

REGION OF WATERLOO

CULTURAL HERITAGE EVALUATION REPORT

63 WATER STREET SOUTH, CAMBRIDGE

OCTOBER 05, 2020

FINAL





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SOUTH, CAMBRIDGE

REGION OF WATERLOO

FINAL

PROJECT NO.: 161-07859-01.

DATE: OCTOBER 05, 2020

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EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the Region of Waterloo to complete a Cultural Heritage Evaluation Report for 63 Water Street South 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 located at 63 Water Street South consists of a two-and-a-half storey former dwelling converted for commercial use. The former dwelling was constructed prior to 1916 and reflects the Queen Anne style of architecture.

This report has been completed in partial fulfillment of the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism, and Culture 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 63 Water Street South 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 63 Water Street South does retain cultural heritage value or interest. Therefore, the property has been found to have heritage value and further heritage reporting is required.

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

- 1 The property at 63 Water Street South was determined to have cultural heritage value or interest. Therefore, a Heritage Impact Assessment is required for this resource to identify appropriate mitigation measures.**

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1 INTRODUCTION

1.1 OBJECTIVES

WSP Canada Inc. (WSP) was retained by the Region of Waterloo 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 63 Water Street South 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 Culture 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 63 Water Street South 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.

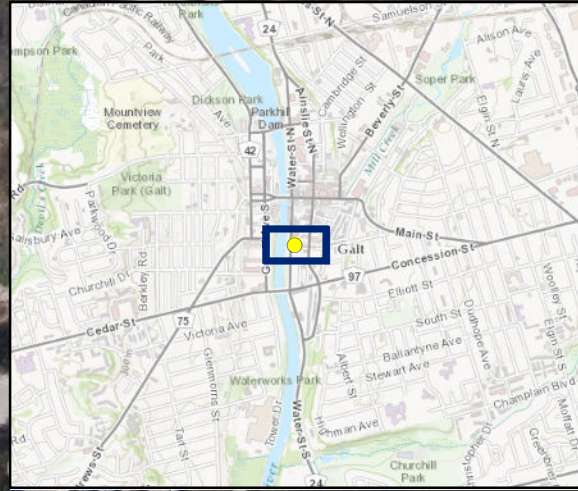
1.2 PROJECT DESCRIPTION

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

TITLE:
FIGURE 1: PROJECT LOCATION

PROJECT:
63 WATER STREET SOUTH CHER

0 25 50 m



SCALE:
1:1,000

PROJECT NO:
161-07859-01

DATE:
MARCH 2020

DRAWN BY:
AST

CLIENT:
REGIONAL MUNICIPALITY OF WATERLOO

CREDITS:
LAND INFORMATION ONTARIO

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 a 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 CHVI 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 OHA 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.”

Objective 2.2. j) of the City of Cambridge’s *Official Plan* (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 Municipality 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 Principal Planner, Cultural Heritage Region of Waterloo	By email on March 9, 2020	March 19, 2020	Bridget provided a detailed history of the subject property and a link to additional historical information and photography.

2.3.1 STAGE 2 ION PUBLIC CONSULTATION CENTRES

Public Consultation Centres (PCCs) for Stage 2 ION are being held throughout the preliminary stages of the project. PCCs often consist of multiple meetings and are used to present details about the project to the public and facilitate conversation, answer inquiries, and record suggestions the public may have about the project. PCC No. 1 was undertaken in November 2015 and included more than 100 community members who took part in two events, providing their input on the alternative routes for the network.

PCC No. 2 was held between February – March 2017 and consisted of more than 350 residents attending three events to provide feedback on the preliminary preferred route. Many comments were received from the public at these events, including several suggested alternative routes.

PCC No. 3 was held from November 2017 – January 2018 at which time the Region presented localized route alternatives and refinements to the preliminary preferred route and a methodology for evaluating the routes. PCC No. 4 presented the evaluation results of the new localized route alternatives and refinements and the resulting Project Team Preliminary Proposed Route.

In June 2018, Region of Waterloo Council endorsed the Project Team Preliminary Proposed Route (Preferred Route) for the Stage 2 ION project, subject to further evaluation of the portion of the route between Shantz Hill Road and Eagle Street North at William Street. The Region has further considered local route and station location options between Hamilton Street and the Eagle Street Canadian Pacific Rail crossing. The evaluated refinements were presented to the public at PCC No. 4b in March 2019 along with the evaluation results, and the Project Team Preferred Refinement based on these results.

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. In 1798 Col. Joseph Brant, acting for the Six Nations, sold 94, 012 acres known as Block No.2 to Richard Beasley, James Wilson, and Jean Baptiste Rosseaux. In 1800 Beasley began to sell land within the study area to immigrants of German descent from Pennsylvania.

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 WATERLOO

The Township of Waterloo was historically bounded on the north by the Township of Woolwich, on the east by the Townships of Guelph and Puslinch, on the south by the Township of Dumfries and on the west by the Township of Wilmot. The Township of Waterloo was part of Block 2 of the Haldimand Tract. The Haldimand Tract was land granted by Sir Frederick Haldimand on October 25, 1784, to the Six Nations in recognition of their support of the British during the American Revolution. Joseph Brant, representing the Six Nations, arranged for the sale of Block 2 of the tract to United Empire Loyalists, Richard Beasley and his partners James Wilson and Jean-Baptiste Rousseaux in 1796. When the transaction finalized in 1798 Beasley became solely responsible for the mortgage payments.

Due to the terms of the sale of the tract from the Six Nations to Beasley, the final deed was not transferred to Beasley until payment was made in full. As such, Block 2 could not be legally subdivided and sold to make payments for the initial land transfer (English and McLaughlin, 1983). Beasley did begin to sell lots, however, despite his inability to grant clear title. In 1800 Beasley sold almost 5571 ha to predominantly German Mennonites who did not realize that the mortgage prevented them from getting clear title to their lands (Bloomfield, 1995:21). This led to the almost complete halt of settlement in 1803 and 1804 (Bloomfield, 1995:21). Beasley and Brant realized the only solution was a bulk sale of the remaining portions of Block 2 to pay off the mortgage (Bloomfield, 1995: 22). Samuel Bricker who had immigrated to Block 2 in 1802 successfully convinced other German Mennonites in Pennsylvania to form the 'German Company' to purchase the remaining Block 2 lands. Lots were then drawn and distributed to families that contributed to the German Company according to the number of shares owned (Sprung 1984:12). Due to the tract being sold as a block, the area was not addressed in the typical manner by the local of administration of Upper Canada, with surveys and basic services. As such, roads were informally laid out by the new settlers and lots were often oddly shaped.

The area's reputation for fertile and cheap lands within a predominantly German speaking community attracted non-Mennonite Germans during the early nineteenth century. Additionally, large numbers of Scottish, German and other European immigrants also came to Waterloo (Bloomfield, 1995: 45-50). The earliest settlement clusters were not necessarily the areas with the best soil due to the lack of formally laid roads, rather the earliest settlement clusters were around the forks of the Grand and Speed Rivers in the south and in the north along the road connecting John Erb's mills and Abraham Erb's mills which are now the urban cores of the cities of Cambridge and Waterloo, respectively (Bloomfield, 1995:61).

By 1846, the Township of Waterloo had a population of 4,424, and included 20 sawmills and eight gristmills (Smith 1846:205). Early residential structures tended to be one to two storey log structures. Prior to 1850 log houses and shanties were exempt from taxes if they only had one fireplace and, as such, many were built in the Township. During the second half of the nineteenth century, large, often two storey stone dwellings became popular.

The creation of the Grand Trunk Railway, the Galt & Guelph Railway and the Preston & Berlin Railways in the 1850s brought additional prosperity. Wheat and barley were the primary exports, both becoming especially lucrative when the Crimean War (1853-1856) raised British demand for Canadian Wheat (Hayes 1997:40).

3.2.3 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.

3.2.4 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 waterpower. This allowed 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: 63 WATER STREET SOUTH

The Euro-Canadian land use history for 63 Water Street South 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 Lot 6 and Part of Lot 5 East of Water Street South, Part lot 2 and Part lot 3 West of Ainslie Street South, Plan 615, in the former geographic Township of North Dumfries in the former Town of Galt 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 of 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 of 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 - 1853

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 1854 – 1880

In 1854 the land was sold by Absalom Shade to William Robinson (WLRO 261). Robinson is listed in the *Gazeteer and Directory of the County of Waterloo 1867* as a part owner of Robinson & Howell Woollen Factory. The factory was powered by steam and water engines, employing about 50 men for the manufacturing of cloths and tweeds (Irwin & Burnham, 1867). The 1871 Census Return identifies William as a manufacturer living with his wife Sarah and daughter Sarah (Schedule B, District 31, Sub-district D, Pg. 13). The *County of Waterloo Gazeteer and Directory 1878* lists Robinson as a manufacturer living on South Water Street (Water Street South).

Tremaine's Map of the County of Waterloo, Canada West (1861), does not identify individual building footprints within Galt, but it does identify the subject property in a shaded area that indicates developed land (Figure 2). The map also reveals that Bruce Street did not exist yet.

3.3.4 1881-1901

Robinson died in 1873, but the executors of the estate did not sell the land until October 1881 to George Strickland (WLRO 4484). The 1867 *Waterloo County Directory* and 1881 Census return identifies Strickland as an auctioneer and agricultural implements dealer (Schedule 1, District No. 161, Sub-District No. D, Pg. 20). Strickland's family consisted of his wife, Helen, a clerk, and nine children (John, Marion, Fanny, William, Frederick, Albert, James, Ada and Louise). He died on May 3, 1886 from poisoning (Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 45).

The Township of Waterloo from the *Illustrated Historical Atlas of the County of Waterloo* (H. Parsell & Co., 1861) does not include individual building footprints within Galt but does identify the subject property within a shaded area that indicates it is built up (Figure 3).

The land was sold to John Malcolm in 1887 (WLRO 6581). Born c. 1843, he died in 1900 and records indicate he was employed as a labourer (Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 99).

3.3.5 1902-1984

A portion of the land containing the subject property was sold to John Scott and Mary A. Murray in February 1902 (WLRO 12258). In May 1902, John Scott sold his portion to Mary A. Murray (WLRO 12356). Mary A. Murray was married to Duncan Murray, a lumber dealer, and together they had eight children (1891 Census). In the 1911 Census return Duncan Murray is identified as a weaver.

The 1911 Census return identify C.E.A. Dowler living at 63 Water Street South with his wife Amy and three children (Schedule 1, District No. 131, Sub-district No. 4, Pg. 7). Dowler is also identified as a manger at the Bank of Commerce in the 1911 Census return and 1912 City Directory. As such, it is likely the existing dwelling was constructed prior to 1911.

A review of the City Directories between 1912 and 1946 reveal the dwelling was occupied by several managers of the Bank of Commerce including Dowler until 1932, J.M. Williamson in 1934, John H. Taylor from 1936-1944 and William Greig in 1946. This suggests the dwelling was rented by the Bank of Commerce to house the manager of the Bank. The closest Bank of Commerce building was and still is, the one located at 11 Main Street, Galt.

The *Department of Militia and Defence 1916: Sheet 040/P08* and *Department of Militia and Defence 1923: Sheet 040/P08* topographical maps record building footprints on properties (Figure 4 and 5). The subject property has a red square which indicates a stone or brick house.

The *1929 Fire Insurance Plan, Galt* provides the first clear footprint of the building (Figure 6). The dwelling on the subject property is identified as a brick, two-and-a-half storey residence with a two-storey rear addition, a circular footprint on the northwest corner for the turret and a front porch on the south half of the front facade. The Plan also identifies dwellings on the west side of South Water (Water Street South), immediately abutting the Grand River. The *Department of Militia and Defence 1938: Sheet 040/P08* topographic map confirms the subject property was developed at that time and indicates development on the land on the west side of Water Street South (Figure 7).

Aerial photography from 1954 (University of Toronto) provides the first indication of Bruce Street which reveals Bruce Street was established between 1938 and 1954 (Figure 8).

The line of land ownership is unclear following Duncan Murray's death in 1925, but the subject property appears to have remained in the Murray family until it was sold by several owners including Kent Murray to Pasquale De Iuliis in 1985 (WLRO 636909). In addition to listing Kent Murray as an owner in the 1985 transaction, the Abstract Index also identifies David Goldstein and Daniel Spring as trustees of B'Nai Israel Congregation of Cambridge.

The City Directories identify a Jewish Congregation, B'Nai Israel at the subject property between 1950 and 1983. The *Department of Energy, Mines and Resources, 1968: Sheet 040/P08C* identifies a place of worship on the subject property (Figure 9). In 1973 B'Nai Israel changed its name to B'Nai Israel Congregation of Cambridge. Little could be found about the B'Nai Israel Congregation of Cambridge; however, they do appear to be the only synagogue in Galt and Cambridge between the 1950s and 1970s. The *Department of Energy, Mines and Resources, 1968: Sheet 040/P08C* also identifies that the dwellings on the west side of Water Street South between Concession Street and Main Street have been removed. The *Department of Energy, Mines and Resources, 1975: Sheet 040/P08C* does not identify any changes on the subject property or immediate neighbourhood (Figure 10).



Image 1: Synagogue House at 63 Water Street, July 1946 (Source: Ontario Jewish Archives, item 1125) *Note: This item is a copy print which was purchased from the Canadian Bank of Commerce for use by the community synagogue.

3.3.6 1985-PRESENT

The City Directory identifies Bruno's House of Beauty & Beauty Island in 1984 until 1999. In 2005 C-Me Auto Sales is also listed on the subject property. The City directories do not suggest any residential units were located on the subject property.

A site plan agreement is recorded on the land registry records dated July 12, 1996, which may identify the transition of the dwelling from residential use to commercial (WLRO 1299983). In 2007 the property was transferred from Pasquale to Marc De Luliis, Michael De Luliis, Richard De Luliis and Josephine Layman (WLRO 338942).

The property was then sold to 1842028 Ontario Limited in March 2017 and to the current owners, B JL Cambridge Inc., in August 2019 (WLRO 1022146 and 1208060).

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 March 2, 2020, by Lauren Walker, Cultural Heritage Specialist. Access to the interior of the property and building was not provided.

The subject property is located on the northeast corner of Water Street South and Bruce Street in the City of Cambridge, in the Region of Waterloo. The property contains a two-and-a-half-storey dwelling with a wrap-around addition that has been converted for commercial use and may contain residential units. A few parking spots are located on the northeast corner of the property and accessed by way of the neighbouring property known as 61 Water Street South. The remainder of the property consists of open grassed area with some young maple trees, pedestrian pathways and a sidewalk along Water Street South.

The area surrounding the subject property includes a mix of uses including commercial, multi-residential and institutional with one-storey commercial buildings immediately north and south of the subject property along Water Street South. The Grand River is located west of the subject property and a walking path runs parallel to the river. A mixture of residential and commercial buildings is located in the neighbourhood east of the subject property.

Water Street is a two-lane road with traffic traveling north-south and an auxiliary lane for turning left at Bruce Street (Image 2-Image 3). Street parking is also available on the west side of Water Street South.



Image 2: View looking northwest towards 63 Water Street South.



Image 3: View of adjacent landscape north of 63 Water Street South.

4.2 ARCHITECTURAL DESCRIPTION

The only structure on the subject property is the two-and-a-half-storey dwelling that has been converted for commercial use. Built prior to 1916, the former dwelling reflects the Queen Anne style of architecture and is constructed of brick painted gray. The former dwelling sits upon a stone foundation and displays a complex roofline which includes a projecting turret. A one-storey addition wraps around the front (west)

and south sides of the building. A small portion of the addition on the south side extends to the third storey, likely containing stairs. The one storey addition has a concrete foundation and is clad in several different materials including stucco, angelstone and red concrete brick.

4.2.1 FRONT (WEST) ELEVATION

Elements of the original structure as well as the one-storey addition are visible from the front (west) elevation of the building (Image 4-Image 7). The first floor of the original building is obscured by the one-storey addition which contains a concrete set of stairs that leads to an aluminum frame door with aluminum frame sidelights and transom above which is a cantilevered awning. Both stucco and angelstone cover the west elevation of the one-storey addition.

On the front elevation the original second and third storey of the former dwelling is visible and consists of a gable-front roof and the projecting turret. An off-centre window opening with a brick lintel and door opening are located on the second storey and a central window opening with a brick lintel and painted masonry sill is in the gable end on the third storey. These window and door openings appear to contain modern windows/door. Two off-centre exterior sconce lights are located on this elevation. The turret is clad in decorative fish scale shingles with a cornice and domed roof extending to a finial which is supported by a corbel. The turret also contains three window openings with modern windows and the domed roof appears to be clad in a deteriorating metal material.



Image 4: View of front (west) elevation.



Image 5: View of front entrance.



Image 6: View of the second-storey façade



Image 7: View of the turret.

4.2.2 REAR (EAST) ELEVATION

The one-storey addition, the original dwelling and a two-storey rear addition to the dwelling are all visible from the rear (east) elevation (Image 8-Image 11).

The addition at the rear elevation is clad in red concrete brick and contains a window opening and a door on the first storey and two small rectangular window openings on the second and third storey. The awning along the south side elevation continues along the extent of the addition's rear elevation.

The rear elevation of the original dwelling is largely obscured by a two-storey painted red-brick addition. The two-storey rear brick addition was constructed prior to 1929 as it appears in the *1929 Fire Insurance Plans*, Galt (Figure 6). The third storey of the former dwelling is clad in cedar shingles and has a door and window opening. Both the window and doors are modern inserts. A small section of the first and second storeys of the original dwelling are not obscured by the two-storey rear addition. There are no window openings along this section, but there is a door opening with a brick voussoir containing a metal door and a set of wood stairs. Between the rear elevation of the former dwelling and the two-storey rear addition there is also a small one-storey addition with a door opening containing a modern door below a balcony with a wooden railing.

The two-storey rear addition has a stone foundation and is constructed of red-brick that has been painted. The roof is flat with slight parapets that are corbeled on their ends. A small one-storey shed roofed section is located on the south side. On the east side of this addition the shed roofed section contains a door opening with a brick lintel and the opening has been enclosed with painted plywood. A window opening is also located on the second storey of the east side. The brick patterns suggest it replaced a larger window opening. Remnants of an additional door opening with a brick lintel is also visible in the brick pattern. The south side of the two-storey rear addition contains a large, boarded rectangular window opening on the first storey. Above this, a window opening with a modern window and a column of glass brick is located on the second storey. Finally, the north side of the two-storey rear addition has one door opening with a modern door which leads out on the balcony.



Image 8: View of the southeast corner of the building on 63 Water Street South.



Image 9: Detail of the third storey of the rear elevation.



Image 10: View of the rear elevation including the former dwelling and two-storey rear addition.



Image 11: View of the northeast corner of the building on 63 Water Street South.

4.2.3 SOUTH SIDE ELEVATION

The south side elevation displays the one-storey addition on the ground floor with a small portion that extends to the third storey, and the second and third stories of the former dwelling (Image 12-Image 13).

The single-storey addition at this elevation retains a set of stairs that leads to an aluminum frame door with an aluminum frame transom above which is located an awning supported by square columns extending from the front entrance and wrapping around the southeast corner of the addition. East of the door there are two rectangular window openings. The portion of the addition that extends to the third storey is also clad in red concrete brick with a flat roof and two small window openings on the east side.

The second and third storey of the former dwelling displays the side gable roofline with a projecting bay that extends to a gable peak. Within the projecting bay are three window openings on the second storey and a single window opening on the third storey in the gable peak. An additional window opening is located near the southwest corner of the south side elevation on the second storey. All the window openings appear to have brick lintels, painted masonry sills and modern windows. A brick chimney also extends above the roofline east of the projecting bay.



Image 12: View of the south side elevation.



Image 13: View of the entrance on the south side elevation.

4.2.4 NORTH SIDE ELEVATION

The north side elevation of the original dwelling has had minimal alterations (Image 14-Image 17). The former dwelling retains four rectangular window openings with brick voussoirs and painted masonry sills on the first storey, two on the second storey and one in the gable peak on the third storey. All of which contain modern windows. Three window openings in the stone foundation have been boarded up. The turret is also attached to the second storey but described in more detail in Section 4.2.1. It is this north elevation that also reveals the colour of the red-brick as some of the paint finish has worn off.

The north side elevation of the one-storey addition is clad in stucco and angel stone. A rectangular window opening with a modern window opening is located on the stucco portion of the addition.



Image 14: View of the north side elevation.



Image 15: Detail of first storey window openings on the north side elevation.



Image 16: Detail of a basement window opening on the north side elevation.



Image 17: View of the one storey addition, north side elevation.

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 and mixed-use buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material.

Six comparable properties designated under the OHA within the City of Cambridge were identified. However, this sample does not represent all available properties, and is rather intended to be a representative sample (Table 2).

Of these buildings, five are constructed of brick (four of red-brick and one is with paint obscuring its colour) and one is clad in clapboard. The buildings display similar design elements and architectural features such as complex rooflines, two-and-a-half storey height, projecting bays, decorative woodwork, and cedar or fish scale shingles. One of the six examples also displays a turret.

This comparative analysis suggests that the subject property is not a particularly early or rare example of a Queen Anne style dwelling. However, the structure does display several representative features of Queen Anne architecture including the complex roofline, two-and-a-half storey height, brick, cedar and fish scale shingles and a turret.

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
70 Blair Road	Part IV		1903	Red brick	Queen Anne; two-and-a-half storey; complex roofline; cedar shingles in gable peaks; segmentally arched and rectangular windows; two-storey front porch and balcony with decorative woodwork; two storey projecting bay
126 Blair Road	Part IV		1885	Clapboard	Queen Anne; one-and-a-half storey; complex roofline; tall chimney; bay window with leaded glass windows; small front porch with decorative woodwork
1585 Blair Rd	Part V (Blair Village HCD)		1896	Red brick	Queen Anne; two-and-a-half storey; complex roofline; tall chimney; bay window; arched and rectangular window openings; decorative brackets around the eaves; cedar shingles in the gable ends; front porch with decorative woodwork

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
21 Lansdowne Road North	Part IV		1897	Brick (painted)	Queen Anne; two-and-a-half storey; complex roofline; projecting bay; two-storey front porch and balcony with decorative woodwork; bargeboard in the gable peak; rectangular window openings
38 Lansdowne Road North	Part IV		c.1890	Red-brick	Queen Anne; two-and-a-half storey; complex roofline with fish scale shingles in gable peaks; projecting bay; segmentally arched windows; front porch with decorative woodwork; sunroom clad in cedar and fish scale shingles above front porch
537 River Road	Part IV		c.1900	Red-brick	Queen Anne; two-and-a-half storey; complex roofline; brackets under the eaves; brick chimney; one-storey projecting bay; three-storey turret including balcony; rectangular window openings

5.2 ONTARIO REGULATION 9/06 EVALUATION

O. Reg. 9/06 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	Y	The subject property retains a residential dwelling converted to commercial use and constructed prior to 1916 that reflects the Queen Anne style of architecture. The comparative analysis identified that the subject property is a representative example of Queen Anne style as it displays many architectural features found on recognized Queen Anne style dwellings in City of Cambridge. These architectural features include, red-brick construction, the complex roofline, rectangular window openings with brick lintels and masonry sills and a turret. As such, this criterion is satisfied.
	Displays a high degree of craftsmanship or artistic merit	N	The building displays elements of the Queen Anne style, but it does not display some of the more intricate woodwork details as was evident in the intricate woodwork of some porches on properties in the comparative analysis. The building does not display a high degree of craftsmanship or artistic merit; 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	Y	No notable individuals or themes are associated with the property. The property was known to be used as house for the manager of the Bank of Commerce between 1911 and 1946, but the dwelling is not considered to be directly associated with the Bank of Commerce. Following the property's use as a dwelling, B'Nai Israel Congregation of Cambridge was located on the subject property, and appears to have been the only Jewish synagogue in Galt and Cambridge from the 1950s to the 1970s. Therefore, the B'Nai Israel Congregation of Cambridge was significant to the local Jewish community in Galt and Cambridge. Therefore, the property does meet this criterion.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Y	Given that the building was home to the only known Jewish synagogue in the 1950s and 1970s in Galt/Cambridge, it may have the potential to yield information that contributes to an understanding of the local Jewish community. Therefore, the property does 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	Y	The former dwelling on the subject property supports and maintains the character of the area created by the remaining buildings along Water Street South and in the surrounding area that date from the nineteenth century. Therefore, the property does meet this criterion.
	Is physically, functionally, visually or historically linked to its surroundings	N	The subject property is not physically, functionally, visually nor historically linked to its surroundings. While it does contribute to the character of the area and dates to around the same period of construction as many surrounding buildings, there is no significant visual or historical link. 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.
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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	Early development in Galt began in the 1810s and 1820s with the arrival of William Dickson. As such, the subject property does not date from an early period in the development of Galt.
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 dwelling on the subject property is not associated with the design of any architect, builder or designer. As such, this criterion is not satisfied.
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	The subject property is not associated with any significant person whom has made a lasting contribution to the city or 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;	N	The subject property is not associated with any recognized historic event. As such, this criterion is not satisfied.
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. As such, this criterion is not satisfied.
vi) it is a representative example of a method of construction now rarely used;	Y	The dwelling relies on brick for structural purposes. The use of brick for structural purposes is rarely used in contemporary construction. As such, this criterion is satisfied.

vii) it is a representative example of its architectural style or period of building;	Y	The subject property retains a residential dwelling converted for commercial use constructed prior to 1916 that reflects the Queen Anne style of architecture. Typical of the Queen Anne style, the former dwelling is constructed of red-brick, is of a tall profile, has a complex roofline, and a turret. While the dwelling also has a modern one-storey addition that has removed its original front entrance, the dwelling nonetheless is a representative example of Queen Anne architecture. As such, this criterion is satisfied.
viii) it is a representative example of architectural design;	N	The dwelling on the subject property is not known to be of a specific architectural design. As such, this criterion is not satisfied.
ix) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;	Y	The dwelling on the subject property does make an important contribution to the streetscape. It supports the late nineteenth century architecture of the surrounding area. As such, this criterion is satisfied.
x) it is generally recognized as an important landmark;	N	The subject property is not known as a landmark. As such, this criterion is not satisfied.
xi) it is a representative example of outstanding interior design; or	Unknown	Access to the interior of the property was not provided. As such, compliance with this criterion could not be confirmed.
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.

5.4 DISCUSSION OF INTEGRITY

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MHSTCI, 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 two-and-a-half storey painted brick Queen Anne style building. The building has been altered since its original construction prior to 1916. These alterations include construction of a one-storey addition that wraps around the southwest corner of the building, and replacement of the original wood windows with new windows. The rear two-storey addition may be an original kitchen wing or a very early addition, but does not detract from the integrity of the former dwelling. Accordingly, the property has lost some of 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 located at 63 Water Street South, Cambridge has cultural heritage value or interest. Accordingly, the following Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.1.1 DESCRIPTION OF PROPERTY

Located on the northwest corner of Water Street South and Bruce Street, the former dwelling at 63 Water Street South, Cambridge was constructed prior to 1916 in the Queen Anne style of architecture.

6.1.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Constructed prior to 1916, the former dwelling located at 63 Water Street South is a representative example of Queen Anne architecture in the City of Cambridge. The Queen Anne style is demonstrated by the use of brick, the two-and-a-half storey massing, the projecting bay, the complex roofline and the corner turret. In keeping with the more decorative aesthetic of Queen Anne style architecture, the former dwelling also includes the use of fish scale shingles, wood cornice, a domed roof with a finial, and a wood corbel on the turret. Additional details that reflect the Queen Anne style include brick lintels above each original window and door opening and the asymmetrical layout.

The dwelling was also home to the B'Nai Israel Congregation of Galt/Cambridge from 1950 through to 1984 and it appears to be the only synagogue in Galt and later Cambridge in the 1950s through to the 1970s. Given that it was the only synagogue serving the local Jewish community, it is considered to be significant to the local Jewish community. Additionally, the dwelling may have potential to yield further information about the local Jewish community and culture.

The dwelling maintains and supports the character of Water Street South that is an evolved landscape that includes several buildings constructed in the Town of Galt's early development years from the mid to late nineteenth century.

6.1.3 DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes that reflect the cultural heritage value or interest of the former dwelling located at 63 Water Street South include:

- Two -and-a-half storey height
- Former dwelling and two-storey rear addition footprint
- Complex roofline
- Red-brick in running bond pattern
- Stone foundation
- Turret including domed roof; wood cornice; wood corbel and fish scale shingles

- Projecting bay on the south elevation
- Original window openings with masonry sills and brick lintels
- Original door openings with brick lintels

7 RECOMMENDATIONS

The property located at 63 Water Street South includes a two-and-half storey former dwelling converted for commercial purposes. The former dwelling was constructed prior to 1916 and reflects the Queen Anne style of architecture.

Based on the results of the research, site investigation and application of the criteria in O. Reg. 9/06 it was determined that 63 Water Street South has cultural heritage value or interest. As such a Heritage Impact Assessment is recommended.

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

- 1 63 Water Street South was determined to have cultural heritage value or interest. Therefore, a Heritage Impact Assessment is required for this resource to identify appropriate mitigation measures.

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APPENDIX

A HISTORICAL MAPPING





LEGEND

 Study Area

TITLE:

FIGURE 2: 1861 HISTORICAL MAPPING

SCALE:
1:7,500

PROJECT NO:
161-07859-01

DATE:
MARCH 2020

DRAWN BY:
AST

CLIENT: REGIONAL
MUNICIPALITY OF WATERLOO

PROJECT:

63 WATER STREET SOUTH CHER

CREDITS:


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

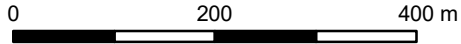

0 200 400 m






LEGEND

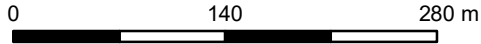

 Study Area

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: 63 WATER STREET SOUTH CHER		CREDITS: TOWNSHIP OF WATERLOO FROM THE ILLUSTRATED ATLAS OF THE COUNTY OF WATERLOO (H. PARSELL & CO., 1881)	
			




LEGEND

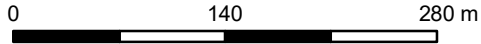

 Study Area

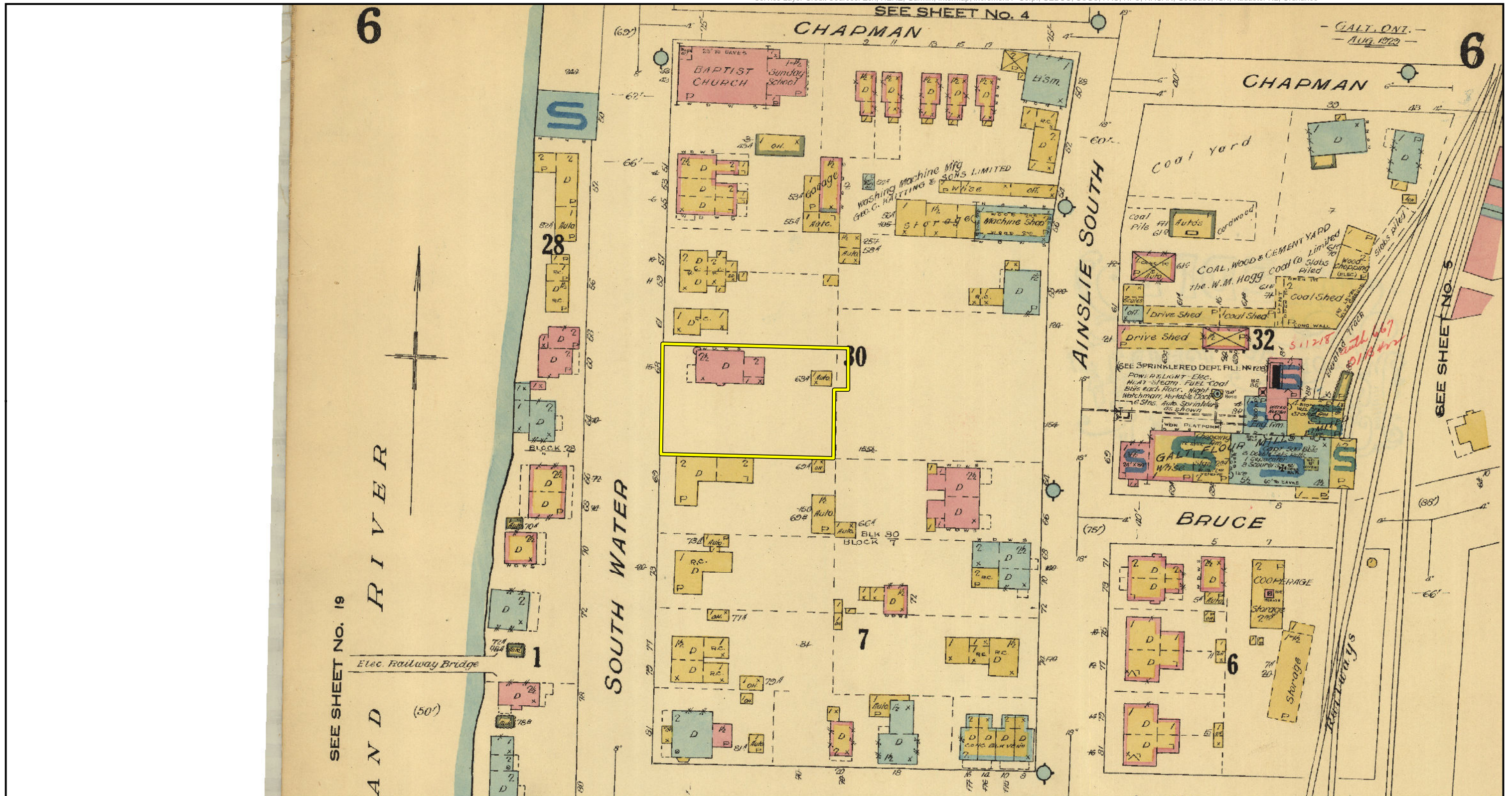
TITLE: FIGURE 4: 1916 TOPOGRAPHIC MAP, GALT	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 63 WATER STREET SOUTH CHER		CREDITS: DEPARTMENT OF MILITIA AND DEFENCE 1916, SHEET 040P08 ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			



LEGEND

 Study Area

TITLE: FIGURE 5: 1923 TOPOGRAPHIC MAP, GALT	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 63 WATER STREET SOUTH CHER		CREDITS: DEPARTMENT OF MILITIA AND DEFENCE 1923, SHEET 040P08 ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			



LEGEND

Study Area

TITLE:
FIGURE 6: 1929 FIRE INSURANCE PLAN, GALT

SCALE:
 1:1,000

PROJECT NO:
 161-07859-01

DATE:
 MARCH 2020

PROJECT:
63 WATER STREET SOUTH CHER

DRAWN BY:
 AST

CLIENT:
 REGIONAL
 MUNICIPALITY OF WATERLOO

CREDITS:


LAND INFORMATION ONTARIO

0 25 50 m





LEGEND

 Study Area

TITLE:
FIGURE 7: 1938 TOPOGRAPHIC MAP, GALT

SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MARCH 2020
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63 WATER STREET SOUTH CHER


CREDITS:
DEPARTMENT OF MILITIA AND
DEFENCE 1938, SHEET 040P08
ONTARIO COUNCIL OF UNIVERSITY
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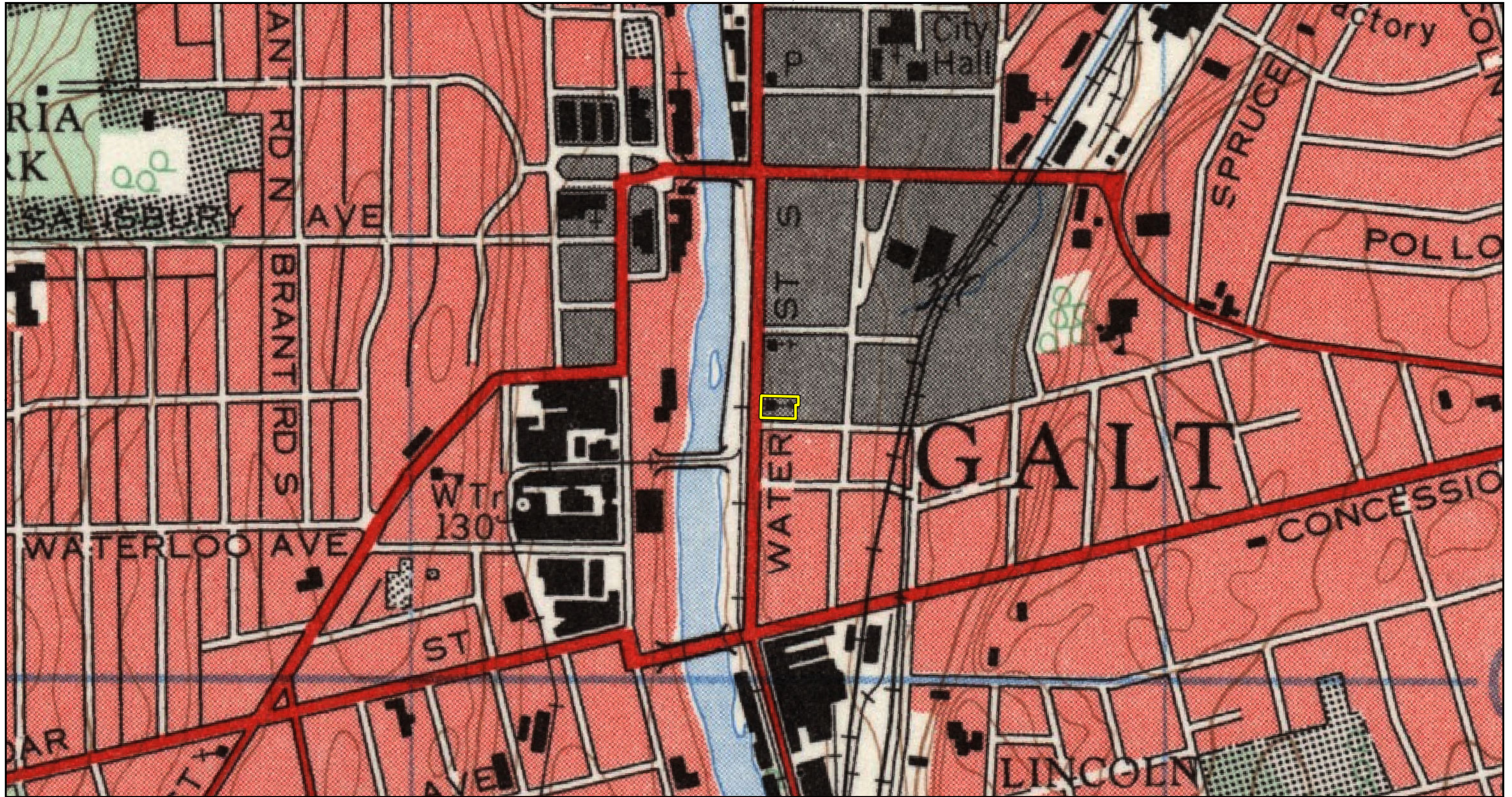





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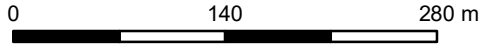

 Study Area

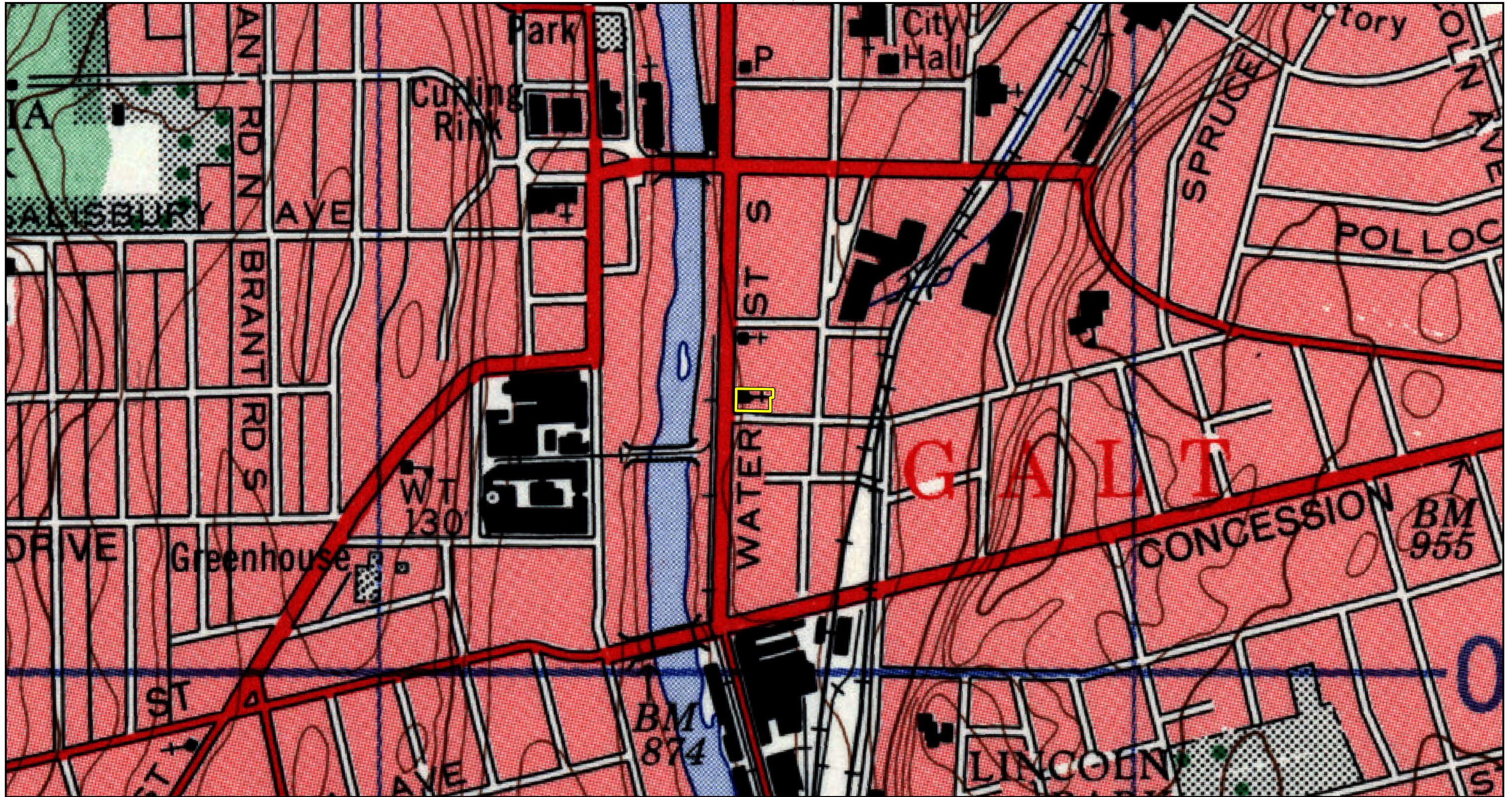
TITLE: FIGURE 8: 1954 AERIAL IMAGERY	SCALE: 1:2,500	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
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TITLE: FIGURE 9: 1968 TOPOGRAPHIC MAP, KITCHENER EAST	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: FEBRUARY 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 63 WATER STREET SOUTH CHER		CREDITS: DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1968, SHEET 040P08C, ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			



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TITLE:

FIGURE 10: 1975 TOPOGRAPHIC MAP, GALT

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1:5,000

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DEPARTMENT OF ENERGY, MINES,
AND RESOURCES, 1975, SHEET
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