, including census records, birth, marriage and death records did not identify any additional information on the life of this individual.

On March 18, 1910 Anna M. Stanley sold the property to Joseph S. Bounty for \$1100. An archival search for Joseph S. Bounty, including census records, birth, marriage and death records did not identify any additional information on the life of this individual.'

In the 1912 City Directory of Galt and Preston, 99 Beverly Street was occupied by George Last. According to the 1861 Census of Canada, George Samuel Last was a machinist, born in 1855 in England. He emigrated to Waterloo with his family in 1861, and married Elizabeth Ayres. They had four daughters, Bethena, Elizabeth, Lena, and Myrtle.

In the 1914 City Directory of Galt and Preston, 99 Beverly Street was occupied by James Riddell. An archival search for James Riddell, including census records, birth, marriage and death records did not identify any additional information on the life of this individual.'

On the 1916 Topographic Map (Figure 4) the subject property is identified as being within the downtown urban core of Galt. A wood structure is identified on the map in the current location of the subject property. The GWR line still appears to the rear of the property.

3.3.5 1938 – 1973

According to the land abstract for the subject property, Hazel Lewis, Richard M. Richardson, Elmer R. Richardson, unmarried, Barbara Gold, sole heirs of Annie Richardson sold the subject property to Clara McCarthy for \$1000 on the 21st of January 1938. Clara Elizabeth McCathy (nee Glendenning) was born in 1905 to Clarence Keith Glendenning and Elizabeth Pickney (Archives of Ontario, n.d.). She was Irish-Canadian and worked as a textile worker. She married to Charles McCarthy, a salesman, in 1928 (Archives of Ontario, n.d.). In the 1938 City Directory of Galt and Preston, 99 Beverly Street was occupied by Mrs. M McCarthy.

On the 1938 Topographic Map (Figure 5) the subject property is identified as within the downtown urban core of Galt. A wood structure is identified on the map, in the location of the subject property. The GWR line still appears to the rear of the property. Soper Park, which is located to the north of the property along Mill Creek, is identified for the first time on the topographic map.

On the November 2, 1954 Clara McCarthy, widow, sold the property to Stanley Zdonek for \$4000. Stanley Zdonek, married to Mary Zdonek, was a labourer born on November 23, 1900, and died July 3, 1982 (Library and Archives of Canada, n.d.). In the 1956 City Directory of Galt and Preston, 99 Beverly Street was occupied by Michel Jager.

On the 1954 Aerial Imagery (Figure 5) and the 1968 Topographic Map (Figure 6), the subject property is identified as being within the downtown urban core of Galt. A structure is identified on the property, though no secondary structures are located on the property at that time. Therefore, the shed at the rear of the property was constructed after 1968.

On the June 2, 1920 Joseph S. Bounty sold the property to Annie Richardson for \$1700. According to the 1920 Census of Canada Ann Richardson is identified as living at 99 Beverly Street, she was German-Canadian, 42 years old and a widow. She worked as a housekeeper and lived at the property with her children, Hazel (13 years), Monroe (11 years), and Elmer (10 years). Annie Richardson died on March 28, 1936 from complications of diabetes mellitus (Archives of Ontario, n.d.). In the 1922 City Directory of Galt and Preston, 99 Beverly Street was occupied by Mrs. A Richardson.

3.3.6 1973 - PRESENT

According the Land Abstract for the subject property, Stanley Zdonek sold the property to Jose P. Felix and Deolinda P. Felix for \$1 on July 9, 1973. On September 28, 1979 Jose P. Felix and Deolinda P. Felix sold the property for \$2 to Jose and Magarda Chaves, the current owner of the property. On 1975 Topographic Map (Figure 7), the subject property is identified within the downtown urban core of Galt and no structures are identified on the topographic map.

4 EXISTING CONDITIONS

4.1 DESCRIPTION OF STUDY AREA AND LANDSCAPE CONTEXT

The following descriptions of the subject property are based on a site visit conducted on Tuesday March 3, 2020 by Lauren Walker, Cultural Heritage Specialist. Observations have been made from the public-right-of-way. Access to the interior of the property and building was not provided.

The property at 99 Beverly Street is located in the City of Cambridge, Waterloo Region, Ontario. The study area consists of the legal property boundaries. Beverly Street consists of a two lane, divided urban road with sidewalks in either direction (Image 1, 3). Beverly Street runs southwesterly to north-easterly diagonally out from Galt's downtown, parallel to the former rail line and Mill Creek (Image 4). Mill Creek is a narrow, shallow tributary that flows through Galt.

The area surrounding the property consists of a residential neighbourhood consisting of 1 to 2 storey nineteenth-century houses and few street trees (Image 2). Above ground powerlines and wood poles line the street. The property backs onto Mill Creek, and a paved asphalt walking path along the previous rail line, including natural landscaping, trees, and shrubs along the banks of the creek.



Image 1: Views along Beverly Street, looking southwest.



Image 2: Views along Beverly Street, looking northeast.



Image 3: Views along Beverly Street, looking northeast.



Image 4: Views along Mill Creek and walking path to the rear of 99 Beverly Street.

4.2 ARCHITECTURAL DESCRIPTION

The subject property contains a one-storey, side gable frame house, clad in white horizontal siding and built circa 1868 and a shed built circa 1972 (Region of Waterloo - MPAC). The building was constructed as a Victorian vernacular worker's cottage in what was previously a suburban area at the edge of Galt. The architecture is unornamented and plain to reflect these origins.

4.2.1 FRONT ELEVATION

The front elevation (Images 5, 6) consists of a one storey Victorian vernacular frame house, clad in white horizontal siding. The elevation is symmetrical, with two 1/1 windows flanking a central entranceway. The window openings consist of white vinyl windows with steel sheet cladding over the window sills (Image 8). The windows are flanked by oversized, decorative black shutters. The central entranceway consists of a brown aluminum screen door, and an aluminum inner door (Image 7). A black mailbox is mounted beside the central entranceway. The side gable roof is shingled with brown asphalt shingles. An aluminum eavestrough has been installed along the front end of the gable roof. A concrete parking pad has been installed along the front elevation, obscuring the foundation.



Image 5: Front elevation, 99 Beverly Street, Cambridge, ON.



Image 6: Front and south side elevation, 99 Beverly Street, Cambridge, ON.



Image 7: Detail view of central entranceway, 99 Beverly Street, Cambridge, ON.



Image 8: Detail view of window opening, 99 Beverly Street, Cambridge, ON.

4.2.2 REAR ELEVATION

The rear elevation consists of a Victorian vernacular frame house, clad in white horizontal siding (Image 9, 10, 11, 12). Due to grade changes at the site, which slopes down towards the rear of the site, the building becomes two storeys at the rear. The rear elevation is also symmetrical, with a central entrance. The rear elevation includes four 1/1 window openings, two on the first storey, two on the second storey. The window openings consist of white vinyl windows with steel sheet cladding over the window sills. The windows are flanked by oversized, decorative brown shutters. The side gable roof is shingled with brown asphalt shingles. An aluminum eavestrough has been installed along the rear end of the gable roof.



Image 9: Looking west towards the rear elevation of 99 Beverly Street from public walking path.



Image 10: Looking northwest towards the rear elevation of 99 Beverly Street from public walking path.



Image 11: Looking northwest towards the rear elevation of 99 Beverly Street from public walking path.



Image 12: Looking northwest towards the rear elevation of 99 Beverly Street from public walking path.

4.2.3 NORTH SIDE ELEVATION

The north side elevation (Image 13, 14) consists of a single-storey side gable end, clad in horizontal vinyl siding. The elevation has no window openings. The slope of the side gable has a gradual incline.



Image 13: View of the north side elevation, 99 Beverly Street, looking southeast.



Image 14: View of the north side elevation, 99 Beverly Street, looking southeast.

4.2.4 SOUTH SIDE ELEVATION

The south side elevation (Image 15) consists of a one storey side gable end, clad in horizontal vinyl siding. The elevation has no window openings and the slope of the side gable has a gradual incline (Image 16). The south side elevation is the only elevation where the foundation is partially visible, and appears to be parged concrete (Image 17).



Image 15: View of the south side elevation, looking east.



Image 16: View of the side gable, looking east.



Image 17: View of the foundation, south side elevation, looking east.

4.2.5 OUTBUILDINGS

The property also includes two outbuildings to the rear of the property. The first outbuilding appears to be a smokehouse, and consists of a small, rectangular building, clad in horizontal siding, with a large brick chimney (Image 18).

The second outbuilding is a shed located at the rear of the property. The shed consists of a one storey hipped roof building, clad in white horizontal cladding. The front elevation (Figure 19) is symmetrical, with two small vertical slider windows and a central entranceway. The side elevations have no window openings (Figure 21). The rear elevation contains a rear shed roof addition, with another small window and side entranceway (Figure 20).



Image 18: Looking northwest towards rear elevation of garage structure and house.



Image 19: Looking east towards rear shed structure, 99 Beverly Street.



Image 20: Looking northwest towards rear shed structure.



Image 21: Looking southwest towards rear shed structure.

5 CULTURAL HERITAGE EVALUATION

5.1 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the city, and to determine if the property “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV and Part V designated properties along with Listed properties within the City of Cambridge. Residential buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material.


Five comparable properties with cultural heritage status were identified. However, this sample does not represent all available properties, and is rather intended to be representative (Table 2).

Of these buildings, all are one-and-a-half-storey wood frame houses, four properties are clad in horizontal siding, while one is clad in stucco. The buildings all display similar design elements and architectural features, as 99 Beverly Street, such as the side gable, symmetrical façade, and simple design. The buildings were all constructed between the 1850s and 1880s. All but one, the Wedding Cake Cottage at 200 Main Street, are of a Victorian vernacular design.

This comparative analysis suggests that the subject property is not an early or rare example of a Victorian vernacular workers cottage in the City of Cambridge, and that this style is well represented on the heritage inventory.

Table 2 - Comparative analysis of Part IV or Part V properties of a similar age, style and/or typography

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
65 Old Mill Road	Designated Part V - HCD		Circa 1860	Wood frame, horizontal siding.	One-and-a-half storey Victorian vernacular cottage, side gable roof, with covered enclosed porch, with blue horizontal siding and maroon window and window sills.
71 and 73 George Street North	Listed on the Cambridge Heritage Register		Circa 1860-1880	Wood frame, horizontal siding.	Known as the Oatmeal Factory cottage, a one-and-a-half storey Victorian vernacular cottage, side gable roof, with covered enclosed porch and small roof dormer.
200 Main Street	Designated Part IV		1882	Wood frame, horizontal siding.	Known as the Wedding Cake Cottage, a one-and-a-half storey Victorian picturesque cottage, side gable roof. The window surrounds and covered porch are ornately decorated.

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
69 and 71 Blair Road	Listed on the Cambridge Heritage Register		Circa 1850	Wood frame, stucco.	Constructed for Canon Michael Boomer, the first Rector of Trinity Church. One-and-a-half storey stucco clad Victorian vernacular cottage, side gable roof, with covered porch and small roof dormer. It was the Rectory Poor House before 1867
1725 Blair Road Cambridge	Designated Part V - HCD		Circa 1861	Wood frame, horizontal siding.	Known as the Joseph Blaschke House, a one-and-a-half storey Victorian vernacular farmhouse, side gable roof.

5.2 ONTARIO REGULATION 9/06 EVALUATION

O. Reg. 9/06 of the OHA provides criteria for determining whether a property has cultural heritage value or interest. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA. Table 3 presents the evaluation of the subject property using O. Reg. 9/06.

Table 3 – Ontario Regulation 9/06 Evaluation

CATEGORY	CRITERIA	Y/N	COMMENTS
Design/Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	N	The subject property's primary building consists of a single-storey wood frame Victorian vernacular cottage built circa 1868. The comparative analysis suggests that the subject building is not an early or rare example of a Victorian vernacular workers cottage in the City of Cambridge. Therefore, the property does not meet this criterion.
	Displays a high degree of craftsmanship or artistic merit	N	The building is of a Victorian vernacular style using era typical construction methods, completed as a suburban workers cottage. Therefore, the property does not meet this criterion.
	Demonstrates a high degree of technical or scientific achievement	N	The building does not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.
Historical/Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	The subject building was built for James Hannifan and his family in circa 1868 (MPAC, City Directory). No notable individuals, associations, institutions or themes are associated with the building. Therefore, the property does not meet this criterion.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The building has not been associated with any notable communities or cultures and is not known to potentially yield information regarding its neighborhood community context. Therefore, the property does not meet this criterion.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The building is not associated with a known architect, artist, builder, designer or theorist, and therefore the property does not meet this criterion.

Contextual Value	Is important in defining, maintaining or supporting the character of an area	N	While the building is consistent with the 1-2 storey nineteenth-century residential character of Beverly Street, it is not important in defining or maintaining this character. Therefore, the property does not meet this criterion.
	Is physically, functionally, visually or historically linked to its surroundings	N	While subject building is located within its historical context, it is not physically, functionally, visually or historically linked in a meaningful way to the surrounding Beverly Street, nor to Mill Creek. Therefore, the property does not meet this criterion.
	Is it a landmark	N	The building has not been identified as a landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the property does not meet this criterion.

5.3 EVALUATION UNDER THE CITY OF CAMBRIDGE'S CRITERIA

Under Section 4.4(1) of the City of Cambridge's *Official Plan*, the City has adopted specific evaluation criteria to determine whether a property has cultural heritage value or interest. If a property satisfies at least two of the criteria it shall be considered to have cultural heritage value or interest. Table 4 identifies how the subject property is evaluated in accordance with the City's criteria.

Table 4 – Evaluation under the City of Cambridge's Criteria for Cultural Heritage Value or Interest

CRITERIA	Y/N	COMMENTS
i) it dates from an early period in the development of the city's communities;	N	While the property has some associations with the early development of Galt, through Absalom Shade, the building wasn't constructed until 1868 and is not associated with the early development of the urban core of Galt. Therefore, the property does not meet this criterion.
ii) it is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;	N	The residence on the subject property is not associated with the design of any architect, builder or designer. Therefore, the property does not meet this criterion.
iii) it is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;	N	While the subject property is associated with several early workers in Galt, they are not recognized as having made an important contribution to the city. Therefore, the property does not meet this criterion.
iv) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;	N	The subject property is not associated with any recognized historic event. Therefore, the property does not meet this criterion.
v) it is a representative example and illustration of the city's social, cultural, political, economic or technological development history;	N	The subject property is not known to represent any social, cultural, political, economic or technological development history. Therefore, the property does not meet this criterion.

vi) it is a representative example of a method of construction now rarely used;	N	The building is of a vernacular construction, typical for its era, and does not representative of a construction method. Therefore, the property does not meet this criterion.
vii) it is a representative example of its architectural style or period of building;	N	The building does not appear to demonstrate a specific architectural style and is of Victorian vernacular design. Therefore, the property does not meet this criterion.
viii) it is a representative example of architectural design;	N	The building on the subject property is not known to be of a specific architectural style. Therefore, the property does not meet this criterion.
ix) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;	N	While the building is consistent with the 1-2 storey nineteenth-century residential character of Beverly Street, it is not important in defining or maintaining this character. Therefore, the property does not meet this criterion.
x) it is generally recognized as an important landmark;	N	The subject property is not known as a landmark. Therefore, the property does not meet this criterion.
xi) it is a representative example of outstanding interior design; or	Unknown	Access to the interior of the property was not provided. Therefore, it is unknown if the property meets this criterion.
xii) it is an example of a rare or otherwise important feature of good urban design or streetscaping.	N	The subject property is not considered a rare or important feature of good urban design or streetscaping. Therefore, the property does not meet this criterion.

5.4 DISCUSSION OF INTEGRITY

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building, or the overall condition of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The subject property retains a single-storey wood frame Victorian vernacular cottage built circa 1868. The building does not appear to have been significantly altered since its construction in 1868 and no additions have altered the footprint of the building. The two out buildings have been constructed on the property, but they do not contribute to the character of the property. Although the building cladding, windows and doors have been updated with the building, these changes are consistent with the vernacular design of the building. Accordingly, the property generally retains the integrity of its original built character.

6 CONCLUSIONS

Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06, the property at 99 Beverly Street does not retain cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest and list of Attributes have been prepared.

7 RECOMMENDATIONS

The property at 99 Beverly Street consists of a single-storey wood frame Victorian vernacular cottage built circa 1868. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 99 Beverly Street does not retain cultural heritage value or interest. Accordingly, no additional heritage assessments are required at this time.

The completion of this study has resulted in the following recommendations:

- 1 The property at 99 Beverly Street was determined to not have cultural heritage value or interest. Therefore, no additional heritage assessments are required at this time.

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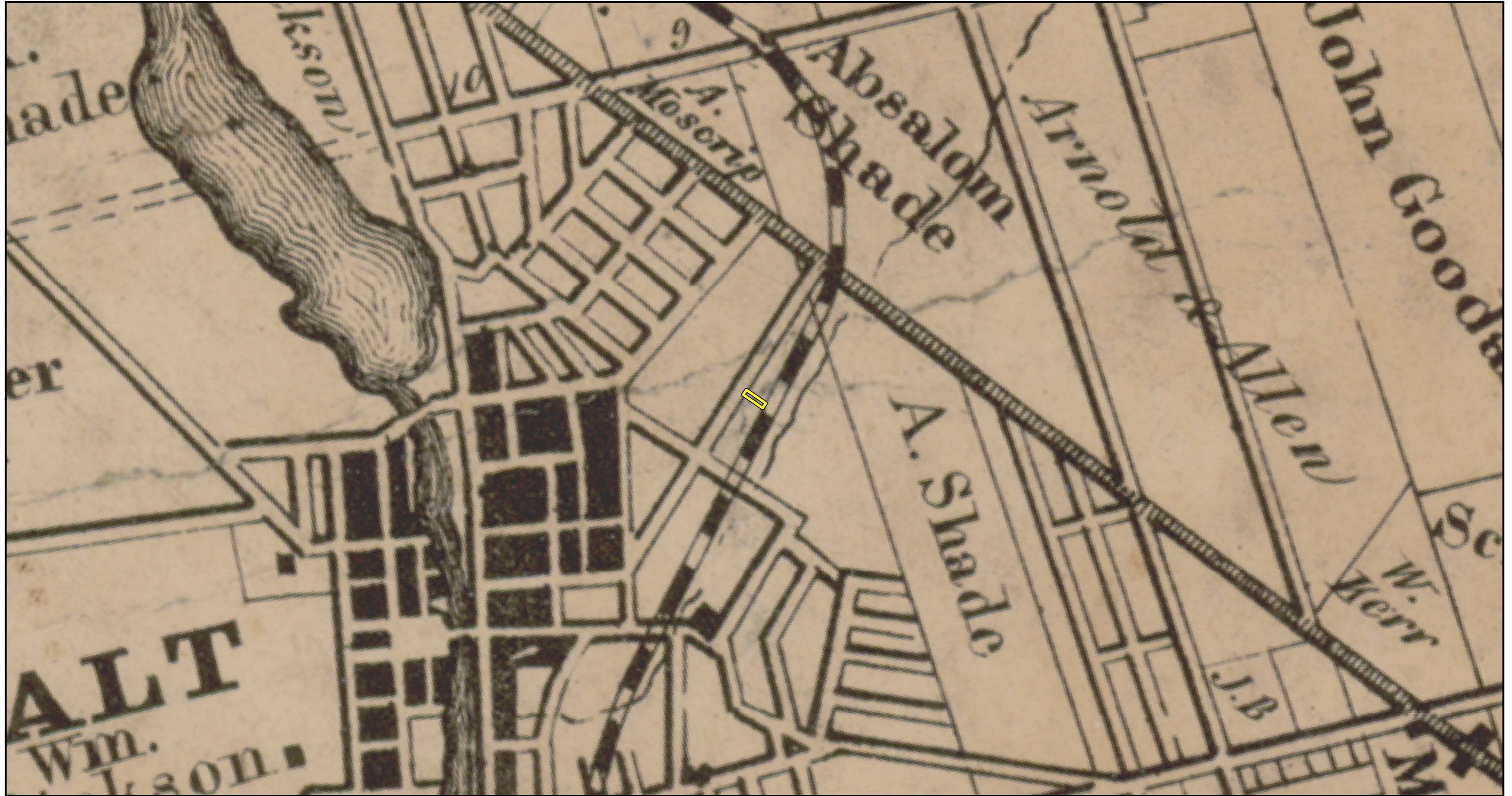
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APPENDIX

A HISTORICAL MAPPING





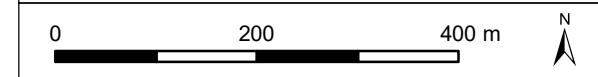
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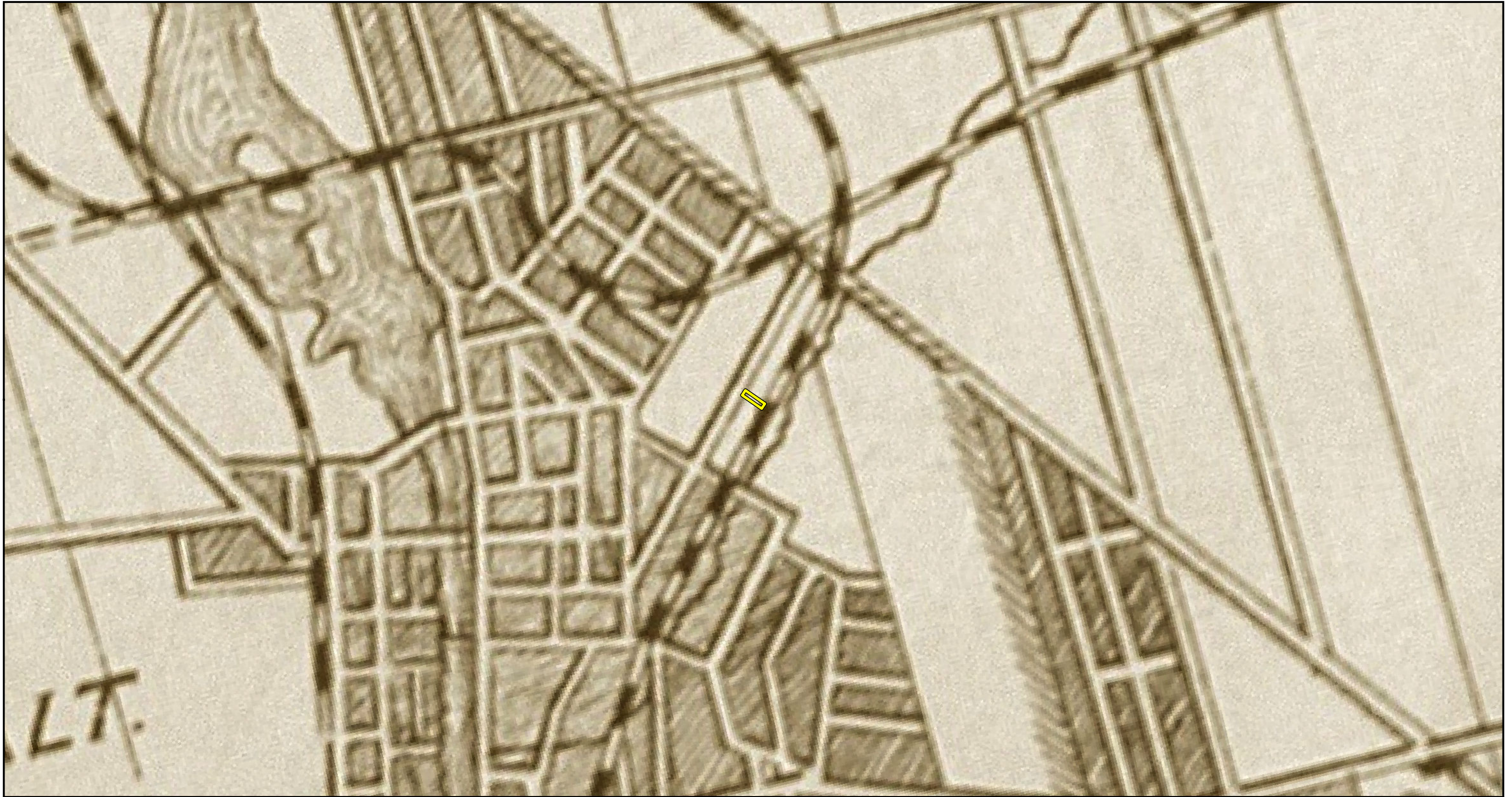
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 FIGURE 2: 1861 HISTORICAL MAPPING

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DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	


PROJECT:
 99 BEVERLY STREET CHER

CREDITS:
 TREMAINE'S MAP OF THE COUNTY OF WATERLOO, CANADA WEST (1861)





LEGEND

 Study Area

TITLE:

FIGURE 3: 1881 HISTORICAL MAPPING

SCALE:
1:7,500

PROJECT NO:
161-07859-01

DATE:
MARCH 2020

DRAWN BY:
AST

CLIENT: REGIONAL
MUNICIPALITY OF WATERLOO

PROJECT:

99 BEVERLY STREET CHER


CREDITS:

TOWNSHIP OF NORTH DUMFRIES
FROM THE ILLUSTRATED ATLAS
OF THE COUNTY OF WATERLOO
(H. PARSELL & CO., 1881)





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 Study Area

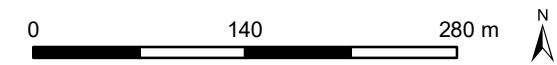
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FIGURE 4: 1916 TOPOGRAPHIC MAP, GALT

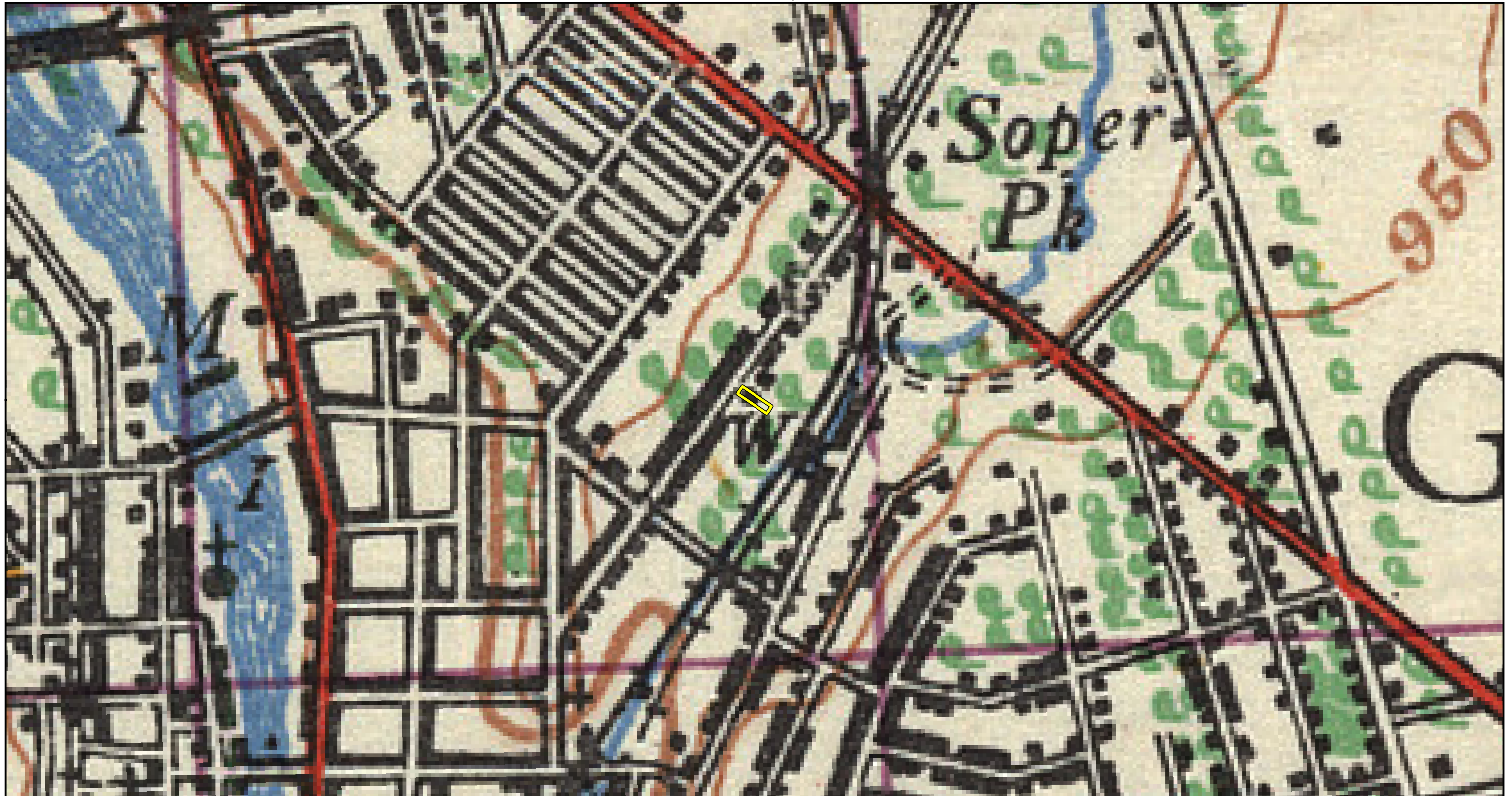
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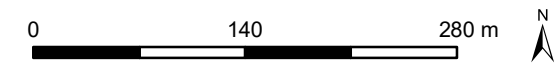
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FIGURE 5: 1938 TOPOGRAPHIC MAP, GALT

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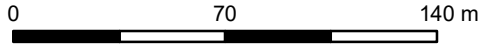
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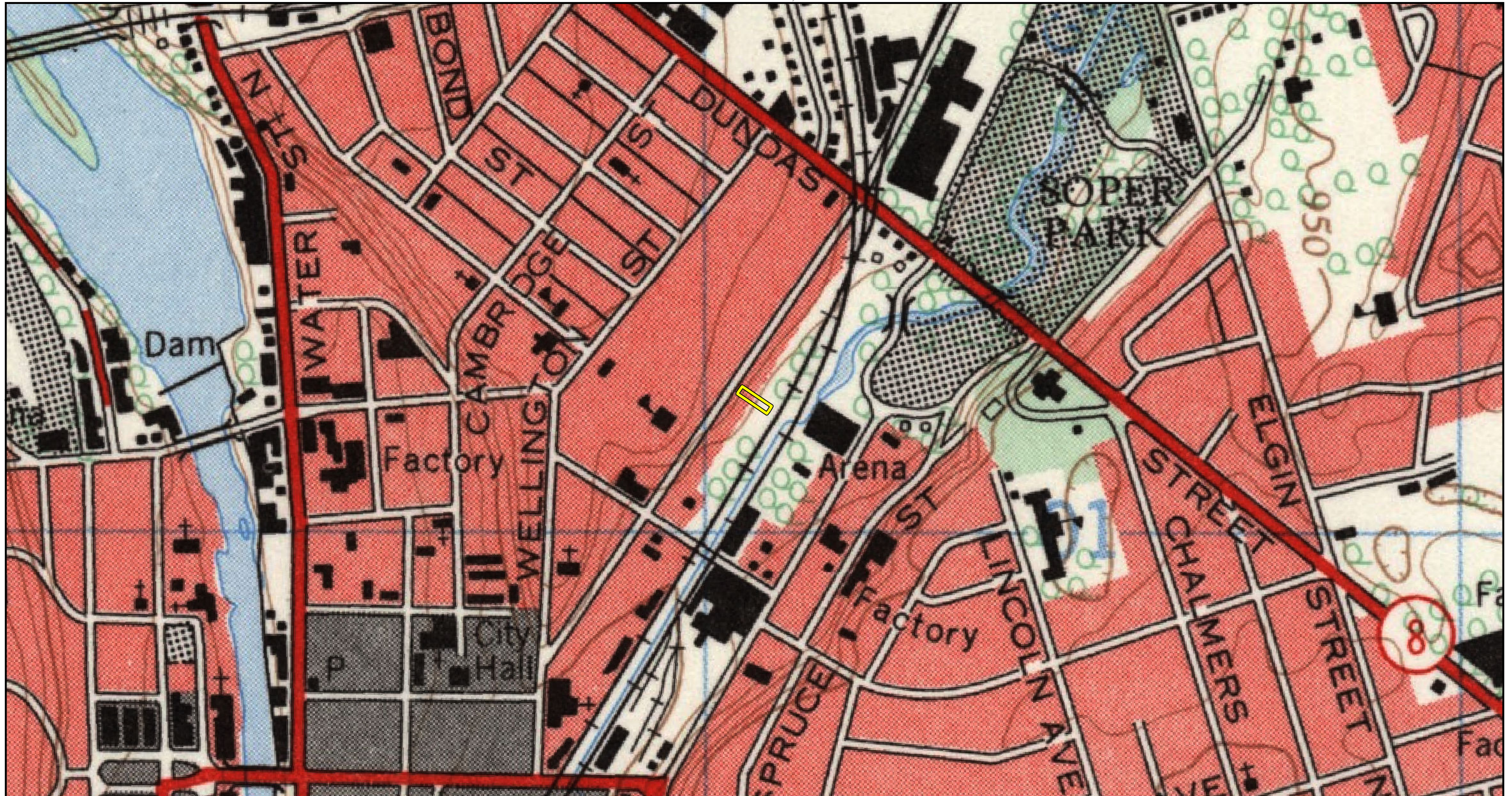




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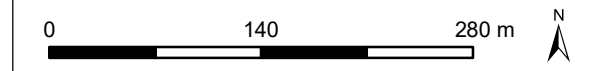


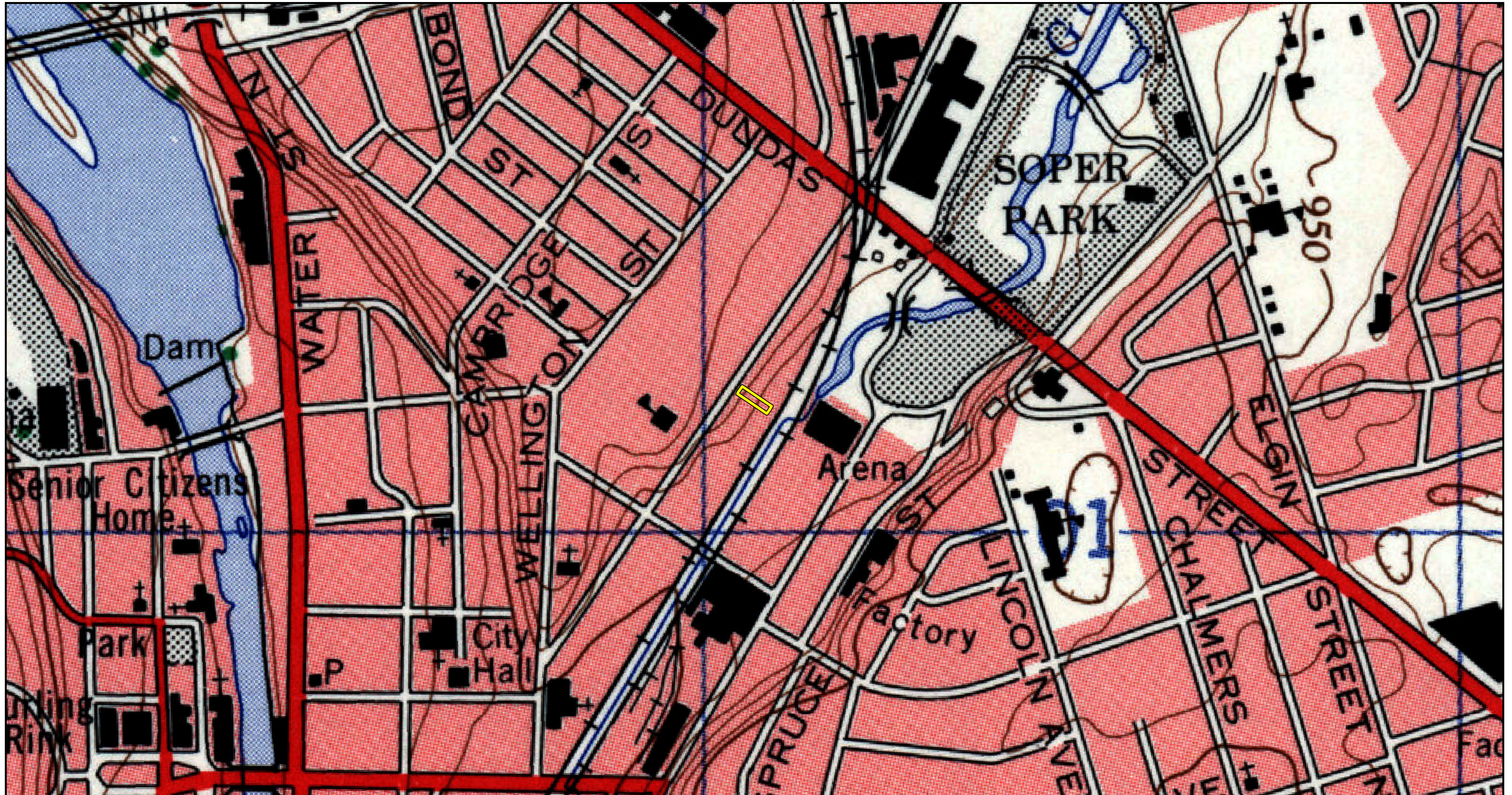
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 FIGURE 7: 1968 TOPOGRAPHIC MAP, KITCHENER
 GALT


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 99 BEVERLY STREET CHER

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LEGEND

 Study Area

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