

**NORTHWEST WELLAND SECONDARY PLAN  
CULTURAL HERITAGE RESOURCE ASSESSMENT STUDY  
EXISTING CONDITIONS REPORT**

**CITY OF WELLAND, ONTARIO**

Prepared for:

**City of Welland**  
60 East Main Street  
Welland Ontario  
L3B3X4

ASI File 17CH-159

July 2018



528 Bathurst Street Toronto, ONTARIO M5S 2P9  
416-966-1069 F 416-966-9723 [asiheritage.ca](http://asiheritage.ca)

**NORTHWEST WELLAND SECONDARY PLAN  
CULTURAL HERITAGE RESOURCE ASSESSMENT STUDY  
EXISTING CONDITIONS REPORT**

**CITY OF WELLAND, ONTARIO**

**EXECUTIVE SUMMARY**

ASI was retained by the City of Welland, as a part of a consulting team led by SGL Planning and Design Inc., to conduct a Cultural Heritage Resource Assessment for the Northwest Welland Secondary Plan. The project involves a built heritage and cultural heritage landscape assessment of the subject lands to assist the City of Welland in the preparation of the Secondary Plan.

The purpose of this report is to describe the existing conditions of the study area, present an inventory of potential cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding possible negative impacts on identified potential cultural heritage resources. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI.

The background research, data collection, and field review conducted for the study area determined that there are 13 potential cultural heritage resources located within the Northwest Welland Secondary Plan study area. These include eight potential built heritage resources and five potential cultural heritage landscapes. Based on the research and analysis presented in this report, the identified potential cultural heritage resources may be candidates for conservation and integration into future land uses in the secondary plan area and should be subject to cultural heritage impact assessments during subsequent development planning applications.

Based on the results of the assessment, the following recommendations have been developed:

1. A total of 13 potential cultural heritage resources were identified within the Northwest Welland Secondary Plan study area. These include eight potential built heritage resources and five potential cultural heritage landscapes. The Northwest Welland Secondary Plan should incorporate policies that promote the conservation of any properties that have been determined to merit heritage recognition.
2. As the only existing stable neighbourhood in the study area, the qualities and characteristics of the Summerlea VLA Subdivision should be maintained and new adjacent development should be designed to ensure that these qualities and characteristics are not negatively impacted. These qualities and characteristics include the existing building typologies, setbacks (front, side and rear) and streetscape. Urban design guidelines that reflect the existing condition should be incorporated into the Secondary Plan for this area.

3. Identified potential cultural heritage resources may be historically, architecturally, and/or contextually significant properties, which have emerged from their contextual setting, and contribute to land use patterns within the Northwest Welland Secondary Plan study area. Accordingly, any proposed development on or adjacent to an identified potential cultural heritage resource should require a cultural heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage resources, and to ensure that the cultural heritage resources in the study area are conserved. Any evaluation should include consideration of its historical and natural context within the City of Welland, and should include a comprehensive assessment of the design, historical, and contextual values of the property.
4. Upon the completion of the proposed Secondary Plan the following report should be updated to consider the potential impacts of these plans on the identified potential cultural heritage resources. Additional mitigation measures may be identified.
5. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.

**ARCHAEOLOGICAL SERVICES INC.**

**PROJECT PERSONNEL**

<i>Senior Project Manager:</i>	Rebecca Sciarra, MA, CAHP Partner and Director, Business Services
<i>Project Manager:</i>	James Neilson, MES (Planning) Cultural Heritage Specialist, Cultural Heritage Division
<i>Project Administrator:</i>	Carol Bella, Hons BA Research Archaeologist and Administrative Assistant
<i>Report Preparation:</i>	James Neilson
<i>Graphics:</i>	Adam Burwell, MSc Geomatics Specialist
<i>Report Reviewer:</i>	Kristina Martens, BA, Dip. Heritage Conservation Cultural Heritage Specialist, Cultural Heritage Division  Katherine Hull, PhD Director, Cultural Heritage Division

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	ii
PROJECT PERSONNEL.....	iii
TABLE OF CONTENTS .....	iv
1.0 INTRODUCTION .....	1
2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT .....	2
2.1. Legislation and Policy Context.....	2
2.2. City of Welland Official Plan .....	3
2.3. Niagara Region Official Plan .....	6
2.4. Northwest Welland Secondary Plan Context.....	8
2.5. Data Collection .....	8
3.0 HISTORICAL CONTEXT .....	10
3.1. Introduction .....	10
3.2. Physiographic Setting.....	10
3.3. Township Survey and Settlement.....	11
3.3.1. Township of Thorold .....	11
3.3.2. City of Welland .....	12
3.4. Land Use History.....	13
3.4.1. Quaker Road .....	17
3.4.2. Lot 176 .....	17
3.4.3. Lot 175 .....	20
3.4.4. Lot 174 .....	21
3.4.5. Lot 228 .....	22
3.4.6. Lot 227.....	22
3.4.7. Lot 226 .....	23
3.4.8. Lot 236 .....	24
3.4.9. Lot 235.....	25
3.4.10. Lot 234 .....	26
3.4.11. Lot 233.....	27
4.0 DATA COLLECTION RESULTS.....	27
4.1. Northwest Welland Secondary Plan Study Area - Existing Conditions .....	28
4.2. Northwest Welland Secondary Plan – Identified Potential Cultural Heritage Resources .....	29
5.0 CONCLUSIONS .....	30
6.0 RECOMMENDATIONS .....	30
7.0 REFERENCES .....	33

## LIST OF MAPS

Figure 1: Northwest Welland Secondary Plan study area (Open Street Maps) .....	1
Figure 2: Location of the Northwest Welland Secondary Plan study area (Google) .....	1
Figure 3: 1907 NTS Map (Department of Militia and Defence 1907).....	15
Figure 4: 1934 Aerial photo (Brock University) .....	16
Figure 5: 1973 NTS Map (Department of Energy, Mines and Resources 1973) .....	16
Figure 6: Looking west on Quaker Road c.1920. (Goodwillie 2005) .....	17
Figure 7: 54 Montgomery Road in the Summerlea VLA Subdivision in 1948 (Summerlea Association).....	18
Figure 8: 54 Montgomery Road in 2018 with garage and rear addition. (Google) .....	18
Figure 9: The Summerlea VLA Subdivision in 1950 (Summerlea Association).....	19
Figure 10: 1949 Plan of Subdivision for the Summerlea VLA Subdivision (Summerlea Association) .....	19
Figure 11: Northwest Welland Secondary Plan Study Area .....	29



**LIST OF TABLES**

Table 1: 1862 Tremaine Map and 1876 Illustrated Atlas details..... 14  
Table 2: Summary of Potential Cultural Heritage Resources in the Study Area..... 29  
Table 3 Detailed description of cultural heritage resources in the study area ..... 35



## 1.0 INTRODUCTION

ASI was retained by the City of Welland, as a part of a consulting team led by SGL Planning and Design Inc., to conduct a Cultural Heritage Resource Assessment for the Northwest Area of the City of Welland Secondary Plan study area in the City of Welland, Ontario (Figure 1). The project involves a built heritage resource and cultural heritage landscape assessment of the subject lands to assist the City of Welland in the preparation of the Northwest Welland Secondary Plan.

The subject study area consists of 190 hectares in the City of Welland and has an irregular boundary consisting of land approximately 500m on either side of Quaker Road, roughly bounded by Clare Avenue and Line Avenue to the west and an eastern boundary approximately 200m west of Niagara Street (Figure 2). As a part of the Secondary Plan, new zoning and land-use designations will be proposed for the area.

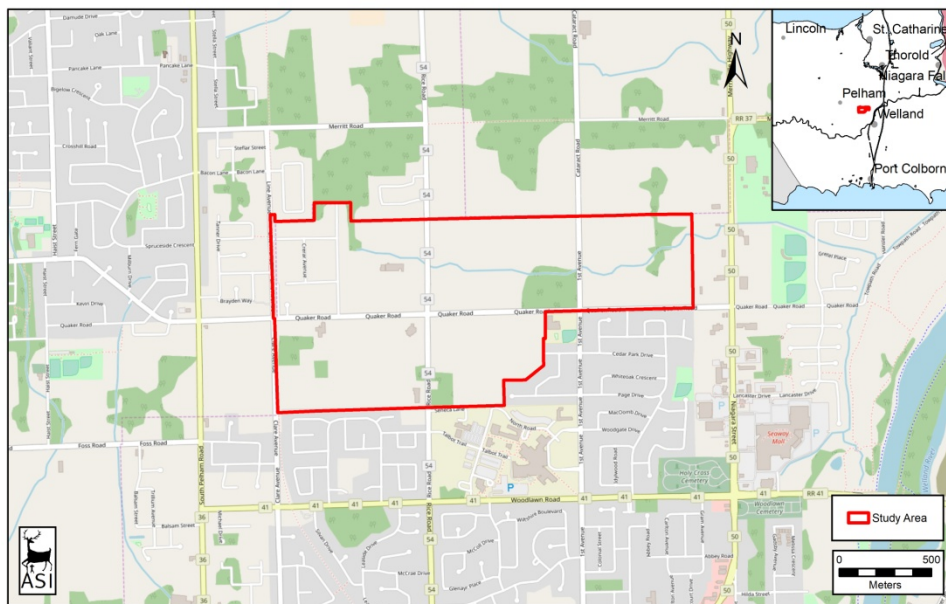


Figure 1: Northwest Welland Secondary Plan study area (Open Street Maps)

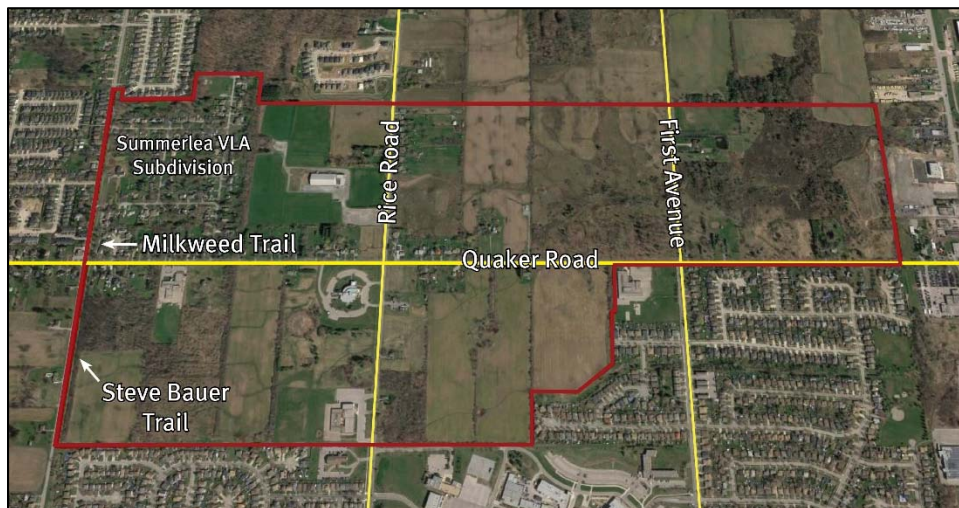


Figure 2: Location of the Northwest Welland Secondary Plan study area (Google)

The purpose of this report is to describe the existing conditions of the study area, present a built heritage and cultural landscape inventory of potential cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources. It also presents the outcome of the review of archival, historical, and known resources. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI.

## **2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT**

### **2.1. Legislation and Policy Context**

The authority to request this heritage assessment arises from Section 2 (d) of the *Planning Act*. The *Planning Act* (1990) and related *Provincial Policy Statement (PPS)*, which was updated in 2014, make several 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. 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 of potential concerns and interest. 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.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.7 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. 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 an official plan.

Those policies of relevance for the conservation of cultural 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 significant cultural heritage landscapes shall be conserved.





Those policies of relevance for the conservation of natural heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.1 – Natural Heritage, makes the following provisions:

2.1.1 Natural features and areas shall be protected for the long term.

Several 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.

A *built heritage resource* is defined as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community” (PPS 2014).

A *cultural heritage landscape* is defined as “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association” (PPS 2014). Examples may include, but are not limited to farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

*Adjacent lands* are defined as those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS 2014).

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. Regarding cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS 2014).

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 2014).

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

## 2.2. City of Welland Official Plan

The City of Welland has developed an Official Plan (20 June 2017), which sets out several policies with regard to cultural heritage resources.

### 6.6 ARTS, CULTURE AND HERITAGE

#### 6.6.1 Planning Objectives

##### 6.6.1.1 Maintain and Enhance our Cultural and Heritage Resources and Landscapes

The City will encourage the conservation, protection, and enhancement of the City’s cultural heritage resources, including landscapes, archaeological sites, important views and vistas, buildings and structures of historic, cultural, and architectural value.



#### 6.6.1.2 Encourage Quality Design

The City will encourage growth and development which promotes the protection and sympathetic treatment and use of heritage resources.

#### 6.6.1.3 Recognize Districts with Cultural Heritage Attributes

The City will encourage the protection and awareness of the rich heritage of the City's Downtown area as well as the various ethnic cultures and neighbourhoods.

### 6.6.2 Policies

#### 6.6.2.1 General Conservation

Conservation of landscapes, important views and vistas, sites, buildings or structures of cultural heritage, historical, architectural, or archaeological merit shall be encouraged throughout the City, wherever possible.

#### 6.6.2.2 Advisory Committee

Heritage Welland shall be consulted on matters relating to heritage resources.

#### 6.6.2.3 Heritage Inventory

The City shall maintain an inventory of buildings of architectural and/or historic interest for the purposes of designating, by By-law, selected properties for preservation and protection from alteration pursuant to the *Ontario Heritage Act*.

#### 6.6.2.4 Use of Heritage Designations

Heritage features shall be appropriately designated using relevant provincial legislation including the *Ontario Heritage Act*, the *Planning Act*, the *Municipal Act* and other applicable statutory legislation in order to preserve and enhance the City's heritage resources.

#### 6.6.2.5 Heritage Designations for Specific Properties

Individual properties and areas of unique cultural, architectural and historical significance may be recognized through designation pursuant to the *Ontario Heritage Act*.

#### 6.6.2.6 Heritage Designations for Districts

Special studies may be undertaken for districts having heritage potential. Should an area represent a group of significant sites, buildings or structures, or period of the City's history, a Heritage Conservation District may be established pursuant to the *Ontario Heritage Act*. All new development within a Heritage Conservation District will be required to maintain the character of the area.

#### 6.6.2.7 Conservation Easements

The use of a conservation easement registered on title of a property is encouraged if designation under the *Ontario Heritage Act* is not appropriate.

#### 6.6.2.8 Alteration of Heritage Properties

Alterations may be made to properties designated by By-law as having historical significance provided that the alterations do not affect the reasons for the designation, are in keeping with the Policies of this Plan, and meet the requirements of the Zoning By-law, other City By-laws and applicable municipal and provincial policies and codes.



6.6.2.9 Partnership Funding for Heritage

Council shall endeavour to obtain funds for the conservation and restoration of buildings through all available sources with the assistance of applicable agencies such as the Ontario Heritage Foundation.

6.6.2.10 Regard for Heritage Resources during Development

All new development shall have regard for heritage resources by conserving, accommodating and incorporating heritage resources in development and redevelopment proposals. Existing landmark or heritage trees, tree lines, hedge lines, or fence lines shall be considered, evaluated, and where possible, integrated in the design of any development or redevelopment.

6.6.2.11 Retention of Designated Heritage Properties

Designated properties shall be retained as part of any new development or redevelopment to ensure that the heritage value of the building and/or lands is not compromised.

6.6.2.12 Public Works Compatibility with Heritage Resources

Consideration shall be given to the effects of public works and development on buildings, infrastructure, sites and areas of historical, architectural, scenic or archaeological importance prior to the approval of public works and proposals for development. At the discretion of the Manager of Planning and Development Services, emergency repairs to infrastructure within buildings, sites and areas of historical, architectural, scenic or archaeological importance may not require a permit.

6.6.2.13 Roadway Changes and Heritage Resources

In the extending of streets and other necessary road improvements, including realignment and widening, consideration shall be given to the impact of such extensions or improvements on heritage resources, especially the character of streetscapes.

6.6.2.19 Mobility and Accessibility Improvements to Heritage Buildings

The redevelopment of heritage buildings shall address the need to improve the accessibility and mobility for all individuals.

## Definitions

### Built heritage resources

One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario *Heritage Act*, or listed by the City, province or federal government.

### Conserved

The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

### Cultural heritage landscape

A defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures,



spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

#### Heritage attributes

The principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

#### Protected heritage property

Real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

#### Significant

In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

## 2.3 Niagara Region Official Plan

The Niagara Region Official Plan (2014) contains several policies that provide guidance for the preservation of heritage properties in the Region. These include:

### 4.G Urban Growth

4.G.1.7 Promote the preservation and enhancement of cultural heritage resources.

### 10.C Creative Places

10.C.1.1 To support the identification and conservation of significant built heritage resources, significant cultural heritage landscapes and archaeological resources and areas of archaeological potential.

10.C.1.5 To conserve significant built heritage resources and cultural heritage landscapes within the unique community context of every site.

10.C.2.1.1 Significant built heritage resources and cultural heritage landscapes shall be conserved using the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Funeral, Burial and Cremations Act* and the *Municipal Act*.

10.C.2.1.2 The Region shares an interest in the protection and conservation of significant built heritage resources and encourages local municipalities to develop policies to protect and conserve locally significant built heritage resources and to utilize its authority under the *Ontario Heritage Act* to designate individual properties, cultural heritage landscapes and heritage conservation districts that are of cultural heritage value or interest.



- 10.C.2.1.3 Municipalities are encouraged to establish a Municipal Heritage Committee (MHC) to advise and assist Council on matters related to Parts IV and V of the *Ontario Heritage Act*. Local Councils may expand the role of this committee to advise and assist Local Councils on other matters of cultural heritage conservation.
- 10.C.2.1.4 Public works projects and plans undertaken or reviewed by the Region, where in the vicinity of significant built and/ or cultural heritage landscapes will be designed in a sensitive manner and will provide appropriate mitigation measures in both design and location to conserve, enhance and complement the existing significant built and/ or cultural heritage resources.
- 10.C.2.1.5 Where development, site alteration and/ or a public works project is proposed on or adjacent to a significant built heritage resource(s) or cultural heritage landscapes, a heritage impact assessment will be required. The findings of the assessment shall include recommendations for design alternatives and satisfactory measures to mitigate any negative impacts on identified significant heritage resources.
- 10.C.2.1.6 The Region encourages local municipalities to establish Cultural Heritage Landscapes policies in their official plans and identify Significant Cultural Heritage Landscapes for designation. The purpose of this designation is to conserve groupings of features (buildings, structures, spaces, archaeological sites and natural elements) with heritage attributes that, together form a significant type of heritage form, distinctive from that of its constituent elements or parts.
- 10.C.2.1.7 The local municipalities shall adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected properties will conserve the heritage attributes of the protected heritage property.
- 10.C.2.1.8 The Region will assist local municipalities with the preparation of Cultural Heritage Landscape Conservation Plans for Significant Cultural Heritage Landscapes that cross municipal boundaries or are of Regional interest.
- 10.C.2.1.9 The Region, in collaboration with local municipalities, will prepare and maintain a Regional Implementation Guideline for Significant Cultural Heritage Landscape Conservation.

Definitions:

Adaptive Re-use - means a change in use of surplus farm facilities on existing farms for approved non-farm uses that are compatible with the surrounding farming activities and are of a scale appropriate to the farm operation. Adaptive re-use is oriented to the preservation of heritage buildings and landscapes that would otherwise disappear as a result of their no longer being required for farm purposes.

Adjacent - means for the purposes of Cultural Heritage, those properties immediately abutting built heritage resources or a locally identified Cultural Heritage Landscape.

Built Heritage Resources - means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or



heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

Conserved - means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be determined through a Conservation Plan or heritage impact assessment as approved by the local municipality.

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

Heritage Attributes - means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a property protected under the *Ontario Heritage Act*.

Protected Heritage Property - means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*, and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

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

## **2.4 Northwest Welland Secondary Plan Context**

The Northwest Welland Secondary Plan Study will help the City of Welland accommodate growth by permitting urban land uses within this area. The Secondary Plan will establish an appropriate range and mix of land use designations to help achieve the City's vision to plan a complete and healthy community and support future urban growth.

## **2.5 Data Collection**

During the Cultural Heritage Resource Assessment, all potentially-affected cultural heritage resources within the study area are subject to inventory. Short form names are usually applied to each resource type (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for, and existence of, cultural heritage resources in a geographic area.

Background historical research, which includes consultation of primary and secondary research sources and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the



presence of sensitive heritage areas that correspond to nineteenth and twentieth century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. A built structure or landscape is identified as a cultural heritage resource that should be considered during the assessment if the resource meets one or more of the following criteria:

- It is 40 years or older<sup>1</sup>;
- It is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- It displays a high degree of craftsmanship or artistic merit;
- It demonstrates a high degree of technical or scientific achievement;
- The site and/or structure retains original stylistic features and has not been irreversibly altered to destroy its integrity;
- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to the City of Welland, the Province of Ontario, Canada, or the world heritage list;
- It yields, or had the potential to yield, information that contributes to an understanding of the City of Welland, the Province of Ontario, Canada, or the world heritage list;
- It demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the City of Welland, the Province of Ontario, Canada, or a world heritage site;
- It is important in defining, maintaining, or supporting the character of an area;
- It is physically, functionally, visually, or historically linked to its surroundings;
- It is a landmark;
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history;
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region; or
- There is evidence of previous historical and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.).

---

<sup>1</sup> This criterion is according to the MTCS Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes [http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/\\$File/0500E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/$File/0500E.pdf). Apart from the Summerlea VLA Subdivision, this criterion has not been used for the Northwest Welland Secondary Plan due to the presence of a great number of buildings that were constructed between 1934 and 1978. To provide greater focus on potentially significant cultural heritage resources, 1934 has been used as a threshold due to the presence of aerial photography of the study area from that year.



If a resource satisfies an appropriate combination of these criteria, it will be identified as a potential cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource. When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farmscapes:	comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
Roadscapes:	generally two lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.
Historical Settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consists of a paved road found in a more urban setting, and may include a series of houses or commercial buildings that would have been built in the same time period.
Historical Agricultural Landscapes:	generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings and structures.
Cemeteries:	land used for the burial of human remains.

### **3 HISTORICAL CONTEXT**

#### **3.4 Introduction**

This section provides a summary of historical research and a description of identified above ground cultural heritage resources that may be affected by the proposed undertaking. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land use. Historically, the study area is located within the Township of Thorold in Part of Lots 174-176, 226-228, and 233-236.

#### **3.5 Physiographic Setting**

The study area is located within the Haldimand Clay Plain physiographic region (Chapman and Putnam 1984:156-159), which is among the largest of the 53 defined physiographic regions in southern Ontario, comprising approximately 3,500 square km (MacDonald 1980:3). Generally, this region is flat and poorly drained, although it includes several distinctive landforms including dunes, cobble, clay, and sand





beaches, limestone pavements, and back-shore wetland basins. Within this part of the Niagara peninsula, several environmental sub-regions have been described, including the Niagara Slough Clay Plain, the Fort Erie Clay Plain, the Calcareous Rock Plain (Onondaga Escarpment), the Buried Moraines, the Lake Erie Coast, and the Niagara River Valley (MacDonald 1980). The distribution and nature of these sub-regions, and the specific environmental features they contain, have influenced land use in the region throughout history and pre-history.

### **3.6 Township Survey and Settlement**

#### **3.6.1 Township of Thorold**

The land that comprises the geographic Township of Thorold was alienated by the British from the native Mississaugas by an “indenture” dated May 22, 1784. Through this purchase, the British obtained much of the land which now includes the Niagara Region, lying to the west of the reserved strip along the Niagara River which the Crown had possessed since 1763. The sale was officially ratified by Treaty number 3, dated at Navy Hall on December 7, 1792 (*Indian Treaties* vol. 1:5-7).

Between 1784 and 1791, this part of southern Ontario formed part of the Nassau District in the judicial District of Montreal in the Province of Quebec. In 1791, the old Province of Quebec was divided into Upper and Lower Canada, and in 1792 the old District of Nassau was renamed as the Home District of Upper Canada (Armstrong 1985:137ff).

Thorold Township was originally included within Lincoln County in the original Home District. York was selected as the unofficial capital of Upper Canada in the winter of 1796, but it was not until February 1798 that it was selected by the Duke of Portland to be the “seat of Government on mature deliberation” (Firth 1962:24, 47).

The first settlers are believed to have taken up their land in Thorold around 1787-88. At that time, the purchase price for “wild land” was estimated at seven pence per acre. The first township survey was not undertaken until a few years later in 1788. At that time, Thorold had not yet been named and it was simply known as “Township No. 9.” A statement of expenses submitted to the Surveyor General’s department for the work in Thorold showed the survey was done at least in part by Augustus Jones. This initial work was carried out between August 24 and October 19 of that year. The names of the assistants (chain bearers and axe men) are given: Joseph Jones, Benjamin Stanton, Benjamin Johnson, Isaac Hany, Hugh Wilson, David Damude, Dirk VanEvery, and George Hanceler. These men were recruited from the vicinity where the survey was being carried out, and several of them were Loyalist settlers and the disbanded men from Butler’s Rangers. The miscellaneous expense of “ferriage” was included, for a total cost of £42.12.0 NYC. Jones continued to be employed in “making out the Plans of the Townships of this Settlement” in the late autumn of 1791, which included a “List of reduced Provincial Troops” settled in the area, as well as reports on features “towards the public utility” such as water falls, minerals and/or quarries, and the quality of the timber etcetera (Fraser 1906:346, 388-389, 426-427).

The “Land Board” for the District of Nassau was established (“constituted”) under orders from Lord Dorchester in October 1788. The six Board members were to meet at Navy Hall “immediately after the January Quarter Sessions” of 1789. The main duties of this Board were to “examine the loyalty but more particularly into the character” of all prospective settlers, to administer the oath of allegiance to each settler/claimant, and to issue a location ticket for land to which each family was entitled. The Board continued to receive instructions and correspondence with respect to their duties, and as a result their first regular meeting was not held until late October 1789. The Land Board meeting which allotted specific



farm lots to settlers in Thorold was held on February 10, 1791. Much of the business of the local Land Boards had been completed and they were subsequently disbanded under instructions from John Graves Simcoe in November 1794. Thereafter, the business formerly carried out by the Boards was transferred to the Land Committee of the Executive Council.

Thorold acquired its present name in 1792, and it was probably named in honor of Sir John Thorold (1734-1815), who was a representative for Lincolnshire in the House of Commons. This family had been in Grantham in Lincolnshire since “before the Conquest,” and at their (then) family seat since the mid-fourteenth century (Gardiner 1899:276-277; Armstrong 1985:147; Rayburn 1997:342-343).

In 1799, a provincial *Gazetteer* noted that Lincoln County was “a fine and populous settlement, consisting of twenty townships, containing about 6,000 souls, and furnishing five battalions of militia.” Thorold was simply referred to as a township “south of Grantham, and is watered by the Welland River.” A near contemporary who compiled a similar work a few years later plagiarized the earlier publication but added his own observations. He noted that Thorold was “well watered, and promises speedy settlement” (Smith 1799:29, 144, 65; Boulton 1805:49, 89).

Settlement in Thorold advanced at a pace that was roughly equal to that seen in the other nearby townships in the county. Most of the early settlement and land allotment was made to Loyalists and disbanded soldiers from Butler’s Rangers. Several of the farms within the township suffered damage to fences and crops, and from plunder, during the Battle of Beaver Dams in June 1813. The subject property would have been located a short distance to the south-west of the main battlefield site and the spot where the American forces capitulated under the command of Colonel Boerstler.

The remainder of the population during the nineteenth century was comprised of “Canadians” (i.e., the descendants of the original United Empire Loyalists) and other “American” émigrés, as well as those of Irish, Scotch, English and Welsh background.

By 1846, approximately 49 percent of the privately-owned land in Thorold Township was under cultivation. The township was referred to as one of the “best settled townships in the Niagara District, containing a great number of excellent, well cleared farms.” The land was described as “rolling,” and well adapted to growing wheat, oats, barley, rye and other crops. At that time, the township contained eight grist mills and five saw mills. The population stood at 2,284 and the total assessment for property was £49,699 (Smith 1846:191).

### **3.6.2 City of Welland**

The city’s existence is owed to the construction of the first Welland Canal, completed in 1829 (Mika and Mika 1983). An aqueduct was constructed where the canal and the Welland River crossed. A settlement grew around this structure and the city retained the name of “Aqueduct” until 1842 when it was renamed “Merritsville” in honour of William Hamilton Merritt of the Welland Canal Company. By 1858, the settlement would be renamed once again to “Welland.”

Many of Welland’s first inhabitants were Irish immigrants and escaped slaves from the United States and were employed to construct the canal. Additional labourers came when the wooden aqueduct was upgraded to a stone aqueduct in 1850. The permanent population was around 150 people at this time. Industries were largely dependent on the canal, and in 1851 included two sawmills, two grist mills and a cloth factory (Mika and Mika 1983). The community was made the judicial seat of Welland County in 1855, was incorporated as a village in 1858 and a town in 1878. By this time, the population was



approximately 1900 people. Along with the canal, the town had railway stations for both the Welland Railway and Canada Southern.

The third and fourth Welland Canals were constructed in 1887 and 1932 respectively (with a Welland by-pass constructed in 1967). The fourth canal allowed for vessels up to 730 feet long to traverse between Lake Erie and Lake Ontario. Welland became a city in 1917. The canal and railways attracted numerous industries producing steel and rubber products.

The City of Welland, as it exists today, was created in 1970 with the annexing of the Townships of Crowland, Humberstone and Thorold.

### **3.4 Land Use History**


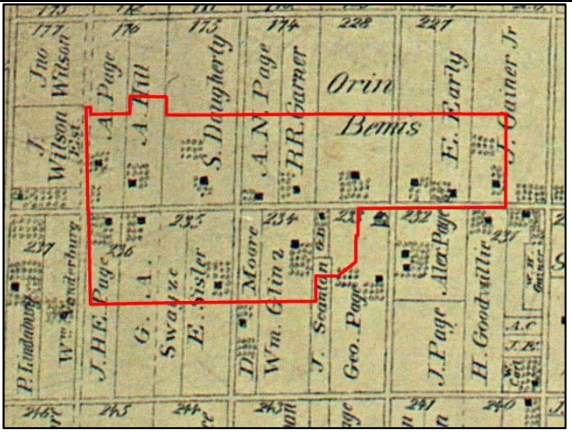
Several property owners and historical features are illustrated within the study area on the earliest maps featured in this study: the 1862 *Tremaine's Map of the Counties of Lincoln and Welland, Canada West* and the 1876 *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont.* The maps reviewed record the names of owners/occupants of properties within the study area, as well as the location and arrangement of residences, farmhouses, churches, schools and other key resources. It should be noted, however, 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 regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

The 1862 *Tremaine* map provides limited information about the study area. The owner of each property is noted along with the layouts of Clare Avenue/Line Avenue, Rice Road, First Avenue and Quaker Road. While all ten lots are attributed to owners, only three buildings are noted in the study area on properties owned by J.H.E. Page (Lot 236), Thomas Spencer (Lot 236), and Orin Bemis (Lot 228).

The 1876 *Illustrated Atlas* map provides additional information about the study area, depicting land ownership, the location of houses and orchards. When compared to the 1862 *Tremaine* Map it is notable that several properties have changed hands over the years and the rural character of the area becomes apparent. Farmsteads exist on many of the properties within the study area. Details of historical property owners and features in the study area are listed in Table 1 and a more detailed historical overview of the evolution of each lot from 1876 to 2018 is provided in Sections 3.4.2 to 3.4.11.



Table 1: 1862 *Tremaine Map* and 1876 *Illustrated Atlas* details

1862 <i>Tremaine Map</i>			1876 <i>Illustrated Atlas</i>	
				
Lot	Owner	Historical Features	Owner	Historical Features
174	Levi Page	N/A	A.N. Page	House on Quaker Road with orchard
	R.S. Garner	N/A	R.R. Garner	House on Quaker Road with orchard
175	J.H. Smith	N/A	S. Daugherty	House on Quaker Road with two orchards
176	Aaron Page	N/A	A. Page	House on Clare Avenue with two orchards
	Andrew Hill	N/A	A. Hill	House on Quaker Road with orchard
226	Jacob Gainer Jr.	N/A	J. Gainer Jr.	House on Quaker Road with three orchards
	Jacob Gainer	N/A		
227	Joseph Goodwills	N/A	E. Early	House on Quaker Road with orchard
			Orin Bemis	House on Quaker Road with orchard
228	Orin Bemis	House on Quaker Road	Orin Bemis	House on Quaker Road with orchard
233	A. Page	N/A	George Page	House noted at corner of Quaker Road and First Avenue. Additional home located along First Avenue. Two orchards.
	E. Lawson	N/A	J. Scanlon	N/A
234	William Spencer	N/A	G. B.	House on Quaker Road with orchard
			William Glinz	House on Quaker Road with orchard
235	A. Killman	N/A	D. Moore	House on Quaker Road with two orchards
			E. Sisler	House on Rice Road with orchard
236	J.H.E. Page	House on Quaker Road	G.A. Swayze	N/A
			G.A. Swayze	House on Quaker Road with orchard

	Thomas Spencer	House on Quaker Road	J.H.E. Page	House on Quaker Road with orchard
--	----------------	----------------------	-------------	-----------------------------------

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1907, 1934, and 1973. These do not represent the full range of maps consulted for this study but were judged to cover the full range of land uses that occurred in the area during each period.

In the early 1900s, a standardized system of topographic mapping was developed, officially known as the National Topographic System. These maps provide a snapshot of buildings, environmental features, roads, railways and other infrastructure. Several maps were created that depict the study area and the following are a select few that are intended to display the evolution of the study area.

The 1907 NTS map displays the rural character of the study area (Figure 3). Only ten buildings are noted within study area. The area has been largely cleared of trees, particularly when compared to areas to the north and south, providing further evidence of farmland development. A small creek is visible in the eastern portion of the study area.

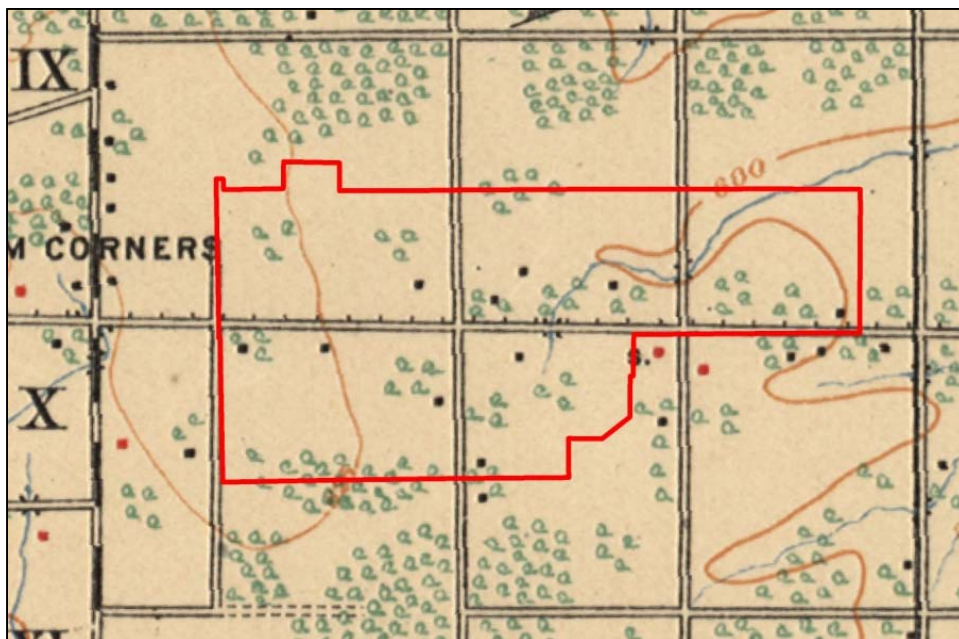


Figure 3: 1907 NTS Map (Department of Militia and Defence 1907)

The earliest aerial photo of the study area dates to 1934. The image provides a snapshot of the farms and orchards that were depicted in the 1876 *Illustrated Atlas* map. Many farmhouses and orchards depicted in the earlier map remain on the aerial photo (for a more detailed lot-by-lot analysis see Sections 3.4.2 to 3.4.11). Compared to the 1907 map, the study area appears to contain additional buildings. The photo also depicts the importance of Quaker Road as an arterial roadway, with nearly all properties oriented towards the road and connected to Quaker Road with driveways. The Niagara, St. Catharines and Toronto Railway is visible parallel to Clare and Line Avenues. Furthermore, the area remains largely devoid of dense vegetation unlike the woodlots that are particularly visible to the north of the study area. Additionally, a creek in the western portion of the study area is visible in the aerial photo.

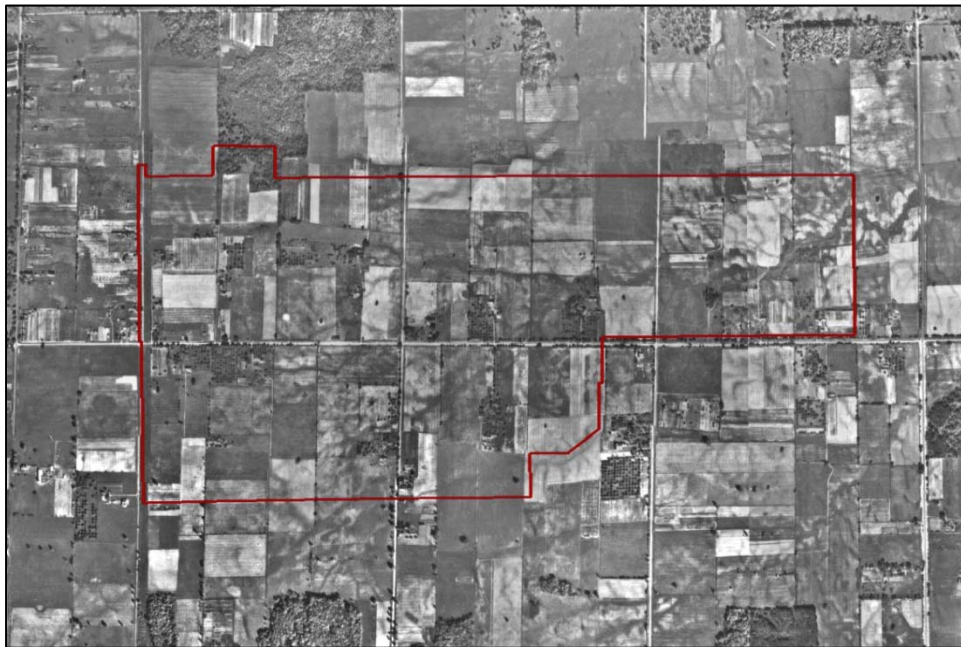


Figure 4: 1934 Aerial photo (Brock University)

The 1973 NTS Map (Figure 5) shows several significant changes to the study area, most noticeably in the west where a residential subdivision (known as the Summerlea VLA Subdivision) has been constructed to the northeast of the intersection at Line Avenue and Quaker Road. Rows of residential buildings have been built along Quaker Road. The Niagara, St. Catharines and Toronto Railway is noted parallel to Clare and Line Avenues. A large greenhouse is depicted on the easternmost portion of the study area. Two creeks are present, one north of Quaker Road and visible on previous maps and aerial photos, and a second in the south portion of the study area.

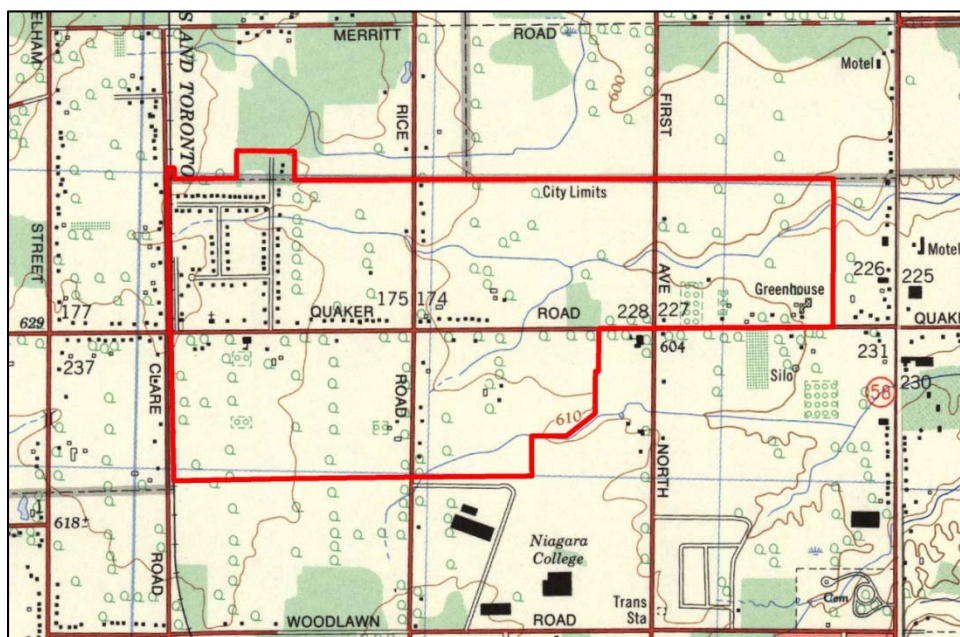


Figure 5: 1973 NTS Map (Department of Energy, Mines and Resources 1973)

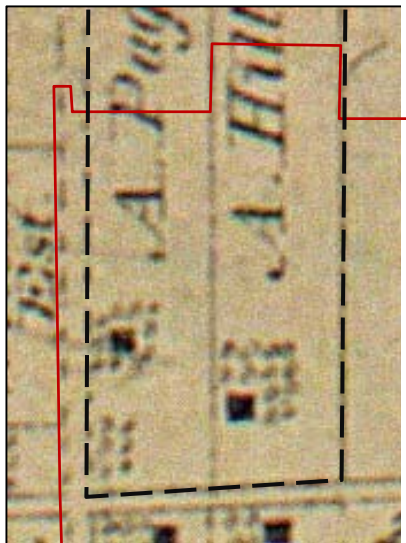
### 3.4.1 Quaker Road

Quaker Road (Figure 6) was originally situated on land owned by Hon. Robert Hamilton, a wealthy Queenston merchant who purchased 7,900 acres in Welland County in 1799 (Betti 1967). The road's name stems from the number of Quakers who chose to settle in the southern part of Thorold Township and in nearby Pelham Corners. A school has been located on this road since 1816, the first being a log school building on Lot 174. Later, a brick schoolhouse was built on Lot 233 in 1861, where Quaker Road Elementary School is located today. In 1926, the road became the first improved road in Thorold Township and the west end was paved in 1950. Except for the addition of post-WWII detached homes, the road has largely preserved its rural character to this day.



Figure 6: Looking west on Quaker Road c.1920. (Goodwillie 2005)

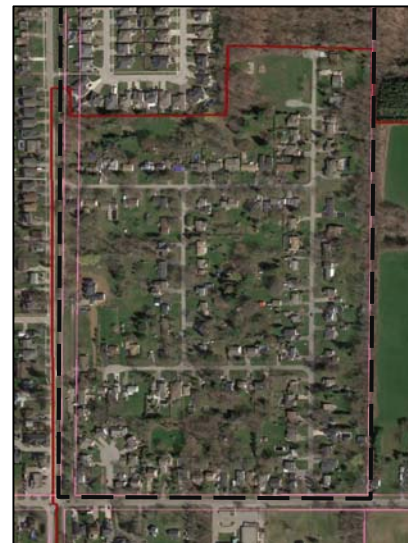
### 3.4.2 Lot 176



1876



1934



2018

Lot 176 was split into two parcels by 1876, owned by A. Page and A. Hill. Each had a house with a surrounding orchard. Additionally, Mr. Page had a second orchard near the modern-day intersection of Quakers Road and Line Avenue. Mr. Page and his family were Quakers who owned five properties along Quaker Road by 1876. First Avenue was originally known as Page Road and nearby Page Drive is named after the family (Goodwillie 2005).

In 1934, the Page farmhouse is visible on the west side of the lot along Line Avenue with an orchard in the rear. The narrow strip of land between Line Avenue and the farm's driveway was the location of the Niagara, St. Catharines and Toronto Railway, which was an electric railway that operated from 1899 to 1959. Two building complexes are visible to the south along the main driveway. Plowed fields and another orchard are adjacent to these buildings. Along Quaker Road are two additional houses, suggesting that parcels of land had been subdivided and sold. On the east side of the lot, a complex of buildings is present on the 1876 location of Mr. Hill's farmhouse and accessed by a long straight driveway from Quaker Road. A second house is situated on Quaker Road. This half of the lot features plowed fields, the potential remnants of an orchard and a woodlot to the north, which extends to modern-day Merritt Road.

Today, Lot 176 consists of residential houses within a subdivision built between 1942 and 1954. This subdivision is known as the Summerlea VLA Subdivision (Figure 7 to Figure 9)**Error! Reference source not found.** and was constructed as housing for veterans of World War II under the *Veterans' Land Act*. According to the original plans for the neighbourhood (Figure 10), the first twelve properties were constructed by four architecture firms: Humphrys, Rule-Wynn-Rule, Van Norman, and Moody & Moore. All these firms except for Humphrys were notable Canadian architecture firms. The properties were divided into half-acre lots, with some corner lots expanded to 0.7 acres. The roads were constructed with crushed stone and the area's water supply came from a central well.



Figure 7: 54 Montgomery Road in the Summerlea VLA Subdivision in 1948 (Summerlea Association)



Figure 8: 54 Montgomery Road in 2018 with garage and rear addition. (Google)





Figure 9: The Summerlea VLA Subdivision in 1950 (Summerlea Association)

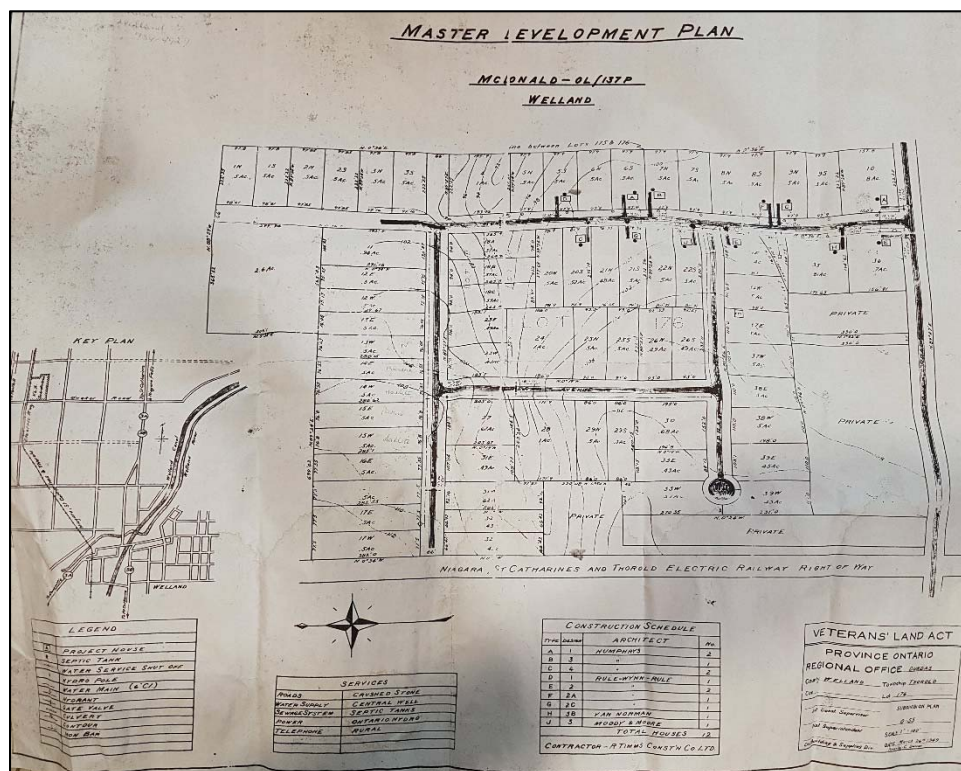


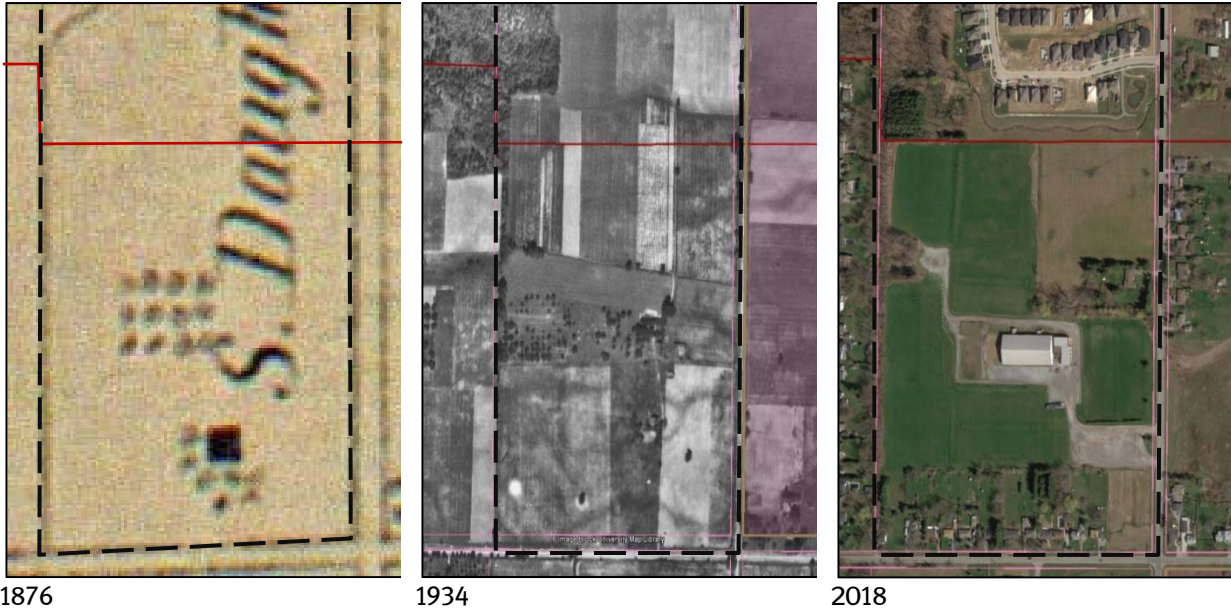
Figure 10: 1949 Plan of Subdivision for the Summerlea VLA Subdivision (Summerlea Association)

On the west side of the lot, the 2018 aerial photo shows a house on the site of the original Page farmhouse. However, this house is a new construction, as the original farmhouse was demolished in 2016. The original driveway is present today in the form of a small sideroad, now known as Milkweed Trail, while the original railway line has been converted into a recreational trail. The houses associated with the two building complexes visible along the driveway in 1934 are present in 2018 and known today as 72 Milkweed Trail and 672 Quaker Road. Furthermore, of the two buildings located on Quaker Road in 1934, only 638 Quaker Road remains today. None of the three extant buildings appear on the early NTS Maps but appear in the 1934 aerial photo. On the east portion of the lot, the complex of buildings associated with the Hill farm has been reduced to a single residential building at 19 Topham Boulevard,

which has been integrated into the subdivision. Additionally, the house at 624 Quaker Road, which is visible in 1934, appears to remain today.

The historical NTS mapping notes the presence of a church on the 1942 NTS map. The church is present on both the 1964 and 1973 NTS maps and historical aerial photos from Google suggest that it was removed prior to 2007. Other homes along Quaker Road were constructed in the post-war period.

### 3.4.3 Lot 175



Lot 175 was owned by S. Daugherty in 1876. The property consisted of a single farm house surrounded by an orchard, with an additional orchard to the north.

By 1934, both the farmhouse and an orchard are present on the property, along with agricultural fields. The property is accessed via a driveway that connects with Quaker Road, just west of Rice Road.

None of the previous associations with the Daughtery property are seen today, as the lot was home to the Welland Soccer Club for much of its recent history. Further, a row of residential buildings, built after World War II, front Quaker Road. An additional house has been built along Rice Road.

### 3.4.4 Lot 174



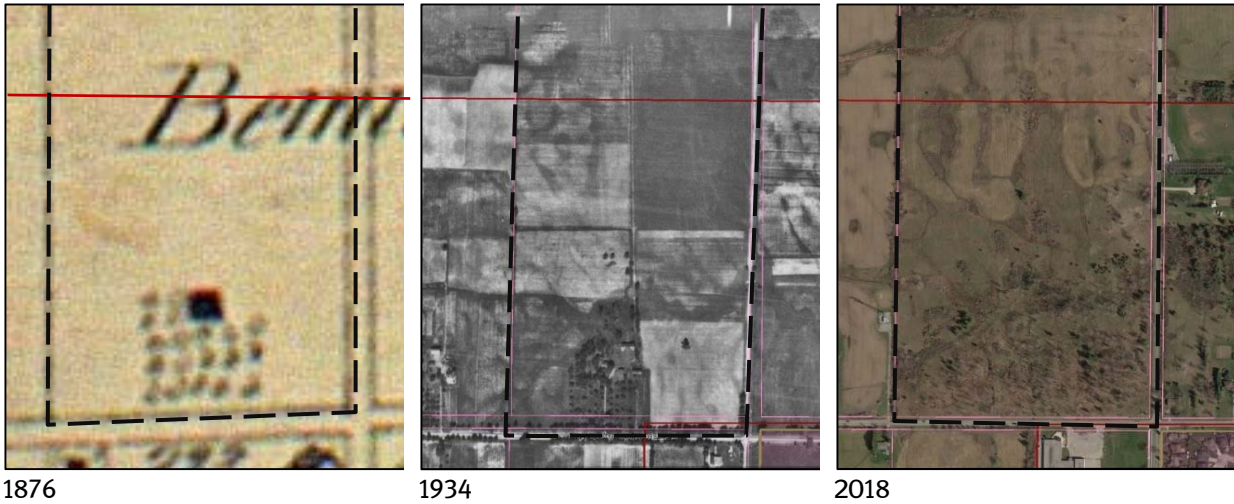
Lot 174 was divided into two properties owned by A.N. Page and R.R. Garner in 1876. The western half of the property contained the Page farmhouse and a small orchard at the corner of modern-day Quaker Road and Rice Road. The eastern half of the lot consisted of the Garner farmhouse and an orchard. The Garner Farm was home to Quaker Road’s first school constructed in 1816. The school moved to Lot 233 in 1861 (Goodwillie 2005). In 1914, The Garner farm listed for sale in the *Globe*. The article described the property as follows:

This farm is clay loam; very rich and suitable for growing all kinds of fruit including peaches, grapes and vegetables; there is a good orchard and plenty of wood to last 25 years, with good wells, etc.; there is a good house, barn, drive house, all lighted with electric lights; this farm lies parallel with the Niagara, St. Catharines and Toronto Trolley line (*Globe* 1914).

In 1934, the lot appears to be unchanged from its 1876 depiction. Both orchards are present, while agricultural fields are visible throughout the remainder of both properties. Both properties are accessed via driveways connected to Quaker Road. A small creek or ditch is visible to the north of the farmhouses. A line of vegetation separates the two halves of the lot.

By 2018, the Page farmhouse and its orchard have been removed and a row of residential buildings have been constructed along Quaker Road. An additional row of residential buildings has been constructed along Rice Road to the north. These residential buildings start to appear on the 1964 NTS map. The Garner farm at 436 Quaker Road is entirely intact with a farmhouse and outbuildings surrounded by an agricultural field. The buildings are accessed by a straight driveway that connects to Quaker Road. A radio tower has been constructed on the easternmost edge of the property. A small creek is visible to the north of the farm complex. The original line of vegetation separating the two halves of the lot remains visible.

### 3.4.5 Lot 228

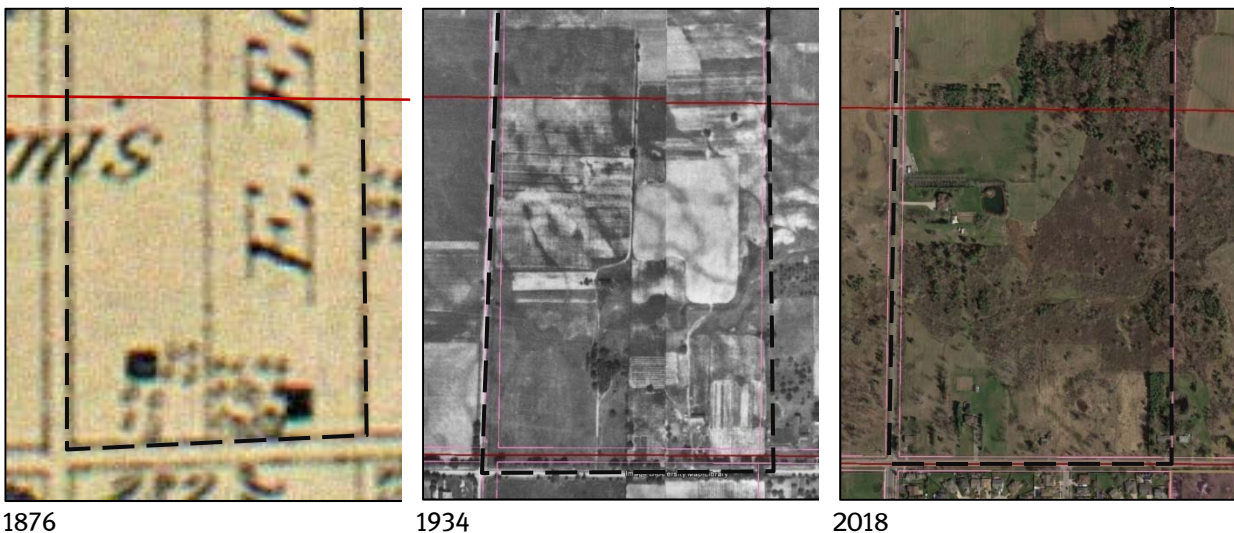


In 1876, Lot 228 was owned by Orin Bemis, who also owned half of the adjacent Lot 227. His lot contained a farmhouse and an orchard along Quaker Road. Bemis died in 1886, and his son Harlan took over the farm, planting a vineyard and growing grains and fruit (Cruikshank 1887).

By 1934, the property appears largely unchanged from how it is depicted in 1876. The farm house is visible in the centre of the lot along Quaker Road, surrounded by an orchard and additional outbuildings. The driveway from Quaker Road led straight to the complex of buildings and beyond in a straight line to the north. The surrounding area consists of agricultural fields.

However, by 2018, all buildings associated with the Bemis farm have been removed from the property though foundation remnants are visible from the aerial photograph. No other interventions have been made to the lot.

### 3.4.6 Lot 227

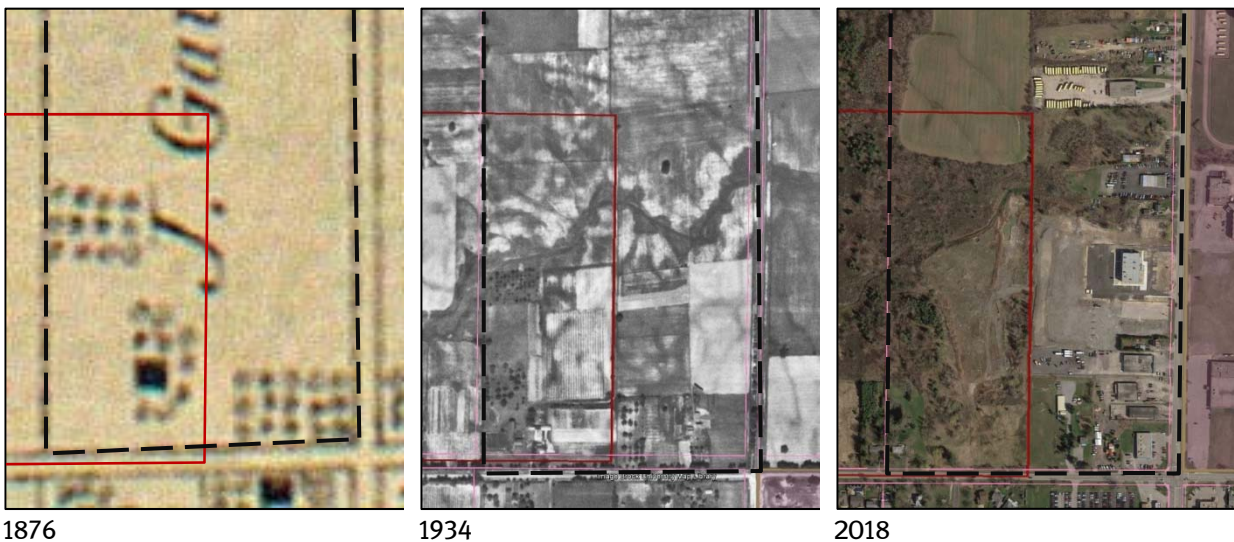


Lot 227 consisted of an extension of the Orin Bemis farm from Lot 228 and a farm owned by E. Early. Both farms featured farmhouses surrounded by orchards. Bemis purchased his portion of the lot from the Goodwillie family in 1852. The Goodwillie’s original home burned down in 1837 and was rebuilt the following year with log beams and 3-inch thick planks (Goodwillie 2005). It is likely that this is the home that is visible on the 1876 *County Atlas*. After Bemis purchased the house, the Goodwillies moved to Lot 232 to a house that remains at 209 Quaker Road, located adjacent to the study area.

In 1934, the Bemis property comprises a straight driveway from Quaker Road leading passed a group of trees towards a house. The driveway veers to the east and extends northward. The property consists of agricultural fields. On the Early Farm, the farmhouse from the 1876 map is visible in the south end of the property. A driveway from Quaker Road extends from the road to a large plowed field. A row of plantings is visible to the northwest of the house.

By 2018, there are no traces of either the Bemis property or the Early farm. The original driveway is visible, but no longer in use. According to Google Streetview, the original barn on the Early farm was demolished between 2012 and 215. The lot contains four houses along Quaker Road and a fifth residence on First Avenue. A small pond has been created behind this fifth residence. Much of the lot has not been maintained.

### 3.4.7 Lot 226

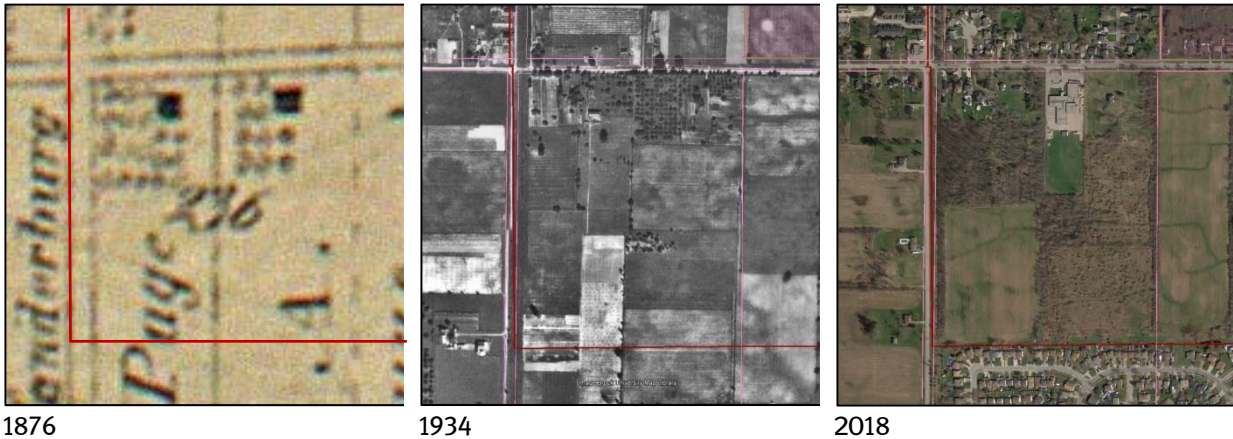


Lot 226 was owned by J. Gainer Jr. in 1876 and the portion of the lot within the Study Area contained a farmhouse surrounded by an orchard and a second orchard to the north. The Gainer family owned this property and the adjacent Lot 225 (the site of the modern-day Niagara Regional Exhibition fairgrounds and Welland Sports Complex).

In 1934, the Gainer Jr. Farm appears to be largely intact. A complex of farm buildings is visible on the same location as the farmhouse in 1876. Both orchards are present and there is visible evidence of farming throughout the property. A small creek is visible to the north of the farmed land and it appears that no farming has been conducted beyond the creek.

By 2018, there are no visible remnants of the Gainer Jr. farm. The lot does not appear to be maintained, apart from the northern edge of the Study Area, and a single residential building on the southwest corner of the lot along Quaker Road. The small creek remains visible.

### 3.4.8 Lot 236

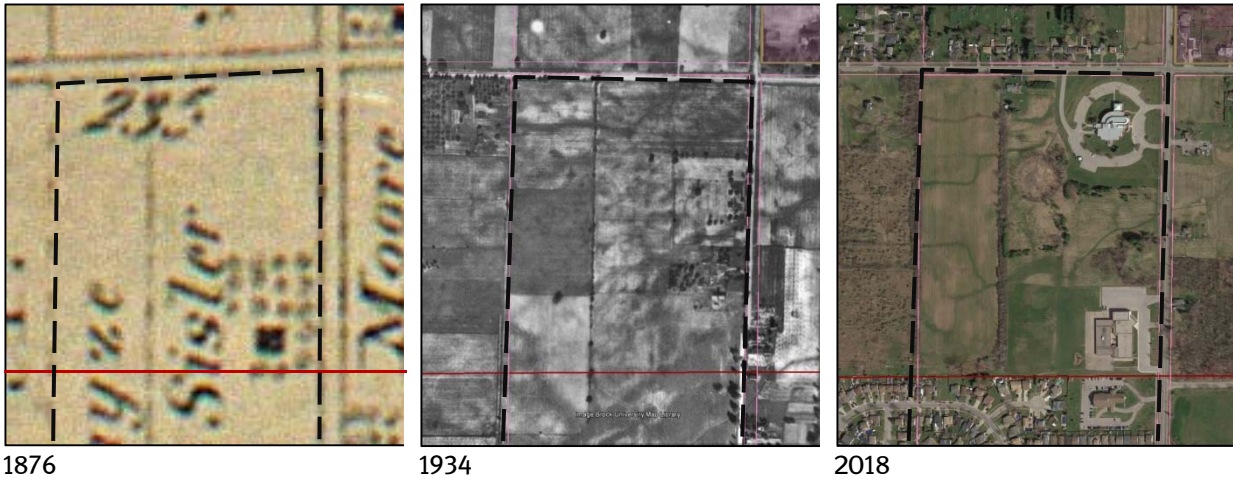


In 1876, Lot 236 was divided in half with J.H.E. Page owning the western half and G.A. Swayze owning the eastern half. Both properties contained a farmhouse and orchard along Quaker Road. Historically, the property had been once owned by Robert Spencer who had purchased 400 acres on Lots 234, 235 and 236 around 1820. According to the Globe, Mr. Spencer's home became a frequent resting spot for American slaves on the Underground Railway (Globe 1899). It is unknown if there are any extant signs of this history today.

The lot in 1934 reflects the appearance depicted in 1876. Both the Page and Swayze farmhouses, outbuildings, and orchards are visible. The Page farm appears to have a second house. The Niagara, St. Catharines and Toronto Railway (an electric railway that operated from 1899 to 1959) is visible along the western edge of the lot.

In 2018, both the Page and Swayze farmhouses (at 661 Quaker Road and 607 Quaker Road, respectively) and the second Swayze farm house (653 Quaker Road) are still present. However, apart from an area to the south, the lot no longer appears to function as a working farm. Four residential buildings and an elementary school have been built along Quaker Road.

### 3.4.9 Lot 235

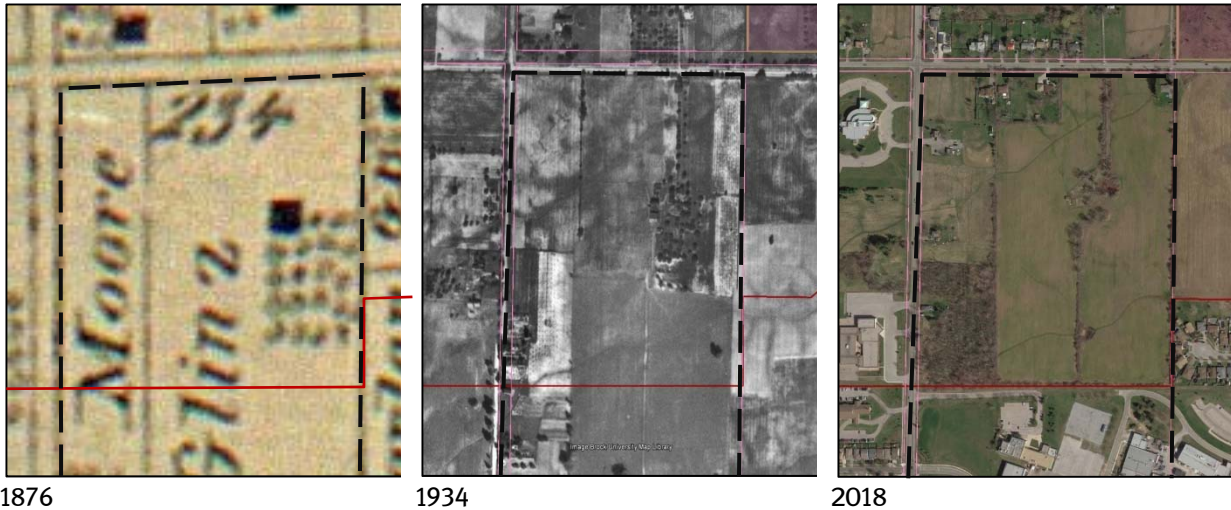


In 1876, Lot 235 consists of the eastern extension of the Swayze Farm (as discussed in Lot 236) and the E. Sisler Farm. While no buildings are depicted on the Swayze property, the Sisler Farm contains a farmhouse and orchard along Rice Road. Historically, the property had been owned by Robert Spencer who had purchased 400 acres on Lots 234, 235 and 236 around 1820. According to the Globe, Mr. Spencer's home became a frequent resting spot for American slaves on the Underground Railway (Globe 1899). It is unknown if there are any extant signs of this history today.

The 1934 aerial photo shows the property much as it would have looked in 1876. The farmhouse and orchard are present along Rice Road, surrounded by agricultural fields. A line of vegetation demarcates the property boundaries within the lot.

By 2018, the Sisler farm is no longer intact. According to Google Streetview, the farmhouse was demolished between 2012 and 2014. The lot now contains an elementary school near the site of the former farmhouse and the Niagara Catholic District School Board's main office located at the corner of Quaker Road and Rice Road. A ring of trees associated with the Niagara Catholic District School is visible behind the Niagara Catholic District School Board's main office. One house has been constructed along Quaker Road. The original line of vegetation separating the two parts of the lot remains visible.

### 3.4.10 Lot 234



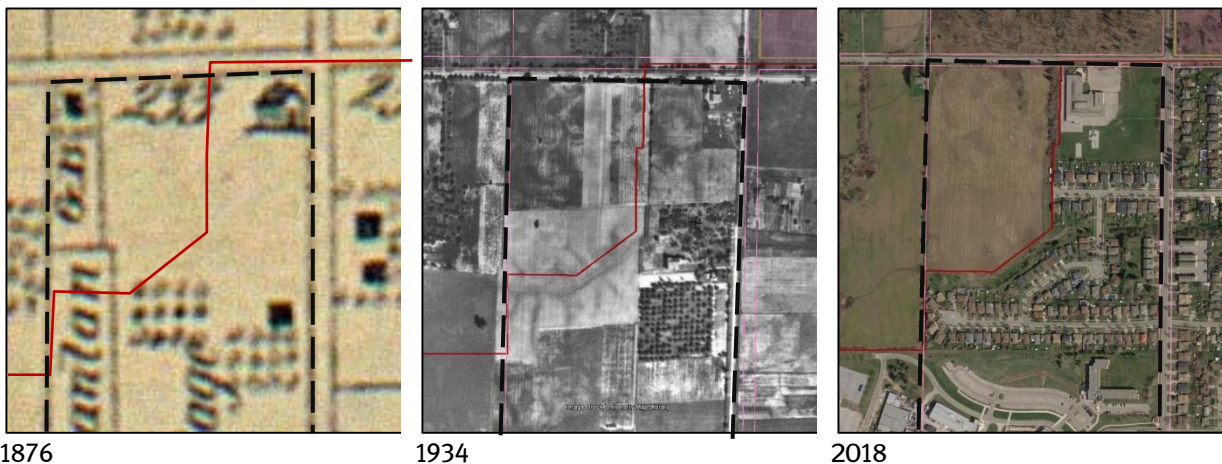
In 1876, Lot 234 was divided into two properties, with a quarter of the lot owned by D. Moore and three quarters of the lot owned by William Glinz. The Moore farmhouse was located along Rice Road, and appears to be outside of the Study Area, though due to inaccuracies when drawing the map, it is possible that it was located within the Study Area boundaries. The Glinz farmhouse was set back considerably from Quaker Road in comparison to surrounding properties. The house was surrounded by an orchard. Historically, the property was owned by Robert Spencer who had purchased 400 acres on Lots 234, 235 and 236 around 1820. According to the Globe, Mr. Spencer's home became a frequent resting spot for American slaves on the Underground Railway (Globe 1899). It is unknown if there are any extant signs of this history today.

By 1934, the lot appears to be divided in the same way it had been in 1876, though a complex of buildings is now located along Rice Road in the southernmost portion of the Study Area, and the surrounding field has been plowed. A hedgerow divides the property from a property to the north, and an additional row of vegetation divides the original Moore property from the Glinz property. The Glinz farmhouse and its orchard are visible on the property with a tree-lined driveway extending from Quaker Road to the farmhouse and southward into the agricultural field.

In 2018, the lot has seen several changes since 1934. The complex of buildings along Rice Road have been removed and notable woodlot along Rice Road. Two additional houses have been built along Rice Road and four houses have been built along Quaker Road. The Glinz farmhouse has been removed though its foundations are visible in the aerial photograph. The driveway is intact and the vegetation that originally lined the driveway and surrounded the farmhouse in 1934 is present today.



### 3.4.11 Lot 233



Lot 233 was divided into three properties. The westernmost portion of the lot was split by an owner labeled as “G.B.” and J. Scanlan. The G.B. property contained a house. George Page owned the remainder of the lot, though his house and orchards were situated outside the Study Area on the current site of Niagara College. Page was the owner of several racehorses and his property contained a private track, which included a centre judged stand (Betti 1967).

By 1934, the lot within the Study Area does not contain any buildings or features and consists of an agricultural field.

The property appears largely unchanged in 2018. The original line of vegetation separating the lot from the adjacent Quaker Road Elementary School remains visible.

## 4 DATA COLLECTION RESULTS

To make a preliminary identification of existing built heritage features and cultural heritage landscapes within the study area and to collect any relevant information, the City of Welland’s Municipal Register of Cultural Heritage Properties was consulted.

Other resources consulted for the preliminary identification of cultural heritage resources within the study area include:

- The Ontario Heritage Trust’s Ontario Heritage Plaque Guide, an online, searchable database of Ontario Heritage Plaques<sup>2</sup>
- the Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)]<sup>3</sup>

<sup>2</sup> <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx> [Accessed 17 April 2018]

<sup>3</sup> <http://www.pc.gc.ca/progs/beefp-fhbro/roles/beefp-fhbro.aspx> [Accessed 17 April 2018]

- Parks Canada's *Canada's Historic Places* website: available online<sup>4</sup>, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial and national levels.
- Parks Canada website (national historic sites)<sup>5</sup>

In addition, Planning Staff in the City of Welland Planning Department were contacted to gather any relevant information regarding cultural heritage resources and concerns within the study area (by email communication, April 2018).

A field review was undertaken by ASI on 30 May 2018 and 18 June 2018 to document the existing conditions of the study area. The field review was preceded by a review of available, current, and historical aerial photographs and maps (including online sources such as Bing and Google maps). The existing conditions of the study area are described below. Identified cultural heritage resources are discussed in Table 2 and Table 3 of this report.

#### 4.4 Northwest Welland Secondary Plan Study Area - Existing Conditions

The subject study area consists of 190 hectares in the City of Welland and has an irregular boundary consisting of land approximately 500m on either side of Quaker Road, roughly bounded by Clare Avenue and Line Avenue to the west and an eastern boundary approximately 200m west of Niagara Street. As a part of the Northwest Welland Secondary Plan, new zoning and land-use designations will be proposed for the area.

The area is historically predominantly rural agricultural, and this rural character is still reflected in the existing conditions. Quaker Road is a rural roadscape composed of two lanes of divided vehicular traffic bordered by gravel shoulders and ditches. The roadway is lined with hydro poles, vegetation, and residences set back significantly from the road with adjacent active and remnant farmscapes. The study area consists of three cross streets (Clare Avenue/Line Avenue, Rice Road and First Avenue) and each exhibit similar conditions, though there are fewer residences along these streets than along Quaker Road. A post-WWII subdivision known as the Summerlea VLA Subdivision is present to the north of Quaker Road, east of Line Avenue. This neighbourhood consists of residential houses on wide lots, with generous front, rear and sideyard setbacks, no curbs or sidewalks and significant vegetation throughout the neighbourhood. The study area also includes two elementary schools and the Steve Bauer Trail.

---

<sup>4</sup> <http://www.historicplaces.ca/en/home-accueil.aspx> [Accessed 17 April 2018].

<sup>5</sup> <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 17 April 2018]

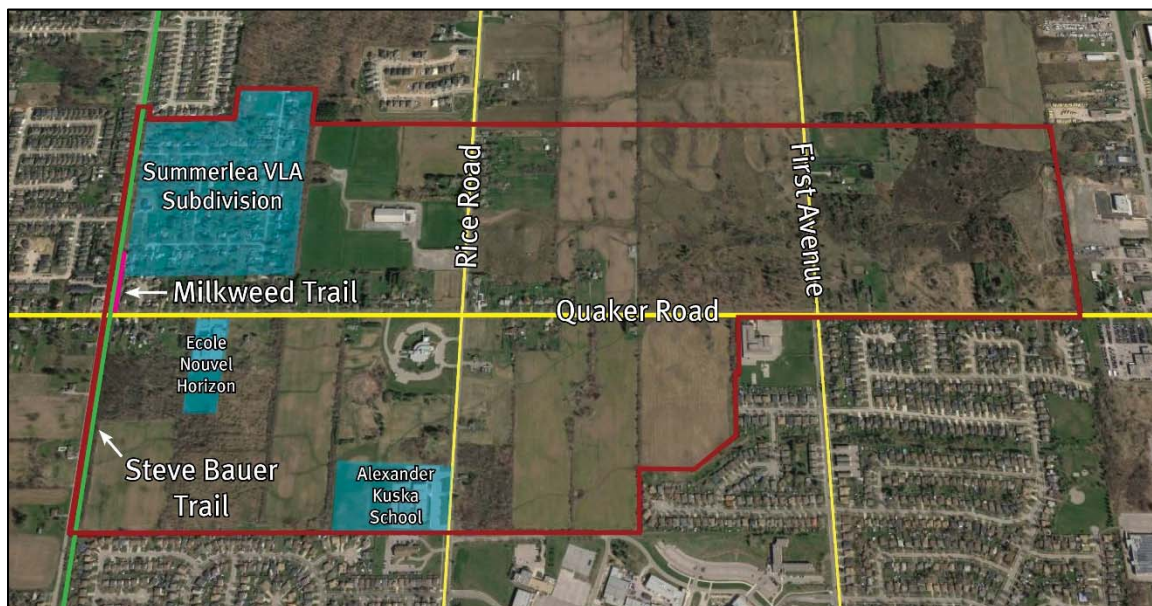


Figure 11: Northwest Welland Secondary Plan Study Area

#### 4.2 Northwest Welland Secondary Plan – Identified Potential Cultural Heritage Resources

Based on the results of the background research and field review, there are 13 potential cultural heritage resources within the study area. See Table 2 for a summary of built heritage resources and cultural heritage landscapes, and Table 3 in Appendix A for a detailed description of these identified resources.

**Table 2: Summary of Potential Cultural Heritage Resources in the Study Area**

Feature	Location	Recognition	Description/Comments
BHR1	72 Milkweed Trail	Identified during field review	2-storey Edwardian residential building clad in vinyl siding with an enclosed porch.
BHR2	672 Quaker Road	Identified during field review	2-storey Edwardian residential building clad in vinyl with rear addition.
BHR3	638 Quaker Road	Identified during field review	1-storey residential building clad in vinyl siding.
BHR4	624 Quaker Road	Identified during field review	1.5-storey residential building clad in Angelstone.
BHR5	19 Topham Boulevard	Identified during field review	2-storey Edwardian residential building clad in vinyl with an enclosed porch. The building faces the west rather than addressing the street to the north.
BHR6	661 Quaker Road	Identified during field review	1.5-storey house with rear addition.
BHR7	653 Quaker Road	Identified during field review	2-storey residential building with stucco.
BHR8	607 Quaker Road	Identified during field review	2-storey farmhouse with front and side porches.

**Table 2: Summary of Potential Cultural Heritage Resources in the Study Area**

<b>Feature</b>	<b>Location</b>	<b>Recognition</b>	<b>Description/Comments</b>
CHL1	Quaker Road	Identified during field review	An east-west two-lane paved roadway, lined with vegetation, detached residences, schools and open fields.
CHL2	Milkweed Trail	Identified during field review	A north-south gravel one-to-two lane laneway providing access to four residential buildings. The laneway was originally a driveway for a farm that is no longer extant.
CHL3	Steve Bauer Trail	Identified during field review	A gravel trail which runs parallel to Line Avenue and Clare Avenue. The trail was originally the location of the Niagara, St. Catharines and Toronto Railway.
CHL4	436 Quaker Road	Identified during field review	1.5-storey residential building set back significantly from the road. A barn is situated to the northwest of the residential building
CHL5	Summerlea VLA Subdivision	Identified during field review	A post-WWII residential neighbourhood

## 5 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed that the study area has a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains several nineteenth- and twentieth-century cultural heritage resources. The following provides a summary of the assessment results:

### *Key Findings*

- No properties in the study area are currently recognized as heritage properties by the City of Welland.
- A total of 13 potential cultural heritage resources have been identified within the Northwest Welland Secondary Plan study area. These include eight potential built heritage resources and five potential cultural heritage landscapes;
- Identified potential cultural heritage resources may be historically, architecturally, and/or contextually significant rural and agricultural properties, which have emerged from their physiographic and natural heritage contextual setting, and contribute to land use patterns within the Northwest Welland Secondary Plan study area. These properties will require evaluations under Ontario Regulation 9/06 to determine if they contain cultural heritage value and merit designation under the Ontario Heritage Act.

## 6 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that there are 13 potential cultural heritage resources located within the Northwest Welland Secondary Plan study area. These include eight potential built heritage resources and five potential cultural heritage landscapes. As a result of the research and analysis found in this report, the identified cultural heritage resources are potential candidates for conservation and integration into future land uses in the secondary



plan area, and their cultural heritage value should be determined via cultural heritage impact assessments during subsequent development planning applications.

As part of the development of policies for the Northwest Welland Secondary Plan, the following mitigation measures and/or alternative development approaches should be incorporated to reduce the potential for adverse impacts to potential cultural heritage resources in the area. Common mitigation protocols may include, but are not limited to, the following and are suitable for consideration and application for minimizing impacts on potential cultural heritage resources:

- Encouraging interim tenant occupancy for properties currently vacant to help ensure security and protection of heritage resources;
- Avoidance and mitigation to allow development to proceed while retaining potential cultural heritage resources in situ and intact;
- Adaptive re-use of a built heritage structure or cultural heritage resources;
- Alternative development approaches to conserve and enhance a significant heritage resource;
- Avoidance protocols to isolating development and land alterations to minimize impacts on significant built and natural features and vistas;
- Historical commemoration of the cultural heritage of a property/structure/area, historical commemoration by way of interpretive plaques;
- Documentation and salvage including the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lot patterns, situating parks and storm water ponds near a heritage resource;
- Vegetation buffer zones, tree planting, site plan control and other planning mechanisms;
- Allowing only compatible infill and additions;
- Preparation of cultural heritage impact assessments for all developments affecting a cultural heritage resource;
- Preparation of conservation, restoration and adaptive reuse plans as necessary;
- Heritage Designation, Heritage Conservation Easement; and
- Preparation of security plan and/or letter of credit to help ensure security and protection of heritage resources.

Based on the results of the assessment, the following recommendations have been developed:

1. A total of 13 potential cultural heritage resources were identified within the Northwest Welland Secondary Plan study area. These include eight potential built heritage resources and five potential cultural heritage landscapes. The Northwest Welland Secondary Plan should incorporate policies that promote the conservation of any properties that have been determined to merit heritage recognition.
2. As the only existing stable neighbourhood in the study area, the qualities and characteristics of the Summerlea VLA Subdivision should be maintained and new adjacent development should be designed to ensure that these qualities and characteristics are not negatively impacted. These qualities and characteristics include the existing building typologies, setbacks (front, side and rear) and streetscape. Urban design guidelines that reflect the existing condition should be incorporated into the Secondary Plan for this area.



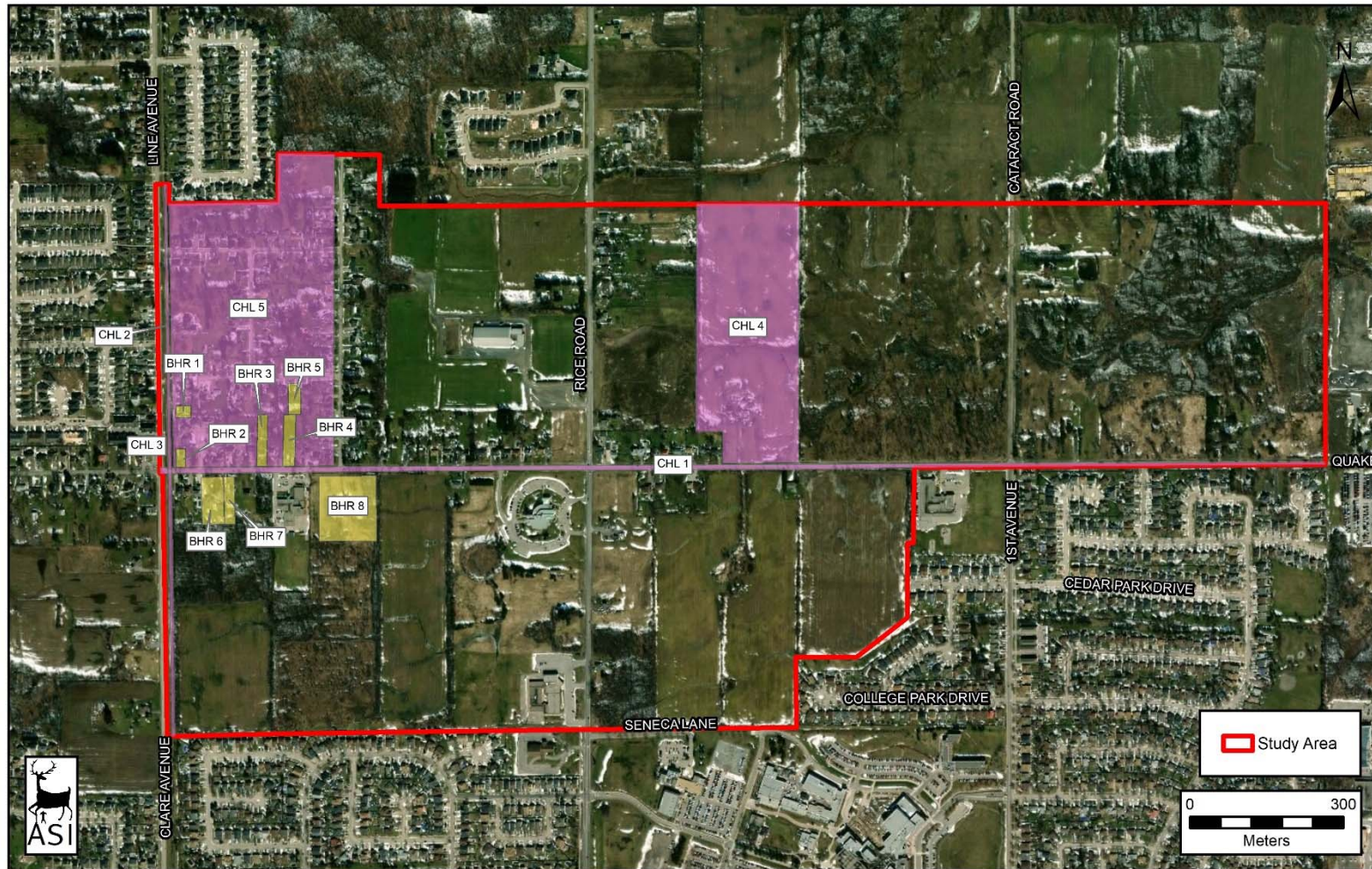
3. Identified potential cultural heritage resources may be historically, architecturally, and/or contextually significant properties, which have emerged from their contextual setting, and contribute to land use patterns within the Northwest Welland Secondary Plan study area. Accordingly, any proposed development on or adjacent to an identified potential cultural heritage resource should require a cultural heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage resources, and to ensure that the cultural heritage resources in the study area are conserved. Any evaluation should include consideration of its historical and natural context within the City of Welland, and should include a comprehensive assessment of the design, historical, and contextual values of the property.
4. Upon the completion of the proposed Secondary Plan the following report should be updated to consider the potential impacts of these plans on the identified potential cultural heritage resources. Additional mitigation measures may be identified.
5. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.

## 7.0 REFERENCES

- Armstrong, Frederick H.  
1985 *Handbook of Upper Canadian Chronology*. Toronto: Dundurn Press.
- Betti, Michael  
1967 *Township of Thorold: 1793 to 1967*. Toronto: Armath Associates in conjunction with Township of Thorold.
- Chapman, L.J. and D.F. Putnam.  
1984 *The Physiography of Southern Ontario*. Ontario: Ministry of Natural Resources.
- Cruikshank, Ernest Alexander  
1887 *The History of the County of Welland Ontario*. Welland: Welland Tribune Printing House
- Fraser, Alexander  
1906 “Minutes and Correspondence of the Land Board, District of Nassau,” *Third Bureau of the Archives Reports for the Province of Ontario* (1905.) Toronto: L.K. Cameron (King’s Printer).
- Gardiner, Herbert F.  
1899 *Nothing But Name: An Inquiry into the Origin of the Names of the Counties and Townships of Ontario*. Toronto: George N. Morang & Co. Ltd.
- The Globe  
1899 “One Who Remembers... Brock” 16 September 1899. p4.  
1914 “Classified Ad” 17 January 1914. p25.
- Goodwillie, Diane.  
2005 *Quaker Road: History, Stories and Goodwillie Genealogy*. Victoria BC: Trafford.
- Macdonald, I.D.  
1980 *Life Science Features of the Haldimand Clay Plain Physiographic Region, Ontario* Ministry of Natural Resources, Parks and Recreation Section, Central Region, Richmond Hill, Ontario.
- Rayburn, Alan  
1997 *Place Names of Ontario*. Toronto: University of Toronto Press.
- Smith, David William  
1799 *A Short Topographical Description of His Majesty’s Province of Upper Canada in North America, to which is added a Provincial Gazetteer*. London: W. Faden.
- Smith, William H.  
1846 *Smith’s Canadian Gazetteer*. Toronto: H. & W. Rowsell.




**APPENDIX A: Northwest Welland Mapping of Potential Cultural Heritage Resources**







**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR1	72 Milkweed Trail	Identified during field review	Residential	<p><b>Design:</b> 2-storey Edwardian residential building with a hipped roof, two dormers, and an elevated front porch. The house was recently reclad in a stone veneer and siding likely coinciding with the construction of a new addition to the south side, which has changed the massing of the house. The windows are a mix of casement, double-hung and sliding. A two-door garage is located to the south with identical vinyl siding.</p> <p><b>History:</b> Located in Lot 176, the property was owned by Aaron Page on the 1862 <i>Tremaine</i> map and 1876 <i>County Atlas</i>. The building was not the original farmhouse building on the property, which was located to the north. The building first appears on the 1934 aerial photo of the area.</p> <p><b>Context:</b> The building is located within a post-WWII subdivision along a road that was the original farm driveway. Milkweed Trail runs parallel to a trail that was originally the Niagara, St. Catharines and Toronto Railway.</p>	


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR2	672 Quaker Road	Identified during field review	Residential	<p><b>Design:</b> A 2-storey Edwardian residential building with a hipped roof, a veranda with a hipped roof, brick chimney and numerous irregular additions to the rear and to the second floor. The building is clad in vinyl and contains a mix of slider and double-hung windows. The property is accessed via a driveway connected to Quaker Road and has a large front lawn with the property boundary marked by a white picket fence.</p> <p><b>History:</b> Located in Lot 176, the property was owned by Aaron Page on the 1862 <i>Tremaine</i> map and 1876 <i>County Atlas</i>. The building was not the original farmhouse building on the property, which was located to the north. The building first appears on the 1934 aerial photo of the area.</p> <p><b>Context:</b> The building is located on the corner of Quaker Road and Milkweed Trail within a post-war subdivision along a road that was the original farm driveway. Milkweed Trail runs parallel to a trail that was originally the Niagara, St. Catharines and Toronto Railway.</p>	


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR3	638 Quaker Road	Identified during field review	Residential	<p><b>Design:</b> A 1-storey residence with a gable roof and a front porch with columns and a gable roof. The house is clad in siding and has asphalt shingles. The property contains significant vegetation, preventing the house from being visible from the street. The property is accessed via a gravel driveway that connects with Quaker Road.</p> <p><b>History:</b> Located in Lot 176, the property was owned by Aaron Page on the 1862 <i>Tremaine</i> map and 1876 <i>County Atlas</i>. The building was not the original farmhouse building on the property, which was located to the north. The building first appears on the 1934 aerial photo of the area.</p> <p><b>Context:</b> Located on Quaker Road where a row of modern residences has been constructed.</p>	


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR4	624 Quaker Road	Identified during field review	Residential	<p><b>Design:</b> A 1.5-storey residence with a hipped roof, wraparound porch and three dormers. The house is clad in siding and had an asphalt roof.</p> <p><b>History:</b> Located in Lot 176, the property was owned by Andrew Hill on the 1862 <i>Tremaine</i> map and the 1876 <i>County Atlas</i>. The property’s original farmhouse is to the north. This building first appears on the 1934 aerial photo of the area.</p> <p><b>Context:</b> Located on Quaker Road where a row of modern residences has been constructed.</p>	


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR5	19 Topham Boulevard	Identified during field review	Residential	<p>Design: A 2-storey Edwardian residence with vinyl siding, a hipped roof, a single dormer, chimney and enclosed porch with a hipped roof. The building has a 1-storey rear addition. The building is oriented towards the neighbouring house and not Topham Boulevard.</p> <p>History: Located in Lot 176, the property was owned by Andrew Hill on the 1862 <i>Tremaine</i> map and the 1876 <i>County Atlas</i>. The building is located on the location of the early farmhouse, but its architectural style suggests that it may be a later building.</p> <p>Context: The property is located on Topham Boulevard, which is part of a post-war subdivision. The building is oriented towards the west, while its neighbouring houses are oriented towards the north, suggesting that the house was oriented as part of its earlier farm context.</p>	


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR6	661 Quaker Road	Identified during field review	Residential	<p><b>Design:</b> A 1.5-storey residence with a 2-storey rear addition. The building incorporates cross gables and appears to have had a number of alterations and additions made to it. The front of the building is dominated by a veranda with a hipped roof. At least one dormer is visible from the street along with a brick chimney. A U-shaped driveway provides access to the residence.</p> <p><b>History:</b> Located in Lot 236, the property was owned by J.H.E Page on the 1862 <i>Tremaine</i> map and on the 1876 <i>County Atlas</i>. The building is in the location of the original farmhouse building on the property.</p> <p><b>Context:</b> The property is located on Quaker Road, which is largely comprised of residential properties set back from the road within a rural setting.</p>	

**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**


Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR7	653 Quaker Road	Identified during field review	Residential	<p>Design: A 2-storey stucco residence with a 2-storey rear addition, gable roof, and front porch with enclosed second storey. The building appears to have both slider and double-hung windows. A gravel driveway connects the house to Quaker Road.</p> <p>History: Located in Lot 236, the property was owned by J.H.E Page on the 1862 <i>Tremaine</i> map and on the 1876 <i>County Atlas</i>. The building is in the location of a building present on the 1934 aerial photograph of the property.</p> <p>Context: The building is set back significantly from Quaker Road, which is a consistent condition amongst the post-war residential buildings on the street.</p>	

**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
BHR8	607 Quaker Road	Identified during field review	Residential	<p><b>Design:</b> A 2-storey Edwardian residence with a hipped roof, front and side porches with hipped roofs, dormer offset from centre, brick chimney and alterations to window and the creation of a second floor balcony. A gravel driveway leads to the house from Quaker Road.</p> <p><b>History:</b> Located in Lot 236, the property was owned by Thomas Spencer on the 1862 <i>Tremaine</i> map and G.A. Swayze on the 1876 <i>County Atlas</i>. The building is in the location of a building present on the 1934 aerial photograph of the property, though it appears that there is a second residence on this aerial photo, which may have been the original farmhouse residence based on the architectural style of the existing house.</p> <p><b>Context:</b> The building is setback considerably from the road in comparison to other residential buildings on Quaker Road. The property is adjacent to the Nouvel Horizon Elementary School and unlike the north side of Quaker Road and the south side condition to the west; the building is isolated and has no closely neighbouring residential buildings.</p>	




**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**


Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHL1	Quaker Road	Identified during field review	Streetscape	<p><b>Design:</b> A straight two-lane asphalt road oriented east-west with gravel shoulders with ditches on both sides of the road. The road is flat with residential buildings, vegetation and trees lining it. The road is sparsely populated except for the south side of the road between Niagara Street and First Avenue and the north side of the road between Line Avenue and Rice Road where subdivisions are located.</p> <p><b>History:</b> The road's name stems from the number of Quakers who chose to settle in the southern part of Thorold Township and in nearby Pelham Corners. A school has been located on this road since 1816, the first being a log school building situated on Lot 174 and later a brick schoolhouse was built on Lot 233 in 1861, where Quaker Road Elementary School is located today. In 1926, the road became the first improved road in Thorold Township and the west end was paved in 1950.</p> <p><b>Context:</b> Vehicle traffic along this section of road is low and there is no pedestrian traffic. It is located along a corridor between two urban boundaries (Pelham to the northwest and Welland to the south), with an expanse of agricultural lands to the north.</p>	

(Images from Google Streetview)


**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**


Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHL2	Milkweed Trail	Identified during field review	Streetscape	<p><b>Design:</b> An L-shaped one-to-two-lane gravel road starting at Quaker Road and running parallel with the Steve Bauer Trail and Line Avenue before connecting with Line Avenue. The entrance at Line Avenue contains two metal gates which are open and can be closed to traffic. The road is narrow as it is entered from Quaker Road, with fence and trees lining it. Beyond this point, the road widens to allow for two vehicles and narrows again before it bends towards Line Avenue.</p> <p><b>History:</b> Milkweed Trail was originally a driveway for farmhouse located to the north. The original driveway extended beyond its current endpoint. At least two existing houses used the laneway for access as early as 1934.</p> <p><b>Context:</b> Milkweed Trail primarily services four houses, and as such sees minimal vehicular or pedestrian traffic. The road runs parallel to the Steve Bauer Trail.</p>	

**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHL3	Steve Bauer Trail	Identified during field review	Railscape	<p><b>Design:</b> A straight gravel pathway running parallel to Line Avenue and Clare Avenue.</p> <p><b>History:</b> Originally the location of the Niagara, St. Catharines and Toronto Railway, which operated between St. Catharines to Port Colborne from 1899 to 1959.</p> <p><b>Context:</b> The trail is adjacent to Line Avenue and Clare Avenue and is part of a larger trail network in the area.</p>	

**Table 3: Detailed Description of Cultural Heritage Resources in the Study Area**

Feature ID	Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHL4	436 Quaker Road	Identified during field review	Residential, farmscape	<p>Design: A 1.5-storey residence with a gable roof, gable dormer and brick chimney. A wood barn is located on the property to the west of the residence. A straight driveway leads from the house to Quaker Road.</p> <p>History: Located in Lot 174, the property was owned by R.S. Garner on the 1862 <i>Tremaine</i> map and R.R. Garner on the 1876 <i>County Atlas</i>. The building is in the location of the original farmhouse building on the property.</p> <p>Context: The property is located on Quaker Road, and is one of the few remaining intact farm properties on Quaker Road. The building has a significant setback from the road that reflects its early rural character.</p>	 <p>(Image from Google Streetview)</p>

<p>CHL5</p>	<p>Summerlea VLA Subdivision</p>	<p>Identified during field review</p>	<p>Residential</p>	<p><b>Design:</b> A neighbourhood consisting of residential buildings on wide lots, with significant setbacks from the street. The neighbourhood has narrow roads, no sidewalks or curbs and significant vegetation.</p> <p><b>History:</b> The Summerlea VLA Subdivision was constructed after World War II. It was constructed for veterans of the war.</p> <p><b>Context:</b> The neighbourhood is a stable neighbourhood with a variety of post-war residential styles, generous setbacks from the street and between houses, no curbs or sidewalks and significant vegetation.</p>	
-------------	----------------------------------	---------------------------------------	--------------------	---	--