

## APPENDIX VII

# **WEST MONTROSE CULTURAL HERITAGE LANDSCAPE CONSERVATION PLAN**

### **BACKGROUND**

Township of Woolwich Official Plan Amendment 18, introduced policies to protect the West Montrose Cultural Heritage Landscape Policy Area (“WM-CHL”).

The approved policies then required that a Conservation Plan be prepared (Section 12.7.3.10) for the WM-CHL, which would include a more detailed description of the WM-CHL’s Character Defining Attributes and their relationship within the broader WM-CHL, and any specific features of the Attributes that in particular require conservation.

The Conservation Plan will provide guidance and direction for the review of Development Applications within the WM-CHL.

### **BASIS**

In accordance with the Township’s Official Plan, Section 12.7.3.10, this plan is to form the West Montrose Cultural Heritage Landscape Conservation Plan.

### **LOCATION**

The West Montrose Cultural Heritage Landscape is a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It is made up of a grouping of individual heritage features that together form a significant type of heritage form, distinctive from that of its constituent attributes or parts. In this regard, the West Montrose CHL is identified in the Official Plan and attached as Appendix A hereto.

### **PURPOSE**

The existing Official Plan, Section 12.7.3.10 of the Township of Woolwich Official Plan, requires the Township to prepare a Conservation Plan for the WM-CHL, which would include a more detailed description of the WM-CHL’s Character Defining Attributes and their relationship within the broader WM-CHL, and any specific features of the Attributes, that in particular, require conservation. The intent of the conservation plan is to:

- guide the type and extent of development;
- provide greater detail to the approved Official Plan policy;
- conforms to, complements and helps implement the approved WM-CHL policies in the Official Plan; and
- provide guidance to developers, landowners and the public and assist the Township, and the Region in evaluating future development applications such as zoning, plans of subdivision/consent, minor variance, and site plans.

## **THE PLAN**

### **1.0 West Montrose Cultural Heritage Landscape Conservation Plan**

This plan shall form the West Montrose Cultural Heritage Landscape Conservation Plan, which is intended to provide context and understanding of the West Montrose Cultural Heritage Landscape, Character Defining Attributes within the West Montrose Cultural Heritage Landscape (WM-CHL) and any specific features of the Attributes that, in particular, require conservation, the methods to be used to conserve these Character Defining Attributes, and the themes as outlined in Section 12.7, being:

- Pioneer Settlement – Scottish and Mennonite settlement of Woolwich Township
- Transportation – Bridges; and,
- Lifeways – Old Order Mennonite Culture.

The detailed and specific boundaries of the West Montrose CHL are identified Section 12 of the Township Official Plan.

The Character Defining Attributes of the West Montrose CHL consist of:

1. The West Montrose Covered Bridge;
2. 19<sup>th</sup> century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);
3. The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);
4. Swope House, old stone house (52 Hill Street);
5. Former Blacksmith shop, gas station, and 19<sup>th</sup> century Victorian house, former B&B (5 Covered Bridge Drive);
6. West Montrose United Church and Cemetery, c. 1907;
7. Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);
8. Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);
9. Grand River, its valley and floodplain;
10. Canagagigue Creek and valley;
11. Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;
12. Lotting pattern in rural area associated with German Company Tracts;
13. Organic lotting pattern within the village;
14. The private buggy bridge;
15. River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;
16. The General Store (12 Covered Bridge Drive);
17. The storage sheds on the east side of the river just north of the Covered Bridge;
18. Farming on the rural lands (such as the farm building clusters, open fields);
19. Views and viewsheds associated with these identified Character Defining Attributes.

Details in regard to the WM-CHL and these significant Character Defining Attributes we outlined in the background and study approved by the Township (Report E14-2011).

The Conservation Plan shall be used as a guide for the review of development applications within, and in the vicinity of, the WM-CHL that are subject to a Cultural Heritage Impact Study.



	Displays a high degree of design or aesthetic appeal.	√	Picturesque setting; red bridge and stone residences in lush wide winding agricultural valley
	Demonstrates a high degree of technical or scientific achievement.		
The landscape has <b>contextual value</b>	Has direct association(s) with a theme, event, belief, person, activity, organization or institution that is significant to a community.	√	<p><u>Jacob Benner</u> was one of the earliest known settlers in the area, owner of the first saw and woolen mills on Spring Creek and the local blacksmith shop, was postmaster and the donor of land for the first church "Montrose Chapel" and gave money for an 1860s bridge, the predecessor of the covered bridge.</p> <p><u>Andrew L. Anderson</u> named the village after his hometown, Montrose, in Scotland.</p> <p><u>John and Benjamin Bear</u> were the covered bridge designers and builders.</p> <p><u>Letson</u> family owned land in and around the village, the saw mill, a threshing machine, and were home builders.</p> <p><u>Leander Gole</u>, 'Grandpa', blacksmith, centenarian</p>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	√	Associated with the historic themes of pioneer settlement (German Mennonite and Scottish), early transportation (covered bridge) and the current Old Order Mennonite culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		
The landscape and/or an element within the landscape has <b>historical value</b> or <b>associative value</b>	Defines, maintains or supports the character of an area.	√	<p>The landscape supports the character of Waterloo Region by representing the area's rural origins and the local conservative Mennonite community.</p> <p>This includes environmental features such as woodlots, slopes, wetlands. Where woodlots continue to be used for sugar bushes, heating fuel, fence posts and similar historic uses.</p>
	Contains elements that are physically, functionally, visually or historically linked to their surroundings.	√	The heritage resources within the landscape remain in the original settlement pattern of a rural village on the river and along an early Provincial highway.
	Is or contains a landmark.	√	Contains the last covered bridge in Ontario

## 2.2 A summary of the relevant West Montrose history:

### Location

The settlement of West Montrose is in the Township of Woolwich, and the Regional Municipality of Waterloo. It is located south of Line 86 between Elmira and Guelph, and straddles the east and west banks of the Grand River on Lots Seventy, Seventy-one, and Seventy-four of the German Company Survey.

The community is representative of the settlement patterns along the Grand River, which occurred throughout Woolwich Township in the mid-19th century (an Organically Evolved Village landscape). As well, the area around the bridge is recognized for its artistic value (Associative Landscape – i.e., religious, artistic or cultural associations of the natural element.)

The hamlet is best known as the site of Ontario's sole remaining covered bridge, and is within a broader rural agricultural area that supports the well known Mennonite communities of Elmira and St. Jacob's. However, the origins of West Montrose lie within both Scottish and Mennonite settlement, which is characteristic of Woolwich Township. The associated historic themes of West Montrose are:

- Pioneer Settlement – Scottish and Mennonite
- Transportation; and,
- Lifeways – Old Order Mennonite culture.

### Physiographic Description

In the central part of the watershed, through the Region of Waterloo, the Grand River flows through a wide, winding valley carved through gravel glacial deposits. The area is characterized by the Waterloo hills, which contain woodlots, wetland and highly productive aquifers. Urban and rural development has resulted in fragmentation of the original natural forest cover, comprised of the mixed deciduous forests. The Grand River Valley supports provincially significant flora and fauna, including a brown trout fishery.

### Land Uses and Activities

The origins of Woolwich Township lie in the Grand River Six Nations land grant known as Block Three, sold by the Six Nations to William Wallace, around 1798. Following early forfeiture by Wallace, the land was resold around 1807 to the German Company, which was established by a group of German Mennonites from Pennsylvania, seeking agricultural land further north. A number of Pennsylvania Germans had already purchased land and settled in Waterloo Township. The Block Three land purchase was led by John and Jacob Erb, of the German Company and Augustus Jones, a government surveyor.

The German Company lands were surveyed by Jones into 130 lots of about 350 acres each which were primarily sold to Mennonites from Pennsylvania. Lots Seventy, Seventy-one, and Seventy-four of the Germany Company survey in Woolwich Township were purchased from the German Company sometime after 1807: Lot Seventy by Daniel Erb, Lot Seventy-one by David Eby, and Lot Seventy four by Christian Stauffer. Although land purchase occurred early, settlement of this area would not take place until around the 1830s, with records indicating that key parcels of land changed hands several times before settlement took place.

One of the earliest known settlers to the West Montrose area was Jacob Benner who owned the majority of land in Lot Seventy-one and portions of Seventy-two. In 1858, Benner established a woolen factory on Spring Creek. This factory was the community's first industry. By 1861,

Benner also ran a steamed-powered sawmill. As with other areas the presence of Benner's mills initially encouraged settlement in the West Montrose area, although the mills, other than the sawmill, only remained in operation until 1873. West Montrose received its first post office in 1866, managed by post-master J.B. Kilbourne, and became the postal village for the surrounding areas of the Township of Woolwich. Andrew L. Anderson, a native of Scotland, arrived in the area sometime after 1845. He is believed to have named the village after his hometown of Montrose, Scotland, later adding West to the name to distinguish it from another community near Niagara Falls. The name Montrose of Woolwich Township appears as early as 1861 with West Montrose in common use by about 1865. By 1869, West Montrose is said to have been a small settlement of about 100 inhabitants, with a post office, blacksmith, wool mill, sawmill, lumber yard, a gunsmith, a carpenter, a hotel, a stock dealer, general merchant, several coopers, and a minister. Although the majority of the mills had closed some years earlier, by 1890 West Montrose had reached a population of about 200, and serviced the surrounding farming area.

### Patterns of Spatial Organization

A notable exception to the customary Southern Ontario survey of lots and concessions occurs within the German Company Tracts, and some of the associated smaller tracts of Waterloo and Woolwich townships. In these locations the surveyor laid out 350 to 400 acre lots based on providing access to a stream or river on each lot, without road allowances. With the interests of most Mennonites lying in farming, rather than industry, this settlement in large blocks ensured the availability of land for subsequent generations.

The resulting pattern of settlement in the German Company survey areas of Woolwich Township was somewhat haphazard, and is evident both in the larger farm parcels and in the existing road network that surrounds West Montrose, which does not reflect a traditional grid pattern.

### Cultural Traditions

The origins of the Mennonites lie in the European Anabaptist movement of the 16th century, and the teachings of Menno Simons, an Anabaptist leader. In search of agricultural land, and freedom to pursue their religious beliefs, Mennonites from Switzerland and southern Germany immigrated to Pennsylvania in the late 1600s. Following the American Revolution in 1776, a number of Mennonites moved northward into Ontario to settle on the Niagara Peninsula and along the Grand River, in Waterloo and later Woolwich Township. The Regional Municipality of Waterloo is now home to one of the largest Mennonite communities in Canada.

The earliest church congregation in West Montrose was the United Brethren. It is believed that the first services were in the blacksmith shop of Jacob Benner, with a number of denominations attending including Mennonites, Methodists, and Baptists. In 1862, the first United Brethren church was built with the West Montrose congregation sharing a circuit preacher among other communities of Woolwich Township and Waterloo County. It later became part of the United Church of Canada in 1925.

The Winterbourne Mennonite Meeting House and cemetery is located a short distance south of West Montrose at 1118 Letson Drive. This traditional wood frame meeting house was constructed in 1965 by other Woolwich Old Order Mennonite congregations, in response to expanding numbers of members.

The first school of West Montrose began sometime before 1865. It was a one-room stone school located about 2.4 kilometres west of the community along what is now Hill Street (formerly Elmira Road). In 1865, a new stone school was built. Children of both the community

and surrounding areas attended the school. The school was apparently located in the floodplain and was subjected to the annual spring flooding of the Grand River. In 1874 another stone school was built just east of the community in an area known as Zubers Corners (intersection of Line 86 and Katherine Street), on land donated by William Veitch. This was a two room school which, depending upon attendance, used one or both rooms for lessons. The school remained open until 1967.

There is strong visual evidence of Old Order Mennonite farms and continued traditions and practices throughout the study area, and beyond. This is evident both through physical manifestations, such as the continued use of traditional meeting houses as well as in the cultural and social practices of everyday living.

### Site Context

At the core of the village, where the road crosses the Grand River, the historic context remains relatively intact. The West Montrose Bridge, with its distinctive red painted wood cladding, is the focal point, offset against the surrounding pastoral setting of the river, its floodplain, slopes and treed areas. To the north of the bridge, several 19<sup>th</sup> and early 20<sup>th</sup> century residences, the former blacksmith shop, the general store and the West Montrose United Church recall the village history. Further to the northeast within the village boundaries a modern subdivision has been established, to the east of the main street. Still, the historical essence of the village remains, with traditional views on entry to the village from all directions.

Immediately to the south, along Rivers Edge Drive (formerly Bridge Street) are 19<sup>th</sup> century stone houses which overlook the river, a heavily treed slope, which together with the views of the river and bridge provide the well-known West Montrose setting. The modern bridge on Line 86 over the Grand River terminates the easterly view, contrasting with the historic bridge and demonstrating the ongoing evolution of the area's transportation network. The broad green floodplain on the north side of the river keeps views of the newer residential area, and a trailer park at a distance.

### Circulation Networks

The road passing through West Montrose was originally Highway 86 until the present by-pass was completed. A bridge across the Grand River at West Montrose may have been present as early as 1843. Historical research has indicated that when a petition was presented to local authorities in 1844 by landowners of the area, mention was made of a road crossing the Grand River in the West Montrose area. What is well known is that the existing two span covered bridge was designed and constructed by John and Benjamin Bear in 1881, following a contract to inspect several existing bridges in Woolwich Township. The total cost, including design and construction was \$3,557.65. John Bear had experience in building local barns, but the West Montrose bridge was his first bridge, and only the second covered bridge in the entire County. The very fact the Covered Bridge was retained and a separate bridge built on Line 86 has preserved this community in the state it is today.

The buggy bridge over the Grand River is located at the end of Letson Drive at the end of Buggy Lane. The bridge connects 1155 Crooks Tract Road and 1051 Buggy Lane and has long been used by the horse and buggy community, and is a unique and important role to the surrounding rural community.

## Buildings, Structures and Objects

The most significant built feature of the West Montrose area is the West Montrose Bridge itself, which is the last remaining covered bridge in Ontario. Constructed of pine, the Queen Post bridge supports measure 9" by 18" by 50 feet, which is said to be at the time, the largest Queen Post truss ever built. The full bridge measured approximately 208 feet long, 17 feet wide and 13 feet high, the original pier and abutments were cedar cribs filled with loose stone, the flooring was oak with 7 inch wrought iron spikes, while the rafters were pine. The timbers were milled at the West Montrose sawmill, owned by W.J. Letson, located at what is now the southeast corner of Rivers Edge Drive and Letson Drive.

There is evidence of the 19th century settlement of West Montrose remaining on both the north and the south sides of the river. In the core of the village are several fine Victorian residences, including the manor house of what is now Olde Bridge Place Bed & Breakfast, which overlooks the covered bridge north of the river. On this property is a wood-sided frame building, albeit altered, which once housed the blacksmith shop of Charles Mansfield. The shop was later rented by Leander Gole, an employee of Mansfield's. Gole later bought a building on the SE corner of Hill, Church & Bridge (the latter now Covered Bridge Drive), across from the general store and established the village blacksmith and later a carpentry shop. Gole was well-known locally as the 'Blacksmith of West Montrose', and was the subject of newspaper columns, Bill Brahm's Ontario on Global TV, a Canadian photographic essay, and a painting. Leander Gole lived to the age of 104. In 1985 the house was destroyed by fire, the property was purchased by the Township in 1987 for a park.

The striking West Montrose United Church (former Congregational Church), c. 1907, and its cemetery establish a visual marker to the village core on entry from the north along Covered Bridge Road, while the westerly approach along Hill Street includes several noteworthy residences. South of the covered bridge, two picturesque stone cottages remain at 1238 and 1242 River's Edge Drive, both dating to the 1840's.

In the village centre, the general store, circa 1902, still operates as the Lost Acre Variety at the intersection of Hill Street and Covered Bridge Drive (12 Covered Bridge Drive). The horse and buggies in its parking lot are evidence that the general store still serves the local Mennonite farming community, as well as village residents and visitors.

On Rivers Edge Drive and Letson Road are also the sheds and the red brick house which are connected to the industrial woolen factory on Spring Creek that took place on this edge of the community.

To the east of the hamlet, the later stone schoolhouse, c. 1874, which served both Zuber's Corners and West Montrose, remains at 1060 Rivers Edge Drive, now an elegant residence. To the south of the village on Letson Drive as it proceeds easterly to Winterbourne is a traditional Mennonite meeting house, with hitching posts, and a pioneer cemetery.

## Farming

Contextually, West Montrose is set in a broader agricultural landscape of century farms with clear evidence of a strong Mennonite community to the south and west along Letson Drive, Hill Street and Jigs Hollow Road. Most farms in the area are set well back from the road on traditional large acreages, with the large collection of barns and outbuildings, and generally having access to a woodlot, reflecting their farming traditions.



## Vegetation Related to Land Use

The landscape setting of the West Montrose comprises open agricultural lands, bisected by the generally steep sided valley of the Grand River, and several creek tributaries. Through the West Montrose area, the shallower valley provided fording for the historic bridge crossing. Remnant woodland areas remain in association with the valley corridor. A limited number of woodlots remain on farm properties. Common tree species in the upland forests of this portion of the central Grand River watershed, include sugar maple, beech, hemlock, and soft maple.

The lowland areas of the Grand River valley and along the lesser creek tributaries, which feed it, are cedar swamps, as well as stands of ash, birch, hemlock, balsam fir, hard and soft maple, aspen, and balsam poplar. Vegetation along Rivers Edge Road between West Montrose and Zubers Corners is characteristic of this typology. The farm complexes surrounding West Montrose include various windbreaks and hedgerows of mature oak, maple and spruce. Mature trees and well established landscapes are present on the heritage properties within the village limits.

The valley and vegetation frames and defines the views of the covered bridge from different perspectives. As a result the bridge is almost viewed in isolation from much of the surrounding community.

### **2.3 Statement of Historical Integrity**

The integrity of the historic landscape has been maintained over the history of the community. The covered bridge, the store and the majority of the residences in the village core date from the late 1800s and early 1900s. The built heritage resources and natural features are in their original locations and have retained their relationships to the historic road alignments, the Grand River and the surrounding countryside. The village continues to be the commercial and social heart of this small rural community. Recent additions to the community, for the most part, have been sympathetic or in a manner that did not have a significant impact on Character Defining Attributes, thereby retaining integrity.

Integrity is summarized by the following aspects and statements.

Aspect of Historic Integrity	Statement of Integrity
<p>continuing landscape in the same use and or compatible use (agricultural, commercial, residential or institutional)</p>	<p>The village continues to be a small agricultural or “sleepy rural” village on the Grand River and along an early provincial highway. The covered bridge, store and residences are still in use. The nearby school has been converted to a residence. Tourism traffic has replaced the original provincial highway traffic. A B&amp;B has replaced the local garage. The wool mill, sawmills, and blacksmith shop are no longer present.</p>
<p>continuity of ownership or occupation of the site, dating to an historic period</p>	<p>Most sites have retained continuity of use.</p>
<p>buildings and other built elements survived in their original form and are in relatively sound condition</p>	<p>The majority of the early historic (1850-1910) building stock is in good to excellent condition and in its original location.</p> <p>Surviving fieldstone buildings in and around the area include:</p> <ul style="list-style-type: none"> <li>- 4 homes within the village,</li> <li>- 2 schools on the outskirts, and</li> <li>- 7 homes on surrounding farms.</li> </ul> <p>Replacement of the covered bridge was considered first in 1937 and again in 1942. In 1959 the provincial highway was re-routed around the village relieving pressure from the bridge. Bridge restoration work was undertaken in 1954, 1966 (Bailey bridge), 1971, 1987, 1995/6 and in 1998 when the Region of Waterloo took possession of the structure.</p>
<p>other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) that have survived</p>	<p>Highway 86 from Amberley (Lake Huron) to Guelph ‘opened’ in 1936 using the route locally that is now Hill St., Covered Bridge Dr. and River’s Edge Rd. In 1959, the Line 86 bypass was built with a new bridge over the Grand allowing the original roads to be preserved in an historic state, maintaining the quiet rural character by keeping heavier traffic away from the village.</p> <p>Minimal street lights were added within the village in 2002. None are in the area of the bridge.</p> <p>There are no sidewalks or road curbs. There were likely outbuildings and fences associated with the Somers and Letson farmsteads but only the houses remain.</p>

Intact relationships between historic buildings and other landscape elements (yards, fields, paths, parks, gardens, etc.)	The village has kept the large lots and pastoral landscape from earlier times. There are no longer farmsteads in the village, and open spaces have replaced some buildings.
historical relationship to prominent natural features (cliff, stream, etc.) still exists both for the site as a whole and within the site	The Grand River is central to the area. The Covered Bridge connects the community on both sides of the river. The valleylands and surrounded by rolling hills and steep treed embankments still remain intact. These features are significant with respect to views.
'designed' plantings (hedgerows, windrows, gardens, shade trees, etc.) are still discernible, and so is their traditional relationship to buildings, lanes, roadways, walks and fields	The village has tree-lined streets and grassy river banks (floodplain) that have been maintained by residents for many years.
How closely does the existing view of the site compare to the same view captured in a historic photo	<p>Many of the views and attributes have been retained over time.</p> <p>New subdivisions are not in viewshed sight lines. Campground is located upstream from the Covered Bridge, and does not distract from the aesthetic village core area. Infill and rebuilt homes are of the appropriate massing and scale to blend into existing streetscape.</p>

**3.0 Inventory of Cultural Heritage Resources, Attributes and Conservation Measures**

**3.1 Buildings & Structures, Architectural Details & Landmarks**

**3.1.a)** The WM CHL includes historic buildings from the late 1800s and early 1900s. Five of these buildings are fieldstone, dating from as early as the 1850s. The covered bridge is a provincially significant landmark dating from the same time period that is designated under the Ontario Heritage Act.

The other buildings have been protected to varying degrees under the Heritage Act, and confirmation as to the level of protection should be verified and considered relative to the development application.

Each of the identified Character Defining Attributes as it relates to buildings and structures are list below, including known relevant notes and key aspects for preservation.

## HILL STREET

### **Swope House** – stone farmhouse (1858/59)

Location: 52 Hill St.



Swope House on Hill Street – the quintessential Mennonite homestead, built by Isaac Swope circa 1858.



The house has been referred to as “a quintessential Mennonite homestead”. Georgian freestyle, two-storey, well-mortared fieldstone home built into an embankment. Built by Swope.

The building has been restored and is used as a residence.

Significant Aspects:

- See designation.

### **Somers House** – stone farmhouse (1850)

Location: 31 Hill St.



The building is intact but has a new addition to the front. May have been built by Reist.

Significant Aspects:

- The house is a Georgian freestyle, two-storey, fieldstone home.

### **House** – Yellow Brick (1897)

Location: 28 Hill St



Significant Aspects:

Yellow brick, front façade, front porch with balcony, roof line, decorative fascia and porch millwork.

**Stone Cottage – 1<sup>st</sup> school (pre-1865)**

Location: 245 Hill St



First school house at West Montrose (now a residence on Hill Street). School was in session here until 1865.



This building was used as the first school house with the teacher residing on the second floor. It is 2.4 km west of the village. In 1865 it was decided that the school should be located closer to the village and a school was built in the location of what is now Letson Park. The building has been modified and is now used as a residence.

**Significant Features:**

Stone, proximity to the road, gable in roof with door, chimneys on either side.

**COVERED BRIDGE DR.**

**General Store (1902)**

Location: 12-14 Covered Bridge Dr.



West Montrose General Store circa 1930



Built by John P. Jupp.

**Significant Aspects:**

- The building is intact and is still in commercial use.
- Three upper and two lower window locations, central front door, uncovered front

**House (1880)**

Location: 6 Covered Bridge Dr.



Home of Prof Bill Tutte: awarded Tory Medal by Royal Society of Upper Canada in 1975, Killiam Prize 1982, CRC-Fields Institute Prize, Fellow of the Royal Society of London 1987, Officer in the Order of Canada 2001, associated with University of Waterloo, and significant achievements during World War II in Nazi code breaking.

**Significant Aspects:**

Roof line, building treatment.

**Letson House** (1910/28 to replace the 1870 log cabin)

Location: 17 Covered Bridge Dr.



The house was built by the Letson family to replace the original log home. It was originally part of a farmstead.

**Significant Aspects:**

Roof line, central front door with windows on either side.



Small, "quaint" structure, not dominating landscape even though close to road.

**Kumpf House** (1870)

Location: 11 Covered Bridge Dr.



The building is intact but has been modified and is used as a residence.

**Significant Aspects:**

Location and aspect to the road.

Tree planting along road.



**Olde Bridge Pl. B&B (1890)**  
Location: 5 Covered Bridge Dr.



Graff's garage



Victorian Manor House and the former Graff's Garage. The property is also the former location of 1st Blacksmith Shop (repair shop) built by W. J. Letson.

Both buildings have undergone extensive renovation, but are in original locations and currently operate as a B&B.

Significant Aspects:  
Context to the road, Commercial uses

**House (1860)**  
Location: 2 Covered Bridge Dr.



The building is in near original condition.

Significant Aspects:  
Location to the road, front porch, size and scale of dwelling.  
Trees around building and property.

**Covered Bridge (1881)**  
Location: Covered Bridge Dr



1952 Ministry of Transportation Photo

The bridge was built by brothers John and Benjamin Bear and is a covered Queen-post truss covered bridge.

Significant Aspects:  
See Heritage Designation

**United Church (1907), cemetery (1860s?)**  
Location: 42 Covered Bridge Rd.



The building is in near original condition. Both the church and the cemetery continue to be used by the United Church congregation and reflect the historic faith of urban area and some of the surroundings.

**Significant Features:**

Building - Yellow brick, Decorative brick work, façades, Round window, Rounded/peaked windows and doors frames, offset tower/entry, close proximity to the road.

Cemetery – metal entry frame, setback from the road and has an open, rural feel,

**RIVER’S EDGE DR.**

**3rd Schoolhouse (1874-1966)**  
Location: 1060 River’s Edge Dr.



West Montrose School S.S. #6 1935



This building was built as the village’s third school and was in use for 92 years. The building is intact and is now used as a residence.

**Significant Aspects:**

Exterior stone facade, Windows, Front door, gable roof, hillside placement.



**House (1870)**

Location 1221 River's Edge Dr.



The building is intact but has been modified and is used as a residence.

**Significant Aspects:**

Duplex, Proximity to the road, relation to the surrounding landscape in terms of height and shape.

**Sheds (in 1870s photos)**

Location: 1221, 1230 River's Edge Dr.



The buildings are intact but in need of maintenance. One has since collapsed and been removed.

The owner should be encouraged to maintain these vernacular buildings as they have been a part of the landscape for 140 years.

**Significant Aspects:**

Vertical wood boards, location at end of Letson Dr., gable roof, one storey, size, and

**Second Benner House – Stone Cottage (1800's)**

Location: 1238 River's Edge Dr.



One of the oldest fieldstone houses in the village



The building is in near original condition and is used as a residence.

**Significant Aspects:**

Gable roof, original full front porch with hip roof, central front door, building height, exterior façade, and chimney's on either side.

**John Benner's House – Stone Cottage (1800's)**

Location: 1242 River's Edge Dr.



The building is in near original condition and is used as a residence.

**Significant Aspects:**

Stone exterior, cottage look, one storey, hip roof, windows,

**House (1890)**

Location: 1260 River's Edge Dr.



Significant Aspects:  
1 ½ storey, covered front porch,

**LETSON DR**

**Letson House (1910 burned, rebuilt 1933)**

Location: 1488 Letson Dr.



Originally built by William John Letson to face the Letson saw mill, for sawyer Joe Letson. The house burnt and was rebuilt in 1933. The sawmill located across Letson Dr. burned in 1935. The building is intact and is now used as a residence.

Significant Aspects:  
2 storey, red brick, porch, location on hillside.  
Stateliness in comparison to other structures in

**Winterbourne Meeting House and Cemetery**

Location: 1118 Letson Dr



Although a newer structure, the building and property are significant and reflective of the lifestyle/way of life.

Building is minimalistic, one storey, white, metal roof with horse tie up around the property.

Significant Aspects:

## BUGGY LANE

### Private Buggy Bridge

Location 1051 Buggy Lane



The bridge is a connection for the horse and buggy community connecting Crooks Tract Road to Letson Drive. Playing a significant role in this community the bridge is another connection. It is a unique element that provides access and connection to the Settlement, and by mix of material and construction shows resourcefulness.

Significant Aspects: private, openness, mix of materials (steel truss, wood, concrete),

### 3.1 b) Conservation Measures

The Township will list in the Municipal Register, the buildings and structures that constitute Character Defining Attributes of the West Montrose CHL. The Township has listed (Report E30-2014):

1. 245 Hill Street;
2. 1238 Rivers Edge Drive;
3. 1242 Rivers Edge Drive;
4. 5 Covered Bridge Drive;
5. 42 Covered Bridge Drive;
6. 1118 Letson Drive;
7. 12 Covered Bridge Drive;
8. 1239 Rivers Edge Drive;
9. 1060 Rivers Edge Drive; and
10. Private buggy bridge (1051 Buggy Lane).

Landowners will be encouraged to co-operate in the designation of these building and structures under the Heritage Act. Those properties and structures protected under the Heritage Act shall be conserved under the provision of the Act. Existing building and structures already designated within the WM CHL include the Covered Bridge and the Swope House at 52 Hill Street.

Conservation measures for those Character Defining Attributes that are buildings and structures include maintaining the structures with their current uses, original uses or uses similar thereto, and to conserve the significant features.

Development and alterations in the WM-CHL shall not be permitted unless it has been demonstrated that the heritage values (significance of attributes and landscape characteristics relative to the threat and/or opportunity), heritage attributes and the integrity (an understanding of how an attributes relate to its significance) of the Landscape has been understood, reviewed and assessed based on the standards for Conservation Treatment which includes preservation, rehabilitation and restoration.

Where significant Character Defining Attributes or designated heritage properties must be replaced due to age, fire or forces of nature, relief from building setbacks, height restrictions or



other conditions that would otherwise change the new structure's location or historic form will be considered to allow reconstruction on the original building footprint and in the original building form.

### 3.2 Land Use Patterns

**3.2 a)** The West Montrose Area CHL is a 'Sleepy' rural village with several different Significant Aspects related to land-use patterns which includes the overall lotting pattern, setbacks, and farming on the rural lands (farm buildings, clusters, open fields). The settlement consists of an organic lotting pattern for what mainly residential uses along with some limited commercial uses in the core. Outside the settlement it is characteristic to see farms with farm building clusters and open fields. This can all be broken down into the following:

- i. the **historic residential area** with large residential lots, smaller single family homes, detached garages, mature street trees, pastoral lawns, and perennial and vegetable gardens;
- ii. the **open lands** on some larger lots along the river, that are a mixture of manicured lawn and naturalized floodplain;
- iii. the **core commercial section** (Covered Bridge Rd. from the bridge to Hill St.) that has buildings set close to the street front on smaller lots;
- iv. the **lots along the south side of the river**, tucked between the river and the road, which are long and narrow, some have steep wooded embankments along the valleys;
- v. the farm lands, with open fields in crop production, farm buildings in a cluster, and
- vi. **Continuity of Lotting Patterns** –

- a) In the village core, the majority of lots (shaded below) are as originally subdivided and contain early historic (1850-1910) buildings.



Original lots with intact early historic buildings or continual open space



**3.2 b)** Conservation measures shall include:

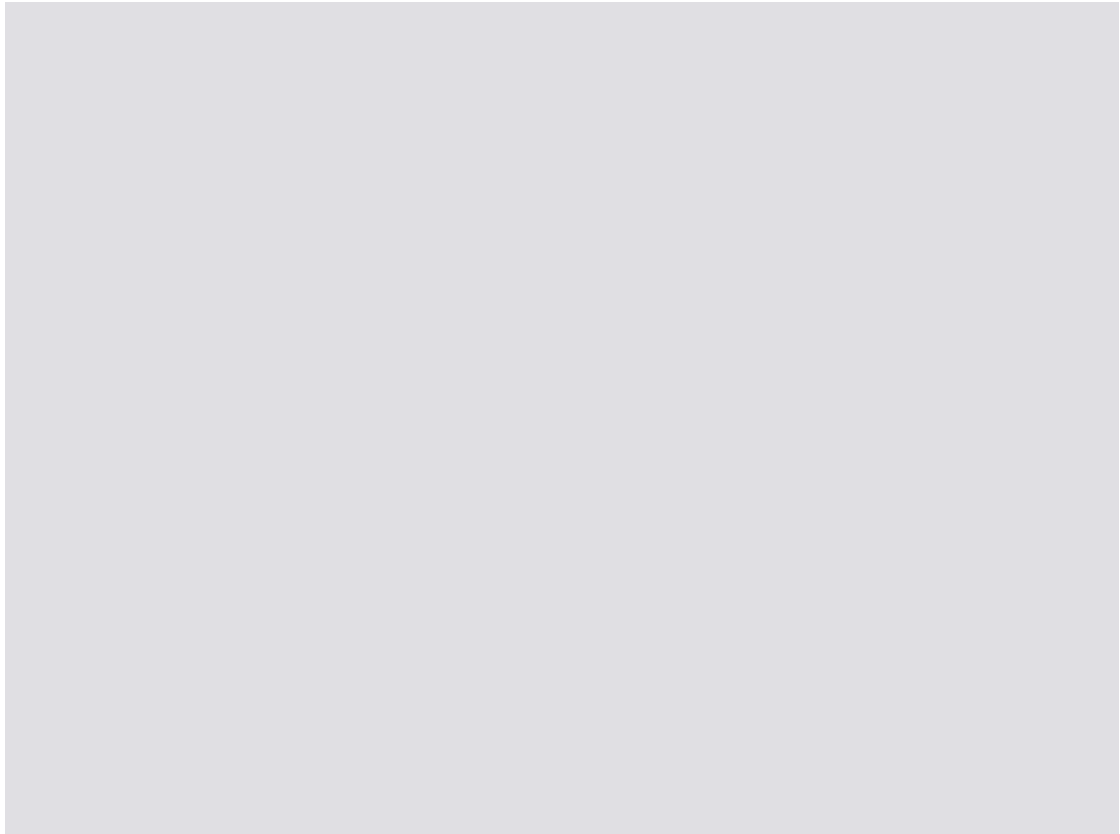
- i. For the urban fabric shall include:
  - a. Reflect the lotting patterns
  - b. infill should blend into the landscape with respect to building placement and scale relative to the lot and using consistent and similar building setbacks.
  - c. lots should be consistent to the area they are located in (historic residential, open lands, core commercial, or south side of river)
- ii. Protection measures for the rural area include maintaining the existing rural larger farm parcels and farm building clusters and preventing further subdivisions of the land for non-farm related development as well as encouraging livestock and crop farming on the tilled sections of the farm parcels.

**3.3 Grand River Valley and Canagagigue Creek and Valley, - Natural features & Vegetation**

**3.3 a)** The Grand River and Canagagigue Creek valley's and floodplain are part of the complex of natural features and vegetation of the area. The Grand River has and continues to play a role in the community as part of the past industrial uses, but is now more so connected to the passive and active recreational uses. Historic flooding in the low areas remains constant. These natural features and vegetation fall into the following aspects:

- i. **Topography** – The village is nestled in a wide winding river valley, with some steep embankments of the Grand River, especially along Rivers Edge Dr.
- ii. **Water Courses/Wetlands** – Include the Grand River, Spring Creek, Mill ponds and wetlands. With the Grand River, flooding in the low areas from Line 86 to the buggy bridge area is common. The river valley includes the associated flood plain and wetlands where development is prohibited and historically been limited. The Grand River and the valley have aesthetic value and are used for passive and active recreation.
- iii. **Trees** – Large oaks and maples line the streets and shade the yards of the village. Willows, Cedars and Birch are found along the river and on the steep embankments of the valley. Some trees have been planted, while others appear naturalized. Most trees are either native or traditional species, with very few specimen trees. Conserving the landscape's trees along the slopes and along the valleys through maintenance and replanting is important as the trees provide shade and privacy, and are used to frame views and as vegetative buffers.
- iv. **Wildlife** – Although wildlife is found in the terrestrial and aquatic ecosystems, it is less important in the context of the overall CHL. The connection to the Significant features is the fishing in the Grand River, as well as preserving overall water quality and water quantity.

Generally these features are outlined as identified below:



### **3.3 b) Conservation of the Natural Features**

Conservation of the identified Grand River, Canagagigue Creek and tributaries along with the associated valleys includes maintaining the function of the natural systems in terms of water quality and quantity, retaining the general topography of the river and valleys, and maintenance or enhancement of the vegetated areas along the valleys.

The floodplain is to remain free of development. Steep slopes and the edges of the river valley shall be encouraged to be treed for slope stability, wildlife enhancement and water quality. Detailed protection of natural features shall be in accordance with environmental policies in the Official Plans of the Township of Woolwich, Region of Waterloo and in accordance with the policies of the GRCA.

Use of street trees, with an emphasis on native species is recommended along the road allowances in the settlement area.

### **3.4. Archaeological Resources**

The area has high archaeological potential due to its proximity to water and early historic settlement. Only one archaeological assessment has been undertaken in the area and no significant artifacts were discovered.

In accordance with standard Ministry and Region of Waterloo requirements for archaeological requirements, studies must be completed as part of the development process. Where resources are found the necessary appropriate actions shall be undertaken in accordance with Provincial and Regional policies.



### 3.5. Transportation

Transportation is directly connected to the roads within the CHL. All the roads within the CHL are local or Township owned and maintained roads consisting of River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane. Along the edges of the CHL are Regional Roads including Line 86, Northfield Drive and Katherine Street North.

The historical road alignment of the old highway 86 within the CHL includes Hill St. from Jigs Hollow to Covered Bridge Dr., Covered Bridge Dr. from Hill St. to the bridge and River's Edge Dr. from the bridge to Katherine Street.

The Township roads within the CHL are generally narrow and indirect. The indirect pattern comes in part from the Y shape in the core, T – intersections of River's Edge Dr and Letson Dr and Covered Bridge drive and River's Edge Drive, L-shaped pattern of Letson Drive and Hill Street, and dead ends at Rivers Edge Drive and Buggy Lane create this meandering and indirect nature.

The roads follow the local topography and offer views of the surrounding lands. The road surface treatment of gravel, tar and chip and asphalt with and absence of curbs and gutters adds to the rural character of the area.



Early roadways – Parsell Map (1881)

Notably, the Grand River as a transportation route provides recreational opportunities as do local trails.

Protection and conservation measures will continue to maintain the current road pattern as well as the general rural character. Generally roads will maintain the surface treatment currently in use, and maintain a more rural cross section/width to semi-urban cross-section. Alterations to provide sidewalks, curb and gutter or alter aspects of the roads will require approval from Township Council after public consultation and considering the CHL impacts.

### 3.6 Public Places

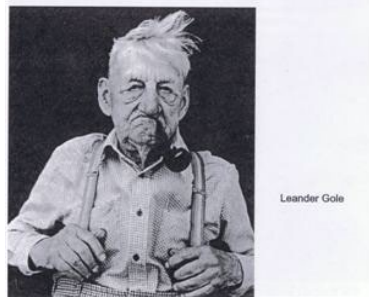
Two of the Character Defining Attributes, being the location of the second school (Letson Park), and the former Blacksmith shop (Gole Park) are publicly owned parcels which do not contain buildings or structures. These former privately owned lands played roles in the public lives, and now under municipal ownership play new roles for the community.

#### Letson Park



This land was the site of the second school (1865 -1874), used for only 9 years as it was subject to flooding and then a store. The well treed park donated by the Letson family provides parking and a picnic area for the public.

#### Gole Park formerly the Blacksmith Shop (1900)



This lot was once the home and shop of Leander Gole the village 'smithy', who was referred to a 'grandpa' by most of the villagers and lived to be 104. The house burned in the mid 1980's and the blacksmith shop was removed in 1987.

Land is named Gole Park and is used as a public parking area with a bank of mailboxes and a bulletin board.

The park is currently used for parking, community and mail boxes and is significantly paved.

As prominent sites on both sides of the river, the properties are commonly used by the community and visitors for parking and picnicking.

Letson Park remains in the floodplain, prone to flooding, and is a lower, wetter site. Gole Park as a central site in the core is in a prominent location. The park is to remain for parking, and community purposes.

The Township shall maintain the parks for parking, picnicking, with tree plantings. Enhancements of these parks for passive uses may be completed by the Township to improve the function and use therefore.

### **3.7 Views**

Views are a unique and challenging aspect of the Cultural Heritage Landscape. The following views and viewsheds have been identified as Significant Aspects:

- Long Range - Views of the Bridge
- Short Range views of the Bridge and Core
- Views of the Character Defining Attributes

A description of each of the views is as follows.

#### **3.7.1 Long Range Views of the Bridge**

Long Range views of the Covered Bridge are: from the bridge on Line 86, and from two areas along Jigs Hollow Road. These views focus to the river and the bridge and are framed by the river valley and vegetation (trees).

The key views from these vantage points, being the lines of focus (river, bridge, farm fields, and the *flood plain* i.e., open river valley) are identified in the map below. Development within the lines of focus shall not be permitted.

Development within the areas that frame the “lines of focus”, being the outer edges of the noted lines of focus and somewhat beyond, shall be reviewed for their impact and shall not compete, negatively impact, or detract from the lines of focus.

Contextual views, includes some aspects and are slightly broader than the river valley. These peripheral/contextual aspects are part of the experience associated with the Jigs Hollow view points. These views capture other parts of the CHL are of the farmland around the settlement which is generally made up of farms and typical rural life. This would include views along the roads leading to the views from Jigs Hollow Road, being views from the village up Hill Street, and along Jigs Hollow Road, or the broader views seen from the two Jigs Hollow Road view points. These peripheral or contextual views are more about the rural setting, and development should reflect the rural character of the area.

There are no contextual views from the Line 86 view point.



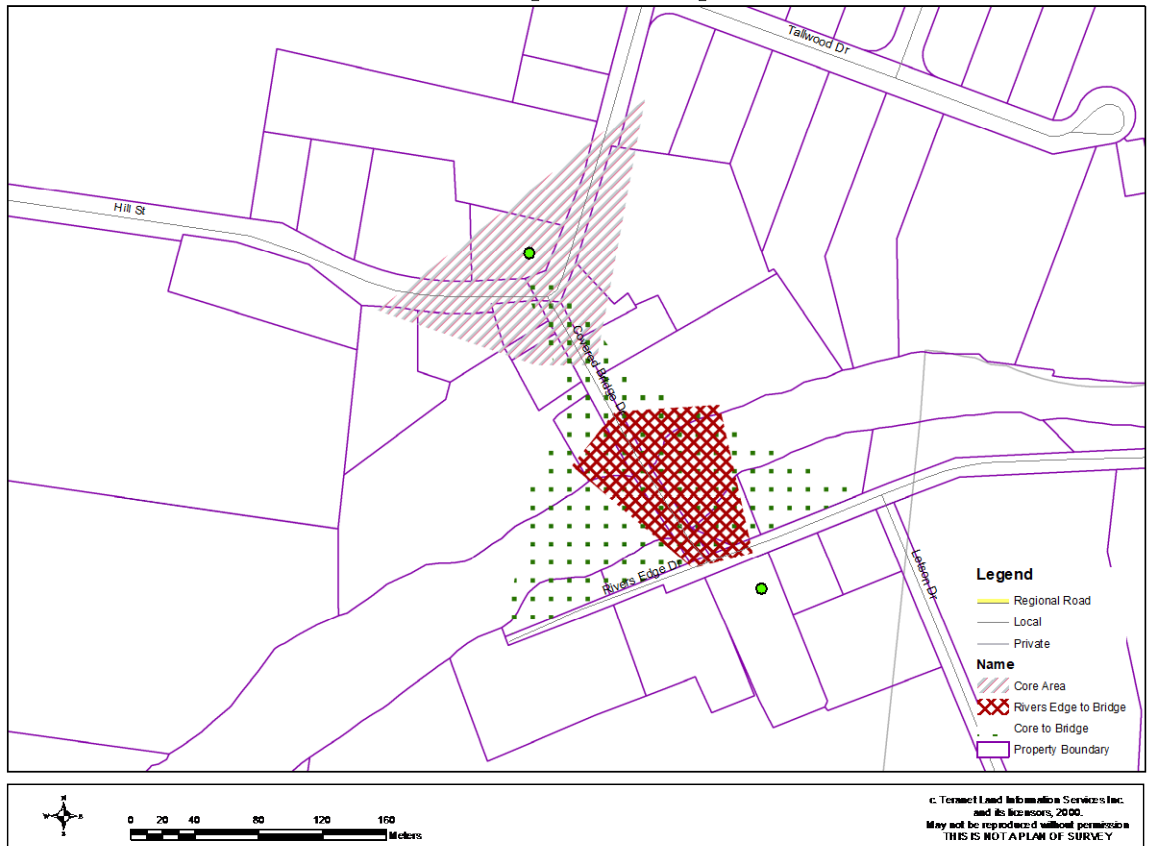
### **3.7.2 Short Range Views of the Bridge and Core Area**

Short Range views of the Covered Bridge are from locations in close proximity to the bridge and include views of Covered Bridge Drive to the intersection of Covered Bridge Drive and Hill Street. These views focus on the bridge, river and embankments of the river, up the river valley and again are framed by the river valley and vegetation (trees). The view areas are identified in the map below along with some photographic references.

Peripheral or contextual views from this area are limited to a few fields along Jigs Hollow Road as part of the rural context, and settlement uses.

Views include the village fabric, valleylands (floodplain, cedars, willows) and agricultural lands (remnant woodlots, fields, fences). Development in and along the river valley has and remains protected by regulations by the Grand River Conservation Authority due to floodplain, slopes and wetlands.

### Short Range Views of Bridge



### 3.7.3 Views of the Character Defining Attributes

Each of the Character Defining Attributes identified have a visual connection from the public realm. The historic nature and appearance of the buildings are part of the overall landscape, thereby adding to the feeling and set the larger context of the village feel.

Development applications on or near an identified building or structure in Character Defining Attributes should maintain or enhance the view of the Character Defining Attribute and the historical features thereof. Conservation measures will include the use of setbacks, façade treatments, building styles and landscaping.

Development applications impacting lands or environmental features of the Character Defining Attributes, (being Gole Park, the Grand River and its valley and floodplain, Canagagigue Creek and Valley, and Farming) shall seek to conserve the nature of these attributes, and be consistent with the rural or settlement character of the area. Conservation of the Attribute is not necessarily intended to prohibit change but ensure change conserves the CHL by demonstrating that heritage values, attributes and integrity will be retained.