

**Heritage Committee Meeting  
AGENDA**

Monday, January 15, 2018, 6:00 pm  
Tecumseh Town Hall  
[www.tecumseh.ca](http://www.tecumseh.ca)

	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. ROLL CALL</b>	
a. Election of Chair and Vice Chair	
<b>3. DISCLOSURE OF PECUNIARY INTEREST</b>	
<b>4. DELEGATIONS</b>	
<b>5. COMMUNICATIONS</b>	
a. Heritage Committee Minutes November 13, 2017	2 - 4
b. Community Heritage Ontario Email, dated January 8, 2018 Re: Federal Role in Heritage Conservation	5 - 8
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<b>6. REPORTS</b>	
<b>7. UNFINISHED BUSINESS</b>	
a. Heritage Property Listing	31 - 32
1. Ontario Heritage Toolkit - Heritage Property Evaluation	33 - 78
2. Ontario Heritage Act - Criteria for Determining Cultural Heritage Value or Interest	79 - 79
<b>8. NEW BUSINESS</b>	
<b>9. NEXT MEETING</b>	
<b>10. ADJOURNMENT</b>	

**MINUTES OF A MEETING OF THE HERITAGE COMMITTEE  
FOR THE TOWN OF TECUMSEH**

A meeting of the Heritage Committee for the Town of Tecumseh was held on Monday, November 13, 2017 in the Sandwich South Meeting Room at Town Hall, 917 Lesperance Road, Tecumseh at the hour of 6:00 pm.

(HC 10-1)

**ORDER**

The Vice-Chair called the meeting to order at 6:02 pm.

(HC 10-2)

**ROLL CALL**

Vice-Chair	- Ian Froese
Councillor	- Rita Ossington
Member	- Chris Carpenter
Member	- Dwayne Ellis (6:09 pm)
Member	- Rhonda Dupuis
Councillor	- Brian Houston
Member	- Terry England

Also Present:	Manager Committee & Community Services	- Christina Hebert
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Absent:

(HC 10-3)

**DISCLOSURE OF PECUNIARY INTEREST**

None Reported.

(HC 10-4)

**DELEGATIONS**

None.

(HC 10-5)

**COMMUNICATIONS**

**Minutes**

A) Heritage Committee Meeting held October 16, 2017

Motion:	(HC-29/17)	Moved by	Member Chris Carpenter
		Seconded by	Councillor Brian Houston

**That** the Minutes of the Heritage Committee meeting held October 16, 2017, be approved.

Carried

B) Community Heritage Ontario, Fall Newsletter

Motion:	(HC-30/17)	Moved by	Member Rhonda Dupuis
		Seconded by	Councillor Rita Ossington

**That** Communication B on the October 16, 2017 Heritage Committee Meeting Agenda, be received.

Carried

(HC 10-6)

**REPORTS**

None.

(HC 10-7)

**UNFINISHED BUSINESS**

**Heritage Property Listing**

Vice Chair Ian Froese provides an update on the research conducted for his respective properties.

In relation to the Campeau House, he spoke with the owners' daughter. The daughter advised the lawyer retained by the Campeau's has the information and history of the house.

Councillor Brian Houston advises he is endeavouring to contact the owners of his respective properties.

The following additional information is made to the Heritage Property Listing:

<b>Property</b>	<b>Amendment</b>
St. Anne's Cemetery	<b>Add</b> – to Street, '1521' <b>Add</b> – to Brief Description – 'Original cemetery in Tecumseh'
Beach Grove Club House	<b>Add</b> – to Brief Description, 'First Club House Wooden - Originally built in 1921, burned down in 1927. Rebuilt in 1929 as a private Club.'
13749 Riverside Drive	<b>Add</b> – to Name of Property, 'Original St. Clair Beach Home'
Severs Property	<b>Add</b> – to Brief Description, 'Residence used for rum running'
Beach Grove Pro Shop	<b>Add</b> – to Brief Description, 'Assumed to be original pro shop'
St. Mark's by the Lake Anglican Church	<b>Add</b> – to Brief Description, 'Area surrounding property was originally an orchard, owned by Florence and Ethel Wellwood. The property was then donated to the Church.'
D.M. Eagle School Site	<b>Add</b> – to Brief Description, 'In 1946 became DM Eagle School, prior to it was a little white building used as a one room school house. Named after David Melville Eagle who taught both English and French in the area.'
Old Cada Homestead	<b>Add</b> – to Brief Description, 'Original farmhouse of the Cada Family'
Robinet Hardware	<b>Add</b> – to Year, '1870s'
Tecumseh Area Historical Society site including log cabin and sheds	<b>Add</b> – to Brief Description, 'Site of the original railroad yard and current location of Lesperance Log Cabin (circa 1799)'
Campeau House	<b>Add</b> – to Brief Description, 'Prior to St. Anne's Chapel, the building was used as a place to hold mass'
Stone Porch House	<b>Add</b> – to Brief Description, 'Residence used for rum running'

The above-mentioned amendments will be incorporated into the Heritage Property Listing and brought back to the Committee for review.

(HC 10-8)

#### **NEW BUSINESS**

None.

(HC 10-9)

#### **NEXT MEETING**

The next meeting of the Heritage Committee will be held on Monday, January 15, 2018, at 6:00 pm.

(HC 10-10)

**ADJOURNMENT**

Motion: (HC-31/17) Moved by Member Chris Carpenter

Seconded by Member Rhonda Dupuis

**That** there being no further business, the November 13, 2017 meeting of the Heritage Committee be adjourned at 7:07 pm.

Carried

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Ian Froese, Vice Chair

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Christina Hebert, Manager  
Committee & Community Services



**From:** "elenaveldman"

**To:** "Laura Moy"

**Subject:** Federal role in heritage conservation

Happy New Year!

I am sending the attached letter to the chair(s) of Ontario's municipal heritage committees on behalf of Wayne Morgan, President of Community Heritage Ontario. The letter is regarding the federal role in heritage conservation.

We would appreciate your placing it on the next committee agenda.

Thank you.

Sincerely,

Elena Veldman

--

Elena Veldman, Program Officer  
Community Heritage Ontario  
[www.communityheritageontario.ca](http://www.communityheritageontario.ca)

Join us for the 2018 Ontario Heritage Conference  
June 7-9, 2018, Sault Ste. Marie

[www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca)

December 29, 2017

Tecumseh  
Mr. Jerome Baillargeon  
Chairperson  
Tecumseh Heritage Committee  
c/o Laura Moy, Clerk  
917 Lesperance Road  
Tecumseh, ON N8N 1W9

Dear Mr. Jerome Baillargeon,

Community Heritage Ontario (CHO) is writing to all Ontario municipal heritage committees seeking support for federal action on the conservation of heritage properties.

CHO seeks the support of both your Heritage Committee and your Municipal Council in each writing to the federal Minister of Environment with copies to the Minister of Finance and your member(s) of federal Parliament supporting the recommendations of the federal House of Commons Standing Committee on Environment and Sustainable Development contained in report 10 regarding the preservation of Canada's heritage. A copy of the seventeen Committee recommendations is attached. The full report is available for viewing at: <http://www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10>.

While all of the Committee's recommendations are worthy of support, it would be helpful if, in your letters, you emphasized recommendation number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places. The tax credit program could be similar to one that has been utilized for years by the United States federal government. That tax credit program has achieved success in conserving America's heritage properties while at the same time generating substantial economic development.

Implementation of the Committee's recommendations will not only help conserve federally owned heritage properties but will also assist in the conservation of privately owned heritage properties.

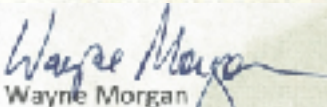
It is essential that we demonstrate widespread support for a federal government role in conserving Canada's heritage and that this role should be pursued through the implementation of the Standing Committee's recommendations.

Input is being sought by the federal government on these recommendations over the next two months. It is important that letters of support be received by the federal Ministers no later than February 28, 2018.

Sincerely,

Wayne Morgan  
President, Community Heritage Ontario

*Recommendations Attached*



Wayne Morgan  
President, Community Heritage Ontario

## **RECOMMENDATIONS**

### ***of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development - Preserving Canada's Heritage: The Foundation for Tomorrow***

The Committee Recommends that the federal government:

1. *Policy on Management of Real Property* be integrated in new legislation so that custodian departments of designated federal heritage buildings are required to protect the commemorative integrity of these buildings and prevent demolition-by-neglect.
2. introduce legislation to provide statutory protection for federal heritage buildings.
3. introduce legislation imposing on Crown corporations the same requirements imposed on federal departments and agencies by the *Policy on Management of Real Property* regarding the management of federal heritage buildings, in order to protect the commemorative integrity of buildings owned by these Crown corporations and prevent their demolition-by-neglect.
4. introduce legislation to establish a process to protect, conserve, document and exhibit archaeological resources on federal land and under waters of federal responsibility.
5. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada.
6. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the integrity of federal heritage buildings owned by the federal government or under its jurisdiction.
7. Treasury Board Secretariat work with federal departments and agencies to ensure that they invest 2% of the asset replacement value annually towards the maintenance and repair of federal heritage buildings, as recommended in the Treasury Board Secretariat's *Guide to the Management of Real Property*.
8. adopt a policy requiring federal departments and agencies to, when deemed appropriate, give preference to existing heritage buildings when considering leasing or purchasing space.
9. introduce legislation to:
  - a. ensure that federal actions do not adversely impact the commemorative integrity of national historic sites of Canada or the integrity of heritage sites and buildings designated by provinces and municipalities in Canada;
  - b. provide statutory protection for Canadian World Heritage sites;
  - c. ensure that federal actions take into consideration the heritage values of Canada's historic places; and
  - d. give statutory recognition of the Canadian Register of Historic Places and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

10. restore the funding level for the National Cost-Sharing Program for Heritage Places to a minimum of \$10 million per year.
11. establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.
12. in co-operation with provincial and territorial governments, work to adapt future versions of Canada's *National Model Building Codes* in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.
13. Parks Canada review its National Cost-Sharing Program and, if it is determined that rural sites are under-represented in applications for funding or in the awarding of funding, steps should be taken to improve the program.
14. consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.
15. support an Indigenous-led initiative that will be responsible for:
  - a. determining how places that are important to Canada's Indigenous peoples should be protected and preserved;
  - b. enhancing the capacity of Indigenous communities to preserve places that are important to them; and
  - c. presenting the perspective of Indigenous communities regarding the protection of places that are important to them to the Historic Sites and Monuments Board of Canada and its Secretariat, Parks Canada and other federal government departments and agencies.
16. Parks Canada, in cooperation with Indigenous groups, include Indigenous registrars in the Canadian Register of Historic Places to improve the process by which Indigenous places that are important to Indigenous peoples are identified and designated.
17. in support of the Truth and Reconciliation Commission's calls to action 79 and 81, and in consultation with Indigenous groups:
  - a. introduce legislation amending the *Historic Sites and Monuments Act* to add First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.
  - b. The Historic Sites and Monuments Board of Canada revise the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.
  - c. Parks Canada develop and implement a national heritage plan and strategy for commemorating and, where appropriate, conserving residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.
  - d. in collaboration with Residential School Survivors, commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.





WINTER / HIVER

2018

# CHOnews

QUARTERLY PUBLICATION OF COMMUNITY HERITAGE ONTARIO/PATRIMOINE COMMUNATAIRE DE L'ONTARIO

## THE STANLEY PARK GATES, ERIN

JAMIE CHEYNE

Today if one wished to get away for the weekend to cottage country, it's a phone reservation and two hour drive to a plentiful lineup of accommodations and recreation. Now, imagine what it would take in 1890 or 1910 living in Toronto and wanting to get away, even for a day trip to the country, for fresh air, a picnic or maybe even a small boat ride? In the 1890s, the Credit Valley Railway (later to be part of the Canadian Pacific Rail family) ran through Erin's north end, the station practically across the road from what would become Stanley Park.

In 1888, Mr. James Long had a vision, and in Erin Ontario he purchased 50 acres of land on the north edge of town and with the following year began construction. Once the park had opened, a group of Methodist ministers from the area built the

first cottage and in 1889 a half-mile bicycle track was built and would, over the years, be used for foot races and horse racing as well. The 1890s were the heyday for bicycle racing and Erin was a popular location for many years. Another popular sport involved running—sprints, dashes and marathons. Tom Longboat, from the Six Nations Reserve and the 1907 Boston Marathon winner, graced the track in 1908 in a much-contested match.<sup>1</sup> While declared the winner, it was speculated that his rival, Torontonion Percy Sellen may have actually won the race.

Boating was a favourite pastime and several boathouses were built to accommodate the small watercraft that plied the ponds of Stanley Park. Many postcards are still in existence that show women or couples sharing

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<sup>1</sup> Weber, Ken (Ed.). "The day Tom Longboat raced in Erin." In *The Hills*. Autumn 1999.



Stanley Park, Erin

a paddle boat.

Between 1910 and 1920 the owner at the time, Mr. Henry Austin, initiated the construction of the Stanley Park gates to better identify the location along Main Street. The gates were created to greet the visitors now arriving by automobile, complete with an arch over the driveway into the park.

The stone gates and arch were constructed by the well-known local stone masons Harry Sanders and Charles Smith. Harry Sanders was regarded for his work on local stone houses while Charles Smith was also well versed in concrete work, having created many culverts, bridges and sidewalks. A quality entrance, created by local craftsmen of quality and endurance!



Stanley Park Gates then

The park entrance is comprised of several structures: two large gate pillars to hold up the arched sign and two accompanying pillar/wall structures to complete the grand entry. While most stone wall construction is flat-pointed, the gate pillars and walls have a more decorative ribbon pointing, extending out from the stones and taking much more time and care to create. The Stanley Park Gates have had a very long and strong connection with and to the town of Erin.<sup>2</sup>

Over the ensuing years, the park and its original intent had fallen more and more out of favour. The automobile gave us greater distances and available locations to explore, and the property ceased to be a tourist destination. Today it is privately owned and currently a residential enclave. The boats are no longer for rent, but several canoes can still be

seen along the shoreline belonging to present landowners.

The Town of Erin Heritage Committee saw the need to ensure these “pillars of the past” remained and started the process to designate the Stanley Park Gates and surrounding property as a heritage property. After initiating a Heritage Designation Report, a submission was presented to Town of Erin Council in September 2016. In September 2017 the official by-law was passed by Council, assisted by Town and County staff.



Stanley Park Gates now

The statement of Cultural Value took three main things<sup>3</sup> into consideration:

1. The Design or Physical Value, noting the local fieldstone used and the ribbon pointing, or “tooled V-joint mortar”
2. The Historical or Associative Value, pertaining to the early creation of the park, and the tourist trade that ensued over the years, as well as the local craftsmen involved
3. The Contextual Value, the landmark, created from local fieldstone in abundance due to the nearby drumlin along the Niagara Escarpment

Erin can be proud of its historic tourist location, as we look to build on this for the future.

*Jamie Cheyne is the Chair of the Town of Erin Heritage Committee.*



<sup>2</sup> Erin Centennial Committee. (1967). Centennial history, 1842-1967: Erin Township and Erin Village. [s.n.], Erin, ON.

<sup>3</sup> Laszczuk, M., and Paine, C. (2016). Stanley Park Gates Heritage Designation Report. University of Guelph, Guelph, ON.

## WE WANT TO HEAR FROM YOU

CHONEWS IS YOUR QUARTERLY PUBLICATION. WE WANT TO KNOW ABOUT THE INITIATIVES, ACHIEVEMENTS, CHALLENGES, AND CONCERNS OF YOUR MUNICIPAL HERITAGE COMMITTEE. INFORMATION NETWORKING THROUGH CHONEWS IS IMPORTANT.

SUBMISSIONS ARE WELCOME AT ANY TIME.





## ONTARIO HERITAGE ACT REGISTER, A YEAR IN REVIEW

ERIN SEMANDE

2017 was a busy year in the Register's office. In May the Ontario Heritage Trust launched the online version of the [Ontario Heritage Act \(OHA\) Register](#). We are very excited that this information is now publically accessible. It is still a work in progress, so as always if there is something you are looking for and cannot find, please contact me directly so I can search our internal database.

A few other highlights this past year include presenting on the new online Register at the Ontario Heritage Conference in Ottawa in June; and meeting with Oro-Medonte Township staff and councillors to discuss starting a designation program in their municipality in October.



OHT Staff with Oro-Medonte representatives at St. Thomas Anglican Church in Shanty Bay

Ontario municipalities were also busy using the tools available to them to protect heritage properties under the OHA. Thank you to the heritage planning staff, clerk's offices and committees who help keep the OHA Register up-to-date.

There was a range of property types designated this past year, however residential properties are still the most common property type, accounting

for over half of municipal designations.

There were a few notable designations including:

- [International Playing Card Company](#), an Art Deco style industrial building in Windsor
- [Former National Defence outdoor firing range](#) in Mississauga
- Mathers and Haldenby designed [Coca-Cola Office Building](#) built 1964-65 in Toronto
- [Machine Shop](#) with interior cast-iron column, jib cranes and roof trusses included in the heritage attributes in Sault Ste. Marie.

Below are a few highlights of the breakdown of the Register for 2017:

375	statutory documents from 65 different municipalities were served on the Trust
128	Notices of Intention to Designate were served on the Trust
112	Properties were designated under section 29 of the OHA - since the OHA was amended in 2005, there have been an average of 108 section 29 designations per year.
6	bylaws to designate were repealed
6	council decisions were issued that provide consent to demolition

Total register statistics:

7,162	Section 29 designated properties
125	Heritage Conservation Districts in full force
29,406	Total number of properties protected under the OHA

### The year ahead

As staff enter the last few hundred section 29 designated properties into the new Register database,



International Playing Card Company

municipalities can expect to hear from us in 2018 to confirm we have all the required statutory documents.

Staff are also conducting an assessment of the hard-copy register files since some of these original legal documents are now 40 years old. To ensure the preservation of the Register documents we need to manage according to best conservation practices. This includes: removing all metal paperclips and staples, rehousing files in acid free folders and organizing the documents into thin, flat folders, stored in environmentally stable and controlled conditions.

As always, please direct any questions about the Register to [erin.semande@heritagetrust.on.ca](mailto:erin.semande@heritagetrust.on.ca) or 416-212-1704.

The Registrar Files is a series in CHOnews where I will provide highlights, updates and interesting tidbits from the OHA Register of heritage properties.

*Erin Semande is the Provincial Heritage Registrar at the Ontario Heritage Trust.*

### CHONEWS DEADLINES

CHONEWS ISSUES ARE SPRING, SUMMER, FALL, AND WINTER. THE DEADLINES FOR SUBMISSION ARE AS FOLLOWS:

- MARCH 10 (SPRING ISSUE)
- JUNE 10 (SUMMER ISSUE)
- OCTOBER 10 (FALL ISSUE)
- DECEMBER 10 (WINTER ISSUE)

SUBMISSIONS ARE ALWAYS WELCOMED.

## MAKING HISTORY ONE PERSON AT A TIME

HERITAGE-PATRIMOINE CORNWALL MHC

Nicolaas Lambooy was a founding member of Heritage-Patrimoine Cornwall and started with the Municipal Advisory Committee in November 2013. He has an impressive resume; he is a retired architect with knowledge and passion for old architecturally significant buildings. He contributed to our committee work on a professional level and his views and personal philosophy related to heritage preservation, is an education. We could count on him to fill us in on details that only he could impart due to his background and previous experience.

Nic has just recently retired from Heritage Cornwall, and he will be remembered as a trailblazer in the local heritage community. In 1977 he attended the inaugural meeting of Local Architectural Conservation Advisory Committee (LACAC) in the Mayor's office. LACAC was organized because the Ontario Heritage Act stated that volunteer committees could be formed to advise municipal councils on matters relating to the conservation of buildings with historically significant architecture.

Nic was born in Indonesia, the former Dutch East Indies, on the island of Sumba. The family returned to Holland for a vacation a few months before the Nazi occupation and was forced to stay in Holland during the war. His parents returned to the East Indies in 1945-46 for another term of service, until 1951. They were missionaries for the "Reformed Church of the Netherlands" and helped set up hospitals and schools, and educated the teachers. His father was a minister and mother a teacher, both fluent in the Indonesian language.

*"I was fortunate that I could continue my education in Holland and studied Architectural Technology at the college in Rotterdam and graduated in 1952."*

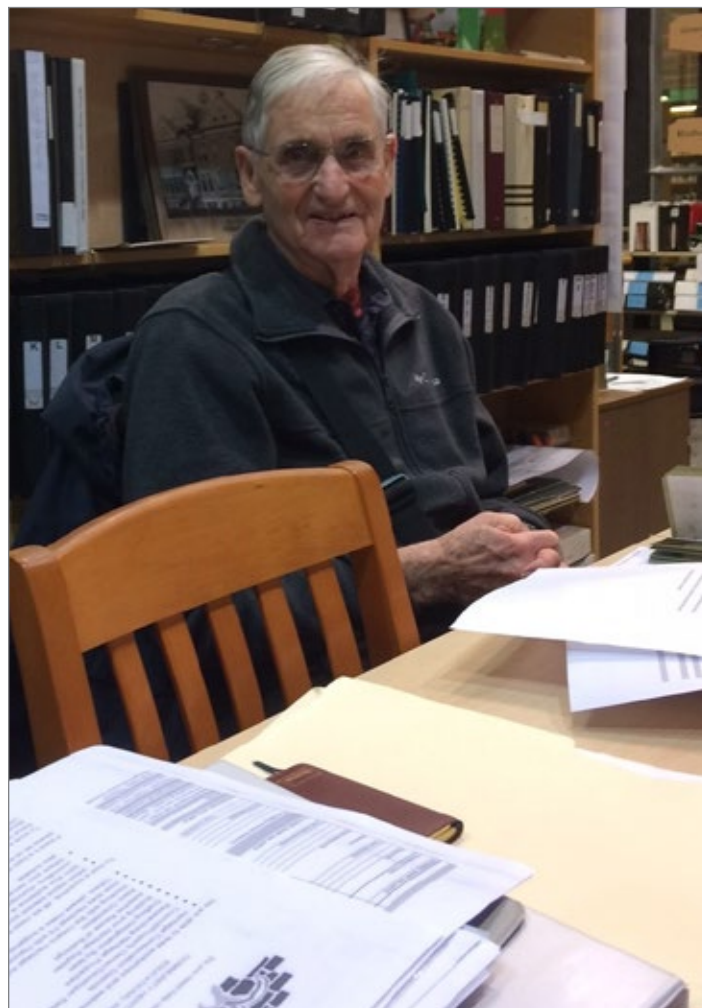
*I was employed with a municipality in northern Holland but was called up for mandatory military service in 1953. After a year and half, in 1954, I emigrated to South Africa, where job prospects were better there than in post-war Europe. I adapted to employment and educational requirements in South Africa and was successful, speaking and working in both official languages Afrikaans and English."*

In 1957 he commenced a 6-year program of studies at the University of Witwatersrand in Johannesburg and graduated with a Diploma in Architecture, in 1963. His academic training was primarily in architectural technology and design, but also minor studies in history and contracts. He received his License of Practice soon after.

*"I met my wife Beth in Holland. She had emigrated with me to South Africa, where we married in 1964. We decided to return to Holland because of the deterioration of the political situation in South Africa. All colonial nations from Europe pulled out at the*

*same time and left South Africa in great turmoil and disorder.*

*We emigrated to Canada in 1968 but I had to wait three years to apply for a license to practice in Canada. I received my license in 1972 and moved to Cornwall."*



Nic Lambooy

Nic was an associate architect in the firm of Mac Thompson and Associates and was fortunate to have designed the Civic Complex, St. Lawrence High School, Cornwall Collegiate & Vocational School and various other buildings in Cornwall and the surrounding counties.

Inverarden, located in Cornwall, is a federally designated property owned by Parks Canada and it was being restored during the years Nic was Chairman of LACAC and consulting with the Historical Society. He was interested in the historically significant building and was a consultant on its' restoration.

As Chairman of LACAC, he met with councillors of other municipalities to make them aware of LACAC, as it was outlined in the Heritage Act of the time.

*"We moved to Belleville in 1981 where I was partner in the firm of Greer Galloway. I became a member of LACAC there and was voted Chairman. The*



*committee was involved in the designation of the MacIntosh Ridley home. We weren't able to convince more property owners to designate, but citizens were influenced to respect the historical character of the harbour mouth of the Moira River at the Bay of Quinte."*

Nic was modest about his accomplishments and involvement with that inaugural LACAC committee; we found some interesting facts in the archives of those first meetings. He was a committed participant at the inaugural meeting in 1977, served as Vice-Chairman in 1978 and in October 1979 was voted Chairman. He also co-authored a book with Lyall Manson, a local teacher and historian, called Building Inventory of the Cornwall Waterfront, published in 1972.

As chairman of LACAC he established good bookkeeping and accounting practices within the committee. He assisted St. Andrew's West, a small rural community with some heritage matters, particularly in regard to the building that housed their Historical Society. He actively took part in researching the Cline House, which was designated in 1979.

Nic's architectural background made him aware of

interesting brickwork throughout the city and he noted that in some areas with a high water table, foundations and brickwork were cracking due to erosion. He circulated documents and articles to interested owners on restoration of heritage buildings and tried to communicate the importance of repairs and maintenance.

Finally, we asked: What do you view as the areas of opportunity for Heritage Committee's, moving forward?

*"Heritage has many challenges, the first being generational, older people have a very different interpretation of heritage and history than the younger generation. The treatment of the word 'Heritage' takes on many connotations and is seen as somewhat 'sordid' to some people who have no interest whatsoever in history.*

*A totally new aspect on the horizon is the influence of the heritage of First Nations peoples in Canadian society. They need to be recognized as an integral piece of our history!"*

Heritage Patrimoine-Cornwall is grateful for Nic's contribution to the committee and we will miss his intelligence, insight and wonderful sense of humour.

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## OFFICIAL PLAN REVIEW

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PAUL R. KING

Members of a municipal heritage committee can provide very useful advisory input when their municipality is reviewing and revising its official plan. Ontario's Planning Act requires municipalities to conduct an official plan review every five years to ensure it: (i) conforms with or does not conflict with provincial plans; (ii) has regard to matters of provincial interest; and (iii) is consistent with the Provincial Policy Statement, the current version of which is PPS 2014. The matters of provincial interest are set out in Section 2 of the Planning Act. Being involved in the process of revising official plans can be a daunting and time-consuming task for municipal heritage committees but it can be very beneficial for the long-term well-being of a community.

An article setting out the factors to consider when a municipal heritage committee provides advice for a revised official plan is posted on the CHO/PCO website here <http://www.communityheritageontario.ca/OfficialPlanReview.pdf>.

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## CHO/PCO BOARD SEEKS NOMINATIONS

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Community Heritage Ontario is now looking for volunteers to serve on the Board of Directors for the 2018-2020 term. This is your chance to join an active Board who works to "promote the appreciation, understanding and support for the values of cultural heritage and to work for its conservation and continued contribution to a sustainable society in Ontario; and, to further the identification, preservation, interpretation and wise use of community heritage locally, provincially and nationally."

Board meetings are held on the fourth Sunday of September, November, March and June from noon until 4:00 p.m. in Scarborough. All travel and accommodation costs (where applicable) to attend Board meetings are covered by the Board.

We are especially interested in MHC members who live in the eastern part of Ontario (K postal Code) but any MHC

member or heritage interested person is invited to apply. Simply send to us, your name, address, email address (if applicable), phone contact and a brief outline of your background and interests in preserving Ontario's built and natural Heritage. Experience, past or present, working on a Municipal Heritage Committee is an asset.

Applications can be sent by email to: [schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca) or by mail to: Community Heritage Ontario, 24 Conlins Road, Scarborough, ON M1C 1C3.

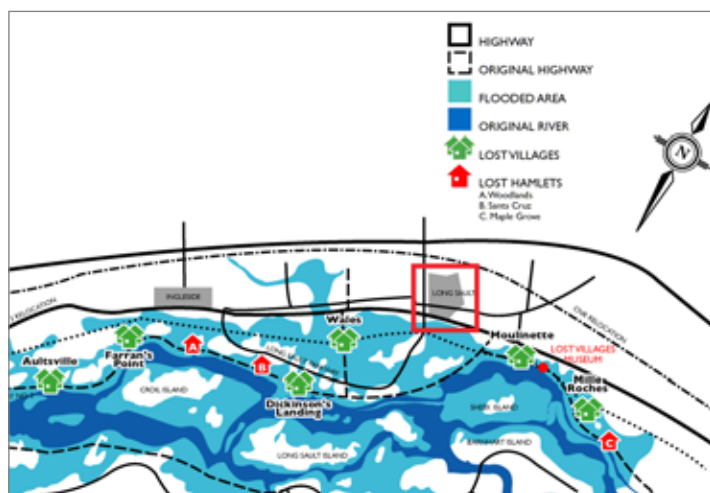
Various Board committees meet from time to time to deal with issues regarding the Annual Heritage Conference, Communications, Education (workshops etc.), Policy, Finance, Nominations and Membership. These committee meetings are usually held, as required, by teleconference calls.

## MOVING FORWARD: THE CASE OF NEW TOWN #2—LONG SAULT

GINETTE GUY

In recent years much attention has been given to our aging main streets: revitalization and keeping our historic downtown relevant and viable in the face of changing patterns in business and shopping. Our main streets have a way of showing our community identity, our past and our memories. But what if your built heritage has vanished? What if you don't have a main street anymore? How do you start anew?

In the late 1950s, the St. Lawrence Seaway and Hydro Project flooded six villages, three hamlets, moved one village east within the town border and relocated another's business section. The scope of the project (head pond, dams and locks), included the relocation of 6,500 people, 530 homes, 200 farms, 18 cemeteries, 50 km of roads and 72 km of railway. It was a massive expropriation and relocation undertaking for those "Lost Villages", as they are known today. The area was first settled in the 1760s by a mixture of Loyalists, Scots and other migrants, with a native presence dating to much earlier. Advertised as "New Town No. 2 – An entirely new community was intended to replace Moulinette and Mille Roches. The proposals called for one hundred percent replacement of the existing communities in the combined new settlement."



Map of St. Lawrence Seaway Project

To create the new towns, official plans were drafted; houses were moved and new ones were built. While some heritage properties could not be moved, some of interest were used to create the Upper Canada Village, a heritage park/museum in Morrisburg. All homes left behind were either bulldozed or burned, so that no debris would rise up. No homes were left standing! Since the footprint of the old towns was not transferred; in its place a new way of thinking led the way. Essentially the new town would be northwest of the expanding shoreline. Instead of a main street, a strip mall would be lined up along the newly relocated section of Highway 2 and a clear separation between residential,

institutional and commercial sections was set. No more of the traditional main street, with its inconvenient and hazardous mixture of cars and people, said the planners. Not quaint, but practical. Provisions were made for an expansion of the town from 1,100 to 3,000. The residents of New Town #2 chose the name Long Sault for their new community, in memory of famed Long Sault Rapids, now under 60 feet of water.

Fast forward to the 2016 census, population 1,779. The boom promised by the politicians never happened—major industries did not settle along the Seaway, even with cheaper hydro from the project. Long Sault, part of the Township of South Stormont, is 14 kilometers from the city of Cornwall with a population 47,000. Long Sault provides access to the Long Sault Parkway, bike trails and campground, and houses the Township municipal office. It boasts a community hall, arena, churches, school and library branch but still no main street in the traditional sense, and none of the organic streetscapes that grow over time from good location and practicality.

The strip mall is still the commercial hub, some industrial development is present and a brand-new retirement residence faces the river. Long Sault's official plan falls under the Township of South Stormont Plan and is part of a larger county wide Official Plan coordinated by the United Counties of Stormont Dundas and Glengarry. The houses relocated in the 1950s are considered built heritage stock and their history helps trace the families who lived in those villages. Residents who used to have the river as their backyard are now looking at the Seaway from across the Heritage Parkway, the "new #2". Back in the day, the decision was made to designate the land between the river and the #2 Parkway as park land, belonging to the St. Lawrence Parks Commission. The Commission will allow the township



Long Sault Plaza



Mille Roches by Nathan Gowsell [www.nathangowsell.com](http://www.nathangowsell.com)

to build recreational features on that land at the cost of the municipality even though they will not sell the land at this time. This continues to be a challenge as the Township is looking at every opportunity to grow their tourism sector.

Residents of Long Sault come to heritage conservation from a different perspective, but are strongly interested in cultural heritage. The loss of built heritage in this manner is rare but not totally isolated, as we now see similar loss through large scale fires and natural disasters.

More about the Lost Villages at [www.lostvillages.ca](http://www.lostvillages.ca).

### MEMBERSHIP RENEWAL IS DUE

WE HAVE A NEW PAYMENT OPTION FOR OUR 2018 MEMBERSHIP. IT CAN NOW BE PAID BY PAYPAL OR AN ELECTRONIC INVOICE CAN BE SENT FOR ELECTRONIC TRANSFER.

[www.communityheritageontario.ca/membership](http://www.communityheritageontario.ca/membership)

## GRIMSBY CARNEGIE LIBRARY: A FINE EXAMPLE OF A CONSERVATION WIN

MICHAEL SEAMAN

No matter how good our heritage policies are, how strong our legislation and how diligent the efforts of town and community to preserve the tangible reminders of its heritage, Heritage Conservation is a field that can often be fraught with disappointment a sense of loss. Such is the case recently in Grimsby. Over the past six years, the Town has been working with its Downtown business improvement association, local businesses and the Region to lead and fund regeneration efforts in the downtown. As a result, ten major heritage commercial buildings have been restored, downtown public realm improvements implemented and a weekly summer farmers market successfully established on the Main Street. Downtown was arguably starting to look even better than its old Victorian self. You can imagine the disappointment then when on July 6 of 2017, a small fire begun in the back of a century plus old building located near the southwest corner of Main Street and Elm Street. It spread rapidly and before long had engulfed a circa 1900 red brick commercial block and another late 19th Century red brick building. Four businesses and a number of apartments were lost. Within a month, the entire corner was levelled. The site will no doubt re-build again but losing a downtown landmark that has travelled through time with the Grimsby community for almost a century, is a wound that will take some time to heal.

It is a fact, that occasionally in preservation... you do lose some. A colleague once said, "If you are a baseball player and you hit 400 they put you in the hall of fame, but if you lose

one heritage building, it's considered a major failure."

Fortunately, thanks to improved legislation, municipal planning policy, awareness of good practice and a more accepting development community, you do... win some. Such is the case in Grimsby where a lucky accident saw the retention of the 1912 Carnegie Library Building by the Town of Grimsby when a new library/gallery complex was built on an adjacent property in 2003.



The library in 1912

The Carnegie building opened in 1912 as Grimsby's first free public library. It was built from an \$8,000 grant generously donated by the visionary Andrew Carnegie, a Scottish born American Industrialist who grew from humble beginnings to one of the wealthiest businessmen in the nineteenth century. He devoted the latter half of his life to philanthropic endeavors, donating \$55 million to the building of 2,409 public libraries around the world. This building is one of 125 such libraries in Canada. In its early years, the Carnegie



Building was a major civic focal point of this small Niagara West town, which was originally a centre of tender fruit agriculture. As a result, during the First World War, departing soldiers often gathered on its steps to be photographed before departing from the Grimsby CNR Station for training bases like Val Cartier, Quebec.



The library in 2015

After the Grimsby Carnegie Building was vacated by the Grimsby public library in 2003, there wasn't really a plan in place to restore the Carnegie Library building, other than removal of a 1970s era modernist brick addition that had originally housed the Grimsby Art Gallery. The building found new purpose, however, as the home of multiple uses including The FORT (Foundation of Resources for Teens) a youth centre that occupied the basement, the Grimsby Archives, Grimsby Downtown Improvement Area and a multi-purpose room that often served as the home for Historical Society meetings. Although one of the largest public indoor meeting spaces downtown, the Town was not able to hold municipal meetings or events in the building due to the lack of accessibility.

The building was in continuous use, but it was clear that major investment was needed to ensure its physical sustainability for the long term and allow it to be accessible for all. The spark came in 2013 and 2014 with the awarding of a total of \$100,000 by the Region of Niagara as part of its public realm investment program. The program, which is part of the suite of downtown revitalization incentives offered by the region, provided the municipality with a matching 50/50 grant for public works improvements in the downtown. This grant could fund such features as tree plantings, streetscape improvement, performance stages, monuments and the restoration of municipal heritage resources. To commence the project, a building condition survey was completed by Mark Shoalts, P. Eng., CAHP and Philip V. Hoad, BA. CAHP which outlined the work that needed to be done, including the following:

CHONEWS WINTER / HIVER 2018  
excavation, repair and waterproofing of the foundation and walls; rebuilding of the upper sections of both chimneys; restoration of all badly deteriorated or missing masonry elements; cleaning and repair of all existing painted finishes; removal of all aluminium storm windows and installation of new matching historic wood windows. The final plan also included the installation of an elevator which would access both floors and make the building fully acceptable.

Unfortunately a 100% restoration was not possible, since during the 1940s renovations, the original entrance doors, steps and flanking lanterns, were lost when the lower level of the library was opened up to allow for expansion of library use. Returning these features would have been cost prohibitive and limited the usability of the structure in an undesirable way. Instead, the final design included elements inspired by both the original 1912 version of the building and the 1940s version.

A major boost to the restoration project occurred in 2015, when a further six figure grant was provided by the Federal Government through the Canada 150 Community Infrastructure Program. The Federal grant meant that an even more extensive restoration and rehabilitation could take place to ensure that building would be a beautiful, usable and sustainable community landmark of the Town of Grimsby for another century.



Mayor Bentley and WWI reenactors at the 2017 Grand Opening

The restoration was finally completed in September 2017. During the grand opening, which was held on Doors Open Day, a group of First World War reenactors provided fitting colour in front of the old Carnegie Building as their predecessors had done 100 years before. The project had come in on time, on budget and the building is beautiful again in as good as new condition, thanks to three levels of government, a skilled team of heritage professionals and the many dedicated people in the Town of Grimsby who advocated for the building to be restored.

*Michael Seaman is the Ontario Governor for the National Trust for Canada.*

## CHO/PCO MISSION STATEMENT

TO ENCOURAGE THE DEVELOPMENT OF MUNICIPALLY APPOINTED HERITAGE ADVISORY COMMITTEES AND TO FURTHER THE IDENTIFICATION, PRESERVATION, INTERPRETATION, AND WISE USE OF COMMUNITY HERITAGE LOCALLY, PROVINCIALLY, AND NATIONALLY.

## COMMUNITY HERITAGE ONTARIO SERVICE AWARDS 2018

Community Heritage Ontario is pleased to present our Annual Heritage Service Awards. The board invites nominations for 2 awards to be presented at the Ontario Heritage Conference in Sault Ste. Marie, June 7-9, 2018

One award given annually to an individual in each category.

1. Service to CHO—members are encouraged to submit the names of CHO members who have provided a minimum of 5 years of service to CHO, have shown leadership in CHO, and have furthered the cause of heritage in Ontario.

2. Service to Municipal Heritage Committees who are members of CHO—members are encouraged to submit the names of members of their Municipal Heritage Committee (MHC) who have provided a minimum of 5 years of service to their MHC; have shown leadership in the MHC; have furthered the cause of heritage in their local community. MHC's must be members in good standing with CHO.

The nominator should submit the following:

Category of Nomination

Name and Contact Information of Nominee

Number of Years of Service

Contributions made in the nominating category

Name and Contact information of the Nominating Member(s) or Municipal Heritage Committee

Nominations from the previous year are being accepted and encouraged. A new nomination information sheet must be submitted.

*Standing Board Members are not eligible for the awards.*

PLEASE SEND YOUR NOMINATION TO:

Community Heritage Ontario

24 Conlins Road

Scarborough, ON M1C 1C3

or by email

[schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca)

DEADLINE FOR NOMINATIONS IS THURSDAY, MARCH 22, 2018.

## 2018 ONTARIO HERITAGE CONFERENCE PROGRAMMING UPDATE

GINETTE GUY

Another great conference is shaping up in Sault Ste. Marie! The programming committee is busy confirming speakers and topics, and we can already let you in on some of the events coming up.

Richard Moorhouse, Chair of the Board of the National Trust, will be our opening keynote speaker. John Stephenson, 2017 President of the Ontario Association of Architects, will be leading a session titled "Architects & Conservation" and we anticipate a most exciting question period for this session.

"Our Metis Legacy" will be presented Friday morning by Mitch Case from the Metis Nation of Ontario Youth Council (MNOYC). The Ontario Association of Heritage Professionals will be part of the program, as will Community Heritage Ontario and the Ministry of Tourism, Culture, and Sport.

On the social side, you won't want to miss the Welcome Reception taking place in a most interesting venue: the Canadian Heritage Bushplane Museum.

Mark your calendar! Plan to attend!



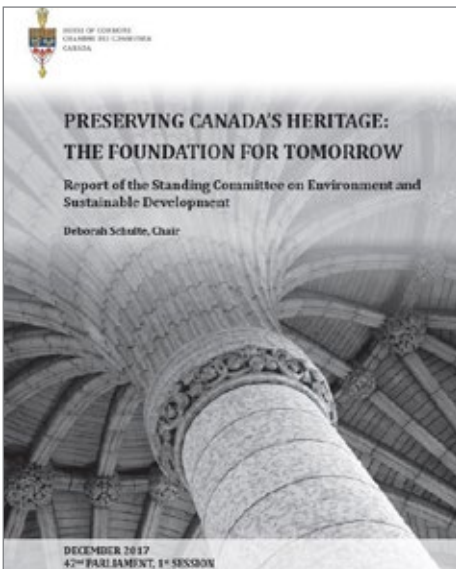
Sault Ste. Marie

## PRESIDENT'S MESSAGE

WAYNE MORGAN

### We want your help–Bill C-323

Bill C-323, the Federal Government private member's bill to provide tax credits for conservation work on heritage properties, made it through second reading and was referred to the Commons Standing Committee on the Environment and Sustainable Development. The Committee has not recommended approval of the Bill, so it is likely that this private member's bill will not make it into legislation. However, the Committee did produce a report called 'Preserving Canada's Heritage: The Foundation for Tomorrow'—a copy of which you can download from: <http://www.ourcommons.ca/Content/Committee/421/ENVI/Reports/RP9295003/envirp10/envirp10-e.pdf>



Although most of the report is concerned with getting the federal house in order when dealing with federally owned heritage properties, recommendation 11 is vitally important to all of us. This recommendation states "that the federal government establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places". This is just one of 17 recommendations, but it is the one that will have the greatest impact on the conservation of heritage properties across Canada. The report is being sent to the Minister of Environment who has 120 days to respond to the recommendations in the report. I am concerned that recommendation 11 may be dismissed or ignored citing action on the other 16 recommendations. Evidence provided to the Standing Committee on Bill C-323 shows that there is resistance to a tax credit from federal finance staff despite the successful implementation of a similar tax credit for heritage properties in the United States.

Community Heritage Ontario is working with the National Trust to ensure that positive action is taken by the Federal Government on all of the recommendations in the Committee's report, but in particular on recommendation 11. We must show that there is support for these heritage



recommendations from across the country including your community, to the Ministers of Environment and Finance and to each Member of Parliament.

I will be sending a letter to your committee asking for support from your committee and municipal council, for the recommendations of the Standing Committee on Environment and Sustainable Development and that that support be communicated to the Federal Ministers of Environment and Finance and to your respective Members of Parliament.





## NEWS FROM THE BOARD OF DIRECTORS

THE BOARD OF DIRECTORS OF COMMUNITY HERITAGE ONTARIO MEETS REGULARLY IN THE HISTORIC 1890 W.J. MORRISH BUILDING IN SCARBOROUGH WHICH NOW SERVES AS THE SCARBOROUGH ARCHIVES AND RESEARCH CENTRE. THE MOST RECENT MEETING WAS HELD ON SUNDAY, NOVEMBER 26<sup>TH</sup>.

The Corporate Secretary/Treasurer, Rick Schofield updated the Board on the status of membership which currently stands at 1010 individuals representing 121 MHCs/Heritage Groups in Ontario. It was also noted that membership renewals for 2018 were included with the last issue of CHOnews. Another renewal form will be sent out to those who have not renewed by year end. To assist with payments from municipalities who are moving to a paperless economy, electronic transfers and PayPal are being presented as convenient options to old-style cheques.

The Conference Committee Chair, Ginette Guy, reported that planning for 2018 Ontario Conference in Sault Ste. Marie is moving forward with speakers and sessions being finalized. CHO also passed a resolution to offer financial assistance to selected students who wish to attend the 2018 Conference.

The Education Committee reported that workshops for MHCs have been planned for Innisfil on February 24, 2018 with a topic of "How does heritage fit with planning and adaptive reuse?". Another workshop in Tiny Township is being planned for April to deal with two topics: Cultural Heritage Landscapes and Building a Heritage Register.

The Communications Committee, chaired by Tracy Gayda, congratulated Julie Driver on completing her first CHOnews as our new editor. The committee is also looking into repackaging advertisements to include two free business card ads in CHOnews with purchase of website ads.

Finally, Michael Rikley-Lancaster has decided to step aside from the Board to take on new responsibilities with the OMA. This leaves at least one vacancy and the Nominating Committee is now looking for MHC members who would like to join the CHO Board. A detailed notice appears elsewhere in this issue of CHOnews.

The next CHO Board meeting is scheduled for Sunday, March 25, 2018.

## BOARD OF DIRECTORS 2017-2018

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### CORPORATE SECRETARY/TREASURER

#### Rick Schofield

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[schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca)

## CHO/PCO BOARD MEETINGS

CHO/PCO BOARD OF DIRECTOR'S MEETINGS ARE OPEN TO ANY MHC MEMBER.

PLEASE CONTACT THE CORPORATE SECRETARY TO CONFIRM EACH DATE BEFORE ATTENDING.

SCHEDULED MEETINGS WILL BE HELD AT 6282 KINGSTON ROAD, SCARBOROUGH.

## DISCLAIMER

THE CONTENT OF CHONEWS DOES NOT CONTAIN NOR REFLECT ANY OPINION, POSITION, OR INFLUENCE OF THE CHO/PCO BOARD OF DIRECTORS OR THE EDITOR OF CHONEWS. SUBMISSIONS RECEIVED FOR PUBLICATION IN CHONEWS ARE CHANGED ONLY FOR THE PURPOSES OF LEGIBILITY AND ACCURACY TO THE EXTENT THAT CAN BE READILY DETERMINED.

## A REMNANT OF THE PAST

### The Algoma Conservatory of Music Building of 1901

This fine example of Richardson Romanesque turn of the century architecture was originally the General Office Building of the Consolidated Lake Superior Company founded by Francis H. Clergue. Readers attending the 2018 CHO Conference will likely hear a considerable amount about the entrepreneur Mr. Clergue who has also been designated as a 'Person of National Historic Significance' (Canada.) The 'Consolidated' portion of the title refers to the assembly of companies formed by Clergue in the period between 1895 and 1903, including power generation, pulp and paper making, shipping, railways and mining interests. The building itself was built using red sandstone excavated during the construction of the Sault Ste. Marie Canal and Lock which opened in 1895. It is thought but not confirmed, that the building's architect was Edward Francis Head who worked for Francis Clergue between 1898 and 1902. Head was in all probability the designer of the other fine Richardson Romanesque building on the adjacent site known as the Machine Shop. Both buildings have been designated under the Ontario Heritage Act.



Algoma Conservatory of Music

We tend to expect the buildings of entrepreneurs (and Francis Clergue might be viewed as the ultimate entrepreneur) to be quickly erected in the most cost effective manner possible. Clergue's buildings were different, he invested in talented

designers, used quality materials in structures designed to last. The Algoma Conservatory of Music, the current owners of the building have inherited a building which is almost in the same condition as the year in which it was built.

A remnant of the past, yes, but a constant reminder of the growth of Sault Ste. Marie from the original indigenous meeting place and fur trading post. This and much more you will be able to see at our June 7-9, 2018 Conference. Coincidentally, 2018 will mark thirty years since the last LACAC Conference held in Sault Ste. Marie, at which the seeds of Community Heritage Ontario was established. We look forward to seeing you here.

*Chris Tossell, City of Sault Ste. Marie Municipal Heritage Committee*

### ADVERTISE IN CHOnews !

REACH A PROVINCE-WIDE READERSHIP COMPOSED OF ALL MUNICIPAL HERITAGE COMMITTEE MEMBERS, HERITAGE SOCIETIES, MUNICIPAL OFFICIALS, AND HERITAGE CONSCIOUS INDIVIDUALS!

DISPLAY ADS must be supplied in camera-ready tiff or pdf format.

Location of ads is at the discretion of the Editor. Cost is per issue:

Full Page	\$300
Half Page	\$150
Third Page	\$100
Quarter Page	\$75
One Sixth Page	\$50
Business Card	\$25

**SPECIAL! TWO BUSINESS CARD SUPPLEMENTS IN CHONEWS WITH A 6 MONTHS PAID BANNER AD ON THE CHO WEBSITE FOR \$250.00.**

CLASSIFIED ADS ar \$12.00 per column inch.

To place an ad in CHOnews, please contact Rick Schofield at 416.282.2710

[schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca)

AN ADVERTISER REQUEST FORM CAN BE FOUND ON OUR WEBSITE:

[www.communityheritageontario.ca/advertise-with-us](http://www.communityheritageontario.ca/advertise-with-us)



### CHOnews

is published quarterly by  
Community Heritage Ontario.

Additional copies of CHOnews are available from Rick Schofield at the corporate mailing address or by calling 416.282.2710.

### SUBMISSION DEADLINES

March 10, June 10, October 10 and  
December 10

The financial support of the Ministry of Tourism, Culture and Sport is gratefully acknowledged.

### CORPORATE ADDRESS

Community Heritage Ontario,  
24 Conlins Road,  
Scarborough, ON M1C 1C3  
[www.communityheritageontario.ca](http://www.communityheritageontario.ca)  
[schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca)

**LET'S HEAR FROM YOU! SEND YOUR NEWS AND COMMENTS TO THE EDITOR FOR PUBLICATION IN CHONEWS.**

Articles should be in Word format. Images should be sent as .jpg attachments in high quality resolution (300 dpi). Do not embed the images in the text of the article. Captions and credits need to be provided.

Newspaper articles as updates to Municipal Heritage Committee activities cannot be used without permission of the newspaper and/or the original author. Text written by the MHC is encouraged.

Articles are published in the language they are received.

CHO/PCO is on Facebook.

**ISSN 1201 - 9852**



Tecumseh Council established a Tecumseh Heritage Committee under the following Terms of Reference.

### **Statement of Recognition:**

Our inheritance of architecture, cultural and natural landscape is an important and irreplaceable asset and resource. The conservation of these resources is fundamental to creating community pride and identity, attracting new residents and tourism, all of which have important economic impacts on our community. As well, the benefits from conservation of our heritage architecture and cultural/natural landscapes occur not only to the present generation but also to generations in the future. The immediacy of such conservation and heritage planning comes from the fact that, unfortunately, what is not saved and preserved today cannot be saved and preserved tomorrow.

### **Overview:**

The *Ontario Heritage Act R.S.O. 1990 c.O.18* (Act) provides a framework for helping municipalities conserve properties of significant heritage value or interest. It also enables and encourages citizen participation in heritage conservation locally. Through the Act, municipal Councils are authorized to establish a Municipal Heritage Committee (MHC): a municipal advisory committee made up of at least five (5) people. The function of the MHC is to

1. advise Council on local heritage matters; and
2. assist Council in carrying out its heritage conservation program.

Cultural heritage resources can be:

- Buildings and structures;
- Cemeteries;
- Natural heritage;
- Cultural heritage landscapes;
- Archeological sites, including marine archaeology;
- Spiritual sites;
- Cultural heritage resource collections;
- Intangible heritage;
- And more...

The 2005 amendments to the Act provide stronger protection for our cultural heritage, and a more important role for MHC's. MHC's are now even more crucial to municipal decision-making on heritage planning and conservation.

Council is empowered under the Act to:

- Designate individual property and designate districts or areas;
- Issue or refuse permits to alter or demolish a designated property;
- Repeal designation bylaws;
- Purchase or lease individually designated property;
- Expropriate designated property;
- Provide grants and loans to designated property owners; and,
- Enter into easements and covenants.

These statutory powers give rise to the following responsibilities of a municipal Council:

- Setting the municipal budget to be used for heritage conservation;
- Carrying out heritage conservation policies in the Official Plan and its amendments; and,
- Receiving recommendations and consulting with the MHC, where one is established, and having due regard for the committee's advice on designation, alterations to designated property, demolition, repeal of designation bylaws, and other matters relating to heritage conservation in the municipality.

The MHC is the resource base of information and knowledge for Council, administration and the community for all heritage matters.

In addition, the MHC, as an advisory committee of Council, is representative of the community and, as such, is recognized as the legitimate vehicle for co-ordinating and conveying community concerns. It, therefore, plays an important role by enabling the community to participate more directly in the decision-making process.

The role of the MHC may be summarized as follows:

- To advise and recommend;
- To provide knowledge and expertise;
- To facilitate the work of the organizing body by ensuring open and honest representation;
- To create a climate of consensus;
- To be sensitive to the range of views in the community which it represents;
- To promote good-will and trust within the community; and
- To act as a liaison between politicians, organizational staff, members of the public, and other stakeholders.

## **1.0 Role of the Town of Tecumseh Heritage Committee (THC)**

Municipal Heritage Committee activities are largely determined by its provincially and municipally legislated role and include:

### **1.1 Advise Council on matters of cultural heritage;**

- 1.2 Advise Council on all applications pertaining to a heritage property or a heritage district for the purpose of:
- Designation or de-designation;
  - Alteration, addition or demolition;
  - Loans or grants; or
  - Easement agreements.
- 1.3 Advise and assist with the development and maintenance of an inventory of the Town's heritage resources. Typical activities include: Surveying, Inventory and Researching.
- Many municipalities begin their heritage conservation programs by examining, researching, and evaluating all the properties and areas that may deserve protection now and in the future. The results of such a survey or inventory can make individual designation decisions easier and more objective. An inventory is also an effective tool for showcasing a community's properties of heritage value or interest.
- 1.4 Advise and assist with the development of municipal heritage conservation guidelines and significance criteria, and with municipal heritage policies, plans and programs; input to be included in development of policies, land use plans and related to the Towns Official Plan.
- 1.5 Advise and inform Council of new heritage legislation and funding initiatives.
- The THC will inform and advise Council on new heritage legislation and funding initiatives either directly through reports and minutes or indirectly through noted input in reports developed by Tecumseh administration.
- 1.6 Advise and develop working relationships with owners of heritage designated properties such as, providing advice to property owners and appropriate conservation and maintenance practice.
- 1.7 Advise and assist with the development of education programs and promote the activities of the THC.
- MHC's are active in promoting heritage conservation within communities. Municipal Heritage Committees often produce newsletters, descriptive guides, exhibits, and other educational material about notable buildings, streets, landscapes and districts to raise awareness of the unique qualities of the properties of heritage value or interest.
- 1.8 Liaise with other like organizations to promote Tecumseh's cultural heritage.
- The MHC enables the community to express its interests in heritage conservation through a recognized forum, and to know and understand heritage issues. However, keep in mind that municipalities by themselves

cannot provide all the heritage conservation opportunities in the community. Cooperation and consultation with other heritage and community organizations not only supports existing networks but also promotes community involvement.

- 1.9 Develop an annual budget for submission to Council along with well-defined goals and objectives for the upcoming year.
  - Ultimately MHC budget approval rests with Council. MHC is accountable to Council for its financial transactions.
- 1.10 Advise and inform Council with regard to provincially-owned heritage properties.
  - In accordance with the Environmental Act, the THC will advise and inform Council on proposed alterations to or sale of heritage properties owned or leased by the Province of Ontario which are located in Tecumseh.
- 1.11 Advise/Inform Council with regard to national historic sites.
  - The THC will advise and inform Council on the heritage properties proposed for designation by the Historic Sites and Monuments Board of Canada, on cost-sharing agreements between Parks Canada and National Historic Sites and on issues relating to railway stations designated under the Railway Stations Protection Act.

## **2.0 Organization of the THC:**

The THC should be composed of people residing within the Town of Tecumseh who demonstrate a strong commitment to the terms of reference. A cross section of people should attempt to be chosen in order to bring to the MHC relevant technical and professional expertise as well as strong advocacy, communication and organizational skills.

- 2.1 Appointment will be advertised in local newspapers as per the Town's procedures for Committees of Council.
- 2.2 Committee Members will be appointed by Council.
- 2.3 The term of a Committee Member is one (1) year coinciding with the term of the Council that has made the appointment.
- 2.4 Additional members may be appointed throughout the one (1) year for the duration of the term.
- 2.5 The Committee will be composed of up to ten (10) members. The THC must have a minimum of five members as stipulated in the Act.

- 2.6 A Committee Member may apply for a re-appointment for any number of consecutive or non-consecutive terms, in order to ensure transfer of knowledge and continuity amongst Committee Members.
- 2.7 One member will be appointed by vote of the committee at the first meeting of each new year to chair the meetings for that year. The committee will also, at this time, select a vice-chair for the same duration.
- 2.8 A Municipal staff person will record the minutes of meetings of the THC. The Clerk and Planning Departments shall interact in an advisory manner to the committee on an as-required basis.
- 2.9 The regional representative of the Provincial Ministry will be invited to provide support to the THC in an advisory manner.

### **3.0 Meetings:**

- 3.1 The THC will hold their regular meetings monthly.
- 3.2 The date and time of the regular meetings will be established at the first meeting of each year.
- 3.3 Meetings will have a formal agenda.
- 3.4 Agendas and information packages, that will include the minutes from the previous meeting, will be sent (via mail, e-mail, or fax) to Committee Members five (5) days prior to the next meeting.
- 3.5 A majority of Council appointed Committee Members will constitute quorum for the transaction of business.
- 3.6 The members may meet occasionally informally to discuss issues as warranted.

### **4.0 Role of The Chair:**

The Chair is responsible for insuring the smooth and effective operation of the Committee and its roles. This will include responsibility for:

- 4.1 Calling the meetings to order.
- 4.2 The Chair is encouraged to create an informal atmosphere to encourage the exchange of ideas such as, using a roundtable format.
- 4.3 Creating an agenda in consultation with the municipal staff designate(s).

- 4.4 Chairing the meetings.
- 4.5 Acting as spokesperson.
- 4.6 Representing the THC on other committees when necessary.
- 4.7 The Chair shall conduct meetings in accordance with the Town's Procedural By-law.
- 4.8 In the absence of the Chair, these responsibilities will be undertaken by a committee member designated as vice-chair.

### **5.0 Role of Members:**

Membership on the THC is a position of responsibility and requires a strong commitment to the Terms of Reference. THC members are required to:

- 5.1 Attend all regular scheduled meetings. Members who miss two (2) or more meetings in a year without cause will be removed from the committee. Members are required to notify the Chair or the designated municipal staff liaison if they are unable to attend a meeting.
- 5.2 Review all information supplied to them.
- 5.3 Prepare information for use in the development of heritage designation related by-laws.
- 5.4 Make site visits to properties proposed for heritage designation and to heritage designated properties applying for building/renovation/demolition permits when required.
- 5.5 Promote the heritage resources, architectural preservation and the role of the THC.
- 5.6 Offer input to committee reports to Council.
- 5.7 Research inventoried properties as may be necessary.
- 5.8 Attend training as required to effectively perform their role as a committee member (expenses to be covered through the THC budget).
- 5.9 Be familiar with municipal, provincial and federal legislation that applies to architectural preservation.

- 5.10 Committee Members are subject to The *Municipal Conflict of Interest Act R.S.O. 1990 c.M50* and must disclose any direct or indirect pecuniary interest. The disclosure must be recorded in the minutes of the meeting.

## **6.0 Role of Municipal Staff:**

The THC, by its nature and purpose, affects and is affected by many different Municipal departments (i.e. planning, solicitor, building permits, building maintenance, etc.) Assistance will be provided on an as-required basis from the Corporate Services & Clerks and the Planning and Building Services Departments. Municipal staff will be responsible for carrying out the following functions with respect to the Committee:

- 6.1 Assisting the Chair in the creation of an agenda.
- 6.2 Recording minutes at regular meetings.
- 6.3 Maintaining THC meetings, minutes and agendas.
- 6.4 Distribution of regular meeting agendas.
- 6.5 Acting as an information resource.
- 6.6 Orientation of THC members at the first meeting after Council appointment.
- 6.7 Assist the THC in its reporting to Council (see Sec. 7.0).
- 6.8 Ensure that departments are aware of designated properties, the implications of designation and of the role of the THC.
- 6.9 Present THC proposed budget to Council for approval.
- 6.10 Monitor the THC budget and approve expenses.
- 6.11 The Clerk will maintain a list of designated properties situated in the municipality that is of cultural heritage value or interest in accordance with Sec 27 of the Act.
- 6.12 Provide applications for demolition permits to the THC for review in advance of a demolition permit being issued.
- 6.13 Provide correspondence related to heritage matters to the THC.

## **7.0 Reports to Council:**

The THC may advise and make recommendations to Council in accordance with its role. Reports may be submitted as follows:

- 7.1 Verbally by a Council representative.
- 7.2 Verbally by the Chair or the designated representative.
- 7.3 Minutes from the THC meetings.
- 7.4 Written reports.

An annual report will also be submitted to Council at the beginning of each new year outlining the THC's accomplishments in the previous twelve months.

## **8.0 Council's Obligations to the THC:**

Under Part IV of the *Ontario Heritage Act* on Conservation of Cultural Heritage Value or Interest, Council is required to consult with the THC:

- 8.1 When updating the list of properties on the register;
- 8.2 Before giving notice of its intention to designate a property;
- 8.3 Before amending a by-law affecting a property under the Act;
- 8.4 Before repealing a by-law or part thereof designating a property;
- 8.5 Before considering an application for designated property to repeal the by-law or part thereof designating the property;
- 8.6 On an application to alter a designated property where the alteration is likely to affect the heritage attributes (listed in the statement of heritage value or interest) as set out in the bylaw designating the property;
- 8.7 Before delegating power to an employee or official of the municipality to consent to minor alterations of individually designated property;
- 8.8 On an application to demolish or remove any building or structure on a designated property; and,
- 8.9 Before passing bylaws providing for the entering into easements or covenants with owners of real property, interests therein, for the conservation of properties of cultural value or interest.
- 8.10 Under Part V of the *Ontario Heritage Act* on Heritage Conservation Districts, Council is required to consult with the THC:
  - Before passing a bylaw to define a study area for future possible designation as a heritage conservation district;
  - Before a proposed heritage conservation district plan is passed;



- Before Council delegates by bylaw its power to grant permits for the alteration or property situated in a heritage conservation district; and,
- On an application to demolish or remove any building or structure on property in a heritage conservation district.

**Town of Tecumseh  
2018 Approved Budget  
Youth Advisory Committee 1280**

	2016 Year End Actuals	2017 Year End Forecast	2017 Approved Budget	2018 Approved Budget	\$ Change	% Change	2019 Forecast	2020 Forecast
<b>11 General Operating</b>								
<b>REVENUES</b>								
Grants								
4-2100 Ontario Specific Grants		15,000	15,000		-15,000	-100.00%		
<b>Total Grants</b>		<b>15,000</b>	<b>15,000</b>		<b>-15,000</b>	<b>-100.00%</b>		
<b>Revenues Before Transfers</b>		<b>15,000</b>	<b>15,000</b>		<b>-15,000</b>	<b>-100.00%</b>		
<b>TOTAL REVENUES</b>		<b>15,000</b>	<b>15,000</b>		<b>-15,000</b>	<b>-100.00%</b>		
<b>EXPENDITURES</b>								
Maintenance Materials & Supplies								
5-2400 Materials & supplies		1,500						
5-2870 Tent/Hall Rental		1,043						
5-5830 Miscellaneous		1,057						
<b>Total Maintenance Materials &amp; Supplies</b>		<b>3,600</b>						
Professional Services								
5-4040 Professional Fee - Other		5,000						
<b>Total Professional Services</b>		<b>5,000</b>						
Other								
5-2250 Miscellaneous Service		10,500	25,000	10,000	-15,000	-60.00%	10,000	10,000
5-5070 Meetings (meals)		1,000						
5-5610 Advertising		900						
5-5640 Promotional Items		2,000						
5-5800 Travel & Mileage		2,000						
<b>Total Other</b>		<b>16,400</b>	<b>25,000</b>	<b>10,000</b>	<b>-15,000</b>	<b>-60.00%</b>	<b>10,000</b>	<b>10,000</b>
<b>Expenditures Before Transfers</b>		<b>25,000</b>	<b>25,000</b>	<b>10,000</b>	<b>-15,000</b>	<b>-60.00%</b>	<b>10,000</b>	<b>10,000</b>
<b>TOTAL EXPENDITURES</b>		<b>25,000</b>	<b>25,000</b>	<b>10,000</b>	<b>-15,000</b>	<b>-60.00%</b>	<b>10,000</b>	<b>10,000</b>
<b>NET EXPENDITURES</b>		<b>10,000</b>	<b>10,000</b>	<b>10,000</b>			<b>10,000</b>	<b>10,000</b>

Town of Tecumseh - Potential Heritage Sites							Committee Member
Name of Property	Street #	Street Name	Year	Architecture/Style	Sector	Brief Description	
Bell Tower at St. Anne Highschool	12050	Arbour Street			Tecumseh	Original Bell from old St. Antoine School on Lesperance Road Moved to the new St. Anne's High School, Lakeshore	Chris
Seguin House	424	Brighton Road	circa 1870s		St. Clair Beach	Believed to be the old Trolley Station (Sandwich Windsor and Amherstburg) Demolished [2017]	Chris
St. Mary's Cemetery	12048	County Road 34		Cemetery	Maidstone	One of the oldest cemeteries in Tecumseh	Chris
Victoria Public School	12433	Dillon Dr.	1926	School	Tecumseh	Built on donated Clapp property and named after Ms. Clapp	Chris
Sandwich South Council	2725	Highway #3	1893		Oldcastle	Location where first Sandwich South Council Photo was taken	Chris
St. Stephen's Church	5280	Howard	1871		Oldcastle	Old Anglican Church	Dwayne
St. Stephen's Cemetery	5280	Howard			Oldcastle	One of the oldest cemeteries in Tecumseh	Dwayne
Lachance Farm	11945	Intersection Road			Sandwich South	One of the last remaining Francophone Farms in Tecumseh	Dwayne
Old Power House - Bonduelle Property	1192	Lacasse Blvd.		Art Deco	Tecumseh	Southwest corner on Tecumseh and Lacasse Blvd, the original canning factory power building	Dwayne
Poisson House	1115	Lacasse Boulevard	early 1920s	Arts and Crafts	Tecumseh	Home of Dr. Poisson, 1st Mayor of Tecumseh	Dwayne
Lacasse Park	590	Lacasse Boulevard	1947		Tecumseh	Clapp property purchased in 1923 by the Town, Baseball Diamond and grand stands (1949) feature	Terry
Tecumseh United Church	333	Lacasse Boulevard	1960s	Hillicker Architect	Tecumseh	Vernacular house of worship	Terry
Lessard House	1715	Lesperance Road			Sandwich South	Vernacular Farm House	Terry
Desjardin House	1722	Lesperance Road			Sandwich South	Greek Revival	Terry
Aspect House	1107	Lesperance Road			Tecumseh	Craftsman style old homestead	Rita
St. Anne's Cemetery	1521	Lesperance Road	1830s		Tecumseh	Original cemetery in Tecumseh	Terry
Lemire House	1061	Lesperance Road			Tecumseh	Original area homestead	Terry
Sylvestre House		Manning Road			St. Clair Beach	Original area homestead	Rhonda
Lakewood Golf Course	13451	Riverside Drive			St. Clair Beach	Privately Owned by Bob Oakman & Bert Manning. Later became St. Clair Beach's public Golf Course	Rita
Lakewood Club House	13438	Riverside Drive	1919		St. Clair Beach	Privately Owned by Bob Oakman & Bert Manning	Rita
Beach Grove Club House	14134	Riverside Drive	1921		St. Clair Beach	First Club House Wooden - Originally built in 1921, burned down in 1927. Rebuilt in 1929 as a private Club.	Rhonda
Original St. Clair Beach Home	13749	Riverside Drive					Rhonda
Severs Property	13158	Riverside Dr.				Residence used for rum running	Rhonda
Beach Grove Pro Shop	115	Kensington				Assumed to be original pro shop	Brian
St. Mark's by the Lake Anglican Church	150	St. Marks	1953		St. Clair Beach	First Church in St. Clair Beach Area surrounding property was originally an orchard, owned by Florence and Ethel Wellwood. The property was then donated to the Church.	Rhonda
D.M. Eagle School Site	14194	Tecumseh Road	1928		St. Clair Beach	In 1946 became DM Eagle School, prior to it was a little white building used as a one room school house. Named after David Melville Eagle who taught both English and French in the area.	Rhonda
Old Cada Homestead	14242	Tecumseh Road			St. Clair Beach	Original farmhouse of the Cada Family	Rhonda

Robinet Hardware	12222	Tecumseh Road	1870s		Tecumseh		Brian
Lacasse House	12125	Tecumseh Road			Tecumseh		Brian
Tecumseh Area Historical Society site including log cabin and sheds	12350	Tecumseh Road			Tecumseh	Site of the original railroad yard and current location of Lesperance Log Cabin (circa 1799)	Ian
Campeau House	11941	Tecumseh Road			Tecumseh	Blue House on Tecumseh Road Prior to St. Anne's Chapel, the building was used as a place to hold mass	Ian
Stone Porch House	11961	Tecumseh Road		Arts and Crafts	Tecumseh	Residence used for rum running	Ian
Log Cabin	6455	Walker Road			Sandwich South		Ian
Lachance House		William Street			Tecumseh	Building near track field	Ian
Baillargeon House	13028	Tecumseh Road			Tecumseh		Jerome
Baillargeon House	13754	Tecumseh Road			Tecumseh		Jerome
Grain Elevator					Maidstone		Jerome
Mrs. John's General Store					Maidstone		Jerome
Old Seven Ponds					Sandwich South	E.C. Row near Shawnee	Jerome
				Century Farm	Sandwich South	Mrs. Mary (Emmett) McCarthy	
				Century Farm	Sandwich South	Mr. & Mrs. Ted Ure	
				Century Farm	Sandwich South	Mr. & Mrs. Frank O'Neil	
				Century Farm	Sandwich South	Gary & Russ O'Neil	
				Century Farm	Sandwich South	Lonboroug/Bedford Family	
				Century Farm	Sandwich South	Ron & Joyce Holden	
				Century Farm	Sandwich South	Edmund & Donna Curtis	
				Century Farm	Sandwich South	Murry & Marcy McKenzie	
				Century Farm	Sandwich South	Doug & Annie Pettypiece	
				Century Farm	Sandwich South	Gordon & Thomas Collins	
				Century Farm	Sandwich South	The Battersby Family	
				Century Farm	Sandwich South	The Halford Family	
				Century Farm	Sandwich South	The White Family	
				Century Farm	Sandwich South	Pearl Farough & Family	



# HERITAGE PROPERTY EVALUATION

*A Guide to Listing, Researching and Evaluating  
Cultural Heritage Property in Ontario Communities*

Ontario Heritage Tool Kit



*A.J. Casson (1898-1992)*  
*Village House c.1955*  
*oil on hardboard*  
*50.9 x 61.0 cm*  
*Gift of Mr. and Mrs. C.A.G. Matthews*  
*McMichael Canadian Art Collection*  
*1974.13.1*

This guide is one of several published by the Ministry of Culture as part of the Ontario Heritage Tool Kit. It is designed to help municipal Councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners, and others understand the heritage conservation process in Ontario.





All across Ontario, communities are working together to protect and promote our cultural heritage properties.

Our cultural heritage reflects the expressions and aspirations of those who have gone before us as well as today's culturally diverse communities.

"Since I immigrated to Canada in 1960 to a small northern community, I have watched firsthand how people of many nationalities have worked together to make our community a vibrant place. As a councillor, this is what motivates me to work for the community... I believe that municipal councillors have a responsibility to preserve our stories, documents and historical landmarks.... They represent the challenges and struggles met by our communities in their growth and evolution."

*Helen Lamon, Township  
of Michipicoten Councillor*

Cultural heritage can take many forms – buildings and monuments, bridges and roadways, streetscapes and landscapes, barns and industrial complexes, cemeteries, museums,

archives and folktales. They enrich us, inspire us and guide us forward to build vibrant, liveable communities for future generations.

The conservation of cultural heritage properties is vital to a community's overall cultural and economic development plan. An integrated approach to cultural and economic planning leads to the revitalization of main streets, neighbourhoods and individual properties, creates employment, encourages new business, brings tourist dollars and can even increase property values.

Identification and evaluation are a vital part of the conservation process. This guide is designed to help identify and evaluate the cultural heritage value or interest of properties in our communities. It outlines the Ontario Heritage Act requirements (section 27) for a municipal register of property of cultural heritage value or interest. It also assists in evaluating heritage properties against criteria prescribed in Ontario Regulation 9/06 of the Ontario Heritage Act for the purposes of protection (designation) under section 29 of the Act.







# What’s in this guide?

<b>1. Cultural Heritage Properties</b>	<b>5</b>
This section describes what is meant by “cultural heritage property” and “cultural heritage value or interest,” and outlines the framework for heritage conservation in Ontario. The provisions for protection of Natural Features, Cultural Heritage Landscapes and Archaeological Resources and Areas of Archaeological Potential are explained. A checklist, Cultural Heritage Properties: From Survey to Protection, is included.	
<b>2. Compiling a Register of Cultural Heritage Properties</b>	<b>8</b>
The requirements of the Ontario Heritage Act and the basics for compiling a Register of Cultural Heritage Properties are outlined.	
<b>3. The Importance of Research and Site Analysis</b>	<b>18</b>
The importance of historical research and site analysis is introduced in this section.	
<b>4. Municipal Criteria: Ontario Regulation 9/06</b>	<b>20</b>
This presents Ontario Regulation 9/06, Prescribing Criteria for Determining Property of Cultural Heritage Value or Interest, its meaning and use. Included in this section is a summary: Listing and Evaluation in the Municipal Designation Process.	

## 5. Researching a Property ..... 28

This is a how-to guide for undertaking historical research and examining the physical evidence of a property.

## Resources and Further Information ..... 41

Note: The Ministry of Culture has published this Guide as an aid to municipalities. Municipalities are responsible for making local decisions including compliance with applicable statutes and regulations. Before acting on any of the information provided in this Guide, municipalities should refer to the actual wording of the legislation and consult their legal counsel for specific interpretations.



# Cultural Heritage Properties

# 1

The Ontario Heritage Act provides a framework for the conservation of properties and geographic features or areas that are valued for the important contribution they make to our understanding and appreciation of the history of a place, an event or people.

These properties and features or areas contain built heritage resources, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest. These are the cultural heritage properties that are important in our everyday lives, give us a sense of place, and help guide planning in our communities.

The conservation of cultural heritage properties encompasses a range of activities directed at identification, evaluation, conservation and celebration. Properties can be protected for the long term under the Ontario Heritage Act through municipal designation bylaws and heritage conservation easement agreements.



*Inge-Va, Perth (Photo courtesy of Ontario Heritage Trust)*

The Ontario Planning Act and Provincial Policy Statement support heritage conservation as part of land-use planning.

Cultural heritage properties include:

- Residential, commercial, institutional, agricultural or industrial buildings
- Monuments, such as a cenotaph, public art or a statue
- Structures, such as a water tower, culvert, fence or bridge
- Natural features that have cultural heritage value or interest
- Cemeteries, gravestones or cemetery markers
- Cultural heritage landscapes
- Spiritual sites
- Building interiors
- Ruins
- Archaeological sites, including marine archaeology
- Areas of archaeological potential
- Built/immoveable fixture or chattel attached to real property

The task for each municipality is to identify, evaluate and conserve those cultural heritage properties that have lasting cultural heritage value or interest to their community. This process begins with compiling a register of properties of cultural heritage value or interest to the community.

## Cultural Heritage Properties: From Survey to Protection

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- **Learn** about the cultural heritage of the community
- **Survey** properties in the community using a recording form
- **Screen** the surveyed properties using preliminary criteria
- **List** screened properties of cultural heritage value or interest on the municipal register of cultural heritage properties
- **Research** properties that are candidates for protection (designation) under section 29 of the Ontario Heritage Act
- **Evaluate** properties for protection under section 29 using the criteria in Ontario Regulation 9/06 and determine best means of conservation
- **Protect** properties under the Ontario Heritage Act or other conservation measures

# DESIGNATION UNDER SECTION 29, ONTARIO HERITAGE ACT

## **Natural Features**

For a natural feature to be designated under section 29, it must have a cultural association. An example is the maple tree in Toronto that inspired Alexander Muir in 1867 to compose “The Maple Leaf Forever.” Natural features without a cultural association can be protected by other mechanisms.

## **Cultural Heritage Landscapes**

A cultural heritage landscape can be designated as a unit under section 29 or protected as part of a larger heritage conservation district under Part V. (See Heritage Conservation Districts, A Guide to District Designation Under the Ontario Heritage Act) These are geographical areas that involve a grouping of features such as buildings, spaces, archaeological sites and natural elements, which collectively form a significant type of cultural heritage resource. Examples might include villages, parks, gardens, battlefields, main streets and other streets of special interest, golf courses, farmscapes, neighbourhoods, cemeteries, historic roads and railways and industrial complexes.

## **Archaeological Resources**

Archaeological resources and areas of archaeological potential (including the grounds associated with a historic structure that may contain artifacts that yield information about the site) can be protected under section 29 (individual properties), Part V (Heritage Conservation Districts) and Part VI of the Ontario Heritage Act. Part VI addresses the management of archaeological resources and areas of archaeological potential. The archaeological assessment process is set out in provincial standards and guidelines. Only an archaeologist licensed under the Act can undertake fieldwork. For these reasons, this guide is not designed for archaeological resources and areas of archaeological potential.





# 2

## COMPILING A REGISTER OF Cultural Heritage Properties

### Which Properties Should Be Placed On the Register?

Under subsection 27(1) of the Ontario Heritage Act, the municipal clerk is required to keep a current register of properties of cultural heritage value or interest situated in their municipality.

This register must include all properties in the municipality that are designated under Part IV of the Ontario Heritage Act by the municipality or by the Minister of Culture and shall include:

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. *OHA, ss. 27(1.1)*

The Ontario Heritage Act also allows a property that has not been designated, but that the municipal Council believes to be

of cultural heritage value or interest, to be placed on the register. This is commonly referred to as listing. A description sufficient to identify the property is required.

*OHA, ss. 27(1.2)*

Under this provision, a municipal council may choose to include for example, properties protected by heritage conservation easements, and/or recognized by provincial or federal jurisdictions, such as properties commemorated by the Historic Sites and Monuments Board of Canada, or properties listed on the provincial register.



*Alton Mill, Caledon. (Photo courtesy of Sally Drummond, Town of Caledon)*

Cultural heritage properties can be added to the register at any time by council. In municipalities where there is a municipal heritage committee, the Ontario Heritage Act requires that council consult with the committee before a non-designated property is added or removed from the register.

OHA, ss. 27(1.3)

The register is a planning document that can be consulted by municipal decision makers when development proposals or permits are being considered. Mapping listed properties using Geographic Information Systems (GIS) or other cultural mapping also can be a useful component of the broader data collection and management framework of the municipality. Property owners and the public should be aware of the existence of the register, mapping and other cultural heritage property management tools.

## Why List a Property?

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation.

In many cases, listed (non-designated) properties are candidates for protection under section 29 of the Ontario Heritage Act. These require further research and an assessment using a more comprehensive evaluation that is consistent with Ontario Regulation 9/06 prescribing criteria for determining property of cultural heritage value or interest.

Although listing non-designated properties does not offer any protection under the Ontario Heritage Act, section 2 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

## A REGISTER OF CULTURAL HERITAGE PROPERTIES:

- Recognizes properties of cultural heritage value in a community
- Fosters civic identity and pride by drawing attention to the heritage and development of a community
- Promotes knowledge and enhances an understanding of a community's cultural heritage
- Provides easily accessible information about cultural heritage value for land-use planners, property owners, developers, the tourism industry, educators and the general public
- Is a central element of a municipal cultural plan that begins with mapping local cultural resources and then leverages these resources for economic development and community building



Waterloo Pioneer Memorial Tower (Photo courtesy of Canadian Parks Service)

PPS Policy 2.6.1 states: “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

The PPS defines built heritage resources as: “One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the Ontario Heritage Act, or **listed** by local, provincial, or federal jurisdictions.”

The PPS defines a cultural heritage landscape as: “A defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.”

Together, the Ontario Heritage Act and the Provincial Policy Statement of the Planning Act offer methods for conserving cultural heritage properties. This makes listing cultural heritage properties on the municipal register an important tool in managing their conservation.

## Getting Started

When creating a register of cultural heritage properties, or adding to an existing register of designated properties, each municipality can decide on the best approach for surveying and researching properties in the community. This decision is based on the available resources and expertise.

Compiling the register can be as simple as completing a survey or recording form and photographing properties from the nearest public vantage point. Good practice includes ensuring that the essential details of street address and legal property description, type of heritage feature, and general observations on the physical characteristics and context are recorded, by description and photography. If maintained as an electronic database, this information can easily be cross-referenced, updated, studied and made available for research.

Registers that use some preliminary evaluation criteria should be compiled by individuals with some training or expertise in recognizing and evaluating cultural heritage properties. An inexperienced recorder is more likely to list the obvious “old looking” buildings or landmarks in good condition. An experienced recorder or heritage consultant will be able to see past the current appearance of a property and recognize its potential for cultural heritage value or interest.

Councils of municipalities with a municipal heritage committee could assign the task of compiling the register to the committee and provide any municipal resources and staff support that might be needed.

# Sample: Property Survey Recording Form

This form collects the information useful as an initial survey of properties that may be listed on the municipal register of cultural heritage properties. Other categories of local importance can be added. Recorders are encouraged to learn about the heritage of the community as a whole before undertaking this survey.

## Recorder

- 1 Date of recording
- 2 Name of recorder
  - ☐ Municipal Heritage Committee
  - ☐ Municipal Staff
  - ☐ Heritage Consultant
  - ☐ Student
  - ☐ Other
- 3 What is your level of expertise in identifying and describing a cultural heritage property?
  - ☐ Beginner
  - ☐ Some Experience
  - ☐ Expert

## Property Identification

- 4 Street address and legal description
- 5 Name of building, if any
- 6 Name and address of owner

## Design or Physical Value

- 7 Identify the type of property  
*Examples:* Residential, commercial, institutional, agricultural or industrial building; monument such as a cenotaph, statue or public art; structure such as a water tower, culvert, fence or bridge; natural feature that has cultural heritage value or interest; cemetery, grave-stone or cemetery marker; cultural heritage landscape; spiritual site; interior; ruins or other feature

- 8 Identify the materials used  
*Examples:* Wood, stone, metal, plastic or other
- 9 Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

## Historical or Associative Value

- 10 What do you know about this property from research or local traditions? List sources
- 11 Does the property have any features similar to other properties?

## Contextual Value

- 12 Does the property define, maintain or support the character of an area?
- 13 Is the property physically, functionally, visually or historically linked to its surroundings?
- 14 Is the property a landmark?

## Status

- 15 Identify any physical or other risks to the condition and/or integrity of the property and/or individual features

## Photographs

- 16 Photographs should be taken from the nearest publicly accessible viewpoint. (Do not enter a property without permission.) The front or prominent feature will be used as the key image. Identify all images with north, south, east and west orientation.

## Recommendation

- 17 Make an initial recommendation or comment on whether or not to list a property on the municipal register. Give reasons.





*Built in 1792, the Hay Bay Church near Adolphustown is the oldest United Church in existence today. The pioneers of Hay Bay were the makers of Canada. Architecturally, the Hay Bay Church is an example of rural public design. (Photo: Ministry of Culture)*

Councils of municipalities without a municipal heritage committee may ask municipal staff to compile the register, or seek the assistance of a local heritage or community organization. Another option is to engage a heritage consultant with expertise in cultural heritage properties. The Ministry of Culture can be contacted for guidance on how to develop the register.

## The Listing Process

In most Ontario municipalities, it is impractical to survey every (heritage and non-heritage) property and undertake sufficient research and analysis to confidently eliminate those with no cultural heritage value or interest. Some preliminary rationale or criterion for listing a property is needed to make compiling the register an efficient

task that is achievable within a reasonable time frame.

Ontario Regulation 9/06 must be applied to properties being considered for designation under section 29 of the Ontario Heritage Act. Screening properties for potential protection in accordance with the criteria in the regulation is a higher evaluation test than required for listing non-designated properties on the register. The evaluation approach and categories of Design/Physical Value, Historical/Associative Value, and Contextual Value set out in the regulation, however, are useful to consider when developing a preliminary rationale or criteria for listing properties. This also will provide continuity in the evaluation of properties on the register that may later be considered for designation under section 29.



# BASICS OF A MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES

1	The Ontario Heritage Act requires that the register include all properties that are protected by the municipality (under section 29) or by the Minister of Culture (under section 34.5). <i>OHA, ss. 27(1.1)</i> For these properties there must be: <ul style="list-style-type: none"> <li>• a legal description of the property;</li> <li>• the name and address of the owner; and</li> <li>• a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes.</li> </ul>
2	The Ontario Heritage Act allows a municipality to include on the register property that is not designated but considered by the municipal council to be of cultural heritage value or interest. There must be sufficient description to identify the property. <i>OHA, ss. 27(1.2)</i>
3	A municipality may consider including properties on the register that are protected by heritage conservation easements and/or recognized by provincial or federal jurisdictions.
4	The rationale or selection criteria used to survey the community and compile the register should be clearly stated.
5	The recorder(s) undertaking the survey of properties should have knowledge of the heritage of the community and some training in identifying and evaluating cultural heritage properties.
6	Information about all properties should be recorded in a consistent and objective way.
7	Not all cultural heritage properties are old. Many recent structures hold cultural heritage value or interest in their design, craftsmanship, function, ownership or for other reasons.
8	Using physical condition as a determining factor in whether or not to list a property on the register is not advised. A property may be in an altered or deteriorated condition, but this may not be affecting its cultural heritage value or interest.
9	A commitment to maintaining and revising the register through historical research and analysis of the listed properties will give the register more credibility in local heritage conservation and planning.
10	The register should be readily available to municipal staff and officials, property owners and the public.
11	The register can be a valuable tool for land-use planners, educators, tourism, and economic developers. For example, it can be used to plan Doors Open events, educational programs, celebrate historic events and anniversaries, promote a community and encourage innovative development.

## Know Your Community

When first developing a municipal register, it is recommended that the main themes and key developments, and any specific events, activities, people and circumstances that have shaped the community be identified. This is the important community context that should ensure that those properties with characteristics that hold cultural heritage value or interest to the community will be captured in the survey and on the register. Much of this background information can be learned from published histories, as well as libraries, museums, archives, historical associations and from residents. Whoever undertakes the survey should be familiar with the heritage of the community, as this will give them local knowledge and perspective when identifying properties for listing.

For example, knowing the boundaries of the first town plan or survey can help identify where the oldest properties may be found. Areas that were annexed as the town grew may also have value or interest to their original municipality before annexation, such as a bordering hamlet or township. Knowing the patterns of settlement, transportation routes and other local developments may indicate likely locations of former industrial sites, battlefields or

landmarks where ruins or structures associated with that activity or event may exist.

This basic documentation, combined with the recorder's experience in identifying cultural heritage properties, will guide the initial selection of properties to be listed on the register.

## Rating a Property

Municipalities may find it useful to develop a system of comparative ratings for properties on the register. This can help with setting priorities for further research, heritage conservation and/or long-term protection under the Ontario Heritage Act.

There are several models for rating cultural heritage properties:

- Some evaluation criteria have a numeric rating system; for example, #1 has no cultural heritage value or interest, while #10 warrants long-term protection.
- An alphabetical rating system may assist to categorize; for example, an A has protection and conservation priority; B is conserved in some manner, but not designated; C should be documented before demolition or has minimal cultural heritage value or interest.
- A checklist of questions about the design/physical, historical/associative and contextual values of the property can generate discussion that concludes with a Yes/No. The discussion response and explanatory notes form the argument for or against heritage conservation. No numeric or alphabetical rating is used.



*Mossington Bridge, Georgina (Photo: Ministry of Culture)*



*Whalen Building, Thunder Bay (Photo: Ministry of Culture)*

## Making Comparisons

A municipality compiling its first register will learn a great deal about its cultural heritage properties during the surveying phase. Caution should be used in applying rating systems until a sufficient number of properties have been listed and researched to establish some base for comparisons.

If the survey is comprehensive and the information is recorded in a consistent and objective way, patterns or themes in the cultural heritage value or interest of the listed properties often emerge.

For example, the survey may reveal that one architectural style is characteristic of a neighbourhood; a certain type of technology is used for several industries; there is a popular local building material; there were design changes in types of engineering works such as bridges; or some cemetery headstones have unique markings. A particular decorative motif in the gable of a house may

be a clue to the work of a local craftsman; a change in that motif may have some significance in his career.

A comprehensive survey will also show differences and similarities in the features or heritage attributes of the listed properties. Typical or similar examples can be compared to each other, and will also highlight the uniqueness of other examples. Several properties may be associated with a particular event, but only one may stand out as a vivid expression of what that event truly meant to the community.

As the register is compiled, it may become evident that an inventory of a specific type of cultural heritage property would be useful. For example, separate inventories for barns, cultural heritage landscapes or very old and increasingly rare buildings such as those that predate Canada's confederation in 1867 will help with the evaluation of these types of cultural heritage properties.



## Selecting Properties for Further Research

Recognizing patterns, themes, similarities and differences is an important part of studying and understanding a community's heritage. It also makes it easier to develop a rating system or checklist of questions that truly reflects what holds cultural heritage value or interest in the community. It can help with choosing properties that warrant further research and heritage conservation.

For example, a community may have been founded when a prospector discovered a valuable mineral. The earliest industrial structures, dwellings and institutions date

to the opening of the mine and the first years of the mine's operation. The mine may now be closed and a secondary economy may have taken its place. The cultural heritage properties associated with the mining heritage of the community are found, through the survey of community properties, to be disappearing. The properties associated with mining will have a higher priority for further research and possibly protection under the Ontario Heritage Act.

Another example could be in a community where a fire destroyed structures built on the main street. Any structures or remnants that survived the fire, or have evidence of the fire, are likely rare. These are important to understanding the character of this early, pre-fire period of community history. Their loss now would have consequences to the study of the community's heritage. These properties should be given priority in undertaking further research and conservation.



*Former Walkerville  
Post Office, Windsor  
(Photo courtesy of  
Nancy Morand,  
City of Windsor)*



*Dunlop Street Fire in 1875, Barrie (Photo: Simcoe County Archives)*



## A Work-in-Progress

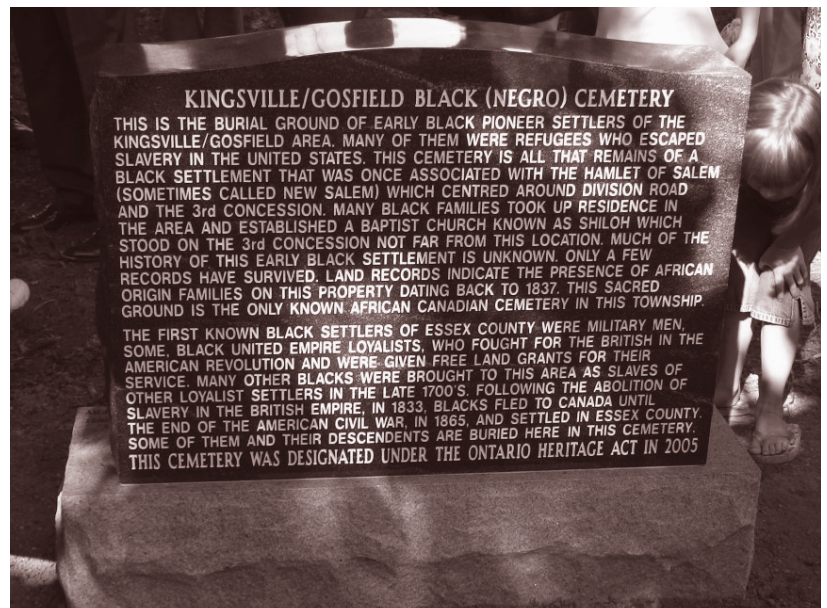
The register is essentially a work-in-progress that is revised and updated as needed and as local resources become available. The register is never a finite document; it should continue to grow, change and be updated as the cultural heritage values or interest of the community also change. No final decisions about the cultural heritage value or interest of a property on the register should be made without undertaking further historical research and site analysis of that specific property.



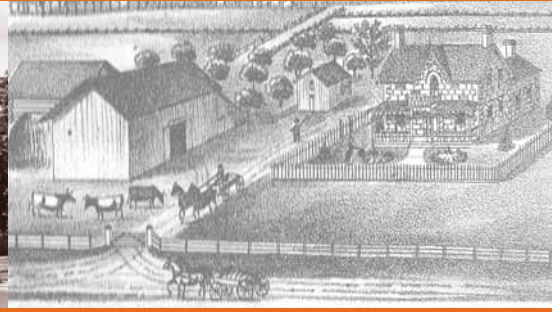
*Townsite Shaft 1 Headframe, Cobalt (Photo: Ministry of Culture)*



*Gosfield Black (Negro) Cemetery, Kingsville (Photo courtesy of Yolanda Asschert, Kingsville Municipal Heritage Advisory Committee)*







# 3

## THE IMPORTANCE OF Research and Site Analysis

The historical research and site analysis needed for listing a property on a register of cultural heritage properties is often preliminary in its scope. Properties being proposed for protection under section 29 of the Ontario Heritage Act require more in-depth study by a qualified individual or committee. This involves:

- Understanding and knowledge of the overall context of a community's heritage and how the property being evaluated fits within this context;
- Researching the history and cultural associations of the property being evaluated; and
- Examining the property for any physical evidence of its heritage features or attributes, past use or cultural associations. The physical context and site are also important to examine. For example, other buildings, structures or infrastructure nearby may be associated with this particular property.

This background information is best compiled through extensive historical research and site analysis. Neither is useful without the other. For example, the historical research might suggest that a house was built at a certain date. The architectural style, construction techniques and building materials may confirm or deny this as the date of construction.



*Cenotaph in Confederation Park, Peterborough  
(Photo courtesy of City of Peterborough)*

## Historical Research

Historical research is necessary for compiling the specific history and development of a property and to identify any association it has to the broader context of community heritage. This involves the use of land records, maps, photographs, publications, archival materials and other documentation.

Research should reveal dates of construction, original and later uses, significant people or events, technologies, philosophy, factors such as natural disasters or fires and other details about the property. This information is useful in the identification and evaluation of the cultural heritage value or interest of the property. It also provides clues for examining and interpreting the physical evidence.

*For detailed guidance on how to undertake historical research and site analysis, refer to Section 5: Researching a Property.*

## Site Analysis

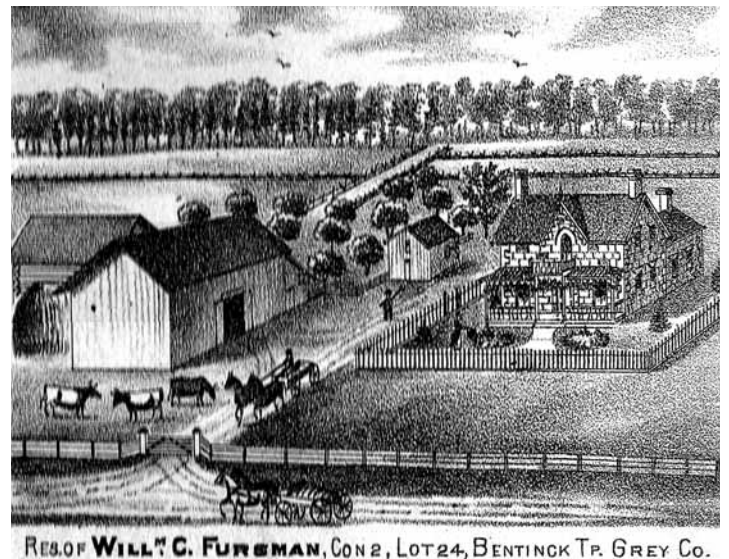
Ideally, a property being evaluated should be examined at least twice. A preliminary site visit will give some context and raise questions to be addressed by the historical research.

The historical research findings may reveal use of the property, key dates or associations not previously known. A second site visit is an opportunity to look for physical evidence of these findings. Explanations or inconsistencies may be revealed in the existing features, missing elements or some hint or remnant that can now be examined in more detail. These are tests of observation and interpretation.

Recording the property using photographs, measurements and notes will help when applying evaluation criteria and compiling a list of heritage attributes. The evolution of architectural style, construction techniques, materials, technology, associated landscapes and other factors are essential clues when analyzing a cultural heritage property.

## Evaluation and Report

The findings of the historical research and site analysis constitute the background information that will be used in deciding the appropriate course of action for conserving a cultural heritage property. The findings are best assembled in a written report that is thorough and accurate. The report is a permanent record of the property and should be readily available to council, municipal staff, municipal heritage committees, property owners, heritage consultants and the public.



*Fursman Farm, Grey County (Photo: Illustrated Atlas of the Dominion of Canada, 1881)*



# 4

## MUNICIPAL CRITERIA

# Ontario Regulation 9/06

Non-designated properties listed on the municipal register of cultural heritage properties and newly identified properties may be candidates for heritage conservation and protection. Section 29 of the Ontario Heritage Act enables municipalities to pass bylaws for the protection (designation) of individual real properties that have cultural heritage value or interest to the municipality. Heritage designation is a protection mechanism with long-term implications for the alteration and demolition of a cultural heritage property.

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

To ensure a thorough, objective and consistent evaluation across the province, and to assist municipalities with the process, the Ontario Heritage Act provides that:

29(1) The council of a municipality may, by bylaw, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; . . .

Regulation 9/06 prescribes the criteria for determining property of cultural heritage value or interest in a municipality. The regulation requires that, to be designated, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value.



This does not mean that the property is only evaluated within “one” category or must meet a criterion in each category in order to allow for protection. When more categories are applied, more is learned about the property and its relative cultural heritage value or interest. As a result, a more valid decision regarding heritage conservation measures can be made. Council must be satisfied that the property meets at least one of the criteria set out in Regulation 9/06 before it can be designated under section 29.

Regulation 9/06 was developed for the purposes of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under section 29.



*The Rideau Canal Corridor is a unique cultural heritage landscape. (Photo Copyright 2006 Ontario Tourism)*



*Limestone townhouses, Kingston (Photo courtesy of Marcus Létourneau, City of Kingston)*

# ONTARIO REGULATION 9/06

MADE UNDER THE

## ONTARIO HERITAGE ACT

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### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

#### Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the 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.

#### Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.





*Woodstock Museum, Woodstock (Photo Copyright 2006 Ontario Tourism)*

Through the evaluation process of Regulation 9/06, it should be possible to:

- Recognize a property that warrants long-term protection under section 29, and give reasons;
- Recognize a property for which levels of heritage conservation, other than section 29, are more appropriate;
- Determine that a property has no cultural heritage value or interest to the jurisdiction;

- Formulate the statement explaining the cultural heritage value or interest of the property, as required in a section 29 designation bylaw; and,
- Identify clearly the physical features or heritage attributes that contribute to, or support, the cultural heritage value or interest, as required in a section 29 designation bylaw.

A successful municipal cultural heritage conservation program starts with meeting the standards of Regulation 9/06. Many municipalities have methods for evaluating the cultural heritage value or interest of a property being considered for protection. Existing or new evaluation models must apply the criteria specified in Regulation 9/06. Existing evaluation models may have to be revised to take into account the mandatory criteria set out in the regulation.

It is advisable that an approach or model to apply the criteria be adopted as a standard municipal procedure or policy. The adoption of a policy or standard practice enables council, municipal heritage committees, municipal staff including planning and building officials, land use planners, heritage organizations, property owners and the public to apply the criteria in a consistent and defensible manner.

## Who does the Evaluating?

Under the Ontario Heritage Act, a municipal heritage committee can be appointed to advise council on matters relating to the Act and other heritage conservation matters. This can include compiling the register of cultural heritage properties and using criteria for evaluating the cultural heritage value or interest of a property. By using a committee, the objectivity of the evaluation is maintained.

For municipalities without a municipal heritage committee, others such as heritage planning staff, municipal staff, community or heritage organizations, a heritage expert, or an individual who understands the purpose of evaluating the cultural heritage value or interest of a property, could undertake the evaluation. Knowledge of the heritage of the community and expertise in cultural heritage properties are recommended.

The municipal evaluation criteria should be such that, whoever undertakes the evaluation, there is a reasonable expectation that the process will lead to valid decisions about the heritage conservation of the property.

Ultimately, a municipal designation bylaw and its statement of cultural heritage value or interest is subject to appeal and must be defensible at the Conservation Review Board. Council has the final decision on whether to proceed with protection under the Ontario Heritage Act. When council refuses to issue a demolition permit for a designated property, the matter can be appealed to the Ontario Municipal Board, which makes the final decision.

## ONE STRUCTURE – MANY VALUES AND INTERESTS

Knowing the characteristics and evolution of local construction techniques and materials will help when evaluating cultural heritage properties. For example, depending on the community, a stone structure could hold different cultural heritage values or interests:

- It represents the earliest type of building form, and stone construction is no longer typical; or
- It represents the typical building form and/or has a particular quality in design or physical value, historical or associative value and/or contextual value; or
- The use of stone is unique and its use is possibly a reflection on the owner or builder who went to extraordinary means to acquire the materials; or
- Other reasons depending on the cultural heritage of the community.



*White Otter Castle, Atikokan  
(Photo courtesy of Dennis Smyk)*



*The St. Cyril & Methodius Ukrainian Cathedral Church in the City of St. Catharines was designed by well-known architect Rev. Philip Ruh in the Byzantine style of Ukrainian churches in Western Canada. The interior is adorned with iconography by artist Igor Suhacev. (Photo: Ministry of Culture)*

# LISTING AND EVALUATION IN THE MUNICIPAL DESIGNATION PROCESS

1

## REGISTER OF CULTURAL HERITAGE PROPERTIES

A property the municipal Council believes to be of cultural heritage value or interest is listed on the municipal register of cultural heritage properties.

2

## RESEARCH AND ANALYSIS

When a property on the register becomes a candidate for protection under section 29 of the Ontario Heritage Act, research about the property's history and cultural associations, and a physical site analysis are undertaken.

- **Community Context**

Knowledge of the history, achievements and aspirations of the community gives perspective to what cultural heritage value or interest may be held by the property.

- **Historical Research**

Historical research involves consulting land records, maps, photographs, publications, archival materials and other documentation to learn the history and cultural associations of the property. A preliminary site visit can be useful in formulating research questions about the property.

- **Site Analysis**

A site analysis can involve photographs, measurements, observation and analysis of the physical characteristics of the property. The historical research findings compared with the physical evidence should ensure collaboration in the known information about the property.

3

## EVALUATION

Within the context of the heritage of the community, the findings of the historical research and site analysis are used to evaluate the property for Design/Physical Value, Historical/Associative Value and Contextual Value in accordance with Ontario Regulation 9/06.

4

## STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Prepare a statement of cultural heritage value or interest and a description of the physical features or heritage attributes of the property that support that heritage value or interest.

5

## CONSERVATION AND PROTECTION

Depending on the outcome of the evaluation, the property may warrant long-term protection under section 29 of the Ontario Heritage Act, or other heritage conservation and land-use planning measures.



## Integrity

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. 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.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.



*Forster-Rawlinson Log House & Barns,  
Richmond Hill  
(Photo: Ministry of Culture)*

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

An example would be a sawmill originally powered by a waterwheel. Many mills were converted to steam turbine technology, and later to diesel or electrical power. Being able to document or present the evolution in power generation, as evidenced in this mill, has cultural heritage value or interest.



## Physical Condition

Physical condition is another difficult consideration. Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property.

### The Case of St. Raphael's Roman Catholic Church

St. Raphael's Roman Catholic Church in South Glengarry County was built in 1818 under the supervision of Alexander Macdonell, the vicar general who was appointed in 1826 as the first Roman Catholic Bishop of Upper Canada. This large stone church served

a congregation of Scottish Highlanders who had settled in the easternmost county of Upper Canada in 1786. St. Raphael's is recognized as the founding church for the English-speaking Catholics of Ontario. A fire in 1970 destroyed the roof, 1830s-era tower and the interior decorations. Fortunately, the outer walls were spared and thus its plan, impressive scale and fine masonry work remain.

Despite its fire-damaged condition, the property was designated under the Ontario Heritage Act and in the 1990s was declared a National Historic Site. Its condition, although regretful, did not take away its cultural heritage value and interest. The ruins silhouetted against the rural landscape "powerfully engages the minds of all who see it, evoking those early days in the history of the Church and preserving the memory of those intrepid settlers."

*(Source: Friends of St. Raphael's Ruins)*



*St. Raphael's Roman Catholic Church, Glengarry County (Photo: Ministry of Culture)*





# 5

## Researching a Property

Researching a cultural heritage property involves reviewing documentary sources, merging this primary information with the physical evidence, and making some conclusions about the history and evolution of the property. This background information is needed to evaluate the cultural heritage value or interest of the property to the community.

### Community Context

The more that is known about the overall history and development of a community, the easier it will be to make sense of the property research puzzle. Secondary sources such as community, family, institutional and business histories can outline the community context and help answer some initial questions such as:

- When and why was the community established?

- Where is the property located relative to local development? Is it in the historic core or an area of later growth? Is it near an early waterway, road, crossroads or railway line?
- Do any people, events, places, commercial activities or other factors contribute to the cultural heritage of the community?
- Were there any floods, fires, tornadoes or other disasters that may have altered the property?
- When were the local mills, brickworks, iron foundries or other manufacturers of products relevant to the property established?
- When did the railway arrive to bring imported products?
- Are there any traditions associated with a former occupant, builder, event, design, type of engineering or use of the property?



*Originally part of a large complex of pulp, paper, iron and steel and power plant, the St. Marys Paper Inc./Abitibi-Price Building is one of the finest examples of Romanesque revival architecture in an industrial context in Ontario.  
(Photo: Ministry of Culture)*

## Historical Research

### Land Records

Determining dates of construction and use of a cultural heritage property starts with tracing the legal ownership of the real property or land. In Ontario, it is the parcel of land that is bought and sold, not the individual improvements on it (except for condominiums). Few land records accurately record what buildings or features exist on the property over time.

Historically, once an area was surveyed by the “Crown” (province) into a grid of concessions and lots, ranges, or plans, it was opened for settlement. The survey created the legal description. This is not the same as the street address. This legal description, for example, Lot 12, Concession 6, Oro Township, or Lot 6, north side, Blake Street, Plan 6, is key to finding the relevant land records.

## Pre-Patent Land Records

An application by an individual for a grant or purchase of Crown land was called a petition. It contained an explanation of why the petitioner might be entitled to receive a land grant (free or paying fees only); or is a request to buy or lease Crown land.

If the Crown approved the petition, the surveyor general assigned a lot and issued a Ticket of Location stating required settlement duties, such as clearing part of the lot and erecting a shanty. Government land agents might later inspect the lot to verify the satisfactory completion of these duties. (Township Papers Collection) Once all requirements were met, a first deed was issued.

The final step in transferring ownership from the Crown involved having the lot surveyed and paying a fee for the Crown patent. The patent was only mandatory when the lot was to be sold to a non-family member. Generations of one family could live on the lot before the patent was issued. This needs to be considered when studying early structures and compiling a complete history of the lot. The patent date is rarely the date of arrival of the owner or the date of construction of the first features on the property. Many of these events predate the patent.

RUN DATE - FEBRUARY 26 1979 PAGE NO. 3455

ONTARIO ARCHIVES LAND RECORD INDEX  
ALPHABETICAL LISTING BY NAME OF LOCATEE

NAME OF LOCATEE	TOWNSHIP / TOWN / CITY	LOT	CONC.	DATE ID	ISSUE DATE	TRANS. TYPE	TYPE OF LEASE / FG, SALE	ARCHIVAL REFERENCE RG SERIES VOL PG
DRINKWATER JAMES RESIDENCE	CHINGUACOUSY	E 1/2 20	4WHST	8	18241124 18241208	FG	FF DEED NO.	01 C13 054 105
DRINKWATER JRS RESIDENCE	COCHRANE	S1/2 6	3	1	19080620 19080727	FG	V DEED NO.	01 C1118 003 043
DRINKWATER JNO SR RESIDENCE	ORILLIA NO		2	1	18320804 NO	FG	DEED NO.	01 C14 023 011
DRINKWATER JNO SR RESIDENCE	ORILLIA NO	W1/2 1	3	1	18320804 NO	FG	DEED NO.	01 C14 023 011
DRINKWATER JOHN RESIDENCE	ORILLIA ORILLIA	W1/2 1	3ND	5	18350522 NO	S	CR DEED NO.	01 C1114 010 016
DRINKWATER JOHN H S RESIDENCE	ORILLIA ORILLIA	1	2ND	8	18400527 NO	S	CR DEED NO.	01 C1114 010 069
DRINKWATER THOS H RESIDENCE	TISDALE ORILLIA	W1/2 1	5	1	19040722 19080603	FG	V DEED NO.	01 C1118 007 022

Ontario Archives

The Ontario Archives Land Record Index is organized alphabetically by surname of the locatee (person issued the lot) and by township/town/city. Each entry is coded and notes the archival reference to the original record ("RG Series, Vol., Pg"). The extract provided above is by locatee: The first entry in the above sample indicates that James Drinkwater was a resident of Chinguacousy township when he received the east half of Lot 20, Concession 4, West Hurontario Street ("E1/2 20 4WHST") by an Order-in-Council (Date ID "8") issued November 24, 1824. This was a free grant (Transaction type "FG") for which he paid full fees (Type FG. "FF"). He was "located" (Date ID "1" issued a Ticket of Location) on December 8, 1824.



It is also possible that the person issued the patent is not the original occupant of the lot. The patentee may have been a non-resident owner who leased the lot to a tenant. The first occupant may have abandoned the lot before receiving the patent and the lot was re-issued by the Crown. The first occupant may have negotiated the “sale” of the lot on the condition that the next “owner” could apply for the patent using the occupant’s name. (This was a common, but illegal, practice.)

When disputes arose over who was entitled to apply for the patent, the matter was referred to the Heir and Devisee Commission. The heir or family descendant, devisee (recipient through a will), or person “sold” the lot by the first occupant, could present evidence of their patent claim to this court of review.

The early system of granting Crown land in Ontario involved several steps and was frequently adjusted. Before making any conclusions about the early history of a property, several records should be checked. Hopefully, the findings will collaborate and give some insight into the origin of the earliest physical evidence on the property.

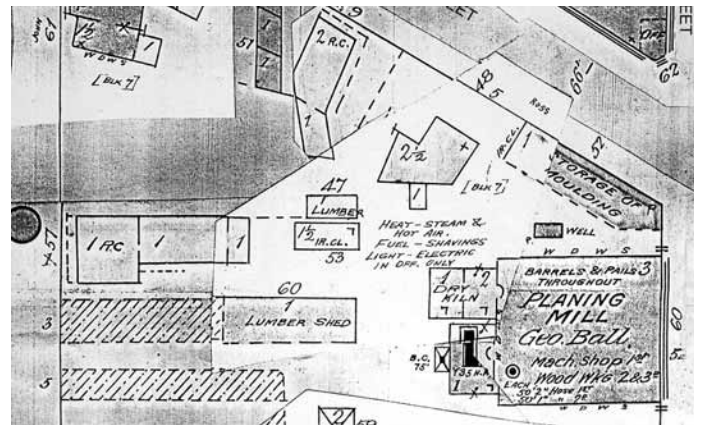
Several collections relating to pre-patent transactions are indexed as the Ontario Archives Land Record Index (1780s to about 1918). The Upper Canada Land Petitions, Heir and Devisee Commission records (1804-1895), and Township Papers are available at the Ontario Archives in Toronto and the National Archives of Canada in Ottawa. Some public libraries, regional archives, and genealogical resource centres may have copies.

## Land Registry Offices

It is only when the patent is issued that a file for the lot is opened at the county or district Land Registry Office. There were two systems of filing all subsequent legal documents relating to the lot: the land registry system and the land titles system.

In the land registry system, this lot file is known as the conveyances abstract or Abstract of Title. It starts with the patent and assigns a number to each legally registered transaction (called instruments) for the lot, listing them in chronological order to today. These include mortgages, deeds (sometimes called Bargain and Sales, B&S), grants, leases, discharges, deposits, liens, bylaws, wills, court orders, surveys, site plans and other documents regarding the property. The Abstract is the index to these registered instruments.

The land titles system was primarily used in northern Ontario. The legal ownership of the lot is certified and entered into land titles. When the lot is sold again, it is not necessary to verify any transactions earlier than the date it was entered into land titles. Lots in the land registry system have been slowly converted to land titles. A system based on land titles is now used at all Land Registry Offices. Each parcel of land is assigned a



*Fire insurance plans are a useful source of information  
(Photo: Insurors' Advisory Organization Inc.)*

Property Identification Number (PIN).

The PIN number is used to access the recent (40-year average) history of a parcel of land.

For historical research, it is usually necessary to go beyond the 40-year history.

The current legal description (or PIN) of the parcel of land being researched is the key to accessing the Abstract and instruments that relate to the parcel and eventually to the larger lot of which the parcel may only be a part. The history or "root" of the parcel is traced from today, back through all the subdivisions, to the original size of the whole lot at the date of the patent. It is critical to trace only the chronology of the specific parcel of interest by tracking the survey boundaries or assigned description of that parcel. It may be necessary to look at a second or third Abstract, as the parcel is reconstituted to its original lot and concession or plan description.

Reading the Abstract and the instruments can reveal information about a property. Clues such as the occupation of the owner, for example an innkeeper or miller, may identify the use of the property. When a parcel too small for farming is severed from a larger lot, it may mean the construction of possibly a second dwelling, inn, church, school or cemetery. When industries are sold, the physical assets may be described. Right of way agreements suggest the need to access a new or existing structure, water source, road or railway line. Family relationships, court settlements, mechanic's liens describing unpaid work done and other clues contained in the instruments establish a framework of names, dates and uses that are relevant to the property and needed to search other documentary sources.

Ontario,  
**REGISTRY OFFICE,**  
**BARRIE,**  
County of Simcoe.

Abstract does not purport to give entries from the general register.

3 Certify, that the following are correct Extracts from the  
Lot Number *Twenty three in the Town*

REGISTERED NO. OF THE INSTRUMENT.	THE NATURE OF THE INSTRUMENT.	THE DATE.	THE DATE OF REGISTRY.	NAME, RESIDENCE AND ADDITION OF GRANTOR, LESSOR DEVISOR, OR PLAINTIFF, MENTIONED IN SAID INSTRUMENT.	NAME, RESIDENCE DEVISOR
	<i>Patent</i>	<i>15 oct 1835</i>		<i>Mc Crann</i>	<i>Septu</i>
<i>2622</i>	<i>BrS</i>	<i>15 nov 1836</i>	<i>10 aug 1838</i>	<i>Septu's Heir? &amp; son</i>	<i>John T</i>
<i>2623</i>	<i>BrS</i>	<i>8 aug 1838</i>	<i>10 aug 1838</i>	<i>John Tait &amp; son</i>	<i>Thomas</i>
<i>P 13819</i>	<i>BrS</i>	<i>23 aug 1844</i>	<i>27 nov 1854</i>	<i>Thomas Crisp &amp; son</i>	<i>Thomas</i>
<i>P 58616</i>	<i>BrS</i>	<i>6 oct 1870</i>	<i>8 oct 1870</i>	<i>Charles J Chapman &amp; son</i>	<i>William</i>
<i>P 58617</i>	<i>BrS</i>	<i>6 oct 1870</i>	<i>8 oct 1870</i>	<i>William Thompson &amp; son</i>	<i>James</i>



Land Registry Offices are open to the public. Abstracts and instruments before 1958 are also available on microfilm at the Ontario Archives.

## Property Tax Assessment Rolls

Property tax assessment rolls have been compiled annually since the early 19th century. The rolls that survive are usually found in municipal offices, regional archives, museums and in provincial and national archives. Each identifies the name of the occupant (tenant or owner), the legal description, some personal and statistical information and a breakdown of real and personal property assessed values. Real property includes the land, buildings and fixed assets. Personal property includes taxable income and movable assets such as carriages and livestock. An increase in the

assessed value is a good indicator of some improvement on the property being completed, such as building construction. A few municipalities have dates of construction recorded on the tax roll.

The tax rolls should be reviewed for each year but particularly for the years that correspond to significant names or dates learned at the Land Registry Office. The information in each tax roll needs to be compared within the single year and from one year to the next. There are several possible comparisons:

- Compare the real property value with nearby properties of equal size, as examples:  
Your lot is assessed at \$50 and most lots in the vicinity are assessed at \$200 each, it may be that your lot is vacant; or,

**ABSTRACT OF TITLE.**

HART & RIDDELL, Stationers, 27 Wellington St. West, Toronto.

only Instruments Recorded at this Office upon The East Bay of Toronto  
Concession of the Twp of Toronto in the County of Simcoe and Province of Ontario.

NAME AND ADDITION OF GRANTEE, LESSEE, OR DEFENDANT, MENTIONED IN THE INSTRUMENT.	CONSIDERATION OR MORTGAGE MONEY.	THE PART OF SAID LOT MENTIONED IN THE INSTRUMENT... AND REMARKS.
James Mackey		Lot 29 Conts Toronto = 200 acres
of William	\$826	Lot 29 Cont 1 Toronto = 200 acres
Christie	\$100.	Lot 29 Cont Toronto = 200 acres,
of William	\$150.	Lot 29 Cont Toronto = 200 acres,
Chapman		
of William	\$3800.	all of lot 150 acres, "called Broken Lot,"
Thompson		
of Seymour		
J. Chapman wife of	\$3800.	all of lot 150 acres "called Broken Lot"

Simcoe County Land Registry Office

Your lot is assessed at \$200 and comparable lots are valued at \$400, you may have a frame house while the others are brick and therefore of a higher assessed value; or,

Your lot may be assessed at \$3,000, in which case it may be a substantial estate or it has other assets such as a commercial or industrial operation.

This answer may be obvious from the occupation of the resident (and other research findings).

- Note the changes in the assessed value of the real property from one year to the next.  
For example, in 1875 and 1876 the value is \$50, but in 1877, it rises to \$400. A building may have been completed enough by 1877 to account for the higher assessed value. This may coincide with a change in ownership or mortgaging registered at the Land Registry Office.

There are some factors to consider when using tax assessment rolls. Few assessors made annual inspections of each lot so any change in value may be one to several years behind the actual date of the improvement. A slight increase in the assessed value may be indicative of a major renovation to an existing structure, not new construction.

Fluctuation in value can be the result of a widespread economic situation, such as a recession that devalues the real estate market. There is also the possibility that the structure burned, was not reassessed during reconstruction and returned at the same assessed value as before the fire. Investigating other research sources should explain these apparent puzzles and inconsistencies.

## Other Research Sources:

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- Personal and agricultural census records exist for most jurisdictions each decade from 1842 to 1911. Some identify individuals and family groups, location, dwelling, industries, production rates, and other information.
- Directories are published lists of individuals and businesses organized by location. Some were compiled by commercial publishers using tax assessment rolls or land records. Others list only subscribers, with the result that the lists are incomplete.
- Photographs are a valuable source. Many institutional collections are filed by location, name or type of structure.
- Illustrated atlases may plot buildings on a map and have artistic depictions of structures and landscapes. Historic maps can also be useful.
- Newspapers contain an assortment of information and some are indexed.
- Insurance plans of urban areas are measured outlines of structures coded for type of construction, building materials, use and fire risk.
- Business records, private manuscript materials (for example, diaries, letters, scrapbooks) and municipal records may provide relevant information.
- Other materials held by the National Archives of Canada, Ontario Archives, local archives and libraries, museums, and historical, architectural and genealogical research societies and groups.



*Bird's Eye View drawings depict the locations of buildings in a community. Orillia 1875 (Photo: Beautiful Old Orillia, Orillia Museum of Art and History)*

## Site Analysis and Physical Evidence

Through historical research, a profile of the ownership, use, history, development and associations of a property should begin to emerge. For some properties, it is the association with certain people, events or aspects of the community that have value or interest, not the physical appearance. For other properties, there is a need to examine, interpret, and evaluate the physical evidence. When trying to identify and interpret any physical evidence presented by the property, knowledge of the following topics is useful:

- architectural styles
- construction technology
- building materials and hardware
- building types including residential, commercial, institutional, agricultural and industrial
- interiors

- infrastructure such as bridges, canals, roads, fences, culverts, municipal and other engineering works
- landscaping and gardens
- cemeteries and monuments
- spiritual places that have a physical form

Having a sense of what to look for will help develop observation skills and answer some important questions such as:

- What is the architectural style? When was it popular in your community? Are there additions or upgrades that can be dated based on style?
- What elements or features are typical of the architectural style or building type?
- What level or type of technology seems to be original? For example, are there remnants of earlier methods of accomplishing some mechanical task?
- What building materials are used in the basic construction and any additions? Is it log, frame, concrete, steel, glass or some unique material?



- What are the decorative features such as coloured and patterned brick, terracotta tiles, ornamental stone, wood trim, brackets or carvings? Do they appear to be handmade and unique, or commercially made and common in the community? (Some of these innovations and trends can be dated.)
- Are similar examples of the style, form, type, decoration or engineering works found elsewhere in the community?
- What is the original shape of the window opening and type of sash?

## Benchmark Dates

There are benchmark dates for the popularity of an architectural style, new developments in construction techniques, building materials, philosophies toward a particular practice and other innovations. This is true overall for Ontario but also applies to when each community was willing and able to incorporate these developments and innovations locally. It is this variation in local experience that is the overriding factor in identifying which properties have cultural heritage value or interest to each community.



*Fireplace Mantel, 1904 (Photo: Universal Design Book)*

## Building Materials

The closer the initial development of a property is to the date of the founding of a community, the more likely the building materials were locally available. The most common early structures used logs cut from the lot, notched together and raised to the height that could be reached by non-mechanical means. Timber framing, where the logs were squared with an axe or pit sawn, was the next level of sophistication. It required someone capable of joining the structural frame together using, for example, mortise and tenon construction. Communities with an abundance of natural building stone could have early stone structures.

The early 19th century development of steam power reliable enough to drive sawmill machinery resulted in the production of standard dimension lumber. The use of logs and timbers for construction could be replaced with lumber. The availability of lumber and the development of cut or “square” nails that were less expensive than blacksmith made nails signalled an end to the complex joinery of mortise and tenon construction. Dimensioned lumber could be quickly nailed together to create a building frame.

The 19th century also witnessed the decline in hand craftsmanship and the rise in manufactured products produced locally or stocked by local suppliers. Examples are the planing mills producing mouldings and trim; lath mills that meant the narrow strips of wood needed for plastered walls no longer needed to be hand split; window sash and door factories; and foundries casting iron support columns, decorative ironworks and hardware. Knowing the dates these mills or manufacturers were established or their products available locally can help to date a structure.





*Advertisement, 1899 (Photo: Canadian Architect and Builder)*

Brick making is an old technology but brick construction was not universal in early Ontario. Enough bricks needed for the fireplace hearth and chimney or a brick structure could be made in a temporary kiln on the site. Communities on waterways may have acquired the bricks used by ships as ballast weight and removed to reload the hull with cargo. Once a machine to commercially produce bricks was patented, and the expansion of the railway network allowed their transport, more communities had the option of brick construction. Opening local brickworks would, over time, change the look of a community. Locally available clay and sand may have produced a regional brick colour and texture. A local mason may have favoured a combination of brick colours and laid them in a particular bond and decorative pattern.

The 20th century brought innovations such as structural steel, reinforced concrete, elevators, plastics, composite materials and artificial stone.

These resulted in increased height, scale, interior spaciousness and embellishment to structures. Structural steel and reinforced concrete also allowed load bearing to be allocated to selected points. Now window openings could be large, delicate and thinly separated as they were no longer integral to the structural strength of the wall. A new approach to design developed in the architectural community.

Glassmaking made advances from hand blown with obvious imperfections, to glass rolled in sheets. The size of the glass for window panes increased, while the number of panes used in each window sash, decreased. A window with two sashes of 12 panes each (12 x 12), became a 6 x 6, then a 2 x 2, 1 x 1, until large sheets of glass were capable of becoming a wall structure. The exception to this chronology are the 20th century Period Revival styles that used multipaned sash to introduce a sense of antiquity.



*This would be described as a 12 over 12 window sash (Photo: Su Murdoch)*

Some architectural styles favoured certain shapes of window openings such as flat, pointed or round-headed. Gothic Revival re-introduced the use of stained glass.

As urban areas became densely populated, etched and art glass was used to let in light and maintain privacy. Glass was used as door panels, transoms over doors and dividers in an attempt to lighten otherwise dimly lit interiors.

## Architectural Style

In Ontario, the founding architectural styles of the 18th and early 19th century are Georgian, Neoclassical and Regency.

The Gothic Revival style and its increasing level of complexity and decoration dominated the 19th century, but there were other popular styles during this period. The 20th century saw the rise of Period Revivals and “modern” styles with simple lines and often innovative designs made possible by the new materials available.

Many publications about architectural styles are available as reference. These will also identify which design features or elements are typical of each style.

For example, the balanced façade, returned eaves and classical doorcase with its sidelights and a transom, are elements typical of Georgian styling.

Pointed window openings and roof gables, steep roofs and fanciful trim are featured on Gothic Revival buildings.

Although many structures are a mix of styles, most have a dominant style impression. Recognizing that dominant style is a clue to its date.



*Georgian Style,  
McGregor-Cowan House,  
Windsor (Photo courtesy  
of Nancy Morand,  
City of Windsor)*



*Gothic Revival Style, Burton House, Allandale (Photo: Simcoe County Archives)*



## Interiors

Interiors also changed with technological developments. For example, in some communities the fireplace as the only source of heat, cooking and evening light may have dominated the interior of a settlement period dwelling. Open hearths were a fire hazard and as soon as possible the kitchen was segregated to an outbuilding, basement, rear or side wing. Smaller heating fireplaces and heating stoves were installed in the main house and eventually replaced with central heating. As cooking stoves became safer and affordable, more kitchens became part of the main floor plan. (Just as many bathrooms came indoors with the invention of flush toilets and availability of pressurized water.)

Physical evidence of this evolution may be found, for example, in the discovery of the hearth behind a wall, or stovepipe holes that were later cut through a wall as they were not part of the original framing.

Another example of technological evolution is in lighting. By the mid 19th century, candle and oil lamps were being replaced with kerosene lamps. Gaslight was soon available but its sulphurous fume killed plants, tarnished metal, and discoloured paint. Most kept it outside until the 1886 invention of a safer gas mantle. It brought brilliant light into rooms after dark and changed the way interiors were designed. If a local gasworks was established, gaslight became possible and buildings were equipped with the necessary pipes and fixtures. The early 20th century witnessed the development of local hydroelectric plants, changing the standard in many communities to electric lighting.

Each change in lighting may have left some physical evidence such as ceiling hooks for oil and kerosene lamps, gas pipes and early knob and tube electrical wiring.



*Dining room, Kingsmith House, Toronto (Photo: Ontario Association Architects, 1933)*

## Context and Environment

A cultural heritage property may have a single feature, or it may be in some context or environment that has associative value or interest. These could be, for example, a unique landscape feature, garden, pathways or outbuildings. An industrial site may have evidence of the flow of the production process. The neighbourhood may have workers' cottages. A former tollbooth or dock may be near a bridge. There may be ruins on the property that represent an earlier or associated use. These elements are also important to examine for clues to the property. There is often evidence of these "lost" landscape features or remnants such as fences, hedgerows, gardens, specimen and commemorative trees, unusual plantings, gazebos, ponds, water features or walkways. These may have made a significant difference to how the main building related to the street or another structure on the property.

Consideration should always be given to adjacent properties. This is especially important in an urban or traditional town setting where properties abut. The front, side and rear yard setbacks may have been prescribed by early zoning regulations within a planned community, or perhaps evolved over time without any plan.

The views to and from a property can also be significant. Views can be considered from an historic perspective, how did views develop or was there a conscious effort to create and/or protect views), and the relevance of views to and from the site today.

## Evaluation

A cultural heritage property does not have to be a pure form or best example of a style, or incorporate the latest available in technological innovation, materials or philosophy.

Its cultural heritage value or interest is in what was created given the resources of the community at a particular time in its history. Ultimately, the questions to be answered are those posed in the criteria for determining property of cultural heritage value or interest as outlined in this guide.

## RESEARCHING A PROPERTY

### Community Context

- Learn about community history and activities that may hold cultural heritage value or interest

### Visit the property

### Historical Research

- Search pre-patent land records for early properties
- Search Land Registry Office property Abstracts and registered documents
- Review property tax assessment rolls
- Review sources such as census records, directories, photographs, maps, newspapers, insurance plans, business records and family materials

### Site Analysis and Physical Evidence

- Develop knowledge of construction, materials, architectural style and other related topics
- Analyse and record the physical characteristics of the property

### Evaluation and Report

- Merge the historical research information with the physical evidence
- Make conclusions and deductions based on the supporting documentation
- Identify any cultural heritage value or interest of the property
- Describe the heritage attributes that support that value or interest





## RESOURCES AND Further Information

Strengthened in 2005, the Ontario Heritage Act was passed in 1975 and has resulted in the protection of several thousand properties in Ontario. Many of these designated properties are identified in the Ontario Heritage Properties Database available online through the Ministry of Culture website ([www.culture.gov.on.ca](http://www.culture.gov.on.ca)). The Ontario Heritage Trust, as an agency of the Ministry of Culture, maintains a register of all designated and easement properties in Ontario as well as properties of cultural heritage value or interest.

The Canadian Register of Historic Places, an on-line, searchable database showcasing historic properties Canada-wide, is being developed under the Historic Places Initiative, a federal-provincial-territorial partnership. It can be viewed at [www.historicplaces.ca](http://www.historicplaces.ca)

Several publications providing guidance on conserving Ontario's cultural heritage properties are available from the Ministry of Culture and Publications Ontario.

For more information on the Ontario Heritage Act and conserving your community heritage, contact the Ministry of Culture or the Ontario Heritage Trust at:

### Ministry of Culture

900 Bay Street  
4th Floor, Mowat Block  
Toronto, ON M7A 1C2  
Tel: 416-212-0644  
1-866-454-0049  
TTY: 416-325-5170  
[www.culture.gov.on.ca](http://www.culture.gov.on.ca)

### Ontario Heritage Trust

10 Adelaide Street East  
Toronto, ON M5C 1J3  
Tel: (416) 325-5000  
[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

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**Ontario Heritage Act****ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Consolidation Period:** From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

*This is the English version of a bilingual regulation.*

**Criteria**

**1.** (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the 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. O. Reg. 9/06, s. 1 (2).

**Transition**

**2.** This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.