

Cultural Heritage Documentation Report

**Home Farm Development,
Town of Blue Mountains, County of Grey,
Ontario**

Prepared for:

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EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was contracted by MacPherson Builders (Blue Mountains) Ltd. to undertake a cultural heritage documentation report as part of the Home Farm Development in the Town of Blue Mountains, Grey County, Ontario. The project is located in Lot 20, Concession II, east of Grey Road 19 and north of Tyrolean Lane, incorporating the Plater-Martin (BdHb-1) archaeological site. Based on the recommendations proposed by ASI as part of the Cultural Heritage Resource Assessment of the property (ASI 2013), a cultural heritage documentation of the former stone barn structure (BHR 2) was undertaken. The documentation included photography and measurement of the heritage barn structure in order to create detailed floor plans (see Appendix A).

Background historic research and review of secondary source material revealed that the south half of Lot 20, Concession II was settled by 1873. According to Assessment Rolls for Collingwood Township, the subject property was owned and occupied by Neil Buie by the 1870s but was passed to his son, Donald, in 1887. It is likely that the subject barn structure was constructed by the Buies sometime in the mid to late nineteenth century. The structure has recently been used as a storage building by the Weider family. The following provides a summary of field review and data collection findings:

- The barn structure has been largely altered but still retains stone foundations, stone walls, original window openings, original door openings, and early doors. Unfortunately, no documentary evidence of the structure's construction remains extant. However, the construction methods and materials in the original structure suggest a construction date in the mid- to late nineteenth century.
- The barn structure features an original stone and wood building with a flat roof, a drive shed on the northeast elevation, a small modern concrete addition on the southeast elevation, a large historic addition on the northeast elevation, and a small modern concrete block addition on the northeast elevation of the historic addition. A roofless, concrete block storage area protrudes southwest, generally perpendicular to the structure.
- The barn structure is directly associated with the Buie and Weider families, including Neil Buie and his son Donald.

The subject stone barn structure (BHR 2) is expected to be impacted by the Home Farm Development. Based on preliminary designs of the project, the subject resource is expected to be impacted through full displacement due to its location within the proposed development. As a result, the following recommendation has been made:



1. This report should be archived with the Craigeleith Heritage Committee and the Ontario Archives.



PROJECT PERSONNEL

<i>Corporate Responsibility:</i>	Ronald Williamson, PhD <i>Managing Partner and Chief Archaeologist</i>
<i>Project Manager:</i>	Joel Konrad, PhD <i>Cultural Heritage Specialist</i>
<i>Cultural Heritage Specialists:</i>	Joel Konrad, PhD Seth Price, BA <i>Cultural Heritage Specialist</i>
<i>Project Coordinator:</i>	Sarah Jagelewski, Hon. BA <i>Research Archaeologist</i>
<i>Project Administrator:</i>	Carol Bella, Hon. BA <i>Research Archaeologist</i>
<i>Archival Research:</i>	Joel Konrad, PhD
<i>Report Preparation:</i>	Joel Konrad, PhD Seth Price, BA
<i>Graphics Preparation:</i>	Seth Price, BA
<i>Report Reviewer:</i>	David Robertson, MA <i>Senior Archaeologist and Manager Special Projects, Planning Division</i> Lindsay Popert, MA <i>Cultural Heritage Specialist</i>



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1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by MacPherson Builders (Blue Mountains) Ltd. to undertake a cultural heritage documentation report as part of the Home Farm Development in the Town of Blue Mountains, Grey County, Ontario. The project is located in Lot 20, Concession II, east of Grey Road 19 and north of Tyrolean Lane, incorporating the Plater-Martin (BdHb-1) archaeological site. Based on the recommendations proposed by ASI as a part of the Cultural Heritage Resource Assessment of the property (ASI 2013), a cultural heritage documentation of the former stone barn structure (BHR 2) was undertaken. The documentation included and the measurement of heritage barn structure in order to create detailed floor plans (see Appendix A).

The proposed development will result in the displacement of a former stone barn (BHR 2) identified in the Cultural Heritage Resource Assessment prepared for the Home Farm Development (ASI 2013). This report will fulfill report recommendation #4 which states that:

4. If BHR 2 cannot be protected in the development, it should be thoroughly photo-documented and measured drawings rendered of any intact portion of the original barn.

The purpose of the current report is to document built heritage components (both interior and exterior) of cultural heritage value to be impacted by the proposed development. This research was conducted under the project direction of Joel Konrad, Cultural Heritage Specialist.

2.0 Cultural Heritage Documentation Report CONTEXT

2.1 Provincial Policy

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2005 & PPS 2014 [pending]) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*.

One of these provincial interests is directly concerned with:

- 2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* (2005) states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.





Figure 1: Location of the Home Farm Development study area

Base Map: Bing Maps 2013

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

Built heritage resources mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Cultural heritage landscapes mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community and is crucial when attempting to understand the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value (*PPS 2005*).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. The significance of cultural heritage and archaeological resources is derived from the important contribution they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2005*).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2 Municipal Policies

The Town of Blue Mountains' heritage policy is described in the *Official Plan* (2013), Section D3, which reads in part (italics are used as per the Town of Blue Mountains' *Official Plan*):

It is the intent of this Plan to:

- Recognize that the maintenance of the Town's heritage resources will contribute to the preservation of the Town's *character*.



- Encourage the establishment of and seek the advice of a Municipal Heritage Advisory Committee when making decisions regarding the conservation of *cultural heritage resources* in the Town.

A Cultural Heritage Impact Assessment (CHIS) is required by the Town of Blue Mountains when it is determined that a development application contains, or is adjacent to, a cultural heritage resource. Section D3.2.2 outlines the requirements of the CHIS.

The Town of Blue Mountains defines cultural heritage resources in section 8.11 of its *Cultural Heritage Landscape Assessment Report* (2009):

- (2) Cultural heritage resources comprise those man-made features either on their own or in a man-made or natural setting which are indicative of past human activities, events or achievements. Such resources may include:
 - (a) archaeological sites or areas of archaeological potential;
 - (b) lands, buildings and structures of historical value;
 - (c) buildings and structures of architectural value;
 - (d) man-made or modified rural landscapes and their distinguishing features.

Section D3.3 of the Town's *Official Plan* addresses built heritage and cultural landscape resources. Notably, section 3.3.2 defines cultural heritage landscapes as recognized by the Town of Blue Mountains:

D3.3.2 ...A *cultural heritage landscape* is a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place. Landscapes such as existing rural and agricultural areas, historic hamlets, and heritage roads will be identified in the inventory.

In addition, Sections 3.3.7 and 3.3.8 outline the Town of Blue Mountains' stance on the retention/relocation of heritage buildings, and prevention of demolition of Built Heritage Structures. Namely:

D3.3.7 *Council* shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new *development* areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the *development* site.

D3.3.8 Pursuant to the *Ontario Heritage Act*, and as part of an overall strategy to conserve *built heritage resources*, *Council* may refuse to permit the demolition of heritage buildings or structures that have been designated under the *Ontario Heritage Act*.

Section 3.4 outlines the Town's policies on archaeological resources.



In addition to the Town of Blue Mountains' *Official Plan* (2013), the following documents must be consulted: the Town of Blue Mountains' *Cultural Heritage Landscape Assessment Report* (2009); and the County of Grey's *Official Plan* (2012).

2.3 Niagara Escarpment Commission Policies

The Niagara Escarpment Commission (NEC) has produced an overall plan (the Niagara Escarpment Plan) for the management of the escarpment's natural and cultural environments, which is legitimized by the *Niagara Escarpment Planning and Development Act* (2012; 1990).

The Niagara Escarpment Plan (2013; 2005) is intended to provide for the maintenance of the Niagara Escarpment and land in its vicinity as a continuous natural environment, extending over 725 kilometres from Queenston to the Islands off Tobermory, and to ensure that all such development that occurs is compatible with the aforementioned environment.

The objectives of the Plan are outlined as follows:

1. To protect unique ecological and historic areas;
2. To maintain and enhance the quality and character of natural streams and water supplies;
3. To provide adequate opportunities for outdoor recreation;
4. To maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
5. To ensure that all new development is compatible with the purpose of the Plan;
6. To provide for adequate public access to the Niagara Escarpment; and
7. To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the Planning Act.

Section 2.12 of the *Niagara Escarpment Plan* addresses the management guidance in regards to heritage. The NEC outlines the following objectives for heritage management:

Care should be taken to discover unknown and to preserve known archaeological sites (especially native burial sites) and areas where such sites might reasonably be expected to exist.

Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.

New development including reconstruction, alterations and consideration of a second dwelling under Part 2.2.7.b) should be in harmony with the area's character and the



existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.

Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following: preservation and display of fragments of the former buildings' features and landscaping; marking the traces of former locations, shapes and circulation lines; displaying graphic verbal descriptions of the former use; or reflection of the former architecture and use in the new development.

Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage and excavation, and the recording of buildings or structures through measured drawings or photogrammetry or their physical removal to a different location.

Where the implementing authority has approved the construction of a second single dwelling on an existing lot of record to preserve the local, provincial or national heritage value or interest of an existing single dwelling on the same lot, the property and details regarding its size and location shall be recorded and listed in Appendix 3. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

The *Niagara Escarpment Plan* must be used in conjunction with the Town of Blue Mountains' *Official Plan* (2013), and *Cultural Heritage Landscape Assessment Report* (2009), and the County of Grey's *Official Plan* (2012) for any development within the study area.

2.4 Cultural Heritage Documentation Report

Where a resource is to be relocated or demolished, full historical research, photographic and map recording and documentation of the resource to be displaced or disrupted should be undertaken. Documentation of the subject resource to be impacted by the undertaking was undertaken to include the following components and information, as outlined in the *Environmental Standards and Practices User Guide: Built Heritage and Cultural Heritage Landscapes* (MTO 2006):

- A general description of the study area as well as a detailed historical summary of property ownership and building development;
- Description of the interior and exterior of buildings;
- Overall dimensional measurements of the exterior of residential and agricultural built heritage resources, as well as interior floor plans and overall dimensional measurements of principle rooms of residential built heritage resources;
- Representative photographs of the exterior of built heritage resources;
- Detail photography of character-defining architectural resources or elements on the exterior and interior of a built heritage resource; and
- Photographic key plans of the exterior and interior of a built heritage resource;

Field survey activities carried out by ASI in February 2014 were utilized to conduct photographic documentation, hand measurements, and the textual data collection necessary to carry out heritage documentation activities, the results of which are provided in Appendix A.



3.0 LAND USE HISTORY

3.1 Introduction

This section provides a brief summary of historic research for the site of the future Home Farm Development located in Lot 20, Concession II, in the Town of the Blue Mountains, Grey County, Ontario. A review of available assessment rolls, census records, historical maps, and secondary source material was undertaken to produce a contextual overview, including a general description of settlement and land use.

3.2 Contact Period

The study area falls within the ancestral territory of the Petun/Tionontaté and the Saugeen Ojibway Nation and encompasses the Plater-Martin archaeological site, BdHb-1 (ASI 2013). The Petun/Tionontaté were closely related to the Huron-Wendat and lived in an area that encompassed the current Town of The Blue Mountains, Grey County, Ontario. The seventeenth-century French explorers who encountered these peoples dubbed them the Petun, or “tobacco people,” due to their reputation of growing large amounts of tobacco (Garra 1997: 6).

The Petun/Tionontaté settled in the study area sometime in the late sixteenth century. Documentary evidence of their residence in what is now The Town of the Blue Mountains can be found in French exploration and missionary literature from the seventeenth and eighteenth centuries. In 1616, for example, Samuel de Champlain found eight villages in the region occupied by the Petun/Tionontaté and mentioned that two more were under construction (Garra and Heidenreich 1978). He also noted Algonquian and Odawa living with the Petun/Tionontaté (Garra and Heidenreich 1978).

The proposed Home Farm Development encompasses what was once an important Petun/Tionontaté village, identified as Ekarenniondi by archaeologist Charles Garra (Garra 1997: 1). The village site is significant due to its position as the last major Petun settlement in Ontario, where the history of Petun-French contact can be traced through archaeological and historical records (Garra 1997: 1). The Petun Conservation Area, located south of the study area, is named after the Petun/Tionontaté nation (Ontario Trails Council 2010).

3.3 Township Survey and Settlement

The Town of The Blue Mountains is located in Grey County, Ontario, and is situated on the south shore of Nottawasaga Bay. The town was formed in 2001 through the amalgamation of a number of smaller townships and communities, principally Collingwood and Thornbury. The present Town of the Blue Mountains generally follows the original boundaries of Collingwood Township.

Collingwood was the first township in the county to be surveyed, a project undertaken by Charles Rankin in 1833. Rankin, who settled near Thornbury that same year, first named the area Alta due to the high elevations of the Niagara Escarpment (Mika 1977: 466). However, the name was changed to Collingwood early in the township’s history by Captain John Moberly, a commander of the Royal Navy contingent at Penetanguishene (Marsh 1931: 38). Despite the demand for land in Upper Canada, settlement in Collingwood Township was slow due to two important factors. First, the geography of the area, which is dominated in many parts by the steep face of the Niagara Escarpment, inhibited settlement in various locations throughout the region. The Escarpment rises abruptly, from 725 to 1425 feet above sea level,



near Georgian Bay (Shannon 2000: 59). This steep face extends southeastward through Collingwood Township, making early cultivation in many lots difficult.

The second impediment to settlement was the high proportion of land in the township purchased by speculators (Town of Blue Mountains 2009: 20). Indeed, one scholar has suggested that land speculation was the primary hindrance to occupation and cultivation in Collingwood Township (Shannon 2000: 114). The pattern of speculation was resolved in the second half of the nineteenth century when land was increasingly transferred to settlers.

By the mid-nineteenth century, the ethnic makeup of the township was exclusively Anglo-Celtic, with the majority of inhabitants coming from Scotland, supplemented by settlers from other areas in Canada West, England, Ireland and the United States. For example, a sample of 235 settlers taken from the 1851 Census (Collingwood Township, Grey County: 1-10) reveals that 109 were born in Scotland, 85 in a Canadian territory, 25 in England, 10 in Ireland, and 6 in the United States

European settlement at what is now Craigleith began in the 1840s, and a post office was opened in the hamlet in 1857 (Mika 1977: 466). A stone quarry was founded at Craigleith early in the settlement's history, attracting early settlement. Though there are no valuable natural minerals in the township, William Darley Pollard attempted to extract oil from the shale found on George Lunan's land in 1859. His venture was ultimately unprofitable, however, and his factory closed two years later (Shannon 2000: 61). Craigleith is also associated with Sandford Fleming, who briefly owned the southwest quarter of Lot 21, Concession II in 1880 (Assessment Rolls, 1880, Collingwood Township, Grey County). It was Sandford's father and brother, Andrew and John respectively, who gave Craileith its name. The Sanford's settled the area in 1855, building their home near a stream on Lot 21, Concession II.

3.4 Settlement History of Subject Property

The Home Farm Development is located on Lot 20, Concession II, in the historic township of Collingwood, Grey County, Ontario. The Collingwood Township Assessment Rolls were reviewed, starting in 1872, to determine ownership/occupancy history of the lot for the late nineteenth century, the period where records are most prevalent and accessible. The 1873 Assessment Rolls for Collingwood Township indicate that Lot 20 was split into three parts by that time. The south half was then occupied by Neil Buie, who retained 100 acres of the property, of which 60 were cleared, worth \$1050. The northwest quarter was occupied by John Rutherford, who had cleared 15 acres of land, worth \$600. The northeast 50 acres were occupied by Thomas Martin, with 25 acres cleared, also worth \$600.

The 1881 Census Returns for the Township of Collingwood (District 155, Page 57) indicate that Neil Buie was born in Scotland in 1817, and lived in Craigleith with his wife Catherine (aged 50) and two children, Donald (aged 21) and Neil Jr. (aged 19).

By 1887, Donald Buie, Neil's son, purchased the northwest quarter of Lot 20, of which 40 out of 50 acres were cleared. Neil Buie still resided on the south half of the lot, maintaining 60 acres of cleared land. The 1891 Census Returns for the Township of Collingwood (District 67, Page 30) lists Donald Buie (aged 32) as a farmer and Presbyterian. According to the census, he lived in a two-storey wood dwelling with his wife Jennie (aged 23) and his three children: John (aged 5), Ellie (aged 3), and William (aged 1). Donald may also have lived with a relative, Sarah Buie (aged 32), and her five children. It is possible that Sarah was widowed and living with her brother or brother-in-law. Donald Buie and his family still retained their property on Lot 20, Concession II in 1911, according to Census Returns for the Township of Collingwood (District 73, Page 12). Donald's family had grown to include three more children: Crae, Donald, and



David. The 1921 Census Returns for the Township of Collingwood (District 83, Page 3) confirm that Donald Buie (Bowie), now aged 64, continued to reside in Collingwood with his wife and three children.

3.5 Historic Map Review

The 1878 *Map of Collingwood Township* depicts the few settlements that were located near the study area (Figure 2). Notable features adjacent to the study area include a saw mill, the Craigleith train station, the “old store,” a blacksmith, a tavern and another unlabeled significant structure, perhaps the Craigleith post office opened circa 1857 (Mika 1977: 498). All these structures are located on Lot 21, Concession II, just north of the study area. In addition, the presence of Grey Rd 19 on the 1878 map indicates that it is a historic road and is therefore an indicator of archaeological and cultural heritage potential.

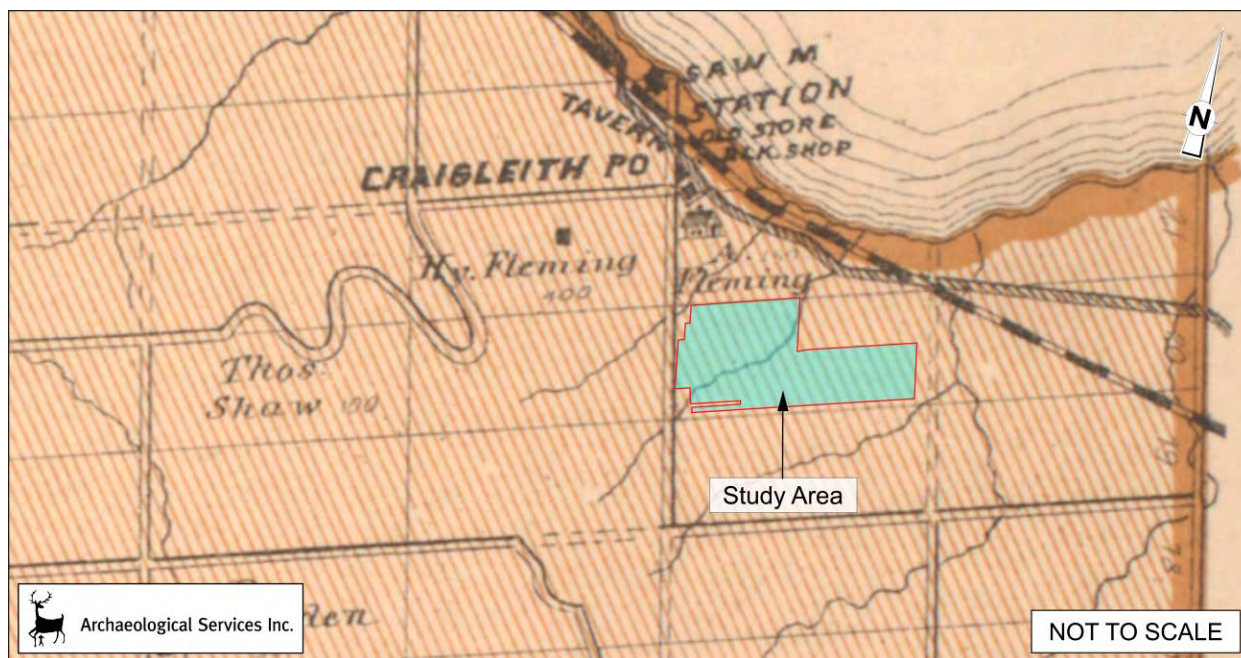


Figure 2: Approximate location of the study area on the 1878 map of Township of Collingwood
Basemap: *Illustrated Historical Atlas of Counties of Northumberland and Durham* (H. Belden & Co 1880)

Only two property owners are identified in the lots within and/or adjacent to the subject area. A. Fleming is listed just north, in Lot 21, Concession II. This corresponds to census and assessment records that indicate Andrew G. Fleming did indeed occupy the property at that time. To the northwest of the study area, in Lot 21, Concession III, the map indicates an Hy. Fleming, or Henry Fleming, who, according to the 1873 Assessment Rolls (Collingwood Township, Grey County) resided in the north half of the lot. Despite the absence of other residents on the map, it should be noted that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

An anonymous map produced in 1929 (Figure 3), now held at the University of Toronto Library, confirms the lot and concession boundaries outlined in the *Historic Atlas*. However, no further information can be gleaned from this resource.

Finally, the aerial mapping produced by the Hunting Survey Corporation in 1954 (Figure 4) confirms that the barn structure was extant at this time.

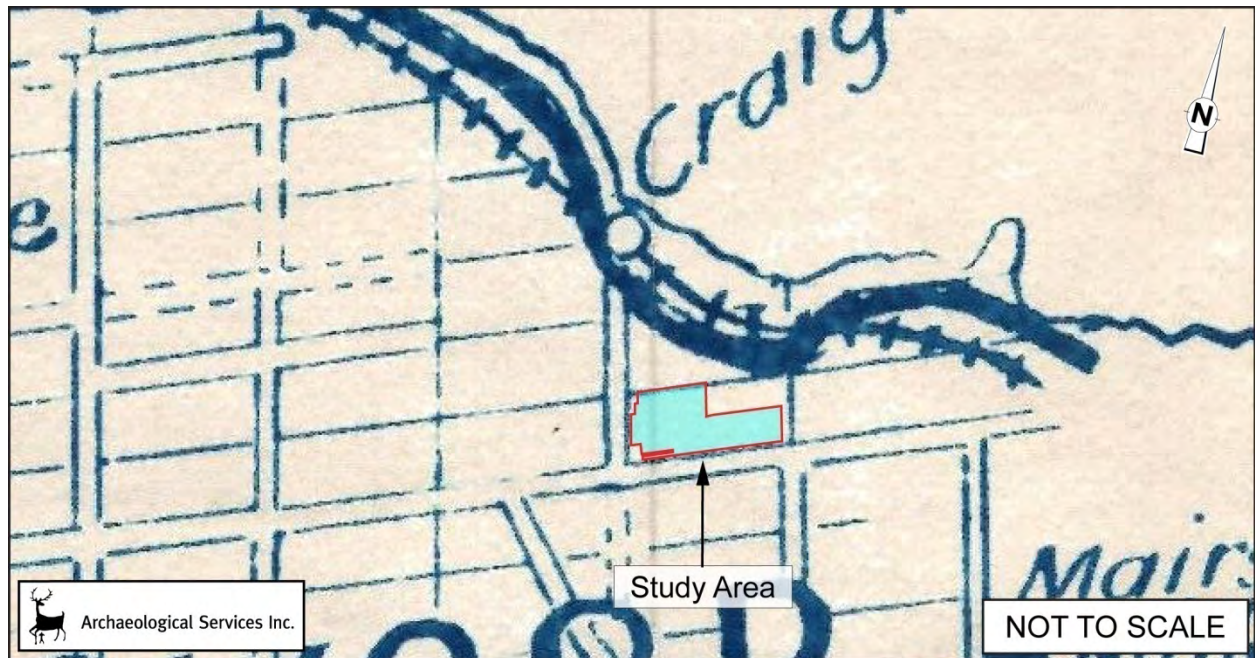


Figure 3: Approximate location of the study area on the 1929 map of Township of Collingwood
Basemap: *Unknown* (University of Toronto Map Library, G_3523_G78_I68 [1929])

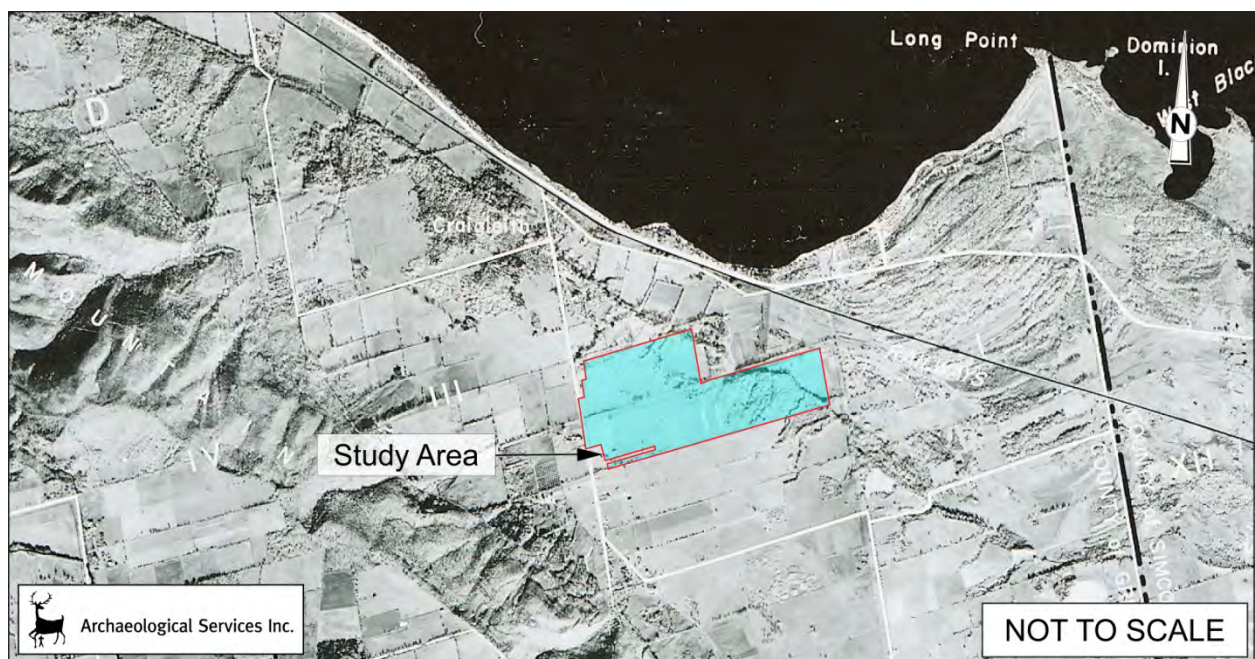


Figure 4: Approximate location of the study area on the 1954 aerial photography of the Township of Collingwood

Basemap: *Hunting Survey Corporation Limited* (445802), 1954

4.0 EXISTING CONDITIONS

A field review was undertaken by Mary-Cate Garden, Joel Konrad, and Seth Price on July 6th, 2013 to document the existing conditions of the study area. The field review was preceded by a review of the property history utilizing archival, published, and online sources as well as both current and historic aerial photographs and maps. These large-scale maps are reviewed for any potential cultural heritage resources which may be extant in the study area. The Home Farm Development study area was examined to identify any built heritage resources (BHR) or cultural heritage landscapes (CHL) within or adjacent to the proposed project domain. It is important to note that field review was conducted during the summer, when views and vistas might be limited by foliage. Based on the results of this study, one BHR (BHR 2) identified was determined to require documentation ahead of its removal resulting from the Home Farm Development (ASI 2013).

A second site visit was conducted by Joel Konrad and Seth Price, Cultural Heritage Specialists at ASI, on February 18, 2014 to survey and document building components of cultural heritage value related to the historic barn structure (BHR 2). This field review entailed the photographic documentation and data collection, including detailed measurements, required to complete this documentation report.

The following sections provide a description of the historic barn building (BHR 2). Outputs of the heritage documentation process, including photographic plates, photographic key plans, overall dimensional measurements of exterior and interior of the built heritage resource, and site plans, are provided in Appendix A.

The Home Farm Development study area is accessed via a small gravel road (Helen Street), running east of Grey Road 19. The site is defined by areas of level ground and steep valleys cut by a meandering watercourse, east of Grey Road 19, north of Tyrolean Lane, in the Town of Blue Mountains. At the limit of Helen Street proper, just within the southwest portion of the study area, is the barn structure which is made up of historic barn elements (BHR 2), and was likely constructed by the Buie family. The building has been used more recently as a storage facility by the Weider family. Overall, the area reflects an evolved, mixed use landscape, primarily exhibiting an agricultural character, as reflected by old fence-lines, circulation routes, and areas of open land.





Figure 5: Overview of the Home Farm Development and BHR 2

Base Map: Bing Maps (accessed 12 February 2014)

4.1 Architectural Features

4.1.1 *Barn Structure: Exterior Description*

The subject barn structure is a one-storey, generally flat-roofed building (Plates 1 and 2) consisting of an original, rectangular stone structure; a rectangular, shed-roof drive shed addition (Plate 3); a small square concrete block accretion on the southeast side [modern addition 1] (Plate 4); a rectangular, historic stone addition to the northwest clad in concrete block (Plate 5 and 6); and a small modern concrete block addition to the north of the historic addition [modern addition 2] (Plates 7 and 8). An uncovered concrete block storage area sits at the southwest of the historic addition (Plates 9 and 10). The building's footprint appears to have been rectangular, situated in a northeast-southwest orientation. The foundations of the original building as well as the historic addition are stone (Plate 11), while modern additions 1 and 2, as well as the concrete block garage, rest on concrete foundations (Plate 12). The northeast wall of the drive shed is comprised of corrugated metal (Plate 13) and the southeast wall is constructed of wood. The wall shared by the original structure and the historic addition is made of stone. The stone walls of the original structure are approximately 2.5 metres high and are topped by a modern row of concrete blocks below wood cladding including horizontal, three-paned windows (Plate 14).

Means of egress are present at the southeast and southwest elevations. A wooden garage door is present on the southeast elevation of the drive shed (Plate 15). Two doors are extant on the southwest elevation of the building. First, the original structure maintains a metal garage door with wood cladding, on centre in the southwest façade of the original structure (Plate 16). A second, double metal door on hinges sits directly northwest, allowing access to the historic addition (Plate 17).

The window openings in the stone wall of the original structure were determined to be original, featuring wood frames and horizontal, two-pane windows, though these are currently covered by plywood (Plates 18-20). Horizontal, three-pane windows with wood muntins, many containing only broken panes, line the frame portion of the wall (Plate 21). The historic addition features two rows of five windows on the northwest elevation (Plate 22). The lower row features three single-pane windows with wood frames and two openings covered with plywood. The upper row features five horizontal three-pane windows, though plywood covers all but the central one. An 18 pane window with metal muntins sits at the northwest elevation of modern addition 2. The window features an eight-pane, central outward-opening panel (Plate 23).

The original structure, the historic addition, and additions 1 and 2 all feature flat roofs; while the drive shed addition features a shed roof. The cement storage area to the southwest of the historic addition retains no roof. The roofs of the original structure and drive shed appear to be clad in asphalt shingles. However, due to their height, angle, and snow cover at the time of field review, it was impossible to determine the material used on the roofs of the historic addition or modern additions 1 and 2.

In summary, the structure is a highly altered outbuilding with fieldstone foundations located in the original structure and the historic addition, partial fieldstone walls, and multiple modern additions. It is possible that the structure's fieldstone walls once supported high barn-board walls and a gable or gambrel roof. However, the relatively narrow width and short length of the original structure suggests it was built either early in the property's settlement history (reflecting the limited income of nascent farmsteads), or initially as a secondary outbuilding.

The building exterior features notable heritage elements which include:



- Fieldstone walls and foundations;
- Original doors and openings; and
- Original windows and openings.

4.1.2 Barn Structure: Interior Description

The subject building is comprised of the original structure, an historic addition, three modern additions, and a drive shed. The original structure is itself separated into two rooms by two particleboard walls at the west corner [area 1]. A modern concrete block addition with a brick and metal door has been added to the southeast wall. The historic addition is made up of two rooms: a main room and a smaller room at the west corner blocked off by particleboard walls [area 2]. The modern addition off the northeast wall is constructed from concrete blocks and is divided by a particleboard wall, creating two discrete spaces (area 3 and area 4). The drive shed is comprised of one large room.

The drive shed consists of a rectangular room with a dirt floor (Plate 24). The ceiling is comprised of wood slats held in place by trusses, upon which hang a series of florescent lights (Plate 25). The walls on the southwest and northwest of the structure are made of stone and provide a contrasting view of large fieldstone boulders used in the original structure and smaller fieldstone used in the historic addition (Plate 26). The door opening joining the drive shed and the original structure appears to be original and features a wood frame and horizontal wood-plank door with no hardware remaining (Plate 27).

The original structure is rectangular and retains a concrete floor and wood slat ceiling supported by wooden posts and beams (Plate 28 and 29). A vertical wood-plank door with no hardware remains at the east corner of the original structure (Plate 30). A 3.36 m² concrete block addition at the south corner of the original structure [addition 1] is accessed through a brick and metal door (Plates 31 and 32). A modern, steel garage door is located in the centre of the southwest wall (Plate 33). Wood shelving lines the walls in the north corner of the structure, illuminated by florescent lighting, and horizontal wood-slats cover the original stone of the northwest wall (Plate 34). The west corner of the original structure is separated by two perpendicular particleboard walls, with door openings at both the northwest and southeast walls. This room [area 1] retains a concrete floor and contains only a small cabinet at the west corner (Plates 35 & 36). A door opening leading to the historic addition sits at the northwest wall of the room and features a modern two-panel door with a nine-pane window (Plate 37).

The historic addition is rectangular in plan and was constructed perpendicular to the original structure to form an L-shape. The structure features concrete floors, a plywood ceiling, and stone, concrete, and cordwood walls (Plates 38 and 39). A set of steel, double doors on the southwest elevation provide a means of egress (Plate 40). Two perpendicular particleboard walls create a room [area 2] at the west corner of the structure, accessed by a modern, five-panel wood door (Plate 41). The small room consists of a low wood platform, concrete floor, and wood paneling above a stone wall (Plate 42). A portion of stone wall is missing along the northwest elevation, exposing the concrete block envelope (Plate 43).

A concrete, two-room addition [modern addition 2] is located on the northeast elevation of the historic addition (Plate 44). The bottom portion of the wall separating the historic addition and the adjacent accretion features cordwood construction, while the top section is a mixture of poured concrete and concrete block (Plates 45 and 46). The addition is divided into two rooms [areas 3 and 4] by a particle board wall (Plate 47). Both rooms retain concrete floors wood ceiling (Plates 48-50).

The building interior features notable heritage elements which include:



- Fieldstone walls;
- Original doors and openings; and
- Original windows and openings.

5.0 CONCLUSION

Background historical research and review of secondary source material revealed that the south half of Lot 20, Concession II was settled by 1873. According to Assessment Rolls for Collinwood Township, the subject property was owned and occupied by Neil Buie by the 1870s but was passed to his son, Donald, in 1887. It is likely that the subject barn structure was constructed by the Buies sometime in the mid-late nineteenth century. The structure has recently been used as a storage building by the Weider family. The following provides a summary of field review and data collection findings:

- The barn structure has been largely altered but still retains stone foundations, stone walls, original window openings, original door openings, and early doors. Unfortunately, no documentary evidence of the structure's construction remains. However, the construction methods and materials in the original structure suggest a construction date in the mid to late nineteenth century.
- The barn structure features an original stone and wood building with a flat roof, a drive shed on the northeast elevation, a small modern concrete addition on the southeast elevation, a large historic addition on the northeast elevation, and a small modern concrete block addition on the northeast elevation of the historic addition. A roofless, concrete block storage area protrudes southwest, generally perpendicular to the structure.
- The barn structure is directly associated with the Buie and Weider families, including Neil Buie and his son Donald.

6.0 RECOMMENDATIONS

The subject stone barn structure (BHR 2) is expected to be impacted by the Home Farm Development. Based on preliminary designs of the project, the subject resource is expected to be impacted through full displacement due to its location within the proposed development. As a result, the following recommendation has been made:

1. This report should be archived with the Craigeleith Heritage Committee and the Ontario Archives.



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APPENDIX A: OUTPUTS OF FIELD ASSESSMENT ACTIVITIES

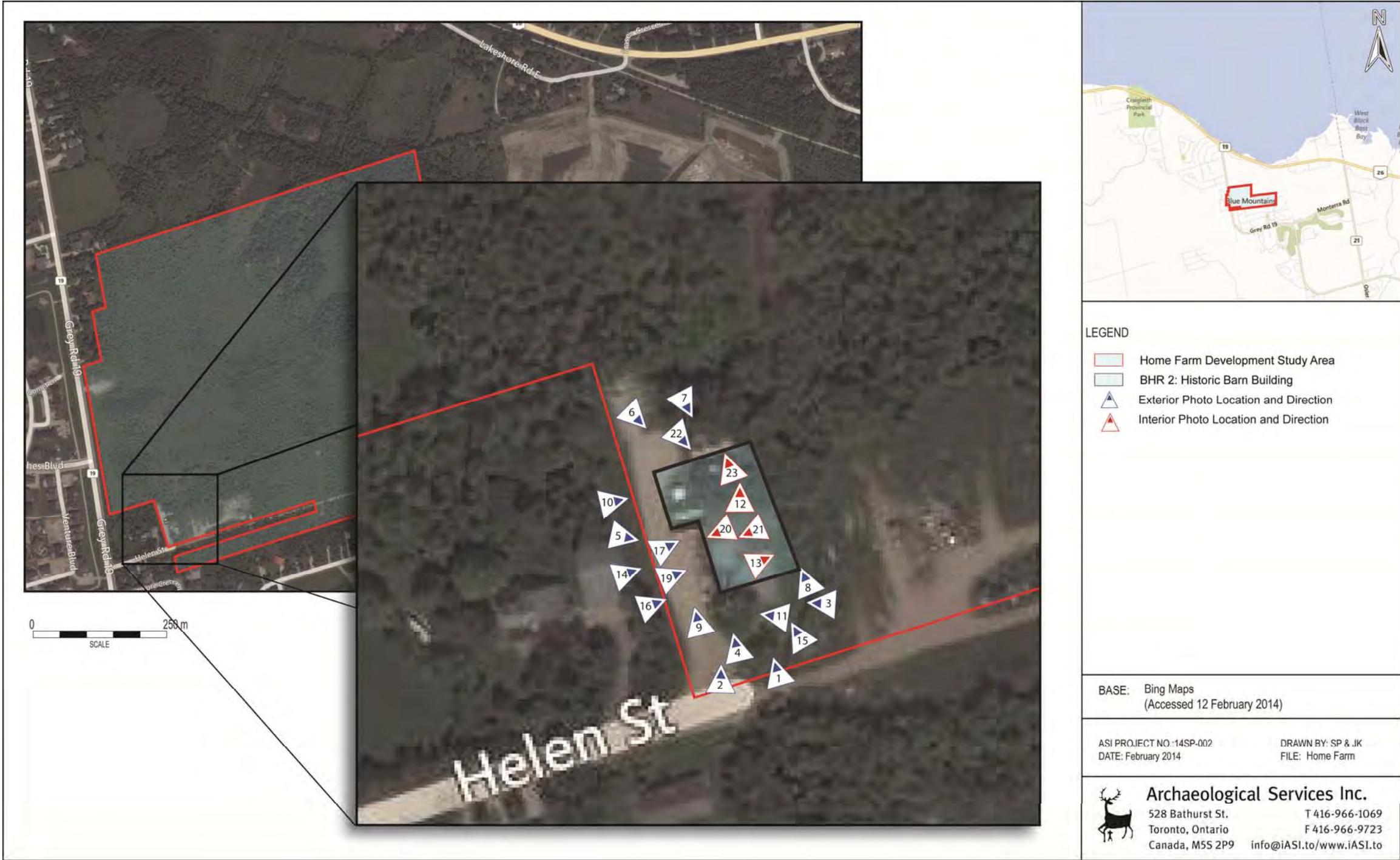


Figure 6: Home Farm Barn Structure – Site context plan showing exterior photo plate locations and directions.



Figure 7: Southeast elevation of the barn structure, showing photo plate locations.



Figure 8: Southwest elevation of the barn structure, showing photo plate locations.

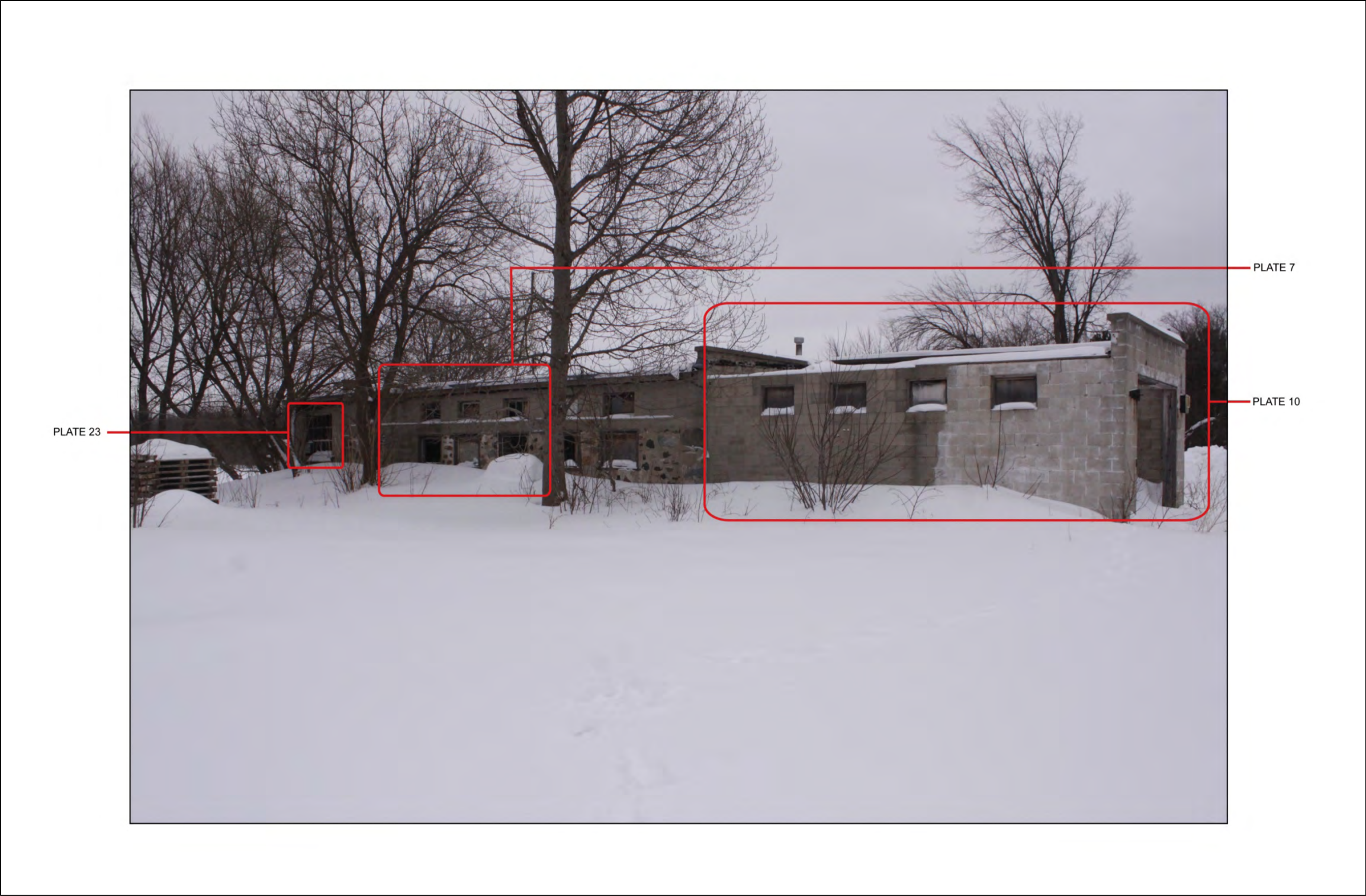


Figure 9: Northwest elevation of the barn structure, showing photo plate locations.

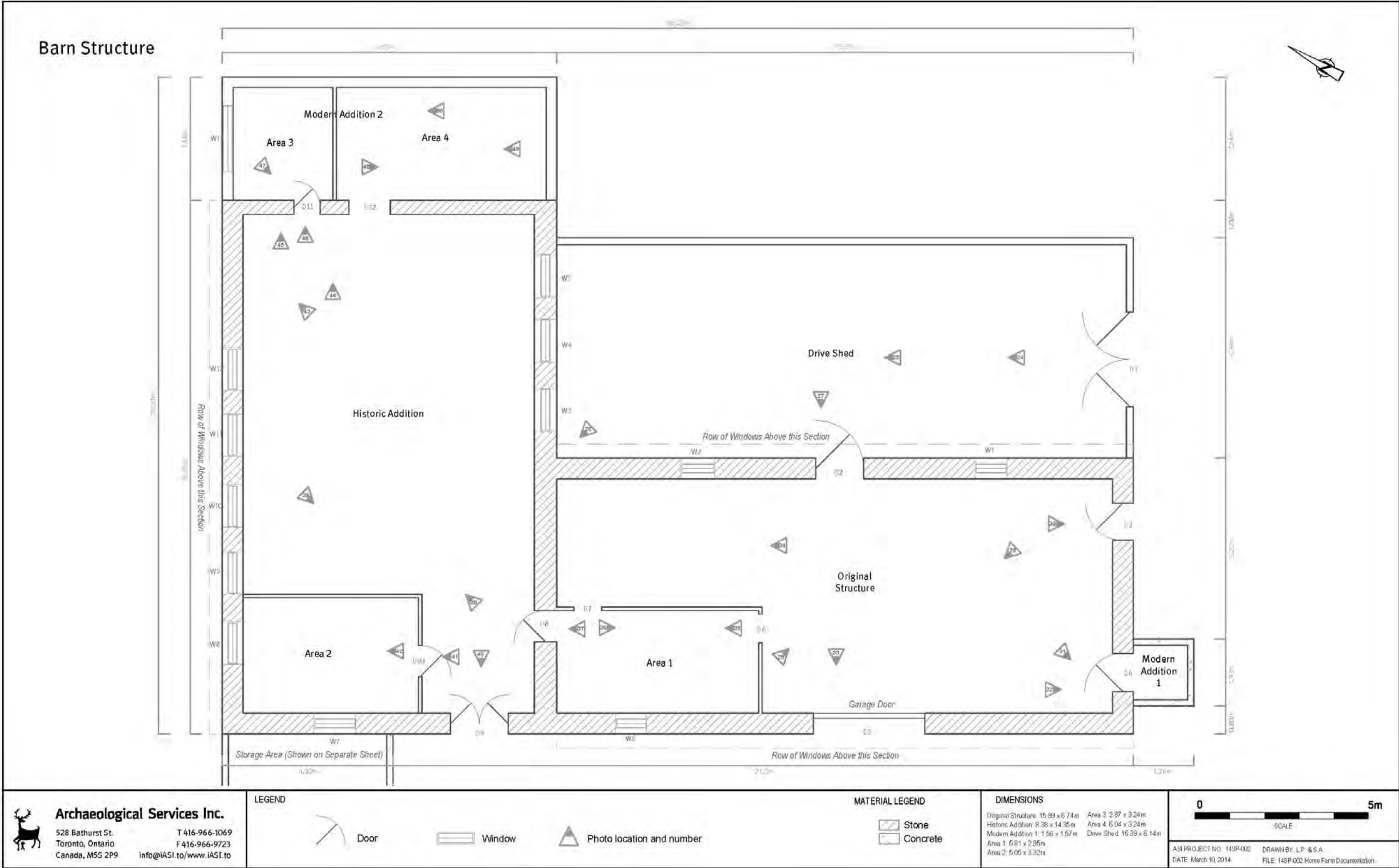


Figure 10: Floor plan of the barn structure showing photograph locations and overall dimensions of the principle interior areas and the exterior.

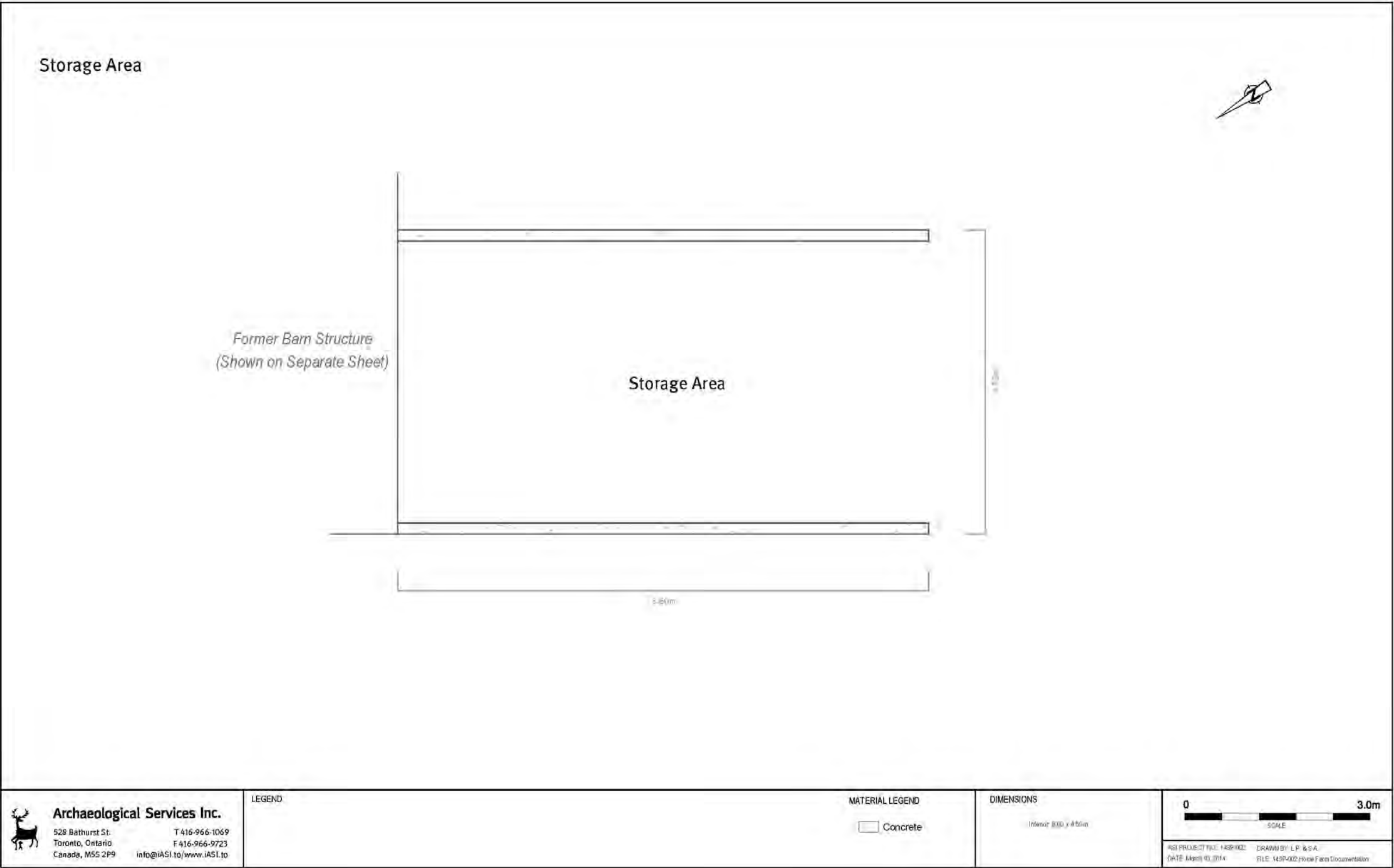


Figure 11: Floor plan of the concrete storage area showing the overall dimensions of the principle interior areas and the exterior.

**Table 1: Measurements of Structural Openings of Built Heritage Resources
Barn Structure – Home Farm Development**

Feature Type	Feature Identifier ¹	Description and Location	Measurements (cm) (width of opening)
Built Heritage Resource: Main Floor			
Windows²	W 1	Window opening with wooden frame covered by plywood.	Window: 90
	W 2	Window opening with wooden frame covered by plywood.	Window: 88
	W 3	Window opening with wooden frame and covered by plywood.	Window: 125
	W 4	Window opening with wooden frame and covered by plywood.	Window: 125
	W 5	Window opening with wooden frame and covered by plywood.	Window: 125
	W 6	Horizontal, two-pane window with wooden frame.	Window: 90
	W 7	Window opening with wooden frame covered by window.	Window: 122
	W 8	Window opening with wooden frame covered by window.	Window: 122
	W 9	Single-pane modern window with wooden frame.	Window: 122
	W 10	Single-pane modern window with wooden frame.	Window: 122
	W 11	Window opening with wooden frame covered by window.	Window: 122
	W 12	Single-pane modern window with wooden frame	Window: 122
	W 13	18-pane window with metal muntins, eight-pane central outward-opening panel.	Window: 192
	W 14	Modern, horizontal three-pane windows lining the northeast and southwest elevations of the original structure as well as the northwest elevation of the historic addition.	Windows: 96
Doors	D 1	Hinged barn door constructed of vertical barn boards.	Door: 272
	D 2	Horizontal wood-plank door missing hardware.	Door: 138
	D 3	Vertical wood-plank door missing hardware.	Door: 107
	D 4	Metal door and frame filled with brick.	Door: 110
	D 5	Modern metal garage door with exterior wood covering.	Door: 321
	D 6	Open doorway.	Doorway: 90

¹ Please refer to the floor plans for the exact location of each window and door identifier.

² Windows and doors were measured excluding trim (openings only). Where window and/or door trim was identified as potentially original, older, or salvageable, measurements are provided.

**Table 1: Measurements of Structural Openings of Built Heritage Resources
 Barn Structure – Home Farm Development**

Feature Type	Feature Identifier ¹	Description and Location	Measurements (cm) (width of opening)
	D 7	Open doorway.	Doorway: 80
	D 8	Modern two-panel door with a nine-pane window.	Door: 90
	D9	Modern metal double-doors missing hardware.	Door: 166
	D10	Modern six-panel particleboard door missing hardware.	Door: 89
	D11	Modern particleboard door missing hardware.	Door: 75
	D 12	Open doorway.	Doorway: 119





Plate 1: Southwest
elevation of the barn.



Plate 2: Southeast
and southwest
elevations of the
barn.





Plate 3: Oblique view of southeast elevation. Note the shed-roofed drive shed addition in the foreground.



Plate 4: Detail of the southwest and southeast elevations. Note the concrete block addition.





Plate 5: Southwest elevation of the barn. Note the addition to the northwest



Plate 6: Northwest elevation of building. Note the concrete block garage, the large stone addition, and the small addition on the northeast side of the building.





Plate 7: Detail of the northwest elevation. Note the concrete blocks placed upon stone foundations.



Plate 8: Oblique view of northeast elevation. Note the concrete block additions towards the northeast of the drive shed.





Plate 9: Concrete block storage area on the southwest elevation.



Plate 10: Detail of concrete block storage area on the southwest elevation.





Plate 11: Detail of
stone foundation at
southwest elevation
of original structure.



Plate 12: Detail of
concrete foundations
on the east corner of
modern addition 2.





Plate 13: Detail of the foundation on the north wall of the drive shed.



Plate 14: Detail of southwest wall of original structure. Note the wood frame resting atop a row of concrete blocks above the stone wall.





Plate 15: Detail of
door on the
southeast elevation
of the drive shed.



Plate 16: Detail of
stone wall and door,
southwest elevation.





Plate 17: Metal doorway allowing access to historic addition.



Plate 18: Window in northeast stone wall of the original structure. Note the wood frame and line of concrete blocks directly above.





Plate 19: Window in the southwest stone wall of the original structure.



Plate 20: Detail of window on the southwest side of original structure.





Plate 21: Row of windows in the frame structure above the stone wall.



Plate 22: View to the northwest elevation of the historic addition. Note the two rows of windows.





Plate 23: Detail of 18 pane window with metal muntins and eight-pane, central outward-opening panel.



Plate 24: View of the drive shed interior.





Plate 25: Detail of wood-slat and truss ceiling.



Plate 26: Detail of northwest corner of driveshed. Note the different stonework used to complete the original structure (left) and the contemporary addition (right).





Plate 27: Detail of door on southwest wall of drive shed leading into original structure.



Plate 28: View of the interior of original structure, looking west.





Plate 29: View of the interior of original structure, looking east.



Plate 30: Detail of vertical wood-plank door on southeast elevation of original structure.





Plate 31: Detail of
entrance to small
concrete block
addition at southeast
wall.



Plate 32: Detail of
concrete block
addition.





Plate 33: Detail of garage door at southwest wall of structure.



Plate 34: View of the northwest corner of the original structure.





Plate 35: View of the small room at the west corner of the original structure, looking west.



Plate 36: View of the particle board partition walls of the smaller room, looking southeast.





Plate 37: View into the historic addition to the west of the original structure.



Plate 38: View of the historic addition, looking north.





Plate 39: View to the southwest of the historic addition, looking towards the original structure.



Plate 40: Detail of steel double doors on the southwest elevation of the historic addition.





Plate 41: View of the small room partitioned by particle board walls, looking northwest.



Plate 42: Detail of small room, looking northwest.





Plate 43: Detail of northwest wall of historic addition. Note the absence of stone wall revealing the concrete blocks added to the exterior.



Plate 44: Detail of northeast wall of the historic addition. Note the doorways to the modern concrete block addition.





Plate 45: Detail of northwest wall of historic addition. Note that the wall is comprised of plaster and cordwood construction.



Plate 46: Detail of door opening into modern addition two. Note the distinctive marks in the concrete above the doorway left by the cordwood wall.





Plate 47: View of
modern addition 2,
looking south.



Plate 48: Modern
addition 2, looking
east.





Plate 49: Modern
addition 2, looking
west.



Plate 50: Detail of
ceiling in modern
addition 2.

