HERITAGE DOCUMENTATION REPORT AND SALVAGE PLAN
4910 TOWNLINE ROAD, CITY OF CAMBRIDGE, ONTARIO

MAY 03, 2024

DRAFT
HERITAGE DOCUMENTATION REPORT AND SALVAGE PLAN

4910 TOWNLINE ROAD, CAMBRIDGE, ONTARIO

CITY OF CAMBRIDGE

DRAFT

PROJECT NO.: IM21106003
DATE: MAY 03, 2024

WSP
4 HUGHSON STREET
HAMILTON, ONTARIO, L8N 3Z1

T: +1 519 743 8777
WSP.COM
SIGNATURES

PREPARED BY

DRAFT
Robert Pinchin, B.A. Hons., CAHP Intern
Cultural Heritage Specialist
Date
May 3, 2024

REVIEWED BY

DRAFT
Johanna Kelly, MSc, CAHP
Senior Cultural Heritage Specialist
Date
May 3, 2024

DRAFT
Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead
Date
May 3, 2024

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

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

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

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

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

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

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

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

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

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.
The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

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

WSP was retained by the City of Cambridge to complete a Heritage Documentation Report and Salvage Plan (HDRSP) for the property located at 4910 Townline Road, City of Cambridge, Ontario (the Study Area). The Study Area was historically located in Lot 13, Concession 4 (Beasley’s Lower Block), Waterloo Township, Waterloo County and includes a mid-19th century vernacular residence, outbuilding, and treelines. The Study Area falls within the Black Bridge Cultural Heritage Landscape (conserved through City of Cambridge OPA 15) and is adjacent to one listed heritage property (4860 Townline Road) and one property that is designated under Part IV of the Ontario Heritage Act (4880 Townline Road).

The City of Cambridge intends to redevelop the property to be a public rest area with a parking lot, multi-use pathway, and two new structures. The proposed work will result in the demolition of the existing residence in the Study Area. The redevelopment of the property is part of the detailed design of Blackbridge Road, Townline Road, and a new bridge structure over the Speed River. A Class Environmental Assessment (EA) was completed for the project in 2016.

The preparation of this HDRSP was guided by the City of Cambridge’s Official Plan, the City of Cambridge’s Documentation and Salvage Plan Terms of Reference, and the Standards and Guidelines for the Conservation of Historic Places in Canada (Canada’s Historic Places 2010).

This report provides an archival record of the subject building according to the City of Cambridge’s Official Plan, the City of Cambridge’s Documentation and Salvage Plan Terms of Reference and should be deposited with the City of Cambridge’s Heritage Planning staff and the Archives at Cambridge Public Library.

The Study Area will be impacted by the redevelopment of the Study Area as a public rest area. Accordingly, WSP makes the following recommendations:

1. The destination of salvaged materials outlined in Table 7-1 should be determined prior to the initiation of any salvage process.
2. Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e. the material must be not irreparably damaged or infested.
3. Materials should be extracted in a way that ensures they will not be irreparably damaged.
4. The salvaged materials should be stored in a covered and secured location until they can be used or donated.
5. The chosen contractor should propose an approach for the labelling and storage of materials salvaged until they can be incorporated into the proposed rest station or donated to an architectural salvage.
6. Consideration should be given to the incorporation of salvaged materials, such as fieldstone and wood beams, into the proposed rest station.
7. Incorporation of salvaged materials into the proposed rest station should be accompanied by interpretation, (i.e. a plaque or other commemoration device), so residents and visitors can understand the provenance of the materials.
8. A copy of this report should be provided to City of Cambridge planning staff for review and once finalized, submitted to the Archives at Cambridge Public Library.
CONTRIBUTORS

CLIENT

Contact
Scott MacDonald
Project Engineer, City of Cambridge

WSP

Report Preparation
Robert Pinchin, B.A. Hons., CAHP Intern
Cultural Heritage Specialist

Field Review
Robert Pinchin, B.A. Hons., CAHP Intern
Cultural Heritage Specialist

Report Review
Johanna Kelly, MSc, CAHP
Senior Cultural Heritage Specialist
Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

ABBREVIATIONS

CHRA  Cultural Heritage Resource Assessment
CHER  Cultural Heritage Evaluation Report
CHSR  Cultural Heritage Screening Report
CHVI  Cultural Heritage Value or Interest
HIA   Heritage Impact Assessment
MCM   Ministry of Citizenship and Multiculturalism
OHA   Ontario Heritage Act
PHP   Provincial Heritage Property
PPS   Provincial Policy Statement
SCHV  Statement of Cultural Heritage Value
## Glossary

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adjacent lands</strong></td>
<td>Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2020).</td>
</tr>
<tr>
<td><strong>Built Heritage Resource:</strong></td>
<td>Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the <em>Ontario Heritage Act</em>, or that may be included on local, provincial, federal and/or international registers (Government of Ontario 2020).</td>
</tr>
<tr>
<td><strong>Conserved:</strong></td>
<td>Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (Government of Ontario 2020).</td>
</tr>
<tr>
<td><strong>Cultural Heritage Landscape:</strong></td>
<td>Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <em>Ontario Heritage Act</em>, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (Government of Ontario 2020).</td>
</tr>
<tr>
<td><strong>Heritage Attributes:</strong></td>
<td>Means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (Government of Ontario 2020).</td>
</tr>
<tr>
<td><strong>Protected Heritage Property:</strong></td>
<td>Means property designated under Parts IV, V or VI of the <em>Ontario Heritage Act</em>; property subject to a heritage conservation easement under Parts II or IV of the <em>Ontario Heritage Act</em>; property identified by the Province and prescribed public bodies as provincial heritage property under the <em>Standards and Guidelines for Conservation of Provincial Heritage Properties</em>; property protected under federal legislation, and UNESCO World Heritage Sites (Government of Ontario 2020).</td>
</tr>
</tbody>
</table>
Significant: In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (Government of Ontario 2020).
# TABLE OF CONTENTS

1 INTRODUCTION .................................................. 1

2 CONTEXT AND METHODOLOGY .................. 3
   2.1 Regulatory Requirements ................................. 3
       2.1.1 Provincial Policy Statement ......................... 3
       2.1.2 Environmental Assessment Act ....................... 3
       2.1.3 Ontario Heritage Act ................................ 3
       2.1.4 City of Cambridge Official Plan .................... 3
       2.1.5 Guidance Documents ................................ 6

3 PROPERTY CONTEXT .............................................. 8

4 HISTORICAL CONTEXT ............................................ 9
   4.1 Indigenous history ........................................ 9
   4.2 Township Survey and Settlement ............... 10
   4.3 Speed River, Black Bridge, and Holm’s Mill ............ 10
   4.4 Village of Hespeler ...................................... 11
   4.5 Site Specific History .................................... 11

5 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST .... 13
   5.1 Statement of Cultural Heritage Value or Interest .... 13
   5.2 Heritage Attributes ...................................... 13

6 DOCUMENTATION OF THE SUBJECT PROPERTY ................. 14
   6.1 Context .................................................. 14
   6.2 Residence ............................................... 14
       6.2.1 Exterior ............................................ 14
       6.2.2 Interior ............................................ 20

7 SALVAGE OPPORTUNITIES ................................. 38
   7.1 Artifact Curation and Reuse ....................... 38
       7.1.1 Suggested Materials for Salvage .................. 38
1 INTRODUCTION

WSP was retained by the City of Cambridge to complete a Heritage Documentation Report and Salvage Plan (HDRSP) for the property located at 4910 Townline Road, City of Cambridge, Ontario (the Study Area). The Study Area was historically located in Lot 13, Concession 4 (Beasley’s Lower Block), Waterloo Township, Waterloo County and includes a mid-19th century vernacular foundation with 20th century residence, outbuilding, and treelines. The Study Area falls within the Black Bridge Cultural Heritage Landscape (conserved through City of Cambridge OPA 15) and is adjacent to one listed heritage property (4860 Townline Road) and one property that is designated under Part IV of the Ontario Heritage Act (4880 Townline Road).

The City of Cambridge intends to redevelop the property to be a public rest area with a parking lot, multi-use pathway, and two new structures. The proposed work will result in the demolition of the existing residence in the Study Area. The redevelopment of the property is part of the detailed design of Blackbridge Road, Townline Road, and a new bridge structure over the Speed River. A Class Environmental Assessment (EA) was completed for the project in 2016.

A Heritage Impact Assessment (HIA) was completed for the Study Area by WSP in 2023 which concluded that the Cultural Heritage Value or Interest (CHVI) of the Study Area was contingent on the possibility that the residence is a log house that has been altered through exterior and interior renovations (WSP 2023a). A subsequent Historic Structure Investigation was conducted by WSP in 2023 which concluded the Study Area does not possess a log cabin substructure (WSP 2023b). Following this conclusion, it was recommended that recommendation 3 of the 2023 HIA be followed:

3. If the historic structure investigation determines that no portion of the Study Area is log construction, a Heritage Documentation Report should be completed and any salvageable building materials be retained and re-used. The Heritage Documentation Report and Salvage Plan must be completed prior to initiating demolition of the residence.

The preparation of this HDRSP was guided by the City of Cambridge’s Official Plan, the City of Cambridge’s Documentation and Salvage Plan Terms of Reference, and the Standards and Guidelines for the Conservation of Historic Places in Canada (Canada’s Historic Places 2010).

A field review was conducted as part of the HDSRP on March 13, 2024, by Robert Pinchin, Cultural Heritage Specialist with WSP.

The HDRSP follows guidance set out in the City of Cambridge’s Documentation and Salvage Plan Terms of Reference (City of Cambridge 2023) and provides:

- A written description of the context of the property, including adjacent properties and/or landscapes (Section 3)
- A written general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development (Section 4)
- A written description of the resource, both exterior and interior for a building (Section 6)
- Overall dimensional measurements of the exterior of a building or structure. Measured drawings will include dimensions for building footprint, height, window and door openings, and roof details (Section 6)
- If the interior of the resource contains significant heritage attributes, overall dimensional measurements for principal rooms (all floors) in the interior and any interior heritage attribute details to aid in the building description (Section 6)
- Representative photographs of the exterior (each elevation) of a building or structure (Section 6)
- Detailed photography of architectural heritage attributes or elements on the exterior and interior of a building (Section 6); photographic key plan, not to scale; and
a site plan of the landscape showing all built heritage resources and any other character-defining elements, as needed, to graphically illustrate the site.
2 CONTEXT AND METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Environmental Assessment process are found in
the Provincial Policy Statement (PPS) (Government of Ontario 2020), Environmental Assessment Act
(Government of Ontario 1990b), and the Ontario Heritage Act, R.S.O. 1990, c. O.18 (Government of Ontario
1990a).

2.1.1 PROVINCIAL POLICY STATEMENT

The PPS provides policy direction on matters of provincial interest related to land use planning and
development (Government of Ontario 2020:1). Under the PPS, the conservation of cultural heritage is
identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of
cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is
given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to
protected heritage property except where the proposed development and site alteration has been
evaluated and it has been demonstrated that the heritage attributes of the protected heritage
property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests
when identifying, protecting and managing cultural heritage and archaeological resources.

(Government of Ontario 2020)

2.1.2 ENVIRONMENTAL ASSESSMENT ACT

The Environmental Assessment Act R.S.O. 1990, c. E.18 (EA Act) sets out planning and decision-making
processes so that potential environmental effects are considered before a project begins (Government of
Ontario 1990b, 2019). The EA Act applies to provincial ministries and agencies, municipalities, and public
bodies.

2.1.3 ONTARIO HERITAGE ACT

The Ontario Heritage Act, R.S.O. 1990, c. O.18, gives municipalities and the provincial government powers
to protect heritage properties and archaeological sites (Government of Ontario 1990a). The Ontario Heritage
Act includes two regulations for determining Cultural Heritage Value or Interest (CHVI): O. Reg. 9/06 (as
amended by O. Reg 569/22) and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a
property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of
provincial significance.

2.1.4 CITY OF CAMBRIDGE OFFICIAL PLAN

The development of the City of Cambridge is guided by the Cambridge Official Plan (Official Plan) (City of
Cambridge 2018). The Official Plan contains policies for cultural heritage in Chapter 4, Cultural Heritage
Resources (City of Cambridge 2018: 4.1 to 4.2 and 4.8.9). Policies relevant to this HDRSP include:
4.1 Objectives

g) support and require where feasible the identification, cataloguing, adaptive reuse, analysis and relocation of cultural heritage resources, and in some cases the preservation of sites containing these resources; and

h) promote the Grand River and its major tributaries, including the Speed River through Cambridge, as a nationally designated Canadian Heritage River.

4.2 Priorities for Cultural Heritage Resources

1. When development is proposed, the City will encourage the conservation of cultural heritage resources in the following order of preference:

a) incorporation of cultural heritage resources and their surrounding context into development applications in a manner which does not conflict with the cultural heritage resource;

b) promotion of the use of scale and design which blends harmoniously with existing cultural heritage resources when development occurs; and

c) preservation and adaptive re-use of buildings of cultural heritage significance for compatible residential intensification and/or for other appropriate and compatible uses is encouraged.

2. Where the priority conservation actions of Policy 4.2.1 cannot be achieved, the City will implement the following measures in order of preference:

a) promote the re-use of the resource, building, or building elements where a cultural heritage resource cannot be conserved intact;

b) require, prior to approving a development application which would result in the destruction of a cultural heritage resource, that the proponent provide to the City architectural measured drawings, a land history, photographs and other available documentation of the cultural heritage resource in its surrounding context and, if feasible, relocate the cultural heritage resource; and

c) promote the salvaging and reuse of building materials where a cultural heritage resource cannot be conserved intact to discourage construction materials from entering landfill sites and incorporation of building materials in the new development or redevelopment.

3. Cultural heritage resources will be preserved and enhanced, wherever possible. For these purposes, Council may:

b) require the integration of cultural heritage resources into the design of draft plans of subdivision and other development;

c) require the Committee of Adjustment to consider the implications of its decisions on cultural heritage resources and where feasible, provide for their protection;

d) provide for any cultural heritage resource located within the public areas as established by this Plan to be restored, rehabilitated, used and maintained for any purpose compatible with the existing or proposed function of such public areas in a manner that is consistent with other policies in this Plan;

f) undertake studies and formulate and implement heritage plans and programs, including consultation and cooperation with other local, Regional, Provincial and national heritage conservation agencies and organizations;
2.1.4.1 OFFICIAL PLAN AMENDMENT NO. 15: BLACK BRIDGE CULTURAL HERITAGE LANDSCAPE SITE SPECIFIC POLICY AREA

In 2012, the City of Cambridge amended the Cambridge Official Plan to include a site-specific policy concerning the lands in and around the Black Bridge Area to form the Black Bridge Cultural Heritage Landscape (City of Cambridge 2016). OPA No. 15 is contained in Section 4.8.9 of the Cambridge Official Plan and contains the following policies:

1. Preamble: The Black Bridge CHL is an area of cultural heritage significance in which the modifications resulting from human activities can be identified and are valued by the community. The Black Bridge CHL possesses cultural associations, as well as groupings of individual heritage features, such as the built structures, open spaces, archaeological sites and natural elements that together comprise a significant heritage form, distinctive from that of its constituent elements or parts. The CHL should be conserved in such a way that the area’s heritage values, attributes and integrity are retained, and the awareness, appreciation and enjoyment of the Black Bridge CHL should be promoted.

1.1 The following heritage themes provide a foundation for the Black Bridge Cultural Heritage Landscape:
   a) Settlement: Aboriginal and Early European;
   b) Community Development: Grist Mills and Saw Mills;
   c) Transportation: Road, River and Rail; and
   d) The Rivers and the Land.

1.2 The following are the key Character Defining Attributes of the Black Bridge CHL, as identified through the Black Bridge CHL Technical Study (January, 2016):
   a) The Mill, 4860 Townline Road, City of Cambridge;
   b) The Mill Races, located in City of Cambridge and Township of Puslinch;
   c) The Irish Creek Pond and Dam, Township of Puslinch;
   d) The Speed River Dam, Township of Puslinch;
   e) The Mill Manager’s House, 4880 Townline Road, City of Cambridge;
   f) The Mill Boarding House, 4790 Townline Road, City of Cambridge;
   g) The Black Bridge, Black Bridge Road at the Speed River, City of Cambridge;
   h) 537 River Road, City of Cambridge;
   i) The Roszell Farm; 6542 Roszell Road, Township of Puslinch
   j) Crossroads Memorial Church and Brethren in Christ Cemetery, 4614 Wellington Road, Township of Puslinch;
   k) The Speed River, and the Irish Creek their valleys and floodplains, City of Cambridge and Township of Puslinch;
   l) Views of the Speed River valley, from Black Bridge Road, views of the Black Bridge along the road and across the valley, and views along Townline Road from Black Bridge Road to the hill top near River Road, City of Cambridge and Township of Puslinch; and
   m) Views and viewsheds associated with these Character Defining Attributes, City of Cambridge and Township of Puslinch
2. Policies: In addition to the policies and permitted uses in this Plan, the lands designated as the Black Bridge Cultural Heritage Landscape (Black Bridge CHL) as identified on Figure 67 of this Plan, are subject to the following policies:

2.1 Conservation
The Black Bridge Cultural Heritage Landscape shall be conserved.

2.2 Education and Awareness
The community is encouraged to promote continued education, awareness and interpretation of the Black Bridge CHL, as detailed in the Management Strategy contained within the Black Bridge CHL Technical Study, and through undertakings such as a coordinated signage program for the area that interprets the themes and significant features, walking or cycling tours, interpretive brochures, and digital media, as appropriate.

2.3 Cultural Heritage Impact Assessment (CHIA)
A Cultural Heritage Impact Assessment shall be required for a development proposal on all properties within, or directly adjacent to, the Black Bridge CHL in order to ensure that development is context sensitive and mitigates impacts to Character Defining Attributes. The Cultural Heritage Impact Assessment shall be undertaken in accordance with the requirements under Section 4.10 of this Plan.

Where a Cultural Heritage Impact Assessment has been undertaken in respect to a development proposal and where the development proposal has been reviewed by the Municipal Heritage Advisory Committee and approved by Council, a further Cultural Heritage Impact Assessment will not be required.

2.4 Infrastructure
"Infrastructure" development, upgrades and/or improvements shall be planned and designed in such a way as to minimize impacts and be sympathetic to the Black Bridge CHL’s Character Defining Attributes and to the broader context of the area.

2.5 Property Listing and Designation
Character Defining Attributes of the Black Bridge CHL located within the City of Cambridge shall be listed in the Municipal Register and property owners shall be encouraged to seek designation under the Part IV of the Ontario Heritage Act.

2.6 Amendments to Black Bridge CHL
The Black Bridge CHL policies, Character Defining Attributes and/or boundary may need to be amended from time to time. Amendments shall be prepared by the City of Cambridge’s Planner-Heritage and brought forward to MHAC for review. MHAC shall provide a recommendation in regards to the amendment for consideration and approval by Council. All amendments will be pursuant to the Planning Act.

(City of Cambridge 2016, City of Cambridge 2018)

4910 Townline Road is contained within the Black Bridge Cultural Heritage Landscape but is not identified as a Character Defining Attribute.

2.1.5 GUIDANCE DOCUMENTS
The City of Cambridge has developed the Documentation and Salvage Plan Terms of Reference (City of Cambridge 2023) to inform consultant heritage specialists. The Terms of Reference state that the documentation of a cultural heritage resource should include:

- A written description of the context of the property, including adjacent properties and/or landscapes;
• A written general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;

• A written description of the resource, both exterior and interior for a building, and if a bridge or engineering work, its structural design and materials;

• Overall dimensional measurements of the exterior of a building or structure. Measured drawings will include dimensions for building footprint, height, window and door openings, and roof details;

• If the interior of the resource contains significant heritage attributes, overall dimensional measurements for principal rooms (all floors) in the interior and any interior heritage attribute details to aid in the building description;

• Representative photographs of the exterior (each elevation) of a building or structure;

• Detailed photography of architectural heritage attributes or elements on the exterior and interior of a building;

• Photographs of the exterior and interior of the building or structure;

• A site plan.

The Terms of Reference state that the salvage plan should include, but not be limited to:

• A list of building elements to be considered for salvage such as:
  - Window sashes and panes;
  - Doors, interior and exterior;
  - Interior trim and wainscoting, baseboards, casings, corner base blocks, brackets, columns, crown, chair and picture rails;
  - Timber framing and beams;
  - Wooden exterior cladding (vertical and horizontal planks, logs);
  - Floorboards;
  - Exterior trim, columns, posts, finials, barge boards, corbels, eaves, brackets, dentil moldings and gingerbread;
  - Hardware;
  - Fireplaces/mantles;
  - Fences and gates;
  - Shutters;
  - Light fixtures;
  - Historic brick, slate, marble, granite;
  - Signage;
  - Railings, balusters, spindles, columns, posts; and
  - Tin ceiling tiles.

• The chosen contractor should propose specifications with instructions for the labelling, storage and reassembly of material in accordance with guidance taken from the Standards and Guidelines for the Conservation of Historic Places in Canada, Section 4: Guidelines for Materials.

• A requirement for expertise in cultural heritage resource removal; and

• The ultimate destination of salvaged materials.
3 PROPERTY CONTEXT

The Study Area is located on the southwest side of the intersection of Blackbridge Road and Townline Road in the City of Cambridge, Ontario. The principal structure within the Study Area is a one-and-a-half storey vernacular structure. Construction materials used in the buildings foundation suggest the structure was originally a 19th century log cabin construction but the log cabin superstructure has since been removed and replaced with a 20th century wood framed superstructure. The 19th century foundations remain but the first and second storeys of the house date to the 20th century. The Study Area falls within the Black Bridge Cultural Heritage Landscape (conserved through City of Cambridge OPA 15) and is adjacent to one listed heritage property (4860 Townline Road) and one property that is designated under Part IV of the Ontario Heritage Act (4880 Townline Road).

The general character of the area surrounding the Study Area is low density residential properties with a mix of natural heritage areas. Approximately 600 m south of the Study Area is a recent suburban residential neighbourhood however the properties in the immediate vicinity of the Study Area are spacious single-family dwellings that represent a wide variety of architectural styles and construction dates. Adjacent to the Study Area’s southern boundary is the Holm Mill, a three-storey stone mill constructed in 1856. To the west of the Study Area is the Speed River, a tributary of the Grand River which is a Canadian Heritage River (Canadian Heritage Rivers 2023). Blackbridge Road is carried over the Speed River via the Black Bridge, a steel truss bridge constructed in 1916. Black Bridge is designated under Part IV of the Ontario Heritage Act (City of Cambridge 2003). From the Black Bridge the historic community of Hespeler is located approximately 2.5 km downstream on the Speed River.
4 HISTORICAL CONTEXT

4.1 INDIGENOUS HISTORY

The cultural history of southern Ontario began approximately 11,000 years ago when the glaciers had melted, and the land was re-exposed. The land was quickly settled by bands of hunters and gatherers who are thought to have been large game hunters. This period is referred to as the Paleo-Indian Period and it is thought to have lasted until approximately 9,000 years ago.

After 9,500 years ago, there was a long period when the climate was variable and the bare lands left by the glaciers were becoming re-forested, resulting in patchier, more diverse ecozones. This period is referred to as the Archaic Period and it is thought to have lasted until 3,000 years ago as people were adapting to diverse environmental settings. The Archaic adaptation is generally thought to have centered on localized resources, often forest resources, and groups of people are thought to have been less mobile, an adaptation that continued to develop until the arrival of Europeans.

In southern Ontario, the Archaic Period is divided into the Early, Middle and Late Archaic. The Archaic Period is followed by the Woodland Period. The major technological change in the Early Woodland Period is the introduction of pottery. During this time, people are thought to have developed more community organization and the manufacture of clay pottery is thought to indicate less residential mobility. The Early Woodland Period transitioned into the Middle Woodland Period approximately 2,400 years ago. During the Middle Woodland Period in southern Ontario community and kin identity became more deeply entrenched, and more sedentary communities developed. By around 500 Common Era (CE), maize cultivation had been widely adopted in Ontario, marking the transition between the Middle Woodland and Late Woodland Periods.

The Late Woodland Period saw the development of recognizable Iroquoian and Anishnaabe cultures in southern Ontario, as well as intensified cultivation of crops such as corn, beans, squash, sunflower and tobacco. Greater sedentism led to increasing settlement populations and greater complexity of settlement organization. Village sites dating to this time are often found on terraces overlooking the floodplains of large rivers, though settlements were also located near smaller watercourses. Iroquoian villages tended to be small, palisaded compounds with longhouses occupied by families. As the Late Woodland Period progressed, more intercommunity communication and integration became necessary to maintain the sedentary agricultural way of life. Later Iroquoian villages were larger and more heavily palisaded, and longhouses were larger also. Algonquian settlements tended to be less populous and temporary.

When French explorers, missionaries, and fur traders arrived in southern Ontario in the early 17th century, they met diverse communities across the Great Lakes region, such as the nations of the Iroquoian Wendat (Huron), Attawandaron (Neutral), Tionontaté or Khionontateronon (Petun), and Haudenosaunee (Six Nations), and Anishnaabe Ojibwe, Odawa, Nipissing, and Algonquin. Contact with Europeans disrupted the traditional Indigenous political dynamics, allegiances, and ways of life at different times and to varying degrees throughout Ontario. By the mid-17th century, European disease and conflict had driven the Wendat, Attawandaron, Tionontaté or Khionontateronon from their traditional territories and they were forced to relocate to other regions as way of survival for their Nations.

Indigenous lifeways adapted in complex and varied ways as European colonization intensified from the 18th century onwards, and after the British colonial regime gained control of Canada in 1763, Treaties were established between the Crown and Indigenous Nations for lands across Ontario. It is now recognized that the British —and later Canadian governments— and Indigenous Nations had different understandings of these treaties, but they remain legally binding agreements that “form the basis of the relationship between Indigenous and non-Indigenous people” (Government of Ontario 2021). Presently, there are ongoing land claims between Indigenous Nations and the Government of Canada related to differing perspectives on treaty lands and traditional territory in Ontario (Sault 2021; Six Nations of the Grand River 2022; Mississaugas of the Credit First Nation 2022; and Haudenosaunee Confederacy 2022). Indigenous perspectives on land rights and treaties from the Nations typically known to have inhabited and made use of the lands associated with the project throughout history include:
• Six Nations of the Grand River: Key Issues, Lands and Resources
• Mississaugas of the Credit First Nation: Treaty Lands & Territory
• Haudenosaunee Confederacy: Land Acquisition

The Study Area is located on land that was ceded in the Treaty 4 agreement between the British Crown and Indigenous Nations. Also known as the Crown Grant to the Six Nations or Haldimand Tract or the Simcoe Patent. The treaty was issued in 1793 (Government of Canada 2021). Treaty 4 granted a tract of land, often referred to as the Haldimand Tract, to the Six Nations in recognition of their support of the Crown during the American Revolution (Government of Canada 2021). This treaty was later issued to clarify a number of matters, including the extent of the land grant made to the Six Nations (Government of Canada 2021). Six Nations of the Grand River note that only 5% of the original treaty lands have been granted to Six Nations with an estimated 900,000 acres lost since 1784 (Six Nations 2022). At present, Six Nations has 29 land claims filed with the Office of Native Claims and only one land claim has been resolved to date (Six Nations 2022).

Presently, the City of Cambridge has developed the following land acknowledgement to recognize the traditional territory of Indigenous Nations who called, and still call, the land home before the arrival of settlers:

“The City of Cambridge acknowledges that we are situated upon the land traditionally used by the Haudenosaunee, Anishinaabe and Neutral People.

We also acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous People with whom we share this land today.” (City of Cambridge 2022)

4.2 TOWNSHIP SURVEY AND SETTLEMENT

The Study Area is historically located in Lot 13, Concession 4, Waterloo Township, Waterloo County. This area is also known as “Beasley's Lower Block”, a large tract of land purchased in 1798 by Richard Beasley who then, subdivided and re-sold parcels of land to German immigrants.

Waterloo Township was once one of the largest townships in southwestern Ontario. Consisting of 94,012 acres, the lands had been purchased from Joseph Brant by Richard Beasley, John Baptiste Rousseaux, and James Wilson in 1796 (Hayes 1997:3). The Township was also one of the earliest settled townships. By 1800, more than 14,000 acres of land were sold to German Mennonites from Pennsylvania and surveyed by August Jones in 1805. To not interfere with previously established settlers, the new lots were laid out in an irregular manner (Moyer 1971). In 1817, Waterloo Township was named to commemorate the British victory over Napoleon at the Battle of Waterloo, fought near Waterloo, Belgium on 18 June 1815 (Mika & Mika 1983) and it was bordered to the north by the Township of Woolwich, to the east by the Townships of Guelph and Puslinch, to the south by the Township of Dumfries, and to the west by the Township of Wilmot (Parsells & Co. 1881).

Several roads were constructed throughout this area during the first quarter of the 19th century, including Bleams Road, which was constructed by Philip Bleam in the 1820s to link the Township of Wilmot and the Township of Waterloo to his business at German Mills near the Grand River (Bloomfield 1995: 74). By 1851 the Township population numbered 8,871 (Parsells & Co. 1881; Hayes 1997: 16).

4.3 SPEED RIVER, BLACK BRIDGE, AND HOLM’S MILL

The Study Area is located approximately 150 m east of the Speed River, a tributary of the Grand River. The Grand River is a Canadian Heritage River with known natural and cultural heritage significance (Canadian Heritage Rivers 2023). Blackbridge Road, which crosses the Speed River in an east-west direction, is a historical transportation route that dates to the 19th century. The original Black Bridge structure was
constructed in 1862 but was replaced in 1916 with the Pratt truss bridge that remains in place today. Residential development began along Townline Road and Blackbridge Road in the 1860s and 1870s.

A significant historical property in the area is the mill that is located south of the Study Area at 4860 Townline Road. Known as Holm’s Mill, Niels Peterson Holm purchased the property in the 1830s and then constructed a sawmill in 1850 and a grist mill in 1856 (MMM Group 2016). The mills were constructed in this location due to the close proximity of the Speed River and the presence of two streams that ran through the property. The Study Area, 4910 Townline Road, was originally part of the mill property but was severed in 1972. While the residence within the Study Area is not depicted on historical mapping until 1962, historical documentary evidence and community input suggests that this structure was originally a log house that has been altered. A sketch from 1907 depicts the residence at 4910 Townline Road and notes that the property was occupied by Nathaniel Wildfong. The Wildfong family is noted as being a prominent pioneer family who contributed to shaping the local landscape and contributing to the establishment of the Village of Hespeler in the Black Bridge Cultural Heritage Landscape Technical Study prepared by MMM Group in 2013 (MMM Group 2016:12).

4.4 VILLAGE OF HESPELER

The Study Area is located approximately 2.5 km northeast of the Village of Hespeler. This area had been within lands granted to the Six Nations Iroquois in 1793 as part of Treaty 4, also known as the Haldimand Tract, in recognition of their support of the British during the American War of Independence (Government of Ontario 2021). In 1798, a block of land known as Block 2 measuring over 90,000 acres was sold to Richard Beasley, who then began to sell the land in smaller parcels (City of Cambridge 2021).

One of these parcels was 515 acres sold to Abram Clemens, who had emigrated from Pennsylvania in 1818. In 1833, Joseph Oberholtzer acquired land across from the Clemens estate and he deeded some of it to his brother-in-law Michael Bergey. The Bergey family subsequently built a log house, sawmill, and a small foundry. The settlement that grew around this small industrial complex was originally known as Bergeytown, and by 1830 the population had reached 100; five years later the settlement was renamed New Hope (Rayburn 1997:156; City of Cambridge 2021).

Ten years later, New Hope had three sawmills, a tannery, a pail factory, two blacksmiths, two shoemakers and a tavern. German emigrant Jacob Hespeler moved to New Hope in 1845 and purchased the Clemens sawmill which he would replace in 1847. Hespeler operated a distillery and built a woolen mill—the first in the area—on the site of what would become the Forbes Textile Mill at 215 Queen Street West, within the current Study Area (Mika & Mika 1981). Hespeler became the community’s first postmaster in 1851 and in 1858 New Hope was renamed the Village of Hespeler in his honor (Mika & Mika 1981; City of Cambridge 2021). He was then appointed as the Village’s first Reeve. By 1901 the Village was incorporated as a town and in 1958 the Great Western Railway was extended from Galt through Preston and Hespeler to Guelph. On 1 January 1973 the Town of Hespeler was amalgamated with Galt and Preston to form the new City of Cambridge. Prior to amalgamation the population of the Town of Hespeler was 6,300 (Mika & Mika 1981).

4.5 SITE SPECIFIC HISTORY

The property history of 4910 Townline Road is closely associated with the history of the adjacent property at 4860 Townline Road. Land records suggest that until the 1970s, the Study Area was linked legally and functionally with the milling operations at 4860 Townline Road. Both of these properties were historically part of Lot 13, Concession 4, Waterloo Township Waterloo Region. In 1829 and 1835, Niels Peterson Holm purchased two parcels of land in the area through which two waterways passed. Using these waterways for power, Holm constructed a sawmill in 1850 and a grist mill in 1856 (MMM Group 2016). In 1882, the mill was purchased by Lewis Krib, the architect of the original Black Bridge structure. Lewis Krib and his son, W. A. Krib, converted the mill from a stone to a roller mill while also incorporating steam power (MMM Group 2016). From W. A. Krib the mill ownership passed to the Coles family in 1907 and then to O. Zyrd in 1928.
A 1907 sketch of the mill property depicts a building in the same location as the current residence (Plate 1). This sketch identifies the building as “little house” and lists Nathaniel Wildfong as the occupant. The 1911 Ontario Census identifies that Wildfong lived in Waterloo Township at this time. Records indicate Wildfong was a Mennonite farmer by trade, born in Ontario with Dutch ancestry (Library and Archives Canada 1911).

Throughout the 20th Century the property was owned by various milling operations. In 1972 under the ownership of New-Life Mills Limited (formerly Knechtel Milling Limited) the property was subdivided, creating the parcel of land that currently composes the Study Area (Ontario Land Registry). In 1978 the Study Area property was sold by New-Life Mills Limited to The Papersmith Mill Limited. The Papersmith Mill produced handmade paper out of recycled materials for artistic purposes (Macleans 1979). In 1979, the Study Area property was sold by The Papersmith Mill to Schuchlein Co. Limited. In 1982, the parcel of land was sold by Dyson and June Dean to Robert Springall and Helen Demert and in 2006 the property was transferred solely to Robert Springall (Ontario Land Registry).

It must be noted that there is some discrepancy on the construction date of the residence. Historical mapping does not show a residence in the Study Area until 1963. However, background research and the 1907 sketch suggest that the residence was constructed in the 1870s. This earlier construction date is supported by the 1907 sketch.

Plate 1: 1907 Sketch showing the approximate location of the Study Area
5 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The following Statement of Cultural Heritage Value or Interest (SCHVI) (Section 5.1) and list of heritage attributes (Section 5.2) has been reproduced from the 2023 HIA (WSP 2023a).

5.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property within the Study Area has design value as a potentially rare example of a log house that dates to the 1870s. The residence is a mid-19th vernacular residence with simple architectural finishes. Overall, the building exterior and interior have been thoroughly updated and do not include original architectural finishes. The exception is the basement, where the original dirt floors, stone foundations, unfinished support beams, and wide plank subfloors remain. While the majority of the residence is altered, the original architectural elements in the basement suggest that the residence was constructed in the mid-19th century. Background research and community engagement suggests the residence was originally a log house that has been significantly altered.

The Study Area is historically associated with the Holm Mill, located at 4860 Townline Road, since it was part of the mill property until 1972 when it was severed as a separate parcel. The Holm Mill property was purchased by Niels Peterson Holm in the 1830s, who subsequently built a sawmill in 1850 and a grist mill in 1856. In 1882, the property was purchased by Lewis Krib who continued the mill operations on the property and commissioned Black Bridge, the current Pratt truss bridge that carries Blackbridge Road over the Speed River. A 1907 sketch of the mill property identifies the Study Area residence as "little house" and lists Nathaniel Wildfong as the occupant. The Wildfong family is noted as being an important pioneer family in the area who contributed to the settlement of the area and helped to establish the Village of Hespeler. The modest, vernacular structure within the Study Area is historically associated with the Holm, Krib, and Wildfong families who are all noted as having a significant influence on the local settlement and milling operations in the Black Bridge area. It is likely that the residence within the Study Area was a secondary outbuilding or residence that was constructed on the mill property under the ownership of Niels Peterson Holm before it became a separate property in the 1970s.

5.2 HERITAGE ATTRIBUTES

Heritage attributes that contribute to the CHVI of the property include:

- One-and-a half storey vernacular residence with saltbox roof
- Rectangular floor plan
- Original stone foundation and unfinished structural beams with bark
6 DOCUMENTATION OF THE SUBJECT PROPERTY

A site visit was conducted on March 13, 2024 by Robert Pinchin, Cultural Heritage Specialist with WSP, and access to the exterior and interior of the structure at 4910 Townline Road was provided. The presence of mold in the upper level of the structure prevented a thorough documentation of the second storey. However, as the main floor and second storey of the structure has been previously determined to be a 20th century construction and the main area of interest is the 19th century basement, there were no significant limitations to the on-site heritage investigation.

A digital twin (3D model) of 4910 Townline Road was created in 2023 by WSP and Elite Virtual Photography. Dollhouse views from the digital twin are presented in Appendix A.

6.1 CONTEXT

The Study Area located at 4910 Townline Road is composed of a trapezoidal plot of land approximately 0.25 ha large and contains a residence, outbuilding, driveway, lawn, and treelines. The residence is a vernacular, one-and-a-half storey building clad in vinyl siding and supported by a parged stone foundation. The structures foundation is most likely from the mid-late 19th century while the current residence is from the 20th century. A recent covered carport has been added to the south side of the residence. The residence is located on the northeast corner of the property adjacent to the intersection of Blackbridge Road and Townline Road.

For the purposes of this report, and unless otherwise stated, all measurements will be provided in inches and in a width by height format.

6.2 RESIDENCE

6.2.1 EXTERIOR

The east elevation (front façade) of the residence features an elevated wood porch that extends outwards from the structure (Plate 2). The porch features wood turned balusters and seven wood columns that support a shingled, overhanging roof that protrudes from the structures gable roof (Plate 4). The buildings front door (D-1) is flanked by two windows; Window-1 (W-1), a pair of casement windows to the south and W-2, a set of three casement windows to the north (Plate 5). W-1 measures 46”x33”, Door-1 (D-1) measures 34.5”x80”, and W-2 measures 70”x46”.

The north elevation has two sash one-over-one windows on the second storey (from east to west: W-3, W-4) and three single pane casement windows on the first storey (from east to west: W-5, W-6, W-7) (Plate 6). W-5, W-6, and W-7 all measure 27”x45” (Plate 7). Measurements of W-3 and W-4 could not be gathered due to the inaccessibility of the second storey interior.

The structure slopes down westwardly and culminates in a single storey on the west (rear) elevation. The west elevation features two casement windows (from north to south: W-8, W-9) (Plate 8). Both W-8 and W-9 measure 25”x43”. The west elevation also features a stairwell that leads to a doorway (D-2) that accesses the buildings basement (Plate 10). D-2 measures 34”x71”. The steps leading to the basement are poured concrete but the stairwell is created with coursed fieldstone and mortar that retains the surrounding earth (Plate 9).
The south elevation of the structure features four windows with two sash one-over-one windows on the second storey (from west to east: W-10, W-11) and two, two pane casement windows on the first storey (from west to east W-12, W-13) (Plate 11, Plate 12). Both W-12 and W-13 measure 46.5”x33.5. Measurements of W-10 and W-11 could not be gathered due to the inaccessibility of the second storey interior. A car port addition is present on the south elevation. There are two windows on the addition underneath the car port: W-14 and W-15. W-14 measures 37”x26” and W-15 measures 43”x28.

Plate 2: East (front) elevation of the residence From left to right: W-1, D-1, W-2.
Plate 3: Photo of W-1, D-1, and W-2

Plate 4: East elevation front porch

Plate 5: Photo of W-2

Plate 7. Close up of vinyl siding and W-6.
Plate 8: West elevation of the residence. From left to right: W-8 and W-9. Concrete steps lead below grade to a cellar door (D-2).

Plate 9: Coursed fieldstone and mortar retaining wall of the cellar stairwell.

Plate 10: Photo of D-2 (below grade cellar door)
Plate 11: South elevation of the structure including carport addition.

6.2.2 INTERIOR

6.2.2.1 MAIN FLOOR

The 4910 Townline Road interior is constructed of primarily new materials and WSP’s 2023 Historic Structure Investigation determined the upper levels were constructed with 20th century framing techniques (WSP 2023b). Accordingly, no historical log cabin construction materials or techniques were identified on the first or second floors of the house.

The main floor consists of three separate spaces; a living room, family room, and kitchen/dining room (Plate 23). The living room is the first space that is encountered when entering the residence from the main entrance on the east elevation (Plate 14, Plate 15). A family room is located to the right (north) of the living room. In the living room, opposite the front door and abutting the family room wall is a doorway (D-3) to the basement (Plate 21). A stairwell to the second level runs above the basement stairwell and is accessed further into the living room. A combined dining room and kitchen are located at the rear of the residence, beyond the stairwells to the basement and second floor (Plate 17, Plate 19, Plate 20). All spaces on the main floor feature similar design elements including varnished wooden strip flooring and matching wooden window and door trim.
Plate 14: Living room interior showing D-1 and W-1
Plate 15: Living room interior. From left to right: W-12, and D-4
Plate 16: Photo of the family room showing W-2, D-6, and D-7 (closet doors)
Plate 17: Photo of the kitchen showing W-9, W-8, and D-5
Plate 18: Photo of the bathroom showing W-7
Plate 19: Dining area showing W-14, W-15, and D-8
Plate 20: Photo of opening between the kitchen and the living room
Plate 21: Photo of D-4, showing the door between the main floor and basement
Plate 22: Photo of the stairwell leading to the carport and D-3
6.2.2.2 SECOND FLOOR

The second floor is composed of two rooms and a central landing totalling a footprint of approximately 345 sq ft (Plate 28). The second floor is considerably smaller than the first level due to the sloping saltbox style roof on the west side of the house. A central staircase reaches the second level at which point it turns into a central landing that separates the two bedrooms on this floor. From this hallway, two bedrooms are situated on either side of the hallway (Plate 24, Plate 25). At the end of the landing, opposite the stairwell, there is a storage space in between the bedrooms. Each bedroom has two, one-over-one sash windows (Plate 26, Plate 27). The window trim is painted white to match the baseboards and each bedroom has carpeted flooring. Each room has access to small crawlspace closets. All interior finishes on the second floor are new/replaced.
Plate 24: Photo of the bedroom on the south side of the house showing W-10, D-12, and D-9.
Plate 25: Photo of primary bedroom on the north side of the house showing W-3, D-13, and D-10

Plate 26: Photo of W-3

Plate 27: Photo of ornate floor register in the primary bedroom (north side of house)
6.2.2.3 BASEMENT

The basement of 4910 Townline Road is composed of two separate rectangular blocks (Plate 34). Block 1 is located on the west side of the structure and Block 2 on the east. The exterior stairwell located on the west elevation of the structure leads into Block 1 (via D-2) and the interior stairwell that leads to the main floor (via D-3) is located within Block 2. A fieldstone wall, reinforced with concrete masonry units (CMUs) separates the two blocks and an opening within the fieldstone wall allows access between the two blocks. Based on the construction materials and methods observed, it is likely that both blocks were constructed in the late 19th century however Block 1 was constructed earlier than Block 2.

BLOCK 1

Block 1 is located on the west side of the structure and measures 21’5” along the east and west walls and 13’3” along the north and south walls. The walls within Block 1 are constructed primarily of coursed fieldstone and mortar with spots of remaining parging but also utilize brick and CMUs (Plate 20, Plate 21). The bricks and CMUs have been added to structurally reinforce the fieldstone (Plate 22). D-2 is located at the southwest corner of Block 1. The flooring within Block 1 is composed entirely of exposed dirt and slopes upwards towards the northeast corner of the space. The south wall of Block 1 features a coal chute (Plate 23). Along the west wall of Block 1, a table section protrudes from the wall (Plate 23). The table section is constructed of coursed fieldstone and mortar and extends 42” from the wall, runs 169” along the wall, and measures 40” high from its southeast corner. The table section has a poured concrete surface and also supports a square brick column that travels upwards to support a floor joist (Plate 25). D-2 is located in the southwestern corner of Block 1 and features a four-panel wood door with metal rim lock (Plate 26). Within Block 1, a single hand-hewn timber floor joist can be observed (TFJ-1) while the rest of the floor joists within Block 1 are dimensional machine cut timbers (Plate 27). The approximate diameter of TFJ-1 is 8”. As concluded in WSP’s Historic Structure Investigation, the presence of a redundant half-lap joint indicates the hand-hewn timber was reclaimed from a previous structure (WSP 2023b). Sections of ceiling panelling within Block 1 have failed, revealing the first floor plank subflooring between the floor joists. The plank subflooring is all machine cut and each plank has a uniform width of 4.5”.

Plate 28: Second storey floorplan
Plate 29: Block 1 dirt floor

Plate 30: Opening between Block 1 and Block 2

Plate 31: CMU structural supports in Block 1

Plate 32: Coal chute and brick elements within Block 1

Plate 33: Fieldstone table section along west wall of Block 1

Plate 34: Fieldstone table section
BLOCK 2

Block 2 is located on the west side of the structure and measures 22’8” along the east and west walls and 16’5” along the north and south walls. The walls within Block 2 are constructed primarily of coursed fieldstone and mortar with parging (Plate 28, Plate 29). CMUs have been added to support the opening between Block 1 and Block 2 (Plate 30). The flooring within Block 2 is poured and graded concrete. A hot water tank, furnace, and associated utilities infrastructure are located within Block 2 (Plate 31). A stairwell is located within Block 2 that leads to the interior of the structure’s main floor through D-3. Unlike Block 1, which only has one hand hewn floor joist, every floor joist within Block 2 is a reclaimed hand hewn timber. There are seven hand hewn timber floor joists that span the width of Block 2 (Plate 32, Plate 33). From south to north they have been labelled TFJ-2 through TFJ-8 and they range in an approximate measured diameter between 9” and 11.5”. Between the floor joists, the machine cut plank subflooring of the first floor can be observed. Each subfloor plank shared a uniform width of 17.5”.

While both Block 1 and Block 2 share many similar construction materials, differences in construction methods indicate they were constructed at different times. Block 1 is smaller and consistent with the size of a typical 19th century log structure. Both blocks utilize hand hewn timber floor joists. However, the joists do not connect between the two blocks. Machine cut plank subflooring can be seen from both blocks but the width of the planks is different in each block. In Block 1 the planks share a uniform width of 4.5” while in Block 2 the planks share a uniform width of 17.5”. Block 1 has an exposed earth floor while Block 2 has a poured concrete floor. Furthermore, the general extent of deterioration in Block 1 is greater than in Block 2, indicating it is slightly older.
Plate 43: Basement floorplan
7 SALVAGE OPPORTUNITIES

7.1 ARTIFACT CURATION AND REUSE

The City of Cambridge intends to redevelop the property to be a public rest area with a parking lot, multi-use pathway, and two new structures. The proposed work will result in the demolition of the existing residence in the Study Area. The redevelopment of the property is part of the detailed design of Blackbridge Road, Townline Road, and a new bridge structure over the Speed River. A Class Environmental Assessment (EA) was completed for the project in 2016. The existing structure will be demolished and materials from the basement will be salvaged.

Detailed documentation and salvage is often the preferred mitigation strategy when retention or relocation of a structure is neither feasible nor warranted. Documentation creates a public record for the structure and provides researchers and the public with a land use history, construction details and photographic record of the resource. The purpose of salvaging heritage building material is to preserve portions of features of buildings or structures that have historical, architectural, or cultural value and divert them from becoming landfill material. Sourcing materials for repair and replacement can be challenging, especially if the materials are from a historical source that no longer exists, such as a quarry, or a manufacturing facility that has closed (Parks Canada, 2010). As such, the careful salvage of these materials from one historic structure can represent an opportunity for the in-kind replacement of quality historical material on another. Some of these materials can also be incorporated into the new design if appropriate. If any materials are incorporated into the design, there should be an interpretive plaque to convey that these materials were reused from the previous building on-site.

7.1.1 SUGGESTED MATERIALS FOR SALVAGE

Table 7-1, below, outlines the materials suggested for salvage and re-use. These recommendations are based on the results of this HDRSP prepared by WSP for the subject property at 4910 Townline Road, Cambridge, Ontario, and the condition of material at the time of the site visit.
<table>
<thead>
<tr>
<th>General Location</th>
<th>Element</th>
<th>Element ID</th>
<th>Additional Location Information</th>
<th>Material</th>
<th>Description</th>
<th>Measurement (imperial)</th>
<th>Photograph</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Basement Block 1</strong></td>
<td>All walls</td>
<td>Foundation</td>
<td>n/a</td>
<td>North, south, east, and west walls</td>
<td>Stone and mortar</td>
<td>Coursed fieldstone and mortar building foundation</td>
<td>n/a, various sizes</td>
</tr>
<tr>
<td></td>
<td>South and east walls</td>
<td>Foundation</td>
<td>n/a</td>
<td>South and east walls</td>
<td>Brick</td>
<td>Red bricks that comprise foundation on south and east wall</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>West wall</td>
<td>Fieldstone table</td>
<td>n/a</td>
<td>West wall</td>
<td>Stone</td>
<td>Fieldstone table with poured concrete surface attached to west wall</td>
<td>Width x Length x Height: 42&quot;x169&quot;x40&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-1</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 8&quot;</td>
</tr>
<tr>
<td></td>
<td>West elevation</td>
<td>Door</td>
<td>D-2</td>
<td>Southwest corner of Block 1, leading to exterior.</td>
<td>Wood and metal</td>
<td>Four panel wood door and associated metal lock hardware</td>
<td>34&quot;x71&quot;</td>
</tr>
<tr>
<td><strong>Basement Block 2</strong></td>
<td>All walls</td>
<td>Foundation</td>
<td>n/a</td>
<td>North, south, east, and west walls</td>
<td>Stone and mortar</td>
<td>Coursed fieldstone and mortar building foundation</td>
<td>n/a, various sizes</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-2</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 10&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-3</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 9.5&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-4</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 11.5&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-5</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 10.5&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-6</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 9.5&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-7</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 9&quot;</td>
</tr>
<tr>
<td></td>
<td>Ceiling</td>
<td>Floor Joist</td>
<td>TFJ-8</td>
<td>Running from east/west across basement ceiling</td>
<td>Wood</td>
<td>Hand hewn timber floor joist supporting first floor</td>
<td>Approximate diameter 10&quot;</td>
</tr>
<tr>
<td><strong>Exterior</strong></td>
<td>West elevation</td>
<td>Stairwell</td>
<td>n/a</td>
<td>West elevation of structure</td>
<td>Stone</td>
<td>Coursed fieldstone and mortar stairwell leading from exterior to basement</td>
<td>n/a, various sizes</td>
</tr>
</tbody>
</table>
8 RECOMMENDATIONS

In accordance with the City of Cambridge’s Documentation and Salvage Plan Terms of Reference, this report provides an archival record of the subject property at 4910 Townline Road, Cambridge Ontario. Opportunities for salvage and reuse include:

- **Basement Block 1**
  - Fieldstone foundation material
  - Red bricks
  - Hand hewn timber floor joist (TFJ-1)
  - Four panel wood door and metal lock hardware (D-2)

- **Basement Block 2**
  - Fieldstone foundation material
  - Hand hewn timber floor joists (TFJ-2 to TFJ-8)

- **Exterior**
  - Fieldstone used for basement stairwell on west elevation

The following recommendations for the curation and/or reuse of salvaged materials are suggested based on the results of the HDRSP prepared by WSP:

1. Contract documentation should include information regarding the CHVI of the Study Area at 4910 Townline Road, specifically the List of Heritage Attributes.

2. The destination of salvaged materials outlined in Table 7-1 should be determined prior to the initiation of any salvage process.

3. Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e. the material must be not irreparably damaged or infested.

4. Materials should be extracted in a way that ensures they will not be irreparably damaged.

5. The salvaged materials should be stored in a covered and secured location until they can be used or donated.

6. The chosen contractor should propose an approach for the labelling and storage of materials salvaged until they can be incorporated into the proposed rest station or donated to an architectural salvage.

7. Consideration should be given to the incorporation of salvaged materials, such as fieldstone and wood beams, into the proposed rest station.

8. Incorporation of salvaged materials into the proposed rest station should be accompanied by interpretation, (i.e. a plaque or other commemoration device), so residents and visitors can understand the provenance of the materials.

9. A copy of this report should be provided to City of Cambridge planning staff for review and once finalized, submitted to the Archives at Cambridge Public Library.
BIBLIOGRAPHY


Canada’s Historic Places  

Canadian Heritage Rivers  


City of Cambridge  
2003  [By-law Designating City of Cambridge Property Under Part IV of the Ontario Heritage Act](file (heritagetrust.on.ca)). Last accessed February 7, 2023.


2023  *Documentation and Salvage Plans Terms of Reference*. On file at WSP.


Government of Canada
About Treaties. https://www.rcaanc-cirnac.gc.ca/eng/1100100028574/1529354437231#chp3

Government of Ontario


Haudenosaunee Confederacy


Hayes Geoffrey


International Council on Monuments and Sites (ICOMOS)


Library and Archives Canada


Mika, Nick and Helma Mika


Ministry of Municipal Affairs and Housing

Mississaugas of the Credit First Nation.

MMM Group

Moyer, Bill
1971  *This Unique Heritage: The Story of Waterloo County.* CHYM Radio: Kitchener.

Parks Canada

Parsell, H. & Co.

Rayburn Alan
1997  *Place Names of Ontario.* University of Toronto Press. Toronto.

Sault, Margaret

Six Nations of the Grand River

Spence, M.W., R.H. Phil, and C. Murphy

Tremaine, G.R.

Warrick, G.

WSP
2023a  *4910 Townline Road Heritage Impact Assessment.* Report on file with the author.
2023b  *4910 Townline Road Historic Structure Investigation* Report on file with the author.
Appendix A: Dollhouse Views of 4910 Townline Road
<table>
<thead>
<tr>
<th>Dollhouse View</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dollhouse view of 4910 Townline Road from the northwest corner of the building</td>
<td></td>
</tr>
<tr>
<td>Dollhouse View</td>
<td>Description</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Dollhouse view of 4910 Townline Road (front/east elevation)</td>
<td></td>
</tr>
<tr>
<td>Dollhouse View</td>
<td>Description</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Dollhouse view of 4910 Townline Road (north elevation)</td>
<td></td>
</tr>
</tbody>
</table>
Dollhouse view of 4910 Townline Road (west elevation)
<table>
<thead>
<tr>
<th>Dollhouse View</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dollhouse view of 4910 Townline Road (south elevation)</td>
<td></td>
</tr>
</tbody>
</table>