

REGION OF WATERLOO

CULTURAL HERITAGE EVALUATION REPORT

127 BEVERLY STREET

JUNE 23, 2020

FINAL





CULTURAL HERITAGE EVALUATION REPORT 127 BEVERLY STREET

REGION OF WATERLOO

FINAL

PROJECT NO.: 161-07859-01.

DATE: JUNE 23, 2020

WSP

582 LANCASTER STREET WEST
KITCHENER, ON, CANADA N2K 1M3

T: +1 519-743-8778

WSP.COM

SIGNATURES

PREPARED BY



Lauren Walker, HBA
Cultural Heritage Specialist

June 23, 2020

Date

APPROVED BY



Joel Konrad, PhD, CAHP
Cultural Heritage Lead - Ontario

June 23, 2020

Date

WSP Canada Inc. ("WSP") prepared this report solely for the use of the intended recipient, Region of Waterloo, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the Region of Waterloo to complete a Cultural Heritage Evaluation Report for 127 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 127 Beverly Street is a one-and-a-half-storey, rectangular plan dwelling with a side gable roof built circa 1858. 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 127 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 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.

The property at 127 Beverly Street consists of a one-and-a-half storey Georgian vernacular cottage built circa 1858. Based on the results of research, site investigation, and application of O. Reg. 9/06 it was determined that 127 Beverly Street does retain cultural heritage value or interest. Accordingly, a Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.

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

- 1 The property at 127 Beverly Street was determined to have cultural heritage value or interest. A Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.**

PROJECT PERSONNEL

CLIENT

Client Contact
Matthew O'Neil, P.Eng.
Project Manager | Rapid Transit
Region of Waterloo
150 Frederick St., Kitchener, Ontario
N2G 4J3

WSP

Project Manager
Joel Konrad, PhD, CAHP
Cultural Heritage Lead – Ontario

Cultural Heritage Specialist
Lauren Walker, BA (Hons)
Cultural Heritage Specialist

Report Preparation
Lauren Walker
Jacqueline Bradica, BA
Cultural Heritage Assistant

GIS and Mapping
Andrew Turner, HBA
Cultural Heritage Geomatics Specialist

Report Review
Joel Konrad

Administrative Support
Lyn Pedersen
Administrative Assistant – Document Control



TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Objectives	1
1.2	Project Description	1
2	LEGISLATION AND POLICY CONTEXT	3
2.1	Provincial and Municipal Context and Policies	3
2.1.1	Environmental Assessment Act and the Transit Project Assessment Process.....	3
2.1.2	Guide to Environmental Assessment Requirements for Transit Projects.....	3
2.1.3	Ontario Heritage Act (2005).....	3
2.1.4	Ontario Regulation 9/06.....	4
2.1.5	The Planning Act and Provincial Policy Statement	5
2.1.6	Municipal Official Plan Policies.....	5
2.1.7	Grand River – Canadian Heritage Rivers System.....	6
2.2	Methodology	6
2.3	Consultation.....	7
2.3.1	Stage 2 ION Public Consultation Centres.....	7
3	HISTORICAL CONTEXT.....	9
3.1	Local Context and Settlement History	9
3.1.1	Physiographic Context.....	9
3.1.2	Indigenous Context	9
3.2	Euro-Canadian Context	11
3.2.1	Waterloo County.....	11
3.2.2	Township of North Dumfries.....	12
3.2.3	City of Cambridge.....	12
3.3	Land Use History: 127 Beverly Street	13
3.3.1	1784 - 1811.....	13
3.3.2	1811 - 1861.....	14
3.3.3	1858 -1886.....	14
3.3.4	1886 – 1946.....	15
3.3.5	1946 – 1970.....	15
3.3.6	1970 - Present.....	15



4	EXISTING CONDITIONS	16
4.1	Description of Study Area and Landscape Context	16
4.2	Architectural Description	17
4.2.1	Front Elevation	17
4.2.2	Rear Elevation.....	18
4.2.3	North Side Elevation	18
4.2.4	South Side Elevation.....	19
4.2.5	Outbuildings.....	20
5	CULTURAL HERITAGE EVALUATION	21
5.1	Comparative Analysis.....	21
5.2	Ontario Regulation 9/06 Evaluation	24
5.3	Evaluation under the City of Cambridge’s Criteria..	26
5.4	Discussion of Integrity	27
6	CONCLUSIONS	28
6.1	Statement of Cultural Heritage Value or Interest.....	28
6.1.1	Description of Property	28
6.1.2	Statement of Cultural Heritage Value or Interest.....	28
6.1.3	Description of Heritage Attributes.....	28
7	RECOMMENDATIONS	29
	BIBLIOGRAPHY	30

APPENDICES

A HISTORICAL MAPPING

TABLES

TABLE 1 – CONSULTATION RECORD	7
TABLE 2 - COMPARATIVE ANALYSIS OF PART IV OR PART V PROPERTIES OF A SIMILAR AGE, STYLE AND/OR TYPOGRAPHY	22
TABLE 3 – ONTARIO REGULATION 9/06 EVALUATION.....	24
TABLE 4 – EVALUATION UNDER THE CITY OF CAMBRIDGE’S CRITERIA FOR CULTURAL HERITAGE VALUE OR INTEREST.....	26

FIGURES

FIGURE 1: PROJECT LOCATION	2
FIGURE 2: TREMAINE’S MAP OF THE COUNTY OF WATERLOO, CANADA WEST (1861)	34
FIGURE 3: TOWNSHIP OF NORTH DUMFRIES FROM THE ILLUSTRATED ATLAS OF THE COUNTY OF WATERLOO (H. PARSELL & CO., 1881).....	35
FIGURE 4: DEPARTMENT OF MILITIA AND DEFENCE 1916, SHEET 040P08 ONTARIO COUNCIL OF UNIVERSITY LIBRARIES.....	36
FIGURE 5: DEPARTMENT OF MILITIA AND DEFENCE 1938, SHEET 040P08 ONTARIO COUNCIL OF UNIVERSITY LIBRARIES.....	37
FIGURE 6: 1954 AIR PHOTOS OF SOUTHERN ONTARIO, UNIVERSITY OF TORONTO LIBRARIES	38
FIGURE 7: DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1968, SHEETS 040P08C, ONTARIO COUNCIL OF UNIVERSITY LIBRARIES.....	39
FIGURE 8: DEPARTMENT OF ENERGY, MINES, AND RESOURCES, 1975, SHEETS 040P08C, ONTARIO COUNCIL OF UNIVERSITY LIBRARIES.....	40

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 127 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) (WSP2020) as being a directly impacted potential cultural heritage property. The subject property is also included in the City of Cambridge's Municipal Heritage Register as a listed 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.

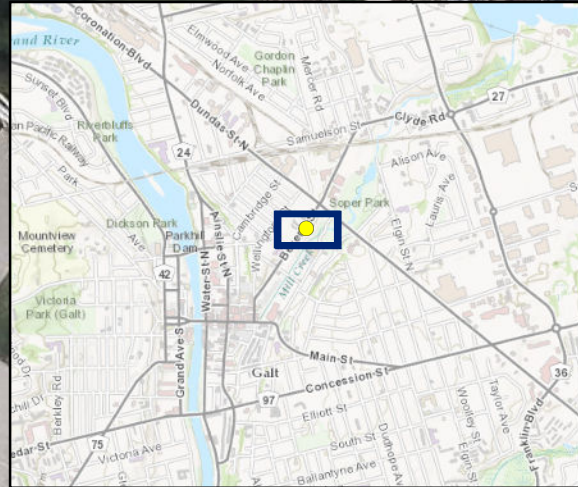
1.2 PROJECT DESCRIPTION

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	SCALE:	1:1,000	PROJECT NO.:	161-07859-01	DATE:	MARCH 2020
PROJECT:	127 BEVERLY STREET CHER	DRAWN BY:	AST	CLIENT:	REGIONAL MUNICIPALITY OF WATERLOO	CREDITS:	
		0 25 50 m		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 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 Region 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 confirmed the property is listed on the City's Municipal Heritage Register and provided some research and contemporary photographs.
Bridget Coady Region of Waterloo BCoady@regionofwaterloo.ca	By email on March 9, 2020	By email on March 19, 2020	No information available for 127 Beverly Street, Cambridge.

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. 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: 127 BEVERLY STREET

Euro-canadian land use for 127 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 to 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 through 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 1858 -1886

According to the Abstract Index for the subject property, Absalom Shade transferred the subject property, described as Lot 15 East Side of Beverly Street, North Side of Kerr Street on Plan 615, to Morris Welch on July 17th, 1858 by Bargain and Sale. The subject building was constructed circa 1858 (Region of Waterloo, MPAC), likely for or by Morris Welch.

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 1861 Census of Canada, Morris Welch is identified as an Irish Roman Catholic laborer, born in 1816. His Wife was named Ann Welch and was born in 1821. The 1864 City Directory records Morris Welch as a laborer living on Beverly Street.

The 1881 *Illustrated Atlas of the County of Waterloo* (Figure 3) identifies the subject property as just outside the downtown urban core of Galt. The property backs onto the GWR line, and fronts onto Beverly Street. No structures are indicated on the map.

3.3.4 1886 – 1946

According to the Abstract Index for the subject property, Morris Welch sold the property to Richard Kinsman on April 7th 1886. According to the 1881 Census of Canada (Census Place: Galt, Waterloo South, Ontario; Roll: C_13264; Page: 73; Family No: 358), Richard Kinsman was born in 1836 in England. He was a Methodist and worked as a Tool Polisher. Richard was married to Isabella Kinsman and they had six children: Minnie, Isabella, Richard, James, Nicholas and Jessie Rose.

On the 1916 Department of Militia and Defense topographic map (Figure 4) the subject property is identified as being within the downtown urban core of Galt. A stone structure is identified on the map in the current location of the subject property and the GWR line still appears to the rear of the property.

On the 1938 Department of Militia and Defense topographic map (Figure 5) the subject property is identified as being within the downtown urban core of Galt. A stone 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 is identified for the first time on the topographic map. On July 19th 1929, Nicholas W. Kinsman, Minnie Kinsman et al, with consent of official guardian, sold the property to Mary E. Thomas for \$1350. According to the 1921 Census of Canada (Reference Number: RG 31; Folder Number: 95; Census Place: Galt (City), Waterloo South, Ontario; Page Number: 17), Mary Thomas was a dressmaker born in 1859 in Ontario who had seven children: Llewellyn, Eunice, George, Alfred, Marjory and Harry. According to her gravestone, found at Mountview Cemetery, Waterloo, she died in 1945.

3.3.5 1946 – 1970

According to the Abstract Index for the subject property, the Executor of Mary Elizabeth Thomas' estate sold the property to Eunice G. Winter on March 27th, 1946 for \$1600. Eunice Winter (born 1900, died 1999) was the daughter of Mary E. Thomas and was married to Robert Winter, a laborer. The couple had three children, Frank, Emma and Wray (1921 Census Returns [District, Schedule, Page]).

According to the Abstract Index for the subject property, On January 25th, 1962 Eunice G. Winter, widow, sold the property to Harold R., a plumber, and Andrea Bish for \$4000. According to the 1968 Voters List for Waterloo Region, Harold and Andrea Bish lived at 127 Beverly Street.

On the 1954 Aerial Imagery (Figure 5) and the 1968 Department of Energy, Mines, and Resources 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, no secondary structures are identified on the property, including the shed to the rear of the property.

3.3.6 1970 - PRESENT

According the Land Abstract for the subject property, Harold R. and Andrea Bish sold the property to Miguel and Gilda Ferreira for \$2 on August 20th, 1970. On August 31st, 2010, Miguel and Gilda Ferreira transferred the property to Mark Allen Ford and Debra Ann Collins. On August 24th 2011, Mark Allen Ford and Debra Ann Collins transferred the property to Shane Michael and Wendy Lynn Taylor. On April 24th 2015, Shane Michael and Wendy Lynn Taylor sold the property to Jose Erik and Zaida Parada, the current owners, for \$185,000.

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 3rd, 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 127 Beverly Street is located in the City of Cambridge, Waterloo Region, Ontario, and the study area consists of the property's legal boundaries. Beverly Street consists of a two lane-divided urban road with sidewalks in either direction (Image 1, 2). Beverly Street runs southwest to northeast diagonally out from downtown Galt, parallel to the former rail line and Mill Creek (Image 3, 4). Mill Creek is a narrow, shallow and creek that flows through Galt.

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



Image 1: Views along Beverly Street, looking southwest.



Image 2: Views along Beverly Street, looking northeast.



Image 3: Views along Mill Creek and walking path to the rear of 127 Beverly Street.



Image 4: Views along Mill Creek and walking path to the rear of 127 Beverly Street.

4.2 ARCHITECTURAL DESCRIPTION

The subject property contains a one-and-a-half storey side gable, stone house, built circa 1858 (Region of Waterloo - MPAC). The building was constructed as a rubblestone Georgian vernacular cottage, with a cut ashlar stone front façade, 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-and-a-half storey stone Georgian vernacular cottage with a cut ashlar stone front elevation. The elevation is symmetrical, with two windows flanking a central entranceway. The window openings consist of white vinyl windows with steel sheet cladding over the windowsills, and small slider windows in the bottom $\frac{1}{4}$ (Image 8). The central entranceway consists of a red contemporary door with a narrow rectangular transom window (Image 7). The side gable roof is shingled with black asphalt shingles. An aluminum eavestrough, aluminum soffit and transom has been installed under the eaves. The foundation is also stone.



Image 5: Front elevation, 127 Beverly Street, Cambridge, ON.



Image 6: Front and south side elevation, 127 Beverly Street, Cambridge, ON.



Image 7: Detail view of central entranceway, 127 Beverly Street, Cambridge, ON.



Image 8: Detail view of window opening, 127 Beverly Street, Cambridge, ON.

4.2.2 REAR ELEVATION

The rear elevation is largely obscured from the public realm by landscaping, outbuilding features, and by a single-storey rear ‘summer kitchen’ addition, clad in grey vertical board and batten style cladding (Image 9, 10). The rear addition includes one window opening with a central vertical slider window. The side gable roof is shingled with black asphalt shingles.



Image 9: Looking west towards the rear elevation of 127 Beverly Street from public walking path.



Image 10: Looking northwest towards the rear elevation of 127 Beverly Street from public walking path.

4.2.3 NORTH SIDE ELEVATION

The north side elevation (Image 11, 12) consists of a one-and-a-half storey side gable end, constructed of rubblestone. The elevation has one window opening in the gable end, consisting of a 1/1 horizontal slider window. The slope of the side gable has a gradual incline and the roof features cornice returns. An aluminum soffit and transom has been installed under the eaves. The foundation is also stone.



Image 11: View of the north side elevation, 127 Beverly Street, looking southeast.



Image 12: Detail view window opening on the north side elevation, 127 Beverly Street, looking southeast.

4.2.4 SOUTH SIDE ELEVATION

The north side elevation (Image 13, 14) consists of a one-and-a-half storey Georgian style, side gable end, constructed of rubblestone. The elevation has one window opening in the gable end, consisting of a 1/1 horizontal slider window. The transition from cut ashlar stone to rubblestone is visible at the north corner of the residence (Image 15). The slope of the side gable has a gradual incline, and the roof features cornice returns. An aluminum soffit and transom has been installed under the eaves (Image 16). The foundation is also stone.



Image 13: View of the south side elevation, looking north.



Image 14: View of the side gable, looking north.



Image 15: Detail view of the transition from cut ashlar stone to rubblestone, looking north.



Image 16: View of stone foundation, looking north.

4.2.5 OUTBUILDINGS

The property also includes one hipped-roof, concrete block shed outbuilding at the rear of the property. The front elevation (Figure 18) is symmetrical, with two small vertical slider windows and a central entranceway. The south side elevation has one vertical slider window opening (Figure 17). The rear elevation consists of concrete block.



Image 17: Looking northeast towards front elevation of garage structure.



Image 18: Looking east towards rear shed structure, 127 Beverly Street.

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 stone houses. The buildings all display similar design elements and architectural features as 127 Beverly Street, such as the symmetrical façade, and simple unornamented design. The buildings all have been built between the 1830s and 1870s. All but one, Craigie Lea at 275 Ainslie Street South, are of a Georgian vernacular design.

This comparative analysis suggests that the subject property is not an early or rare example of a stone Georgian vernacular cottage in the City of Cambridge, and that this style is well represented on the heritage inventory. However, the comparative analysis also suggests that the subject building is a representative example of a one-and-a-half Georgian-style stone cottage.

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
58 Ainslie Street South	Listed on the Cambridge Heritage Register		Circa 1860	Ashlar cut front, rubblestone side and rear elevation.	One-and-a-half storey side gable Georgian cottage, three bay symmetrical façade with central entranceway and transom window and sidelights. Small one storey addition to the rear.
275 Ainslie Street South	Designated Part IV		Circa 1834-1840	Ashlar cut stone, rubble foundation.	One-and-a-half storey hipped roof Georgian/Regency cottage, five bay symmetrical façade with central entranceway and transom window and sidelights. Halifax dormers on the front elevation. Known as "Craigie Lea" built by Andrew Elliot.
879 Avenue Road	Listed on the Cambridge Heritage Register		Circa 1840	Broken course fieldstone.	One-and-a-half storey side gable Georgian vernacular farmhouse, three bay symmetrical façade with central entranceway. Small one storey addition to the rear. Wood clad addition on west elevation.

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
69 and 71 Blair Road	Listed on the Cambridge Heritage Register		Circa 1874	Limestone.	One-and-a-half storey side gable Georgian vernacular revival style cottage, three bay symmetrical façade with central entranceway. Half circle windows in the side elevation gable end. Small one storey addition to the rear.
31 and 33 Bruce Street	Listed on the Cambridge Heritage Register		Circa 1875	Ashlar cut stone, limestone quoins, sills and lintels.	Two semi-detached double one-and-a-half storey side gable Georgian vernacular cottages, three bay symmetrical façades with central entranceway and transom window. Two dormers in each roofline.

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	Y	The subject property retains a one-and-a-half storey stone Georgian vernacular cottage built circa 1858. The comparative analysis suggests that the subject property is not an early or rare example of a stone Georgian vernacular cottage in the City of Cambridge, however, the comparative analysis also suggests that the subject building is a representative example of a one-and-a-half Georgian-style stone cottage. Therefore, the property meets this criterion.
	Displays a high degree of craftsmanship or artistic merit	Y	The building is of a Georgian vernacular style using masonry construction methods which require a high degree of craftsmanship. Therefore, the property meets 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 Morris Welch and his family in circa 1858 (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 one- to two- 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 significantly physically, functionally, visually or historically linked 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 1858 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;	Y	The building is of a stone Georgian vernacular construction, typical for its era, but one that is no longer used to construct contemporary buildings. Therefore, the property meets 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 Georgian 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 19 th 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. 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. 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 One-and-a-half storey stone Georgian vernacular cottage built circa 1858. The building does not appear to have been significantly altered since its construction in 1858 and the attached rear addition has not altered the original building’s footprint. One out building has been constructed on the property, does not contribute to the character of the property. Although the 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 and the City of Cambridge criteria identified in their official plan, the property at 127 Beverly Street retains cultural heritage value or interest. The subject property retains a representative example of a one-and-a-half storey stone Georgian vernacular cottage built circa 1858. The residence located on the subject property displays a high degree of craftsmanship as a stone Georgian vernacular style which utilises masonry construction methods now rarely used. Accordingly, a 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

The property at 127 Beverly Street, located in the City of Cambridge, Waterloo Region, Ontario, consists of a one-and-a-half storey stone Georgian vernacular residence built in 1858. The building was constructed as a Scottish vernacular cottage with a cut ashlar stone front façade in what was previously a suburban area at the edge of Galt.

The subject property is located on the northeast side of Beverly Street, west of Mill Creek. Beverly Street consists of a two lane-divided urban road with sidewalks in either direction. Beverly Street runs southwest to northeast diagonally out from the downtown of Galt, parallel to the former rail line and Mill Creek. The area surrounding the property consists of a one to two storey, nineteenth century residential neighbourhood.

6.1.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 127 Beverly Street retains a one-and-a-half storey stone Georgian vernacular cottage built circa 1858. The subject property has design/physical value as a representative example of an ashlar cut Georgian-style building. The building utilises masonry construction methods which require a high degree of craftsmanship. It also has value in the City of Cambridge as a building constructed using masonry methods that are now rarely used.

6.1.3 DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes that reflect the cultural heritage value or interest of 127 Beverly Street, Cambridge, include:

- Size and massing of the one-and-a-half storey stone building, including the building envelope;
- Symmetrical three bay front façade;
- Cut ashlar stone and rubblestone construction;
- Side gable roofline with shallow slope;
- Central entranceway and transom window.

7 RECOMMENDATIONS

The property at 127 Beverly Street consists of a one-and-a-half storey Georgian vernacular cottage built circa 1858. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 127 Beverly Street does retain cultural heritage value or interest. Accordingly, a Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.

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

- 1 The property at 127 Beverly Street was determined to have cultural heritage value or interest. A Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.

BIBLIOGRAPHY

Archaeological Research Associates Ltd. (2016), Existing Conditions Report: Cultural Heritage Resources, Stage 2 Light Rail Transit Environmental Assessment Region of Waterloo Prepared for WSP Parsons Brinckerhoff

Archives of Ontario, Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 876

Archives of Ontario, Ontario, Canada Births, 1858-1913 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

Beers, J.H. and Co. (1883). The Cultural Implication of Drainage in the Municipality of Waterloo. Kitchener: Region of Waterloo.

Bothwell, Robert. (1986). A Short History of Ontario. Hurtig Publishers, Edmonton, Alberta.

City of Cambridge (n.d.) Local History. Retrieved from <<http://www.cambridge.ca/en/learn-about/Local-History.aspx>>

Cambridge Heritage Master Plan (2006). Prepared by BRAY Heritage, ERA Architects Inc., Archaeological Services Inc, Maltby and Associates Inc and the Tourism Company. Online Resource, <https://www.cambridge.ca/en/learn-about/resources/Cambridge-Heritage-Master-Plan.pdf>. Accessed April 16, 2018.

Capron, Hiram (1866) Abstract of Title to Block No. 1 on the Grand River, 20 Mar. 1866 Paris Museum and Historical Society 1999.0399.01

City of Cambridge Heritage Properties Register (2017) Online Resource, <https://www.cambridge.ca/en/learn-about/resources/Heritage/Heritage-Properties-Register---September-2017.pdf>. Accessed March 1, 2018.

Eby, Ezra E. (1895) A biographical history of Waterloo township and other townships of the county: being a history of the early settlers and their descendants, mostly all of Pennsylvania Dutch origin: as also much other unpublished historical information chiefly of a local character, Kitchener, Ontario

Ellis, C.J. and D.B. Deller (1990). Paleo-Indians. In The Archaeology of Southern Ontario to A.D. 1650, Ed C.J. Ellis and N. Ferris, pp. 37-74. Occasional Publication of the London Chapter, OAS No.5. London: Ontario Archaeology Society.

Ellis, C.J., I.T. Kenyon, and M.W. Spence (1990). The Archaic. In The Archaeology of Southern Ontario to A.D. 1650, Ed C.J. Ellis and N. Ferris, pp. 65-124. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.

Epp, Frank H and T. D. Regehr (1974) Mennonites in Canada: 1939-1970: a people transformed, Macmillan of Canada

Filice, Michelle (2016) Haldimand Proclamation The Canadian Encyclopedia June 3, 2016 <https://www.thecanadianencyclopedia.ca/en/article/haldimand-proclamation>

Fox, W. (1990). The Middle Woodland to Late Woodland Transition. In The Archaeology of Southern Ontario to A.D. 1650, Ed C.J. Ellis and N. Ferris, pp. 171-188. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.

General, P. and G. Warrick (2012) The Grand River Sturgeon Fishery. Journal of the Ontario Archaeological Society (92). 27-37.

Grand River Conservation Authority (2013) Heritage River Inventory. Online Resource, https://www.grandriver.ca/en/our-watershed/resources/Documents/Heritage-Inventory_As-of-March-13_2013.pdf. Accessed March 2, 2018.

Heritage Resources Centre (1989). The Grand as a Canadian Heritage River. University of Waterloo Occasional Papers Series.

Janusas, S. (1988a). An Archaeological Perspective of an Historical Overview of the Region of Waterloo. Kitchener: Region of Waterloo.

Janusas, S. (1988b). The Cultural Implication of Drainage in the Municipality of Waterloo. Kitchener: Region of Waterloo.

Lennox, P.A. and W.R. Fitzgerald (1990) The Culture History and Archaeology of the Neutral Iroquoians. In *The Archaeology of Southern Ontario to A.D. 1650*, Ed C.J. Ellis and N. Ferris, pp 405-456. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeological Society.

Mika, Nick and Helma (1977) *Places in Ontario: Their Name Origins and History*. Belleville: Mika Publishing (Volumes 2 and 3 published in 1981 and 1983.)

Mills, R. (2017). February 21. Flash from the Past: Industry crowds the Grand River in Galt. *The Record*. Retrieved from < <https://www.therecord.com/living-story/7142935-flash-from-the-past-industry-crowds-the-grand-river-in-galt>

Library and Archives Canada, Ottawa, Ontario, Canada; Voters Lists, Federal Elections, 1935-1980

Schull, Joseph. (1978). *Ontario Since 1867*. McClelland and Stewart, Toronto, Ontario.

Surtees, Robert J. (1994). Land Cessions, 1763-1830. In *Aboriginal Ontario: Historical Perspectives on the First Nations*, Ed Edward S. Rogers and Donald B. Smith, pp. 92-121. Dundurn Press for the Government of Ontario, Toronto, Ontario.

Waterloo Region Generations (n.d.) Absalom Shade

<https://generations.regionofwaterloo.ca/getperson.php?personID=126792&tree=generations>

Warrick, G. (2000). The Precontact Iroquoian Occupation of Southern Ontario. *Journal of World Prehistory* 14(4):415-456.

Quantrell, J. (2010) *A Part of Our Past: Essay's on Cambridge's History*. City of Cambridge. Cambridge, ON. (2004) *Spanning the Generations: A Study of Old Bridges in the Waterloo Region Phase 1 Inventory*.

Young, J. (1880) *Reminiscences of the Early History of Galt and the Settlement of Dumfries: In the Province of Ontario*. Hunter, Rose & Co., Toronto, ON

Provincial Standards and Resources

Environmental Assessment Act (1990). Retrieved from <https://www.ontario.ca/laws/statute/90e18>

Ministry of Municipal Affairs and Housing (2014). Provincial Policy Statement. Retrieved from <http://www.mah.gov.on.ca/Page10679.aspx>

Ontario Heritage Act. (2005). Retrieved from <https://www.ontario.ca/laws/statute/90o18>

Ontario Ministry of Culture. (2006). Ontario Heritage Tool Kit. Retrieved from www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht

Ontario Ministry of Tourism and Culture and Sport. (2010). Standards and Guidelines for Conservation of Provincial Heritage Properties. Retrieved from http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf

Ontario Ministry of Tourism and Culture and Sport. (2014). Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation. Retrieved from http://www.mtc.gov.on.ca/en/heritage/MHSTCI_Heritage_IE_Process.pdf.

Ontario Ministry of Tourism, Culture and Sport. (2007). Heritage Conservation Principle's for Land Use Planning. Retrieved from www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport. (2007). Eight Guiding Principles in the Conservation of Historic Properties. Retrieved from www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

National and International Standards and Resources

Canadian Register of Historic Places (2017). Retrieved from www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada National Historic Sites of Canada (2017). Retrieved from www.pc.gc.ca/progs/lhn-nhs/index_e.asp


APPENDIX

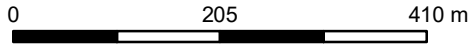

A HISTORICAL MAPPING






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: 127 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: 127 BEVERLY STREET CHER		CREDITS: TOWNSHIP OF NORTH DUMFRIES FROM THE ILLUSTRATED ATLAS OF THE COUNTY OF WATERLOO (H. PARSELL & CO., 1881)	
0 200 400 m		N 	



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:
127 BEVERLY STREET CHER

CREDITS:
DEPARTMENT OF MILITIA AND
DEFENCE 1916, SHEET 040P08
ONTARIO COUNCIL OF UNIVERSITY
LIBRARIES





LEGEND

 Study Area

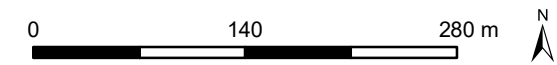
TITLE:
FIGURE 5: 1938 TOPOGRAPHIC MAP, GALT

SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MARCH 2020
-------------------	-----------------------------	---------------------

DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO
------------------	---

PROJECT:
127 BEVERLY STREET CHER

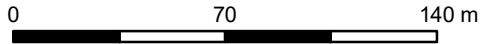

CREDITS:
DEPARTMENT OF MILITIA AND
DEFENCE 1938, SHEET 040P08
ONTARIO COUNCIL OF UNIVERSITY
LIBRARIES

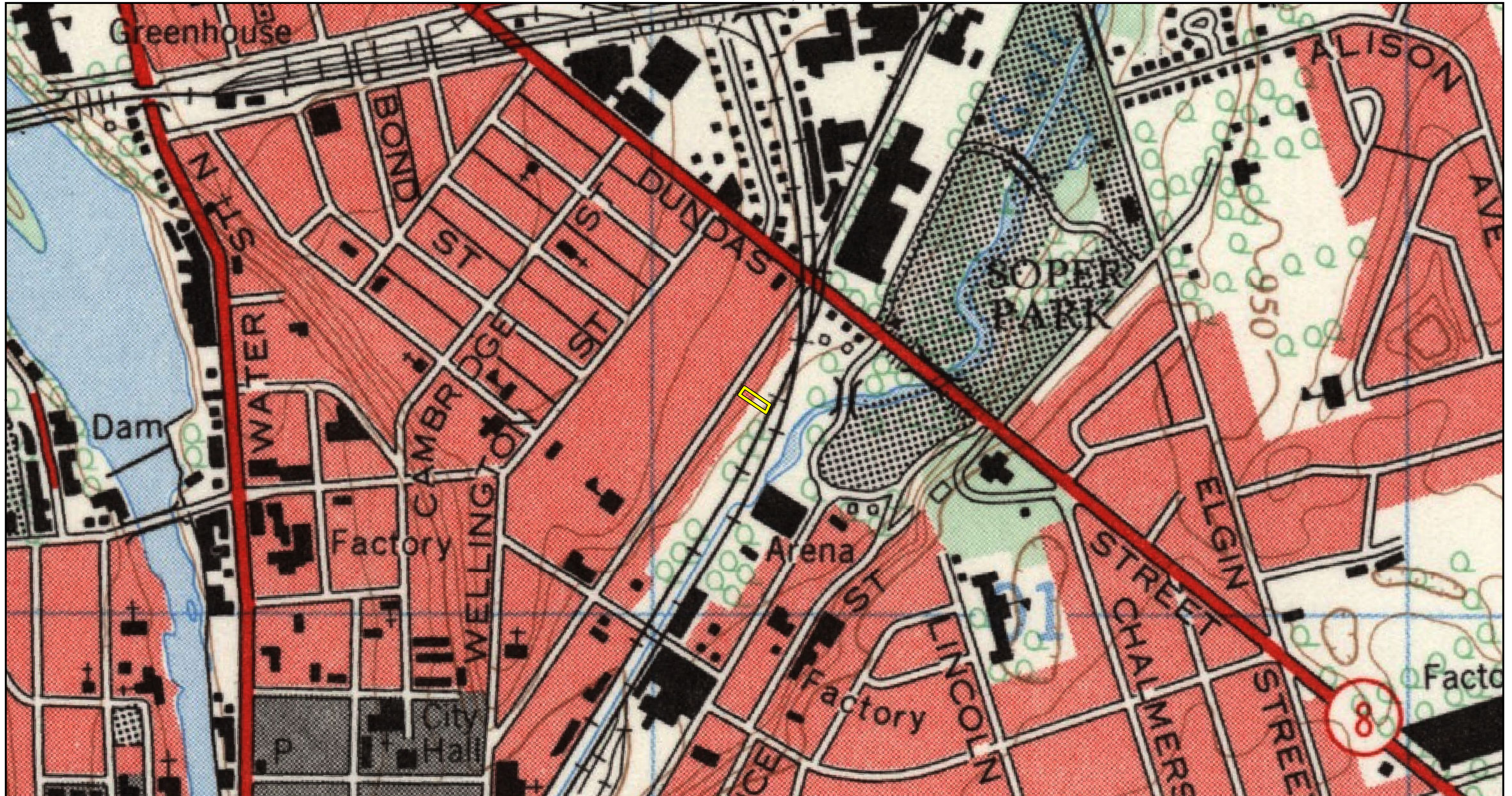





LEGEND

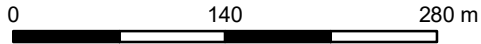

 Study Area

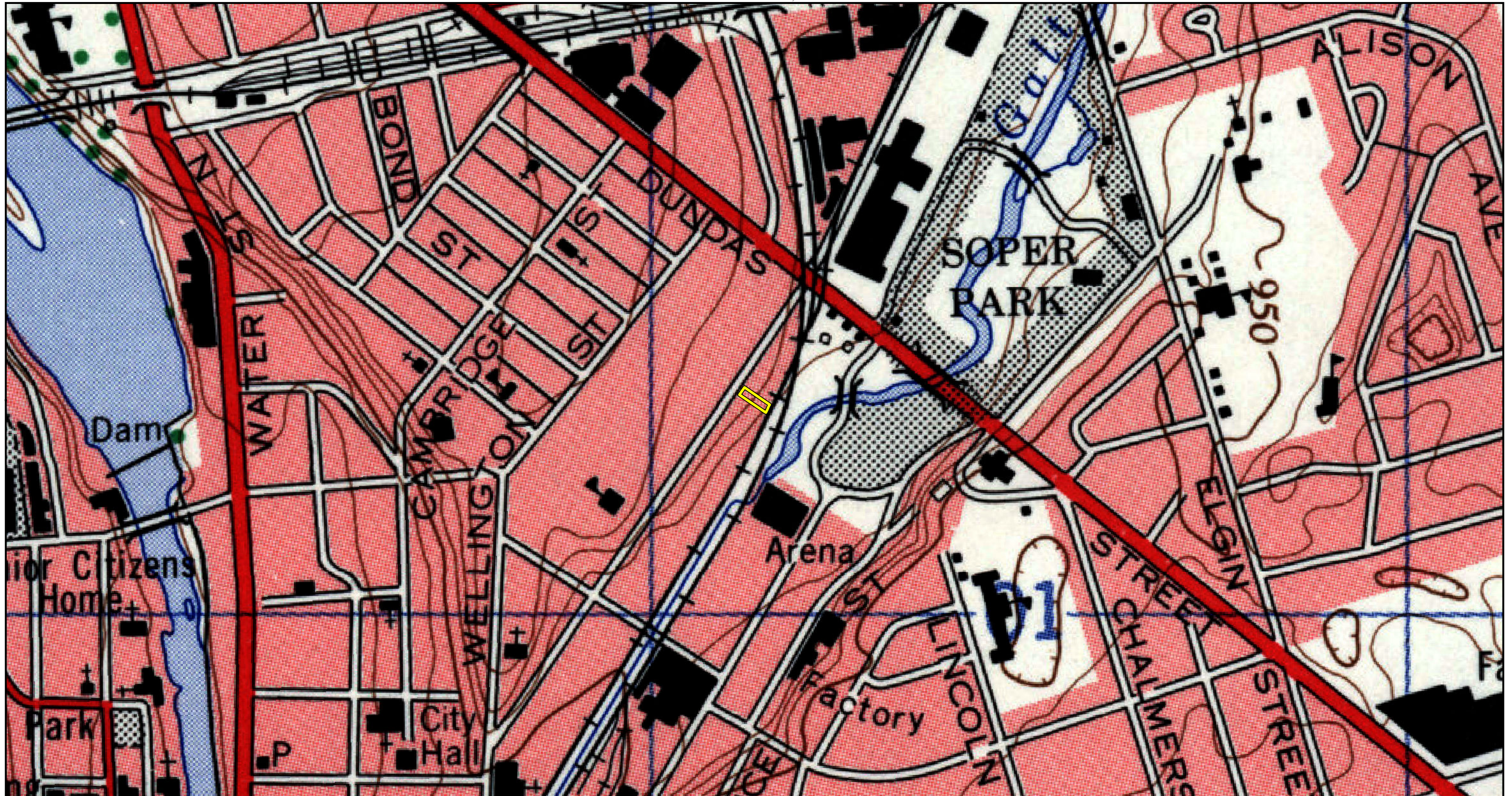
TITLE: FIGURE 6: 1954 AERIAL IMAGERY	SCALE: 1:2,500	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 127 BEVERLY STREET CHER	CREDITS: 1954 AIR PHOTOS OF SOUTHERN ONTARIO, UNIVERSITY OF TORONTO LIBRARIES		
			




LEGEND

 Study Area

TITLE: FIGURE 7: 1968 TOPOGRAPHIC MAP, KITCHENER GALT	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 127 BEVERLY STREET CHER		CREDITS: DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1968, SHEET 040P08C, ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			



LEGEND

 Study Area

TITLE:
FIGURE 8: 1975 TOPOGRAPHIC MAP, GALT

SCALE:
1:5,000

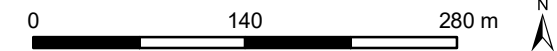
PROJECT NO:
161-07859-01

DATE:
MARCH 2020

PROJECT:
127 BEVERLY STREET CHER

DRAWN BY:
AST

CLIENT:
REGIONAL
MUNICIPALITY OF WATERLOO



CREDITS:
DEPARTMENT OF ENERGY, MINES
AND RESOURCES, 1975, SHEET
040P08C, ONTARIO COUNCIL OF
UNIVERSITY LIBRARIES