

REVISED DRAFT REPORT:

Cultural Heritage Evaluation Report

Lower Doon Mill Ruins
Kitchener, ON



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Project # LHC0350

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of the Property are based on a superficial visual inspection and are not a structural engineering assessment unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with the Property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the Property for cultural heritage value or interest and identify heritage attributes –if appropriate. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) and Tacoma Engineers were retained in November 2022 by the City of Kitchener to undertake a Cultural Heritage Evaluation Report and a condition assessment for the Lower Doon Mill ruins (**the Ruins**), in Willow Lake Park (**the Property**) in the City of Kitchener, Ontario.

This cultural heritage evaluation was undertaken following guidance from the *Ontario Heritage Tool Kit* (2006). The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the Property based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act (O. Reg. 9/06)*.

In LHC's professional opinion, the Ruins meet criteria 1, 4, 5, 6, 7, 8, and 9 of *O. Reg. 9/06*. This Property is eligible for designation under Part IV of the *Ontario Heritage Act* for its historical value, associative value and its contextual value. A proposed Statement of Cultural Heritage Value or Interest has been prepared.

LHC recommends:

- That the Ruins be stabilized following guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the recommendations of Tacoma Engineers' condition assessment;
- The City of Kitchener designate the Property under Part IV Section 29 of the *Ontario Heritage Act* and the Ruins be included in the list of heritage attributes for the Property; and,
- That the history of the Mill be commemorated and interpreted.
 - Plans for interpretation could include on site and/or digital methods.
 - On site interpretation could involve different types of interpretive panels, marking the location of missing parts of the Mill using landscaping, and/or partial reconstruction of the site.

The condition assessment concluded that the:

- Masonry of the Ruins is in poor condition –particularly in areas where the height exceeds about 1.2 m;
- Masonry of the channel is in good condition;
- Masonry around the metal pipe is in poor condition; and,
- Remains of the foundation wall are in fair condition.

Tacoma Engineers recommended:

- That immediate remedial action of extending and maintaining the barrier around the Ruins be undertaken.
- In the short-term, damaged sections of the south elevation and southwest corner of the mill ruins should be braced or reconstructed.
- The channel and ancillary structures be monitored and any loose stones be removed.
- A plan to control the vegetation around the ancillary structures be developed.

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Table of Contents

RIGHT OF USE	III
REPORT LIMITATIONS	III
EXECUTIVE SUMMARY	IV
1.0 INTRODUCTION	1
2.0 STUDY APPROACH	4
2.1 Legislation and Policy Review	4
2.2 Historical Research.....	4
2.3 Site Visit.....	5
2.4 Evaluation.....	5
2.5 Condition Assessment.....	5
3.0 POLICY AND LEGISLATION CONTEXT	6
3.1 Provincial Planning Context	6
3.1.1 Ontario Heritage Act, R.S.O. 1990, c. O.18	6
3.1.2 Ontario Regulation 9/06.....	7
3.1.3 <i>Planning Act</i> , R.S.O. 1990, c. P13	8
3.1.4 <i>Provincial Policy Statement (2020)</i>	9
3.1.5 Provincial Planning Context Summary	9
3.2 Local Planning Context.....	10
3.2.1 Regional Municipality of Waterloo Official Plan (2015).....	10
3.2.2 Region of Waterloo Arts, Culture, and Heritage Master Plan (2002)	11
3.2.3 City of Kitchener Official Plan (2014)	13
3.2.4 City of Kitchener Urban Design Manual.....	15
3.2.5 Canadian Heritage River System – Grand River	16
3.2.6 Lower Doon Community Plan	16
3.2.7 Lower Doon Secondary Plan	17
3.2.8 Lower Doon Land-Use Study.....	17
3.2.9 Local Planning Context Summary.....	18

4.0	HISTORIC CONTEXT.....	19
4.1	Indigenous Pre-Contact History	19
4.1.1	Paleo Period (9500-8000 BCE)	19
4.1.2	Archaic Period (8000-1000 BCE)	19
4.1.3	Woodland Period (1000 BCE – CE 1650)	19
4.2	Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s).....	20
4.3	Region of Waterloo	25
4.4	City of Kitchener	25
4.5	Village of Doon	26
4.6	Property History	28
4.7	Ferrie Family	34
4.8	General History of Mills in Ontario	36
4.8.1	Source of Power	37
4.8.2	Flour / Grist Mills.....	38
4.8.3	Architecture of Mills.....	39
4.8.4	Water Powered Mills.....	39
4.8.5	Flour / Grist Mills.....	40
5.0	EXISTING CONDITIONS.....	41
5.1	Surrounding Context	41
5.2	The Property.....	47
5.3	Analysis.....	59
5.3.1	Single Buildings Versus Complexes in Designated Buildings.....	59
5.3.2	Exterior Material	60
5.3.3	Ruins	60
5.3.4	Context	60
6.0	UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST.....	62
6.1	Previous Assessment.....	62
6.2	<i>Ontario Regulation 9/06</i> Evaluation.....	63
6.3	Summary of Evaluation	67

6.4 Proposed Statement of Cultural Heritage Value or Interest..... 67

6.4.1 Description of Property 67

6.4.2 Statement of Cultural Heritage Value or Interest 67

6.4.3 Heritage Attributes..... 67

6.5 Heritage Integrity 68

7.0 HERITAGE CONSERVATION AND COMMEMORATION 70

7.1 Standards and Guidelines for the Conservation of Historic Places in Canada.... 70

7.2 Tacoma Engineers’ Condition Assessment 71

7.2.1 Definitions 71

7.2.2 General Structural Conditions..... 72

7.2.3 Summary 82

7.3 Examples of Conservation and Commemoration Approaches for Mills and Mill Ruins. 83

8.0 CONCLUSION AND RECOMMENDATIONS 88

SIGNATURES..... 90

REFERENCES 91

APPENDIX A: PROJECT PERSONNEL 97

APPENDIX B: GLOSSARY..... 101

APPENDIX C: LAND REGISTRY RECORDS 107

List of Figures

Figure 1: Location Plan..... 2

Figure 2: Site Plan 3

Figure 3: Surveyor Thomas Ridout’s map of the Haldimand Proclamation in 1821 22

Figure 4: Haldimand Tract..... 23

Figure 5: 1805, 1861 and 1877 historic maps showing the Property..... 24

Figure 6: 1916, 1936, 1956, 1980, 1984, and 1994 topographic maps showing the Property 32

Figure 7: 1945, 1955, 1963, and 1966 Aerial Photographs showing the Property 33

Figure 8: Mill Features.....53

List of Tables

Table 1: Region of Waterloo Official Plan Relevant Policies.....	11
Table 2: City of Kitchener Official Plan Relevant Policies	13
Table 3: Pertinent guidelines from Kitchener's Urban Design Manual	15
Table 4: LHC's Evaluation against <i>O. Reg. 9/06</i>	63
Table 5: Land Registry and Title Search Records for the Doon Mill Ruins.....	108

List of Photos

Photo 1: Image of the Doon Mill Ruins circa 1920	29
Photo 2: Image of the mill pond as part of the Cluthe resort	30
Photo 3: Image of the Doon Mill ruins circa 1940	30
Photo 4: Aerial image of Doon Village featuring the mill pond and the mill ruins.....	31
Photo 5: Image of the 1981 partial demolition of the Ferrie Mill	31
Photo 6: View of 39 Doon Valley Drive.....	35
Photo 7: View of the Homer Watson House & Gallery.....	35
Photo 8: View north of the Grand River from Pinnacle Drive	42
Photo 9: View north of Schneider's Creek from the Old Mill Road bridge.....	43
Photo 10: View southwest along Old Mill Road from the Property	43
Photo 11: View south along Mill Park Drive from Roos Street.....	44
Photo 12: View along Roos Street from the northwest corner of Roos Street and Old Mill Road	44
Photo 13: View along Old Mill Road from the northeast corner of Old Mill Road and Mill Park Drive	45
Photo 14: View along Old Mill Road from the southwest corner of Old Mill Road and Pinnacle Drive	45
Photo 15: View along Pinnacle Drive from the southwest corner of Pinnacle Drive and Old Mill Road	46
Photo 16: View of the pumping station and west along Old Mill Road	46
Photo 17: View of Doon Presbyterian Church	47
Photo 18: View south of Willowlake Park from Old Mill Road.....	50
Photo 19: View southwest of Willowlake Park from Old Mill Road	50
Photo 20: View northwest from Willowlake Park to the mill ruins.....	51
Photo 21: View of the north elevation of the mill ruins (formerly the interior)	51
Photo 22: View of the south elevation of the mill ruins.....	52
Photo 23: View of the date stone near the top of the western end of the south elevation	52
Photo 24: View of the west elevation of the mill ruins	53
Photo 25: View up the shaft in the west elevation wall in 2019	53

Photo 26: Detail view of the top of the shaft in the west elevation wall.....	54
Photo 27: View southeast of the mill race and metal tube.....	54
Photo 28: View southwest of the mill race and metal tube.....	55
Photo 29: View inside the metal tube.....	55
Photo 30: View south up the walkway flanked by cut stone blocks.....	56
Photo 31: View southwest of the coursed rubble section of wall located at the northwest end of the walkway.....	56
Photo 32: View west of the partial wall and foundation.....	57
Photo 33: View southeast of the partial wall and foundation.....	57
Photo 34: View of the mill ruins from the storage building location.....	58
Photo 35: View of the storage building ruins.....	58
Photo 36: View of part of a cut stone block located near the storage building ruins.....	59
Photo 37: Southwest corner.....	73
Photo 38: Remaining wall; east end of south elevation.....	73
Photo 39: Poor mortar condition (typical).....	74
Photo 40: Another view of the poor mortar conditions (typical).....	75
Photo 41: Free standing section of wall; south elevation.....	76
Photo 42: View along south elevation; taken from west corner looking east.....	77
Photo 43: Shifted masonry at east end of south elevation.....	78
Photo 44: Mill race, looking north.....	79
Photo 45: Cast-in-place concrete, west mill race sidewall.....	80
Photo 46: Mill race east sidewall (typical).....	80
Photo 47: Mill race sidewall return corner with metal pipe.....	81
Photo 48: Small foundation section at east end.....	82
Photo 49: View of the interior of the Goldie Mill in Guelph.....	84
Photo 50: View of the Watchorn Ruins.....	85
Photo 51: View of the Burrows Mill ruins, plaque, and memorial.....	85
Photo 52: View of the Darnley Grist Mill Ruins.....	86
Photo 53: Interpretive signage at Hampton Plantation State Historic Site, South Carolina.....	86
Photo 54: Marked foundations at the Medieval Village of Warram Percy, UK.....	87

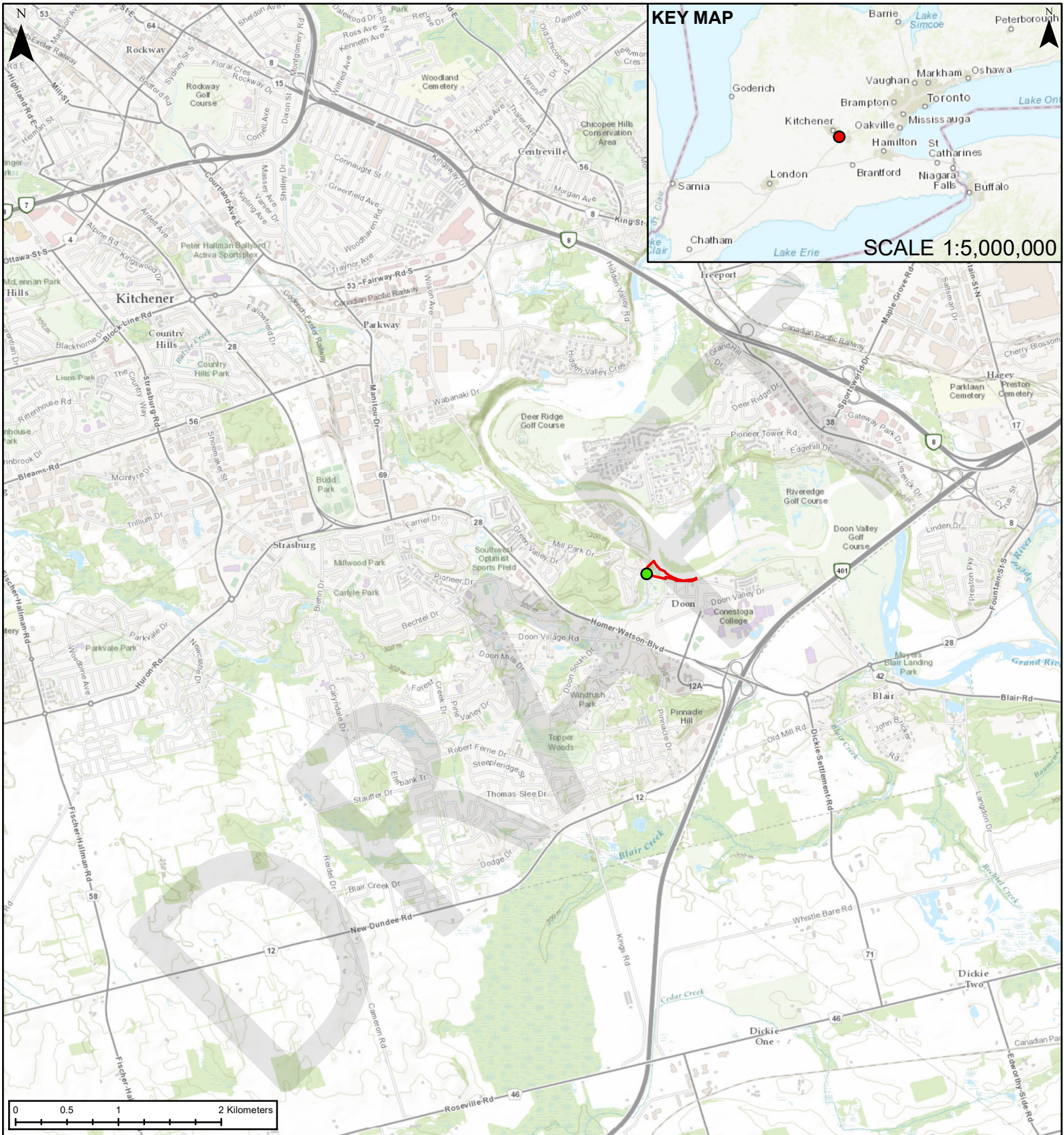
1.0 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) and Tacoma Engineers were retained in November 2022 by the City of Kitchener to undertake a Cultural Heritage Evaluation Report and a condition assessment for the Lower Doon Mill ruins (**the Ruins**), in Willow Lake Park (**the Property**) in the City of Kitchener, Ontario (Figure 1 and Figure 2).

It is understood that the Ruins of the former Lower Doon mill complex along Schneider Creek, in Willow Lake Park, north of Old Mill Road have recently been identified by members of the public as being in unsafe condition requiring them to be fenced off for public safety. The Ruins are listed on the City's Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act (OHA)*. They were identified in a 2019 cultural heritage landscape evaluation report by Stantec called the *Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation*. The Ruins were also identified as a heritage attribute as part of the Lower Doon Heritage Character Area in the 2021 Bray Heritage *Lower Doon Land Use Study: Heritage Component*. However, the Property has not previously been evaluated against the *Ontario Regulation 9/06 (O. Reg. 9/06)* criteria for determining cultural heritage value or interest under the *OHA*. Furthermore, the exact condition of the Ruins and the extent of required intervention to render the site safe and/or to conserve the site as an interpretive feature is currently unknown.

This CHER was undertaken following guidance from the *Ontario Heritage Tool Kit (2006)*. The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the Property based on the criteria of *O. Reg. 9/06*.

This CHER also includes a condition assessment of the Ruins.




Legend




- Location of the Ruins
- Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location Plan	
CLIENT City of Kitchener	
PROJECT Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON	
PROJECT NO.	LHC0350
CONSULTANT	YYYY-MM-DD 2023-02-14
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1



Legend	
	Location of the Ruins
	Approximate Location of Remains of Partial Storage Area
	Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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TITLE Current Conditions	
CLIENT City of Kitchener	
PROJECT Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON	PROJECT NO. LHC0350
CONSULTANT	YYYY-MM-DD 2023-02-14
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* and MCM's *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.

Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.

Understanding the heritage planning regulatory framework around the cultural heritage resource.

This is consistent with the recommended methodology outlined by the MCM in the *Ontario Heritage Tool Kit: Heritage Property Evaluation*. To evaluate a property for cultural heritage value or interest (CHVI) the MCM identifies three key steps: Historical Research, Site Analysis, and Evaluation.

This CHER complies with Provincial guidance on cultural heritage evaluation.

2.1 Legislation and Policy Review

The CHER includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property.

2.2 Historical Research

Historical research for this CHER included research into local history and the history of mills. LHC consulted primary and secondary research sources including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

¹ Parks Canada, "Standards and Guidelines for the Conservation of Historic Places in Canada," *Canada's Historic Places*, last modified 2010, accessed 16 January 2023, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," In *Ontario Heritage Tool Kit*, last modified 2006, accessed 16 January 2023, http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf, 18.

Online sources consulted included (but was not limited to):

- The Archives of Ontario;
- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- University of Waterloo Library;
- Homer Watson House & Gallery; and,
- Dictionary of Canadian Biography.

2.3 Site Visit

A site visit was conducted on 1 December 2022 by Cultural Heritage Specialist Colin Yu and Heritage Planner Lisa Coles from LHC and Structural Engineer Gerry Zegerius from Tacoma Engineering. All photographs were taken from the exterior of the Ruins. The purpose of this site visit was to document the current conditions of the Ruins and their surrounding context. Unless otherwise attributed, all photographs in this CHER were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 5.0.

2.4 Evaluation

Under Provincial legislation and policy, the conservation of cultural heritage resources is a key Provincial interest (see Section 2.5 below for details). This CHER includes historic context of the area and the Property (Section 4.0) and includes a description of the existing condition of the Property, surrounding area and the Ruins (Section 5.0) to inform evaluation. The Property is evaluated against the criteria of

This CHER uses guidance from the *Ontario Heritage Tool Kit* to inform our recommendations.

2.5 Condition Assessment

Tacoma Engineers conducted a condition assessment of the Ruins in February 2023. The site visit for the assessment was carried out on 1 December 2022 by Gerry Zegarius, P.Eng., CAHP. A visual review of all accessible spaces was completed on this date, and photographs were taken of all noted deficiencies. The assessment of the structure is based on a visual assessment from grade. It was determined that a visual assessment would provide an adequate level of detail for the purposes of this report.

Note that the structure in question is a ruin and is not subject to the same serviceability criteria as an occupied building. The performance criteria applied to this structure are related primarily to public safety and durability.

3.0 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act* and the *Provincial Policy Statement (PPS)*. The *OHA* enables heritage conservation, protection and preservation. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The Act is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *OHA* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).²

The *OHA* and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.³

² Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

³ Province of Ontario, "Ontario Heritage Act R.S.O. 1990, c. O. 18," last modified July 1, 2021, <https://www.ontario.ca/laws/statute/90o18>

As identified by the *Ontario Heritage Tool Kit* entitled *Designating Heritage Properties*, “careful research and an evaluation of the candidate property must be done before a property can be recommended for designation”.⁴ Properties proposed for designation under Part IV, Section 29 of the *OHA* must meet the requirements established in *O. Reg. 9/06* as amended by *O. Reg. 569/22*, which outlines the criteria for determining cultural value or interest and is used to create a Statement of Cultural Heritage Value or Interest (SCHVI). An SCHVI includes a description of the property – so that it can be readily ascertained, a statement of cultural heritage value or interest for the property—which identifies the property’s heritage significance—and a description of heritage attributes—which outlines features that should be protected. Per *Ontario Regulation 385/21*, the individual heritage attributes identified for a property must also be clearly linked to specific identified cultural heritage value(s).

If a property has been determined to meet two of the criteria of *O. Reg 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which designation must occur. Municipal council may or may not choose to protect a property determined to be significant under the *OHA*.

Part IV, Sections 33 and 34 and Part V, Section 42 the *OHA* require owners of designated heritage properties to obtain a permit or approval in writing from the municipality/municipal council to alter, demolish, or remove a structure from a designated heritage property. These sections also enable a municipality to require an applicant to provide information or material that council may need to decide, which can include a cultural heritage impact assessment.

3.1.2 Ontario Regulation 9/06

O. Reg. 9/06 has been amended through *O. Reg. 569/22* which replaces Sections 1 and 2 of *O. Reg. 9/06*. The regulation identifies the criteria for determining cultural heritage value or interest under Part IV Section 27(3), 29(1)(a) and Part V Section 41(1)(b) of the *OHA*. A Statement of Cultural Heritage Value or Interest (**SCHVI**) is created based on evaluation using these criteria. These criteria are used in determining if an individual property or HCD has CHVI. The regulation has 9 criteria for evaluation of individual properties and 9 criteria for evaluation of properties in HCDs. The two sets of criteria are substantially similar. The criteria for evaluation of individual properties under Part IV of the *OHA* are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

⁴ MCM, “Designating Heritage Properties,” 2006,
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf: 8

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.⁵

Properties that meet one of these criteria may be listed on a Municipal Heritage Register under Part IV, Section 27 of the *OHA*. Properties that meet at least two of these criteria may be designated under Part IV, Section 29 of the *OHA. Planning Act*, R.S.O. 1990.

3.1.3 *Planning Act*, R.S.O. 1990, c. P13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This Act sets the context for provincial interest in heritage. It states under Part I Section 2 (d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁶

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the

⁵ Province of Ontario, O. Reg. 569/22: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18, <https://www.ontario.ca/laws/regulation/r22569>

⁶ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified January 1, 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.⁷

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.4 Provincial Policy Statement (2020)

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* includes descriptions relevant to understanding cultural heritage that are not defined in other legislation.

As defined in the *PPS*, Cultural Heritage Landscape 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 Ontario Heritage Act 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.⁸

As defined in the *PPS*, significant means:

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.⁹

3.1.5 Provincial Planning Context Summary

The *OHA* provides a way for municipalities to conserve cultural heritage properties. Regulations under the *OHA* define the criteria for determining cultural heritage value or interest. The *PPS*

⁷ Province of Ontario, "Planning Act," Part 1 S.3 (1).

⁸ Province of Ontario, "The Provincial Policy Statement 2020," 42.

⁹ Province of Ontario, "The Provincial Policy Statement 2020," 51.

provides definitions for cultural heritage that is not defined in other legislation. The criteria of *O. Reg. 9/06* will be used in this CHER to evaluate the Property for CHVI and the definition of significant and cultural heritage landscape from the PPS are used to inform the recommendations of this CHER.

3.2 Local Planning Context

3.2.1 Regional Municipality of Waterloo Official Plan (2015)

The *Regional Municipality of Waterloo Official Plan (WROP)* was approved with modifications by the Ontario Municipal Board on 18 June 2015 and is currently under review.¹⁰ The *ROP* sets out policies to guide growth and land use within the Region in keeping with provincial policy. The updates to the *WROP* resulting from the review are being implemented through amendments, five of which have been implemented and approved by the Ministry of Municipal Affairs and Housing. The sixth amendment has been adopted by Regional Council and is currently under review by the Minister.¹¹ Policies related to cultural heritage resources will be updated during the next phase of the review.¹²

Chapter 3 addresses cultural heritage policies, writing that:

These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage. This responsibility is shared with the Federal and Provincial governments, Area Municipalities, other government agencies, the private sector, property owners and the community.¹³

Policies related to the Identification of Cultural Heritage Resources, Cultural Heritage Landscapes, Archaeology, Heritage Planning Advisory Committees, Cultural Heritage Impact Assessment, Conservation, Promotion and Research, and Scenic Roads are outlined by the *WROP*. Policies most relevant to the Property have been included on the following page in Table 1.

¹⁰ Regional Municipality of Waterloo, "Planning and Development," accessed 13 January 2023, <https://www.regionofwaterloo.ca/en/regional-government/land-use-planning.aspx>.

¹¹ Regional Municipality of Waterloo, "Planning and Development.," Regional Municipality of Waterloo, "Updating the Regional Official Plan," accessed 13 January 2023, <https://www.engagewr.ca/regional-official-plan>.

¹² Region of Waterloo, "Amendment to the Regional Official Plan," last modified August 2022, accessed 13 January 2023, <https://pub-regionofwaterloo.escribemeetings.com/filestream.ashx?DocumentId=799>, 4.

¹³ Regional Municipality of Waterloo, "Chapter 3 – Liveability in Waterloo Region," in *Regional Official Plan*, last modified 18 June 2015, accessed 13 January 2023, https://www.regionofwaterloo.ca/en/resources/Regional-Official-Plan/Chapter_3_consolidated_rop_2015-access.pdf, 48.

Table 1: Region of Waterloo Official Plan Relevant Policies¹⁴

Policy	Policy Text
3.G.1	The Region and Area Municipalities will ensure that <i>cultural heritage resources</i> are <i>conserved</i> using the provisions of the <u>Heritage Act</u> , the <u>Planning Act</u> , the <u>Environmental Assessment Act</u> , the <u>Cemeteries Act</u> and the <u>Municipal Act</u> .
3.G.3	Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated under Part IV, V or VI of the Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest: <ul style="list-style-type: none"> • properties that have heritage conservation easements or covenants registered against title; • cultural heritage resources of Regional interest; and • cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments.
3.G.19	Where it is not feasible to conserve a cultural heritage resource intact in accordance with Policy 3.G.18, the conservation recommendations will: promote the reuse or adaptive reuse of the resource, building, or building elements to preserve the resource and the handiwork of past artisans; and require the owner/applicant to provide measured drawings, a land use history, photographs and other available documentation of the cultural heritage resource in its surrounding context.
3.G.22	The Region supports the national recognition given to the Grand River as a Canadian Heritage River, including its major tributaries, the Nith River, Speed River and Conestogo River, and will continue to promote appropriate initiatives to maintain, enhance, manage and conserve natural, cultural, recreational, scenic and ecological features.

3.2.2 Region of Waterloo Arts, Culture, and Heritage Master Plan (2002)

The *Region of Waterloo Arts, Culture, and Heritage Master Plan (Master Plan)* includes recommendations and implementation strategies for identification, protection, promotion, and investment for cultural resources in the region. The *Master Plan* was created because:

Arts, culture, and heritage initiatives make a significant contribution to the well-being and quality of life of the residents of Waterloo Region. They reflect and enhance the community's unique identity and diversity, contribute to economic vitality, and shape future growth. Accordingly, the Region of Waterloo, alone or in partnership, will identify, protect, promote,

¹⁴ Regional Municipality of Waterloo, "Planning and Development."

and invest in existing resources; implement strategies to support existing and additional arts, culture, and heritage initiatives; and ensure their long-term prosperity and sustainability.¹⁵

The goals of the *Master Plan* are to achieve the following:¹⁶

1. Community Identity and Character

Develop a stronger cultural heritage identity for the region, one that celebrates its diversity, the character of its multiple towns and cities and the differing traditions of their founders; its natural features; and the richness of its arts, culture and heritage assets.

2. Education and Awareness

Build a stronger foundation for arts, culture, and heritage within the community.

3. Coordination and Partnership Formation

Encourage a greater degree of collaboration across all sectors and disciplines.

4. Resources

Support opportunities for the development and sustainability of existing arts, culture, and heritage organizations.

5. Accessibility

Maximize accessibility to arts, culture, and heritage opportunities and information.

The *Master Plan* provides guidance and direction for the region for protecting, identifying, and enhancing cultural heritage aspects for communities, and in serving as a primary document to help develop new policies and implementation strategies.

Designation and conservation of a site such as the Lower Doon Mill Ruins are consistent with the goal of community identity and character from the *Master Plan*. Public interpretation of the site is consistent with the education and awareness goal of the *Master Plan*.

¹⁵ Region of Waterloo, "Arts, Culture and Heritage Master Plan," last modified October 2002, accessed 16 January 2023, <https://www.regionofwaterloo.ca/en/exploring-the-region/resources/Documents/artsmasterplan.pdf>, I.

¹⁶ Region of Waterloo, "Arts, Culture and Heritage Master Plan," IV.

3.2.3 City of Kitchener Official Plan (2014)

The *City of Kitchener Official Plan (OP)* was approved with modifications by the Region on 19 November 2014 and was consolidated on 9 November 2021.¹⁷ The *OP* guides growth, land use, and environmental protection for the City to 2031.¹⁸

Section 12 addresses cultural heritage policies which are of historical, cultural, social, economic, environmental, and educational value to the City.¹⁹ Policies relevant to the Property and proposed development have been included below in Table 2.

Table 2: City of Kitchener Official Plan Relevant Policies²⁰

Policy	Policy Text
12.1.1	To <i>conserve</i> the <i>city's cultural heritage resources</i> through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.
12.1.3	To increase public awareness and appreciation for <i>cultural heritage resources</i> through educational, promotional and incentive programs.
12.1.4	To lead the community by example with the identification, protection, use and/or management of <i>cultural heritage resources</i> owned and/or leased by the <i>City</i> .
12.C.1.1	The <i>City</i> will ensure that <i>cultural heritage resources</i> are <i>conserved</i> using the provisions of the <u>Ontario Heritage Act</u> , the <u>Planning Act</u> , the <u>Environmental Assessment Act</u> , the <u>Funeral, Burial and Cremation Services Act</u> and the <u>Municipal Act</u> .
12.C.1.7	Properties that are of cultural heritage value or interest will be considered for designation under the <u>Ontario Heritage Act</u> . The cultural heritage value or interest associated with the <i>cultural heritage resource</i> will be evaluated based on the regulation in the <u>Ontario Heritage Act</u> which provides criteria for determining cultural heritage value or interest.
12.C.1.12	The City recognizes the Grand River as a Canadian Heritage River and will co-operate with the Region and the Grand River Conservation Authority in efforts to conserve, manage and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

¹⁷ City of Kitchener, "City of Kitchener Official Plan," last modified 9 November 2023, accessed 13 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_City_of_Kitchener_Official_Plan_2014.pdf

¹⁸ City of Kitchener, "City of Kitchener Official Plan," 1-1.

¹⁹ City of Kitchener, "City of Kitchener Official Plan," 12-1.

²⁰ City of Kitchener, "City of Kitchener Official Plan."

Policy	Policy Text
12.C.1.37	The City will ensure that all private and public works projects affecting a cultural heritage resource will be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and where such projects are within or adjacent to a Heritage Conservation District they will be consistent with the guidelines and the policies of the applicable Heritage Conservation District Plan. Private and public works projects may require the submission and approval of a Heritage Impact Assessment, Heritage Conservation Plan and/or Heritage Permit Application.
12.C.1.41	The City will promote the heritage of the city through the development of heritage sites, trails, interpretive plaques, public archives, awards, educational programs and by any other means deemed appropriate in order to enhance public appreciation, stewardship and the visibility of cultural heritage resources.
12.C.1.42	Commemoration of cultural heritage resources is strongly encouraged, whenever a new private development or public work is undertaken in the vicinity of a lost site of cultural heritage value or interest, including sites where: <ul style="list-style-type: none"> • major events occurred of historical significance; • cultural heritage landscape features such as rivers, streams and shorelines, have disappeared from the cityscape; and, • important institutions, residences, industries, landmark buildings or settlements of cultural heritage value or interest once existed.
12.C.1.43	The City will lead the community by example in the management and care of City owned cultural heritage resources by following good conservation practice consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. In the event that the ownership status of the City-owned significant cultural heritage resource changes, the City will designate and/or enter into an easement agreement with the new owner or lessee to ensure that the continuous care of, and where appropriate, community access to these resources is maintained.
12.C.1.44	The City will conserve and consider designation under the Ontario Heritage Act for all City-owned cultural heritage resources and prepare strategies and plans for their care, management and stewardship.
12.C.1.46	The City will prepare guidelines as part of the <i>Urban Design Manual</i> to address the <i>conservation of cultural heritage resources</i> in the city and to recognize the importance of the context in which the <i>cultural heritage resources</i> are located.

Policy	Policy Text
12.C.1.48	Signage on <i>protected heritage properties</i> will be <i>compatible</i> and complementary to the <i>heritage attributes</i> of the <i>protected heritage property</i> and in accordance with and consistent with good <i>conservation</i> practice.

3.2.4 City of Kitchener Urban Design Manual

The City of Kitchener’s Urban Design Manual was approved in 2019 for the purposes of establishing expectations, and guiding, and deriving a vision for the City’s design through considerations of city building, economic development, and sustainability. Sections 1.2.8 (City-wide) and 8.2.5 (Green Areas) contain several pertinent guidelines, as identified in Table 3 below.

Table 3: Pertinent guidelines from Kitchener's Urban Design Manual²¹

Guideline #	Guideline
1.2.8 paragraph 1-4	<p>Conserve cultural heritage resources including buildings, views and vistas, structures, districts, streetscape and landscapes using the following strategies;</p> <p>Preservation: protect, maintain and stabilize the heritage value of a cultural heritage resource including its context and setting.</p> <p>Rehabilitation: repair or replace heritage attributes, construct compatible and reversible additions, integrate the cultural heritage resource or components of the cultural heritage resource into a new development, or adaptively reuse the cultural heritage resources.</p> <p>Restoration: accurately reveal, recover or represent the state of a historic place or individual component as it appeared at a particular period in history, while protecting its heritage value.</p>
1.2.8 paragraph 6	Sensitively rehabilitate cultural heritage resources to ensure equitable and inclusive usability for all while mitigating impacts on heritage attributes.
8.2.5 paragraph 1	Locate and design green areas to respect and complement the scale, character, form and siting of onsite and surrounding cultural and natural heritage resources.
8.2.5 paragraph 2	Conserve and integrate built and natural heritage resources into green areas in a manner that conforms with heritage conservation policies, principles, standards and guidelines as well as in a manner that follows best arboricultural practices.

²¹ City of Kitchener, “Urban Design Manual,” last modified 2019, accessed 16 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Urban_Design_Manual.pdf.

Guideline #	Guideline
8.2.5 paragraph 3	Integrate, feature and focus open space design around cultural and natural heritage features.
8.2.5 paragraph 4	Sensitively integrate public art, signage, information displays and other features such that they respect and complement cultural and natural heritage features.
8.2.5 paragraph 6	Create and enhance views to and from cultural and natural heritage resources, including visibility from related resources, streets, pedestrian paths, open areas and adjacent properties.
8.2.5 paragraph 7	If a park or open space is located within a Heritage Conservation District or Cultural Heritage Landscape, the guidelines detailed in the according district plan should be read in combination with guidelines detailed within this manual.

3.2.5 Canadian Heritage River System – Grand River

The City of Kitchener—and the Property—is within the Grand River watershed and the Grand River is designated as a Canadian Heritage River. The Canadian Heritage Rivers System (CHRS) helps recognize and conserve outstanding rivers that are part of Canada’s national heritage and identity. The cultural heritage values of the Grand River are associated with 10,000 years of Indigenous history and its 18th and 19th century immigration and settlement. The area’s rich history is reflected in the watershed’s historic sites and artifacts; dams, mills, canals, unique bridges, historic homes, archaeological sites and other features.²²

3.2.6 Lower Doon Community Plan

The Lower Doon Community Plan was approved by Kitchener City Council on 28 February 1977, approved by Regional Council on 24 March 1977, and consolidated in April 2004. This document outlines policies specific to the Lower Doon area with much of its focus being on land use and transportation. Section 1.0 of the Community Plan outlines a heritage policy for the area. It states that:

That efforts be made to preserve buildings and structures of historic or architectural value and that the Old Mill ruins, the Homer Watson House and other historic building be so designated at the time that such designation is made possible through City Council adoption of the appropriate implementing By-Law under the Ontario Heritage Act.²³

²² Grand River Conservation Authority, “Heritage River Designation,” accessed 13 January 2023, <https://www.grandriver.ca/en/our-watershed/Heritage-River-Designation.aspx>.

²³ City of Kitchener, “Lower Doon Community (Secondary) Plan,” last modified April 2004, accessed 2 February 2023, 1.

3.2.7 Lower Doon Secondary Plan

In spring 2022, the City of Kitchener initiated the secondary plan process for the Lower Doon area of Kitchener. This process is intended to determine the best way to accommodate growth, particularly student housing, “through a full range of land use and housing types.”²⁴ This plan will implement the recommendations made in the Land-Use Study completed in 2021. Part of this process is to identify and preserve cultural heritage in the Lower Doon area.²⁵ The process is still in its preliminary stages and is planned to be presented to Council in fall 2023.²⁶

3.2.8 Lower Doon Land-Use Study

The Land-Use Study that serves as the basis for the Secondary Plan process was completed on 29 January 2021 by the Planning Partnership and Bray Heritage. Its goal was to examine the planning context in the Lower Doon area and make recommendations on updates to the Official Plan, Zoning By-law and other policies and regulations in order to address identified issues in the area. The heritage component of the study reviewed the *Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation* study by Stantec (2019) and conducted some additional research through a site visit and additional information provided by the City of Kitchener and local subject matter experts. Based on this, the Land-Use Study and Bray Heritage’s heritage component of the study recommended:

- Identification of a Heritage Character Area for Upper Pinnacle Drive;
- Designation of key properties, including Willowlake Park, under Part IV of the *Ontario Heritage Act*;
- Further research of several properties in Upper Pinnacle Drive;
- Conservation of key properties through addition to the Municipal Heritage Register;
- Requirement for Heritage Impact Assessments for proposals to alter or demolish listed properties and for properties adjacent to listed properties; and,
- Design and implement heritage interpretation.
- ²⁷The Land Use Study was approved by City Council on 8 March 2021.

²⁴ Divya Gill, “Kitchener developing secondary plan to deal with student overcrowding in Lower Doon,” *CityNews*, last modified 8 April 2022, accessed 16 January 2023, <https://kitchener.citynews.ca/local-news/kitchener-developing-secondary-plan-for-lower-doon-neighbourhood-5247001>.

²⁵ Gill, “Kitchener developing secondary plan.”

²⁶ City of Kitchener, “Lower Doon Secondary Plan Project: Community Check-In Engagement,” last modified 5 April 2022, accessed 16 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Lower_Doon_Community_Presentation_Slides.pdf, Slide 20.

²⁷ The Planning Partnership and Bray Heritage, “Lower Doon Land Use Study,” last modified 29 January 2021, accessed 16 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_2177_Lower_Doon_Report.pdf; Bray Heritage, “Lower Doon Land Use Study: Heritage Component,” last modified January 2021, accessed 16 January 2023,

3.2.9 Local Planning Context Summary

The Region and the City consider cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the Region and the City have committed to identifying and conserving cultural heritage resources. In addition, the City has committed to identifying and conserving cultural heritage resources within the Lower Doon community through its Land-Use Study and Secondary Plan processes. By evaluating this site, the City is meeting its responsibilities related to identification and evaluation per policies 3.G.1 and 3.G.3 of the *WROP* and policies 12.1.1, 12.1.4, and 12.C.1.3 of the *OP*.

Recommendations in this *CHER* about conservation and interpretation of the site align with policies around heritage conservation, management and commemoration. Conservation of the site will also complement the City's urban design guidelines.

4.0 HISTORIC CONTEXT

4.1 Indigenous Pre-Contact History

4.1.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.²⁸ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁹ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³⁰

4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³¹

4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³² The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.³³ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three

²⁸ Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

²⁹ EMCWTF, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002).

³⁰ EMCWTF, "Chapter 3."

³¹ EMCWTF, "Chapter 3."

³² EMCWTF, "Chapter 3."

³³ EMCWTF, "Chapter 3."

distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).³⁴ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).³⁵

4.2 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.³⁶

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Anishinaabe. The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Potawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.³⁷

The Treaty of Paris concluded the Seven Years War (1756-1763) and transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.³⁸ In 1774, British Parliament passed the *Quebec Act*

³⁴ EMCWTF, “Chapter 3.”

³⁵ Six Nations Elected Council, “About,” *Six Nations of the Grand River*, accessed 16 January 2023, <https://www.sixnations.ca/about>; University of Waterloo, “Land acknowledgment,” *Faculty Association*, accessed 16 January 2023, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>.

³⁶ Mississaugas of the Credit First Nation, “About,” accessed 16 January 2023, <https://mncfn.ca/about-mncfn/community-profile/>.

³⁷ Mississaugas of the Credit First Nation, “About.”

³⁸ Randall White, *Ontario 1610-1985: A political and economic history* (Toronto: Dundurn Press Limited, 1985), 51.

extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.³⁹

Most of the Haudenosaunee Confederacy allied with the British during the American Revolution (1765 – 1783) with the promise that their land would be protected.⁴⁰ This promise was not kept, and Haudenosaunee Confederacy territory was ceded to the United States through the Treaty of Paris in 1783.⁴¹ In compensation, Captain General Fredrick Haldimand granted the Haudenosaunee Confederacy 950,000 acres through the Haldimand Proclamation dated 25 October 1784 (Figure 3 and Figure 4).⁴² The land grant has been in debate ever since and has been steadily reduced to 46,000 acres today.⁴³

In 1788, the administration of the colony divided what would become southern and eastern Ontario into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The districts were renamed the Eastern, Midland, Home, and Western Districts, respectively in 1791 when the Province of Upper Canada was formed.⁴⁴ The Ruins are in part of what was Hesse or Western District.⁴⁵

³⁹ White, *Ontario 1610-1985: A political and economic history*, 51.; Archives of Ontario, “The Evolution of Ontario’s Boundaries 1774-1912,” in *The Changing Shape of Ontario*, accessed 16 January 2023, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>.

⁴⁰ Cody Groat, “Six Nations of the Grand River,” *The Canadian Encyclopedia*, last modified 18 February 2020, accessed 16 January 2023, <https://www.thecanadianencyclopedia.ca/en/article/six-nations-of-the-grand-river>.

⁴¹ Groat, “Six Nations of the Grand River.”

⁴² Six Nations of the Grand River Development Corporation, “History of Six Nations,” accessed 16 January 2023, <https://sndevcorp.ca/history-of-six-nations/>.

⁴³ Six Nations Elected Council, “About.”

⁴⁴ Archives of Ontario, “Early Districts and Counties 1788-1899,” in *The Changing Shape of Ontario*, accessed 16 January 2023, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

⁴⁵ Archives of Ontario, “Early Districts and Counties 1788-1899.”



Figure 3: Surveyor Thomas Ridout’s map of the Haldimand Proclamation in 1821⁴⁶

⁴⁶ Library and Archives Canada, “Plan shewing the Lands granted to the Six Nation Indians, situated on each side of the Grand River, or Ouse, commencing on Lake Erie, containing about 674,910 Acres. Thos. Ridout Surveyor General, survey Gen. Office York 2nd February 1821 [cartographic material],” Item ID Number 4129506 (Ottawa, Ontario: Library and Archives Canada).

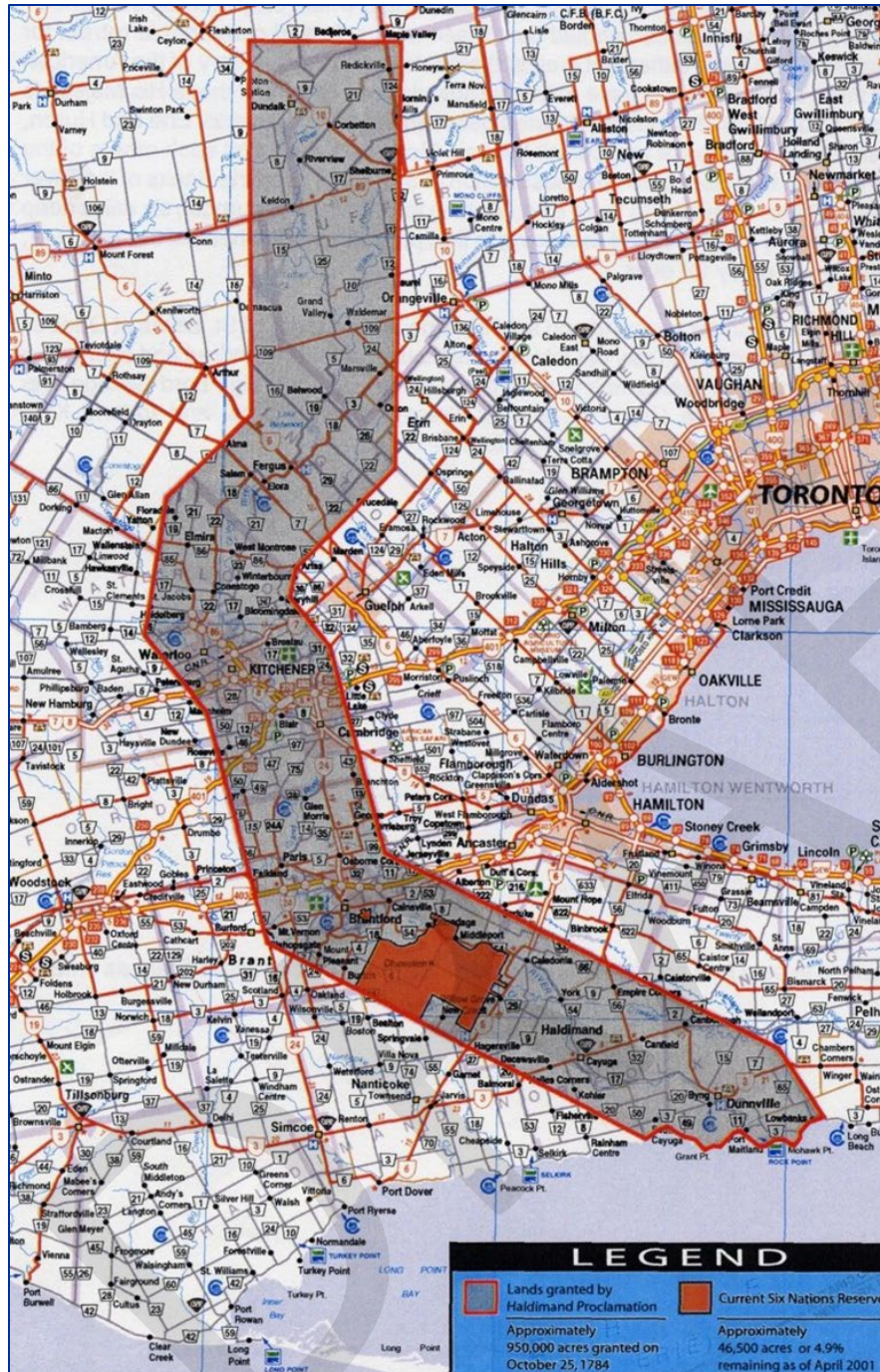
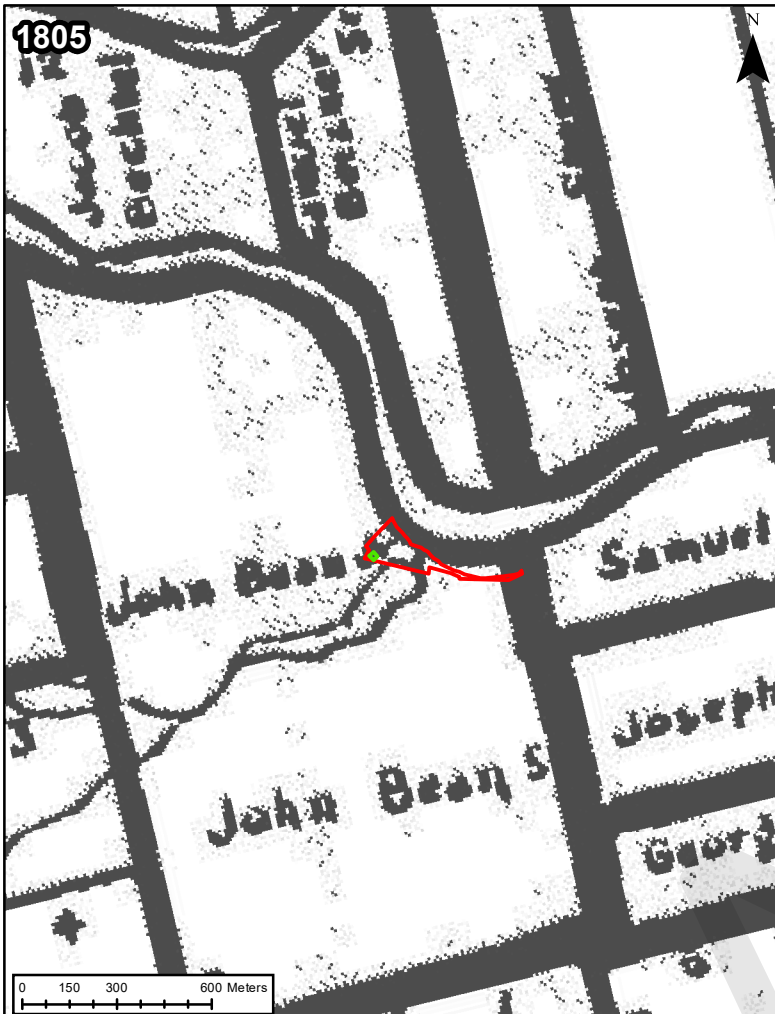


Figure 4: Haldimand Tract⁴⁷

⁴⁷ Six Nations, "The Haldimand Treaty of 1784," *Six Nations Lands and Resources*, accessed 16 January 2023, <http://www.sixnations.ca/LandsResources/HaldProc.htm>.



Legend

- Location of the Ruins
- Property

TITLE
1805, 1861 and 1877 historic maps showing the Property

CLIENT
City of Kitchener

PROJECT PROJECT NO. LHC0350
Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON

NOTE(S) 1. All locations are approximate.

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 2. Geo. R. & G.M. Tremaine, "Tremaine's Map of the County of Waterloo, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed January 30, 2023), scale 1:39,600, Toronto: Geo. R. & G.M. Tremaine, 1861.
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CONSULTANT	YYYY-MM-DD	2023-02-14
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	5

4.3 Region of Waterloo

The Haldimand Proclamation was divided into six blocks by the Government of Upper Canada and sold to fund an annuity to the Six Nations people.⁴⁸ Block Two was sold to land speculator Colonel Richard Beasley in 1796 covering an area of 94,012 acres.⁴⁹ Beasley began to subdivide the land and sell plots to Pennsylvania Mennonites fleeing after the American Revolution, this portion numbering 63,000 acres and called the German Company Tract.⁵⁰ The German Company Tract was surveyed by government surveyor Augustus Jones in 1805.⁵¹ The survey resulted in a closed Pennsylvania Mennonite community that did not include clergy, Crown, or Loyalist reserves and which was divided into equal 448-acre lots without lot and concession numbers.⁵²

The German Company Tract was incorporated into Wellington District in 1816 and renamed Waterloo Township.⁵³ The Township grew quickly as it became a centre of German settlement in Upper Canada.⁵⁴ Boundaries were redrawn following the *Baldwin Municipal Act* of 1849 and the *Hinks Act* of 1852 creating the United Counties of Wellington, Waterloo, and Grey in 1849.⁵⁵ Waterloo County became independent in 1853 with Berlin as its seat.⁵⁶ The Region of Waterloo was established in 1973.⁵⁷

4.4 City of Kitchener

A community began to form in the German Company Tract at what would become Kitchener, then known as Berlin, beginning with the settlement of a group of Pennsylvania Mennonites in 1807 including early families like the Schneiders and Ebys.⁵⁸ The Village of Berlin was established in the 1850s with most of its population of 700 working in agriculture.⁵⁹ A station on the Grand Trunk Railway was established at Berlin in 1856, linking the village to the rest of North America.⁶⁰ This coupled with access to inexpensive power from Niagara Falls lead to

⁴⁸ Kenneth McLaughlin, "Kitchener-Waterloo," *The Canadian Encyclopedia*, last modified 24 February 2017, accessed 16 January 2023, <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo>.

⁴⁹ Waterloo Region Museum, "History of Waterloo Township," accessed 16 January 2023, <https://www.waterlooregionmuseum.ca/en/collections-and-research/waterloo-township.aspx#note1>.

⁵⁰ Ezra Elby, *A biographical history of Waterloo township and other townships of the county*, Volume 1 (Berlin, ON: Ezra Elby, 1895), 1 and 26.

⁵¹ John English and Kenneth McLaughlin, *Kitchener: An Illustrated History* (Toronto: Robin Bross Studio, 1996), 19-20.

⁵² English and McLaughlin, *Kitchener: An Illustrated History*, 19.

⁵³ McLaughlin, "Kitchener-Waterloo."

⁵⁴ McLaughlin, "Kitchener-Waterloo."

⁵⁵ McLaughlin, "Kitchener-Waterloo."

⁵⁶ McLaughlin, "Kitchener-Waterloo."

⁵⁷ McLaughlin, "Kitchener-Waterloo."

⁵⁸ Bill Moyer, *Kitchener: Yesterday Revisited An Illustrated History* (Burlington, ON: Windsor Publications Canada Ltd., 1979), 1.

⁵⁹ McLaughlin, "Kitchener-Waterloo."; Rych Mills, *Kitchener (Berlin) 1880 – 1960* (Charleston, SC: Arcadia Publishing, 2002), 7.

⁶⁰ Mills, *Kitchener (Berlin) 1880 – 1960*, 7.

Berlin's industrial growth and nickname of "Busy Berlin" with a population of nearly 4,000 by 1890.⁶¹ Berlin received city status in 1912 and operated as a multi-lingual city, mixing German and English.⁶²

The name Berlin was changed during the First World War because of prejudice from its association with Germany.⁶³ Berlin voted to change its name to Kitchener in 1916 in response.⁶⁴ Despite slowed growth during the war years, Kitchener grew from 20,000 in 1920 to 30,000 in 1930 leading to a housing and industry boom during and following the Great Depression.⁶⁵ The city continued to grow through the rest of the twentieth century, and was Canada's fastest growing city in 1965.⁶⁶ Kitchener experienced economic turmoil in the 1990s as the recession closed many long standing industries and led to a restricting of the city's economy and workforce.⁶⁷ Into the 2000s, the City has pushed for the reconstruction of Kitchener with increased post-secondary education and reuse of heritage properties.⁶⁸

4.5 Village of Doon

Pennsylvania Dutch Mennonites settled in the Doon area in 1800 and established the first farms. The Village of Doon was founded by Adam Ferrie Junior in 1834. He purchased three hundred acres of land, cleared one hundred of those acres, and constructed the beginning of his mill complex (stone mill for flour, barley, and oatmeal) complete with a distillery, a store, a cooperage, and several homes. He called his enterprise Doon Mills, which he named after Loch Doon (River Doon) in Ayrshire, Scotland. It was financed by his father, Adam Ferrie, who had moved to Canada in 1829. In 1845, Robert Ferrie, brother to Adam Ferrie Jr., established a post office and served as Postmaster. By 1852, a grist mill, a sawmill, a tailor shop, a blacksmith shop, a shoemaker, a wagonmaker, a cooperage, a tavern, a farm, a hotel, another store, and eleven worker's houses were added. Twenty lots were also sold to residents by this time.⁶⁹

In 1853, Robert Ferrie donated the land and helped raise funds to construct a Presbyterian Church.⁷⁰ In 1877, Doon Village School was constructed by John and Benjamin Blair.⁷¹ During the 1950s, Doon Valley golf course and Doon Heritage Village opened. In 1966, Homer Watson Boulevard was constructed and bisected the Village of Doon into Upper and Lower Doon. A

⁶¹ McLaughlin, "Kitchener-Waterloo.;" Mills, *Kitchener (Berlin) 1880 – 1960*, 7.

⁶² McLaughlin, "Kitchener-Waterloo.;" Mills, *Kitchener (Berlin) 1880 – 1960*, 7.

⁶³ Mills, *Kitchener (Berlin) 1880 – 1960*, 7.

⁶⁴ Moyer, *Kitchener: Yesterday Revisited An Illustrated History*, 56.

⁶⁵ Mills, *Kitchener (Berlin) 1880 – 1960*, 8.

⁶⁶ Moyer, *Kitchener: Yesterday Revisited An Illustrated History*, 83.

⁶⁷ City of Kitchener, *Century Celebration: Kitchener marks 100 years as a city* (Kitchener, ON: City of Kitchener, 2012), 97.

⁶⁸ City of Kitchener, *Century Celebration: Kitchener marks 100 years as a city*, 108-109.

⁶⁹ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon," accessed 23 January 2023, <https://www.homerwatson.on.ca/about/walking-tours/lower-doon/>; Doon Pioneer Park Community Association, "Doon Pioneer Park Community History," accessed 24 January 2023, <https://www.dppca.ca/history/>.

⁷⁰ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."

⁷¹ Doon Pioneer Park Community Association, "Doon Pioneer Park Community History."

year later, Conestoga College began development. In 1968, the City of Kitchener annexed Doon and constructed the Pioneer Park subdivision. The City of Kitchener purchased Homer Watson House and opened it as a museum and art gallery in 1981. In 1988, the Upper Doon Heritage Conservation District was designated.⁷²

DRAFT

⁷² Bray Heritage, “Lower Doon Land Use Study – Heritage Component,” 19-22.

4.6 Property History

The Ruins are located on Biehn's Unnumbered Tract, which was granted by the Crown to Richard Beasley, James Wilson, and John Baptiste Rousseau on 17 February 1798.⁷³ On 18 July 1800, John Bean purchased three thousand six hundred acres from Richard Beasley, James Wilson, and John Baptiste Rousseau.⁷⁴ This section of land would become known as the Bean Tract and included the area that became Doon Village (Figure 5).⁷⁵

In 1834, Adam Ferrie Junior purchased just under three hundred acres from the executors of John Bean's estate.⁷⁶ One hundred acres were cleared and a house, barns, and a mill complex were constructed. The mill complex was water-powered and was comprised of a flour, barley, and oatmeal mill, a distillery, a sawmill, and worker's houses. Collectively, they were known as Doon Mills. The complex formed the centre of the community that Adam Ferrie Jr. started and his father, Adam Ferrie Senior, financed. The complex was completed and fully operational by 1839. A year later, the dam burst emptying the mill pond and destroying the distillery, some houses, and several trees. A temporary dam was installed while the dam was rebuilt, and operations of the mill complex resumed.⁷⁷

At the request of his father, Adam Ferrie Junior sold the mill complex to his brother Robert in 1848.⁷⁸ Robert was elected to Parliament in 1854 and became a prominent member of Doon. By 1857, Ferrie & Company was experiencing financial issues as a result of accounting errors. In 1860, Robert died, and the Gore Bank seized the mill from his estate.⁷⁹

The mill changed hands several times (see Appendix C) until 1893 when Jacob Cluthe purchased the mill and updated the dam.⁸⁰ In 1898, fire destroyed the mill. The roof was replaced, and Jacob Cluthe established a cider mill, glue factory, and scissor manufacturing business. In 1922, another fire broke out and damaged the mill beyond repair (Photo 1). In the 1930s, the Cluthe family converted the mill pond into a summer resort. A sand beach, a high-dive platform, concession stands, and cabins were constructed around the mill pond (Photo 2 and Figure 6).

⁷³ Land Registry Ontario, Waterloo (58), Waterloo, Tracts 7; Lower Block; Bechtel Tract, Biehn's Numbered and Unnumbered Tract, accessed 31 January 2023, <https://www.onland.ca/ui/58/books/85188/viewer/548092561?page=323>, Patent.

⁷⁴ LRO 58, Tracts 7; Lower Block, Memorial 43.

⁷⁵ Clive S. Bean, "History of Doon," in *Twenty-Ninth Annual Report of the Waterloo Historical Society*, last modified 1941, accessed 26 January 2023, <https://www.whs.ca/wp-content/uploads/2021/09/1941.pdf>, 165.

⁷⁶ LRO 58, Tracts 7; Lower Block; Memorial 142.

⁷⁷ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."; Bean, "History of Doon," 165.

⁷⁸ LRO 58, Tracts 7; Lower Block, Memorial 681.; Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."

⁷⁹ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."; LRO 58, Tracts 7; Lower Block, Memorial 2104 and Instrument No. 4592.

⁸⁰ LRO 58, Tracts 7; Lower Block, Instrument No. 12656.; Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."; Bean, "History of Doon," 165.

The mill pond and the resort became known as Willow Lake. Residents used the mill pond for swimming and skating.⁸¹

Over time, the smokestack and the granary (at the front of the mill) deteriorated and crumbled (Photo 3 and Photo 4). In 1965, Schneider's Creek flooded and knocked over the west wall of the mill. Three years later, a storm damaged the dam and Willow Lake drained into the Grand River (Figure 7). Shortly thereafter, Lawrence Cluthe granted part of the Property to the City of Kitchener and the other part to the Grand River Conservation Authority.⁸² By 1981, the Grand River Conservation Authority deemed the mill ruins unsafe and removed the remaining walls of the mill (Photo 5 and Figure 6).⁸³



Photo 1: Image of the Doon Mill Ruins circa 1920⁸⁴

⁸¹ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon.;" Bean, "History of Doon," 165.

⁸² LRO 58, Tracts 7; Lower Block, Instrument No. 416876 and 416877.

⁸³ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon.;" Bray Heritage, "Lower Doon Land Use Study – Heritage Component," 19-22.; Rych Mills, "Flash from the Past: Four Mystery Photos Revealed, With Four More to Follow," last modified 11 June 2021, accessed 24 January 2023, <https://www.therecord.com/life/local-history/2021/06/11/flash-from-the-past-four-mystery-photos-revealed-with-four-more-to-follow.html>.

⁸⁴ Homer Watson House & Gallery, "Doon Presbyterian Cemetery Tour."



Photo 2: Image of the mill pond as part of the Cluthe resort⁸⁵



Photo 3: Image of the Doon Mill ruins circa 1940⁸⁶

⁸⁵ Homer Watson House & Gallery, "Doon Presbyterian Cemetery Tour," accessed 24 January 2023, <https://www.homerwatson.on.ca/about/walking-tours/cemetery-tour/>.

⁸⁶ Homer Watson House & Gallery, "Doon Presbyterian Cemetery Tour."

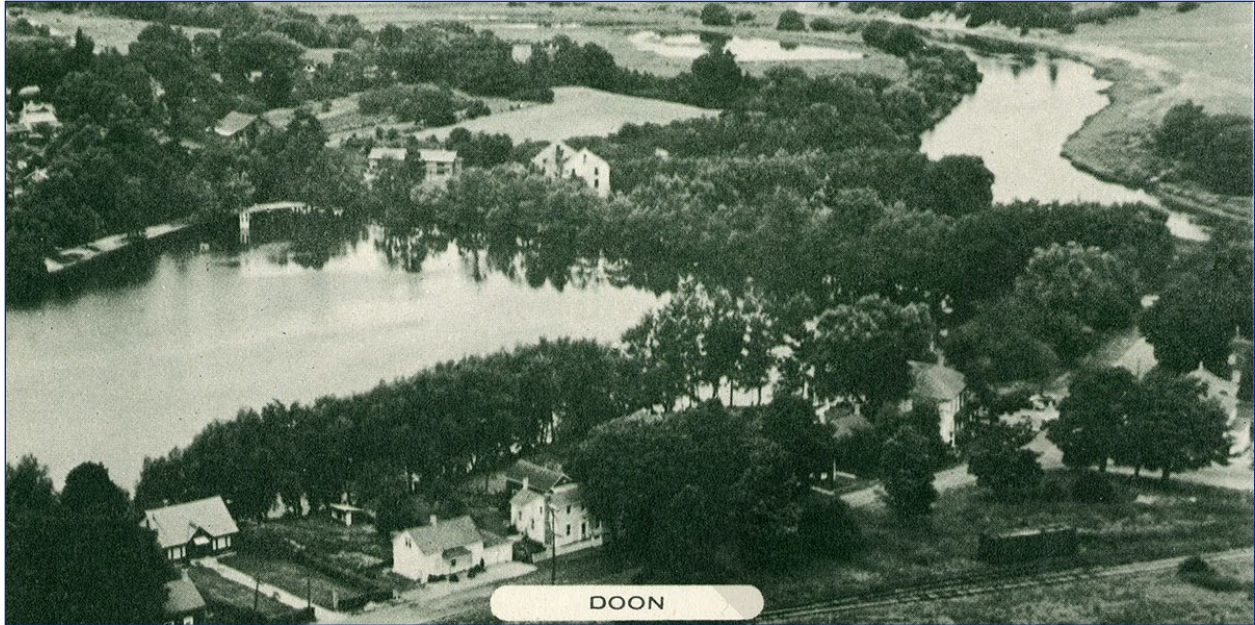


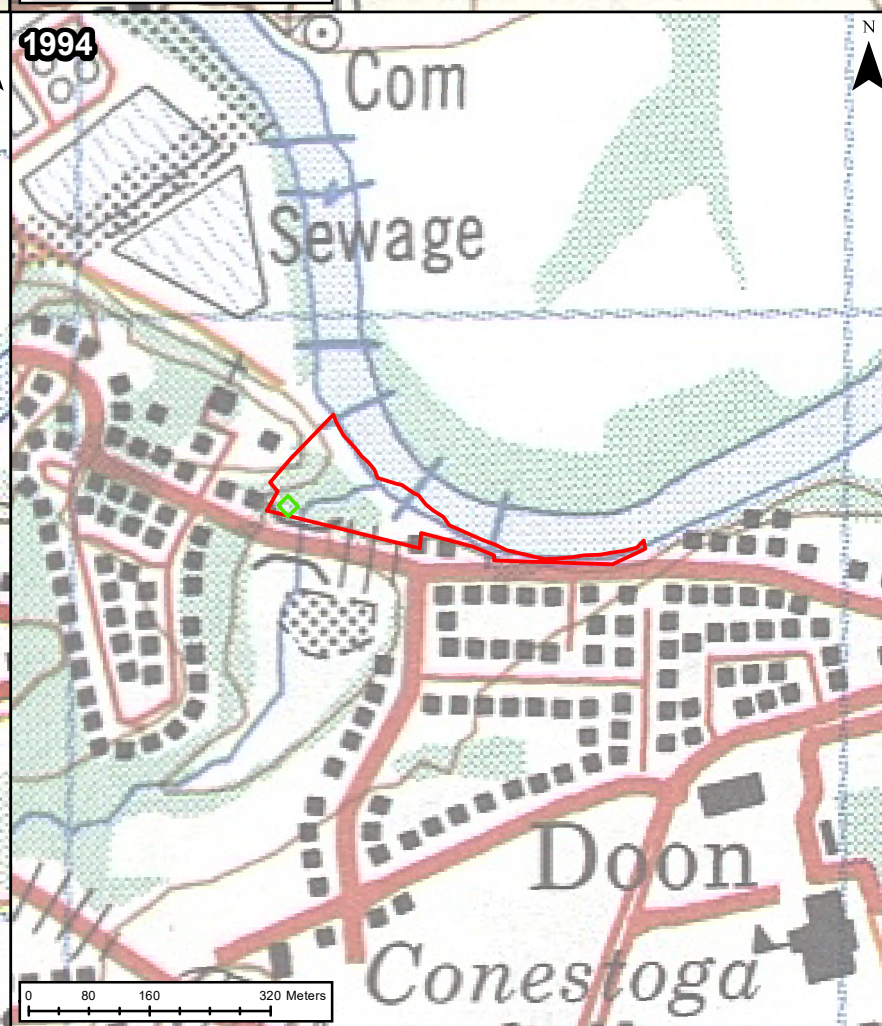
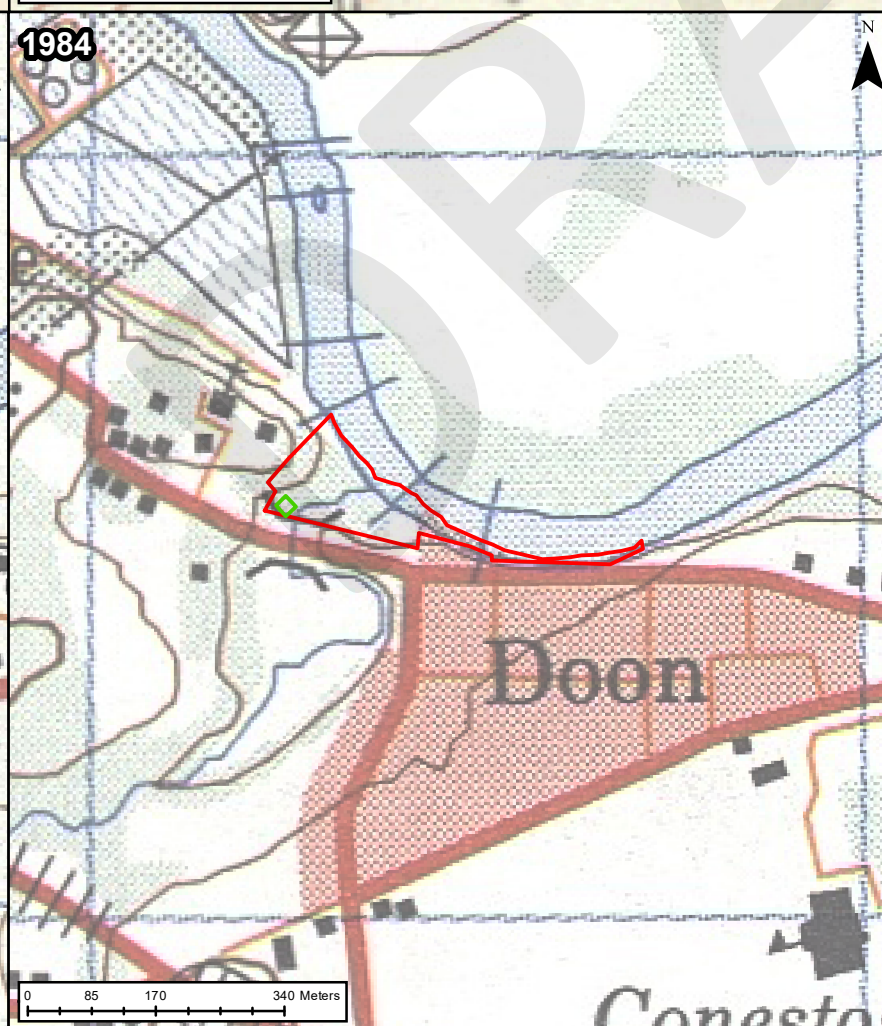
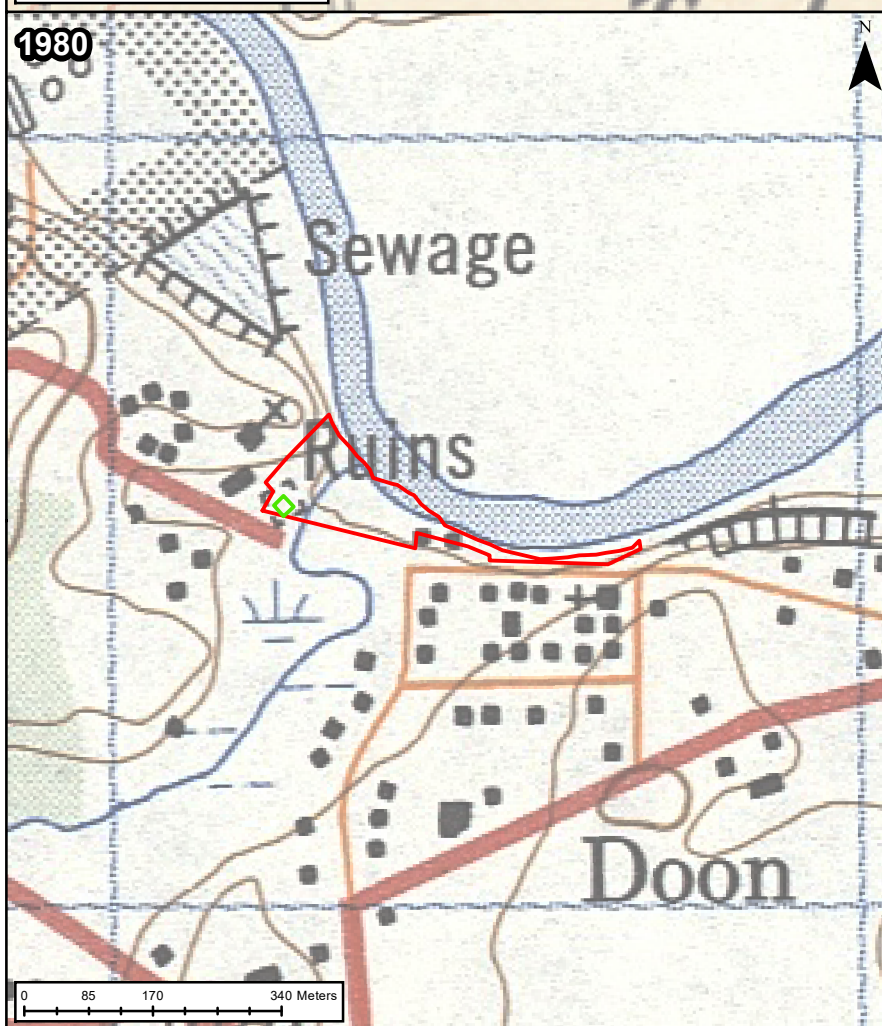
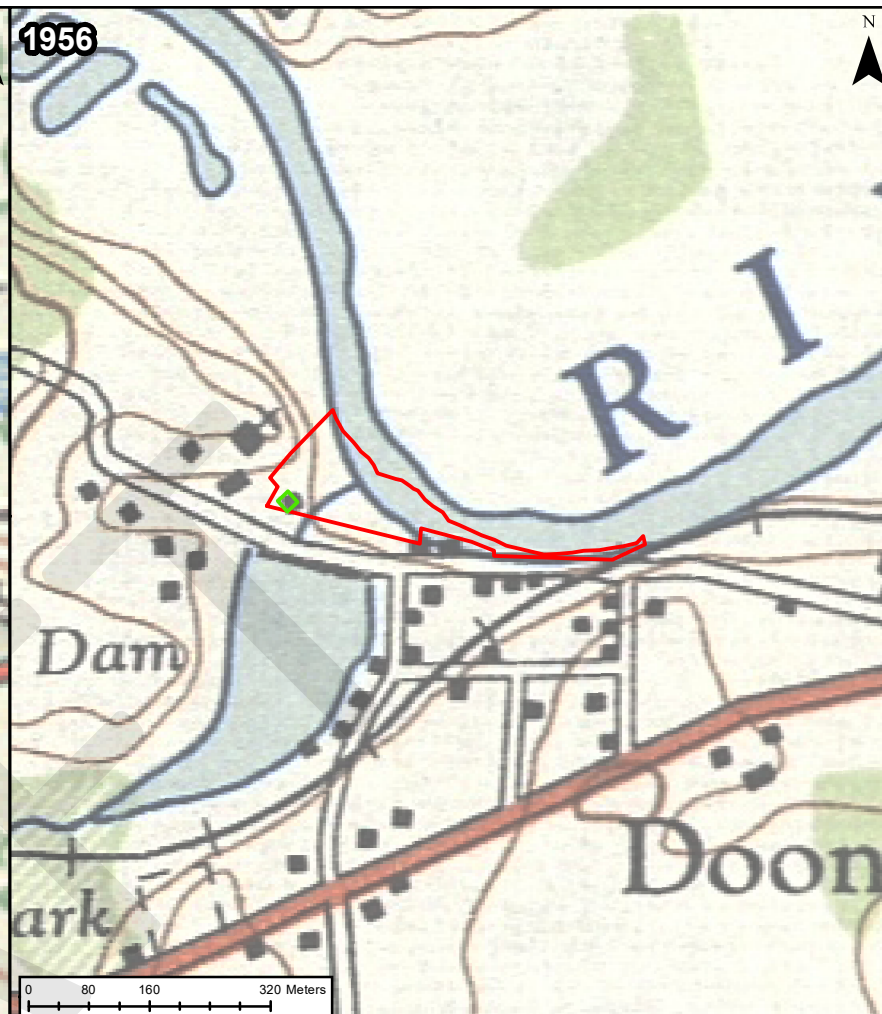
Photo 4: Aerial image of Doon Village featuring the mill pond and the mill ruins⁸⁷



Photo 5: Image of the 1981 partial demolition of the Ferrie Mill⁸⁸

⁸⁷ Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."

⁸⁸ Mills, "Flash from the Past: Four Mystery Photos Revealed, With Four More to Follow."



TITLE
1916, 1936, 1956, 1980, 1984, and 1994 topographic maps showing the Property

CLIENT
City of Kitchener

PROJECT
Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON

PROJECT NO. LHC0350

Legend

- Location of the Ruins
- Property

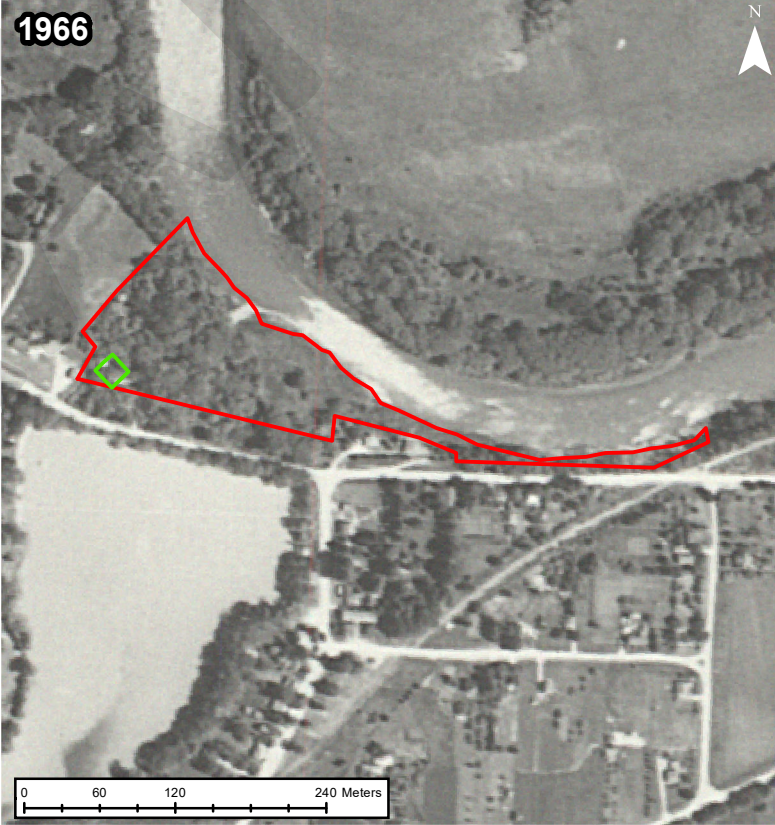
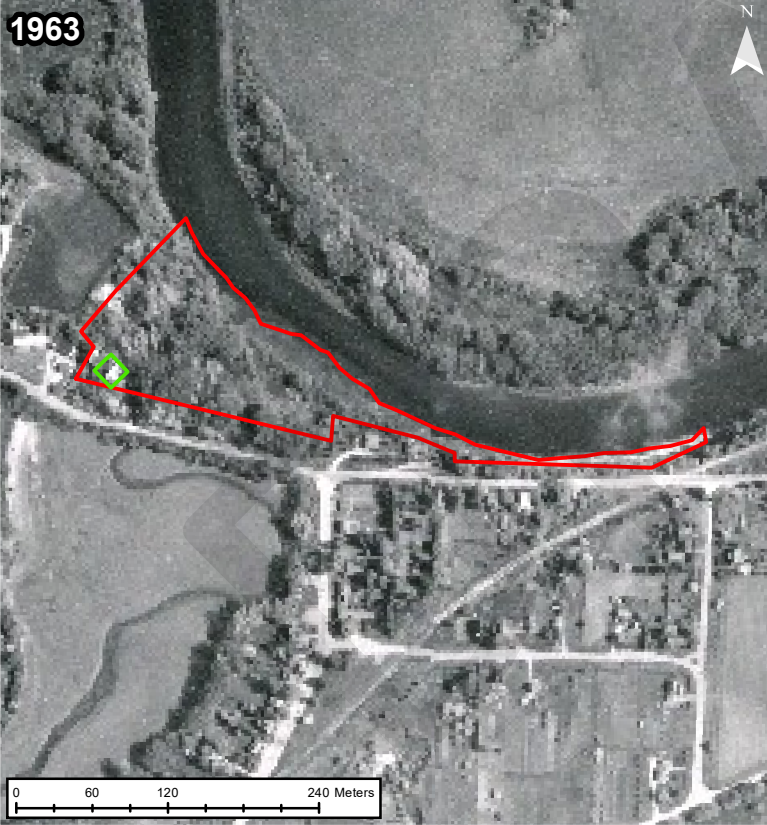
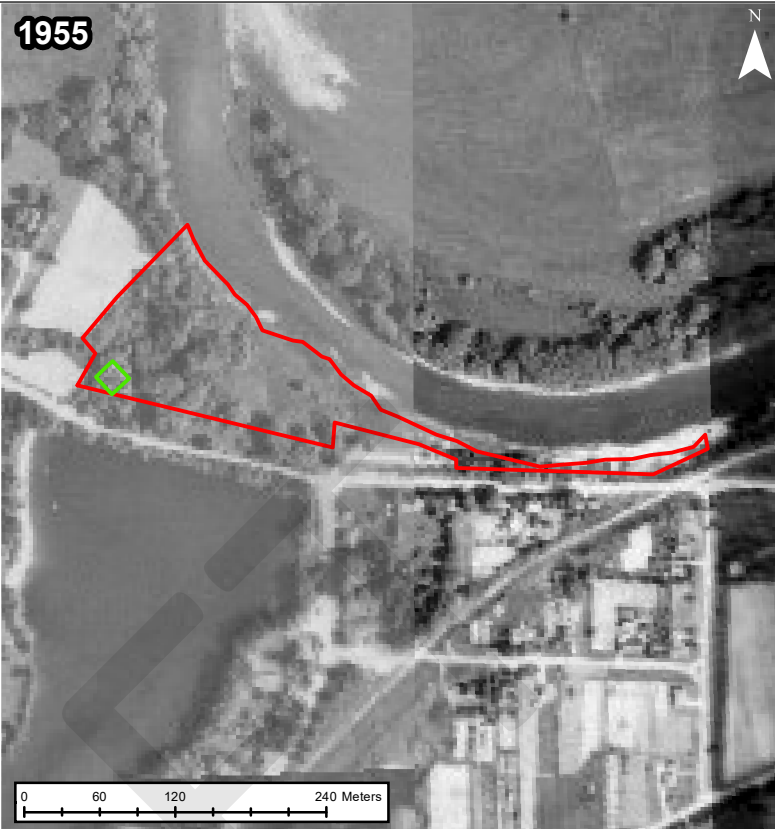
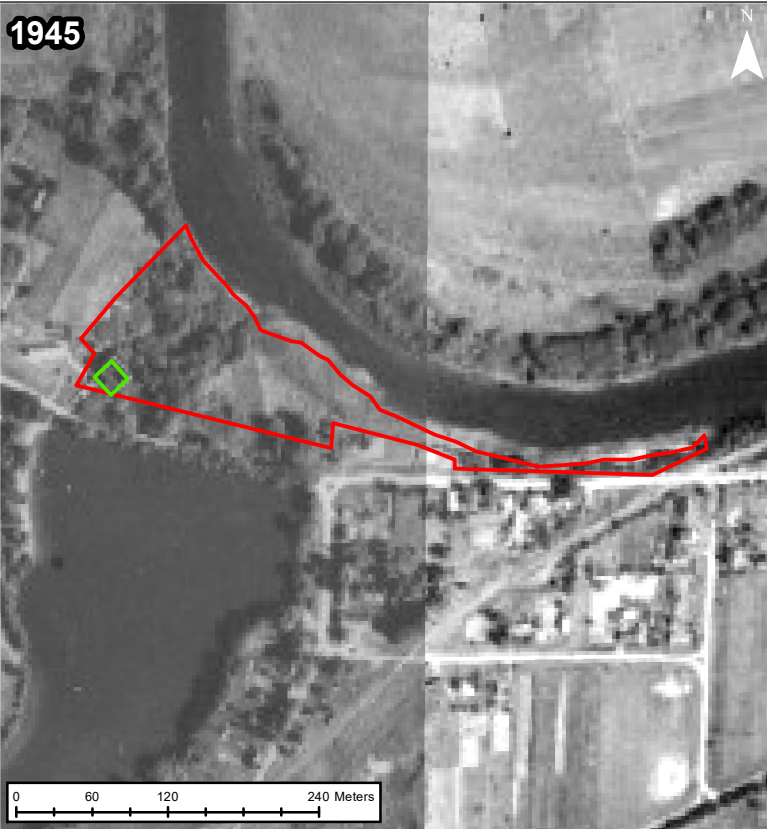
NOTE(S) 1. All locations are approximate.

REFERENCE(S)

- Department of Militia and Defence, "Topographic Map, Ontario, Galt Sheet", (http://geo2.scholarsportal.info/#r/details/_uri=@=564032357&_add:true; accessed January 31, 2023), sheet 40 P/8, scale 1:63,360, Ottawa: Department of Militia and Defence, 1916.
- Department of National Defence, "Galt, Ontario", (http://geo2.scholarsportal.info/#r/details/_uri=@=564032357&_add:true; accessed January 31, 2023), sheet 40 P/8, scale 1:63,360, Ottawa: Department of National Defence, 1936.
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- Department of Energy, Mines, and Resources, "Cambridge, Ontario", ([http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed January 31, 2023](http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed%20January%2031,%202023)), sheet 40 P/8, edition 6, scale 1:50,000, Ottawa: Department of Energy, Mines, and Resources, 1980.
- Department of Energy, Mines, and Resources, "Cambridge, Ontario", ([http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed January 31, 2023](http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed%20January%2031,%202023)), sheet 40 P/8, edition 7, scale 1:50,000, Ottawa: Department of Energy, Mines, and Resources, 1984.
- Department of Energy, Mines, and Resources, "Cambridge, Ontario", ([http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed January 31, 2023](http://geo1.scholarsportal.info/#r/search/_queries=@=topographic;&fields=@=&sort=relevance&limit=entitled:accessed%20January%2031,%202023)), sheet 40 P/8, edition 8, scale 1:50,000, Ottawa: Department of Energy, Mines, and Resources, 1994.

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CONSULTANT	YYYY-MM-DD	2023-02-14
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



Legend

Location of the Ruins Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)


1. University of Waterloo, "Digital Historical Air Photos of Kitchener-Waterloo, Photo: IMB10, 1945 Photo & IMB20, 1945 Photo", (<https://lib.uwaterloo.ca/locations/umd/project/IMB10.html>: accessed January 30, 2023), 1945.
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4. Capital Air Surveys Ltd., "[Kitchener - Brantford Area, 1966] : [Flightline A19411-Photo 56]", (<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A80514>: accessed January 30, 2023), provided by McMaster University, scale 1:40,000, 1966.

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TITLE
1945, 1955, 1963, and 1966 Aerial Photographs showing the Property

CLIENT
City of Kitchener

PROJECT PROJECT NO. LHC0350
Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON

CONSULTANT	YYYY-MM-DD	2023-02-14
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

4.7 Ferrie Family

Adam Ferrie Senior (1777-1863) was an industrialist, a merchant, a politician, and a philanthropist. He was born in Scotland, established a mercantile business in Montreal, and moved to Canada with his family in 1829. In the early 1830s, two of his sons (Adam Jr. and Colin) established branch stores in the Hamilton area. Adam Senior continued to manage the Montreal branch of the family business. Adam Senior was elected to Montreal's municipal council in 1840 and appointed to Legislative Council in 1841. He assisted with a variety of projects to help the sick and the poor and supported several banks including Hamilton's Gore Bank, which held the mortgage for the Doon Mills. In 1853, he retired with his wife to Hamilton to be closer to his children.⁸⁹

Adam Ferrie Junior (1813-1849) was born in Glasgow, Scotland and the fifth son of Adam Ferrie Senior and Rachel Campbell. He moved to Canada with his parents and siblings in 1829. He spent many years working for his father's business. In 1832, Adam Jr. partnered with Thomas Mackenzie and opened a Preston branch of his father's business. The family had always intended to operate a grist mill, but they had been unable to obtain land in an appropriate location until Adam Ferrie Junior established the Doon Mills on behalf of his father's company. Adam Junior designed the grist mill himself. Financial difficulties in other areas of the family business furthered the financial issues of the Doon Mills.⁹⁰

As founders of Doon Village, the Ferrie family is associated with numerous buildings in the area. Adam Ferrie Junior constructed and lived in a small brick and stone residence at 39 Doon Valley Drive (Photo 6).⁹¹ Adam Ferrie Senior built the Homer Watson House for his son Robert in 1835. The house did not become associated with Homer Watson until 1884 (Photo 7).⁹²

⁸⁹ Dictionary of Canadian Biography, "Ferrie, Adam (1777-1863)," accessed 26 January 2023, http://www.biographi.ca/en/bio/ferrie_adam_1777_1863_9E.html.

⁹⁰ Dictionary of Canadian Biography, "Ferrie, Adam (1813-1849)," accessed 26 January 2023, http://www.biographi.ca/en/bio/ferrie_adam_1813_49_7E.html.

⁹¹ Waterloo Region Generations, "Adam Ferrie," accessed 26 January 2023, <https://generations.regionofwaterloo.ca/getperson.php?personID=I113715&tree=generations>.

⁹² Waterloo Region Generations, "Adam Ferrie.,"; Homer Watson House & Gallery, "Historical Walking Tour of Lower Doon."



Photo 6: Northeast view of 39 Doon Valley Drive⁹³



Photo 7: View of the Homer Watson House & Gallery

⁹³ Lindsay Benjamin, "Northeast View of the Home and Property, 2007," accessed 1 February 2023, <https://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=10685#i1>.

4.8 General History of Mills in Ontario

The term “mill” is complex in that it refers to a variety of buildings and objects. It originally referred to the building in which grain was ground into flour as well as the machinery that did the grinding; however, it has since expanded to lumber mills, textile mills, and household items like coffee mills resulting in the general definition of “any building or mechanical device that yield[s] a manufactured product through a repetitive process.”⁹⁴ At the time, these buildings contained cutting-edge technology that was constantly evolving and improving; however, mills were a dangerous environment in which to work from the multitude of moving parts resulting in serious injury and sometimes death.⁹⁵

Mills were the foundation of a settlement and considered to be so important that the British government established their own mills in new areas of Ontario to spur settlement. These mills were known as ‘King’s Mills’ and led to the establishment of private mills in any area with a source of waterpower and grain.⁹⁶ In 1791, Oliver Evans, an American millwright, created the automatic mill using the basis of millstones and a series of belts, buckets, and sieves powered by water to almost automate the milling process completely. It was adopted by most mills in Ontario and is represented through many surviving buildings.⁹⁷

Mills were typically “located within a day’s wagon ride for farmers, making it possible for them to haul their wheat, wood and wool in for processing without having to travel too far.”⁹⁸ The need for accommodations, services, and food for the farmers as well as the development of a market for the products produced by the mill resulted in the expansion of the settlement in both services like blacksmithing as well as settlers.⁹⁹ As forms of transportation advanced allowing better access to other resources, the settlement also advanced. The advancement in transportation technology resulted in a shift from custom mills to merchant mills. A custom mill conducts custom business for individual farmers since the farmer was both the source of raw materials and the market for trading the finished products while a merchant mill purchased the raw materials from farmers and finds their own market for selling the finished products.¹⁰⁰ In short, “mills played a pivotal role in Canada’s social and economic development.”¹⁰¹

According to Fischer and Harris’ book entitled *Ontario’s Historic Mills*, it is impossible to know how many mills were established in Ontario; however, “a census of ‘Mills, Manufactories, etc.’ taken for Upper Canada in 1861, counted approximately 1,162 sawmills, 501 flour and grist

⁹⁴ Harold Kalman, *A History of Canadian Architecture* (Toronto: Oxford University Press, 1994), 232.

⁹⁵ James Careless, “Milling Through History,” *Legion Magazine*, last modified 2 February 2009, accessed 16 January 2023, <https://legionmagazine.com/en/2009/02/milling-through-history/>.

⁹⁶ George Fischer and Mark Harris, *Ontario’s Historic Mills* (Erin, ON: Boston Mills Press, 2007), 17-18.

⁹⁷ Fischer and Harris, *Ontario’s Historic Mills*, 19-23.

⁹⁸ James Careless, “Milling Through History.”

⁹⁹ James Careless, “Milling Through History.”

¹⁰⁰ Kalman, *A History of Canadian Architecture*, 232.

¹⁰¹ Careless, “Milling Through History.”

mills, 62 carding and fulling mills and 85 woollen factories.”¹⁰² Some mills have been lost to the wilderness, others have been demolished for redevelopment, some have fallen to ruin, and others have been adaptively reused.

4.8.1 Source of Power

4.8.1.1 Water

Water-powered mills were the main type of mill employed in the 19th century. They operated by way of water turning a waterwheel connected to a system of belts and gears that activate the rest of the machinery.¹⁰³ The amount of power available was dependent on the reliability of the flow of water and the height, also known as a head, that the water fell, making sites next to waterfalls the ideal location for a mill.¹⁰⁴ Mills required a water source with a vertical fall of about 3 feet¹⁰⁵, so, when a waterfall was unavailable, a low dam, also known as a weir, was constructed to create a millpond.¹⁰⁶ Weirs were initially built out of earth, rock, and brush then upgraded to timber when the first dam deteriorated. When concrete became widespread use in the 20th century, these timber dams were reinforced with concrete. This was a common practice and led to the creation of numerous millponds throughout the province, many of which remain extant as a key feature in their communities even when its associated mill is no longer present.¹⁰⁷

Early mills were often constructed with waterwheels, which were usually mounted on the outside of the mill to provide access to the water source.¹⁰⁸ Waterwheels could be constructed in various ways including:

- Undershot wheels – water runs beneath the wheel and pushes wooden paddles to produce rotary power;
- Overshot wheels – water falls on top of the wheel on the side furthest from the source using the force of the water and its weight to turn the wheel;
- Breast wheels and Pitch-back wheels – similar to the overshot wheel, but the water falls on the side of the wheel closest to the source causing it to rotate backwards¹⁰⁹; and,

¹⁰² Fischer and Harris, *Ontario's Historic Mills*, 25.

¹⁰³ Kalman, *A History of Canadian Architecture*, 232-233.

¹⁰⁴ Fischer and Harris, *Ontario's Historic Mills*, 11.

¹⁰⁵ Shannon Kyles, "Mills," *OntarioArchitecture.com*, accessed 16 January 2023, <http://www.ontarioarchitecture.com/mills.htm>.

¹⁰⁶ Kalman, *A History of Canadian Architecture*, 232-233; Fischer and Harris, *Ontario's Historic Mills*, 11-12.

¹⁰⁷ Fischer and Harris, *Ontario's Historic Mills*, 12.

¹⁰⁸ Kalman, *A History of Canadian Architecture*, 233.

¹⁰⁹ Kalman, *A History of Canadian Architecture*, 233; Fischer and Harris, *Ontario's Historic Mills*, 12-13.

- Tub wheels – located at the foot of the waterfall or weir, it uses the force of the water to turn a horizontal wheel attached to a drive shaft to power the mill.¹¹⁰

Of the four types of waterwheels, overshot and breast/pitch-back wheels were the most used. Head or mill races (short channels) or penstocks (wood or steel pipes) were usually employed to bring water from the millpond to the mill; however, direct access of the mill to the millpond and flumes (wooden troughs) were also used depending on the circumstances of the location.¹¹¹

Waterwheels were effective for most of the year; however, winter brought damage from falling ice and from the freeze and thaw cycle causing the material of the wheel to constantly expand and contract resulting in constant repairs. Some mills constructed a space for the wheel within the structure of the mill, but this only provided some protection.¹¹² In the latter half of the 19th century, turbines began to replace waterwheels since they were more efficient, more durable, and better suited to the conditions of winter.¹¹³

4.8.2 Flour / Grist Mills

In early Ontario, when the main source of livelihood was through farming, the grinding of grain was especially important not only as a source of food, but also as a source of income through the sale or trade of excess supplies. Although grain can be ground by hand, it is a time-consuming process and, therefore, much more profitable, and efficient to have a miller process a large quantity.¹¹⁴

Custom mills, also known as grist mills, ground a variety of grain to produce a variety of products based on the needs and requests of the farmers. The amount of grain that the farmer brought would be returned to them ground and minus the miller's toll of one-twelfth of the material brought to the mill. Merchant mills, or flourmills, only produced flour and purchased the whole grains directly from the farmer before grinding then selling the finished product. These kinds of mills developed as demand increased.¹¹⁵

In the 1880s, the milling process experienced another significant shift to roller-based technology that originated in central Europe in the early 1800s but was not introduced to Ontario until E.W.B. Snider implemented it in his St. Jacob's mill in 1875. This technology used less power and floor space allowing millers to install multiple rollers to increase their production rates. Small mills that found it too costly to make the switch were forced to close.

¹¹⁰ Kalman, *A History of Canadian Architecture*, 233; Robert A. Howard, "A Primer on Waterwheels," *Bulletin of the Association for Preservation Technology* 15, no. 3 (1983): Figure 1, accessed 16 January 2023, <https://www.jstor.org/stable/1493973>.

¹¹¹ Fischer and Harris, *Ontario's Historic Mills*, 12.

¹¹² Fischer and Harris, *Ontario's Historic Mills*, 13.

¹¹³ Kalman, *A History of Canadian Architecture*, 233.

¹¹⁴ Fischer and Harris, *Ontario's Historic Mills*, 17-18.

¹¹⁵ Fischer and Harris, *Ontario's Historic Mills*, 17-18.

Most of the remaining gristmills had made this switch; however, restorations tend to favour the stone mill era of its history.¹¹⁶

4.8.3 Architecture of Mills

Like with any building, mill architecture ranged from purely utilitarian to decorative with a variety of construction methods and details. However, there are some key techniques and architectural details inherent in most buildings. Wooden mills were typically timber frame construction with large chamfered vertical posts and horizontal beams, mortise and tenon joints, and timber capitals. The exterior was usually clapboard or board and batten. Horizontal plank siding was used, but it is rare. Stone was a much more expensive method of construction, but it offered a range of options from coursed rubble to uncoursed stone to broken course to coursed stone since the material was intended to be both structural and part of the building's appearance. The more processing involved in preparing the stone, the more expensive the building. Ashlar masonry was the most expensive method. Early twentieth century mills made use of brick as an exterior material to a timber frame while more modern materials include metal sheeting and concrete did not see widespread use until the early twentieth century.¹¹⁷

Common features of all mills include¹¹⁸:

- Upper floor door for hauling grain, providing additional light and ventilation, and installing new equipment;
- Sash or casement windows;
- Clerestory or 'monitor roof' (cupolas or belvederes also served this purpose, but are rare); and,
- Gable roofs (mansard roofs are rare).

Common features of stone mills include¹¹⁹:

- Quoins;
- Voussoirs or lintels above windows and doors; and,
- Millrace arch above the large opening where the water entered and exited the building (mills with waterwheels did not have this feature).

4.8.4 Water Powered Mills

Water-powered mills that were constructed during the 19th century often had the following features:

¹¹⁶ Fischer and Harris, *Ontario's Historic Mills*, 19-23.

¹¹⁷ Fischer and Harris, *Ontario's Historic Mills*, 26-28.

¹¹⁸ Fischer and Harris, *Ontario's Historic Mills*, 26-28.

¹¹⁹ Fischer and Harris, *Ontario's Historic Mills*, 28-29.

- Two to three storeys;
- Heavy timber frame;
- Wood posts that were one foot (30 cm) square or larger to brace the vibrations of the machinery;
- Early 19th century wooden beams were mortised into the posts;
- Late 19th century used iron beam and joist-hangers;
- Continuous row of joists spiked together to form a solid, fire-resistant floor; and,
- Exterior walls:
 - Wood;
 - Stone; and,
 - Brick.

Many small-scale mills did not have walls. Instead, the mill had an exposed frame that would display the supporting machinery and roof.¹²⁰

4.8.5 Flour / Grist Mills

Grist mills often had the following features:

- Stone or Brick construction due to the threat of spontaneous combustion inherent in the grinding of grain;
- Rectangular in shape;
- Gable roof;
- Numerous windows usually symmetrically arranged;
- Additional storeys added as the milling process evolved; and,
- Hurst framing.¹²¹

¹²⁰ Kalman, *A History of Canadian Architecture*, 232.

¹²¹ Hurst framing is a grist mill specific term that refers to the structural feature that supported the location of the mill stones on the first floor of the mill. The millstone platforms were framed independently of the rest of the mill building in order to minimize the impacts of vibrations to the building from the mill stones.

5.0 EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southwestern Ontario southeast of the City of Kitchener, and west of the City of Cambridge. It is approximately 146 metres (m) south of the Grand River, approximately 21 m west of Schneider's Creek, approximately 7.9 kilometers (km) southeast of downtown Kitchener, and approximately 5.3 km west of downtown Preston in the City of Cambridge.

The topography of the area is defined by the Grand River and Schneider's Creek (Photo 8 and Photo 9). Schneider's Creek is located adjacent to the Ruins. The Ruins are on a slope that slowly descends north to the Grand River and descends steeply east to Schneider's Creek. Local vegetation includes a mix of young and mature deciduous and coniferous trees (Photo 8 to Photo 13). The Grand River and Schneider's Creek are densely lined with mature trees (Photo 8 and Photo 9).

The surrounding area includes residential properties with some institutional properties. Residential properties are primarily one-and-a-half to two storeys in height with setbacks ranging from approximately 6.2 m to 15.5 m (Photo 10 to Photo 15). Institutional properties include a two-and-a-half storey museum and art gallery -- known as the Homer Watson House & Gallery -- with a setback of approximately 13.5 m, a one-storey pumping station with a setback of approximately 4 m, and a two-storey Presbyterian church with a setback of approximately 11.3 m (Photo 7 and Photo 17). Building materials of properties in the area primarily consist of brick with some wood and stone and some contemporary materials like vinyl siding (Photo 10 to Photo 15).

The Property is bound by Old Mill Road to the south, residential properties to the west, the Grand River to the north, and Schneider's Creek to the east. Old Mill Road is a municipally maintained collector road connecting residences to Doon Valley Drive and Conestoga College. It is a two-lane road with a sidewalk and streetlights on the north side and curbs on both sides. On the eastern side of the bridge over Schneider's Creek, the sidewalk switches to the south side of the street (Photo 10 and Photo 16).

Adjacent heritage properties or heritage properties of interest include:

- 20 Pinnacle Drive (designated under Part IV);
- 37 Pinnacle Drive (designated under Part IV); and,
- 35 Roos Street (listed under Section 27, Part IV).

Other heritage properties or heritage properties of interest that are nearby but not considered to be adjacent include:

- 1754 Old Mill Road (designated under Part IV, National Historic Site, Ontario Heritage Trust Easement); and,

- 1755 Old Mill Road (listed under Section 27, Part IV).

Other nearby properties considered in this report to inform our understanding of the surrounding context include 86 Pinnacle Drive and 1843 Old Mill Road. Both of these properties were previously identified in the LACAC Inventory and Stantec's Cultural Heritage Landscape Evaluation but are not listed or designated under Part IV of the *OHA*.



Photo 8: View north of the Grand River from Pinnacle Drive



Photo 9: View north of Schneider's Creek from the Old Mill Road bridge



Photo 10: View southwest along Old Mill Road from the Property



Photo 11: View south along Mill Park Drive from Roos Street



Photo 12: View along Roos Street from the northwest corner of Roos Street and Old Mill Road



Photo 13: View along Old Mill Road from the northeast corner of Old Mill Road and Mill Park Drive



Photo 14: View along Old Mill Road from the southwest corner of Old Mill Road and Pinnacle Drive



Photo 15: View along Pinnacle Drive from the southwest corner of Pinnacle Drive and Old Mill Road



Photo 16: View of the pumping station and west along Old Mill Road



Photo 17: View of Doon Presbyterian Church

5.2 The Property

The Ruins are on the west bank of Schneider's Creek (Figure 8). The Ruin is a rough cut limestone and coursed rubble construction that includes the southwest corner of the mill building, a small section of the south wall of the mill extending towards the Creek, and the accompanying coursed rubble foundation for these sections (Photo 21 and Photo 22). The small section of the south wall only extends about 0.3 m above the foundation. The southwest corner is more substantial with tall sections of wall framing the bottom portion of a tall first storey window with a hewn stone lug sill on the south elevation (Photo 21 and Photo 22). Near the southwest corner on the south elevation is an engraved date stone that reads "Doon Mills H.S. 1839" (Photo 23). The west elevation section of the southwest corner is plain (Photo 24). However, the northern end of the west elevation section features an oval-shaped hole that extends into a square shaft through the middle of the wall that opens to the sky at the top of the wall (Photo 21 and Photo 25). The interior of the mill (now the north elevation) has some remnants of red brick in the corner just above the foundation (Photo 21).

South of the southwestern corner of the mill building ruin is the Ruins of the millrace. The foundation is made of cut stone blocks. Above the foundation is a triangle wall of coursed rubble topped with cut stone blocks. In front of the millrace's southern wall is a section of a large metal tube. Above the western end of the metal tube are the remnants of the western wall of the millrace, which was also constructed of coursed rubble. The western end of the metal tube is blocked by a section of poured concrete (Photo 27 to Photo 29). Immediately south of the mill race's ruins is a walkway flanked by stacked cut stone blocks that leads to Old Mill Road. A horizontal strip of concrete that is embedded into the ground runs from one side of the walkway to the other near the mill ruins. This concrete strip leads to a vertical concrete

strip that is embedded into the west walkway wall (Photo 30). The purpose and function of the concrete strips are unclear.

On the other side of the walkway and directly opposite the metal tube is a section of coursed rubble wall that is similar in style to the millrace wall suggesting that it may have been a part of the mill race or another mill structure. The coursed rubble section of wall appears to be topped with a cut stone cap stone (Photo 31).

South of the eastern end of the mill building ruin is what appears to be a section of wall and foundation. The walls are made of cut stone and the foundation is concrete. The full length of the east elevation and partial sections of the north and south elevations are present (Photo 32 and Photo 33). The original function or purpose of this wall and foundation are unclear.

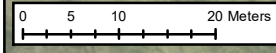
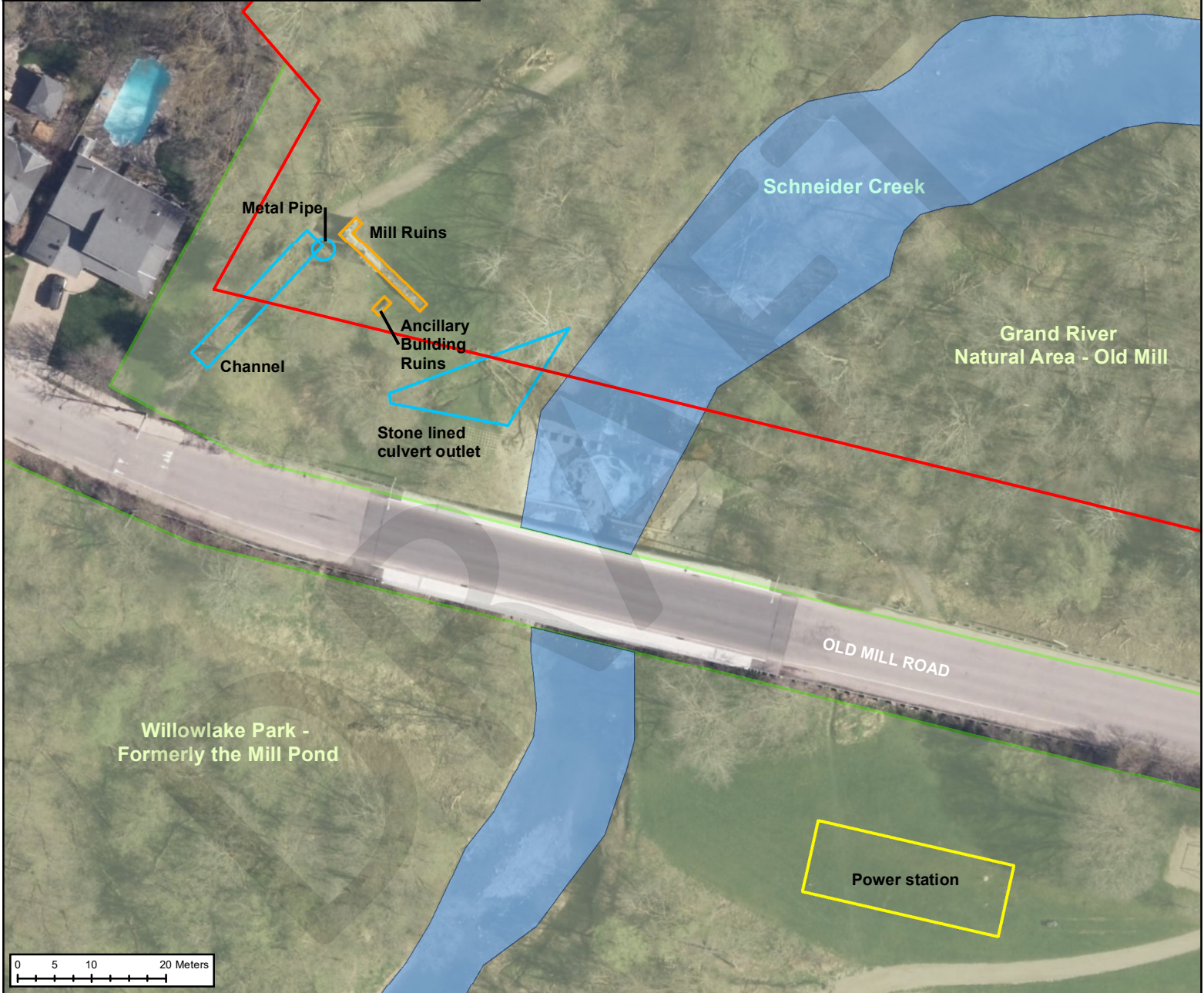
About 46 meters down the trail towards the Grand River and to the left is what appears to be a section of wall / foundation made of coursed rubble with some visible plaster (Photo 34 to Photo 36). According to the Homer Watson House & Gallery, this is “what remains of the storehouse” to the mill.¹²²

¹²² Homer Watson House & Gallery, “Historical Walking Tour of Lower Doon.”

KEY MAP



SCALE 1:8,000



Legend	
	Property
	Power Station
	River
	Mill Ruins, Buildings
	Mill Ruins, Water Features
	Park Parcels

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
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TITLE Mill Features	
CLIENT City of Kitchener	
PROJECT Cultural Heritage Evaluation Report, Lower Doon Mill Ruins, Kitchener, ON	PROJECT NO. LHC0350
CONSULTANT	YYYY-MM-DD 2023-02-17
	PREPARED LHC
	DESIGNED JG
	FIGURE # 8



Photo 18: View south of Willowlake Park from Old Mill Road



Photo 19: View southwest of Willowlake Park from Old Mill Road



Photo 20: View northwest from Willowlake Park to the mill ruins



Photo 21: View of the north elevation of the mill ruins (formerly the interior)



Photo 22: View of the south elevation of the mill ruins



Photo 23: View of the date stone near the top of the western end of the south elevation



Photo 24: View of the west elevation of the mill ruins



Photo 25: View up the shaft in the west elevation wall in 2019¹²³

¹²³ Lisa Coles, 13 May 2019.



Photo 26: Detail view of the top of the shaft in the west elevation wall



Photo 27: View southeast of the mill race and metal tube



Photo 28: View southwest of the mill race and metal tube



Photo 29: View inside the metal tube



Photo 30: View south up the walkway flanked by cut stone blocks



Photo 31: View southwest of the coursed rubble section of wall located at the northwest end of the walkway



Photo 32: View west of the partial wall and foundation



Photo 33: View southeast of the partial wall and foundation



Photo 34: View of the mill ruins from the storage building location



Photo 35: View of the storage building ruins



Photo 36: View of part of a cut stone block located near the storage building ruins

5.3 Analysis

Within the context of the surrounding area, the Doon Mill ruins are the only former industrial site turned urban park property and one of few remaining stone buildings in the local area. In comparison to other grist mills in Ontario, it is a common example of its type (Section 4.8) and one of few that remain as ruins (Section 5.3.3).

5.3.1 Single Buildings Versus Complexes in Designated Buildings

Comparative analysis of mills was based on information from the Ontario Heritage Trust's register and *Ontario's Historic Mills* by George Fischer and Mark Harris and outlines the prevalence of historic and current uses for mill buildings. It is important to note that this analysis does not represent all the mills in Ontario as there are others, like Doon Mills in Kitchener, which were not included in the sources. However, this analysis does outline the types of historical uses and current uses for these kinds of buildings. The majority of the 102 mills represented in *Ontario's Historic Mills* were grist mills with a fair number of flour mills and mixed-use complexes. In addition, the most common current use for former mills appears to be museum use with 21 of the 102 listed being used for this purpose. Second to museums is private residences at 14 and mixed use at 12. Of these mills, only 10 are in ruins, one of which has been converted to an urban park. Only one mill has maintained its historic use.¹²⁴

An analysis of *OHA Part IV* designated properties including mill buildings reveals that only 16 are complexes of two or more buildings. An additional 65 single mill buildings are designated. Of the extant complexes, eight of them are comprised of two buildings, five include three

¹²⁴ Fischer and Harris, *Ontario's Historic Mills*.

buildings, and the remaining three complexes consist of more than three buildings. It is important to note that the designated mills do not represent all possible mill complexes within the province. It is possible that some mill lands could have been severed and converted to other uses, which would separate related buildings.¹²⁵

In terms of distribution, only three of the designated mill complexes are grist mills. Two of these grist mill complexes consist of two buildings and the third consists of three buildings plus the dam. One of the two building complexes, the Goldie Mill in Guelph, is a set of ruins. Of these grist mill complexes, two of them (Morningstar Mill in St. Catharines and Udora Mill in York) have miller's houses and one includes the mill dams (Udora Mill).¹²⁶

5.3.2 Exterior Material

Of the seventy-four flour/grist mills listed in *Ontario's Historic Mills*, thirty-eight are made of stone, twenty-eight are made of wood, five are made of brick and three are clad in metal sheeting. Within the Greater Toronto area, nine of the eighteen flour/grist mills mentioned in this source are made of stone, five are wood, two are brick, and two are metal sheeting. Combustion of the fine flour was a constant threat in the grain milling process and stone was a preferred building material for mills to mitigate some of the danger.¹²⁷

5.3.3 Ruins

Of the 102 mills presented in *Ontario's Historic Mills*, ten of them are identified as ruins dating between 1813 and 1936. Four of the mill ruins --Needler's Mill, the Turnbull Knitting Mill, Goldie Mill and Sheave Tower --were repurposed into features in recreational settings. Most of the mill ruins in the province had former uses as flour/grist mills and sawmills.¹²⁸

5.3.4 Context

The Grand River Region -- including Kitchener and Cambridge -- has a rich milling history due to the area's proximity to a major water source. Mills along the Grand River tended to be medium to large in size and, generally, constructed using stone.¹²⁹

In terms of physical context, water-powered flour/grist mills tend to be located near a water source and a road. The location of the building in relation to these features varies by location. The mill building is usually oriented according to the water source with either the short or long side of the typically rectangular building parallel to the water. The landscape depends on the area in which the mill building is situated. If the building is situated in a rural area, the landscape tends to contain open space with significant tree coverage. If the building is situated

¹²⁵ Ontario Heritage Trust, "Ontario Heritage Act Register," accessed 16 January 2023, <https://www.heritagetrust.on.ca/pages/tools/ontario-heritage-act-register>.

¹²⁶ Fischer and Harris, *Ontario's Historic Mills*.; Ontario Heritage Trust, "Ontario Heritage Act Register."

¹²⁷ Fischer and Harris, *Ontario's Historic Mills*.

¹²⁸ Fischer and Harris, *Ontario's Historic Mills*.

¹²⁹ Fischer and Harris, *Ontario's Historic Mills*, 124-141.

in an urban area, the mill building tends to be immediately adjacent to the road with limited, if any tree cover.

DRAFT

6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 Previous Assessment

Several studies have or are in the process of being conducted in the Lower Doon area of Kitchener. From a heritage perspective, the 2014 cultural heritage landscape study conducted by the City of Kitchener, the 2019 cultural heritage landscape evaluation conducted by Stantec, and the review of the 2019 report conducted by Bray Heritage are of particular interest. The 2014 cultural heritage landscape study identified Lower Doon as an area for further evaluation.¹³⁰ The 2019 Stantec study conducted additional research and provided further evaluation of the Lower Doon area. This study identified Willow Lake Park as a cultural heritage landscape and recommended that it be designated under Part IV of the *Ontario Heritage Act*.¹³¹ Bray Heritage's review of the Stantec report agreed with the recommendation to designate Willow Lake Park.

The evaluation of Willow Lake Park that was conducted as part of the 2019 Stantec report concluded that Willow Lake Park meets criteria 1.i., 2.i., 2.ii., 3.i., and 3.ii. of *O. Reg. 9/06* for its design or physical value, its historical or associative value, and its contextual value.¹³² A Statement of Cultural Heritage Value or interest and a list of heritage attributes were prepared as part of the Stantec report. Although the evaluation is intended for the entirety of Willow Lake Park, much of the evaluation is focused on the mill ruins.

The heritage attributes of Willow Lake Park, as identified by Stantec, are as follows:

- Limestone mill ruins with window opening and date stone that reads 'Doon Mills 1839';
- The connection to Adam Ferrie Junior, who established Doon Mills in 1839;
- Its association with the Cluthe family, who opened a resort on the mill pond called Willowlake;
- Contribution of the mill ruins to maintaining the early 19th century character of the area;
- The location alongside Schneider Creek; and,
- The connection to Homer Watson House at 1754 Old Mill Road.¹³³

¹³⁰ City of Kitchener, "City of Kitchener Cultural Heritage Landscapes," last modified December 2014, accessed 30 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Report.pdf.

¹³¹ Stantec, "Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation," last modified 30 September 2019, accessed 30 January 2023, https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Full_Report_Lower_Doon_CHL.pdf.

¹³² Stantec, "Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation," Appendix B, 17-18.

¹³³ Stantec, "Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation," Section 5.3.3.

6.2 Ontario Regulation 9/06 Evaluation

LHC evaluated the Property –known as the Doon Mill ruins—against *O. Reg. 9/06* (as amended by *O. Reg. 569/22*) under the OHA using research and analysis presented in Section 4.0 and Section 5.0 of this CHER. The evaluation is in Table 5 below. The purpose of this evaluation is to evaluate the potential for cultural heritage value or interest of the Ruins and to identify potential heritage attributes.

Table 4: LHC’s Evaluation against *O. Reg. 9/06*

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Y	The mill ruins, including the remnants of the mill race and storage building, are not a rare, unique, or representative examples of a style, type, expression, material or construction method. However, they are a locally early example of a mill complex. The 1839 date (See Section 4.8) is not early for mills in general but the area had been settled by Europeans for less than 40 years and the village was only established 5 years earlier. Coursed rubble stone buildings were relatively common with numerous examples throughout the province.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The mill ruins, including the remnants of the mill race and storage building, do not demonstrate a high degree of craftsmanship or artistic merit. The Ruins are consistent with standard stone mill construction at the time (Sections 4.8.3 to 4.8.5 and 5.3).
3. The property has design value or physical value because it demonstrates a high	N	The mill ruins, including the remnants of the mill race and storage building, do not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the mill was constructed with a higher degree of technical or scientific

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
degree of technical or scientific achievement.		achievement than a standard mill at the time (Sections 4.8.3 to 4.8.5 and 5.3). No evidence has been found that suggests a high degree of technical achievement was required to build and operate a mill at this location.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Y	<p>The mill ruins, including the remnants of the mill race and storage building, have direct associations with a person and a theme that is significant to the community.</p> <p>As described in Sections 4.5 and 4.7, the mill ruins are directly associated with the Ferrie family and the development of the community of Doon. Adam Ferrie Junior constructed Doon Mills and established the community of Doon. The Cluthe family further developed the community by establishing the mill pond as a resort and local attraction.</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Y	<p>The mill ruins, including the remnants of the mill race and storage building, have the potential to yield information that contributes to an understanding of the community of Doon.</p> <p>The presence of the partial storage building and the partial wall segment immediately south of the mill ruins suggests that additional remnants of the Doon Mills complex and the early settlement of the Doon area may be present. This could contribute to the understanding of the original mill complex and the development of the community of Doon.</p> <p>The history of mills, milling, and the architecture of buildings are well understood aspects of Ontario history.</p>
6. The property has historical or associative value	Y	The mill ruins, including the remnants of the mill race and storage building, demonstrate the work of ideas of a designer that is

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		significant to the community. As described in Section 4.0, Doon Mills was designed by Adam Ferrie Junior. He established Doon Village with the construction of his mill complex, which included other types of buildings like worker's housing.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Y	The mill ruins, including the remnants of the mill race and storage building, are not important in maintaining, or supporting the character of the area. However, the presence of the Mill ruins does help define the area. The area is named for the mills that were located at this site. As described in Sections 4.5 and 4.6 the development of the area in the mid 19 th century was influenced by the mill and mill dam. As described in Section 5.1, the character of the surrounding area is comprised of primarily residential properties with some institutional properties. Building materials are primarily brick with some wood and stone. The mill ruins have a character of their own defined by Schneider's Creek. The Ruins are oriented to the creek as opposed to the roadway. It is separated from Old Mill Road by its deep setback and the slope that descends from Old Mill Road to the Grand River. Trees on the Property block views from Old Mill Road. The Ruins have a lower elevation next to the Creek than other nearby properties.
8. The property has contextual value because it is	Y	The mill ruins, including the remnants of the mill race and storage building, are historically and functionally linked to its surroundings.

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
<p>physically, functionally, visually or historically linked to its surroundings.</p>		<p>As demonstrated in Sections 4.5 to 0, the mill ruins are historically linked to several properties in the area through Adam Ferrie Junior’s establishment and construction of Doon Village. Properties of particular note with historical links to the mill ruins include the southern portion of Willow Lake Park (the mill’s former mill pond), Schneider’s Creek, the Homer Watson House, Doon Presbyterian Church, and 39 Doon Valley Drive.</p> <p>The mill site is functionally linked to its surroundings because the former mill has an impact on how the surrounding area developed and on the development of the current park.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>Y</p>	<p>The mill ruins, including the remnants of the mill race, are a landmark, which is “a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.”¹³⁴</p> <p>The mill ruins are a prominent and recognizable feature in Lower Doon that serves as a gateway through Willow Lake Park. Its landmark status is also evident from its inclusion in historical walking tours, videos online, and photography websites.</p> <p>The remnants of the storage building are obscured by dense tree cover. Therefore, they are not considered to be a landmark.</p>

¹³⁴ MCM, “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process.”

6.3 Summary of Evaluation

In LHC's professional opinion, the Ruins meet criteria 1, 4, 5, 6, 7, 8 and 9 of *O. Reg. 9/06* for its historical or associative value and contextual value.

6.4 Proposed Statement of Cultural Heritage Value or Interest

6.4.1 Description of Property

The Doon Mills are a mid-19th century set of ruins located in the northern portion of Willow Lake Park in the Lower Doon neighbourhood in the City of Kitchener. The hewn coursed rubble wall and corner section with a partial mill race immediately to the south has a footprint of approximately 7.3 metres by 14.8 metres.

6.4.2 Statement of Cultural Heritage Value or Interest

The Ruins have historical and associative value because they have direct associations with people and a theme that are significant to the community, they have the potential to yield information that contributes to the understanding of a community, and they demonstrate the work of a designer that is significant to the community. They are directly associated with the Ferrie family, a prominent local family who established the community of Doon. The family made many contributions to the community and contributed to the development of Doon Village. The partial storage building and the partial wall segment immediately south of the main section of the mill ruins suggest that additional remnants of the mill complex and the early settlement of the Doon area may be present. Adam Ferrie Junior designed the mill and its surrounding complex.

The Ruins have contextual value because they are historically linked to their surroundings and because they are a landmark. The Ruins are linked to its former mill pond comprising the southern portion of Willow Lake Park, Schneider's Creek, the Homer Watson House, Doon Presbyterian Church, and 39 Doon Valley Drive. The Ruins are a landmark that is a recognizable feature in Lower Doon and serves as a gateway through Willow Lake Park.

6.4.3 Heritage Attributes

Heritage attributes that illustrate the cultural heritage value or interest of the Doon Mill ruins include:

- Orientation and relationship of the Mill Ruins with Schneider's Creek, the Grand River and Willow Lake Park (*O. Reg. 9/06*, criteria 8 and 9);
- Unobstructed views of the mill ruins (*O. Reg. 9/06*, criteria 8);
- The Mill building ruins including:
 - The standing rough-cut limestone and rubblestone walls (*O. Reg. 9/06*, criteria 4 and 6);

- Coursed rubble construction with window opening and lug sill on the south elevation (*O. Reg. 9/06*, criteria 4, 6, 8, and 9);
- Date stone on the south elevation near the southwest corner of the Ruins that reads “Doon Mills H.S. 1839” (*O. Reg. 9/06*, criteria 4, 6, 8, and 9);
- The channel west of the ruins including:
 - the stone walls with channel between them;
 - the metal tube at the north end;
 - the relationship of the channel to the Mill building ruins (*O. Reg. 9/06*, criteria 4, 6, and 8); and,
- Storage building foundation and lower wall ruins located south of the main mill ruins (*O. Reg. 9/06*, criteria 4, 5, 6, and 8).

6.5 Heritage Integrity

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance.¹³⁵ It is understood as the ‘wholeness’ or ‘honesty’ of a place¹³⁶ or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property.¹³⁷ Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’ changed or unchanged from its original or ‘valued subsequent configuration’.¹³⁸ Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished.¹³⁹ Heritage integrity is not necessarily related to physical condition or structural stability.

The *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources.

There are few tools describing a methodology to assess historic integrity. One of the tools come from the U.S. National Park Service (NPS), which has informed Ontario practice, and considers

¹³⁵ Province of Ontario, “Heritage Property Evaluation,” 26.; National Park Service, “How to Evaluate the Integrity of a Property,” Chapter VIII in *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, (U.S. Department of the Interior, National Park Service, Cultural Resources, 1997), 44.

¹³⁶ English Heritage, “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment,” last modified 23 April 2008, accessed 1 February 2023, <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>, 45.

¹³⁷ Province of Ontario, “Heritage Property Evaluation,” 26.

¹³⁸ English Heritage, “Conservation Principles,” 45.; Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Process*, 2nd Edition (New York: Routledge, 2021), 314.

¹³⁹ Province of Ontario, “Heritage Property Evaluation,” 26.

heritage integrity a necessary condition of listing on the National Register.¹⁴⁰ The NPS states that “Heritage properties either retain integrity or they do not”.¹⁴¹ They identify seven aspects of integrity, degrees and combinations of which can be used to determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹⁴²

Understanding a place’s significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the CHVI of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

Using this guidance to help understand the mill ruins, it is understood that the Ruins generally retain their heritage integrity. The Ruins are in their original location. The historic design of the mill is suggested although not entirely evident. The materials are largely original and typical from their period. The workmanship demonstrated in the structures appears to be average. The Ruins and the arrangement of the open space and mature trees convey a sense of heritage. The Ruins have relevant historical associations. In general, the Doon mill ruins demonstrate historic integrity.

¹⁴⁰ National Park Service, “How to Evaluate the Integrity of a Property,” 44.

¹⁴¹ National Park Service, “How to Evaluate the Integrity of a Property,” 44.

¹⁴² National Park Service, “How to Evaluate the Integrity of a Property,” 44.

7.0 HERITAGE CONSERVATION AND COMMEMORATION

The Doon Mill ruins were found to meet *O. Reg. 9/06* and a list of heritage attributes was prepared. Given that the Property has cultural heritage value or interest, and the intent is to stabilize the Ruins, heritage conservation standards and guidelines, Tacoma Engineers' structural assessment, examples of commemoration approaches are discussed below.

7.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs) identify three primary treatments within the broader concept of conservation. These include Preservation, Rehabilitation, and Restoration. The stabilization of the Doon Mill ruins falls under preservation which "involves protecting, maintaining, and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value."¹⁴³

The S&Gs include 14 standards. They are not hierarchical, and all relevant standards should be applied where appropriate to any conservation project. The first nine standards apply to any conservation project. Standards ten through twelve apply to rehabilitation projects. Standards thirteen and fourteen apply to restoration projects. The standards that are applicable to the stabilization of the Doon Mill ruins includes Standards 1 through 9, which are:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

¹⁴³ Parks Canada, "Standards and Guidelines for the Conservation of Historic Places in Canada," 15.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.¹⁴⁶

Specific guidelines related to conservation and, more specifically, preservation projects can be found in Chapter 4 of the S&Gs.

7.2 Tacoma Engineers' Condition Assessment

The following section includes a summary of the following items for the structure:

- major structural systems;
- existing structural conditions and areas of potential concern;
- recommendations for restoration and/or repair; and
- order of magnitude cost estimates.

7.2.1 Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions.

- **Condition States**¹⁴⁴:
 1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present, and remedial action is not required.
 2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
 3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.

¹⁴⁴ Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.
 - **Priority remedial action**¹⁴⁴: these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
 1. Short-term: it is recommended that items listed as short-term remedial action are acted on within the next 6 months (before the onset of the next winter season).
 2. Medium-term: it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
 3. Long-term: it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.
 - **Routine maintenance**¹⁴⁴: these are items that can be performed as part of a regularly scheduled maintenance program.

7.2.2 General Structural Conditions

The Ruins are relatively limited in scope and represent a small portion of the original structure. The remaining materials include a lower section of the south elevation, part of the southwest outside corner, the mill race sidewalls, and isolated portions of ancillary structures. The masonry is generally in poor condition and is in an advanced state of disrepair.

7.2.2.1 South Elevation and Southwest Corner

Construction

The majority of the remaining ruin is constructed with a combination of roughly cut limestone and untooled rubblestone. The shape of two (2) window openings are visible on the south face, and an engraved date stone is set into the masonry near the corner. The mortar is variable in material and joint type across the different areas of the ruin (Photo 37). The east end of the south elevation extends to less than 1.2 m above finished grade and is constructed with similar masonry to the remainder of the ruin (Photo 38).



Photo 37: Southwest corner



Photo 38: Remaining wall; east end of south elevation

Conditions

The masonry is generally in poor condition. Large voids were noted on all surfaces, and the mortar is in an advanced state of deterioration, regardless of the type of material (Photo 39 and Photo 40).



Photo 39: Poor mortar condition (typical)



Photo 40: Another view of the poor mortar conditions (typical)

Note the range in condition of mortar joints in the images above, taken of the west-facing corner. Joints higher on the wall have effectively failed and are open at bed and head joint locations. Note in particular the loose stones at the top of the corner, clearly visible in the photograph to the right.

A free-standing section of wall remains on the south elevation to the east of the corner.



Photo 41: Free standing section of wall; south elevation

A portion of the wall shown in the above photograph extends over the former window opening and is not properly supported by stable masonry (Photo 41). In addition, the corner and freestanding section are out of parallel with each other (Photo 42).



Photo 42: View along south elevation; taken from west corner looking east

This movement indicates some measure of deterioration of the above-grade masonry, along with the risk of below-grade destabilization. Based on a review of the previous partial demolition work, it is likely that this movement is the result of damage to the above-grade structure sustained during the partial demolition of the early 1980s and the exposure of the masonry to water ingress through the open wall sections.

The shorter east end of the south elevation is in poor condition. Many of the stones are loose and have shifted out of the original plane of the wall (Photo 43).



Photo 43: Shifted masonry at east end of south elevation

While the masonry is in poor condition in this area, the limited height dramatically reduces the risk of the ongoing deterioration.

Recommended Actions

The following **immediate** remedial actions are recommended for the south elevation and southwest corner:

- Extend and maintain barriers around the taller sections of the ruin. There is evidence of loose material at the top of the wall, and the freestanding section of wall on the south elevation should be considered unstable until braced or reconstructed.

The following **short-term** remedial actions are recommended for the south elevation and southwest corner:

- Undertake design work to provide long-term bracing or reconstruction of the damaged sections of wall. It is expected that much of the remaining ruin higher than 1.2 m above grade will require comprehensive reconstruction.

7.2.2.2 Channel

Construction

A channel—possibly a mill race—extends from the remaining mill ruin south towards Old Mill Road. Most of the sidewalls are constructed with large cut stone set into the grade, protecting the slope of the mill race (Photo 44).



Photo 44: A channel—possibly a Mill race—looking north

A small section of board-formed cast-in-place concrete and rough fieldstone is located on the west sidewall at the north end of the channel (Photo 45).



Photo 45: Cast-in-place concrete, west mill race sidewall

Conditions

Most of the masonry of the channel is in good condition. The large cut stones are largely intact and are of a size that the mortar connecting the stones is not critical to the channel's stability (Photo 46).



Photo 46: Mill race east sidewall (typical)

The large, rounded fieldstone on the west sidewall is in the later stages of deterioration, and large pieces of stone are at risk of falling out of the wall (refer to previous Photo 45).

Recommended Actions

The following **medium-term** remedial actions are recommended for the channel:

- Monitor conditions of the channel stone units and the cast-in-place concrete. Remove any loose stones prior to destabilization.

7.2.2.3 Ancillary Structures

Construction

The ancillary structures include a small foundation wall located south of the east corner and a return corner of the east sidewall of the channel, which includes a short section of large diameter metal pipe (Photo 47 and Photo 48).



Photo 47: Channel sidewall return corner with metal pipe



Photo 48: Small foundation section at east end

Each of these elements is constructed with a combination of rubblestone and cut masonry. A concrete cap and foundation are visible near the metal pipe.

Conditions

The masonry wall near the metal pipe is in poor condition and is at risk of being further damaged by the roots of the nearby vegetation.

The remains of the foundation wall are in fair condition, and, similar to the other shorter sections of the ruin, they are not a risk to the safety of the public due to the limited height.

Recommended Actions

The following **medium-term** remedial actions are recommended for the channel:

- Monitor conditions of the ancillary structures. Remove any loose stones prior to destabilization and plan to control vegetation immediately beside the above-grade masonry work near the metal pipe.

7.2.3 Summary

Tacoma's assessment concluded that the:

- Masonry of the Ruins is in poor condition –particularly in areas where the height exceeds about 1.2 m;
- Masonry of the channel is in good condition;

- Masonry around the metal pipe is in poor condition; and,
- Remains of the foundation wall are in fair condition.

It was recommended that immediate remedial action of extending and maintaining the barrier around the Ruins be undertaken. In the short-term, it was recommended that the damaged sections of the south elevation and southwest corner of the mill ruins be braced or reconstructed. Additionally, it was recommended that the channel and ancillary structures be monitored and any loose stones be removed. A plan to control the vegetation around the ancillary structures is also recommended.

7.3 Archaeology

An archaeological assessment was not prepared as part of the scope of work for this CHER; however, the Property –and Ruins more broadly –exhibit archaeological potential and understanding of the site, commemoration, interpretation, and conservation management for the Property would benefit from archaeological assessment. In fact, the Ruins may provide an opportunity for a public archaeology or field school program. LHC recommends that the City explore the possibility of a public archaeology program for the site.

7.4 Examples of Conservation and Commemoration Approaches for Mills and Mill Ruins

As discussed in Section 5.3.3, few of Ontario’s remaining mills are classified as ruins. Of those considered to be ruins, many of them are more substantial in size and massing (i.e., Full exterior structure without a roof or windows) than the Doon Mill ruins.¹⁴⁵ More substantial ruins provide the option of restoring the mill for adaptive reuse or commemorative purposes. The Harrington Grist Mill in Embro, Ontario is an example of this approach.¹⁴⁶ However, restoration of ruins is rare.

Regardless of the size and scale of the Ruins, there appears to be two main approaches when it comes to commemoration. The first is stabilization (if necessary) and leaving them to exist as they always have without any additions (small or large). This sometimes coincides with the integration of the Ruins into an urban park and/or gating off the area. Hilton Falls ruins in Halton, the Carbide Wilson Ruins in Gatineau, Lindsay Old Mill Ruins, Watchorn Mill Ruins in Merrickville (Photo 50), the Mill Race Amphitheatre in Galt, and Goldie Mill in Guelph (Photo 49) are examples of this approach.¹⁴⁷ The second approach is stabilization (if necessary) and the

¹⁴⁵ Fischer and Harris, *Ontario’s Historic Mills*.

¹⁴⁶ Historic Places Days, “Harrington Grist Mill, est. 1846,” accessed 1 February 2023, <https://historicplacesdays.ca/places/harrington-grist-mill-est-1846/>.

¹⁴⁷ Conservation Halton, “Hilton Falls,” accessed 1 February 2023, <https://www.conservationhalton.ca/parks/hilton-falls/>; National Capitol Commission, “Carbide Wilson Ruins,” accessed 1 February 2023, <https://ncc-ccn.gc.ca/places/carbide-willson-ruins/>; PhotoHiker, “Lindsay Old Mill Ruins,” accessed 1 February 2023, http://www.photohiker.net/explore/mills/album/013_img_1371.html; City of Cambridge, “Mill Race Amphitheatre,” accessed 1 February 2023,

installation of a plaque and/or a memorial to commemorate and interpret the site's history. Burrows Mill in Grandview Manitoba (Photo 51), Waters' Mill in Germantown Maryland, and the Darnley Grist Mill in Hamilton are examples of the second approach.¹⁴⁸

An additional approach to commemoration and interpretation not currently used for mill ruins in Ontario and suited to the site includes an etched plexiglass panel overlaying the Ruins from an appropriate distance to demonstrate the extent of the original building. This etched panel is paired with an interpretative text panel to commemorate the site's history (Photo 53). Alternatively, a commemorative panel could be paired with a demonstration of the original mill building's footprint using gravel and paving stones (Photo 54).



Photo 49: View of the interior of the Goldie Mill in Guelph¹⁴⁹

<https://facilities.cambridge.ca/Home/Detail?Id=e3e0fb41-e3b9-4a72-8eb5-a9055d3c715c&Page=3&ScrollTo=facilityResultsContainer>.

¹⁴⁸ Atlas Obscura, "Waters Mill Ruins," accessed 1 February 2023, <https://www.atlasobscura.com/places/waters-mill-ruins>.

¹⁴⁹ City of Guelph, "Goldie Mill Park and Ruins," accessed 1 February 2023, <https://guelph.ca/city-hall/planning-and-development/community-plans-studies/heritage-conservation/designated-properties/goldie-mill-park-and-ruins/>.



Photo 50: View of the Watchorn Ruins¹⁵⁰



Photo 51: View of the Burrows Mill ruins, plaque, and memorial¹⁵¹

¹⁵⁰ Deanspic, "The Merrickville Ruins," last modified 9 December 2015, accessed 1 February 2023, <https://www.flickr.com/photos/deanspic/23594204832>.

¹⁵¹ Manitoba Historical Society, "Historic Sites of Manitoba: Burrows Mill Site (Burrows Street, Grandview, Municipality of Grandview)," accessed 1 February 2023, <http://www.mhs.mb.ca/docs/sites/burrowsmill.shtml>.



Photo 52: View of the Darnley Grist Mill Ruins¹⁵²



Photo 53: Interpretive signage at Hampton Plantation State Historic Site, South Carolina

¹⁵² PhotoHiker, "Darnley Grist Mill Ruins," accessed 1 February 2023, http://www.photohiker.net/explore/mills/album/004_img_2871.html.



Photo 54: Marked foundations at the Medieval Village of Warram Percy, UK

8.0 CONCLUSION AND RECOMMENDATIONS

LHC and Tacoma were retained in November 2022 by the City of Kitchener to undertake a Cultural Heritage Evaluation Report and a condition assessment for the Ruins in the City of Kitchener, Ontario. This cultural heritage evaluation was undertaken following guidance from the *Ontario Heritage Tool Kit* (2006). The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the Property based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act (O. Reg. 9/06)*.

In LHC's professional opinion, the Ruins meet criteria 1, 4, 5, 6, 7, 8, and 9 of *O. Reg. 9/06*. This Property is eligible for designation under Part IV of the *Ontario Heritage Act* for its historical and associative value and its contextual value. Furthermore, it is understood that the Ruins are part of a larger property known as Willow Lake Park which has been identified as a cultural heritage landscape.

LHC recommends:

- That the Ruins be stabilized following guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the recommendations of Tacoma Engineers' condition assessment;
- The City of Kitchener designate the Property under Part IV Section 29 of the *Ontario Heritage Act* and the Ruins be included in the list of heritage attributes for the Property; and,
- That the history of the Mill be commemorated and interpreted.
 - Plans for interpretation could include on site and/or digital methods.
 - On site interpretation could involve different types of interpretive panels, marking the location of missing parts of the Mill using landscaping, and/or partial reconstruction of the site.
 - Commemoration and interpretation would benefit from archaeological assessment. A public archaeology program could be incorporated into the interpretation and conservation management of the Ruins.

The condition assessment concluded that the:

- Masonry of the Ruins is in poor condition –particularly in areas where the height exceeds about 1.2 m;
- Masonry of the channel is in good condition;
- Masonry around the metal pipe is in poor condition; and,
- Remains of the foundation wall are in fair condition.

Tacoma Engineers recommended:

- That immediate remedial action of extending and maintaining the barrier around the Ruins be undertaken.
- In the short-term, damaged sections of the south elevation and southwest corner of the mill ruins should be braced or reconstructed.
- The channel and ancillary structures be monitored and any loose stones be removed.
- A plan to control the vegetation around the ancillary structures be developed.

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APPENDIX A: PROJECT PERSONNEL

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Christienne Uchiyama, MA, CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum

of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Gerry Zegarius, P.Eng, CAHP – Senior Associate, Tacoma

Gerry Zegarius is a Professional Engineer, specializing in heritage structures, investigations, and engineering forensics. Gerry's background as a carpenter gives him the additional perspective needed to design practical and constructible solutions for a wide variety of construction problems. Gerry has been with Tacoma Engineers since 2005 and is a past President of the Canadian Association of Heritage Professionals.

Lisa Coles, MPL – Heritage Planner

Lisa Coles is a Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years, starting out as a historic interpreter at a museum in Kingsville in 2016. Since then, she has acquired additional experience through various positions in museums and public sector heritage planning. Lisa is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over fifteen cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, BA (Hons.) – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021, Jordan began acting as the health and safety representative for LHC.

APPENDIX B: GLOSSARY

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Definitions are based on those provided in the Provincial Policy Statement (*PPS*), Ontario Heritage Act (*OHA*), the Regional Official Plan (*WROP*), and the City of Kitchener Official Plan (*OP*).

Adaptive Reuse means the recycling of a building and/or structure usually for a new function, such as the use of a former industrial building for residential purposes (*OP*).

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent means lands, buildings and/or structures that are contiguous or that are directly opposite to other lands, buildings and/or structures, separated only by a laneway, municipal road or other right-of-way (*OP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (*OHA*).

Archaeological Assessment means the combined background research and field study of a property evaluated as moderate to high on Archaeological Potential Maps approved by the Province that identify the presence of and interpretation of the archaeological resources on the property, and make recommendations for the mitigation of the impacts on the resources. Archaeological assessments must be undertaken by a Provincially– licensed archaeologist, in accordance with reporting guidelines established by the Provincial Government and must address the entire area of the development application (*WROP*).

Archaeological Potential means the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (*WROP*).

Archaeological Resources includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (*PPS, WROP Amendment 6, OP*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*PPS*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or listed by included on local, Regional, Provincial and/or Federal registers (*OP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or, federal registers (*WROP Amendment 6*).

Built Heritage Resource 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 Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (*PPS*).

Conserved 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 (*PPS*).

Conserve/Conserved/Conservation (in regard to cultural heritage and archaeology) 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 under Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a heritage conservation plan, archeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*OP*).

Conserve/Conserved (for the purposes of Chapter 3) means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment (*WROP*).

Cultural Heritage Impact Assessment means a study to determine if cultural heritage resources will be negatively impacted by a proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development approaches may also be recommended (*WROP*).

Cultural Heritage Landscape 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 Ontario Heritage Act, 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 (*PPS, WROP Amendment 6*).

Cultural Heritage Landscape 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. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (*OP*).

Cultural Heritage Resources means includes buildings, structures and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, built heritage resources and cultural heritage landscapes as defined in the Provincial Policy Statement (*OP*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*WROP Amendment 6*).

Heritage Attributes 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) (*PPS*).

Heritage Attributes means the principle features or elements that contribute to a cultural heritage resource's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a cultural heritage resource (*OP*)).

Heritage Corridors means streets or multi-use pathways which because of their unique structural, topographic and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance or location within a Heritage Conservation District are recognized as a cultural heritage resource and are intended to be conserved (*OP*).

Heritage Conservation District means a geographic area primarily made up of a group of buildings, streets and open spaces which collectively contribute to the cultural heritage value or interest of the area (*OP*).

Heritage Conservation District Plan means a document that provides policies and guidelines to assist in the protection and enhancement of the cultural heritage values of the district. The document includes a statement of objectives, a statement of the district's cultural heritage value or interest, a description of the district's heritage attributes, policies, guidelines and procedures for achieving stated objectives and managing future change, and a description of external alterations or classes of external alterations that are of minor nature that an owner can carry out without obtaining a permit (*OP*).

Heritage Conservation Plan means a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures (*OP*).

Heritage Impact Assessment means a document comprising text and graphic material including plans, drawings, photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A heritage impact assessment may include an archaeological assessment where appropriate (*OP*).

Identify/Identified (in regard to cultural heritage landscapes) means designate for the purposes of the Regional Official Plan (*OP*).

Landmarks means prominent, memorable components of the built or natural environment (including landscapes, buildings, gateway features and civic spaces) that are recognizable for their symbolic significance, cultural heritage value, special visual appeal or a combination of these factors. Landmarks are instrumental in creating a legible urban environment (*OP*).

Municipal Heritage Register means a register maintained by the City of Kitchener, in accordance with the Ontario Heritage Act, which includes protected heritage properties and properties listed as a non-designated property of cultural heritage value or interest (*OP*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS, OP*).

Qualified Person means for the purposes of cultural heritage resources, means an individual including a professional engineer, architect, archaeologist, etc., having relevant, recent experience in the conservation of cultural heritage resources (*OP*).

Significant means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people (*OP*).

Significant means, in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*WROP*).

Significant means, 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 (*PPS*).

Views and Vistas means significant visual compositions of the built and natural environment that enliven the overall physical character of an area. Views are generally panoramic in nature while vistas are typically a strong individual feature framed by its surroundings (*OP*).

APPENDIX C: LAND REGISTRY RECORDS

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Table 5: Land Registry and Title Search Records for the Doon Mill Ruins¹⁵³

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	17 Feb 1798	4 July 1952	Crown (In Trust)	Richard Beasley, James Wilson and John Baptiste Rousseau	£8887	Block No. 2 on the Grand River; 94, 012 acres
Book G.R. Folio 2 Memorial 43	B+S	18 July 1800	4 July 1801	Richard Beasley, James Wilson and John Baptiste Rousseau	John Bean		3600 acres; Being in the S.E. division of Block 2
Book B Folio 231 Memorial 142	B+S	6 Nov 1834	7 March 1845	Executors of John Bean (Shaun Bean et ux, Jack Bean et ux, and John Bean et ux)	Adam Ferrie Jr.		296 acres, 3 roods, 12 percats; Block No. 2 on the Grand River being part of 3600 (Memorial 43)
Book B1 Folio 182 Memorial 681	B+S	3 Oct 1848	4 Oct 1848	Adam Ferrie Jr. et ux	Hon. Adam Ferrie		246 acres, 3 roods, 12 percats and 282 acres, 2 roods; Part of Biehn's Tract

¹⁵³ Land Registry Ontario, Waterloo (58), Waterloo, Tracts 7; Lower Block; Bechtel Tract, Biehn's Numbered and Unnumbered Tract, accessed 31 January 2023, <https://www.onland.ca/ui/58/books/85188/viewer/548092561?page=323>.

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
Book 5 Folio 459 Memorial 2104	Mtg	14 June 1859	27 June 1859	Hon. Adam Ferrie et ux	Gore Bank	\$25,000	296 acres and 285 acres; Parts of Biehn's Tract
Book B5 Folio 529 Memorial 2177	B+S	10 Sept 1859	8 Dec 1859	Hon. Adam Ferrie et ux	Trustees of Presbyterian Church		57 acres; Part of Biehn's Tract
4592	Deed	28 Oct 1869	21 March 1870	Gore Bank	Geo. H. Patterson and Thos. Stewart		10.73 acres, 3.32 acres, 1 acre, and $\frac{3}{4}$ acre; parts of Bean's Tract
4605	Deed	28 Oct 1869	6 Apr 1870	The Gore Bank	Rachel Ferrie Patterson		16.74 acres; Part of Bean's Tract
4606	Deed	8 March 1870	6 Apr 1870	Geo. H. and Rachel F. Patterson	Thomas Stewart		16.74 acres; Part of Bean's Tract
4607	Deed	8 March 1870	6 Apr 1870	George H. Patterson et ux	Thomas Stewart		3.32 acres, 1 acre, and $\frac{3}{4}$ acre; 4 parts of Bean's Tract
4614	Mort.	28 Oct 1869	12 Apr 1870	Geo H. and Rachel F. Patterson	The Gore Bank	1155.00	16.74 acres; Part of Bean's Tract
4615	Mort.	28 Oct 1869	12 Apr 1870	G.H. Patterson and Thos. Stewart et ux	The Gore Bank	7000.00	10.73 acres, 3.32 acres, 1 acre, and $\frac{3}{4}$ acre; 4 parts of Bean's Tract

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
5550	Mort.	3 May 1873	3 May 1873	Thos. Stewart et ux	Canadian Bank of Commerce	Collateral security for notes	16.74 acres, 10.73 acres, 3.32 acres, 1 acre, and $\frac{3}{4}$ acre; parts of Bean's Tract
7541	Mort.	1 July 1879	1 July 1879	Jacob Z. Detweiler et ux.	John Z. Detweiler	6000.00	16.74 acres, 10.73 acres, 3.32 acres, and $\frac{3}{4}$ acre; 4 parts of tract
9102	Asst. Mort.	22 Dec 1883	7 Jan 1884	Anna Hufart et <i>(difficult to read)</i>	Sam. Detweiler et al		16.74 acres, 10.73 acres, 3.32 acres, 1 acre, and $\frac{3}{4}$ acre; parts of tract
9402	Cert. F. O. O. F.	3 Sept 1884	4 Sept 1884	John Z. Detweiler vs.	Jacob Z. Detweiler et al		16.74 acres, 10.73 acres, 3.32 acres, and $\frac{3}{4}$ acre; parts of tract
9419	Asst. Mort.	21 Aug 1884	1 Oct 1884	Samuel Detweiler et al	John Z. Detweiler		16.74 acres, 10.73 acres, 3.32 acres, and $\frac{3}{4}$ acre; part of tract
9420	B+S	29 Sept 1884	1 Oct 1884	John Z. Detweiler et ux	James D. Webster et al		16.74 acres, 10.73 acres, 3.32 acres, and $\frac{3}{4}$ acre; part of tract

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
10446	Mtg	23 April 1887	23 April 1887	Johnson B. Snider et al	Canada Permit and Loan Co.	10,000.00	16.74 acres, 10.73 acres, and 3.32 acres; part of tract
10474	B+S	21 Jan 1887	3 May 1887	James D. Webster et ux	M. E. Momer (<i>Difficult to Read</i>)		16.74 acres, 10.73 acres, 3.32 acres, and $\frac{3}{4}$ acre
12655	Mtg	16 Aug 1893	5 Sept 1893	L. Cobathel Stan (<i>Difficult to Read</i>)	Canada Permit and Loan Co.	1500.00	16.74 acres, 10.73 acres, and 3.32 acres
12656	B+S (Certificate)	16 Aug 1893	5 Sept 1893	Canada Permit and Loan Co	Jacob Cluthe		16.74 acres, 10.1 acres and 3.5 acres
27012	Grant	25 April 1927	29 April 1927	Jacob Cluthe	Lawrence P. Cluthe	2500.00	16.27 acres
416876	Grant	8 Dec 1969	13 Jan 1970	Lawrence K. Cluthe et ux	The Corporation of the City of Kitchener	2.00	Pt Lot shown as parts 4 + 5, H. B. R. 226
416877	Grant	10 Dec 1969	13 Jan 1970	Lawrence K. Cluthe et ux	Grand River Conservation Authority	2.00	Pt. Lot shown as parts 2 + 7, H. B. R. 226