



144 Ranchers Road

Kawartha Lakes, Ontario

CULTURAL HERITAGE EVALUATION REPORT

May 18 2023

E R A

Project # 23-039-01
Prepared by PE / SI / EA / JG / CH

Cover photo: Eastward aerial view of the
Site (Zoocasa, 2021).

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EXECUTIVE SUMMARY

DRAFT

Background

ERA Architects Inc. (“ERA”) was retained by Flato Developments Inc. to prepare a Cultural Heritage Evaluation Report (“CHER”) for the property at 144 Ranchers Road, City of Kawartha Lakes (the “Site”). The Site forms part of a larger proposed development site, located to the northeast of Ranchers Road and Long Beach Road (the “Development Area”). The Site contains a one-and-a-half-storey farmhouse, a barn, and outbuildings.

The Site is not listed on the Municipal Heritage Register, or designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”).

Site History

Historically, the Site formed part of Lot 11 in the 8th Concession of Fenelon Township. The Site has been farmed since the mid-19th century, having passed through the ownership of John and Oliver Glaspell between 1861 and 1909, Alexander Rutherford and descendants of the Rutherford family between 1909 and 1995, and more recently Robert Baker and Gloria Frewin-Baker between 1995 and 2020.

Based on historical research, it is estimated that the extant farmhouse was built in 1869 as a one-storey wood dwelling for John Glaspell, with substantial alterations and additions by the Rutherford or Frewin-Baker families during the 20th century. As a result, the period and style of the farmhouse are not legible.

Conclusion

Our evaluation finds that the Site does not meet any Ontario Regulation 9/06 (“O. Reg. 9/06”) Criteria for Determining Cultural Heritage Value or Interest, such that it is not a candidate for inclusion on the municipal heritage register, nor is it a candidate for designation under Part IV of the OHA.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. (“ERA”) was retained by Flato Developments Inc. to prepare a Cultural Heritage Evaluation Report (“CHER”) for the property at 144 Ranchers Road, City of Kawartha Lakes (the “Site”). The Site forms part of a larger proposed development site, located to the northeast of Ranchers Road and Long Beach Road (the “Development Area”).

The purpose of a CHER, according to the City’s Terms of Reference, is to “determine if a site has cultural heritage value in relation to provincial legislation and provincial and local heritage policies” (City of Kawartha Lakes, n.d.). This report was prepared with reference to the following documents:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2020);
- Ontario Regulation 9/06;
- Ontario Heritage Toolkit;
- City of Kawartha Lakes Official Plan (2012); and
- City of Kawartha Lakes Terms of Reference for Cultural Heritage Impact Assessment (n.d.).

1.2 Description of the Site

Located to the south of the historic postal village of Powles Corners in the City of Kawartha Lakes, the Site comprises a large farmstead property known municipally as 144 Ranchers Road. The Site is situated on the east side of Ranchers Road, with a secondary frontage on Long Beach Road.

The Site is located on the traditional territory of the Huron-Wendat and Mississauga (Michi Saagiig) Anishnaabeg, which is made up of Curve Lake, Alderville, Hiawatha, and the Mississaugas of the Scugog Island First Nations. The Site is subject to the Rice Lake Purchase (Treaty 20), which was signed in 1818, and the Williams Purchase, signed in 1923 by representatives of the Crown and certain Anishinaabe peoples.

The Site contains the following buildings and landscapes:

- **A one-and-a-half storey farmhouse**, set back from Ranchers Road.
- **A barn and other outbuildings**, located to the north and east of the farmhouse; and
- **Landscape features** (e.g. agricultural fields, mature trees along Ranchers Road).

The Site forms part of the Development Area, which is located northeast of Ranchers Road and Long Beach Road (see location plan on the following page).

Heritage Status

The Site is not listed on the Municipal Heritage Register, or designated under Part IV, Section 29 of the *Ontario Heritage Act* (OHA).

Location Plan



Aerial view of the area south of Powles Corners. A larger scale view of the buildings on-site are provided at bottom right (Google Earth, 2021; annotated by ERA).

- Development Area
- the Site

1.3 Existing Conditions: Site Photographs

Photographs were taken of the Site on April 24, 2023. A key map of the buildings on the site is provided below.



Aerial view of the buildings on-Site (Zoocasa, 2021; annotated by ERA).

Building

- | | |
|--------------------------|--------------------------|
| A Farmhouse | D4 Outbuilding #4 |
| B Barn | D5 Outbuilding #5 |
| C Silo | D6 Outbuilding #6 |
| D1 Outbuilding #1 | D7 Outbuilding #7 |
| D2 Outbuilding #2 | E Greenhouse |
| D3 Outbuilding #3 | |



Farmhouse: West (Ranchers Road) elevation (ERA, 2023).



Farmhouse: North elevation (ERA, 2023).



Farmhouse: South elevation (ERA, 2023).



Farmhouse: East elevation (ERA, 2023).



Barn: South elevation (ERA, 2023).



Barn: North elevation (ERA, 2023).



Barn: West elevation (ERA, 2023).



Barn: East elevation (ERA, 2023).



Silo: West elevation (ERA, 2023).



Outbuilding #1: West elevation (ERA, 2023).



Outbuilding #1: North elevation (ERA, 2023).



Outbuilding #1: South elevation (ERA, 2023).



Outbuilding #1: East elevation (ERA, 2023).



Outbuilding #2: West elevation (ERA, 2023).



Outbuilding #2: North elevation (ERA, 2023).



Outbuilding #2: South elevation (ERA, 2023).



Outbuilding #2: East elevation (ERA, 2023).



Outbuilding #3: West elevation (ERA, 2023).



Outbuilding #3: East elevation (ERA, 2023).



Outbuilding #4: West elevation (ERA, 2023).



Outbuilding #4: North elevation (ERA, 2023).



Outbuilding #4: South elevation (ERA, 2023).



Outbuilding #4: East elevation (ERA, 2023).



Outbuilding #5: North elevation (ERA, 2023).



Outbuilding #5: South elevation (ERA, 2023).



Outbuilding #5: East elevation (ERA, 2023).



Outbuilding #6: West elevation (ERA, 2023).



Outbuilding #6: North elevation (ERA, 2023).



Outbuilding #6: South elevation (ERA, 2023).



Outbuilding #6: East elevation (ERA, 2023).



Outbuilding #7: West and south elevations (ERA, 2023).



Outbuilding #6: North elevation (ERA, 2023).



Greenhouse: West elevation (ERA, 2023).

1.4 Existing Conditions: Context

The Site's primary frontage is on Ranchers Road, a former concession road that extends between Highway 35 in the north and Long Beach Road in the south. Ranchers Road is defined by its evolved rural context, which includes a shrub and treed-lined right-of-way, a mix of residential built forms, and large-scale agricultural lands. A concentration of commercial properties is located near Powles Corners to the north, including low-scale retail and automotive service buildings. Directly north of the Site is an entrance to the Victoria Rail Trail, which follows the path of the former Victoria Rail line.

The Site's westerly property line abuts Long Beach Road, which is occupied by single-detached residences and farmlands. The farmland is obscured from the public realm by a dense row of mature tree along the road.



Looking north along Ranchers Road toward the Site (indicated by a white arrow) (ERA, 2023).



Surplus farm dwelling at right and the tree and shrubbed-lined right-of-way at left (Google Earth, 2021).



Agricultural fields along Ranchers Road, north of Long Beach Road (Google Earth, 2021).



View of the Ranchers Road entrance Victoria Rail Trail, located directly north of the Site (outlined in a dashed white line) (Google Earth, 2021).



Commercial property at 317 Ranchers Road (Google Earth, 2021).



Residences located to the east of Long Beach Road, along Lakeview Park Road (Google Earth, 2021).



Agricultural fields along Long Beach Road (Google Earth, 2021).

1.5 Overview of Proposed Project

The proposed project involves a establishment of a golf course community within the Development Area, including on the Site. The proposal includes a golf course, ancillary buildings, residential properties, and environmental lands.



Proposed conceptual development plan. The Site is outlined in a pink dotted line (Flato Developments Inc.).

2 METHODOLOGY

2.1 Heritage Policy Framework

The following relevant policy documents were reviewed in the preparation of this report:

Provincial Policy Statement, 2020

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

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

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan offers a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region. Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The City of Kawartha Lakes Official Plan, 2012

Policies within Section 10.5 of the Official Plan guide the conservation of heritage resources in the City of Kawartha Lakes. The relevant policies in this Chapter for the redevelopment of the Site include:

- a) *The City shall encourage the conservation and preservation of its significant built heritage resources, significant cultural heritage landscapes and significant archaeological resources*
- c) *Development in areas considered to be of architectural or historical value shall have regard for the conservation and preservation of architecture or historic buildings, features or sites therein.*

Significant: [...] resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).

Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).

- d) *The City recognizes that the City's heritage resources include individual buildings, group of buildings, streetscapes, neighbourhoods, landscaping and landmarks. For the purpose of this section, the term "building" is considered to include both buildings and structures and the term "conserve" is generally considered to mean retention of the existing form, material and integrity of site.*
- f) *The City shall require development proponents to conserve such resources through preservation in-situ, documentation, avoidance and/or removal.*
- g) *The City shall ensure land development adjacent to protected heritage properties are not adversely impacting identified heritage attributes of these properties.*

2.2 Research and Data Collection Methodologies

ERA has undertaken research to identify the Site's history of ownership and evolution. The following resources were consulted:

- Land Registry Office;
- Library and Archives Canada Censuses (1871-1921);
- Ontario Council of University Libraries Historical Topographic Maps;
- City of Kawartha Lakes Public Library Digital Archive; and
- The Maryboro Lodge (Virtual) Museum.
- The City of Kawartha Lakes Corporate Records and Archival Services department*;
- Trent University Library & Archives (May 3, 2023)
- Tax Assessment Rolls for the Township of Fenelon (1862-1863 & 1866-1915); and
- Historic County Maps (1881 & 1887).

Note: ERA contacted the City of Kawartha Lakes Archivist on April 14, 2023. There were no available historical materials relating to the Site or its occupants.

3 SITE HISTORY

3.1 Historical Context

Indigenous Territory (Pre-1800s)

The Site forms part of the territory of the Huron-Wendat and Mississauga (Michi Saagiig) Anishnaabeg, which is made up of Curve Lake, Alderville, Hiawatha, and the Mississaugas of the Scugog Island First Nations. For each of these First Nations, rivers and lakes were central to traditional ways of life prior to colonization, supporting settlements, fisheries, and transportation and trade networks. The Site is located to the west of Sturgeon Lake, which forms part of the Trent River Watershed.

This site history was prepared from a non-Indigenous perspective based on oral histories, and written and archaeological records. It does not reflect or represent the full rich history of Indigenous peoples in this region.

Around 12,000 years ago, the First Peoples migrated into the area known today as Kawartha Lakes after the retreat of the ice sheet. There are numerous archaeological sites in the area — including on Pigeon, Balsam, Stony, and Rice Lakes — which reveal a rich cultural heritage dating back thousands of years:

The Kawartha landscape held great spiritual and cultural meaning for the Indigenous populations (as it still does today). Ceremonial and burial sites were used for many hundreds of years. Jacob Island in Pigeon Lake is one of these ‘special’ places and according to Dr. James Conolly, Professor of Archaeology at Trent University, had been used from about 4500 to 1000 years ago.

(TRC Bobcaygeon)

During the 16th century, the Huron-Wendat migrated up the Trent River system to Balsam Lake, north of the Site, where they established a number of year-round palisaded villages. By the end of the 16th century, they had migrated west to the Orillia area. The Mississaugas arrived in Southern Ontario and the Kawarthas towards the end of the 17th century, and continued to follow a yearly cycle of movement and resource harvesting along the area’s rivers and lakes, as described by the Curve Lake First Nation:

The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon people” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in the spring for the summer months.

(Curve Lake First Nation)

Initial Colonial Settlement

Following the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty.

In 1818, the Rice Lake Treaty (Treaty 20) was signed between certain Anishinaabe peoples and the Crown to surrender approximately 1,951,000 acres covering lands including present-day Peterborough and Kawartha Lakes in exchange for an annual payment. In 1923, the Williams Treaties was signed by seven Anishinaabe First Nations and the Crown, to legally address uncaded lands and resolve the invalidity of the Johnson-Butler Purchase (1787-88). The Treaty territory stretched from the northern shore of Lake Ontario to Lake Nipissing, covering the Site and the lands already subject to the Rice Lake Treaty. Unlike the Crown, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently.



Scan of the 1818 Rice Lake Treaty (Library and Archives Canada).

Fenelon Township, Victoria County

In 1822, shortly after the Rice Lake Purchase, the township of Fenelon was surveyed into a grid of numbered concessions, each containing a series of roughly 200-acre farm lots. This superimposed a colonial understanding of land over the seasonal and resource-dependent relationship held by the Mississaugas, who were displaced from their land and left with small reserves.

Despite the survey, substantial immigration to the township did not begin until approximately ten years later. One of the first settlers was Angus McLaren, who squatted just north of McLaren Creek off Sturgeon Lake. Other early settlers included John Langton and William Jordan, both of whom settled on the east shore of Sturgeon Lake in 1833 and 1834 respectively. Most of the early settlers arrived by rowboat or canoe across Chemong, Pigeon and Sturgeon Lakes. The central and western portions of the township were largely settled by Scottish Presbyterians.

Established in the mid-19th century, Fenelon Falls was the largest village in the township. Its origins can be traced back to 1841, when James Wallis and Robert Jameson built a grist mill on the left bank of the falls. In 1851, the original mill was demolished and replaced with grist and saw mills on the same site. Writing in 1921, Watson Kirkconnell described the village's early history:

As late as 1851 there was only a narrow trail through the woods down the modern main street, but Wallis now had it cut out to full road width, floored it with slabs from his lumber mill, and covered the slabs over with gravel. He and Jamieson also had the left bank of the river surveyed and plotted into village lots. In 1854 Wm. Martin opened the Clifton House, now the Kawartha Hotel. James Fitzgerald opened a store on Colborne Street and the village grew steadily by the arrival of tradesmen and mechanics until 1859, when the mill burned down.

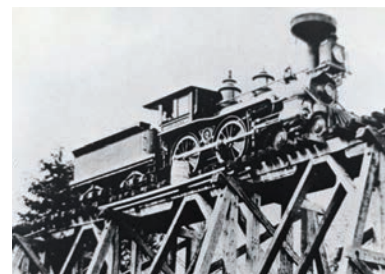
In 1872, the Victoria Railway was extended north from Lindsay through Fenelon Township, greatly contributing to its growth during the late 19th century. The railway ushered in a period of agricultural prosperity, as farmers in the southern townships of Victoria County were able to ship their produce by rail. In 1875, Fenelon Falls was incorporated as a village.



A church in the forest in Fenelon Falls (Anne Langton, 1837).

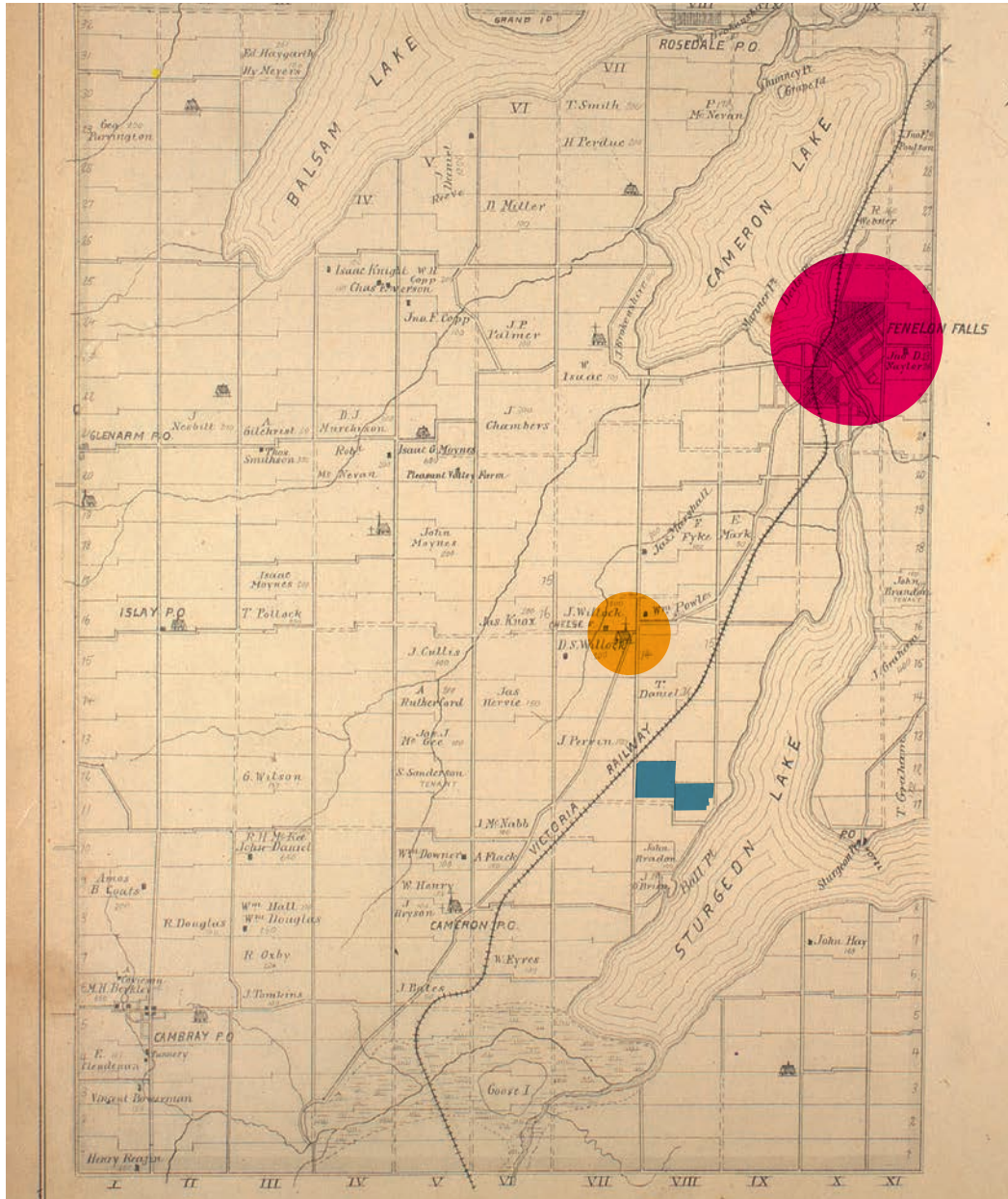


Undated postcard of the Canal at Fenelon Falls (City of Kawartha Lakes Public Library Digital Archive).



Undated photograph of the Victoria Railway engine (City of Kawartha Lakes Public Library Digital Archive).

Map of Fenelon Township



1881 Belden's Map of Fenelon Township. Note: The configuration of lots between Concession 8 to 11, south of Cameron Lake and north of Sturgeon Lake, were inaccurately recorded and inconsistent with the lot pattern of the rest of the township. The Site, which forms part of Lot 11 in the 8th concession is incorrectly shown to form Lots 11 and 12, Concession 8 (Belden's Illustrated Historical Atlas of Victoria County; annotated by ERA).

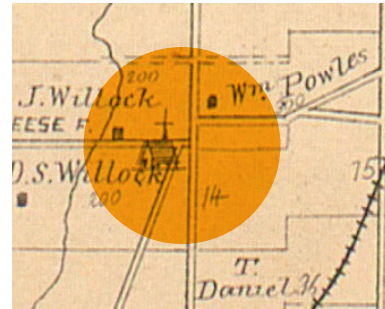
 the Site

 Village of Fenelon Falls

 Powles Corners

Powles Corners

Located to the north of the Site, Powles Corners was established in the mid-19th century as a crossroads settlement, serving as a rural centre for education, religion, and commerce. The hamlet takes its name from William Powles, who moved to the area around 1851, where he operated the post office and general store. According to the 1898-99 Eastern Ontario Gazetteer and Directory, Powles Corners had a population of 80, and featured a post office, general store, Methodist church, and public school.



1881 Belden's Map of Powles Corners (Belden's Illustrated Historical Atlas of Victoria County; annotated by ERA).



Former Anglican Church at 354 Ranchers Road (Maryboro Lodge Museum, undated).



The Powles Corners schoolhouse (SS #4) - since demolished (Maryboro Lodge Museum, undated).

3.2 Site Evolution

Historically, the Site formed part of Lot 11 in the 8th Concession of Fenelon Township in Victoria County. The extant farmhouse and outbuildings are located on the west half of Lot 11. Based on historical research, it is estimated that the farmhouse was built in 1869 as a one-storey wood dwelling for John Glaspell, with substantial alterations and additions by the Rutherford or Frewin-Baker families during the 20th century.

In 1832, the west half of Lot 11 (100 acres) was granted by the Crown to Simon Snider, with the east half (80 acres) granted to Alexander Bragg the following year. Between 1836 and 1860, the western half of the lot was owned by John Ross, however there is no evidence in the historical record to indicate that he resided on the property. In 1861, John Glaspell purchased west half of the lot for \$700. Several years later, in 1864, Samuel Hill purchased 80 acres of the east half of the lot for \$220. As illustrated by Patterson's Map of Victoria County, by 1877 the Glaspell and Hill farms each contained a farmhouse fronting onto the concession road.

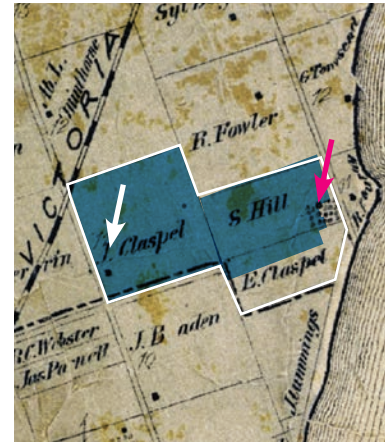
Below is a detailed chronological summary of the Site's history of ownership and development.

The Glaspell Family (1861 - 1909)





Following John Glaspell's purchase of the west half of the lot in 1861, the property's assessed value remained relatively stable. In 1870, the property's assessed value increased from \$400 to \$700, while the quantity of land remained unchanged (see Figure 1, Page 19). This suggests that a farmhouse was built on the property around 1869.

According to the 1871 census, John Glaspell's farmstead comprised 100 acres, of which 50 acres were improved/under cultivation, 12 acres were in pasture, and one acre was used for a garden and/or orchard. John and Mary Anne Glaspell resided on the property with their children: Oliver, Mary Jane, Anne, John, and George. In 1887, John Glaspell relocated to Tiny Township and the farm was inherited by his son, Oliver.

The 1891 census provides further insight, indicating that Oliver Glaspell and his wife Lillias, along with their children resided in a one-storey wood dwelling with six rooms. Similarly, the 1901 census indicates that the family resided in a wood house with seven rooms on the west half of the Lot 11, which included two barns, stables or other



Patterson's 1877 map of Victoria County.

-  Lot 11, Concession 8
-  Approximate location of the Site
-  the Glaspell Farmhouse
-  the Hill Farmhouse (since demolished)

(University of Toronto; annotated by ERA).

outbuildings. In 1909, Oliver Glaspell acquired the adjoining 50-acre northeast part of Lot 11 for \$450. The property remained in the family's ownership until Oliver Glaspell's death in 1909.

Oliver Glaspell's death and role in the community was detailed in a Council Motion at the Fenelon Council meeting in May 1909:

We deeply sympathise with the widow and family of our late member of council, Mr. Oliver Glaspell, in their sore bereavement. Though only elected a councillor last January, he for a period of eight years had been closely connected with the municipal life of our township, being its assessor for that time; and performing the duties of that office with great tact and wisdom. His conduct at the council board was stamped by that Christian courtesy which marks the honest man - God's noblest work. We therefore place on record our high esteem for our late colleague, and feel that we shall not soon forget his cheery smile and friendly greeting.

(Fenelon Falls Gazette, 1909. p. 4)

The Glaspell farmstead was described in an advertisement for a public auction of Oliver Glaspell's estate as follows:

There is a house, a frame barn, and a straw barn built upon the west half of lot 11 in the 8th concession and about 95 acres cleared, which is in a splendid state of cultivation.

(The Watchman Warder, 1909. p.3)

Year	Number of Acres	Total Value of Real Property
1862	100	\$375
1863	100	\$400
1866	100	\$350
1867	100	\$345
1868	100	\$375
1869	100	\$400
1870	100	\$700
1871	100	\$700
1872	100	\$700
1873	100	\$700
1874	100	\$675
1875	100	\$2000*

Figure 1. Tax Assessment Rolls for the West half of Lot 11, Concession 8, Fenelon Township between 1862-1875. The records for the years 1864 & 1865 are missing from the collection (Trent University Library & Archives).

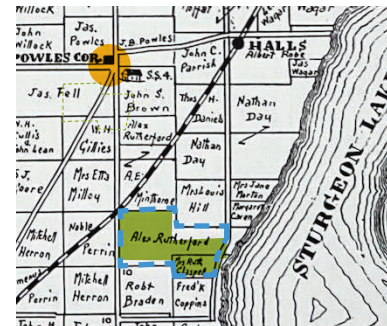
** Note: Trent University archivist (Karen Suurtamm) has advised that the substantial increase in value is due to the incorporation of the nearby Village of Fenelon Falls in 1875.*

The Rutherford Family (1909-1995)

In 1910, a farmer by the name of Alexander Rutherford purchased the entire Oliver Glaspell estate for \$3,900, including the west half of Lot 11 (100 acres) and part of the east half (50 acres). In 1917, he purchased the remaining 33 acres of the lot from Oliver Glaspell's brother, Edwin, and his wife Ruth.

In the 1921 census, Alexander Rutherford was recorded in a wood house with six rooms, along with his wife, Hannah, and three children Leslie, Clara, and George Melville (Melville). Notably, his father Alexander Rutherford Senior (1831-1903) is believed to have carved the world's oldest hockey stick for him, which dates from 1852 to 1856. The hockey stick was named the "Rutherford Stick" and authenticated by the Hockey Hall of Fame in 2006.

The subdivision of the southeastern portion of the lot occurred between 1932 and 1991, following the death of Alexander Rutherford. The new lots generally ranged in size from 0.2 to 1-acres, with the largest lot totalling 14 acres in size. By 1991, the remaining ~160 acre portion of the lot was owned by Alexander Rutherford's grandson, Donald James Rutherford, and formed the present-day Site.



1916 Guidal Map of Fenelon Falls. The Site was owned by Alex Rutherford and Mrs. Ruth Glaspell, wife of Edwin Glaspell.

- Lot 11, Concession 8
- Approximate location of the Site
- Powles Corners

(Trent University Library & Archives; annotated by ERA).



Map showing Lot 11, outlined with a dashed green line, and the lots subdivided between 1932 and 1991 in pink. The remaining lot forms the present-day Site (City of Kawartha Lakes GeoHub, n.d; annotated by ERA).

Roger Baker and Gloria Frewin-Baker (1995-2021)

In 1995, the Site was purchased by Roger Baker and Gloria Frewin-Baker for \$147,300. The Frewin-Bakers opened a farm business on the Site called “Spring Break Farm”, which specialized in heirloom tomatoes and other organic produce.

As detailed on the archived Spring Break Farm website, the Frewin-Bakers moved to the Site with “a 5 year plan to renovate the existing farm house, restore the farm buildings and return the land to productivity. We now have a working beef cow/calf operation with a kitchen garden for our supply of vegetables, fruit and herbs as well as trial gardens for testing tomato varieties”.

By 2007, aerial photographs show the farmhouse expanded with a wing and an additional 1/2 storey. While 1891 and 1921 census records indicate that the farmhouse was a single-storey wood-frame dwelling with six rooms, by 2007, aerial photographs indicate that the farmhouse had been expanded at some point with an additional wing and half storey. It is unclear whether the contemporary additions and alterations were completed during the Frewin-Baker tenure (possibly the result of their “restoration” of the farm buildings), or earlier by the Rutherfords.

The Frewin-Bakers were the last freehold occupants of the Site, which sold for \$1,325,000 in 2020.



2007 aerial photograph of the buildings on-Site. The expanded farmhouse is outlined by a white dashed line (Google Earth; annotated by ERA).



2010 photograph of the Site's Ranchers Road entrance. The farm stand located to the north of the driveway has since been demolished (Spring Break Farm)



2008 photograph of the new south elevation of the farmhouse (Spring Break Farm)



2010 photograph of the greenhouse located to the east of the farmhouse (Spring Break Farm).

Architectural Legibility of the c. 1869 Farmhouse

The farmhouse on site shows evidence of substantial alteration over 150 years, to the extent that its original form, architectural style, and materials are no longer legible.



West (Ranchers Road) elevation (ERA, 2023).



North elevation (ERA, 2023).



South elevation (ERA, 2023).



East elevation (ERA, 2023).

Farmhouses built in rural Ontario circa 1869 would have typically been built in an Ontario Gothic / Ontario Cottage style, in a one-and-a-half storey form, side-gabled with a centred cross-gable, symmetrical principal facade, and in wood-frame or brick materials. Representative examples of this extant form in the Kawarthas include the designated heritage property at 1185 Ballyduff Road (Fallingbrook Farm), the listed heritage properties at 789 Monck Road, 179 McNabb Road, and 745 Ballyduff Road.



Fallingbrook Farm at 1185 Ballyduff Road (Designated Part IV by By-law 2018-182). The brick farmhouse was constructed in the mid-19th-century for William Fallis (City of Kawartha Lakes Heritage Register).



789 Monck Road (Listed). The brick farmhouse was constructed in the 1870s for Joseph Thompson (City of Kawartha Lakes Heritage Register).



179 McNabb Road (Listed). The stone farmhouse was constructed between 1860s-70s for Henry McQuaig (City of Kawartha Lakes Heritage Register).



745 Ballyduff Road (Listed). The brick farmhouse was constructed in 1861 for Edward Kellett (City of Kawartha Lakes Heritage Register).

4 HERITAGE EVALUATION

4.1 Ontario Regulation 9/06 Analysis

The Site has been evaluated against the Ontario Regulation 9/06 (O.Reg 9/06) “Criteria for Determining Cultural Heritage Value or Interest” under the OHA.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that the Site may be included in the municipal Heritage Register if it meets one or more of the prescribed criteria for determining whether it is of cultural heritage value or interest, and that the property may be designated under Section 29 of the OHA if it meets two or more of the criteria.

While meeting two or more of the criteria may be sufficient justification, in some cases, for protection of a property under the OHA, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

Value (quoted from O. Reg 9/06)		Y/N	Assessment of 144 Ranchers Road
Design/Physical Value	1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method..	N	The property displays some typical built features of historic Ontario farmsteads, including a farmhouse, a barn, a silo and some basic outbuildings, in a typical arrangement. The barn, silo and outbuildings represent a collection of simple, functional structures of various eras. The farmhouse has been heavily altered, and its original architectural style, period and form are no longer legible. The property is not rare, early or unique, and is not exceptionally representative of an Ontario farmhouse or farmstead
	2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The property does not display a high degree of craftsmanship or artistic merit.
	3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The property does not display a high degree of technical or scientific achievement.

Value (quoted from O. Reg 9/06)		Y/N	Assessment of 144 Ranchers Road
Historical/Associative Value	4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	<p>The property has direct associations with Oliver Glaspell, a farmer and Councillor, whose family owned the Site from 1861 to 1909, and Alexander Rutherford Jr., who farmed and owned the Site from 1909 to 1937. The Rutherford family is best known for its heirloom hockey stick, the “Rutherford Stick” (c.1852), as the oldest hockey stick in the world (Hockey Hall of Fame). There is no evidence to suggest that Alexander Rutherford Senior, who is most associated with the Rutherford Stick, was ever connected to the Site</p> <p>A review of historical records suggests that Oliver Glaspell and Alexander Rutherford hold limited enduring significance to the local community.</p>
	5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	The property has little potential to yield information that contributes to an understanding of community or culture.
	6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The architect or builder is unknown.
Contextual Value	7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	<p>The Site is situated in an evolved rural context that does not exhibit a defined character.</p> <p>The property is not important in defining, maintaining or supporting the character of its immediate context, or of Powles Corners. In part, this is due to the fact that the buildings and farmstead landscapes on the Site are obscured by trees and scrub, and limitedly visible from the public realm.</p>
	8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	Like all properties, the property is physically, functionally, visually and historically linked to its surroundings. However, it does not exhibit such significant relationships to merit conservation under the Ontario Heritage Act.
	9. The property has contextual value because it is a landmark.	N	The property is not considered a landmark.

Summary of 9/06 Analysis

The evaluation under the O. Reg. 9/06 criteria suggests that the property is not a candidate for inclusion on the municipal heritage register, nor is it a candidate for designation under Part IV of the OHA.

5 CONCLUSIONS AND RECOMMENDATIONS

This CHER assesses the cultural heritage value of the Site in relation to provincial legislation and provincial and local heritage policies.

Historically, the Site formed part of Lot 11 in the 8th Concession of Fenelon Township. The Site has been farmed since the mid-19th century, having passed through the ownership of John and Oliver Glaspell between 1861 and 1909, Alexander Rutherford and descendants of the Rutherford family between 1909 and 1995, and more recently Robert Baker and Gloria Frewin-Baker between 1995 and 2020.

Based on historical research, it is estimated that the extant farmhouse was built in 1869 as a one-storey wood dwelling for John Glaspell, with substantial alterations and additions by the Rutherford or Frewin-Baker families during the 20th century.

Our evaluation finds that the Site does not meet any of the O. Reg. 9/06 Criteria, such that it would be considered a candidate for listing on the municipal heritage register or designation under Part IV of the OHA. Although the property displays some typical features of the Ontario farmstead type, it does not offer such a complete example that it would be considered exceptionally representative. Further, the farmhouse itself has been heavily altered, to the extent that its original architectural style and period of construction are not legible in its built form. Finally, a review of historical records suggest that the Site's key occupants, the Glaspell and Rutherford families, hold limited enduring significance to the local community.

Due to the Site's limited cultural heritage value, it is our assessment that additional studies and reports are not warranted.

6 APPENDICES

APPENDIX A: LIST OF SOURCES

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APPENDIX B: SUMMARY OF PROJECT TEAM'S QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Abramowicz CAHP is a planner and Senior Project Manager at ERA Architects. She holds a Master of Planning in Urban Development from Ryerson University, and a Bachelor of Arts (Honours) from Queen's University.

Jamie Glasspool is a Heritage Planner at ERA Architects, specializing in historical research and analysis. He holds a Bachelor of Arts in Urban Studies from McGill University, where he also completed a semester abroad at the University of Manchester.

Catherine Huynh BURPI is a Planner with ERA Architects. She holds a Bachelor of Urban and Regional Planning (BURPI) from Toronto Metropolitan University (formerly Ryerson University).

