

HERITAGE IMPACT ASSESSMENT



50-60 FIFE ROAD, GUELPH

16 APR 2022

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EXECUTIVE SUMMARY

Megan Hobson consulting was retained by Tim Welch Consulting to undertake a Heritage Impact Assessment (HIA) on behalf of UpBuilding! Non-Profit Homes (Guelph) Inc. to evaluate impacts of the proposed demolition of a building that is listed on the City of Guelph's *Municipal Heritage Register* as a non-Designated heritage property.

The building proposed for demolition is identified on the heritage register as an Italianate style structure that was built c.1865. It was converted to apartments in 1991 and currently contains 4 self-contained apartments that provide subsidized housing for people in need. The 2-storey building is in poor condition and repair costs estimated in 2020 were in excess of \$1M. The applicant proposes to demolish the building and replace it with two new buildings in the same location that will provide 18 residential units, including 6 ground floor fully accessible units, with private amenity spaces for each unit.

The heritage listed building has been evaluated according to *Ontario Regulation 09/06* and it has been determined that it meets one of the criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, in terms of its 'Historical or associative value':

Criteria 2 (i) It has direct associations with four significant owners in the 19th & early 20th century:

- Richard JAKCSON, gentleman farmer and early settler
- Frederick Jasper CHADWICK, Provincial Land Surveyor and Mayor of Guelph in 1877
- David Bain WATSON, cellarman at the Sleeman's brewery for over 30 years
- MARY ELLEN Watson, nee Jordan, widow and owner of the Rock Maple Pickle Factory

It has been demonstrated that the architectural and contextual values have been lost due to extensive alterations and later additions to the former dwelling, redevelopment of the property for subsidized housing, land division for suburban development that has isolated it from its original context on Waterloo Road. Designation under the *Ontario Heritage Act* is not recommended. If a demolition is approved, it is recommended that the following mitigation be undertaken to conserve the identified historic associations with this place:

Documentation – this report contains photo and historic documentation, so no further documentation is required. It is recommended that digital copies of this report be provided to the following local history collections:

- Guelph Public Library
- Guelph Museums
- Wellington County Museum & Archives

Commemoration – it is recommended that the applicant agree to work with the City of Guelph to determine an appropriate form of commemoration in one or more of the following ways:

- Commemorative naming to recognize the former name associated with this place that was known in the 19th and early 20th century as Rock Maple
- Commemorative marker or plaque visible from Fire Road to convey the historic associations of this place
- Commemorative display or artwork in the new buildings, to convey the historic associations of this place

1.0 INTRODUCTION

Preparation of this report included site investigation, historical research, and a review of relevant heritage policies and applicable legislation. Consultation was undertaken with Stephen Robinson, Senior Heritage Planner at the City of Guelph. Assistance was provided by staff at local collections including Darcy Hiltz at Guelph Public Library, Laura Coady at Guelph Museums, and Sophia Grande-Lawlor at Wellington County Museum & Archives. Access to the building and information about 20th century alterations to convert the building to apartments was provided by Howard Kennedy and Susan Roeder from UpBuilding.

2.0 LOCATION & SITE DESCRIPTION

The subject property is located on the south side of Fife Road at 50-60 Fife Road, just west of Highway 124. The entrance to the property from Fife Road is located between Highway 124 and the railway crossing. The site slopes down from Fife Road. There is a natural area that contains a creek adjacent to property and beyond that there are residential buildings that front on Wellington Road 124.



LOCATION MAP – 50-60 Fife Road, Guelph

Railway line (yellow) former Waterloo Road (red)

The subject building is located in the centre of a complex of housing that includes three blocks of townhouses around the perimeter and 4-storey apartment building in the center. The subject building has been converted to apartments and contains 4 self-contained residential units. The area between the buildings is paved for surface parking. There is a small strip of landscape around the perimeter of the property and there are mature trees on either side of the subject building. There is a small yard on the east side of the subject dwelling that is banked and slopes down towards the adjacent natural area.



STREETVIEW – view from Fife Road

The exterior of the subject building is coated with a sprayed-on cement stucco that covers the masonry walls, window sills and foundation. There are cracks in the stucco in a number of locations, particularly on the east and south elevations. The windows are modern vinyl clad window units and the doors are modern replacement doors. The original front door and configuration of the c.1860s dwelling is no longer apparent due to 20th century alterations and additions.

The original construction materials are not visible on the exterior due to the stucco cladding. The only exception is at the top of the tower on the north elevation where the original wood brackets and slate roof survive. These architectural features are consistent with the c.1865 date of construction identified in the heritage register.

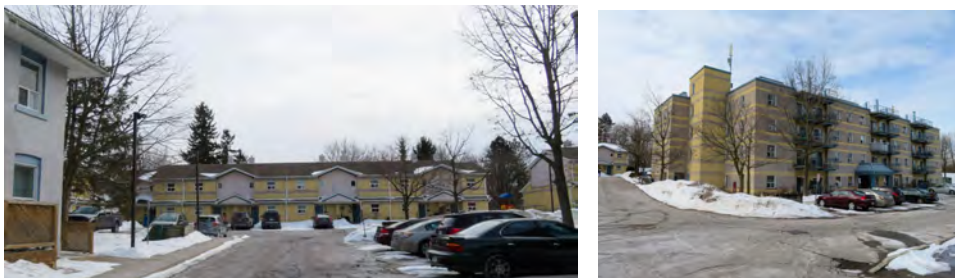
On the interior, the only original architectural feature, is located in the top of the tower where a c.1865 wood staircase between the 2nd & 3rd floor of the tower remains in one of the residential units. The interior has been completely reconfigured and, other than the remnant staircase, there are no original features or finishes remaining. The basement has been finished so the original foundations are not visible.



HERITAGE LISTED BUILDING – converted to apartments in 1991 by the current owner – industrial spray stucco applied to the masonry is in poor condition – the only original elements are the slate roof on the tower and some wood brackets that date from the 1860s



INTERIOR – subdivided into self-contained apartments – reconfigured with no original features or finishes remaining, with the exception of one wood staircase in the top of the tower that dates from the 1860s



CURRENT CONTEXT – subsidized housing complex that includes rows of townhouses and a 4-storey apartment building

3.0 HERITAGE PLANNING CONTEXT

The subject property is listed on the Town of Guelph's Municipal Heritage Register as a non-Designated heritage property. It is identified in the listing as an Italianate structure that was built c.1865. Information provided by heritage staff, suggests that it was used as a pickle factory at one time. Historic photos in local collections identify the subject building as the Matthew Wells Pickle Factory. Extensive research was undertaken by the consultant to clarify the evolution of the property and former owners and activities associated with it. No links with the Matthew Wells pickle factory were found. The evolution and history of the subject building are outlined in section 4.0 below and historic documentation is provided in Appendix B of this report.

In the 19th and early 20th century, the subject property was known as Rock Maple Farm on Waterloo Road. This property had three significant owners in the 19th and early 20th century:

Person: Richard JACKSON (b.1801) Time Period: 1840s-50s

A gentleman farmer who emigrated from England and built a 1.5-storey frame house in the 1840s that may have been incorporated into the subject dwelling but no longer remains.

Person: Frederick Jasper CHADWICK (1838-1891) Time period: 1860s-80s

Provincial Land Surveyor, proprietor of the Herald newspaper, and Mayor of Guelph in 1877. He and his wife Elisabeth bought Richard Jackson's farm and farmhouse, adding an Italianate style buff brick and stone addition with a tower. F.J. consolidated the Chadwick's holdings on the south side of Fife Road and called the property Rock Maple. The c.1860s addition and tower remain but have been heavily and irreversibly altered

Person: David Bain WATSON (1842-1903) Time Period: 1890s-1903

A retired cellarman who was employed at the Sleeman's brewery for over 30 years. He purchased Rock Maple farm after his marriage to Mary Ellen Jordan, a domestic servant employed at the Sleeman Mansion where they first met.

Person: MARY-ELLEN Watson /Holly /Fisher /Heyland /Laiture (1855-1944)
Time Period: 1903-06

The widow of David Bain Watson who built a 2-storey brown brick addition and established the Rock Maple Pickle Factory to support her large family after the death of her husband. Her older children worked in the factory with her. The c.1903 addition survives but has been heavily and irreversibly altered.

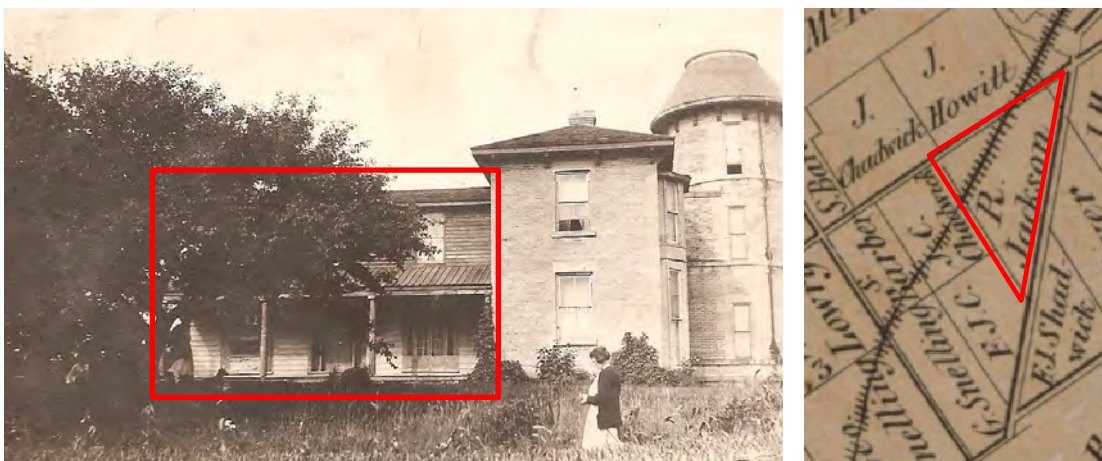
4.0 HISTORIC CONTEXT

Historically, the subject property is located in Concession 2, Division E of Guelph Township on Lot c. It is presently located within the boundary of the City of Guelph but was originally in Guelph Township. Historically the subject property was part of a larger farmstead that extended from Fife Road to Waterloo Road. In the 19th century, the house is described as being on the Waterloo Road, an historic road that has been re-aligned and widened as Highway 124. Modern changes to the road network has severed ties between the subject building and Waterloo Road and other historic properties associated with Waterloo Road, most notably the Sleeman Mansion. Expansion of the Town boundary and suburban development on former farmland around the subject property has further eroded the rural character that this stretch of Waterloo Road had in the 19th and early 20th century.

Richard JACKSON (b.1801)

The first dwelling constructed in the location of the subject dwelling may have been a 1.5-storey frame dwelling that was built for Richard Jackson in the 1850s. This dwelling is recorded in the 1861 Census and historic mapping form 1861 shows that Richard Jackson owned a farm here. His triangular parcel extended from Fife Road to Waterloo Road and the railway line crosses the corner of his property.

Richard Jackson or 'gentleman Jackson' as he was known, emigrated from England to Wellington County in the early 19th century. Not much is known about him, but it is known that he held a prestigious position as Warden of St. George's Church in Guelph in 1851. According to one source, Jackson's house was based on his former home in England.¹ Jackson's property was purchased by F.J. Chadwick in the 1860s. Historic photos from the early 20th century show an earlier 2-storey frame structure that may be Jackson's frame house built in the 1850s, enlarged and integrated into Chadwick's brick additions. This frame portion has not survived and there is presently a modern addition in this location that contains a stairwell and elevator.



'GENTLEMAN' JACKSON'S frame house built in the 1850s can be seen in this undated photograph with later brick additions by F.J. CHADWICK

¹ 'Ancestors of Earl Richard Osborne', Family Search website, accessed online.

Frederick Jasper CHADWICK (1838-1891)

In the 1860s, Richard Jackson's property was acquired by Frederick Jasper Chadwick who already owned farmland next door and on the other side of Fife Road. F.J. consolidated the Chadwick's land holdings on the south side of Fife Road and named his property Rock Maple. He built a large buff-brick and stone addition in an Italianate style that had a circular tower. The quality of the design and materials likely indicates involvement of a master builder or local architect. Unfortunately, due to extensive alterations and application of a stucco over the masonry, the original workmanship is only discernable on the north and east elevations above the roofline, where some of the original wood brackets survive and the slate tile remains on the roof of the tower. During Chadwick's ownership the property was a working farm, though no agricultural buildings survive today, a Herd Book from 1873 records a prize-winning calf raised at Rock Maple.

Frederick James CHADWICK (1838-1891) was the second son of John Craven CHADWICK Jr. (1811-1889) who emigrated from Ireland and was the fourth son of John Craven Chadwick Sr. (1778-1851) of Ballinard House in Tipperary. John Craven Chadwick Jr. came to Canada and first settled at 'Cravendale' near Ancaster in Wentworth County. He served in the military at the Niagara Frontier during the Rebellion of 1837-38 and moved to Guelph in Wellington County in 1851. His sons Frederick Jasper and Austin Craven became prominent men in Guelph.

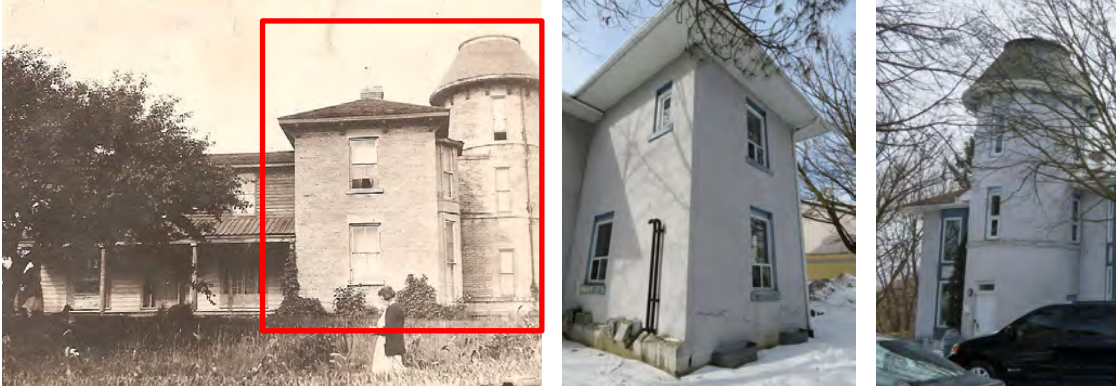
Frederick Jasper CHADWICK (1838-1891) was a Captain in the Wellington Militia, a Provincial Land Surveyor² and a prominent businessman. From 1871 to 1885 he was the proprietor of the Herald newspaper. He served at various times on the county council and town council and was elected Mayor of Guelph in 1877. He was Warden of St. George's Church in Guelph in 1865, 1876 and 1877. He was a founding director of the Guelph Gas Works. When the Grand Trunk and Western Railways merged, fears of a monopoly of rail access to the city prompted Chadwick and several other leading citizens to found the city-owned Guelph Junction Railway in 1884.³ In 1890, he was part of successful petition to Parliament to incorporate the Arthur, Guelph, & Ontario Railway Company. He was only 52 years old at the time of death in 1891. He is buried at Woodlawn Cemetery in Guelph with other members of the Chadwick family.



John Craven CHADWICK (left) emigrated from Ireland and set up a farm in Concession 2 just outside Guelph. His second son F.J. CHADWICK (right) inherited the family farm, sold farmland on the north side of Fife Road, and acquired the Jackson property next door. F.J. called the farm Rock Maple and made grand additions to an existing frame house on Jackson's property.

² 1855 *Map of the Town of Guelph*, drawn by Frederick J. Chadwick, Archives of Ontario

³ *The Chadwicks of Guelph and Toronto and Their Cousins*, Toronto, 1914



F.J. CHADWICK'S Italianate style addition built in the 1860s. The original buff brick and cut stone trim has been covered with a modern cement stucco. The original 2 over 2 wood sash windows have been replaced with vinyl windows and the bay window has been altered.

David Bain WATSON (1862-1903)

David Bain Watson, a native of Aberdeenshire, Scotland was employed by the Sleeman's for more than 30 years as a cellarman and lived in a small house near the brewery on Waterloo Road. A cellarman was essential to the brewing operation and oversaw quality control in the production of the beer. Typically, the cellarman was responsible for keeping the barrels in good repair, deciding when to transfer the batches, and looking after the stock of beer in the cellar.

During a severe illness, he stayed at the Sleeman home to recuperate and was nursed by a young servant in the Sleeman household called Mary Ellen Jordan. In 1872, when she was 17 years old, they were married. Following the death of F.J. Chadwick in 1891, he purchased Maple Rock farm and moved there in his retirement. Suffering from poor health, he died in 1903 leaving behind a young wife and 12 children, the youngest only 4 months old.

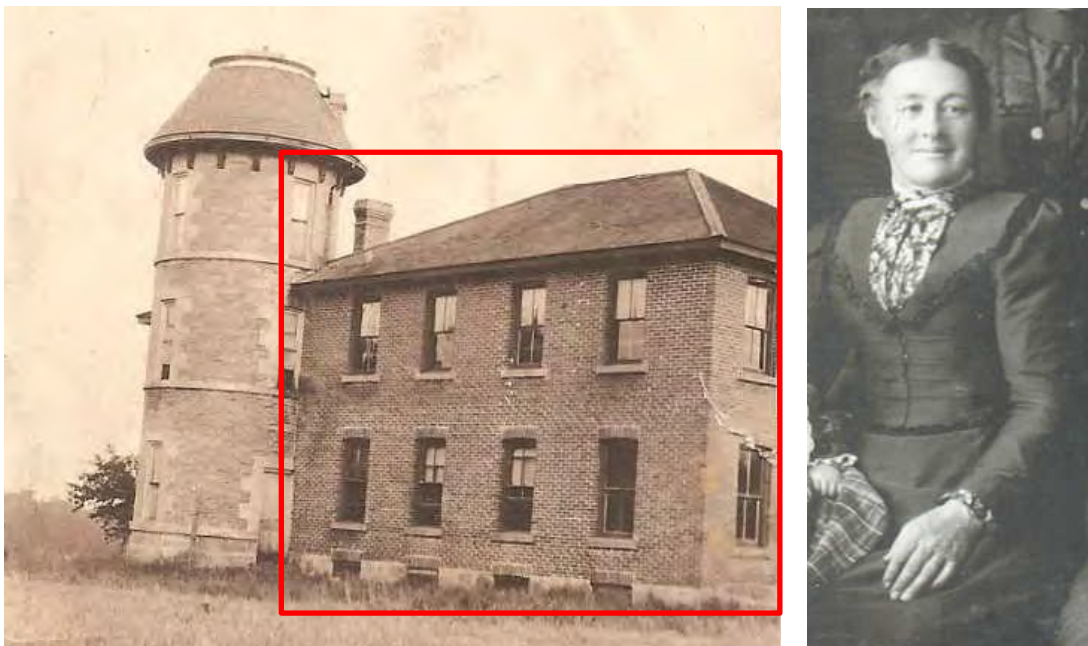


David Bain WATSON, a cellarman at the Sleeman brewery and Mary Ellen WATSON, a servant working in the Sleeman household were married in 1872. In the 1890s they purchased Rock Maple. This photo of them with their 12 children was taken in 1902, one year before David died.

MARY ELLEN Watson (nee Jordan) /Holly /Fisher /Heyland /Laiture (1855-1944)

In the early 1870s, Mary Ellen worked as a domestic servant at the Sleeman Mansion where she met her first husband David Bain WATSON who was a cellerman employed at the Silver Creek Brewery for more than 30 years. In 1872 they were married. Mary Ellen was only 17 years old at the time of their marriage and had 12 children before David's death in 1903. After the death of her husband, she started a pickle factory on the advice of her son Albert as a way of supporting her family. She was already well known for her delicious pickles and was already employing staff to come to Rock Maple to help her can them for sale. She purchased equipment and had a large building erected which was attached to the house. Her older children worked with her in the pickle factory. Unfortunately, the venture failed and was abandoned after a short time and Mary Ellen remarried and moved to Nevada, taking her three youngest children with her.⁴ Mary Ellen remarried several times afterwards and in total was married five times. The Rock Maple property was leased for a time and eventually sold.

A *Labour Gazette* published in 1908 lists the Rock Maple Pickle Factory as a food processing plant in Guelph. This suggests that the pickle factory was still in operation at this time and employed 6 workers. When the local historian Gordon Couling photographed the subject building in the late 1960s and early 1970s, he identified it as 'the pickle factory on Fife Road'. This led to confusion because the photos were subsequently and mistakenly identified as the 'Matthew Wells Pickle Factory' in local collections. The Matthew Wells Pickle Factory was a much larger operation that produced Rose brand pickles and relishes. The Wells company built a large processing plant on Victoria Street in Guelph and there is no evidence linking the Wells Company with the subject property.



MARY ELLEN'S PICKLE FACTORY called the ROCK MAPLE PICKLE FACTORY – David Bain Watson's widow had a 2-storey brown brick addition built for her commercial pickling operation following the death of her husband in 1903.

⁴ 'Ancestors of Earl Richard Osborne', accessed online.

5.0 CULTURAL HERITAGE VALUE

5.1 EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria:

Property: 50-60 Fife Road, Guelph

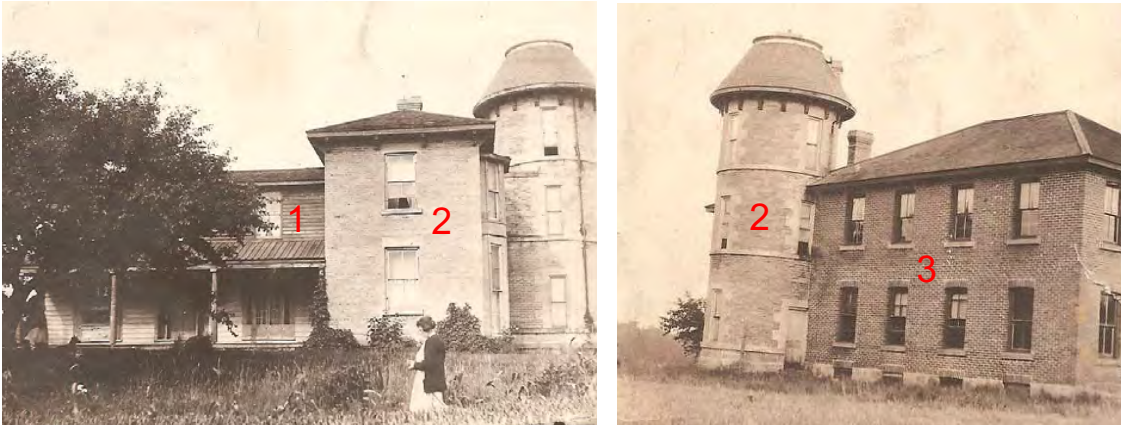
CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It was originally built as a 2-storey frame house in the 1840s, with a buff brick and stone addition & tower added in the 1860s, and a further brown brick addition c.1904 for a commercial pickling operation. In the 20 th century the exterior was spray-coated with a cement stucco and the exterior and interior were extensively altered and further additions were built c.1995 when it was divided into separate apartments for subsidized housing. The c.1840 frame dwelling has been replaced by 20 th century additions and the c.1860 & c.1904 additions have been heavily and irreversibly altered.
ii) Displays a high degree of craftsmanship or artistic merit	NO	The original craftsmanship and artistic merit has been lost due to extensive additions and renovations made in the late 20 th century.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a 2-storey structure with a 3-storey round tower that display common frame and brick construction.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	<u>YES</u>	It has direct associations with <u>4</u> significant owners in the 19 th and early 20 th century: <ol style="list-style-type: none"> 1. Richard JACKSON who built the original 1840s frame dwelling (demolished) on the property was a gentleman farmer who emigrated from England and contributed to the early settlement of Guelph Township. 2. Frederick Jasper CHADWICK who built the buff brick & stone Italianate addition and tower in the 1860s was the second son of early settler John Craven CHADWICK who emigrated from Ireland. The Chadwick

		<p>family made a significant contribution to the development of Guelph and Guelph Township in the 19th century. Frederick Jasper was a Provincial Surveyor, land agent, owner of the Herald newspaper, railway supporter, politician, and served as Mayor of Guelph in 1877. He substantially enlarged the dwelling and consolidated his family's land holdings on the south side of Fife Road and operated a farm here called Rock Maple farm.</p> <p>3. David Bain WATSON was a retired cellarman who worked for the Sleemans at their brewery for more than thirty years. While recovering from an illness at the Sleeman mansion, he was nursed by a young domestic servant MARY ELLEN Jordan who later became his wife. They purchased Rock Maple Farm in the 1890s and raised 12 children together until his death in 1903.</p> <p>4. The widowed MARY ELLEN Watson (nee Jordan) built a large 2-storey brown brick addition and purchased equipment for a pickle processing operation to support her 12 children after her husband's death. Her older children worked with her in the pickle factory. Despite being well known for her delicious pickles, the Rock Maple Pickle Factory did not succeed and remained in operation for only a short time. She later remarried several times and the Rock Maple property was leased.</p>
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property has been redeveloped and the former dwelling and pickle factory has been heavily altered.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The former dwelling evolved with various additions built at different times in different styles. No designers or builders have been identified although it is likely that a master builder or architect was employed by Frederick Jasper Chadwick to do the buff brick & stone additions and tower in the 1860s.

3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	The rural setting of the former dwelling and the agricultural character of Rock Maple Farm has been lost due to suburbanization, realignment of the road network, and redevelopment of the site for subsidized housing.
ii) Is physically, functionally, visually, or historically linked to its surroundings	NO	Links to Fife Road have been heavily impacted by redevelopment of the site for subsidized housing. Links to Waterloo Road have been severed due to land division for suburban development.
iii) Is a landmark	NO	It is not easily seen from Fife Road because it is set back from the road and the site slopes down from Fife Road. It is not visible from Waterloo Road due to suburban development along Waterloo Road.

Evaluation Summary: the property meets one of the criteria for Designation under the Ontario Heritage Act.

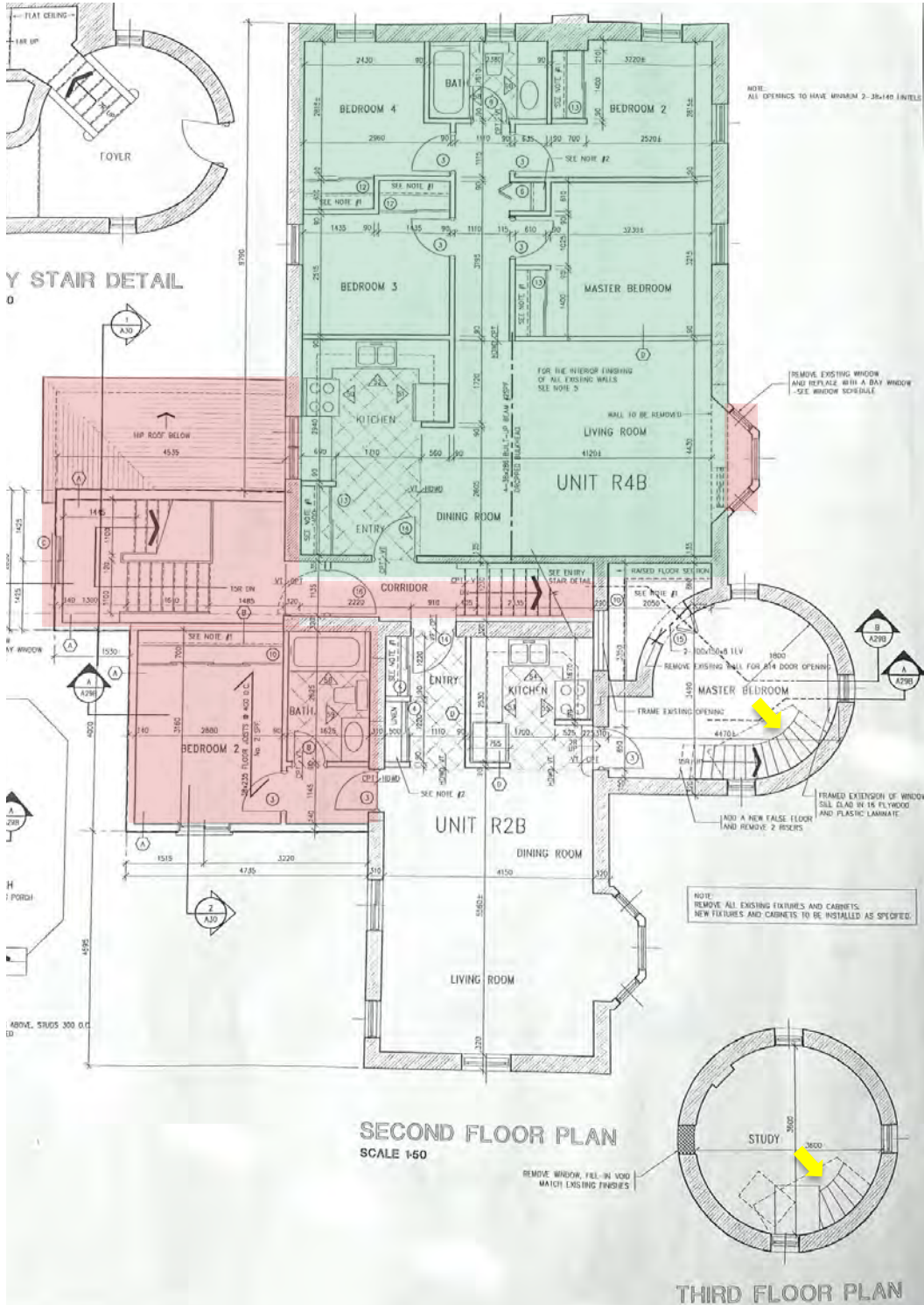
5.2 ALTERATIONS & LOSS OF CHARACTER-DEFINING ELEMENTS



HISTORIC PHOTOS, early 1900s – 1. 1.5-storey frame dwelling built by Richard Jackson in the 1840s (demolished) – 2. buff brick and stone addition with a tower built by F.J. Chadwick in the 1860s and 3. brown brick addition built by Mary Ellen Watson in 1903 for her pickle factory



CURRENT CONDITIONS – the 1840s frame portion has not survived and there is a 1991 addition in this location that contains a stairwell and elevator that is not in service - the exterior masonry has been coated with a cement stucco that is in poor condition – the original wood doors have been replaced and the original 2 over 2 wood windows have been replaced with vinyl windows – the only original exterior feature is the slate roof on the tower and some of the decorative wood brackets below the tower eaves - the interior has been reconfigured and original features and finishes have been removed with the exception of a curved wood staircase between the 2nd & 3rd floor of the tower



AS-FOUND FLOOR PLANS, 2ND & 3RD floors by FRYETT SHIFFLETT ASSOCIATES, 1991

- 1903 pickle factory addition
- 1991 additions & alterations
- heavily altered additions from the 1860s – 1991 alterations included reconfiguration of the interior, removal of interior finishes, and application of stucco on the masonry exterior
- wood staircase that dates from the 1860s

6.0 PROPOSED DEMOLITION

The applicant is proposing to demolish the subject building and construct two 3-storey buildings in the same location. The existing 2-storey building has 4 residential units that are various sizes. The existing elevator is currently not operable so the upper floors are not accessible to anyone with limited mobility. The layout of the existing building is not well suited for the type of compact, accessible units that are needed. The new buildings will occupy a similar footprint to the existing building and will provide 18 one-bedroom units in the form of two 3-storey stacked townhouses.



PROPOSED BUILDINGS – two 3-storey stacked townhouses that will provide 18 one-bedroom units.

Options for renovating the existing building were explored and a *Feasibility Report* was prepared by Brown & Beattie Building Science Engineering in February 2020. Condition issues and cost estimates were provided. The total cost of repairs and upgrades was estimated to be in the range of \$1M:

SCOPE OF WORK	COST ESTIMATE	TIMEFRAME (YEARS)
Foundation and grading repairs	\$25,000	1-2
Foundation waterproofing and repairs	\$500,000	unknown
Shingle roof repairs	\$25,000	7-10
Exterior wall stucco repairs	\$120,000 - \$350,000	1-3
Basement windows and exterior doors	\$10,000	1-3
Exterior wood ramps and decking	\$5,000	3-6
Interior finishes (stairwells, basement)	\$15,000	discretionary
Elevator	\$70,000	1-4

Based on the findings of the feasibility study, Upbuilding has decided to demolish the building rather than undertake costly repairs to a building that has limited capacity for rental units. The new buildings will increase the supply of affordable housing in Guelph and Wellington County that is the primary objective of Upbuilding as a Non-profit affordable housing provider. Each unit in the new buildings will have access to private outdoor amenity space, including covered entry porches for ground floor units, and covered balconies for upper units. The 6 ground floor units will be fully accessible, and the building will meet universal design guidelines.

7.0 HERITAGE IMPACT ASSESSMENT

The property was acquired in 1991 by Upbuilding Non-Profit Homes Inc. in 1991 and converted to 4 self-contained residential units with a shared common room in the basement. The conversion was designed by Fryett Shifflett Associates. In general, the alterations were not sympathetic to the heritage character of the building and included complete gutting and re-configuration of the interior, replacement of the wood windows and doors, and spray-coating of the masonry with a cement stucco. The only original features that survived the 1991 renovations are the slate roof of the tower and an interior staircase at the top of the tower. The orientation and massing of the building has been changed by new additions on the south side for a stairwell and elevator. The building has been modified to such an extent that its original use as a private residence is no longer legible and its architectural value has been significantly eroded due to the loss of character defining elements.

The grounds around the former dwelling have been extensively altered and have not retained the character of a rural residence. It has been redeveloped for affordable housing, including three blocks of townhouses and a 4-storey apartment building. Open areas on the site have been paved for parking and vehicular circulation.

Contextual significance has been heavily impacted by changes to the surrounding road network and the encroachment of suburban development in the 20th century. Residential development to the east has isolated the heritage building from Wellington Highway 124, formerly Waterloo Road, the road that it was historically associated with. These impacts have generally undermined the historic character of Waterloo Road and the historic context of the nearby Sleeman Mansion that would have been an important component of the cultural landscape associated with this property.

Therefore, given the limited architectural and contextual values, the historic significance of this place can be conserved through documentation and commemoration. Limited salvage opportunities may exist, if it is feasible to remove and reuse the following items:

- slate tiles from the roof of the tower
- decorative wood brackets from the eaves
- curved wood staircase between the 2nd & 3rd floor of the tower

However, it should be noted that curved staircases are not easy to reuse and that the slate tiles and wood brackets would primarily have value as historic artifacts suitable for display purposes only. It is therefore recommended that documentation and commemoration be a condition of approval, and that salvage of these items be considered, depending on feasibility, but not required.

8.0 CONCLUSIONS & RECOMMENDATIONS

Demolition of the subject building is required to construct two new buildings that will provide 18 residential units including six accessible ground floor units. The existing building can only accommodate 4 units and is in poor condition, with repair work estimated at \$1M in 2020. Construction of two stacked townhouse buildings in the same location as the existing building will not require any changes to the existing housing or functioning of the site and is therefore the applicant's preferred option. Given the limited heritage value of the subject building, due to extensive and irreversible alterations, loss of character-defining elements, and changes to its original setting, it is recommended that the historical associations identified in the *Heritage Impact Assessment* can be appropriately mitigated through documentation and commemoration.

8.1 DOCUMENTATION

It is recommended that the building be documented prior to demolition. Photo documentation and historic documentation included in this report satisfies this requirement. No further documentation is required, but it is recommended that the 1991 floor plans prepared by Fryett Shifflett Associates be scanned by the owner so that digital copies can be provided to the heritage planning staff.

8.2 COMMEMORATION

It is recommended that the property owner work with heritage planning staff, local historical groups, and local historical collections to commemorate significant people and activities associated with the former residence, farmstead, and pickle factory that occupied this site in the 19th and early 20th century.

The people and activities of significance are identified as:

1. Richard JACKSON, gentleman farmer who built the original 2-storey frame farmhouse in the 1850s
2. Frederick Jasper CHADWICK, land agent, Provincial Land Surveyor and Mayor of Guelph in 1877, who built the Italianate addition with a tower in the 1860s and named the property Rock Maple
3. David Bain WATSON, cellarman for over 30 years at the Sleeman brewery, who retired to Rock Maple farm in the 1890s
4. MARY ELLEN Watson (nee Jordan), widow of David Bain Watson who built a brick addition in 1903 for her commercial pickling operation called the Rock Maple Pickle Factory

Suggested strategies for commemoration include the following:

1. Commemorative naming indicating that in the 19th and early 20th century this property was known as 'Rock Maple'
2. Commemorative marker or plaque visible from Fife Road
3. Commemorative display in a common area of the new building that includes historic images of the former building and information about the significant people and activities associated with it

9.0 SOURCES

Heritage Documents

Ministry of Tourism, Culture & Sport (MTCS), *Ontario Heritage Toolkit; Heritage Places of Worship, A Guide to Conserving Heritage Places of Worship in Ontario Communities*

Ontario Heritage Trust, *Eight Guiding Principles in the Conservation of Built Heritage Properties*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada (2010)*

Primary Sources Consulted

1851/61/71/91 Census Returns

1861 Leslie Wheelocks's Map of the County of Wellington

1870s-1910 Directories

1873 Herd Book, Wellington County

1877 Walker & Miles, Topographical and Historical Atlas of the County of Wellington

1908 Labour Gazette, Guelph

1954 Aerial Photograph

1991 architectural drawings, Fryett Shifflett Associates

Collections Consulted

Guelph Library, Local History Collection

Guelph Museums

Wellington County Museum & Archives

Genealogical Resources

Ancestry.ca

Family Search.org

10.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



NORTH ELEVATION



NORTH & WEST ELEVATIONS

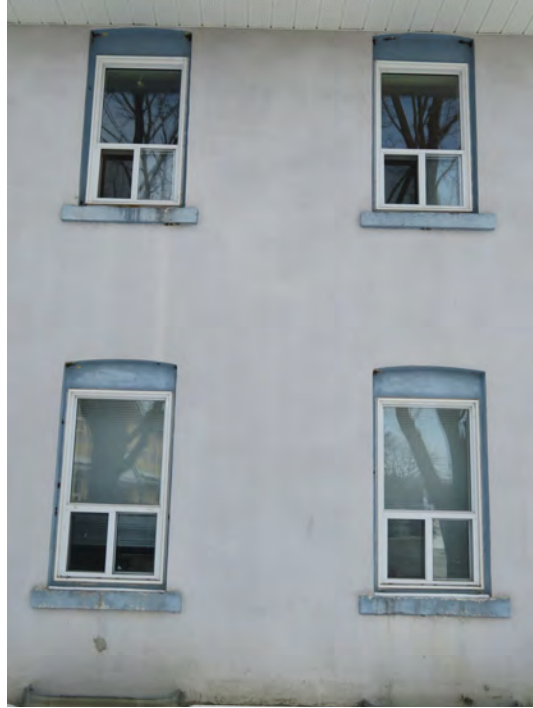


TOWER ON THE NORTH ELEVATION





NORTH ELEVATION – WINDOWS



EAST ELEVATION – WINDOW SILL



WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST YARD – wooden fence along the east property line – historically, the property included the natural area and creek beyond the fence and extended to Waterloo Road (now Wellington Road 124)



SOUTH STAIRWELL & ELEVATOR



BASEMENT



BASEMENT



BASEMENT



2ND FLOOR APARTMENT



2ND FLOOR APARTMENT



2ND FLOOR APARTMENT



c.1860 STAIRCASE – CURVED WOOD STAIRCASE AT THE TOP OF THE TOWER [UNIT R2B]



c.1860 STAIRCASE – CURVED WOOD STAIRCASE AT THE TOP OF THE TOWER [UNIT R2B]



c.1860 STAIRCASE – CURVED WOOD STAIRCASE AT THE TOP OF THE TOWER [UNIT R2B]



NORTH STAIRWELL AT THE BASE OF THE TOWER



CONTEXT – VIEW LOOKING NORTH TOWARDS FIFE ROAD – SUBJECT PROPERTY ON RIGHT



VIEW LOOKING SOUTH TOWARDS TOWNHOUSES ON THE SUBJECT PROPERTY

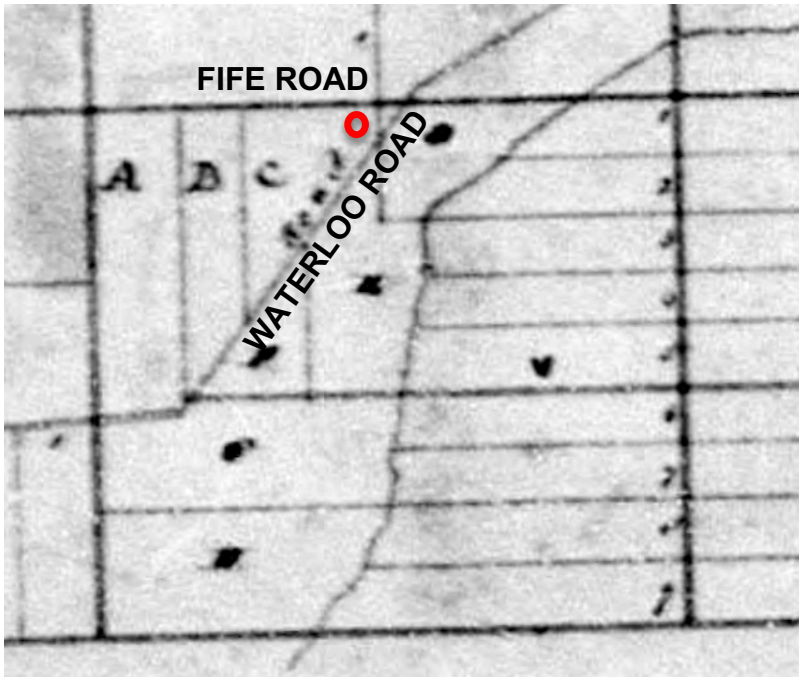


VIEW LOOKING WEST TOWARDS THE APARTMENT BUILDING ON THE SUBJECT PROPERTY



VIEW LOOKING EAST TOWARDS THE NATURAL AREA WITH HOUSES BEYOND THAT FRONT ON WELLINGTON ROAD 124 (FORMERLY WATERLOO ROAD)

APPENDIX B: HISTORIC DOCUMENTATION



1846 MAP



1861 MAP

Richard JACKSON, Gentleman – the CHADWICKS own adjacent properties

40	Sleeman John	Brewer	England
41	Sleeman Wm		"
42	Sleeman Geo	Brewer	U. Canada
43	Jackson Mich ^d	Gentleman	England
44	Jackson J. Eliza		"
45	Jackson M. Jane		"
46	Chadwick J. Craven	Farmer	Ireland
47	Chadwick Caroline		England
48	Chadwick Fredk		U. Canada
49	Chadwick Anstn		"

1861 CENSUS Residents on Waterloo Road:

- | | |
|------------------------|---|
| 1-storey stone house | John SLEEMAN (56 years), Brewer and George SLEEMAN (58 years), Brewer |
| 1.5-storey frame house | Richard JACKSON (50 years), Gentleman |
| 2-storey frame house | John Craven CHADWICK (45 years), Farmer
-his son Frederick CHADWICK (22 years) is living in the same household |



1877 MAP Frederick Jasper CHADWICK, surveyor, land agent, politician – he now owns all of the Chadwick properties and the JACKSON property where the subject building is located



Frederick Jasper CHADWICK (1838-1891) wife Elisabeth m. 1861 (nee STEWART d. 1894)

- Captain, Wellington Militia
- Provincial Land Surveyor
- Proprietor, Guelph Herald newspaper
- County Councilor, County Wellington
- City Councilor, Town of Guelph
- Mayor of Guelph in 1877

Chadwick, Frederick, (Davidson & Chadwick,) Waterloo road

1871-72 DIRECTORY Frederick CHADWICK (Davidson & Chadwick) Waterloo Road

(4433) CLANDEBOYE,
Red with white face, calved October 16, 1873; bred by Mr. F. W. Stone, Guelph, Ontario, Canada, the property of Mr. F. J. Chadwick, Rockmaple, Guelph, Ontario, Canada; got by Victor 2nd (4228), dam (Sweetheart 3rd) by Guelph (2023), g.d. (Sweetheart) by Albert Edward (859), g.g.d. (Whiteheart) by Attingham (911), (86)

1873 HERD BOOK Prize for stock bred at Rockmaple, Guelph; the property of Mr. F.J. Chadwick

Chadwick F. J., land-agent
Chadwick John C. f 2 c e f Guelph
Chadwick John C. f 2 A Guelph

1875-76 DIRECTORY F.J. CHADWICK, land agent; freeholder, Con 2 Lots c,e,f in Guelph – the subject building is situated on lot 'c'

CHADWICK F. J., real estate agent, Herald building, Quebec st. east, h. Rockmaple, Waterloo rd.
Chadwick J. C. h. Guelph

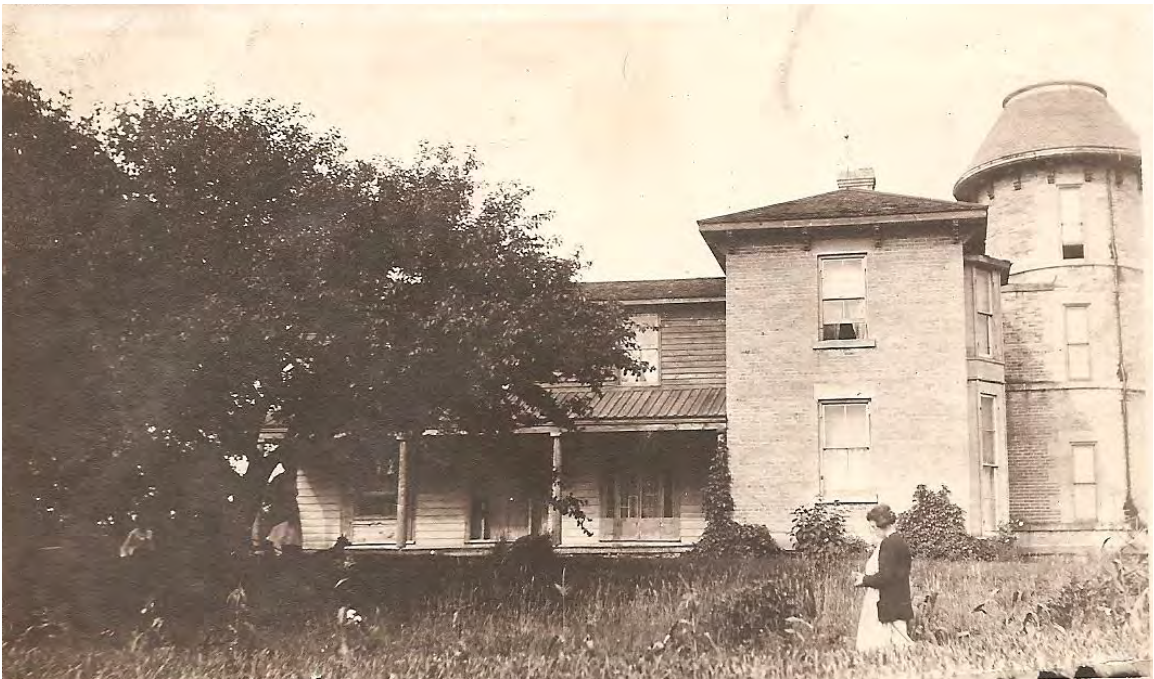
1882-83 DIRECTORY F.J. CHADWICK, real estate agent, h. Rockmaple, Waterloo Road

No 2126 Chadwick Fred M 52 M - (c) - Ireland England & England Surveyor CK

1891 DIRECTORY F.J. CHADWICK, Surveyor (52 years) 2 storey stone dwelling w. 10 rooms



David Bain WATSON (1842-1903), brew master & his wife Mary Ellen WATSON (m. 1873 nee JORDAN 1855-1944) and their 12 children



UNDATED PHOTO - ROCK MAPLE, Guelph, Ontario

[familysearch.org - posted by farmerjoan48301]



UNDATED PHOTO – identified as 'Mary Ellen WATSON'S pickle factory' [familysearch.org - posted by farmerjoan48301]

THE CANNING INDUSTRY, ONTARIO.—LIST OF COMPANIES OPERATING DURING 1908.

THE following list of canning factories in operation in the Province of Ontario during 1908 was furnished to the Department during December by the Chief Factories Inspector of the Province. The list was originally compiled for the guidance of the inspectors; all mentioned in it, with possibly one or two exceptions, were in operation for at least a short time. The statistics with regard to the number of male and female employees engaged by each company were prepared two years ago, and are subject to correction:—

Canning Factories in Ontario.

		Females.	Males.				
A. C. Miller & Co.....	Pieton.....	140	135	Kent Canning Co.....	Brighton..	80	30
W. Bolter & Sons.....	Pieton.....	125	80	Brighton Canning Co...	Brighton...	90	30
A.B. Taylor Canning Co.	Bloomfield	60	30	Lakeport Preserving Co	Lakeport..	16	12
Farmers' Canning Co...	Bloomfield	75	50	Port Hope Canning Co..	Port Hope	45	20
Port Milford Canning Co.....	South Bay.	25	10	Miller & Co.....	Trenton...	150	100
The Old Homestead....	Pieton.....	175	175	Oshawa Canning Co....	Oshawa....	45	35
South Bay Canning Co.	Pt. Milford.	40	35	The Napanee Canning Co.....	Napanee...	60	40
Lakeside Canning Co...	Wellington	20	35	Belleville Canning Co...	Belleville..	60	40
Bloomfield Canning Co..	Hillier.....	60	35	Frankfort Canning & Preserving Co.....	Frankfort..		
Bloomfield Packing Co..	Bloomfield	100	100	Strathroy Canning Co..	Strathroy..	70	45
Potter's Canning Co....	Mountain View....			West Lorne Canning Co	West Lorne	60	25
Wellington Packing Co.	Wellington	75	25	Canadian Cannery's Consolidated Co.....	Strathroy..	3	1
				Rock Maple Pickle Factory.....	Guelph....	4	2
				Shelburne Canning Co.....	Shelburne..	30	20
				Williams & Sons.....	Toronto...	6	13
				T. A. Lytle & Co.....	Toronto...	50	25
				Caledonia Evaporating & Canning Co.....	Caledonia..		
				John Callicott Pickle Mfg.....	Toronto...		
				John Dodson.....	Hamilton.		
				Essex Canning & Preserving Co.....	Toronto...		
				Aylmer Canning Co....	Aylmer....	75	35
				Delhi Canning Co.....	Delhi.....	100	60
				F. R. Lalor Canning Co	Dunnville..	60	25
				Grimby Canning Co...	Grimaby...	100	40
				Aylmer Canning Co....	Hamilton..	75	40
				Simcoe Canning Co....	Hamilton..	80	40
				Imperial Canning Co...	Kingsville.	45	30
				Delhi Canning Co.....	Niagara-on-the-Lake..		
						70	40
				Simcoe Canning Co.....	Simcoe....	200	200
				Simcoe Canning Co.....	St. Catharines.....	100	50

1908 LABOUR GAZETTE

Rock Maple Pickle Factory, Guelph: 6 employees (4 female, 2 male)



1954 AERIAL PHOTO – surrounding land uses are still primarily agricultural – there are houses along Highway 24 (now Wellington Road 124 and formerly Waterloo Road)



1969 PHOTO – before the masonry was covered

[Wellington County Museum & Archives]



1999 PHOTO - before the masonry was covered

[Guelph Museums]



1973 PHOTO - masonry coated with paint or stucco

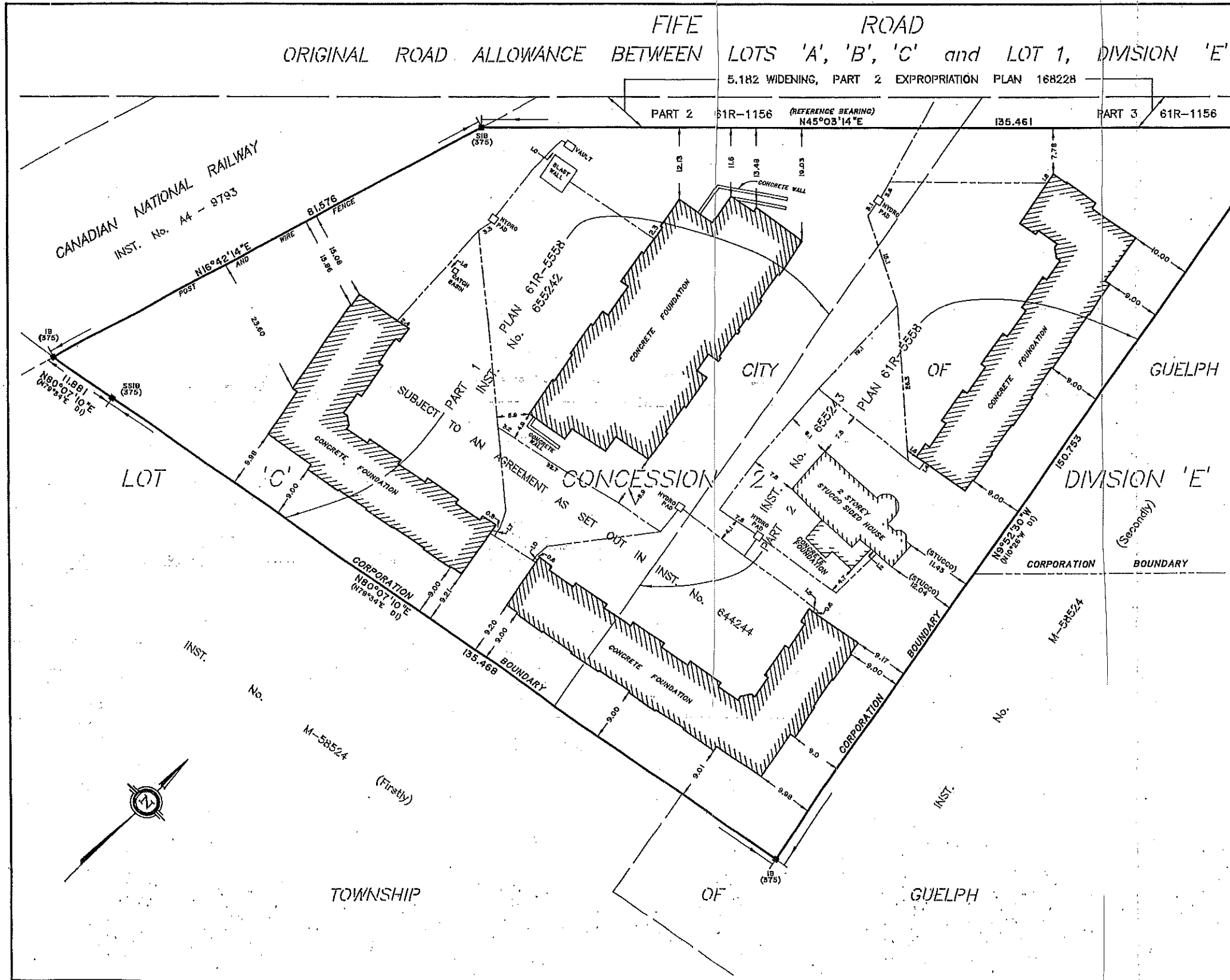
[Wellington County Museums & Archives]



1973 PHOTO - masonry coated with paint or stucco [Wellington County Museum & Archives]



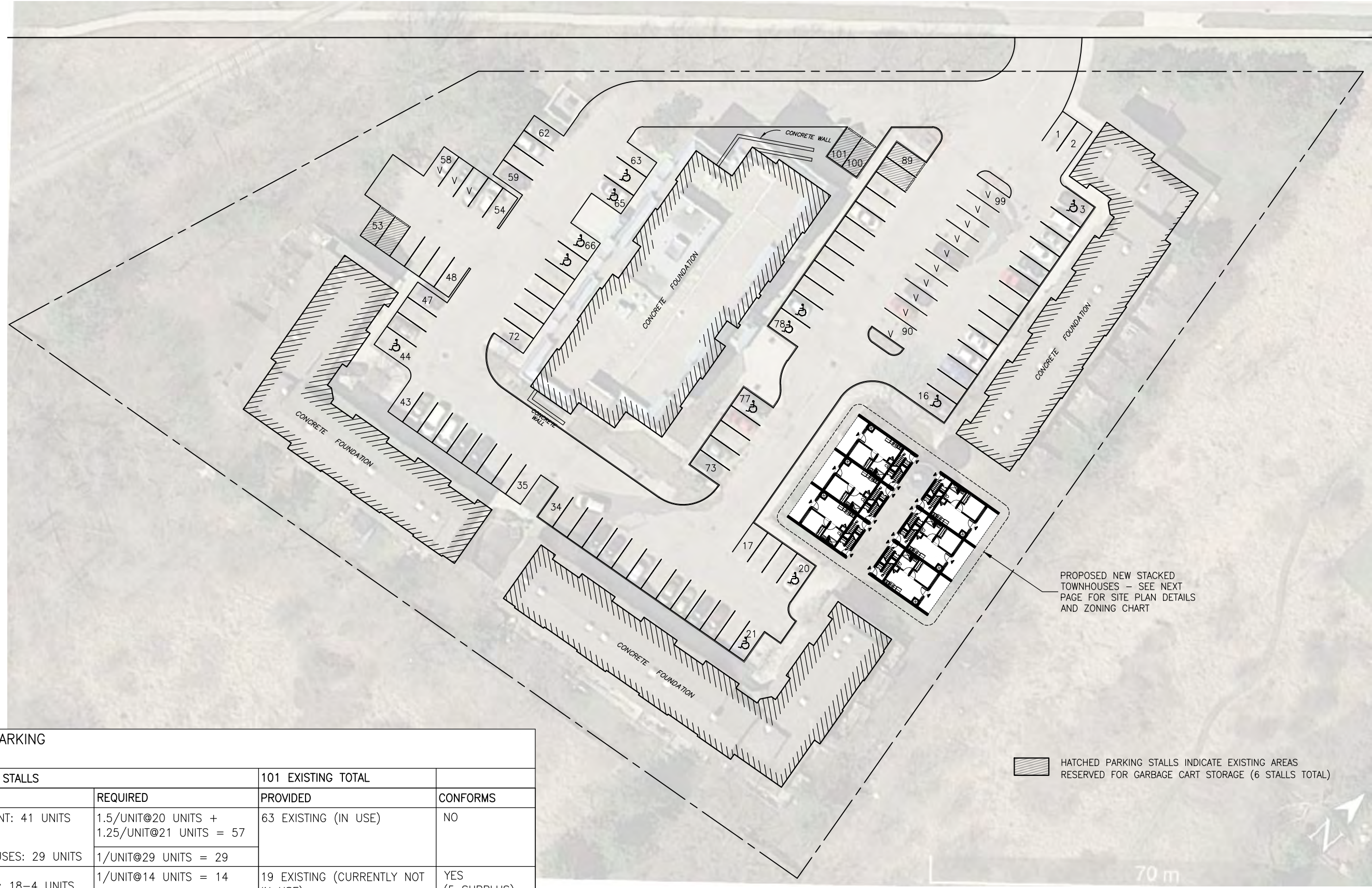
2022 PHOTO - converted to apartments – vinyl windows installed and bay window added – cement stucco extended down to grade





60 FIFE RD | CONCEPT DESIGN PACKAGE

ISSUED FOR PRE-CONSULTATION
2021.07.26



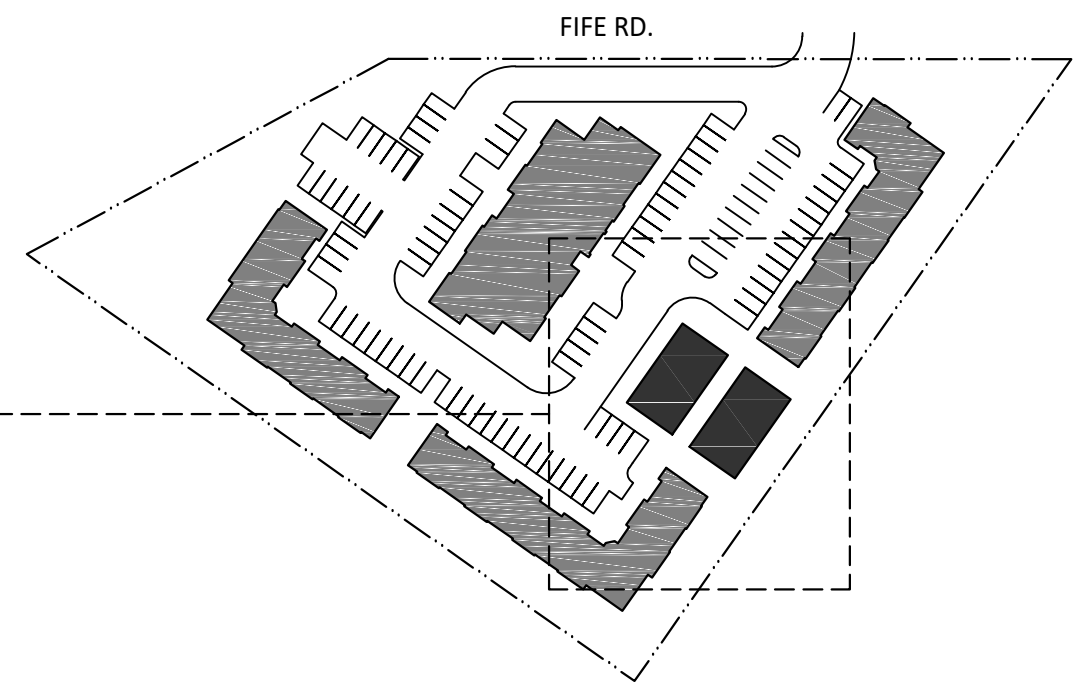
PROPOSED NEW STACKED TOWNHOUSES - SEE NEXT PAGE FOR SITE PLAN DETAILS AND ZONING CHART

HATCHED PARKING STALLS INDICATE EXISTING AREAS RESERVED FOR GARBAGE CART STORAGE (6 STALLS TOTAL)

OFF-STREET PARKING			
EXISTING PARKING STALLS	REQUIRED	PROVIDED	CONFORMS
EXISTING APARTMENT: 41 UNITS	1.5/UNIT@20 UNITS + 1.25/UNIT@21 UNITS = 57	63 EXISTING (IN USE)	NO
EXISTING TOWNHOUSES: 29 UNITS			
NEW TOWNHOUSES: 18-4 UNITS	1/UNIT@14 UNITS = 14	19 EXISTING (CURRENTLY NOT IN USE)	YES (5 SURPLUS)
VISITOR PARKING (4.13.6)	20% OF TOTAL REQ'D = 20	13 EXISTING	NO
TOTAL REQUIRED	120	95 EXISTING	NO



ZONING CHART			
CURRENT ZONING: R.3A-4			
REGULATIONS (R.3A & R.3A-4)	REQUIRED/PERMITTED	PROPOSED (NEW BUILDING)	CONFORMS
PERMITTED USES	TOWNHOUSES APARTMENT BUILDING	STACKED TOWNHOUSES "BACK-TO-BACK"	YES
MIN. LOT AREA	1.21 ha	1.37 ha	YES
MIN. LOT FRONTAGE	18m	135m	YES
MAX NUMBER OF DWELLING UNITS	70 (R.3A-4)	70 EXISTING + 18 NEW	NO
MIN. FRONT YARD	6m	EXISTING	YES
MIN. SIDE YARD	0.5xBLDNG.HEIGHT (4.65m)	6m	YES
MIN. REAR YARD	0.5xBLDNG.HEIGHT (4.65m)	EXISTING	YES
MAX. BUILDING HEIGHT	4 STOREYS (R.3A-4)	3 STOREYS	YES
MIN DISTANCE BETWEEN BUILDINGS	6m (R.3A-4)	6.1m	YES
MIN. COMMON AMENITY AREA	TOWNHOUSES: 5m ² /CLUSTER UNIT @29 UNITS = 145m ² 10m ² /STACKED UNIT @18 UNITS = 180m ² APARTMENT: 30m ² /UNIT FOR FIRST 20 = 600m ² 20m ² /UNIT FOR REMAINING 21 UNITS = 420m ²	1,820.0m ² OUTDOOR (EXISTING *PER ORIGINAL DEVELOPMENT SITE PLAN APPROVAL) 122.5m ² INDOOR (EXISTING) 1,942.5m ² TOTAL (EXISTING)	YES*
MIN. PRIVATE AMENITY AREA	20m ² /UNIT.	YES (12m ² /UNIT)	NO
MIN. LANDSCAPED OPEN SPACE (%)	40%	EXISTING: 6,395.0m ² = 46%	YES
BUFFER STRIPS	YES	EXISTING	YES
GARBAGE, REFUSE STORAGE & COMPOSTERS	PER 4.9.1	EXISTING	-



UNIT TYPE 1 (*398sf) x6 UNIT TYPE 2 (*425sf) x6 UNIT TYPE 3 (*425sf) x6

* UNIT AREAS SHOWN ARE 'NET' AREAS MEASURED DRYWALL TO DRYWALL AND EXCLUDING DEDICATED STAIRS

TOTAL 'NET' UNIT AREA EXCLUDING DEDICATED STAIRS: 7,488sf

BUILDING GFA EXCLUDING STAIRS: 8,480sf
BUILDING GFA INCLUDING STAIRS: 10,655sf

TYPICAL 12m² COVERED ENTRY PORCH (PRIVATE AMENITY) FOR LOWER UNITS

TYPICAL 12m² COVERED BALCONY (PRIVATE AMENITY) FOR UPPER UNITS

