204 Ballyduff Road, Geographic Township of Manvers (Frog Pond Mill/Lotus Mill)

Heritage Designation Evaluation

Manvers Township
PT LT 4 CON 5 MANVERS PT 2, 9R358; T/W R424081; KAWARTHA LAKES
2024

Kawartha Lakes

Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 204 Ballyduff Road has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

The property is representative of grist and sawmills of the early to mid-nineteenth century in Manvers Township. The property demonstrates key features of this type of industrial architecture as it developed in Upper Canada during this period through its retention of original milling hardware, including crankshafts and pulleys, and architectural features including its rubble stone foundation and post and beam construction. The property is one of the oldest extant structures in Lotus and is likely the oldest surviving nineteenth-century mill in Manvers Township.

ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship and artistic merit for a building of its type.

iii. demonstrates a high degree of technical or scientific achievement:

There are no technical or scientific achievements associated with this property.

2. The property has historical or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has historical connections to early settlers Adam Scott Jr. and Letitia Matchett. Adam Scott Jr., son of Adam Scott—founder of Scott's Plains, now Peterborough—constructed Frog Pond Mill in Manvers Township in the early 1850s, supporting the growth of the hamlet of Lotus and the surrounding area. Letitia Matchett was the original grantee of the land from the Canada Company, and was the wife of Thomas Matchett, a businessman and politician in Omemee where he owned a pharmacy and served as an MPP and Clerk. The Matchett and Scott families contributed to local industry and development in the Kawartha Lakes region.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the early development of the hamlet of Lotus as a settlement area in the rural township of Manvers Township due to the presence of the mill, and its significance in the settlement of the area. Furthermore, through its association with Adam Scott Jr., a millwright and mill builder that erected several mills in and around the Kawartha Lakes area, it yields additional information regarding industrial growth in the region during this period.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community:

The designer and builder of this property are not definitively known. The property was likely constructed by Adam Scott Jr but this has not been confirmed.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in maintaining and supporting the character of the hamlet of Lotusin Manvers Township. As the former local grist mill, the property an important piece of infrastructure within the local hamlet and supports the character of Lotus as a hamlet within the broader rural area of Manvers Township.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is historically linked to its surroundings as part of the development of the hamlet of Lotus in the mid-to-late 1800s because of its role as the local grist mill. Historically, the mill formed the industrial nucleus of the village which encouraged the development of Lotus as a community.

iii. is a landmark.

The property is a well-known landmark in Manvers Township because of its historic role as the former mill in the hamlet of Lotus and is locally known as the “Frog Pond Mill.” The mill played an important role in the economic development of Lotus, cementing its place as an important historical structure in the area.

Design and Physical Value

204 Ballyduff Road has design and physical value as a representative example of a rural grist mill from nineteenth century Manvers Township. Built during the 1850s, the property demonstrates and retains the key architectural features of grist mill architecture from this period in Upper Canada including the original spur and cog wheels, shafts, pulleys, nails, and other grist mill machinery. The property also retains the dam and earthworks constructed as part of the mill complex on the southern portion of the property. The mill is one of the largest, and oldest surviving structures in Lotus and is believed to be the oldest surviving mill in Manvers Township.

Grist mills have existed in various sizes and output capacities across Upper Canada since the eighteenth century, and were typically built with similar design standards. Many grist mills from the late 1700s, early 1800s were vernacular, functional structures, with designs that opted to incorporate practical elements to maximize grist output, rather than favouring aesthetics. Mills were designed with the needs of millwrights taking precedence, ensuring that the resources that surrounded the site could fulfill the purposes of construction of the mill. Variables such as height and width therefore varied, as well as exterior cladding; however, most grist mills from the time tended to be rectangular structures with gable roofs.

During the late eighteenthcentury, policies enacted by the Crown allowed for favourable trading conditions between Upper Canada and Europe, and one of these highly traded goods was flour. The government in Upper Canada had encouraged the erection of grist mills as a method of stimulating economic and population growth, even ensuring that mills be expanded byallowing for private ownership and operation. Prior to this, the vast majority of mills were owned and operated by the Crown. The shift to allowing for private ownership and operating of mills came as direct result of the crown requiring to meet an increased demand for milled flour in North America and overseas.

Though there is not much known on how government-owned and operated mills were designed and shaped in the eighteenth century, it is assumed that they were similar to mid- nineteenth century century mills. The majority of these buildings were rectangular structures with gabled roofs, but they varied greatly depending on the experience of those who constructed the mills, as well as the materials that were locally available. However, given the ready availability of timber throughout Upper Canada, most of these mills were constructed using square or round timbers atop of stone foundations, and were generally a maximum of two-and-a-half storyes tall. While it is commonly believed that these mills were small in size, there were certainly exceptions, with some mills being up to three storeys tall or higher.

In addition of providing economic development through trade and flour for settlers, a central part of the nineteenth century diet, , the notion of mills being integral to the establishment of communities was one that was endorsed by the crown and was a well-known strategy for fuelling population growth and settling areas in Upper Canada with non-Indigenous settlers at this time. In a letter penned in 1791 to then-Secretary of State for Foreign Affairs Lord William Wyndham Grenville, Lieutenant-Governor of Upper Canada John Graves Simcoe was quoted as saying:

> "I have to propose that the government shall also furnish the necessary materials for some grist and sawmills to be erected in spots carefully selected for that purpose and of which the government shall become the proprietor and shall be let by public auction for such terms and under such stipulation as shall appear most proper - The Grist mills are universally necessary and will be a great inducement to speedy settlement of lands in their vicinity."[1]

It was during this time that perhaps the most important contemporary work on the construction of grist mills was published. This publication was a book written by Oliver Evans called *The Young Mill-Right Miller's Guide*, published in 1795. Evans, a Philadelphian inventor, is credited as being the inventor of the automated grist mill, and is also widely known as the grandfather of refrigeration for his theories around vapour compression. In his book, Evans wrote about designing grist mills to better optimize their grist outputs. The book outlined and provided plans for construction, operation, maintenance, and design, as well as providing revolutionary ideas about preventing damage or loss of mills. One of these ideas was that mills should be constructed further away from dams to prevent mills from being swept away or flooded during spring floods. His ideas were widespread and were influential in transforming the industry of grist milling to one that was more automated than it had been prior to the late eighteenth century.

Prior to automation in the grist milling industry in 1795, grist milling required a significant amount of manual labour in addition to the operation of the mill. This manual labour often required several millers to ensure that operations ran smoothly. Evans stated that there were seven major tasks in the operations of the mill that were conducted exclusively through extensive manual labour, which were: "[c]arrying wheat, hoisting it, taking it from the granary to the hopper, shovelling grist onto tubs, hoisting them, feeding the bolter and mixing the bolted material"[2]. Often times, mills used up to seven men that were

[1] Quoted in Felecity L. Leung. *Grist and flour mills in Ontario : from millstones to rollers, 1780s-1880s* (Minister of Supply and Services Canada, 1981).

[2] Leung, *Grist and flour mills.*

responsible for each task. However, many smaller mills, particularly in emerging settlements in North America, could not afford hiring multiple millers, and labour was rationed for different operations, , slowing down the work and reducing output.

The influence that Evans' book had was immense, spreading throughout North America as well as throughout other parts of the world, and becoming widely available throughout the nineteenth century. The book went in-depth in describing how millers, regardless of experience level, could incorporate automated milling systems in their grist mills. Furthermore, it provided step-by-step instructions, plans, and drawings of grist mills, allowing detailed and thorough guides to create grist mills from the ground up.

When erecting and building grist mills, millwrights opted to incorporate elements to maximize their grist output ensuring to include design queues that allowed for things like better lighting and ventilation. Lighting was crucial to be able to move about through the mill. To allow for better movement, as well as to prevent any easily avoidable accidents from taking place, many grist mills from the time period utilized a considerable number of large windows, with some millers even incorporating dormers to allow for better light to come through from the roof of the building. These were often double hung windows to allow for better ventilation and airflow as fine flour particles were rampant in the air.

Furthermore, most mills aimed to ease the loading process of heavy sacks of flour, doing so by adding doors one above another at the end walls of each storey. These also ensured if a piece of machinery was to be replaced, the equipment can be moved in and out more effectively and quickly.

Early mills were generally consistent in their design and massing, typically large, rectangular structures built from wood or stone built atop stone foundations. Most featured gabled roofs, though gambrel or hipped roofs were occasionally used. Their generous size was essential to accommodate the extensive machinery required for milling operations, storage, and comfortable movement within the space.

To support the complex mechanical systems essential to milling, these larger, gabled structures allowed for the installation of automated machinery such as grain elevators, spouts, chutes, conveyors, and drills, which connected various machines seamlessly. For example, grain elevators would push grain from one storey to the other via the use of conveyor belts and buckets. These elevators, and all the other automated systems, worked from power generated by the water wheel and significantly reduced the taxing manual labour that was previously required prior to the advent of automated systems. By the mid-nineteenth century, these features became standard across most mills. The

gabled design also provided the necessary vertical space for pulleys and other equipment, which could be installed at greater heights, enhancing the efficiency and functionality of the milling process

The majority of mills utilized locally sourced materials for the construction of the mill structure. The majority of mills were timber-framed with wooden interiors and cladding with the materials sources from locally-harvested timber which was available in large quantities in most areas of Upper Canada. Exterior cladding was typically in the form of board and batting or clapboard. The foundations of mills tended to differ depending on the location of the mill, and solidity of the ground. If the mills were to be constructed on heavy rock such as bedrock, its stone foundation would be more secure. However, if built atop looser land, the construction of its foundation required more attention, typically with the addition of something referred to as a water apron, which was necessary to keep water away from loosening the land.

Many of the materials and machinery that were involved in operating the mill did not come locally or from Upper Canada, but rather from the United States, England, or France because Upper Canada did not have the necessary manufacturing capacity to produce them in the early to mid-nineteenth century. Metal equipment such as shafts, flour bolts, grain cleaners, and mechanical knockers tended to be imported from the United States and England where there was significant manufacturing capability for these products. Grinding stones, the parts that converted grain to grist and known as millstones, were often made from French Burr, which was quarried in northern France, then shipped to Quebec, where they were transported to grist mills, often by oxcart. These resources were expensive, often requiring millwrights to finance the construction of mills by getting hefty loans, have the backing of financiers, or mortgage their own properties.

Dams were often considered the most integral part of running mills. Dams played an important role in channeling water towards water wheels, allowing for the ability to manage the speed and flow of the water. Water wheels generated driving power using flumes, canals that carried water to the water wheel, allowing them to spin, and generating power that resulted in the operating of machinery in the mills, most notably the grind stones. There were a wide variety of waterwheel types, however, Frog Pond Mill is said to have utilized a type of horizontal water wheel known as a tub-wheel that was submerged at Frog Pond. Tub-wheels were far cheaper to install as compared to vertical water wheels, and were suitable for smaller falls, but did not generate as much power as their vertical counterparts. This mechanism often did not require a dam to operate but were often used alongside dams to maximize power generation. They were considered simplistic as they could often be connected directly to grinding stones.

Taking into account the broader trends in grist mill design and construction in Upper Canada, Frog Pond Mill is representative of grist mill constructed in a small rural hamlet at this time. The mill is similar in its design and technical elements to similarly-sized grist mills in southern Ontario and the northern United States during the same time period, including Needler's Mill, in Cavan, constructed by Adam Scott Sr., the father of the Adam Scott who built the mill at Lotus, and which remains extant. The subject property is demonstrative of the types of mills constructed in small hamlets such as Lotus in rural Ontario at this time through its size, construction materials and machinery. At one time, mills such as this were a common feature in communities throughout southern Ontario, although many have since been demolished as they have become obsolete. The subject property was converted into a residence in the late twentieth century but retains a large percentage of its original features that define it as a grist mill from the mid-nineteenth century. It is believed to be the oldest surviving grist mill in Manvers Township, which at one time, would have boasted a large number of similar mills throughout its rural hamlets and villages.

The mill is a large rectangular structure with a stone foundation, gabled roof, large windows, and board and batten cladding. The structure reflects common features of traditional mill design, evident in its functional layout and industrial elements. Key characteristics of its original use as a mill remain, including the visible shafts, gears, pinions, and pulleys on the rear elevation, which highlight its historical role. Remnants of earthworks and dam infrastructure on the property further reinforce its milling origins.

The building has undergone modifications to serve as a residence. Large windows on the northeast and southwest elevations now allow natural light throughout the interior, utilizing original mill openings for residential purposes. Modern additions such as a wooden porch and sliding doors at the rear have been integrated to accommodate residential needs while preserving the structure's original character. This approach maintains the building's historical integrity within a contemporary residential context.

Some elements, such as the exterior board and batten cladding, the renovation of several windows in place of doors, a second storey with stairs leading to it, and the inclusion of a few creature comforts such as climate control, have been added in recent decades; however, many elements of the interiors, framing, and machinery are still original. These renovations were required in order to make the mill a livable space after it it had been sitting vacant and abandoned for over sixty years after the mill ceased operations in the early twentieth century. The wooden cladding on the interior and the floors are both from when the mill was originally constructed, as well as the masonry foundation, which can be seen at the rear and side elevations of the property. Original hand-hewn beams are still used and visible throughout the property.

At the rear portion of the lot, the original dam created by Adam Scott Jr.is still extant. Located south west on the 1-acre parcel of land, the dam is directly next to where the original undershot waterwheel was located, allowing water to be channelled from that dam to the wheel, maximizing the power generated for the mill. Both the dam and the waterwheel were built along Frog Pond, which runs along the western portion of the parcel of land.

Overall, the property, with its size, and elevations incorporating several windows, is a representative example of a wooden grist mills constructed in the mid-nineteenth century. As with the majority of rural industrial buildings constructed at this time, its architecture prioritized visibility, ventilation and the use of local materials, as well as automation of grist milling. With its stone foundation, original framing, floors, and walls, it demonstrates to the advancements in mill construction made throughout the first half of the twentieth century and, despite its conversion to residential use.

Historical and Associative Value

204 Ballyduff Road has historical and associative value as the former mill for the hamlet of Lotus in Manvers Township. As the former mill for the local area, it played an important role in the establishment of the hamlet as a primary industrial site. It also holds historical value through its association with Adam Scott Jr., who built and operated the mill in the middle of the nineteenth century. This mill led to the economic development of Lotus, attracting families and businesses to settle in Lotus, and was also one of the three big mills in Manvers. Adam Scott Jr. served as the Reeve of Manvers Township during the 1860s and was well-known in the community during this period. It has additional associations with the Matchett family through its early owner Letitia Matchett, whose husband Thomas, an Omemee businessman, served as the first Member of Provincial Parliament for Victoria South.

The mill was constructed in the middle of the nineteenth century by Adam Scott Jr., who was an important member of the community of Lotus during this time and whose family's history speaks to the history of mill development in the broader region. Adam Scott Jr. was born in Smith's Creek, now Port Hope, in 1818 to Adam Scott Sr., a miller, and Patricia Ann Mann. The elder Scott was born in 1794 in Scotland and immigrated to New York around 1812. He later moved to Upper Canada where he met and married Patricia Ann Mann and eventually settled along the shores of Otonabee River in present-day Peterborough County, becoming some of the area's first settlers. With experience in milling and building mills in Scotland, New York, and Smith's Creek, Scott erected a grist mill and sawmill in 1818; both mills were built in the same building along the Otonabee River on the site of what would eventually become Peterborough. The couple would start a family and have six children; Margaret Scott, who died as an infant, Adam Scott Jr., Jeanette Scott, James Scott, Walter Scott, and Elizabeth Scott. As they aged, Scott enlisted the help

of his sons to assist with his business, which would ultimately lead to their involvement in the industry in the region.

Scott became well-known as the local miller, a vital job in any settlement. However, the Scott family were also a widely respected family in the area for their contributions to helping recently-arrived Scottish immigrants. The elder Scott had a reputation for generosity as his granddaughter, Mary Medd, wrote in a memoir:

> "My grandfather [Adam Scott Sr.] was a very hospitable man and was never so happy as when sharing his loaf with some of the new people who were constantly arriving from the old country [Scotland]. Grandmother Scott had a large stove oven to bake their bread in, and often when it was baking day she thought she had a nice batch of bread to fall back upon for use, grandfather would give half of it away to some of the fresh arrivals who had not been able to settle their homes and get in touch with their surroundings. I suppose his big heart got the better of him, and he forgot poor grandmother had to bake all the bread, as there were so few settlers she would not have the help she would need."[3]

Within several years of building his mills, a small settlement had grown up around them known as Scott's Plains, including the Scott family and their employees. However, in 1825, the settlement changed drastically with the arrival of the Robinson settlers, a group of Irish Catholic settlers who came to Canada as part of an assisted immigration scheme under the direction of politician Peter Robinson. The settlers were brought to Scott's Plains, later renamed Peterborough after Robinson, as the staging point for the distribution of land grants throughout the region.

The arrival of new settlers to the area brought with it the arrival of disease, including typhoid, which killed substantial numbers of people in the settlement including Patricia Mann, leaving her husband with the care of their 5 children. Adam Scott Jr., the eldest of the living Scott children and 7 years old at this time, also contracted the disease but survived. After his wife's death, the elder Scott relocated with his children to Port Hope, leaving day-to-day operations to be run by his business partner Charles Fothergill. The mills were sold to Major Robert Hamilton and Thomas Fortye in 1834 but burned down due to an accidental fire in the following year.

In 1830, three years after leaving Peterborough, Adam Scott returned to Peterborough County, and built another mill, this time in Millbrook. It was here

[3] Quoted in Robert Scott Dunford, *Adam Scott master millwright 1796-1838* (Peterborough: Smith-Ennismore Historical Society, 2003).

that he and his son, Adam Scott Jr., who was becoming increasingly involved in the milling business, built another double mill and dam along Baxter Creek. The mill was a large structure and was instrumental in the development of the area and Millbrook as a hamlet within Cavan Township. A portion of this mill was moved to help create a newer mill and can be seen today, known as the Needler's Mill, a designated heritage building in the contemporary Township of Cavan-Monaghan. By this time, the Scotts were a well-known family, best known for their ability to erect high quality and effective grist mills in heavily-forested areas. Several of their more prominent mills including the Omemee grist mill, built for William Cottingham, and several mills at Rice Lake, including one near Bewdley.

The idea that mills were integral pieces of infrastructure in early communities in Upper Canada was recognized by the Scotts. For example, Mary Medd noted in her memoir:

> "Grandfather moved to Cavan and he and my father [Adam Scott Jr.] purchased a tract of land with a mill privilege on it. They went to work to clear up the land, but at that time there was no road that teams could travel if they built a mill there. But in order to induce them to build a mil[l] there and for their own accommodation coming to and from this mill the neighbours all turned out and cut a road to the boundary with my father's help and made what they called a corduroy road by cutting down large cedar trees and placing them side by side till their road was completed out to the boundary between Cavan and Monaghan. And then they started to build their mills."[4]

The Scott family remained in Millbrook from 1830 to 1838, helping to establish the community as a mill settlement and economic hub in Cavan. However, in 1838 while returning from visiting the McCabe family, the in-laws of the Jeanette Scott, one of the Scott daughters and fellow millers who owned and operated a mill in Ballyduff in the adjacent Manvers Township, the elder Scott drowned in his mill pond after being caught in a storm and falling through the ice; the then 19-year-old Adam Scott Jr. found his father's body. After his father's death, Adam Scott Jr. took up the running of the mill in Cavan. Two years after his father's death, Adam Scott Jr. married Elizabeth Holmes on March 6, 1840. The couple had 8 children, of whom 4 died in infancy and childhood. In 1847, one died of drowning, after being caught between a water flume and a bark filtering grate at their mill in Cavan, at the age of 4. The other died at the age of 9 some years later while sledding, colliding with a stump of a

[4] Quoted in Dunford, *Adam Scott*.

felled tree; suffering from a fractured skull, he succumbed to his injuries after four days.

These tragedies, coupled with Adam Scott Jr. contracting a bad cold from which he nearly died and took 6 months of bed rest to recover, led to the Scott family leaving Cavan for Manvers; it believed that the move was, at least in part, to help Scott and his wife Elizabeth to gain closure from the loss of their children. In 1851, Scott purchased 99 acres of the north half of Lot 4, Concession 5 in Manvers Township, which was then part of Durham County, from Letitia Hughes. The land was surveyed in 1850 by William Wallbridge, a provincial land surveyor, who determined that a one-acre portion of land on the 100-acre property was deemed acceptable for milling.

The 100-acre property was originally sold to Letitia Jane Hughes by the Canada Company, a private land and colonization company that had purchased 2.5 million acres of land in Upper Canada from the Crown. Hughes married Thomas Matchett, a businessman from Omemee, in 1850; Matchett owned a successful pharmacy in Omemee and eventually served as the Liberal Member of Provincial Parliament for Victoria South from 1867 to 1871. Thomas Matchett was the brother of Robert J. Matchett, who had married Jeanette Scott, one of Adam Scott Jr.'s sisters. It is likely that Adam Scott was able to purchase this parcel of land through this relationship and, from this purchase, erect a mill. In 1854, the Canada Company would deed an additional 100acres of the southern half of Lot 4, Concession 5 to Adam Scott, giving him ownership of the majority of the lot.

The property originally had a creek passing through it, opening out into a large pond which was named Frog Pond; the area was initially named "Frog Pond" for this geographic feature. To allow for waterpower to reach the mill site, earthworks and a dam were built to divert and direct the water and a water wheel – likely an undershot or horizontal water wheel – was installed towards the rear of the 1-acre property. It is believed that Scott was able to erect the sawmill in 1850, the same year he had purchased the property. The mill became one of the three big mills that operated in Manvers Township, one being Preston Mills, located west of Bethany and was owned by Porter Preston. The other by James Foster, was located on Concession 6, Lot 5 a parcel of land across of Adam Scott's Mill. Like Scott's mill, Foster's mill also operated both a saw and grist mill, powered from Frog Pond.

By 1858, Scott had erected both a lumber and grist mill on the property as well as sawmill on a 20-acre parcel of land owned by his brother-in-law, William McCabe on Lot 3, Concession 5 in Manvers, a parcel of land located directly west of Scott's property and adjacent to the developing hamlet of Lotus. McCabe operated a carding mill and was successful in his business endeavors. It is believed that, through him, Scott gained significant amount of funding for

his mills. According to census information from 1858, Scott's occupation is listed as "Miller", meaning that his grist mill was erected on Lot 4, Concession 5 by this time. It is unclear when exactly the grist mill was constructed on the property, but it was likely in the early 1850s soon after Scott purchase the lot, making it one of the oldest structures in Lotus and likely the oldest surviving structure of this type in Manvers Township.

Overtime, Scott's mill drew many people to Frog Pond, establishing it as a hamlet and economic centre in the region. The mill was the community's major industry and supported its economic growth., Others built homes near by and started businesses of their own, with the hamlet and surrounding rural area supporting "a blacksmith, weaver, lumber merchant, shoemaker, innkeeper, mechanic, carpenter, clothier, shop keeper, miller, tanner, wagon maker, church, and school."[5] By the end of the nineteenth century, the hamlet had a population of around 150 people. Some individuals at this time established businesses on the same property as Scott, most notably Leonard Myers, a blacksmith and Matthew Ferguson, a weaver. This community of settlers changed the name of the hamlet from "Frog Pond" to "Scott's Mills," later to "Scottville," and ultimately "Lotus," with Scott even serving as the township's Reeve for a period of time.

Despite the success of the mill and the growing community, Scott faced further hardships, as described by Mary Medd in her diary:

> "He [Adam Scott Jr.] was one of the bravest men I ever know and the most patient and most ambitious, but a man who had all sorts of bad luck…He bought a hundred and seventy-five acres of land covered with timber, with water privileges on it. He built a house to live in, and then went to work with a gang of men to build two dams on this water privilege. One dam 15 feet high for a grist mill and a second dam lower down on which he built a sawmill later on, and then he built a carding mill and then an oatmeal mill on the same waterpower. A most unfortunate arrangement for him for through the carelessness of a drunken oatmeal miller, the whole three mills [sawmill, carding mill, and oatmeal mill] were destroyed by fire, and the insurance had expired three days before, so that it was a total loss to my father of a thousand dollars."[6]

Due to this loss, Scott was in dire financial straits. Unable to afford to recuperate from a loss of this magnitude, Scott came to an agreement with his brother-in-law, William McCabe and a quitclaim was filed on Nov 6th, 1863,

[5] Manvers Township Historical Society. n.d. "Lotus." *Manvers Township Historical Society.* https://lgk.one.mybluehost.me/lotus-2/.
[6] Quoted in Dunford, *Adam Scott.*

allowing McCabe to take over the property, as well as run the grist mill. Furthermore, in 1875 Adam and Elizabeth Scott transferred their remaining properties in Lotus to their son, James Scott. Like his father and grandfather before him, James Scott was also a sawyer and was the only surviving son of Adam Scott Jr.; he was only 26 at the time of the properties were transferred to his name.

After the sale of the property, it is unclear as to exactly where Scott moved, although some sources claim he retired with his wife to Millbrook. The 1871 census shows him living in Hamilton Township and it is possible that he had returned to the Bewdley area to operate the Scott mill on Rice Lake. On March 24, 1886, Adam Scott Jr., died at the age of 68 in Millbrook. An obituary was published by Lindsay's *The Canadian Post*:

> "On Tuesday week Mr. Adam Scott passed to his last rest at the age of nearly 70 years. Deceased was a son of the late Adam Scott of Peterboro, who built the first grist mill in this part of the country, on the present site of Denne's mills. Adam Scott, jr. was, like his father, a millwright, and built in succession Cottingham's grist mills at Omemee, the Canada mills, Scott's mills in Manvers, and the mills at the head of Rice Lake. He was a resident of Peterboro over 50 years ago. He married a sister of Mrs. Samuel Dickson of Peterboro. He was well-known throughout the whole Newcastle district. For the past twenty years he lived in Millbrook. His last illness, of only a week's duration, was inflammation of the lungs."[7]

After the transfer of the property, the McCabe family controlled the property as well as the grist mill, the only structure to survive the fire. At a certain point, horse stables were erected on the north-western portion of property. The 1-acre parcel of land where the grist mill was located, was purchased by James Gray in 1907 and was under the Gray family's ownership for several years. At some point, the mill ceased operations and the property was left abandoned for over sixty years before it was bought and renovated as a residential property.

Not only does the property have significant links to the Scott family, but it also played an important role in the development of the hamlet of Lotus in Manvers Township. As mill owners and operators, the Scott family built mills which contributed to the growth of several communities both within Kawartha Lakes and in the broader region, including Peterborough, Omemee, Bewdley, Millbrook and Lotus itself. Through their expertise in milling, the Scott family provided economic growth for the hamlet of Lotus as well as being dedicated

[7] "Millbrook." The Canadian Post, March 27, 1886.

to the supplying of grist to those that moved and settled in the area, being vital in the foundation of Lotus.

Contextual Value

204 Ballyduff Road has contextual value as a local landmark as well as being instrumental in the development of Lotus as the first grist mill in the area. Known locally as Frog Pond Mill, for its local on Frog Pond, it was one of the first structures erected in the area and is believed to be the oldest extant nineteenth century grist mill in Manvers Township. It maintains and supports the character of Lotus as a hamlet are within rural Manvers Township as the settlement's primary industrial building, although it no longer operates in this capacity. The establishment of the mill allowed for the development of the hamlet in this area and it is historically linked to its surroundings as a key driver of this development in the middle decades of the nineteenth century.

The hamlet of Lotus is located in rural Manvers Township at the intersection of Lots 3 and 4 of Concession 5 and 6. Early agricultural settlement began in this area of the township in the 1830s and 1840, but the hamlet itself did not begin to coalesce around this location until the construction of the mill, the subject property, by Adam Scott in the early 1850s. The mill was located on Frog Pond, a naturally occurring waterway that ran through the area, and was identified as a mill site for the area.

The hamlet developed over the next several decades to include the mill, a range of residential properties, businesses and several rural industries including the grist and saw mills on the subject property, as well as others commonly found in rural areas at this time such as a carding mill and blacksmith's shop. By the end of the nineteenth century, the hamlet was the location of a rural post office with a daily stagecoach to Pontypool, a Methodist church, and a school house serving a population of around 150 people in the hamlet itself, as well as the population in the broader area.

The hamlet of Lotus still exists but significantly diminished from its late nineteenth century heights. Centred on the intersection of Ballyduff Road and Lotus Road, the hamlet contains a range of residential properties, many of which date to its primary period of development. There are no remaining historic businesses in the area, although some of the buildings they operated from are still extant and serve other purposes. The church and school are also still extant but have been converted to residential use. Nevertheless, the hamlet retains its distinct character as a historic settlement site, separate from the surrounding rural agricultural landscape in the southwest corner of Manvers Township.

The subject property, as the former mill, has a specific historic link to the development of the hamlet as the site of its primary historic industry.

Historically, the mill is the reason that the hamlet developed in this location; in the nineteenth century, it was widely recognized that the presence of a mill allowed for and promoted the development of concentrated settlements within rural areas and this is what occurred at Lotus when the mill was established in the early 1850s. The historic buildings that primarily form Lotus as a hamlet are in this location because of the presence of the mill and the subject property is historically linked to the rest of the hamlet as the primary economic driver that attracted settlers to the area and allowed for it to develop and flourish in the second half of the nineteenth century.

The property also supports the character of Lotus as a settlement site in the broader rural region. Located just to the southwest of the intersection of Ballyduff Road and Lotus Road, the mill sits on the western edge of the hamlet and forms its western boundary. The character of Lotus as a hamlet and settlement site within rural Manvers exists because of the diverse collection of buildings clustered in the area, representing residential, institutional and commercial uses. This includes the mill, as the primary industrial building in the hamlet which marks the community out not just as a hamlet within the township, but also as a mill settlement which supported and contributed to the economic growth of the township as an agricultural area. The mill is an integral aspect of the hamlet, both from a historic perspective but also in the contemporary context where it supports its historic character.

The mill is also a landmark property within the local area because it is well known as the former mill in Lotus. The property is difficult to see from Ballyduff Road and views of the mill are screened by vegetation, lessening its impact as a visual landmark. It is however, a historic landmark because of its community recognition. Known locally as Frog Pond Mill, the mill speaks to the history of the area, despite its conversion to a residential property, and it is recognized locally as the former mill and sole surviving major industrial building in the community. Its substantial economic impact on the development of Lotus further emphasizes its status as a historic landmark, something that is recognized in the present day.

Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitution the Reasons for Designation required under the Ontario Heritage Act.

Short Statement of Reasons for Designation

Design and Physical Value

204 Ballyduff Road holds design and physical value as a representative example of a mid-nineteenth century grist mill in Manvers Township. Built in the early 1850s, the mill retains original machinery such as pulleys, spur and cog wheels, shafts, gears, and pinions, as well as its stone foundation and gabled roof which are typical of mid-nineteenth century grist mills in Ontario. The property's design prioritized automation, ventilation, and visibility, with large windows and multi-storey doors to facilitate milling operations. Though renovated for modern use, the mill retains key original elements, such as hand-hewn beams, masonry foundations, and historic machinery, making it a notable example of a historic local mill in the hamlet of Lotus. It is believed to be the oldest surviving mill in Manvers Township.

Historical and Associative Value

204 Ballyduff Road holds significant historical and associative value through its connection to Adam Scott Jr., the son of millwright Adam Scott Sr., who was instrumental in the settlement and development of several communities in the region, including Peterborough, Millbrook, and Lotus. Adam Scott Jr., who served as reeve of Manvers Township in the 1860s, established mills in these areas, which were crucial to growth of settlement in the region. The construction of the subject property by Scott played an essential role in the development of Lotus as a settlement area in Manvers Township and was the community's primarily industry and economic driver. It yields information regarding the development of mills in Manvers Township in the mid-nineteenth century and the role of mill sites in the development of rural communities.

Contextual Value

204 Ballyduff Road, known locally as Frog Pond's Mill, holds contextual value as a local landmark that played a pivotal role in the historic and economic development of Lotus. As the site of the first grist mill in the area, the property was instrumental in attracting settlers and spurring the development of Lotus as a settlement site within the broader rural region. It is historically linked to its surroundings as part of the historic development of Lotus in the mid-nineteenth century and helps define the character of the hamlet as a settlement site set apart from its rural surroundings because of the presence of the mill. Despite being hidden by dense vegetation today, the mill remains a

locally recognized site, known for its role in the development of Lotus and the surrounding areas.

Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Value

The design and physical attributes of the property support its value as a representative example of grist mill architecture in Upper Canada and Manvers Township.

- Symmetrical rectangular plan
- Board and batten cladding
- Gable roof
- Timber frame construction
- Rubble stone foundation
- Fenestration including:
    - Sash windows
    - Fixed pane windows
    - Former doors modified as windows
- Central entrance on the front elevation of the building including:
    - Small Verandah
    - Entrance Door
- Dam, earthworks and watercourse
- Extant milling machinery including:
    - Pulleys
    - Spur Wheels
    - Cog Wheels
    - Shafts
    - Gears
    - Pinions

Historical and Associative Value

The historical and associative attributes of the property support its value in the mid-nineteenth century development of the hamlet of Lotus in the mid-to-late 1800s, as well as its connection with Adam Scott Jr.

- Historic use as a grist mill
- Historical association with Adam Scott Jr.
- Historic value in the development of Lotus as a mill settlement

Contextual Value

The contextual attributes of the property support its value as a local landmark and its historic associations with the mid-nineteenth century development of the Lotus community.

- Location on Frog Pond within the hamlet of Lotus Relationship to the historic hamlet as a cohesive landscape
- The role that the mill played in the economic development of the hamlet of Lotus

Images

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