

August 23, 2018
File: 161413446

Attention: Sandy Little, Senior Economic Development Officer

City of Waterloo
100 Regina Street South
PO BOX 337 STN Waterloo, ON N2J 4A8

Dear Sandy Little,

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands

The following Commemorative Assessment Brief is a required component of the City of Waterloo (the City) Terms of Reference for Consulting Services for the Waterloo of West Side Employment Lands (WSEL) (the Project). Specifically, the Terms of Reference articulated the requirement as follows:

Commemorative Assessment: To repurpose salvaged material (stone) on the lands to commemorate the Hergott Farm blacksmith shop / smoke house / summer house. Reference: Under Key Tasks and Deliverables Section 6.xi – Page 25.

The subject property will help to form the gateway into the City and will be designed to a high standard, in order to complement the dynamic urban realm that is already established throughout the City.

BACKGROUND

The subject property is located north of Erb Street West and comprises an area of approximately 43.6 hectares (107.7 acres) (Appendix A- Figure 1). The property is bounded by Wilmot Line to the west, Columbia Street West to the north, Hydro One Networks Inc. transmission corridor to the east and by Erb Street West to the south. The Project site is currently composed of a former golf course, active agricultural and fallow fields, a former cider mill, and a temporary stormwater management facility that serves the Costco site. This includes 928, 960, and 980 Erb Street West, and 100 Wilmot Line. The subject of this Commemorative Assessment is the former farmstead of the Hergott family, owners of part Lot 41, German Company Tract, former Township of Waterloo for over 176 years.

Antony (Antoni) Hergott purchased the 124-acre property in 1833. He constructed a residence on the property and began to cultivate the land. The subject property was utilized for mixed-use farming throughout the 19th century and into the early 20th century. Included on the former farmstead was a large barn, hog house, chicken coop, apple orchard, and blacksmith/smoke house. In 1929, Gordon Hergott, great-grandson of Antony Hergott, constructed a cider mill press and initiated a new agricultural focus for the subject property, the Hergott Cider Mill. The mill operated from 1929 to 2010 and provided a functional enterprise as well as a community gathering place (Architects Rasch Eckler Associates Ltd. [AREA] 2010). The subject property is one of the last 19th century farmsteads in the City.

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands

Following fires in 2012 and 2016, the only remaining portion of the original Hergott farm is the ruins of the blacksmith/smoke house and several apple trees. The original laneway to the farmstead from Erb Street West has been altered with the construction of the Costco Wholesale to the south.

METHODOLOGY

The Commemorative Assessment was composed of a review of background studies completed for the City of Waterloo (referenced in the sources section), consultation with the City of Waterloo and a site assessment of the Study Area.

A meeting with Michelle Lee, Heritage Planner, City of Waterloo, was held on May 5, 2017, with Senior Landscape Architect David Waverman and Cultural Heritage Specialist Laura Walter. Discussion was focused on commemoration of the Project site, including what is to be commemorated and how it is to be implemented. Ms. Lee suggested that Stantec recognize the value that the farm had on the community and how the Hergott family represents other early settlers in the former Township of Waterloo. This commemoration is to be a creative approach utilizing some of the remaining building materials and landscape features of the site.

A site assessment was undertaken on May 18, 2017, by Senior Landscape Architect David Waverman and Cultural Heritage Specialist Laura Walter, both of Stantec. The ruins of the former Blacksmith/Smoke House were assessed for possible commemoration materials (Plate 1 to Plate 8). The property was also examined for landscape features associated with the former farmstead. The property has several remaining apple trees (Plate 6 to Plate 8).

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands



Plate 1: View of ruins looking east



Plate 2: View of ruins looking west



Plate 3: View of former fireplace looking east



Plate 4: View of ruins looking northwest

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands



Plate 5: View of blacksmith/smoke house window looking east



Plate 6: View of apple tree and ruins looking south



Plate 7: View of remaining apple trees looking west



Plate 8: View of apple trees at southern portion of property looking northwest

HISTORICAL TIMELINE

1833 – Antony Hergott purchased part Lot 41, Germany Company Tract, former Township of Waterloo from Michael Toff

1836 – A. Hergott constructed a two-storey stone residence

1873 – A. Hergott sold the property to his son Martin Hergott

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- 1880** – A. Hergott constructed a Blacksmith/Smoke House (remaining outbuilding)
- 1914** - M. Hergott died and the property passed to his son Ludwig (Louis) Hergott
- 1929** – Gordon Hergott built the first cider press on the property
- 1949** – G. Hergott was transferred ownership of the property
- 1973-1975** – demolition of 1836 residence
- 1985** – the Hergott family began hosting educational programs for the public
- 1987** – Joseph Hergott took over the property and cider mill operations
- 1989** – The City acquired 85 acres from the Hergott family
- 2012** – Fire destroyed the large barn on the property
- 2013** – City council approved the demolition of the remaining structures on the property except for the Blacksmith/Smoke house
- 2016** – Fire leaves Blacksmith/Smoke House in ruin

(AREA 2010; Archaeological Research Associates Ltd. 2016)

HERGOTT HOMESTEAD THEMES

The following list compiles what we believe to be the key heritage themes of the site:

- The Hergott family (1833 to 2010)
- Mixed-use rural farming operations from 1833 to 1929
- Cider mill operations from 1929 to 2010
- Self-sufficiency and ingenuity
- 19th century settlement in the former Township of Waterloo
- 19th century farming
- Community site through Cider Mill operations and educational programming
- Livestock Farming (pork and chicken production)
- Agricultural, including orchard tree/fruit production

Design with community in mind

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EXAMPLES/PRECEDENTS OF COMMEMORATION

The following are examples of approaches to commemoration that have been used in the past and currently as ways to commemorate cultural heritage resources and/or events.

- Commemorative/Dedication Plaque
- Quick Response (QR) Systems/Codes leading to verbal narrative or visual material, such as dedicated webpage
- Interpretive Panel(s)
- Historical Markers, including property markers
- Historical Plantings: commemorative grove, planting feature or combination
- Adaptive reuse of remnant materials of building
- Transportation of remnant structure to new location
- Commemorative feature such as sculpture, garden, environmental art
- “Do nothing” approach: leave remaining structure in situ with possible listing or designation
- Alterations (interventions) to remnant structure to improve form, aesthetic appeal and cultural/community value including interpretive and educational opportunities

ELEMENTS OF COMMEMORATION

The following list compiles specific materials/elements associated with the Hergott Farm.

- Building materials
 - The former Blacksmith/Smoke House was constructed of fieldstone with lime mortar and had a brick fireplace
- Former apple orchard trees or Flowering trees
- Paddock fencing
- Ornamental grasses
- Date stones of 1836 farmhouse and 1880 Blacksmith/Smoke House
- Cider mill operation components, such as a cider barrel or press
- Farm animals, such as a pig

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands

- Construction of replica cider barrel constructed of steel (See example Plate 9).



Plate 9: Cider Barrels (Source: Waterloo Region Museum)

- Signage
 - Timeline sign with dates related to ownership/operations
 - 1833 – Antoni Hergott
 - 1873 – Martin Hergott
 - 1914 – Ludwig (Louis) Hergott
 - 1949 – Gordon Hergott
 - 1987- Joseph Hergott
 - 2018 (TBD) – West Side Employment Lands
 - Or**
 - 1833 to 1929 – Mixed Use Farming
 - 1929 to 2010 – Cider Mill Operations
 - TBD- West Side Employment Lands
 - Interpretative with QR code specific to the Hergott family, 19th to early 20th century farming operations

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LOCATION

Should the approach by the municipality consider preservation of the remnants in-situ or designation of the site, then the remnant structure is to remain where it is. This is beyond the scope of this assignment as this would be considered a preservation/designation approach and not a commemorative approach.

Should the commemorative approach be preferred, the commemorative feature should be on public ROW and at a prominent position such as a gateway feature into the new developed area. The feature should be located as close to the original Hergott Homestead as possible.

RECOMMENDATIONS: SYNTHESIS OF OPTIONS

As a synthesis of options, we propose the following three key options:

Option A: Focus on Built Form (Farm structures)

Feature:	Commemorative feature built with re-purposed fieldstone from the remnant farm structure in the form of: • Remnant corner of a farmhouse • Chimney/fireplace remnant • Stylized remnant/portion of building façade • Commemorative and symbolic feature such as traditional cairn
Location:	Behind daylight triangle sight lines at entry to new development. To be highly visible from road to reduce opportunity for vandalism or function as “hang-out”
Additional options:	Can include up-lighting, commemorative plaque, and replica cider barrels, abutting stone feature. Commemorative plaque can be added at original location of summer house and/or plaque with QR coding at location of commemorative feature.
Pros/Cons:	Higher initial construction costs, lower long-term maintenance costs. Not on original site.

Option B: Focus on the Agricultural Landscape

Feature:	Orchard and symbolic farm field • Planting of commemorative orchard using hardy ornamental fruit trees such as ornamental pear, crab-apple and/or cherry species. In orchard pattern (rows) • Frontage planted with ornamental drought and salt resistant grasses to commemorate both agricultural crops and pasture lands, typical of the cultural landscape of the settlement periods
Location:	Future entrance into new subdivision/development, orchard behind daylight triangle lines, ornamental grasses in front, with height restrictions

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Additional Options: Planting bed for ornamental grasses can be raised and lined/edged with repurposed fieldstones from summer house

Split Rail fencing can be added to enhance rural appearance.
Commemorative Plaque can be added at location of original summer house with QR coding.

Pros/Cons Initial lower costs, but long-term maintenance costs, including regular weeding, possible need for watering and pruning, replacement costs, and annual inspection costs.

Not on original site.

Option C: Combined Approaches

Feature: Combined architectural commemorative structure with associated farmstead plantings, but at individually reduced scales.

- At gateway into new subdivision/development, entry plantings on both sides of road to include commemorative orchard species such as ornamental pear, cheery or crab-apple behind the day light triangle line, and rows of ornamental grasses to represent the once predominance of agricultural fields.
- Commemorative feature made from existing fieldstone into small feature such as corner of the Hergott homestead. Vandal resistant replicas of barrels may be positioned in front of stone structure. In combination with plantings, must be visually accessible

Additional Options: Installation of commemorative plaque within future ROW (on public land) in front of the remnant Hergott Farm ruins. Lighting of architectural component

Pros/cons: Lowers initial construction costs and lowers long term maintenance costs with a reduced agricultural (live vegetation) approach. Still implies some long-term maintenance.

Not on original site.

ADDITIONAL RECOMMENDATIONS

- The commemorative features be subject to the City's Public Art Policy and that a member of the Heritage Committee be involved in the process where applicable.
- Finalized commemorative feature to adhere to the following design principles:
 - Accessibility for Ontarians with Disabilities (AODA) accessible, including legible text.

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands

- Conform with the Crime Prevention Through Environmental Design (CPTED) principles and be designed and sited to reduce potential for vandalism and located within area of high surveillance.
- Shall be established to reduce maintenance and operational costs. If plant materials are to be used, ensure they are hardy, salt and drought tolerant.
- Installation of features should consider community involvement such as the planting of trees/grasses/flowers.
- Municipality should consider opening ceremony and a historic walking/biking tour.
- Commemorative features can be further refined during the detailed design stages so that commemoration can be fully integrated with the landscape master plan, as to location, the possible use of salvaged materials and selective of the best options as a suitable commemorative feature.

CLOSURE

The above represents a brief summary of the farmstead, timelines, typical examples of commemoration of our heritage resources and three potential options to commemorate the history and heritage of the site. With direct consultation between municipal staff, community involvement and stakeholders such as the Waterloo Heritage Committee, a correct balance of themes, features in relation to costs and maintenance considerations can be achieved.

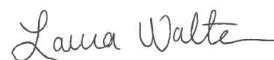
Regards,

Stantec Consulting Ltd.



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Cultural Heritage Specialist

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Attachment: Figure 1: Subject Area

c. Joe Harris, Project Manager

Reference: Commemoration Assessment Brief - Waterloo West Side Employment Lands

SOURCES

Archaeological Research Associates Ltd. (ARA). 2016. *Cultural Heritage Documentation Report, Hergott Farm Summer Kitchen/Smokehouse*. Prepared for the City of Waterloo.

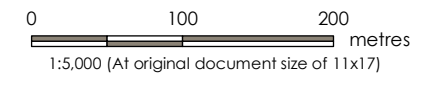
Architects Rasch Eckler Associates Ltd. (AREA). 2010. *Hergott Cider Mill, Cultural Heritage Assessment Report*. Prepared for Marlene Coffey, City of Waterloo.

Stantec Consulting Ltd. 2013. *Stage 1 Archaeological Assessment, 930 Erb Street West*. Prepared for the City of Waterloo.



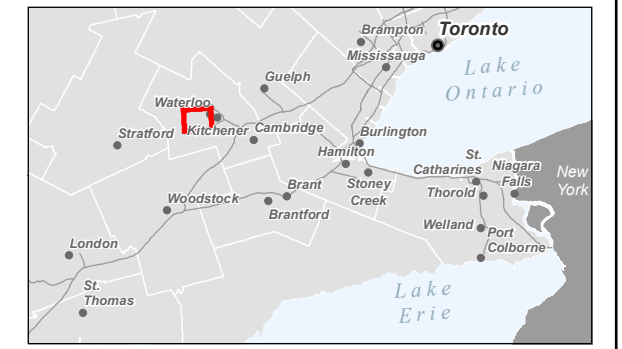
Legend

- Study Area
- Property Boundary
- Subdivision Boundary
- WSEL Proposed Blocks
- Constructed Drain
- Watercourse
- Blacksmith/Smoke House
- Location of Apple Trees



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017.
3. Site Plan provided by Stantec 2018-07-18. 161413446_R-DP.dwg
4. Orthoimagery © First Base Solutions, 2018. Imagery Date, 2017.



Project Location
City of Waterloo

161413446 REVA
Prepared by MDW on 2018-07-23
Technical Review by PW on 2017-04-20
Independent Review by DW on 2018-07-23

Client/Project
WEST SIDE EMPLOYMENT LANDS
CITY OF WATERLOO
COMMERMORATION ASSESSMENT

Figure No.

1

Title

**Subject Property for the WSEL
Commemoration Assessment**