



# HERITAGE WILMOT

Township of Wilmot  
**Heritage Wilmot Advisory Committee**

Minutes of March 15<sup>th</sup>, 2022

Present: Nick Bogaert (Chair), Elisia Scagnetti, Marg Rowell (Vice-Chair), Yvonne Zyma, Patty Clarke, Artem Voytsekhovskiy, Rene Eby, Al Junker, Tracy Loch (Director/Curator), Councillor Barry Fisher, Councillor Jennifer Pfenning, Harold O’Krafka (Director of Development Services)

Guests: Karen Doehn, Stewart Snyder

Regrets: Scott Williams,

Meeting was held virtually. Meeting started at 6:34 p.m.

## **Welcome**

Chairperson Nick Bogaert welcomed the Committee members to the Heritage Wilmot Advisory Committee meeting. He then read the Territorial Acknowledgment.

## **Disclosure of Pecuniary Interest**

Nick disclosed a perceived, indirect conflict related to the Baden Mill property. He noted that the applicable information has been forwarded to the Clerk. As such, he indicated he will pass the Chairperson position to Marg Rowell as Vice-Chair for that portion of the meeting.

## **Review of Minutes January 19<sup>th</sup>, 2022**

MOVED by Rene  
SECONDED Jenn  
ALL in favour

## **Business**

### **Waterlot – update on application to WRHF**

The Waterlot owner received notification from the Waterloo Regional Heritage Foundation that their funding application was declined. The Committee has learned that the Foundation is currently taking a pause on new applications. The owner confirmed to keep in touch with the Committee and should they decide to resubmit, the application would need to be revised to reflect only the items or work pertaining to the designation. Heritage Wilmot would continue to support these initiatives as noted in the letter of support that was provided on behalf of the committee in 2021.

### **1522 Bethel Road, New Dundee**

At the January meeting, Heritage Wilmot supported the repairs and painting of the wood trim and gingerbread details on the house and wrote a letter of support to Waterloo Regional Heritage Foundation for a grant to offset the cost of this work. Nick updated that since the meeting, Tracy, Nick and Patty have continued to be in contact with the property owner. The owner visited Hoffmeyer's Mill in Sebringville to inquire about having replicas made for some of the gingerbread details. The owner was informed that the mill could accurately create replicas by tracing original sections of the trim. The property owner also inquired as to whether several additional pieces could be made for pieces that may break in the future. The owner would like to ask Heritage Wilmot to consider a revised proposal to would have all the gingerbread replaced with accoya wood that is treated in order to make it more weather-resistant. The remaining wood would be repaired as necessary using pine and then repainted. Nick advised the Committee that some of the support posts are also in need of repair and those would be done as needed. The property owner is considering applying for a grant from the Waterloo Regional Heritage Foundation once funding opens up and is asking for a letter of support from Heritage Wilmot to accompany the application.

**MOTION**: to support the replication of the trim and gingerbread and to carry out the repairs.

MOVED by Jenn

SECONDED by Patty

ALL in favour

### **2022 Work Plan**

Tracy has compiled a list of all the items that the Committee has been working on, has completed or has discussed they would like to work on during the course of the year and into 2023/2024. This document provides focus and is used to guide the Committee with initiatives they are committed to, and projects to plan for.

**MOTION**: to support the draft of the 2022 Work Plan.

MOVED by Patty

SECONDED by AI

ALL in favour

### **Non-Designated Register photo project – update**

Yvonne and Jenn are working on scheduling photographs and are waiting for a non-snowy day in order to maximize the views of the properties. Marg wanted to add 3821 Sandhills Road (Schmidt School), Baden as well as 3250 Erbs Road, Philipsburg to the list. Tracy will update the list with these additional properties and re-circulate to the Committee.

### **Final Committee Meeting Dates**

Tracy has previously circulated a finalized list of the 2022 meeting dates for Heritage Wilmot and was seeking confirmation from the Committee members.

**MOTION**: to approve the 2022 meeting dates for Heritage Wilmot.

MOVED by Marg

SECONDED by Barry

ALL in favour

### **Heritage Week recap**

Heritage Week was held February 21<sup>st</sup>-27<sup>th</sup>, 2022 and was celebrated across the Province. Heritage Wilmot had an active social media campaign to celebrate the week. Tracy informed the Committee that there was a lot of positive feedback for the Committee's selfies as well as the heritage quiz. There was also a great deal of coverage from the local newspapers with articles and heritage editions of the papers.

### **New Business**

*(Nick vacated the Chair position and Marg Rowell took over as Chair)*

#### **Baden Mill**

Tracy presented a PowerPoint presentation using the original 2015 with some modifications when the Livingston Mill property was officially added to the Non-Designated Register. Vice Chair Marg continued the presentation specific to the former Livingston Mill property. The Non-Designated Register included properties that have undergone an evaluation to see if they meet certain criteria indicated that they have Cultural Heritage value. The Livingston Mill property was evaluated in 2014 by Heritage Wilmot and endorsed by Council to be added to Township of Wilmot's Non-Designated Register in 2015. As such, this property while it is not designated is considered to have historic importance and value to the Township of Wilmot.

The *Ontario Heritage Act* requires municipalities to establish a heritage register of designated properties. It also allows municipalities to have a register of properties that are not designated but have historic significance. These properties are flagged and can be reviewed should demolition be proposed.

The property being discussed in this meeting is the silos of the Former Livingston Flax Mill/Linseed Oil Company located in the property between 75 Charles Street and 76 Mill Street in Baden, Ontario. The property has a high level of cultural and historic significance to the Township Wilmot. It can be seen from many areas in the community including directly from the Livingston family home, Castle Kilbride which is a National Historic Site. The oldest parts of the mill property date back to the 1870s when James Livingston began his company. The company became famous throughout Canada and the world for its high-quality linseed oil products.

Harold O'Krafka, Director of Development Services, provided the Committee with more detailed information about the property and which sections were being considered for demolition. Since the silos on the Charles Street property were part of a larger parcel of land which was listed on the Non-Designated Register, the demolition permit flagged this and gave Heritage Wilmot a 60-day delay in the demolition to give the Committee opportunity to review the status of the property and decide whether to recommend potential Designation of the property under the *Ontario Heritage Act*.

The property is currently owned by West Ag Resources Inc. and was purchased from Masterfeeds in 2014. It is a parcel of 1.8 acres currently zoned as Zone 10 (Industrial). It is identified on the Township Official Plan as being in the Urban Growth Centre, which stems from the Regional Official Plan that was created in 2015 and required the Township to identify areas of higher-density future growth.

The Committee had a general discussion about the possibilities for the property going forward. Jenn acknowledged that development is needed in Wilmot in areas such as this, but felt we also need to ensure we don't lose things that cannot be replaced and enquired if the owner connect with someone with options or solution so not all of it has to come down. The members discussed the possibility of repurposing the silos so that they could be incorporated within a potential new development. Barry enquired how unique these structures are for Waterloo Region and AI shared that the only other example of repurposed silos is a section of silos in St. Jacobs Village which was identified and converted into a repurposed structure for business / tourism.

The Committee asked the property owner for additional information about the property and the intention of the demolition. He shared that he is a dairy farmer/grain dealer and worked many years with Masterfeeds. When he purchased the property it was to carry on business using them. He noted the silos were old, derelict, equipment was run down and with a leaking roof (in 2014) and never had an opportunity to use them. He also indicated that since the silos were not stave silos, it would be difficult to take them down piece by piece to relocate. The owner felt the silos did not have any heritage value and indicated the silos are generally in very poor condition, which would mean a significant budget to repair them to a usable state. The owner indicated he was not interested in repurposing them, and is interested in selling the property as vacant land for future development. He noted there are also liability and trespass concerns with the property.

Barry enquired about a box that was ticked on the evaluation sheet that the sub-committee uses as an informal worksheet when assessing the property to be included on the Non-Designated register. It referred to whether the building retained most of its original materials and design features and was checked "no." Both Marg and Rene were unsure when reflecting and in avertedly checked this box incorrectly. Rene commented that although it is a large area of properties when assessing, the silos/buildings on the south side of the road are older but the property being discussed is just as important as the south side properties as it still is original. He noted it is like a keystone in a door, you need one for the other.

AI indicated that he believed the other buildings in the mill area were of more value and that the silos were secondary to them in importance. Despite that, he noted the whole complex is important. He did mention when he was involved with a representative during the restoration of Castle Kilbride years ago when they were applying to have the museum designated a national historic site, during an assessment of the site he was told how very rare it was to find an industrial aspect so closely built to the main residence of a business magnate and still intact. He pointed out that that was one of the driving reasons why the committee put it on the Non-Designated list. Further, he noted that the silos may not merit designation despite many of the mill buildings could easily been seen from the Belvedere of Castle Kilbride. Jenn acknowledged the silos show difference in eras they are built with respect to shape and style concluding the silos in discussion look in rough shape. Despite condition Patty agreed it's still a unique building.

Yvonne commented about a previous comment from AI about the view from the top of Castle Kilbride looking down at the mill area. She concurred the structures are unique

and a powerful representation of the linseed oil industry. The structures, even if in bad shape, are representative and unique. Rather than tear the silos and buildings down, to keep the historic structures in place until further exploration into repurposing of the silos is done.

Due to time constraint with 60 days, Jenn asked the property owner if he would withdraw the demolition application permit if the committee could provide some resources about what could be possible and further have a conversation and keep the structures standing. Mr. Snyder responded that he first applied for demolition in 2014 when he bought the property but did not proceed because the buyer that was interested backed out of it. He currently has two potential purchasers for the property that are well known in the area and felt will do a good job developing the property. Both developers asked for the site to be cleaned prior. He added that he has also done environmental studies. Mr. Snyder shared that his issue was liability with the property and problems with kids loitering in/around and has had police involved. Mr. Snyder shared he put a cement block in front to deter entry and is unsure how much longer he wants to wait and wants to get the property cleaned up so he can get a proper developer in place.

Yvonne asked about the distinction of the different buildings and the way they relate to the addresses and the way the Non-Designated Register lists them. The property in discussion is an unaddressed location, which makes it slightly more difficult to indicate. He noted there are 3 separate legal entities and a designation for the whole mill would have to include 3 separate by-laws registered on 3 properties. In this case, the demolition is exclusively for the silos structures on the unaddressed property. He suggests that in the next update of the registry, that entries be updated so that there is one entry per roll number. This would entail updating the roll numbers and looking more closely at the property lines and divisions.

Marg sought clarity from Mr. Snyder to enquire that he does not want to delay this any further. Mr. Snyder responded that yes, he does not want to delay any longer. He continued that he has a purchaser that will rejuvenate Baden and it could be years before he finds someone else that would be interested. Marg shared the motion on the floor:

**MOTION:** that the Heritage Wilmot Advisory Committee recommend to Wilmot Council that the Clerk and Director/Curator proceed with the designation process of the unaddressed property between 88 Charles Street and 76 Mill Street in Baden in accordance with the *Ontario Heritage Act*.

MOVED by Patty  
SECONDED by Yvonne  
Carried (7 in favour / 2 opposed)

*(Marg passed the Chair position back to Nick, who took over as Chair once again)*

### **Correspondence**

None.

**Information sharing**

AI reported that he found a document of photocopies from a book written by Gottlieb Bettschen in 1910. This book mentions the house at 1522 Bethel Road. He has not been able to find a date of construction for the stone house. Members of the Committee agreed to seek a copy to assist with research.

**Adjournment** – 8:14 p.m.

MOVED by AI

**Next meeting** – April 13<sup>th</sup>, 2022 at 6:30pm