

Town of Mississippi Mills

Downtown Almonte Heritage Conservation District Study

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*Cover image: Old Boys Reunion,
Bridge Street, N.d. Source:
Michael Dunn Collection.*

EXECUTIVE SUMMARY

In the fall of 2013, the Town of Mississippi Mills initiated this study of downtown Almonte as a potential Heritage Conservation District. The Study Area encompasses central Almonte including the historic commercial area on the south side of the river, a largely residential area on the north side of the river, and the residential area of Coleman Island, and includes the Mississippi River and its infrastructure where it passes through downtown Almonte. The Study Area comprises a total of 264 properties.

The community of Almonte is located on the Mississippi River within the larger Town of Mississippi Mills, in Lanark County. The community was established when the area was settled as a mill town beginning in the 1820s. Today, Almonte has evolved into a creative community and social hub that serves as a tourist destination, a business destination, and a residential community for families, retirees and Ottawa commuters. It is also a social and cultural hub for those in the surrounding community. Many former industrial sites have been converted to residential or commercial uses, and century-old commercial buildings have found new roles in a 21st century economy.

The cultural heritage value of downtown Almonte lies in its historical significance as an example of a 19th century mill town on the Mississippi River, its strong sense of place, its association with community well-being, its aesthetic value as a picturesque townscape, and its river-based cultural landscape. The natural appearance of the river, in combination with its cultural edges and surviving industrial, commercial, institutional and residential architecture create a compelling and unique sense of place.

Research undertaken for this study entailed an historical overview of the development of the town, a survey of existing conditions including field reviews and urban analysis, and community consultation. The assessment of cultural heritage value of the Study Area is based on the research results and the policies contained in the Community Official Plan related to the establishment of a heritage conservation district. Based on these findings, the following approach is recommended:

That the Town of Mississippi Mills:

- i. Designate a portion of the Study Area as the Downtown Almonte Heritage Conservation District under Part V of the *Ontario Heritage Act*. This area includes the properties on both sides of Mill Street, Little Bridge Street, parts of Almonte Street, all of Main Street West and parts of Main Street East, all of Union Street South, and parts of Queen Street extending into parts of Bridge Street; all bridges connecting these streets; the Mississippi River where it passes through downtown Almonte including infrastructure in the river and associated shorelines; and the former CPR rail bed and bridges where these pass through downtown Almonte.

- ii. Designate individual resources under Part IV of the *Ontario Heritage Act*;
- iii. Add “Contributing” properties outside the boundaries of the recommended HCD to the Heritage Register;
- iv. Further study areas outside of the recommended HCD boundary for consideration as future Heritage Conservation Districts or Heritage Character Areas;
- v. Protect surviving heritage resources in areas of low resource concentration through re-zoning under a Heritage Overlay zone;
- vi. Ensure consistency across heritage conservation policies and other Town policies in managing and protecting the heritage character of individual resources, districts, character areas and their environs.

These recommendations support and are consistent with the Town of Mississippi Mills’ policy framework and strategic planning goal, to:

“Protect and enhance the area’s built and natural heritage resources for their cultural, historic, architectural and/or economic value to the community” through “...the establishment of Heritage Conservation Districts in concentrated areas of heritage resources.”¹

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Community Official Plan, Section 4.3.1.

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Figure 1-1. Railroad Bridge from the Island, Mississippi Iron Works (right). N.d. Source: Dawn Leduc via Michael Dunn Collection.

1 INTRODUCTION

In the fall of 2013, the Town of Mississippi Mills initiated this study of downtown Almonte as a potential Heritage Conservation District. Almonte is a small community on the Mississippi River in eastern Ontario. The downtown is the oldest settled area within Almonte, and is recognized as having a distinct character that relates to its many heritage resources. Today, downtown Almonte serves as a commercial, social and cultural hub for the surrounding community, and as a tourist destination. Many former industrial sites have been converted to residential or commercial use, and century-old commercial buildings have found new roles in a 21st century economy. Currently, there are no Heritage Conservation Districts (HCDs) in Mississippi Mills.

1.1 Heritage Conservation¹

The *Ontario Heritage Act (OHA)* regulates the protection of heritage resources within the province and its municipalities. Part V of the *OHA* enables municipalities to designate a defined area within the municipality as a Heritage Conservation District (HCD). The process of designating an HCD typically involves two phases of work: an HCD Study phase and an HCD Plan phase. The Study phase entails a close examination of heritage resources and character of a Study Area. The outcome of the Study is to determine if an area (or portions thereof) merits designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act (OHA)*, or if other more appropriate planning tools should be used to protect the area's cultural heritage value.

If a municipality decides to proceed with a Part V designation, then the project advances to the HCD Plan Phase — that is, the preparation of an HCD Plan and Guidelines, and designation of a Heritage Conservation District. An HCD Plan establishes and defines a vision and goals for the area and how it should be managed, by defining policies and guidelines for the conservation, protection and

¹ The text in this section is partly adapted from the *Ontario Heritage Tool Kit, Heritage Conservation Districts*, published by the Ministry of Culture, 2006.

enhancement of an area's special character. An HCD Plan serves as a secondary plan to a municipal Official Plan, and therefore has legislative status as a by-law adopted by Town Council.

What is a Heritage Conservation District?

A Heritage Conservation District is an area *"with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings."*² As a collective of heritage resources, an HCD will have special meaning to a community. An HCD may be characterized by a concentration of historic buildings, sites, structures, or landscapes that are linked through context or historic patterns of use. It may express a distinctive topography, landscape, or built form that is unique to a place. It may also have a sense of visual coherence, or a distinctive character that enables an area to be recognized and distinguishable from its surroundings or from neighbouring areas.

A heritage conservation district may also be a form of cultural landscape, a defined geographical area of heritage significance that has been modified by human activities over time.³ Cultural landscapes, in particular historic urban landscapes, are the result of a complex historic layering of cultural and natural values and attributes, and may involve tangible elements such as groupings of buildings or structures, open spaces and gardens, archaeological sites, infrastructure, and natural features including topography. It may also include intangible elements such as social and cultural practices, perceptions and visual relationships including important vistas and views towards or between buildings and spaces. Together these elements form a significant type of heritage resource that is distinctive from that of its constituent parts. There may be multiple overlapping cultural landscapes within a heritage conservation district.

Benefits of district designation

Cultural heritage, diversity and creativity are increasingly seen as key assets for a community's human, social and economic development. Indeed, in Mississippi Mills this belief is enshrined in the Community Official Plan. Further, the stewardship of heritage resources through district designation is seen as an integral part of implementing a sustainable development framework for a community by providing tools to manage physical and social change. HCDs can help to provide:

- A unique planning framework: An HCD plan ensures that a community's heritage conservation objectives will be respected during decision-making processes, in particular by encouraging that contemporary interventions are compatible with their historic setting.
- An enhanced quality of life and sense of place: An HCD can foster a sense of place and community identity by preserving the quality of the human environment, by protecting and enhancing

² *Heritage Conservation Districts, Ontario Heritage Tool Kit, Ministry of Culture, 2006, p. 5.*

³ *Provincial Policy Statement, p. 40.*

the sustainable use of space and resources (through the reuse of existing buildings and infrastructure), and by identifying and recognizing the unique heritage character of a place.

- Cultural and economic vitality: the goals of urban heritage conservation inherent in an HCD can be integrated with those of social and economic development. An HCD contributes to developing a balanced and sustainable relationship between the urban and natural environment, between the needs of present and future generations. The resulting stability can embrace and absorb a wide variety of uses and activities, while maintaining continuity with the past.
- Healthy cultural tourism: An HCD seeks to enhance the special qualities and heritage character of an area, which can attract visitors and tourists, as well as compatible businesses. The HCD Plan allows for tourism activity to be managed in a way that does not challenge the integrity and sustainability of the area's unique heritage resources.

In order to succeed as a heritage conservation district and to serve as an asset for the community, an area must be understood, including its characteristics, attributes and qualities, and its ability to sustain itself in the face of change. The more fragile a place, the less capable it will be of surviving the pressures associated with tourism and development. Designating a heritage conservation district is one way of protecting the cultural heritage value of a place, while facilitating change in a manner that is consistent with the values of that historic place.

1.2 Scope of the Downtown Almonte HCD Study

As noted, the process of designating an HCD typically involves two phases of work: an HCD Study phase and an HCD Plan phase. For this project, the Study phase was divided into two components:

Phase 1A was designed to gauge public opinion and interest, and to ensure that there was sufficient community support to proceed with the project. This phase entailed hosting a public Information Session (in March 2014, described below), and community questionnaire on the Town's website. The response was a positive one, exemplified by one participant's question: why *wouldn't* we want to designate a heritage conservation district? In May, Town Council reviewed the input and feedback from the community and decided to proceed with the full Study phase.

Phase 1B was the actual study phase, the results of which are described in this report. Work on the HCD Study began in earnest in June 2014. It is important to note that this HCD Study does not have legislative status. Rather, the intent of the study is simply to provide information and recommendations related to the conservation of the cultural heritage value of downtown Almonte.

As required by the provisions of the OHA, this study report addresses the following scope of work:

- (a) *examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*
- (b) *examine and make recommendations as to the geographic boundaries of the area to be designated;*
- (c) *consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1; and*
- (d) *make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.*

1.3 Study Area

The Study Area boundary, defined by the Heritage Committee and endorsed by Town Council, was intended to capture the most historic resources that characterize the history and development of downtown Almonte.

The boundaries of the Study Area are shown on Illustration 1-1. This area encompasses the historic commercial core, the Mississippi River where it passes through downtown Almonte, and parts of surrounding residential areas. Within the Study Area, there are 264 properties. Of these, 17 properties are designated under Part IV of the *Ontario Heritage Act*, and another 4 properties are listed by the Town of Mississippi Mills as Properties of Significance. Refer to the Appendix for a complete list of designated and listed properties in and around downtown Almonte.

The question of boundaries has been a constant throughout the study process. It is worth noting the distinction between the Study Area boundary and a recommended boundary for an eventual Heritage Conservation District designation. The Study Area boundary is a starting point; a simple line on a map that provides the project team with a framework within which to undertake the study process. It is the task of the study to determine whether that boundary is appropriate for an HCD, and if not, to recommend a different boundary.

At the outset of the project, it was noted that the Study Area boundary tended to exclude properties from one side of many streets, and that this might present a challenge in terms of obtaining a fulsome understanding of the boundary conditions. It was agreed that, while the Study Area would not be expanded to include individual documentation and evaluation of these properties, they would nonetheless be taken into account when assessing the streetscape character as a whole.

The HCD study seeks to answer the following questions: what special character should be protected as part of a Heritage Conservation District? Is that character encompassed within the Study Area boundary? What other factors contribute to defining the boundary of an area to be designated?

A final district boundary can be recommended by researching: the history and historical evolution of place; the physical setting and situation, including visual characteristics; and the community's perception of place. The recommended district boundary may be quite different from the initial boundary laid out as the Study Area.

1.4 Study Methodology

This Heritage Conservation District Study was undertaken in four overlapping stages: (1) historical overview of the development of the town, (2) survey of existing conditions, (3) consultations to confirm findings, and (4) review of planning policies and issues that could affect the management of an HCD.

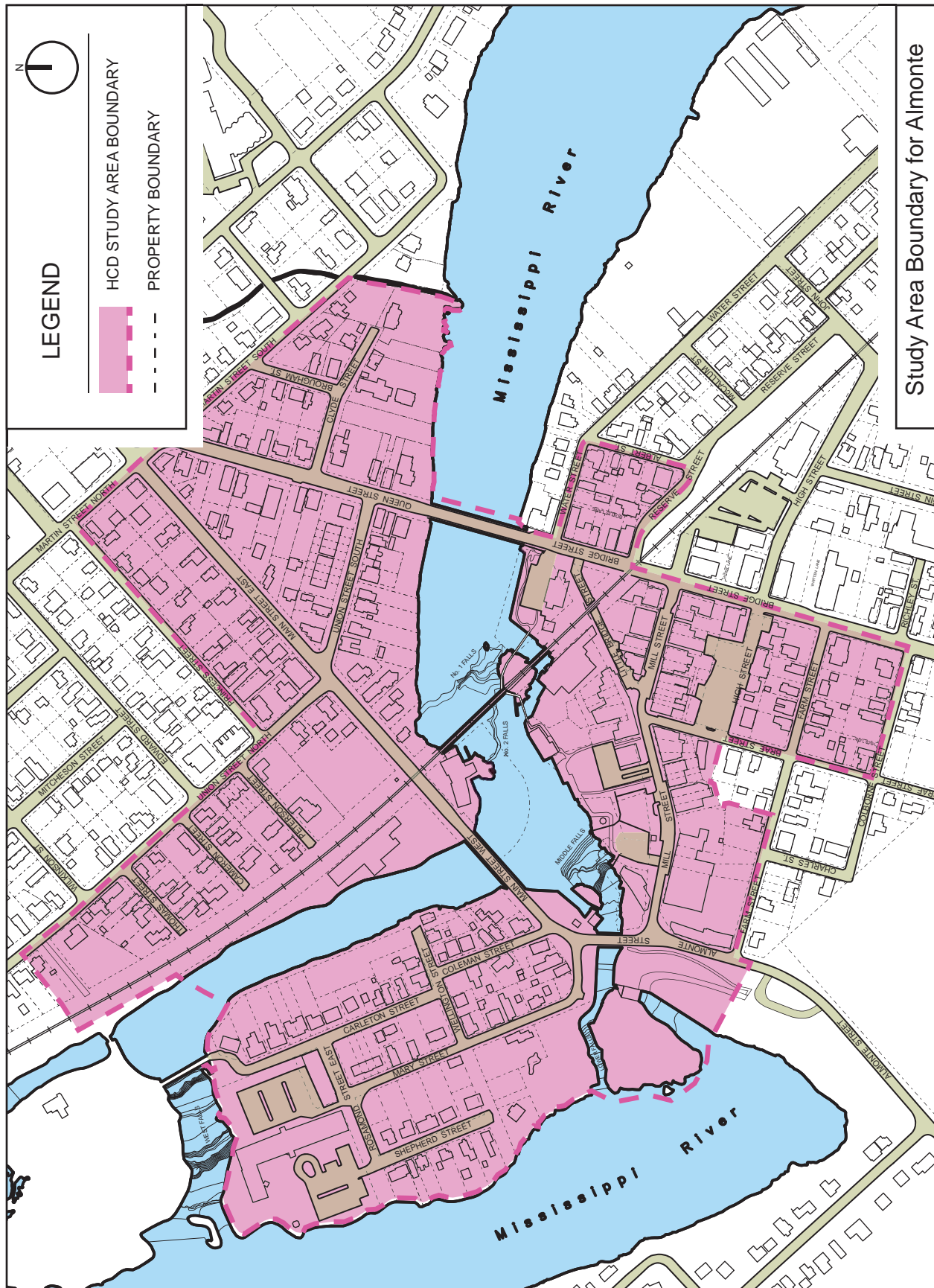


Illustration 1-1. Study Area boundary.

The research phase helps to understand the historical and natural processes that shaped the physical landscape into what it is today; to document the physical results of these processes; and to understand the community's experience and perception of place. It is within this context that the significance of the Study Area as a whole can be evaluated, including the extent to which individual properties contribute to that significance.

Historical overview and thematic history: The purpose of the thematic history is to provide a sound basis for describing the cultural heritage value or interest of the area, by helping to uncover the historic themes that determined the pattern of development and the built form that exists today. The thematic history also assists in confirming the appropriate boundaries for the heritage conservation district by looking at the shape and evolution of the town's natural and cultural resources, and the aesthetic qualities of place.

Survey of existing conditions: helps to evaluate to what extent the historic patterns of settlement and use continue to exist in the present, and to what extent these may have changed over time.

- **Urban analysis:** consideration of urban form, streetscapes and natural features. Review of development of the town through analysis of historic plans (fire insurance plans, registered plans of subdivision), historic photos and other sources
- **Field Reviews:** on-site evaluation of individual resources (buildings and other features), as well as streetscapes and natural features.

The **Consultation Process** and **Policy Framework** are described below.

1.5 Policy and Planning Framework

The Downtown Almonte Heritage Conservation District Study was carried out in accordance with the requirements of *Part V* of the *Ontario Heritage Act* (2005). The Study was also guided by the directives of the *Provincial Policy Statement* (2014) related to cultural heritage, and the provisions of the *Town of Mississippi Mills Community Official Plan* (2006). It is within this context that observations and recommendations are made.

Ontario Heritage Act (2005)

As noted, the *Ontario Heritage Act* regulates the protection of heritage resources within the province and its municipalities. A property, group of properties or area that has been formally recognized under the provisions of the *Act* are referred to as a "designated" property.

Part V of the *Act* allows that a municipality may, by by-law, designate any area as a Heritage Conservation District for its cultural heritage value. In designating an HCD, a municipality is required to adopt an HCD Plan, which must identify the cultural heritage value and attributes of the District and provide principles and guidelines for protecting that value.

Provincial Policy Statement (2014)

The *Provincial Policy Statement (PPS)* is issued under the *Planning Act* and provides municipalities in Ontario with policy direction related to land use planning and development, including policies related to cultural heritage resources. Part V, Section 2.6 states:

“Significant built heritage resources and significant cultural heritage landscapes shall be conserved;” and

“Development and site alteration may be permitted in adjacent lands to protected heritage property 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.”

Town of Mississippi Mills Community Official Plan (29 August 2006)

The Town of Mississippi Mills *Community Official Plan (COP)* was adopted in 2005 and approved by the Minister of Municipal Affairs and Housing in August 2006. The COP is intended to guide development of the town until the year 2025. Development policies are based on the following Vision Statement, adopted for the community:

“Mississippi Mills is an outstanding urban and rural community that is recognized for its natural and architectural beauty, high quality of life and respect for its heritage and environment. In its vision for the future, the community will be seen to promote and manage balanced economic growth.”

In recognizing the heritage of Mississippi Mills “as being of central importance to the community’s sense of identity”, Section 4.3.1 states that it is a goal of the COP to:

“Protect and enhance the area’s built and natural heritage resources for their cultural, historic, architectural and/or economic value to the community” through “...the establishment of Heritage Conservation Districts in concentrated areas of heritage resources.”

The COP provides a framework for the conservation of heritage resources. The Downtown Almonte Heritage Conservation District Study was undertaken under Section 4.3.4.2 — *Heritage Conservation Districts*:

1. Council, upon recommendation from the Heritage Committee, may designate groups of buildings and areas as heritage conservation districts by by-law under the Ontario Heritage Act.
2. When considering the establishment of a heritage conservation district, the area shall be assessed based on its ability to satisfy at least one of the following criteria:
 - i. it represents a group of architecturally significant buildings due to their craftsmanship, originality, style, age or representation of a particular period;
 - ii. it is associated with past events of distinguished individuals;
 - iii. it is locally recognized as an area of special interest;
 - iv. it can be associated with a former way of life which is of significance to the community;
 - or,
 - v. it is an aesthetically pleasing environment that contributes positively to the atmosphere of the Town by means of offering diversity and interest within its contemporary setting.

Policy 4.3.4.2 also sets out the process for studying the potential for a Heritage Conservation District, including:

3. Once a certain area has been chosen as a potential heritage conservation district, Council

shall pass a by-law under the Ontario Heritage Act. Such by-law shall clearly identify the area to be studied, contain a brief description of the properties to be included, state the aspects of the area to be investigated and state the manner in which the area is to be studied.

4. Council, with the assistance of the Heritage Committee shall undertake the necessary studies and preparation of a Heritage Conservation District Plan for the area selected. The necessary studies may include an examination of the land use, pedestrian and vehicular patterns, the condition and historical/architectural significance of individual buildings and sites, ownership patterns, the visual environment, socio-economic characteristics of the area, and the potential for development and redevelopment of the area."

Best Practices in Heritage Conservation

Provincial, national and international standards on the conservation of historic places were consulted in the preparation of this study. In particular, the study was guided by the *Ontario Heritage Toolkit*⁴; Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*; and the *UNESCO Recommendation on the Historic Urban Landscape*.⁵

Study Area Bylaw, September 2014

During the course of this study, the Town of Mississippi Mills passed a by-law⁶ designating a Heritage Conservation District Study Area, under Part V of the *Ontario Heritage Act*. The purpose of the by-law is to "prohibit or set limitation on any alterations, erections, demolitions or removals of buildings or structures" within the Study Area for a period of up to one year. This time period represents the maximum allowable time frame under the provisions of the OHA, and is felt to be sufficient time within which the Heritage Conservation District Study and Implementation (Plan and Guidelines) phases can be completed. The Study Area By-law may be repealed at any time, and / or when a Heritage Conservation District comes into effect. Properties previously designated under Part IV of the OHA (that is, individually designated properties) are exempt from the provisions of this by-law. The project team were not involved in the preparation or passing of this by-law.

⁴ *The Ontario Heritage Toolkit is a series of guides prepared by the Ministry of Tourism, Culture and Sport. Guides consulted as part of this study include Heritage Conservation Districts (2006), Heritage Property Evaluation (2006), and Heritage Resources in the Land Use Planning Process (2006).*

⁵ *The Recommendation on the Historic Urban Environment is a tool to integrate policies and practices of conservation of the built environment into the wider goals of urban development in respect of the inherited values and traditions of different cultural contexts.* <http://whc.unesco.org/en/activities/638>.

⁶ By-law No. 14-86.

Summary of background documents and reports

The community of Almonte has a strong and vibrant culture, rooted in entrepreneurialism, philanthropy, and a self-supportive mind-set. It has a keen awareness of its history and heritage resources, and is engaged in defining its future. Managing development in Almonte is associated with recruiting compatible businesses and encouraging growth in the creative industries, while celebrating and protecting heritage resources and assets in the community. The cultural heritage of Almonte is recognized as being one of the community's greatest assets.

A review of various planning documents reveals that there is a distinct and consistent focus on building a sustainable development framework for both the rural and urban centres of Mississippi Mills, in a way that takes advantage of and celebrates the unique heritage of its communities, including Almonte. While HCDs are recognized as a conservation strategy in the Community Official Plan, other planning documents have also specifically identified central Almonte and the river as vital resources that warrant protection and promotion for their distinctive cultural heritage value. Documents reviewed include:

- Community Conversation about Economic Development, I and II (2010, 2011)
- Economic Development Plan (2012)
- Community and Economic Development Strategy (2012)
- Municipal Cultural Plan – Phase 1 – Cultural Mapping Project (2012)
- Parks and Recreation Master Plan (2012)

Almonte is successfully recovering from a period of economic decline, following the departure of its river-based industrial economic base. Today, Almonte offers a good balance of small town atmosphere with urban amenities that increasingly allow it to compete with surrounding urban centres — a character that is attractive to residents, businesses and visitors alike. The community and Town are keenly aware of its important past and are engaged in shaping its future through a variety of planning initiatives, including the protection, promotion and celebration of heritage resources. Achieving this objective is seen as having positive impacts for the residents and local business community in Almonte and the Town of Mississippi Mills as a whole.

A recent strategy of the Town has been to adopt the principles of sustainable development into its planning policies. Sustainable development is seen as a tool for achieving balanced growth that manages development while protecting, maintaining and enhancing the natural and cultural characteristics that are valued by the community. The objective of designating a Heritage Conservation District fits into this strategy by providing a framework that allows for the conservation of significant heritage resources. The following excerpt from Section 2.4 of the Community Official Plan expresses and summarizes the current philosophy:

"In advancing the Community's uniqueness this [Community Official] Plan builds on the tradition that has been established in Mississippi Mills of responsible stewardship of the land. This Plan is not saying no to development, but rather is providing direction on how to develop the Mississippi Mills way."

In support of this direction, the Town has undertaken a number of planning initiatives, including a process led by the Community Economic Development Committee to identify an approach to sustainable community and economic development in Mississippi Mills. Their reports, entitled Community Conversation about Economic Development, I and II (2010, 2011), outline the importance of culture and heritage as part of a broader approach to sustainable development. These documents, combined with the Economic Development Plan, formed the starting point for the Cultural Mapping Project, which in turn formed the basis of Phase 1 of the Municipal Cultural Plan.

According to the UNESCO, cultural mapping is the first step in identifying and recognizing the special attributes that are of cultural significance to a community. Cultural mapping sets the foundation for protecting the value, integrity and authenticity of the urban heritage of Almonte by identifying the resources that are valued by the community. The current Heritage Conservation District Study is another step and building block in the process of identifying the cultural and heritage resources that contribute to the quality of life of the community and the urban spaces that it inhabits.

In complement to the cultural and economic planning initiatives, the *Parks and Recreation Master Plan* (November 2013) identifies a number of parks and public spaces located within the Study Area, which are recommended to be retained and enhanced. These spaces include the Cenotaph and Veteran's Walkway, the Riverwalk, the Metcalfe GeoHeritage Park and the Coleman Island Park.

1.6 Consultation and Public Participation

The OHA provisions on consultation require that, where a Municipal Heritage Committee (MHC) exists, the Council shall consult with the committee about the area being considered as an HCD Study Area. Only one public meeting is required to be held, and this with respect to a proposed Heritage Conservation District plan. The consultation and public participation process developed for this HCD study exceeded the requirements of the OHA. Results and findings of the consultation and public participation process are described in Chapter 2.

Through consultation, the project team sought to understand the different identities or groups that are associated with Almonte today. These groups might include residents, other interested community members, the municipality, business and industry, tourists, and so on. While identifying groups, we were also seeking to understand what relationship each group has to the town, whether there are competing and / or overlapping interests. Consultations took place under the guidance of the Steering Committee, and involved the following initiatives:



Figure 1-2. Postcard sent to property owners and available in select public buildings.

Letter to property owners and Postcard

A letter was sent to all property owners within the Study Area in June 2014. The letter announced that the Study was underway, and described the process. Accompanying the letter was a postcard that invited interested community members to provide input to the study process by responding to key questions that aimed at uncovering how the community values the Study Area.

Postcards were also made available to the general public in select public buildings, including the old Town Hall and the Almonte Library. There was a strong response rate, with over 60 responses received. Some respondents chose to send email rather than returning the postcard.

Informal or unorganized input was gathered through a Facebook page created especially for this project (www.facebook.com/AlmonteHCD), as well as through impromptu conversations on the street (during field reviews) and phone conversations received from residents.

Letters of objection were received from one individual property owner, and from the residents of one entire street in the form of a petition. The concerns expressed and the arguments against inclusion in the HCD were taken into consideration in the analysis and recommendations.

HCD Steering Committee

The HCD Steering Committee was composed of Diane Smithson, Chief Administrative Officer of the Town and Mississippi Mills and project manager for this project; Councillor John Edwards; Chris Grossett (representing the MAAP); Nicole Guthrie (representing the Chamber of Commerce); Ian McLean (representing the Heritage Committee); and Michael-Rikley Lancaster (also representing the Heritage Committee and the Mississippi Valley Textile Museum).

Steering committee members served as liaison with their respective organizations, and provided important insight into the current understanding, values and challenges experienced in the Study Area. The project team met with the Steering Committee five times during the course of the study, from March through October 2014. In addition, a guided walking tour of the Study Area was organized by Michael Rikley-Lancaster for the Steering Committee and project team, which provided an excellent opportunity for understanding the values and character of the Study Area.

Community meetings

Three community meetings were held during the course of the HCD Study:

- Public Information Session: 20 March 2014, Almonte Old Town Hall, facilitated by the project team. The meeting was attended by about 60 community members. The project team presented a backgrounder on HCDs, how they work, and why municipalities use them as part of their land use planning and management process.
- Community Consultation: held 14 August 2014 at the Almonte Old Town Hall, facilitated by the project team. This meeting was attended by about 67 community members and began with a mental mapping exercise, during which participants were asked to draw a map of the area, and identify elements that are important or express their understanding of the area. The project team then presented results of the research to date, including the historical overview and initial findings of the urban analysis. Options for a district boundary were also presented. Participants broke-out into working groups to discuss findings and recommendations and provide input.
- Follow-up Information Session: 15 October 2014, Civitan Hall, facilitated by the Town of Mississippi Mills. Organized for property owners within the Study Area, this meeting featured a presentation by Andrew Jeanes, Culture Services Advisor, Ministry of Tourism, Culture and Sport on the process and benefits of designating an HCD. The project team attended as a resource but did not make a formal presentation. About 40 participants attended this meeting.

Feedback from the first two meetings revealed strong support, particularly among residential property owners, for the protection of heritage resources in central Almonte and a clear understanding of heritage value within the Study Area. Following the second public meeting, Town Council adopted a Study Area Bylaw (By-law 14-86, noted above). In response to concerns raised by property owners within the Study Area, the Town organized a third public meeting to discuss the implications of the by-law and to learn more about the HCD designation process.

National Capital Region

Almonte is located within a geographic area defined in the *National Capital Act* as the National Capital Region (NCR). The federal agency responsible for land use management in the NCR is the National Capital Commission (NCC), which has a mandate to review and oversee the development within the NCR. As this HCD Study is not a development proposal, formal consultation and input was not required by the NCC. Nonetheless, the organization was informed that the Study was under way, and was kept apprised of its progress.

1.7 Acknowledgements

The project team would like to acknowledge the support and guidance provided by the following people:

- Diane Smithson and the staff at the Town of Mississippi Mills, including the ever-patient Roxanne Sweeney, who provided access to town records including past planning documents, Part IV designation bylaws and resolutions.
- The members of the HCD Steering Committee for their guidance, critical feedback and input, participation at public meetings, and liaison with the community.
- Michael Dunn for his generosity and for providing access to a rich collection of historical records and documentary sources including images, articles and maps.
- Michael Rikley-Lancaster and the Mississippi Valley Textile Museum — Almonte's unofficial archives — for the excellent guided walking tour which provided the project team with a deeper understanding of the heritage resources of Almonte, and for providing access to historical and documentary materials held by the Museum.
- The staff at the Lanark County Land Registry Office for their assistance in identifying historic plans of Almonte, and facilitating obtaining copies of these plans. Copies are held on file with the Town of Mississippi Mills.
- Andrew Jeanes, Culture Services Advisor, Ministry of Culture, Tourism and Sport, for his expert guidance and advice, and always taking the time to thoughtfully respond to questions; and for attending the Information Session and follow-up meeting with community members.
- The people of Almonte and the community beyond for their engagement, enthusiasm, and invaluable input!



Figure 1-3. Break-out session during Public Consultation held 14 August 2014 at the AOTH.
Source: WMTA.



Fig. 2-1. Lower Mill Street in the early 20th century. Source: MVTM via Michael Dunn Collection.

2 HISTORY AND DEVELOPMENT

An historical and documentary analysis of the development of Almonte helps identify connections and clarify historic relationships (physical, cultural and economic) between the river, the commercial main street and the adjacent residential areas.

2.1 Historical Overview and Thematic History

Almonte is a small community on the Mississippi River in eastern Ontario. It was originally part of Ramsay Township, Lanark County, but was later incorporated as a separate village in 1871 and as a town in 1880. Since 1998, Almonte has been part of the Town of Mississippi Mills, a municipality created by the amalgamation of the former Townships of Ramsay and Pakenham and the Town of Almonte.

At Almonte, the Mississippi River drops almost 20 metres (62.5 feet) over a series of four waterfalls and one rapid. Almonte is built on the north and south sides of the river and on Coleman Island, located mid-river. The Study Area for the proposed heritage conservation district comprises the core of the former town of Almonte, including Coleman Island and sections on the north and south banks of the river.

Almonte was settled by immigrants from Scotland and Ireland who built grist and saw mills on the Mississippi River in the 1820s and 1830s. It grew to national prominence as a textile milling centre in the second half of 19th century, due to the power-generating abilities of the river at this location, the arrival of the railway in the 1850s, and the entrepreneurial skills of a number of local businessmen. Almonte's textile industry

continued through the first half of the 20th century, declining after the Second World War and ending in the 1980s. Since 1970, Almonte has reinvented itself as a tourist destination and as a residential community for retirees and Ottawa commuters, adaptively reusing many of its old industrial, civic and commercial buildings and hosting festivals and annual events.

Almonte's history and the development of its built heritage and cultural landscapes can be understood by looking at six historical and chronological themes:

- Use by First Nations before 1820.
- Settlement of Shepherd's Mills, Shipman's Mills, Ramsayville and Victoria (1820-1850).
- The railway and the first textile mills (1851-1865)
- Almonte prospers and becomes a national textile centre (1866-1900).
- Industrial Almonte in the 20th century (1901-1965).
- Post-industrial Almonte after 1965.

2.1.1 Use by First Nations before 1820⁶

Given the history of First Nations in eastern Ontario, this site may have been used by First Nations prior to 1820 as a seasonal or transitory stopping place along the river. However, previous studies have not found any direct evidence of such use.

The first known occupants of southern Ontario were the Palaeo-Indians, who moved northward into this area as the glaciers and glacial lakes retreated, between 11,000 and 7,000 years ago. They were hunter-gatherers who travelled widely, relying on the seasonal migration of caribou and the availability of small animals and wild plants. More extensive First Nations settlement of Eastern Ontario began sometime between 5500 and 4500 BC during the Archaic period (7000 to 1000 BC). Archaic peoples were hunter-gatherers who developed trading networks with peoples from other regions. During the Woodland period (ca 1000 BC to AD 1550), the trading network spanned much of North America. In the Middle Woodland tradition of Eastern and south-central Ontario, multiple families gathered at lakeshore sites from spring through late summer to fish, hunt, socialize and store food for the winter, then retreated as separate family groups to inland hunting areas for the fall and winter. In areas south of the Canadian Shield, late Woodland peoples cultivated domesticated plants and established permanent and semi-permanent villages.

⁶ This summary of pre-1820 First Nations history is paraphrased from the "Cultural Overview" provided by Past Recovery Archaeological Services in Stage 1 Archaeological Assessment of the Proposed Enerdu GS Expansion & Redevelopment Project, Part Lot 15, Concession 9, Geographic Township of Ramsay, Now in the Town of Mississippi Mills (Almonte), Lanark County, Ontario, December 2011.

Prior to European arrival, three tribal groups occupied Eastern Ontario: an Iroquoian people referred to as “proto-Huron”, St. Lawrence Iroquois groups, and various Algonquin groups. After European contact, warfare over control of the St. Lawrence River trade and severe smallpox epidemics decimated the native population. Between 1640 and 1650, the Algonquin and Huron in eastern Ontario were defeated and dispersed by the Five Nation Iroquois of New York State. Some survivors banded together as a single First Nation people in areas north and west of the Ottawa Valley.

Extensive European settlement of eastern Ontario began in the late 18th century, after the British government acquired much of the region by signing the “Crawford Purchase” treaty with the Mississauga Indians in 1783. The land along the north shores of Lake Ontario and the St. Lawrence River was surveyed and settled first; as this land was settled the government began to survey areas further north, acquiring additional land in Lanark County in 1819 through a second treaty with the Mississaugas. Government incentive programs directed to potential emigrants from Ireland and Scotland brought waves of settlers to Lanark County after 1815. As European settlement spread, First Nations were pushed out of the region, moving further north and west.

2.1.2 Settlement of Shepherd’s Mills, Shipman’s Mills, Ramsayville and Victoria (1820-1850)

During the period from 1820 to 1850, the site of Almonte was first settled by European immigrants and mills were built at the river to provide services to local residents.

Ramsay Township was first named and surveyed in 1820-21. The township was settled by immigrants from Scotland and Ireland, many of whom arrived in groups during the 1820s as a result of government incentive programs. Along the Mississippi River, Crown patents were granted to John Gemmill, James Shaw and David Shepherd. Gemmill’s land was at the east end of downtown Almonte and included what would become the exhibition grounds. He became one of Almonte’s first merchants, served as postmaster and as president of the North Lanark Agricultural Society, and was appointed to the legislative council of Canada in 1849. Shaw’s land was further downstream, on both sides of the river, near the foot of the bay in Almonte. Shepherd was given 200 acres comprising what is now downtown Almonte, on the condition that he build a grist mill (to grind grain into flour) and a saw mill (to process trees into lumber). As Shepherd set about doing this, the area became known briefly as Shepherd’s Falls. However, Shepherd was unable to complete the mills, possibly as a result of a fire, and he left the area.

It is Daniel Shipman, a miller from Brockville, who is generally acknowledged as the founder of Almonte and the key player in its early development. Shipman arrived as early as 1823, and built the required grist and saw mills, acquiring the Crown patent by 1830. An 1829 survey shows Shipman’s grist mill at the lower falls. His saw mill, lumberyard and

a distillery were on the south shore of the river at the current site of the Thoburn Mill condominiums and Almonte Old Town Hall. It also shows the wood-frame bridge Shipman erected across the Mississippi River, providing the first connection between the two sides of the river. The settlement became known as Shipman's Mills; by 1839 Shipman had named it Ramsayville. By 1835, Shipman had built a large stone house on the crest of the hill on the south side of the river, overlooking the river and sawmill. The 2.5 storey building survives today at 93 Mill Street (northwest corner of Mill and Bridge streets). A three-storey addition was built on the north side of the former house by Shipman's daughter c1850 to serve as a railway hotel. Shipman's role in the origins of Almonte is commemorated by a provincial heritage plaque at the site of his former sawmill.

By 1841, Ramsayville was a bustling settlement with a licensed tavern, a school, and homes for key citizens such as magistrate and storekeeper James Wylie and his son William. An 1839 survey of Ramsayville prepared for Shipman shows the street grid laid out along the south shore of the river, with key streets such as Mill Street and Bridge Street already in place, and various merchants noted.

The key to Almonte's early success was its water power. The 20-metre (62.5 foot) drop in the Mississippi River generated enough energy to power the water wheels of the early mills, and the more efficient water turbines that came later. Three sets of waterfalls and one rapids gave the community eight potential water power sites – an important feature in an era when access to water power was essential and mill owners fought over water rights.

The first carding and fulling mill was built at Ramsayville by Shipman's father-in-law⁷ Isaiah K. Boyce in 1830. Carding is a process whereby

⁷ Some sources say brother-in-law.



Fig. 2-2. Daniel Shipman's house in Ramsayville. (Source: Michael Dunn Collection).



Fig. 2-3. The first Almonte Flour Mill was a wooden structure located on the upper falls. (Source: Michael Dunn Collection)

Watson MacEwen Teramura Architects
Laurie Smith Heritage Consulting
Joan Bard Miller, Heritage and Data Management Specialist

raw wool is combed to clean, disentangle and align the fibres to prepare them for spinning. Fulling is a process whereby woven wool fabric is washed and pounded to make it thicker, stronger and more waterproof. Much like grist mills and saw mills, a carding and fulling mill provides a service for local farmers, in that it takes their raw products, processes them, and hands the processed product back to the farmer for his use. Mills of these types proliferated throughout eastern Ontario during the period when the area was being settled and transportation to larger centres was not readily available. Boyce's mill changed hands many times. The site was later home to Baird's Woollen Mills (in the late 19th century), and Peterson's Ice Cream Plant (in the 20th century). The site is currently vacant.

By 1848, Edward J. Mitcheson had acquired land on the north side of the river and built a second grist mill directly opposite Shipman's mills. In 1854 he sold the mill to John By Wylie, and it passed to Wylie's son James Hamilton Wylie in 1857. For many years it was known as the Wylie Flour Mill. Although the original building has been replaced several times, this is the site of the current Almonte Flour Mill — redeveloped as a condominium and power generating station.

By the end of this period, the settlement had a population of just over 200 people, and much of the land comprising the study area had been subdivided into lots and sold for development. Mitcheson surveyed and subdivided 50 acres on the north side of the river as the village of Victoria, in 1849.⁸ Shipman surveyed and subdivided his land on the south side of the river, known as Ramsayville, in 1850.⁹ Much of the street grids established by Mitcheson and Shipman survive today, although some of the street names have been changed.

2.1.3 The railway and the first textile mills (1851-1865)

The brief period between 1851 and 1865 saw the arrival of the railway in Almonte, establishment of the first textile mills and the subdivision of large landholdings into residential areas on both sides of the river. It gave rise to many features that make up the cultural landscape of Almonte today, including parts of the street grid, the railway bridge and right-of-way, the Victoria Woollen Mill, the first land registry office, several churches and many private homes.

The 1850s were a heady time in Ontario, as investors rushed to establish railroad companies and build railway lines, spurred on by generous grants from a colonial government that was keen to see the area settled and serviced. The first railroad in Ontario went into operation in Aurora in 1853, but dozens of others were built before the end of the decade and railway construction continued apace well into the 20th century. Construction of the Brockville and Ottawa Railway (BOR) began in 1853, with the intention of linking the two centres. By 1859 the BOR had reached Almonte, with stops in Smiths Falls, Perth and Carleton Place. At Brockville it connected to the

⁸ James Richey, PLS, Plan I, Pt Mitcheson, 31 July 1849. Plan of the Village of Victoria being on the North East half of Lot No. 15 in the 9th Concession of Ramsay.

⁹ Joseph O. Cromwell, PLS, May 1850, Plan of the Village of Ramsayville.

Grand Trunk Railway line, providing links to American markets. In 1864, the BOR was extended from Almonte northwest to Sand Point located at Arnprior on the Ottawa River, and in 1870 it connected to Ottawa via the Canada Central Railway from Carleton Place. In 1881, the BOR merged with the Canadian Pacific Railway, becoming part of that larger network of railways.

The railway continued to play a large part in the daily life of Almonte until 1978, when passenger service ended and the Almonte CPR station¹⁰ was demolished. The town library currently stands on the site of the former train station. The final blow was dealt in 2012, when freight service through the town ended and the rails were removed. Remnants of the railroad remain in the town, however, including the former railroad right-of-way which slices through the downtown, the re-alignment of the street grid along that right-of-way, and the prominent railway bridges with its stone piers crossing the river.

Much of the local development during the 1850s was likely in anticipation of the railway and the economic prosperity it was expected to bring to the

¹⁰ *The Biographical Dictionary of Architects in Canada credits two architects with design of the CPR station at Almonte: Edward Maxwell in 1899, and William Lawrence Munro in 1902.*



Fig. 2-5. The railway bridge over the Mississippi River at Almonte was built for the Brockville and Ottawa Railway. (Source: Mississippi Valley Textile Museum, Michael Dunn Collection)



Fig. 2-6. The CPR railway station at Almonte, 13 July 1908. (Source: Jack & Irvonne Hayes, Michael Dunn Collection)

area. Between 1851 and 1857, the local population grew from 200 to 500 people. In 1853, the settlements of Victoria, on the north side of the river, and Ramsayville, on the south side of the river, joined to become the village of Waterford. When they later discovered that this name was already in use elsewhere in Ontario, the name was changed to "Almonte." Juan N. Almonte was a Mexican General who was in the news at the time. The idea may have been to select as unusual a name as possible.

The Ramsay Woollen Cloth Manufacturing Company opened in 1852 at the bottom of Mill Street in a frame building with one set of machinery. This was the first local venture to process wool products for export, rather than for local use. Shares were owned by 36 local residents, among them Daniel Shipman (Ramsayville) and James Rosamond (Carleton Place). When the building was destroyed by fire the following summer, Rosamond bought the site and water rights himself. By 1857 he had built a 3.5-storey stone building, known as the Victoria Woollen Mill, to produce wool products for export. In 1862 James' sons Bennett and William, who had acquired management of their father's textile business, doubled the capacity of the Mill Street mill by adding a three-storey, five-sided building adjacent to the earlier one. It is this second building which survives at 7 Mill Street¹¹. Other woollen mills soon followed: Samuel Reid and John McIntosh established the Almonte Woollen Manufacturing Company on Shipman's old sawmill site in 1854, operating there until 1865.

Hotels were built along Mill Street to serve the anticipated traffic from the new mills and railway. John Murphy's hotel at the current site of 34, 36 and 38 Mill Street, later the North American Hotel, was destroyed by fire

11

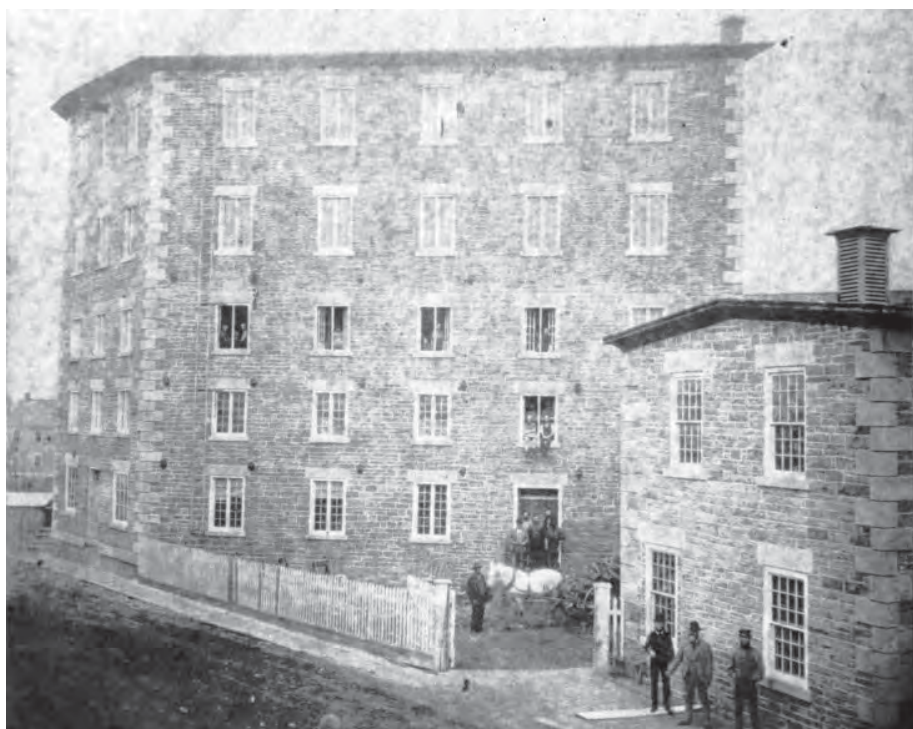
Designated by the former Town of Almonte, under Part IV OHA, bylaw 16-1978.

Fig. 2-7. The Victoria Woollen Mill was built in 1857 and expanded in 1862 and 1879. (Michael Dunn Collection)

in 1877. After Shipman's death in 1852, his daughter Catherine added a three-storey hotel to the north side of her father's house (95 Mill Street) for a railway hotel known as "Almonte House".

James Hamilton Wylie, who had inherited the Wylie Flour Mill from his father, established a general store and post office at 14 Mill Street in 1860. Wylie Jr. later became a prominent woollen manufacturer, establishing the Elmsdale Flannel Mills in 1881 and Golden Fleece Woollen Mill in 1897. The Wylie store sat on the site of the current two-storey stone building at 2-14 Mill Street.

Additional landholdings were soon surveyed and subdivided into lots to satisfy the burgeoning market for house and business locations. Within the study area on the north side of the river, two Mitcheson surveys and Henderson and Coleman Island surveys were created in 1854, 1861 and 1865. Within the study area on the south side of the river, the Anderson, Riddell and Baird surveys were created in 1859, 1860 and 1861 respectively:

- The second Mitcheson survey, completed in 1854¹², comprised land west of Main Street and created "Prince's" (later Princess) street. Village lots along both streets were sold by Mitcheson's widow Rachel after his death in 1856, and by 1863, more than 25 houses had been erected, along with the first Methodist church (at the corner of Union and Prince's streets). The church does not survive, but the house at 109 Princess Street is extant¹³. It was built by carpenter George McLellan about 1860 and sold to John Hunter, a spinner. The surrounding neighbourhood later became known as "Piety Hill" because so many church members lived there.

¹² Almonte LRO, Plan 162, June 1854, *Plan of a Part of the Village of Waterford, north of the Mississippi River, the property of Mr. Edward Mitcheson*.

¹³ Designated by the former Town of Almonte, under Part IV OHA, bylaw 46-1987.



Fig. 2-8. Detail. Second Mitcheson survey, 1854. (Almonte LRO, Plan 162, "Plan of a Part of the Village of Waterford, north of the Mississippi River, the property of Mr. Edward Mitcheson", by JMO Cromwell, PLS, June 1854). Note that present-day Union Street South was then-named Mill Street.

- The third Mitcheson survey, completed in 1865, comprised land north of Main Street, between Union Street and the railway right-of-way.¹⁴
- Robert Henderson's land between Queen and Brougham streets, including Clyde Street was surveyed into lots in 1861¹⁵. In 1863 the Anglican Church acquired a riverside lot on the south side of Clyde Street, and built St. Paul's Anglican Church, a Gothic Revival structure of local stone. The church building (1863), Rectory (1878) and Parish House (ca 1870, but acquired c1990) were designated by the former Town under the Ontario Heritage Act¹⁶.
- Smith Coleman property, comprising all of Coleman Island, was surveyed in 1861.¹⁷ As early as 1857, the Rosamonds had begun acquiring property on Coleman Island, realizing that the Victoria Woollen Mill site on Mill Street would be too small for anticipated production. The island was the site of Smith Coleman's tannery and a few houses. Between 1857 and 1867 they acquired six parcels of land on the island. In 1859, Ramsay Township built a new stone-arch bridge over the gorge and falls next to the Victoria Woollen Mill, providing the first access to Coleman Island from Mill Street. This bridge was demolished in the 20th century. The current Main Street Bridge follows roughly the same route.
- Matthew Anderson's estate, east of Bridge Street and south of High Street, was surveyed in 1859¹⁸;
- William Riddell's land, west of Albert Street and south of Water Street, was surveyed in 1860¹⁹
- John Baird's land, including Farm Street and Brea Street (now Brae), was surveyed in 1861²⁰

Other Almonte churches were built during this time period but are outside the study area. They include St. Andrew's Presbyterian Church (later Bethany United Church, now Almonte United Church), built 1861; St. John's Presbyterian Church, built 1865; and Holy Name of Mary Roman Catholic Church, built as a wooden mission to Shipman's Mills in 1842 and replaced by a stone structure in 1869. All three of these churches survive.

In the 19th century, courts, jails and land registry offices in Ontario were the responsibility of the local county, which was required to erect suitable accommodation. The first North Lanark County Land Registry Office was built in Almonte in 1860, reflecting the village's importance within the county and the intensity of land development in the area at the time. A modest, one-storey structure built of random-cut, random-coursed stone survives at 131 Brougham Street, now a private residence. A committee

14 *Almonte LRO, Plan 287, Mitcheson section, by Andrew Bell PLS, registered 26 March 1865.*

15 *Almonte LRO, Plan 167, Henderson Section, registered 5 April 1861.*

16 *Bylaw 39-1987.*

17 *Almonte LRO, Plan 189, Property of Smith Coleman, registered 14 May 1861.*

18 *Almonte LRO, Plan 182, Anderson Section, September 1859.*

19 *Almonte LRO, Plan 140, Riddell Section, October 1860.*

20 *Almonte LRO, Plan 216, Baird Section, July 1861, registered 16 August 1861.*

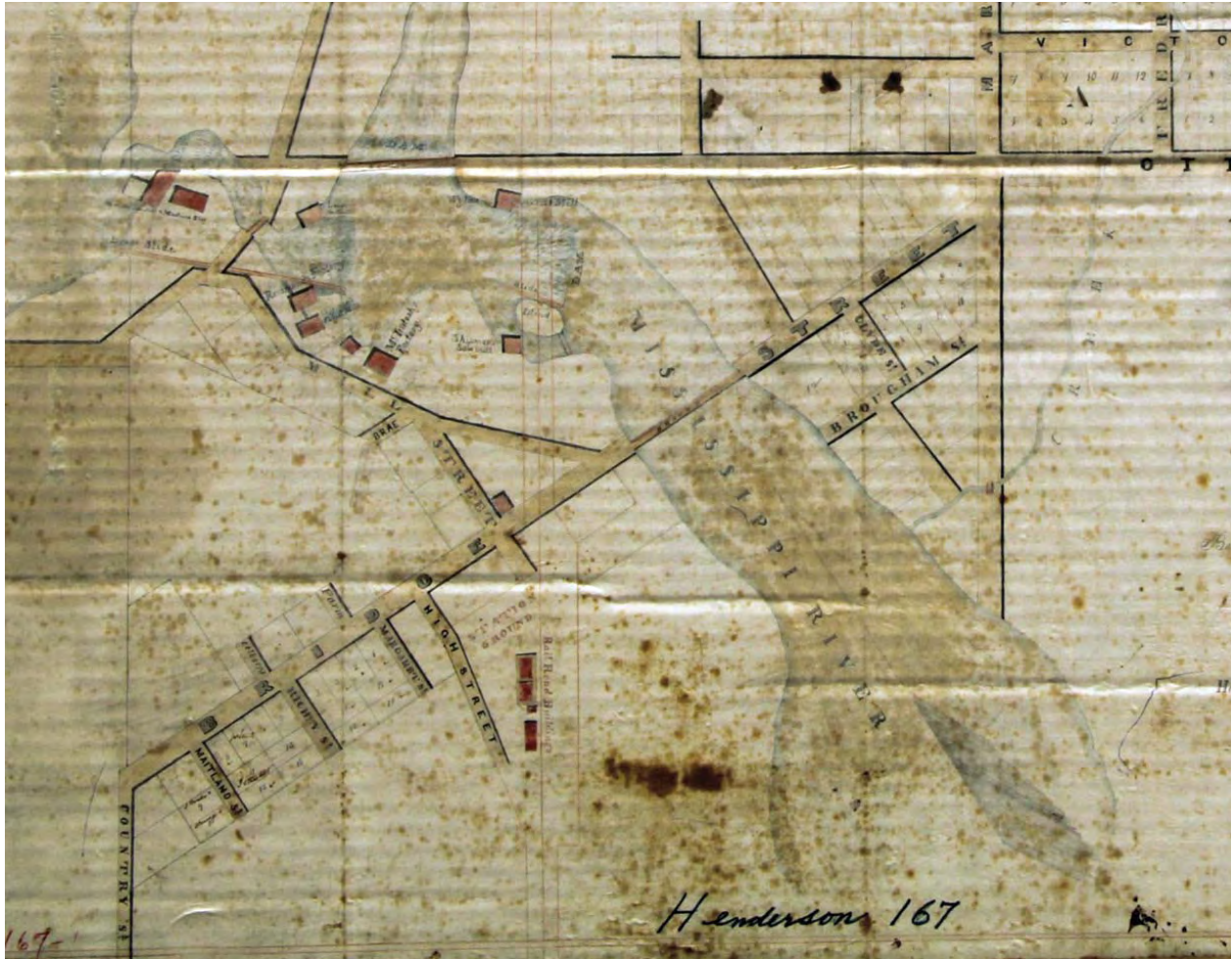


Fig. 2-9. Survey for Robert Henderson, 1861. (Almonte LRO, Plan 167, Henderson Section, reg'd 5 April 1861). Detail.



Fig. 2-10. St. Paul's Anglican Church (1863) and Rectory (1887) with Parish House (c1860) at right and the North Lanark County Registry Office (1879) at left. (Source: Dawn Leduc, Michael Dunn Collection)



Fig. 2-11. Survey for Smith Coleman, 1861. (Almonte LRO, Plan 189, registered 14 May 1861)

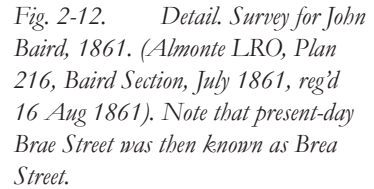
appointed by the province after Confederation to inspect and set standards for county land registry offices began finding fault with the 1860 building as early as 1867. The county finally acquiesced in 1879 and built a new North Lanark County Registry Office next door, using a standard provincial plan. The second North Lanark County Registry Office survives at 125 Brougham Street.²¹ The 1863 Walling Map also shows a lockup located on Main Street, directly across from Coleman Island. It does not survive. When the town hall was built in 1885, it included police offices and a small lockup, likely replacing the Main Street facility. That second facility is no longer extant. Almonte has never been the location of court facilities. The two former registry offices are therefore the only resources connected with the county judicial function in the study area.

John Menzies (1822-ca1900) served as Registrar for North Lanark County beginning in 1864 and is a significant figure in the early history of Almonte. He married Mary Agnes McFarlane in 1852. Around 1853 he bought a riverside lot in the first Mitcheson survey and built a frame house in the Quebecois style a few blocks from the registry offices. Menzies operated a store from the basement and lived upstairs. He also served in the Lanark Militia and was a Freemason. Menzies House survives today at 80 Queen Street.²²

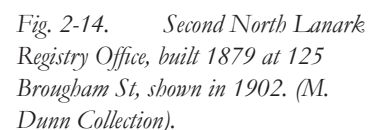
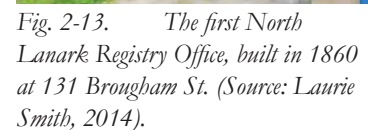
By the end of this period, Almonte had become a key regional centre with a number of successful factories and was well-connected by railway to external markets. The local land registry was administered from here, and there were homes, schools and churches for the increasing number of factory workers, carpenters and merchants.

²¹ Designated by the former Town of Almonte, under Part IV of the OHA, 1-1997.

²² Designated by the former Town of Almonte, under Part IV of the OHA, Bylaw 27-1978.



Most of this growth was due to the success of the woollen industry. The 1860s were a time of rapid advances in the technology of woollen production, and the chance to prosper for firms who were willing to embrace the new technologies. The Rosamond brothers, Bennett and William, were in this group. They had succeeded in doubling capacity



at their father's Almonte mill in the early 1860s. In 1866 they created a new company to hold ownership of the various mill operations: B&W Rosamond Company Ltd. They added George Stephen as a partner, an influential and well-connected Montreal woollen manufacturer who would later become president of the Bank of Montreal and the Canadian Pacific Railway Company (CPR). With Stephen's help, the Rosamond brothers built their father's enterprise into an international operation, putting Almonte on the map as a textile manufacturing centre.

In 1866, the B&W Rosamond Company began construction on its mill at the north end of Coleman Island. The mill, which opened in 1867, would become the largest woollen factory of its kind in Canada by the



Fig. 2-15. Excerpt from the 1863 Wallings Map of Renfrew and Lanark Counties, showing the village of Almonte. (Source: Michael Dunn Collection).



Fig. 2-16. Menzies House was built for merchant and land registrar John Menzies in 1853. (Source: Michael Dunn Collection).

end of the 19th century. It manufactured mostly fine-wool fabrics, which required imported wool, not local wool. The Rosamonds also added a smaller mill to manufacture blankets. In 1871, a joint-stock company, the Rosamond Woollen Company, was established, with control held by Bennett. The new company expanded the Coleman Island mill, adding a dye house, a storehouse and a counting house, as well as two houses for mill managers at 81/83 and 89/91 Carleton Street. Built for senior management, they were later subdivided to accommodate mill workers housing.²³ In 1880, the mill expanded production to include the manufacture of worsteds as well as tweeds, and added a machine shop and four-storey south section to the main building. In 1882, Rosamond established the Almonte Knitting Company, with several Montreal partners, manufacturing undershirts and drawers. Rosamond's biographer Richard Reid, explained that "this mill, like the other Rosamond mills, owed its success in part to Rosamond's practice of bringing over specialists from Britain and continually upgrading his machinery."²⁴ In 1887, a Toronto Daily Mail feature article on Almonte referred to it as the "Manchester of the Dominion of Canada".²⁵

Bennett Rosamond (1833-1910) is a significant figure in the history of Almonte. Born and educated in Carleton Place, he joined his father in the woollen business at Almonte in 1859 at age 26. As well as running the family woollen business for nearly 50 years, he served as president of the Canadian Manufacturers Association in 1890 and was active in municipal politics as a councillor and Reeve (1884) and chair of the Board of Education. He donated a hospital to the town, and actively supported the Anglican Church. After losing several nominations and by-elections, he succeeded in winning a seat for the Conservatives in 1891 in Lanark North, serving until 1904.

The Rosamond mills were designed and built under the supervision of engineer Andrew Bell (1835-1912). Bell supervised construction of the road linking Carleton Place and Almonte in 1856, and in 1858 he married Rosamond's eldest daughter, Marianne. In Almonte, Bell conducted surveys for the Rosamonds. He also supervised the construction of iron bridges and the Almonte Post Office. His major engineering accomplishment was construction of the Carillon Dam on the Ottawa River, between 1872 and 1885. Bell's son James Mackintosh Bell became a famous Canadian geologist.

The success of the Rosamond mills encouraged the construction of other mills during the 1860s, most located along Mill Street, including those of John McIntosh, John Baird and Gilbert Cannon. Sawmills, machine shops and iron foundries followed the mills. In 1869, having moved all their operations to the Coleman Island site, the Rosamond family



Fig. 2-17. The railway was central to Almonte's development. (Source: Michael Dunn Collection).



Fig. 2-18. The B&W Rosamond Company Mill was built on Coleman Island in 1866-7. (Source: Michael Dunn Collection).



Fig. 2-19. Bennett Rosamond (in white hat) was a key figure in the history of Almonte. (Source: Michael Dunn Collection).

²³ Listed, *Town of Mississippi Mills Heritage Register*, Council Resolution No. 177, 21 April 2008.

²⁴ Reid, Richard M., "Bennett Rosamond" in *Dictionary of Canadian Biography*: http://www.biographi.ca/en/bio/rosamond_bennett_13E.html.

²⁵ "Almonte", *Toronto Daily Mail*, 26 March, 1887.



Fig. 2-20. The Young Brothers Mississippi Iron Works was built on the south side of the river in 1887. (Source: Michael Dunn Collection).

sold the Victoria Woollen Mill to Elliott, Routh and Sheard (later Elliott & Shirreff's), who expanded the 1862 addition by adding another two storeys in 1879. In 1885, six Almonte knitting or woollen mills were listed in the Lanark County directory: Almonte Knitting Co., Anchor Knitting Co. Ltd, Rosamond Woollen Co., William Thoburn, and James H. Wylie & Co Ltd.²⁶ In 1887 the Young Brothers Foundry was built on the south shore of the river adjacent to Thoburn's mill at 79 Little Bridge Street. The facility, known as the Mississippi River Iron Works, manufactured custom parts and machines for the various woollen mills in and around Almonte.

William Thoburn (1847-1928) arrived in Almonte in 1867 from Pakenham and began to manufacture flannels in 1880 from a factory located on Little Bridge Street. He is a significant figure in Almonte history, serving as a school trustee and councillor, as mayor of Almonte for seven years, and as MP for Lanark North from 1908 to 1917. The 19th century Thoburn Mill was destroyed by fire in 1909 and 1918. It was rebuilt in 1919, served as a mill until the mid-20th century, and was converted to condominiums in 2000-2009.²⁷

The North Lanark Agricultural Society (NLAS) was founded in 1858. In 1865, it acquired a three-acre parcel of land at the eastern edge of Almonte, on the south side of the river, and built an exhibition hall for its annual fair, including a drill hall for the local militia. When the roof collapsed in 1868, the NLAS built a second hall, together with a grandstand. Although outside of the study area, both structures survive today, with some alterations and are designated as part of the Almonte Fairgrounds municipal heritage site.²⁸



Fig. 2-21. North Lanark Agricultural Society fair, 1894. (Source: Michael Dunn Collection).

26 Charles E. Goad, *Almonte*,

27 Designated, Part IV OHA, 2-1986

28 Designated by the former Town of Almonte, under Part IV of the OHA, bylaw 19-1984.



Fig. 2-22. Wylie survey, 1867. (Almonte LRO, Plan 294, by J.M.O. Cromwell for James H. Wylie, July 1867).

In addition to the construction of mill and exhibition buildings, additional land was surveyed into building lots along the north side of the river, permitting the construction of many new residences and commercial sites during the 1860s and 1870s:

- James H. Wylie's land, south of Main Street, between Union Street and the railway, in 1867;²⁹
- Coleman Island was re-surveyed in 1868 for the Rosamond's;³⁰
- Rosamond's land between the railway and Martin street, in 1873;³¹ and
- A fourth Mitcheson section, between the railway and Main Street, in 1873.³²

After Bennett Rosamond used stone and brought in stonemasons to build the Victoria Woollen Mill in 1859 and 1862, and the Coleman Island mill in 1866-7, others began using stone for local building projects. On the north side of the river:

- **80 Clyde Street:** Joseph Jamieson built a large stone house in 1866-7. Jamieson later became a judge in Wellington County and served as a member of parliament in the government of Sir John A. Macdonald. He sold the house to his partner Alfred Greig in 1893 and it stayed in the Greig family until 1963.
- **103 Queen Street:** Dr. William Mostyn (1836-81) built a two-storey stone house and doctor's office in 1868.³³ Mostyn was a significant figure in Almonte – a popular local doctor, a prominent Freemason, a school board trustee, the associate



Fig. 2-24. St. Paul's Anglican Church, Parish House, and Jamieson House (80 Clyde Street) prior to construction of the Rectory in 1887. (Source: Michael Dunn Collection).

²⁹ Plan 294, July 1867, Wylie Section, by J.M.O. Cromwell, PLS.
³⁰ Plan 208, 16 January 1867, Coleman Island, by Andrew Bell, PLS.
³¹ Plan 1256, 30 July 1873, Rosamond Section, by Andrew Bell, PLS.
³² Plan 1345, Rachel Mitcheson, 20 September 1873, by J.M.O. Cromwell.
³³ Listed on the Municipal heritage register, 5 Jan 2009, Res. No. 10.



Fig. 2-23. Coleman Island survey of B&W Rosamond Company land, 1867. (Almonte LRO, Plan 208, by Andrew Bell, PLS, for B&W Rosamond Company, 16 January 1867).



Fig. 2-25. Dr. William Mostyn was the first in a series of doctors to live at 103 Queen Street. (Source: Michael Dunn Collection)



Fig. 2-26. The Doctor's House at 103 Queen Street, built 1868 for Dr. Mostyn. (Source: Michael Dunn Collection).



Fig. 2-27. 81 Queen Street, built 1882 for lawyer James Dowdall. (Source: Michael Dunn Collection).

coroner for Lanark County and a surgeon major in the militia. When Almonte became a village in 1871, Mostyn was its first Reeve (1871-4); and he represented North Lanark in the Ontario legislature (1875-9). He drowned at age 44 on his way home from a winter house call in Appleton and was mourned by a full procession through the village. Mostyn was the first of a series of doctors to live in the house at 103 Queen Street and it became known as "The Doctor's House".

- **62-70 Clyde Street:** St. Paul's Anglican Church built a new stone rectory on the riverfront in 1878, adjacent to the 1863 church³⁴ and added to the church in 1887 (Frank Darling, architect);
- **125 Brougham Street:** Lanark County acquired land next to its 1860 Land Registry office on Brougham Street in 1878, building a new stone registry office to a standard plan provided by the province, in the summer of 1879.³⁵ The registry office building remained in use until the 1980s.
- **81 Queen Street:** Almonte lawyer James Dowdall built a large Italianate house on the river in 1882³⁶, hiring Brockville architect Owen Eugene Liston and stonemason Colin Campbell to do the work. Dowdall served on the first town council in 1881. Dowdall's house was sold in 1887 to John B. Wylie, son of James Hamilton Wylie, who inherited his father's mercantile business and founded the Almonte Blanket Mill in 1893 in the former Victoria Woollen Mill.
- **Main Street East:** The stone section of the Almonte Flour Mill is thought to have been built in 1886 when it was owned by the Wylie family. It replaced or added to an earlier wooden structure. The mill was destroyed by fire in 1908, rebuilt in 1910 and destroyed by fire and rebuilt in 1938. The stone walls are thought to have survived these fires.
- **38 Main Street East:** The second Trinity Methodist Church was built of stone in the Gothic Revival style in 1887, replacing the 1860 Methodist church.³⁷ Mill owner William Thoburn played a key role in fundraising and planning for the new church. Marshall Benjamin Aylesworth was the architect for the church and for Thoburn's house (161 Union Street). William Willoughby and his sons George and Richard were stonemasons for both the church and for the Town Hall in 1885. The church became Trinity United Church on church union in 1925 and closed in 1951.

On the south side of the river:

- **7 Mill Street:** The new owners of the Victoria Mill, Elliott, Routh and Sheard, added another two storeys in stone to the 1862 addition in 1879. This 1862/1879 addition survives today at 7 Mill Street;³⁸

³⁴ Designated, Part IV OHA, bylaw 39-1987.

³⁵ Designated, Part IV OHA, bylaw 1-1997

³⁶ Designated, Part IV OHA, bylaw 3-1985.

³⁷ It is unclear whether this building is included on the municipal heritage register as a property of significance.

³⁸ Designated, Part IV OHA, bylaw 16-1978.



Fig. 2-28. Menzies House (80 Queen Street) and 81 Queen Street. (Source: Michael Dunn Collection)



Fig. 2-29. The Wylie Flour Mill, c1910. (Source: Michael Dunn Collection)



Fig. 2-30. The second Trinity Methodist Church was built of stone in 1887. (Source: Michael Dunn Collection).



Fig. 2-31. The Dominion Post Office, Almonte was built in 1889-90, but did not acquire its clock tower until 1913. Shown here c1910. (Source: Michael Dunn Collection).



Fig. 2-32. James Robertson's Dry Goods Store at the southwest corner of Mill and Bridge streets. (Source: Mississippi Valley Textile Museum).



Fig. 2-33. The Old Town Hall (built 1885, Owen Eugene Liston, architect) was built as an multi-purpose building incorporating fire hall, police offices and a large meeting hall. (Source: Michael Dunn Collection).

- **77 Mill Street:** In 1889-90, the federal government built the large stone Post Office and Customs House at the top of Mill Street, designed by Dominion Architect Thomas Fuller and built by local contractor Robert Cameron.³⁹ The clock tower was added in 1914 at the urging of then-MP William Thoburn, whose textile factory was located next door;
- **102 Mill Street:** Mr. McArthur built this large stone commercial building in 1868 at the corner of Bridge and Mill streets.⁴⁰ For many years it served as Robertson's Dry Goods store and more recently as Keepsakes.
- **14 Bridge Street:** After Bennett Rosamond became Reeve in 1884, the town purchased land on the site of Shipman's former lumber yard and constructed a large stone town hall, designed by Brockville architect Owen Eugene Liston, and built by contractor George Willoughby.⁴¹ It was designed as an all-purpose civic building, incorporating the fire hall, police offices and a large meeting hall;
- **100 Bridge Street:** The former Merchant's Bank building⁴² was designed by Andrew Bell and built between 1870 and 1873. Merchant's Bank merged with the Bank of Montreal in 1879 and opened a new bank on Mill Street in 1906. The Bank of Montreal sold the building to the Royal Canadian Legion in 1947.
- **151-153 Reserve Street:** John Naismith built a large stone home in 1870.⁴³ It was owned by a series of private owners before being acquired by the Loyal Orange Lodge in 1915; it is currently used as apartments;
- Outside of the study area, Andrew Bell began design and construction of St. Mary's Roman Catholic Church in 1869, a major structure on Bridge Street (out of the study area). It was completed by architect King McCord Arnoldi in 1875.

A number of brick storefronts were also added to Mill Street and Little Bridge Street during the 1870s and 1880s, balancing the millscapes along the river side of these streets and giving them much of their current character:

- **28 Mill Street:** Thomas White built a brick store for his hardware business in 1883.⁴⁴ A stone façade was added in 1907 when the building was leased to the Sterling Bank. In 1943 the town purchased the building from White's estate and has used it since then for public utility offices, now known as the Mississippi River Power Corporation.
- **34, 36, and 38 Mill Street:** When Stafford's Hotel was destroyed in an 1877 fire, it was replaced by three, three-storey brick buildings, which were later also destroyed in a 1909 fire

39 Designated, Part IV, bylaw 26-1978, and a National Historic Site of Canada.
 40 Designated, Part IV OHLA, bylaw 24-1984.
 41 Designated, Part IV OHLA, bylaw 25-1978.
 42 Listed on the Municipal heritage register, 5 Oct 2009, Res. No. 469.
 43 Designated, Part IV OHLA, bylaw 29-1990.
 44 Designated, Part IV OHLA, bylaw 24-1978.

and replaced by the current two-storey buildings.⁴⁵ The first telephone service in Almonte operated from Patterson's Drug Store, located in one of these buildings, during the late 19th century.

- **61-63 Mill Street:** The three-storey building was built in 1875. The first floor housed the Almonte Gazette from 1892 to 1985, the second floor was residential apartments and the third floor was the Independent Order of Odd Fellows Hall, the crest of which is on the exterior.
- **65 Mill Street:** The Forgie Building was built in 1873.
- **83 Mill Street** was built for dentist T.W. Raines in 1875, with main floor office and residence above. He later served as mayor;
- **77 & 77A Little Bridge Street:** Robert Burns built a two-storey Italianate-style brick house in 1883.⁴⁶ It became the long-time home of John King Kelley, a well-beloved local doctor, and his family, from 1901 to 1976.

The 1889-1902 fire insurance plan for Almonte shows: Rosamond Mill on Coleman Island; a series of woollen mills, knitting mills and foundries along the river side of Mill street; the Post Office and Almonte House Hotel in the triangle of Bridge, Mill and Little Bridge; and the south side of Mill Street lined with wooden and brick storefronts. The industries on the river side of Mill Street, beginning at the bottom of the street, are: Wylie & Shaw's Woollen Mill (formerly Elliott & Shirreff's); Baird & Co. Woollen Mill; Anchor Knitting Co. Knitting Mill; Young Bros. Mississippi Iron Works on the river's edge behind a row of storefronts; and Thoburn Woollen Mill at the corner of Little Bridge and the CPR right of way. A wooden market building is located in the large open space behind the Mill Street shops, between Bridge and Brae streets.⁴⁷

By the end of the century, Almonte is a thriving industrial centre on a national level. It has several large textile mills housed in solid stone or brick buildings; a railway connecting it to the Ottawa River and Brockville and international markets beyond; impressive civic buildings including a post office, a town hall, a public school and a high school; churches for Anglican, Roman Catholic and Methodist followers; meeting halls for Freemason and Odd Fellows; and a bustling downtown with medical offices, hotels, retail outlets and a bank.

2.1.5 Industrial Almonte in the 20th Century

Industrial activity at Almonte continued through the early 20th century, even as many of the mills changed hands or functions. For example, the Anchor Knitting Company began on the north side of Mill Street in 1898, a site that had been used for mills since the first Boyce mill in 1830. It became a Penman's factory in 1910, a shoddy mill (for recycling textiles) in 1930, Hartley Woollen Mills in 1949 and Collie



Fig. 2-34. The Merchants Bank building on Bridge Street was designed by Andrew Bell and built 1870-3. It has been home to the Royal Canadian Legion since 1947. (Source: Michael Dunn Collection).



Fig. 2-35. John Naismith built a stone home on Reserve Street in 1870. It has been home to the Loyal Orange Lodge since 1915. (Source: Michael Dunn Collection).



Fig. 2-36. The Sterling Bank was located at 28 Mill Street from 1907 until 1943, when the building was acquired by the town for its electric commission offices, now known as the Mississippi River Power Corporation. The building is shown here prior to 1914. (Source: Michael Dunn Collection).

⁴⁵ Listed on the municipal heritage register, 17 Dec. 2007, Res. No. 586.

⁴⁶ Designated, Part IV OHA, bylaw 10-1990.

⁴⁷ Chas E. Goad, "Almonte, Ontario", January 1889, revised to 1902.



Fig. 2-37. *Almonte Gazette and Odd Fellows Hall at 61-63 Mill St., built 1875. The Forge Building, with its fanciful porch, was built 1873. (Source: Murray Guthrie, Michael Dunn Collection).*



Fig. 2-38. *The Almonte Post Office (built 1889-90), and the Raines Building (83 Mill Street, built 1875). (Source: Michael Dunn Collection).*



Fig. 2-39. *Archie (left) and Alec (right) Rosamond operated the family business in the early 20th century after Bennett's death. (Source: Michael Dunn Collection).*

Woollen Mills in 1956, before being destroyed by fire in 1965. This was the last in a series of fires on Mill Street, which, together with floods and ice damage, destroyed many 19th century buildings. Some were replaced by 20th century brick buildings and others were converted to new uses. The Thoburn Mill on Little Bridge Street closed in 1956 and the last of the Rosamond mills was sold in 1952.

The Rosamond mills continued until the mid-20th century despite the death of James in 1894 and Bennett in 1910. Bennett added a new counting house to the Coleman Island factory in 1904 – today it serves as the Mississippi Valley Textile Museum.⁴⁸ When nephew Alex, who had taken over the business, died in 1916, operations were taken over by a second nephew, Archie, who continued operations through some very difficult years. The Rosamond-controlled Almonte Knitting Company was operating from the Old Red Mill on the southern end of Coleman Island. After a great flow of ice pulled the back off the building in 1932, the mill closed and the building was demolished in 1934. The Rosamond Woollen Company was sold in 1952 and operated by other manufacturers until the 1980s, when industrial operations ceased and it was converted to condominiums.⁴⁹ In 1990 the Rosamond mill site was designated a National Historic Site of Canada for its significance to the 19th century Canadian textile industry.

The Rosamond influence continued to be felt elsewhere in Almonte in the early 20th century. The Rosamond family donated funds for the construction of a new hospital in 1908 (Rosamond Memorial Hospital, outside of the study area), created the Mill Worker's Sidewalk⁵⁰ on the north side of the river c1919 and commissioned the war memorial on Bridge Street in the early 1920s. The Mill Worker's Sidewalk was installed by the Rosamond's to facilitate workers travelling on foot from their homes the north end of the town to their jobs on Coleman Island. The Rosamond Company purchased four lots on the south side of Bank Street in 1919, suggesting that the sidewalk may have been installed at this time.

Alex Rosamond's widow commissioned Canadian sculptor Robert Tait McKenzie (1867-1938) to create a war memorial in memory of Almonte men who died in the First World War. Called "The Volunteer", it is located adjacent to the old Town Hall and was completed and dedicated in 1923. McKenzie was an Almonte native and nationally significant figure. He retired to the nearby Mill of Kintail in 1931 after achieving international fame as a surgeon, author, educator and sculptor.

Between 1906 and 1938 Almonte's landscape was altered many times by fire, ice and floods. The south/west side of Lower Mill Street, and several homes on Farm Street, were destroyed by fire in 1906. The Almonte Flour Mill was destroyed by fire in 1908 and rebuilt in 1910,

⁴⁸ Designated, Part IV OHLA, bylaw 26-1994, a National Historic Site of Canada, and part of an Ontario Heritage Trust Easement.

⁴⁹ Designated, Part IV OHLA, bylaw 18-1987, and a National Historic Site of Canada.

⁵⁰ Designated, Part IV OHLA, bylaw 12-15.

then destroyed by a second fire in 1938 and rebuilt again. The original Victoria Woollen Mill building, built in 1852, was destroyed in a 1909 Mill Street fire. The five-sided 1862/1879 addition survived, passing through a number of manufacturing uses until it was converted to a restaurant in the 1980s.

Many buildings along Mill Street were destroyed in the 1909 fire, including a three-storey building at 34, 36 and 38 Mill Street, that held Thoburn's Grocery, Patterson's Drug Store and White Tinsmith. A new two-storey building replaced it with stores on the main floor and the Masonic Lodge above. The words "Black Watch Chewing Tobacco" and under that "Shamrock Woollens" were painted on the side wall sometime after 1910. Thoburn's flannel mill on Little Bridge Street was destroyed by fire in 1918 and rebuilt in 1919. Flooding on the Mississippi River in 1928 and 1929 destroyed the eastern section of the Odd Fellows buildings at 61-63 Mill Street and the three-storey section of the Mississippi Iron Works.

One of the major events of this period was the great train wreck. On 27 December 1942 a troop train rear-ended a passenger train standing



Fig. 2-40. Pattern maker Harry Walker poses at the Mill Worker's Sidewalk in the 1930s. (Source: Michael Dunn Collection).



Fig. 2-41. The dedication ceremony for the Volunteer War Memorial, sculpted by R. Tait McKenzie, in 1923. (Source: Michael Dunn Collection).



Fig. 2-42. A large section of Lower Mill Street was destroyed by fire in 1906. (Source: Michael Dunn Collection).



Fig. 2-43. The Black Watch buildings at 34, 36, 38 Mill Street were rebuilt after a 1909 fire. (Source: Michael Dunn Collection).



Fig. 2-44. The first Almonte Electric Light Commission power house, built 1890 by the Almonte Fuel, Light & Gas Company. (Source: Michael Dunn Collection).



Fig. 2-45. The Mississippi River Power Corporation booster station, built 1926 for Almonte Electric Light Commission, refurbished 2000. (Source: Laurie Smith, 2014).

in the station at Almonte, killing 39 people and injuring more than 150. The wreck was commemorated by twin granite markers erected by the North Lanark Historical Society in 2002 at the corner of Mill and Bridge streets, close to the location of the crash.

The early 20th century also witnessed a number of new beginnings. Almonte's first municipal utility began in 1901. Electric lighting had been introduced to the town in 1886 by a private, joint stock company, with an initial grid of 20 lights. In 1889, a private company, the Almonte Fuel, Light & Gas Company began providing public utility services, building a hydro-electric generating plant in 1890. The town purchased the utility in 1901, creating the Almonte Electric Light Commission in 1908 to own and manage the plant, distribution lines and customer accounts. In 1920, the town bought the power plant associated with the Almonte Flour Mill/Wylie mill, relying on it to as a backup to the 1890 municipal power plant. Because both plants were aging and insufficient, in 1925-8 the Electric Light Commission built a new powerhouse for the town, blasting 2000 cubic yards of rock to construct the 110-foot long flume for the water intake. The new plant came online in 1926. In 1947, the Commission purchased the former hardware store/bank at 28 Mill Street to use as its offices, and it continues there today as the Mississippi River Power Corporation.⁵¹ The 1926 plant on Main Street was refurbished in 2000 century and a new power plant, the Brian J. Gallagher Generating Station, was commissioned in 2010.

At the beginning of the 20th century two banks moved into premises on Mill Street, signalling the growing importance of the street as a commercial centre. The Bank of Montreal built a new rough-faced stone structure at 62 Mill Street in 1906, relocating their public offices there from their long-time location on Bridge Street. The Bank of Montreal continues to operate at this location today. The Sterling Bank leased Thomas White's hardware store at 28 Mill Street in 1907, adding the requisite rugged stone façade.⁵² They rented the premises for 36 years, after which White's estate sold the building to the Almonte Electric Light Commission. The Royal Bank may also have operated at 78 Main Street from 1892.

Mill Street was also becoming a place for leisure, accessible by foot or by train from the 1902 CPR train station at the top of the street. In 1919, Louis Peterson began operating an ice cream store on Mill Street; in 1924 he moved into the old Baird's Mill site on the river, adjacent to the former Victoria Woollen Mill. Although the Peterson's Ice Cream Plant is now gone, the tradition of selling ice cream on Mill Street remains, and is available from a small concession stand operating today at 27 Mill Street. In 1948, the Superior Restaurant moved into an existing storefront at 84 Mill Street, where it continues to operate today. Around 1930, the Orpheum Theatre, later operating as the O'Brien Theatre, opened at the upper end of Mill Street at 118 Mill Street. Today, it survives, although

⁵¹ Designated, Part IV OHLA, bylaw 24-1978.

⁵² Designated, Part IV OHLA, bylaw 24-1978.

much altered, as The Hub. Even the former Shipman house and hotel became a pool hall and tailor shop, with the rear addition converted to the Alma Apartments, managed by Alma Rooney. Today, the hotel is empty, and the Shipman House is now operates as a Subway restaurant.

The former Wylie House at 80 Queen Street began to be used as the Almonte Armouries starting in 1945. During the 1950s, it was identified as an emergency post in the event of nuclear attack, with a bomb shelter in the basement. Today it is operated as an inn.

Trinity United Church (38 Main Street East), built in 1887 as Trinity Methodist church, closed in 1951 when the congregation amalgamated with Bethany United Church, becoming Almonte United Church. The former church was converted to a machine shop in 1952 and later acquired by Dungarvon Company, a manufacturer of forestry equipment, and used to build machinery. It continues to be privately owned.

2.1.6 Post-industrial Almonte after 1965

The industrial aspect of Almonte declined after the Second World War and the last woollen mill closed in the 1980s. Some manufacturing continued into the 1980s, but for the most part, even that has ended in the downtown Almonte area. Almonte became a satellite community for commuters working in Ottawa, a tourist destination for weekend shoppers and annual festivals, and a retirement community for those looking for village living outside of urban centres. In 1998, the former Town of Almonte was amalgamated with the neighbouring Townships of Pakenham and Ramsay to form the Town of Mississippi Mills. The civic function was moved out of the Town Hall on Bridge Street and into the former township offices on Old Perth Road. The downtown area is now home to condominium residences, restaurants, shops and small businesses. Much of the study area continues to be in residential use, with mostly single family dwellings and a few bed-and-breakfasts. The former town currently has a population of about 5,000.



Fig. 2-46. The new Bank of Montreal building, built 1906. (Source: Bank of Montreal, Michael Dunn Collection).



Fig. 2-47. The Orpheum Theatre, later the O'Brien Theatre, was built c1930 at the southeast corner of Mill and Bridge streets. (Source: Mississippi Valley Textile Museum).



Fig. 2-48. Upper Mill Street c1924 during the Old Boys Reunion parade, showing shops at 74A, 76, 78, 80, 84 and 86-88 Mill Street. (Source: Michael Dunn Collection).

Between 1965 and 1980, a number of 19th century buildings and sites were replaced or altered by contemporary architecture and modern uses. After Collie's Mill (55 Mill Street) was destroyed by fire in 1965, the federal government acquired the site and built a new post office in a contemporary, flat-roofed style, moving out of the historic 1889-1890 stone building at the top of the street. The Collie's site was a historic mill site, the location of the 1830 Boyce mill and a number of subsequent mills, and this was its first non-industrial use. The 1889-90 post office building at 77 Mill Street was sold to private owners.

In 1966, a new, flat-roofed entrance was added to the Town Hall as a municipal Centennial Project. The fire hall was moved out of the property and into a one-storey building at the rear, and was later demolished. In 1998 when Almonte was amalgamated with neighbouring communities to form the Town of Mississippi Mills, the civic offices were moved out of this building. It continues to be used as a gathering place for community events.

At the corner of Mill and Bridge streets, the O'Brien Theatre (118 Mill Street) closed in 1969 and was converted to a Royal Bank outlet and law offices. Today it is operated as The Hub, a community service organization founded in 1974 that resells donated goods.

The 1902 CPR train station was demolished in 1978 when passenger service ended. A public library was built on the station site (155 High Street, outside the study area) and the parking lot is used as a farmer's market on Saturdays.

In the last thirty years, some of the surviving mill buildings have been adaptively reused to provide residential or commercial condominiums: the Rosamond Mill on Coleman Island (Millfall Condominiums), the Thoburn Mill on Little Bridge Street (also contains offices and retail space), the Almonte Flour Mill on Main Street (also contains a hydro-power generating station) and the Victoria Woollen Mill on Mill Street (also contains a restaurant). The former Post Office contains a restaurant and art gallery. The "Riverwalk", a boardwalk with interpretive signage was built along the south shore of the river beginning in 2000. It now extends from the Old Town Hall to the Victoria Woollen Mill. The town hosts many annual festivals and events including: Almonte in Concert series, Art in the Attic, Celtfest, Puppets Up!, Naismith Basketball Tournament and Fibrefest, among others. In 2011, the junction of Mill Street and Little Bridge Street was altered to include a resting spot with benches, trees and a bronze statue of James Naismith, an Almonte native and the man credited with inventing the game of basketball. In 2014, free wifi was introduced along a section of Mill Street, signalling downtown Almonte's embrace of the digital age.



Fig. 2-49. Mill Street in 1963, showing shops and restaurants at 84, 86-88, 94 and 98 Mill Street. (Source: Michael Dunn Collection).

2.2 Urban Form and Streetscape Elements

A review of the urban environment supplements the historical overview by providing an understanding of urban form and character, and how it has evolved from what existed historically. The quality of urban spaces is determined in part by the design and placement of buildings. These are in turn determined by the topography and natural environment, as well as early patterns of settlement.

2.2.1 Natural environment⁵³

Geology

The bedrock geology of this part of Almonte is comprised of the Smiths Falls Limestone Plain: a level plain with shallow soils over limestone, dolostone and sandstone bedrock. Ordovician sediments lie to the east of the river and Cambrian sediments to the west. The limestone bedrock lies between 40-100 cm below the surface. Soils consist of shallow Grenville loam.

The bedrock underlying the falls at Almonte are comprised of Dolostone, Sandstone and Limestone. Steps in the stone result in ledges, which lie along the bedding planes of the stone.

The river

Almonte is located on the Mississippi River, a major tributary of the Ottawa River. Flowing easterly from its source in the Township of Addington Highlands, the Mississippi River arrives in Carleton Place where it turns northerly and passes through the communities of Appleton, Almonte, Pakenham, and Galeta before reaching its outlet at the Ottawa River. The river measures 212km in length. From its headwaters in Kilpecker Creek, the river drops 252 m in elevation over a number of falls and rapids before reaching the Ottawa River. Many of the falls have been harnessed for hydro-powered generating stations, notably at Appleton, Almonte and Galeta.

Within the Study Area, there are three sets of falls that represent a combined drop in elevation of about 20 metres. The Upper Falls include two cascades known as the Number 1 Falls and Number 2 Falls (also referred to as the 'Upper Falls' No. 1 and No. 2) and represent a drop in elevation of about 4 metres. The Number 1 falls are located above the CPR Bridge, while the Number 2 Falls are located just below the CPR Bridge, adjacent to the Almonte Flour Mill and hydro power generating station. These Upper Falls contain remnant natural limestone ledges.

⁵³ The summary of geological and geographic features is adapted from the Mississippi River Water Management Plan, 2005, by Mississippi Valley Conservation Authority; the Expansion of the Almonte Generating Station Environmental Screening Report, July 2006, by Wm. R. Walker Engineering Inc.; and Stage 1 Archaeological Assessment of the Proposed Enerdu GS Expansion & Redevelopment Project, Part Lot 15, Concession 9, Geographic Township of Ramsay, Now in the Town of Mississippi Mills (Almonte), Lanark County, Ontario, December 2011, by Past Recovery Archaeological Services.



Fig. 2-50. Upper Falls at Almonte with weir and flash boards. The bubble (in the foreground) is a popular swimming spot. WMTA.



Fig. 2-51. *Middle Falls, best viewed in Autumn when the leaves are off the trees. Source: WMTA.*



Fig. 2-52. *West Falls at the north end of Coleman Island. Source: WMTA.*

The Middle Falls, also characterized by their natural stone ledges and boulders, are located adjacent to the Almonte Electric Plant building. Previously operating as a power house, this building now serves as an intake structure containing penstocks that link to a new powerhouse located adjacent to the Lower Falls, west of the Almonte Street Bridge.

The Lower Falls have the appearance of a rapid and are situated directly west of the Almonte Street Bridge. Beginning at the base of the Almonte Electric Plant building, and extending under the Almonte Street Bridge towards the new Generating Station, the natural riverbed was removed during construction of the new generating station to permit the installation of the penstocks that now link the former electric plant to the new powerhouse. Natural rock was returned to the riverbed following construction of the powerhouse, and is set in concrete. Combined, the Middle and Lower Falls represent a drop in elevation of about 16 metres.

A secondary channel of the Mississippi River bypasses the Middle and Lower Falls, and flows north around Coleman Island where it discharges directly into the lower river through a control structure and down an impressive natural cascade known as the West Falls.

Forest and vegetation

Lying within the Great Lakes – St. Lawrence Forest Region, Almonte's tree coverage is dominated by deciduous trees. The most common species include sugar maple and beech. Other species include red maple, yellow birch, white elm, basswood, white ash, aspen and oak. Coniferous trees include hemlock, white pine, white spruce, balsam fir and eastern white cedar. This tree coverage is not original, as the primary forest cover would have been extensively cleared and logged during the 19th century settlement of the area.

Evolution of the Mississippi River

Human intervention into the riverbed and its shores has been a perpetual activity in Almonte since the area was first settled. Changes to the shoreline have been made in order to manipulate the rate and flow of the water to the benefit of providing hydro-generated power for the mills and later to produce hydro-electric power for the town. Since the mid-19th century, dams, cribs, weirs, flumes, penstocks and other infrastructure have been repeatedly installed, removed, relocated and replaced. As the mills began to disappear, along with their associated need of hydraulic power, the manipulation of water flow was adjusted to serve the few remaining mills and power generating stations.

In central Almonte, the river banks and river bed reveal these multiple layers of intervention, expressing a strong cultural edge. The south shore of Coleman Island — location of the Almonte Electric Plant — has been significantly modified over time to create and maximize a water intake channel for the power plant. The south shore between the present-day

Post Office and the Victoria Woollen Mill was historically a natural bay or inlet, which became a mill pond and water intake serving the various mills and industrial operations that lined this part of the river. Beginning as early as the 1940s, this shoreline would be gradually filled in. It is now planted with trees and forms part of a public park and the Riverwalk path.

Similarly, in an interesting contrast, what is now an island with a pedestrian path and bridges adjacent to the Mississippi Iron Works may once have been a small peninsula⁵⁴; and what was once part of the river bed in front of the Almonte Flour Mill is now a peninsula that has been naturalized with shoreline vegetation. Further afield, the shoreline defining Gemmill's Bay was once much deeper, extending southward across present-day Almonte Street (which was once a causeway). Today, this shoreline is in-filled and is used as parkland.

Throughout the Study Area, the shoreline is taking on a more naturalized appearance. The river banks to the east and west of the Study Area, and including the North Channel around Coleman Island, slope gradually into the river bed or are contained by minimally visible retaining walls concealed by shoreline plantings. Mature trees line the banks throughout, creating a shady environment and obscuring views.



Fig. 2-53. Excerpt from 1889 Fire Insurance Plan shows a deep inlet on the south shore. Source: Library and Archives Canada, C.E. Goad Insurance Plan, Almonte, Sheet 2).

54 Refer to the 1839 Shipman survey, Fig. 2-4.

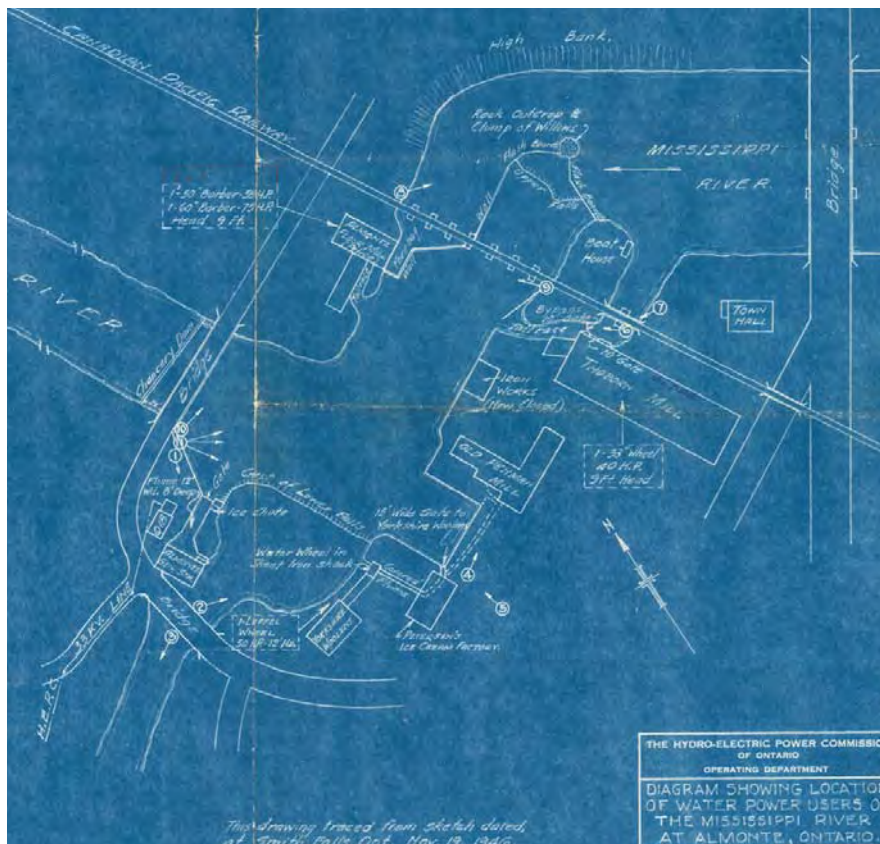


Fig. 2-54. Excerpt from the 1950 Fire Insurance Plan for Almonte showing inlet beginning to be infilled. (Source: Mississippi Valley Textile Museum, Underwriters Survey Bureau Limited Fire Insurance Plan for Almonte, 1950).

Fig. 2-55. Detail. "Diagram showing location of water power users on the Mississippi River at Almonte, Ontario". Hydro-Electric Power Commission of Ontario. 1946. Source: MVTM.



Fig. 2-56. 1839 survey of Ramsayville, Daniel Shipman's settlement on the south shore of the river. Note that North is down on this plan. Refer to Fig. 2-4 for larger image. Source: LAC.

2.2.2 Topography and urban layout

The urban structure of central Almonte is the result of a unique street settlement pattern that was initially oriented around the river, and later conformed to the township Lot and Concession lines. The unique alignment of Mill Street conforms to both the bend in the river and the change in topography. The combination of a dynamic topography and intersecting grids bisected by the Mississippi River is what gives the area its distinct urban quality.

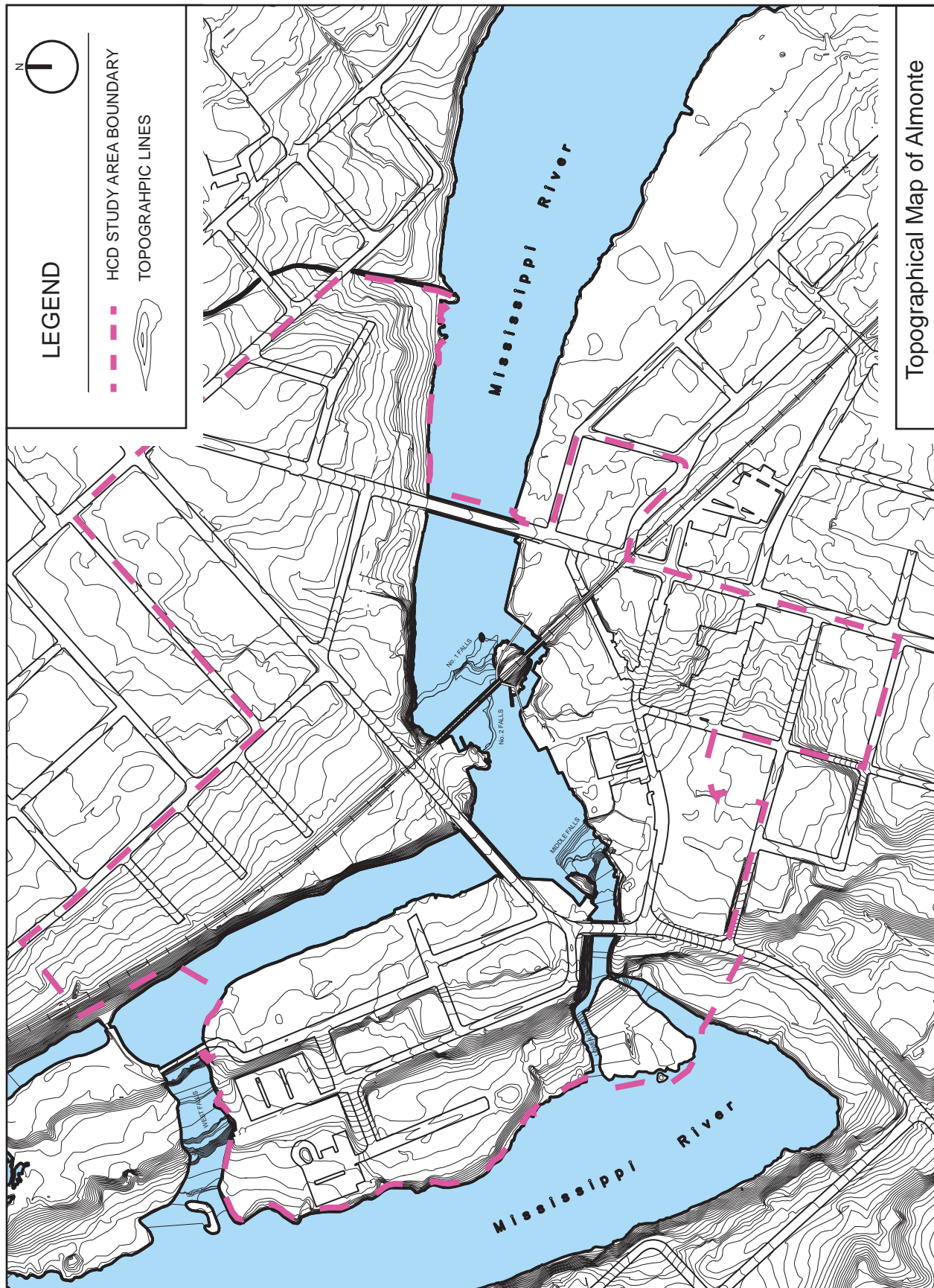
The 1839 survey prepared for Daniel Shipman installs a rectilinear grid that is essentially diagonal to the Lot and Concession lines, with Bridge Street forming the central spine off of which side streets are extended. The location and orientation of Bridge Street was likely selected to provide the shortest and most direct crossing of the Mississippi River — the place where the river was relatively flat and where a bridge was not likely to interfere with future milling operations. This grid is contained within the East Half, Lot 15, 9th Concession (refer to Fig. 2-57).

The Concession grid began to open up along the road allowances, and was later reinforced by the arrival of the rail line in 1859, running largely parallel to and west of the 10th Concession. This township grid continues to serve as the predominant organizing principle in Almonte today. Within the Study Area this settlement pattern is seen in the area north of Main Street.

The initial configuration of Mill Street appears to follow Shipman's rectilinear grid, with the top and bottom legs of the street running perpendicular to Bridge Street, and the middle leg forming a diagonal link. As Almonte Street did not yet exist, historic maps show the lower leg of Mill Street bending around the rock ledge that continues to exist at the present day intersection of Mill and Almonte streets. Perhaps owing to topography, or for ease of travel along Mill Street, the angle of the bottom leg was softened so that it now runs slightly askew to the original grid where it intersects with Almonte Street. The unique configuration of Mill Street is both a response to the river and its topography, and a possible resolution to linking the township roads (now Almonte and Main Streets) to the town centre. This unique alignment is part of what gives central Almonte a picturesque quality that is highly valued today.

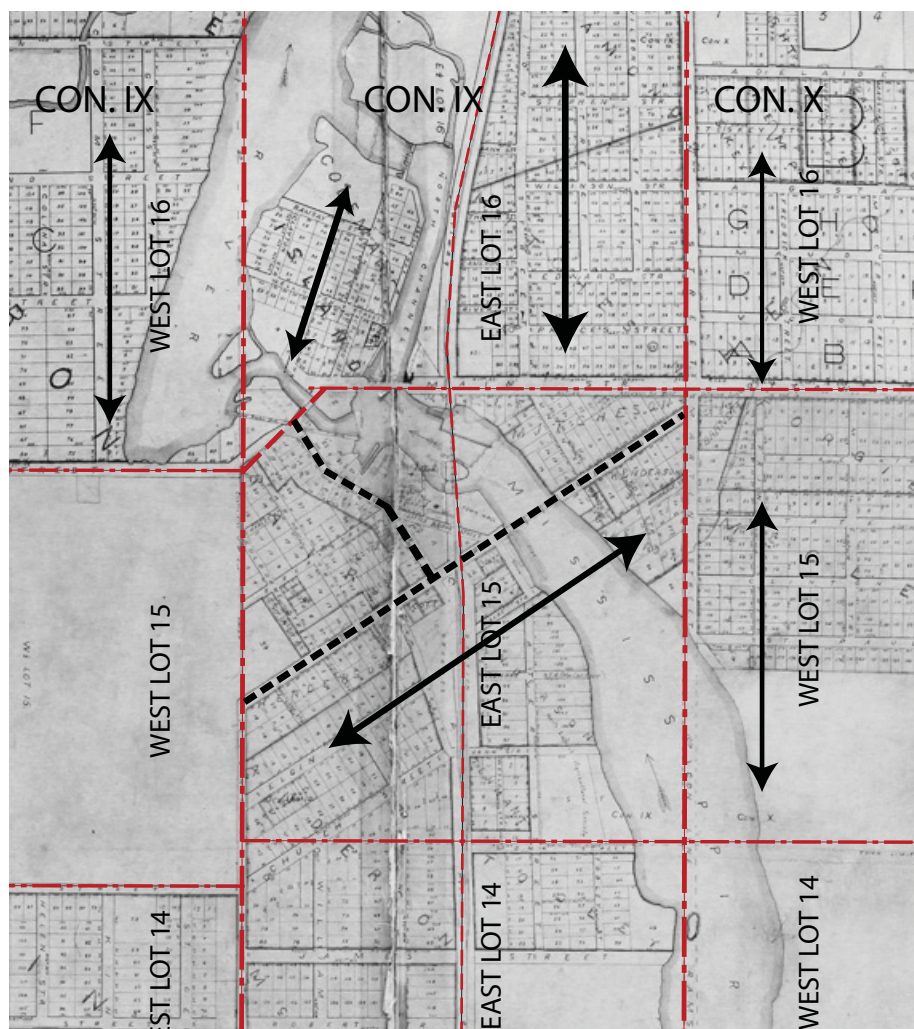
The negotiation of street grids, the unique alignment of Mill and Little Bridge Street, and the intersecting rail bed results in many residual and asymmetrical spaces. The crest on Bridge Street is particularly interesting, where an open space is created that affords views of the unused rail bed, on the surrounding streets that seem to fall away from this high point, and on the diagonally opposing commemorative spaces of the War Memorial and the Almonte Train Accident Memorial. It is at this spot that the intersection of street alignment and grids is most clearly understood.

The urban layout on Coleman Island is independent of the surrounding street grids. Initially aligned with the geography and topography of the island, the layout was later adjusted around the Rosamond No. 1 mill located at the north end of the island.



III. 2-1. Topography, river, and location of falls in Almonte.

Fig. 2-57. *Annotated plan of Almonte illustrating the orientation of most streets along the Lot and Concession grid. The streets laid in the 1839 survey prepared for Shipman (in the centre of the plan) are oriented on a diagonal. The street grid on Coleman Island is independent of other ordering patterns, and appears to be oriented with the geography of the island. Source: Detail of Wilkie Survey of Almonte, 1893. Almonte LRO, Plan 6262, "Plan of the Town of Almonte in the County of Lanark, Compiled from Original Plans" by E. Wilkie, OLS, December 1893.*



2.2.3 Vehicular and pedestrian movement, thresholds and sense of arrival

The heart of Almonte is nestled along the banks of the Mississippi River. Most roads entering central Almonte arrive by descending into the town, a sequence that offers a strong sense of arrival.

There are three distinct entry sequences to central Almonte: two from the north-east along Main Street East and Queen Street; and one from the south-west along Almonte Street. The arrival from the south along Bridge Street is comparatively unremarkable. Each entry sequence entails passing a threshold prior to experiencing a definite sense of arrival.

Moving along Main Street, one is struck by the robust former Trinity Methodist Church — a distinct threshold that announces the anticipated arrival into the town centre. Upon descending Main Street, and crossing the first bridge, the view of the townscape opens up across the river where an arrival is visually confirmed. The actual sense of arrival occurs upon rounding the bend on Almonte Street and turning onto Mill Street.

Arriving from the north along Queen Street, one descends a gentle slope towards the Maclan Bridge. Before arriving at the bridge, a threshold is marked by a distinct collection of stately homes and a tight assembly of commercial buildings, which beckons the traveller to the commercial centre that lies beyond the bridge. Upon entering the bridge, one is struck by the commanding old Town Hall, set against a vast river landscape that opens up on both sides of the bridge. The sense of arrival is experienced first when arriving on the south shore of the river, and again at the intersection of Mill and Bridge Streets.

Arriving from the south, upon cresting the hill just south of the Reformed Presbyterian Church on Almonte Street, a view of the town and its distinct rooflines opens up amidst the dense canopy of trees. Significant landmark buildings become visible, announcing the town centre. Again, the sense of arrival occurs upon rounding the southern bend of Almonte Street, where an advance view of the Victoria Woollen Mill announces one's arrival in the heart of the town.

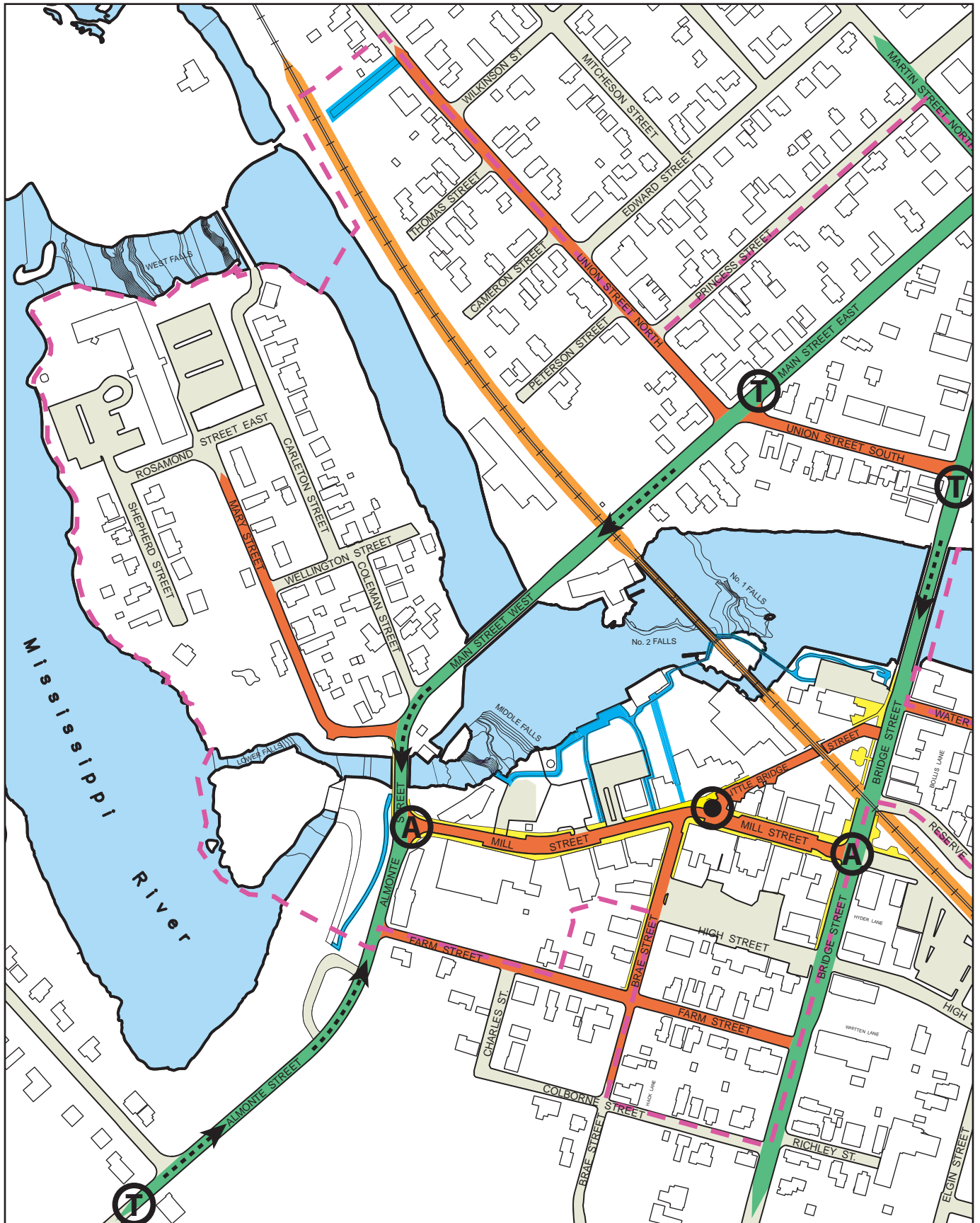
The street configuration in central Almonte is notable for the continuous architectural promenade that encircles the core of the Study Area. Bridge and Main Streets are notable for their role as through-streets that divert heavy traffic away from Mill Street and area. As a result Mill and Little Bridge streets enjoy a lower volume of vehicular traffic, slower speeds and an overall pedestrian friendly environment. This character is further supported by the location of a large municipal parking lot on High Street, where visitors are encouraged to park. At the pedestrian scale, there are many laneways between buildings, specifically along Mill Street, that offer views and direct access to the river.

It is unusual that a small town main street is not also the County or Provincial road. In Almonte, this proves an advantage, as Mill Street can be closed for festivals and other events, without disrupting the flow of through-traffic. Because Almonte does not sit along a major provincial highway, the community must be known as an intended destination rather than a happenstance discovery. On the one hand, this obliges the town to make itself known (through advertising, for example). On the other hand, being a destination retains for the community a low volume of through traffic and therefore a slower pace and atmosphere, which is supported by the nature of businesses on Mill Street today — cafés, restaurants, gift shops, clothing, galleries, art supplies, and other essential and non-essential services.

As new businesses move in or change over time, it will be important to consider how the nature of a changing commercial environment will affect the pedestrian experience.



*Fig. 2-58. View of townscape and rooflines from Almonte Street.
Source: WMTA.*



III. 2-2. Circulation and points of arrival.

Circulation and Points of Arrival

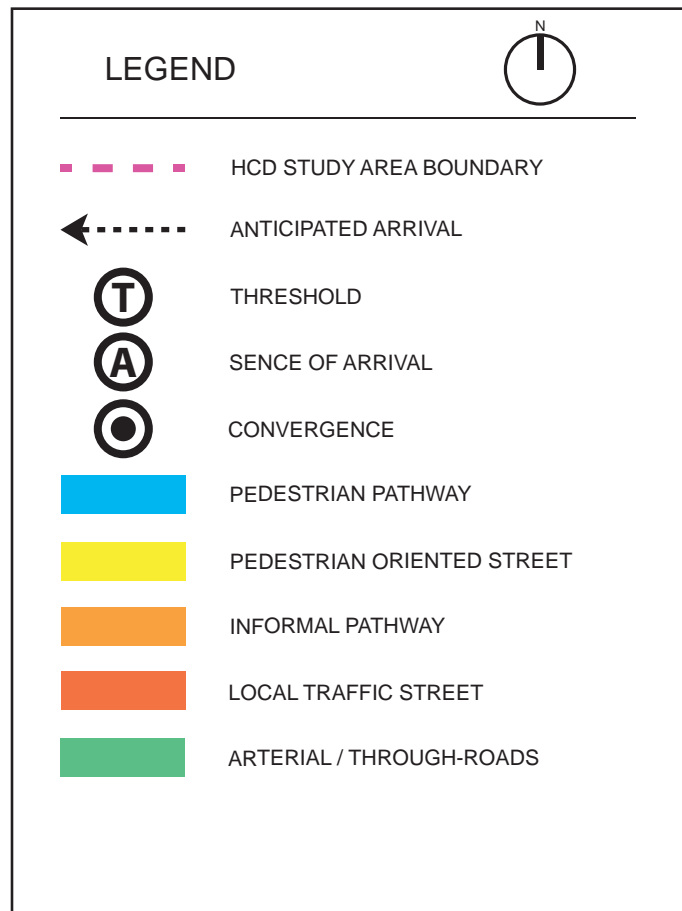




Fig. 2-59. Mill Street closed for annual Puppets Up! Festival. Source: WMTA.



Fig. 2-60. War Memorial on Bridge Street. Source: WMTA.



Fig. 2-61. From the Riverwalk it is possible to catch glimpses of town landmarks. Source: WMTA.



Fig. 2-62. Seating available on the Riverwalk. Source: WMTA.

2.2.4 Green Space

Historically, there were no public parks within the Study Area. The only formal public space was the town square containing the War Memorial on Bridge Street, and the grounds of the Almonte Old Town Hall which provided a mix of landscaped area and public open space. While outside the Study Area, it is worth noting that the Almonte Fairgrounds on Water Street has served as a community gathering and recreational space for nearly 150 years.

More recently, public parkland space has been created in the southern portion of the Study Area, including the Riverwalk, a linear pedestrian path that extends along the south shore of the river between the old Town Hall and the Victoria Woollen Mill. This path provides public access to the rear of Mill Street and the waterfront — a landscape formerly associated exclusively with mills and other industrial operations. This public access offers an important means of interpreting the pattern of development in Almonte by affording framed and panoramic views of the river, its falls and its remnant mills and industrial installations.

Other parks include Kirkland Park, dedicated in 1974, a linear park that links Mill Street to the Riverwalk; and Metcalfe GeoHeritage Park, dedicated in 2010, located on Gemmill's Bay linking the Riverwalk to Gemmill Park, south of the Study Area. This nearly continuous circuit of linear and open parks has the potential to be animated as part of an interpretive walk.

On Coleman Island, a small commemorative park forms part of the Mississippi River Power Corporation property and offers panoramic views across the river towards the central townscape. The Esplanade, a linear park located on the east shore of the Island offers amenity and recreational space to local residents.

Opposite the north end of Coleman Island, extending from the railway to Union Street North is the recently designated Mill Worker's Sidewalk (previously Bank Street), a short linear path and sidewalk that commemorates the path of mill workers moving to and from work in the Rosamond Mill on the island. This initiative illustrates how the town and mills cooperated to assist mill workers. Today, it serves as a physical reminder of Almonte as a mill worker's town. The path is currently overgrown, and access to the Island is no longer possible.

Urban public landscape spaces remain somewhat rare in the Study Area. As a pedestrian space, the triangle at Mill / Little Bridge Street is perhaps the most significant, as it facilitates casual social interaction and provides an open space for organized events.

There are many publicly accessible but privately owned spaces within the Study Area, including open spaces awaiting development on lower Mill Street. These spaces currently allow provisional access to and views of the river, as well as space for organized events, such as festivals. Similarly, the large open space on High Street, while used as a municipal

parking lot, has the potential to serve as a public open space for organized events.

Institutional properties include St. Paul's Anglican Church with its open lawn, the 1878 County Registry Office with its walled garden, and the CPR rail bed and its bridges. These properties provide notable green landscape, open and linear spaces within the Study Area. While serving as important visual amenity, strictly speaking these spaces are not available for public access and use.

As Almonte continues to develop, the institutional and public open and green spaces will become more important for providing a backdrop to and orientation around the built environment and the river. The community has expressed interest in reimagining the former CPR railbed and its bridges as a linear park. However, this right-of-way is not owned or controlled by the Town, and therefore decisions on its future use reside with the federal government.

Open space characteristics are noted in the following illustration, and include public and institutional landscape space, significant public viewsapes, and the identification of landmark buildings.



Fig. 2-66. Kirkland Park.
Source: WMTA.



Fig. 2-63. View looking north-west along the former CPR rail line at Bridge Street. This view reveals how the street falls away from the rail bed. The community has expressed interest in using the rail bed as a recreational resource, such as a linear park. Source: WMTA.



Fig. 2-67. Laneway beside the Post Office on Mill Street animated by organized events. Source: WMTA.



Fig. 2-64. Green space beside St. Paul's Church. Source: Google Streetview 2012.



Fig. 2-65. Centennial Square is a natural meeting place on Little Bridge Street.

12 November 2014

Public Open and Green Spaces



LEGEND

- HCD STUDY AREA BOUNDARY
- PUBLIC OPEN & GREEN SPACES
- INSTITUTIONAL LANDS
- UNPROGRAMMED SPACE
- LANDMARK BUILDINGS
- SIGNIFICANT STREETScape VIEWS
- FRAGMENTED RIVER VIEWS
- FRAMED HERITAGE VIEWS
- SIGNIFICANT RIVER VIEWS

2.2.5 Streetscape Elements



Fig. 2-68. Union Street South streetscape is typical of residential areas, with sidewalks on only one side, and moderate tree cover. Source: WMTA.

Sidewalks and Parking

The residential streets within the Study Area share a consistency of streetscape features. With few exceptions, sidewalks appear on only one side of the street and on-street parking is allowed throughout, thus lending a semi-rural ambiance and sense of informality that favours slow moving traffic and a pedestrian-focused environment. Notable exceptions include Main and Queen Streets, which are well-travelled roads with designated parking areas and therefore require sidewalks on both sides of the street.

Sidewalks are present on both sides of all commercial streets, with the exception of Little Bridge Street where a sidewalk exists on the north side only. Beyond the old Post Office, the south side of Little Bridge Street is defined by a soft margin and the rear yards of Mill Street properties. The expanded width of sidewalks on Mill Street provides space for eateries to install outdoor seating. A recent expansion of this function was the permission granted to *Il Postino*, a restaurant occupying the old Post Office, to build an outdoor dining patio along its Mill Street frontage.

On-street parking is permitted in designated areas along Mill and Bridge Streets, and is supplemented by a large municipal parking lot located on High Street. Parking is not permitted on Main Street West or Almonte Street within the Study Area.

Fig. 2-70. Right. Thomas Street is typical of streetscapes north of Main Street, where houses are close to the street, and trees are located in side and rear yards. Source: WMTA.



Fig. 2-69. Street trees and utility poles on Main Street East. Source: WMTA.

Street Lights and Overhead Utilities

Evident in historic photographs, and continuing as a dominant residential streetscape feature today, are the presence of utility poles, overhead wires, and electric streetlights overhanging the streets, typically at intersections. These remain a constant feature on Almonte and most of Bridge Street as well. On the west side of Bridge Street, between the Maclean Bridge and Mill Street, are a handful of single globe lamp standards designed in a traditional style, which reinforce the ceremonial function of this space. South of Mill Street, the street lighting reverts to utilitarian lamp heads affixed to utility poles.

Historic photographs of Mill Street reveal that it received a different lighting scheme, which featured distinct canopied fixtures suspended

from utility poles. None of these remain in place today. Rather, single and two-globe reproduction lamp standards in a traditional style line Mill Street, and are interspersed with traditional lamp heads attached to the façades of buildings where the sidewalk narrows. The Riverwalk is illuminated by smaller light standards (some are solar), designed in a contemporary style.

Street Furniture, Street Trees and Greenery

In the residential areas both north and south of the river, most tree coverage occurs in side and rear yards, with very few street trees. As a result, the visual field is dominated by house frontages and landscaped front yards. Main and Queen Streets, and Bridge Street south of the Study Area include clusters of street trees, which provide a dense canopy overhanging the street. There is no municipal street furniture in the residential areas.

Historic photographs of the commercial area south of the river reveal little if any street trees. These only began to appear, along with street furniture, following the industrial era. Today's configuration of generous sidewalks along Mill Street has allowed for the introduction of street trees, and street furniture including benches, waste receptacles and bicycle posts along both sides of the street. Seasonal planter boxes also adorn the sidewalks, providing colour and interest. These are not seen elsewhere in the Study Area.

Within the Study Area, street trees are present on Bridge Street at the War Memorial and the Almonte Train Accident Memorial, they do not appear again until further south where the street begins to assume a more residential character.



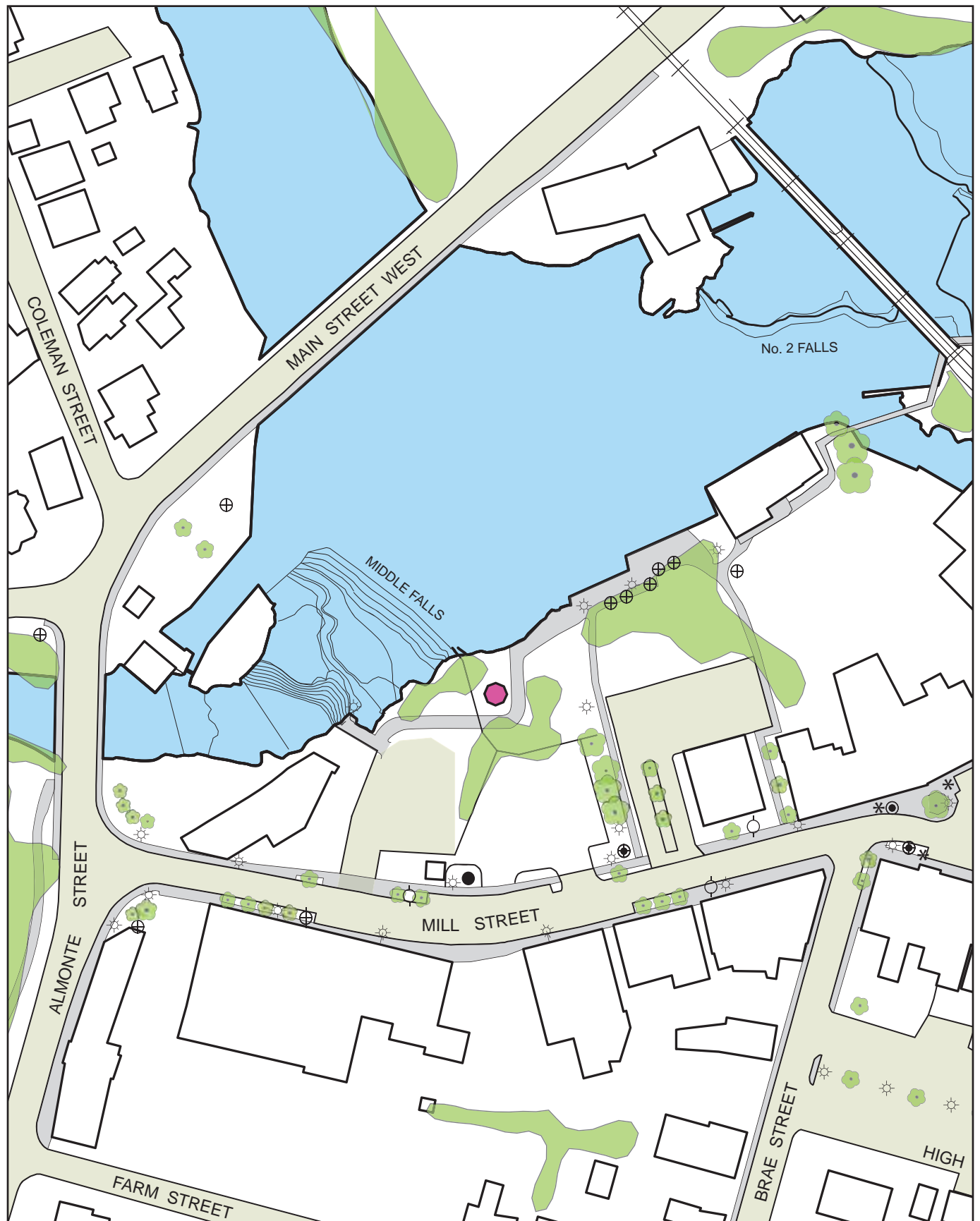
Fig. 2-72. Street scene, Mill Street (possibly 1930s) with generous sidewalks, but no street trees or furniture. Source: Michael Dunn Collection.



Fig. 2-73. Street furniture on Mill Street. Source: WMTA.



Fig. 2-71. Open space at Mill / Little Bridge, with street trees, seating and views of landmarks. The street furniture on Mill Street is coordinated and on theme. Source: WMTA.



III. 2-4. Streetscape features in the central area.

Streetscape Features



LEGEND



	SIDEWALK
	TREES, WOODED AREAS
	LIGHT STANDARD
	WAYFINDING POST
	BENCH, BICYCLE POST, AND WASTE BIN
	BENCH
	BICYCLE POST
	WASTE BIN
	GAZEBO



Fig. 2-74. House on Union Street South with stone garden walls. Source: WMTA.



Fig. 2-75. Storefront altered from its late 19th century appearance. Use of Vitrolite glass expresses a more recent period of storefront design. Source: WMTA.



Fig. 2-76. The Superior Restaurant sign has become a heritage feature in its own right. Source: WMTA.



Fig. 2-77. House on Thomas Street with distinct two-storey frontispiece. Source: WMTA.

Municipal street signs throughout the Study Area provide little distinction between neighbourhoods. One exception is the recent installation of way-finding signage along Mill Street providing orientation to visitors while also promoting local businesses and attractions. The signage is designed in a traditional style and lends a sense of distinction to Mill Street.

2.2.6 Private realm features

Historically, the commercial area exhibited characteristic commercial details, including awnings, signage, and storefront lighting. Storefronts and their signage have evolved over the years with some now expressing a different stylistic era than the building in which they are located, and reflecting the fashion of different periods. As these changes accumulate, they reveal the layering of time, uses, trends and personal taste of proprietors that have influenced the development of the town over time. An example is the Superior Restaurant sign, which may express a period of prosperity for the business as well as the introduction of new and bolder advertising trends. These layers tend to become heritage elements in their own right.

The wider sidewalks on Mill Street afford business owners with space to animate their storefronts by laying out seating, displaying wares, or setting out summertime planters or hanging baskets filled with flowering plants.

A significant feature that once animated the east side of Bridge Street was the consistent presence of storefronts, furnished with deep awnings overhanging the sidewalk, providing relief from afternoon sun. Beginning sometime before 1950, many of these storefronts were converted to residential units. With the gradual weakening of the commercial character along the northern end of the street, the awnings have all but disappeared. The potential for this streetscape to regain its traditional commercial quality and character is worthy of consideration.

Residential frontages change less frequently. Where porches exist, they provide animation and articulation of the streetscape and opportunity for social interaction. A unique feature of some side-gable homes north of the river is the addition of a two-storey frontispiece on the front elevation of the house, usually with a roofline and fenestration that are different from the main house. This detail is not seen on Coleman Island or south of the river in the Study Area.

Front yard landscaping typically features perennial gardens, and open green spaces. While front yard fencing is not commonly seen in the Study Area, there are two notable examples on Union Street South, where fine historic stone walls with wrought iron cresting enclose both the front and side yards of these early homes. Further research on the origins and design of these distinct streetscape elements is worth consideration.

The accumulation of individual details is part of what gives an area its distinct character and interest. It will be important to retain these details and encourage a continued layering of the individual flair that expresses the character of the residents and businesses identified with these areas. Newer development should continue to extend historic patterns in the residential areas, specifically the small increment of buildings, the interesting spaces in front of and between buildings, the presence of greenery and landscaping, and the informal character created by the inclusion of sidewalks on only one side of the street.

2.2.7 *Riverscape elements, open spaces and views*

The townscape and profile of Almonte can be appreciated from a distance. Almonte Street rises to the south-west of the central area, and from this point the old Town Hall, the old Post Office, the Victoria Woollen Mill, and the Wylie Mill can be seen as a compact, complete and unified ensemble, set in a dense, mature tree canopy.

Views in and around the river are perhaps the most dynamic and revealing of the history and evolution of the townscape. Depending on the vantage point, the viewer may see a truncated and tightly framed view of a single building or cluster of buildings, while only a few metres away the view may open to a vast panorama that takes in the entire townscape. Examples include views from Main Street: at the CPR bridge one sees a tightly framed view of the old Town Hall, the Thoburn Mill and the old Post Office in the background, with the rail bed dominating both the foreground and distant view plane. Just a few metres down the road, from the Main Street Bridge, a wide vista opens up. From here one can see the mill pond and industrial installations in the foreground, all of the adaptively reused mill buildings and the CPR Bridge in the middle ground, and the important civic buildings and glimpses of Mill Street in the background.

This pattern of juxtaposing tightly framed and broad vistas is repeated again and again around the river, from all bridges and from all publicly accessible shorelines. In each case, significant buildings, riverscapes and / or landscapes appear either in the foreground, the middle ground or the background. It will be important to protect and enhance these significant views, which frame the river and the town in unique and dynamic ways.

Within the downtown, historic and other landmark buildings become points of orientation, specifically around the elevation change and gentle bends in Mill Street which provide oblique views of the buildings that line it. This is particularly true of the old Post Office, which, from the western end of Mill Street is seen in a three-quarter view and from below — unusual for a monumental public building. The position of the building on a high point of land increases the sense of its scale and public profile. The architect, Thomas Fuller, designed the building with an asymmetrical and informal massing appropriate to this unique location.



Fig. 2-78. *Almonte Old Town Hall from Maclean Bridge. Source: WMTA.*

Likewise, the old Town Hall faces Bridge Street but is viewed most prominently from across the river, where it too is viewed at an oblique angle. The main mill buildings, due to their relationship to the curvature of the river, also tend to be seen in this way. The rail bed, slicing directly through the town without consideration for the topography or pre-existing street patterns, likewise creates angular residual spaces and hence variety and interest.

Axial views and formal squares are not found anywhere in Almonte. Due to these informal relationships, and lack of any attempt to impose a rigidly hierarchical urban plan, the town and landscape merge as a picturesque ensemble.

2.2.8 Community assets surrounding the Study Area

There are important community assets and cultural heritage resources surrounding the Study Area that contribute to and support the cultural heritage value of downtown Almonte. An important community gathering space is found at the Almonte Fairgrounds, a property designated by the former Town of Almonte under Part IV of the *Ontario Heritage Act*.⁵⁵ Located south-east of the Study Area along Water Street, the Almonte Fairgrounds include a large open space, framed by a grandstand, hall, farm structures, beach and boat launch.

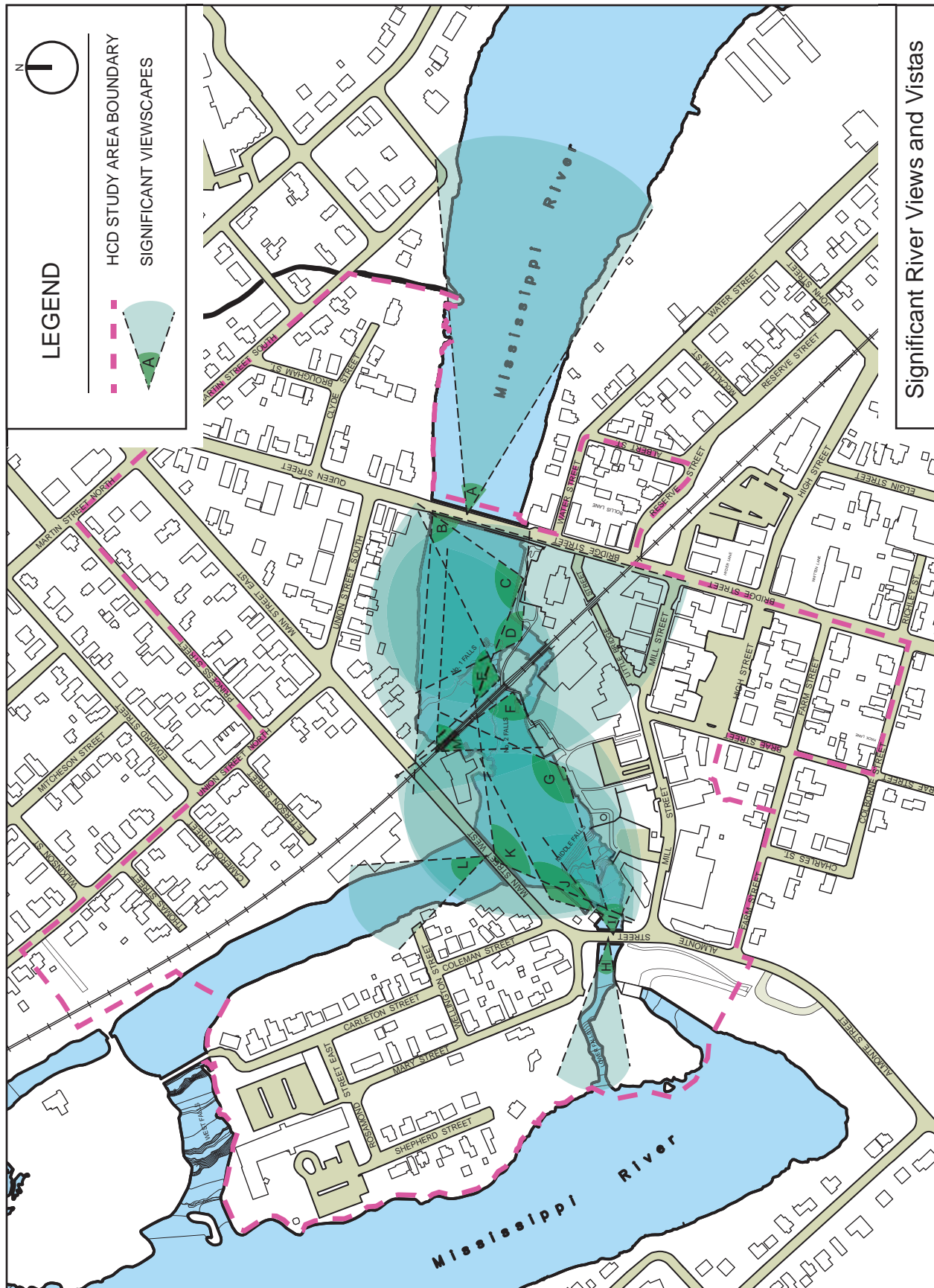
Gemmill Park also serves as a significant recreational and green space that links to the Study Area in a variety of ways, notably via Brae Street or Metcalfe Park via the Riverwalk.

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By-law 19-1984.



View A. *Looking east and upstream the Mississippi River, from the Maclean Bridge. This bucolic scene and shoreline could be mistaken for cottage country. Source: WMTA.*



III. 2-5. Significant river views and vistas.



View D. View looking south-west from the Maclean Bridge, with the old Town Hall and grounds in the foreground, and the CPR bridge and Wylie Flour Mill in the middle ground. Source: WMTA.



View B. View of the north shore from the grounds of the old Town Hall. The rear of properties on Main Street East and Union Street South are prominent in this view. Source: WMTA.



View C. View from the Riverwalk. The water is flat and relatively quiet in this location. The weir at the edge of the upper falls is visible in the middle ground, while rear yards of Main Street East and Union Street South properties animate the background. Source: WMTA.



View E. The upper falls and weir infrastructure dominate this view from the Riverwalk. The rear of Main Street East properties are visible in the background. The water cascade is picturesque and lively in this location Source: WMTA.



View F. This tightly framed view from the Riverwalk features the No.2 falls and CPR bridge in the foreground, former mill buildings in the middle ground, and the tip of Coleman Island in the background. The water is frothy and fast moving. Source: WMTA.



View G. Former mill pond between the upper and middle falls. Mill and industrial buildings, as well as the Main Street Bridge and CPR Bridge are visible in the middle-ground of this viewscape. Residences and the Almonte Electric Plant on the tip of Coleman Island are visible in the background. Source: WMTA.



View H. Lower falls and rapids, west of the Almonte Street Bridge. The shoreline is defined by heavy vegetation, which frames a tight view of the water. The river is fast flowing. Note that the riverbed was excavated to run penstocks for the new power-generating station. The naturalistic appearance of the riverbed was reinstated through the placement of rocks and boulders set into concrete. Source: WMTA.



View I. View of the middle falls from the Almonte Street Bridge. This represents one of the most expressive views of Almonte, framed by the Victoria Woollen Mill and the Almonte Electric Plant. The view is truncated by the height of the falls and shoreline trees and plantings. The river is fast flowing and lively. Source: WNTA.



View J. View from the commemorative park beside the Almonte Electric Plant. Most landmarks are visible within this viewshed, including former mill sites, the old Town Hall, the old Post Office clock and the CPR Bridge. The top of the middle falls and weir, and the intake for the Almonte Electric Plant are visible in the foreground. The power and flow of the river is notable at this location, where the flat mill pond is juxtaposed the cascading middle falls. Source: WMTA.



View K. View of former mill pond from Main Street Bridge. Many landmarks are visible within this viewshed, including former mill sites, the old Town Hall and the CPR Bridge. While fast moving, the water is flat and comparatively quiet in this location. Source: WMTA.



View L. North channel of the Mississippi River, with Coleman Island at left. Like the view from the Maclan Bridge, this could be mistaken for cottage country. Source: WMTA.



View M. View looking south across the CPR Bridge, with landmark buildings animating the view. The old Town Hall (left), the Thoburn Mill and Mississippi Iron Works (right) are visible in the middle ground, the clock of the old Post Office is visible in the background. The river is calm and flat above the bridge, and frothy and loud below it. Source: WMTA.

2.3 Built Resources

Eras of construction

To understand the development of the town, built resources were categorized by period of development and style of construction. This informs the property evaluations by placing each property within its historical context. Outbuildings, such as garages, were not dated.

Periods of construction are largely organized to align with the historical themes and chronological eras identified in the historical overview of Almonte (Section 2.1). However, because information on specific dates of construction is limited to historic built form mappings, including Fire Insurance plans and Land Registry plans, earlier periods were combined (1820-1850 and 1851-1865), and the later period (1900-1965) was capped at 1945 to reflect the important break marked by World War II, which brought a new type, form and style of construction. The eras of construction represented on the enclosed plan are:

- 1820-1865: Settlement, the railway and first textile mills
- 1866-1900: Almonte prospers and becomes a national textile centre
- 1900-1945: Industrial Almonte in the early 20th century
- 1945-present: post-war and post-industrial Almonte

Architectural Character: Building Types and Styles

The Study Area is characterized by a diverse building stock dating from successive periods of construction and development in Almonte. Defining this rich vernacular landscape is a variety of building types, styles and ages represented across a collection of residential, commercial, institutional and mill buildings. While few in number, Almonte has some very noteworthy examples of high style architecture.⁵⁶

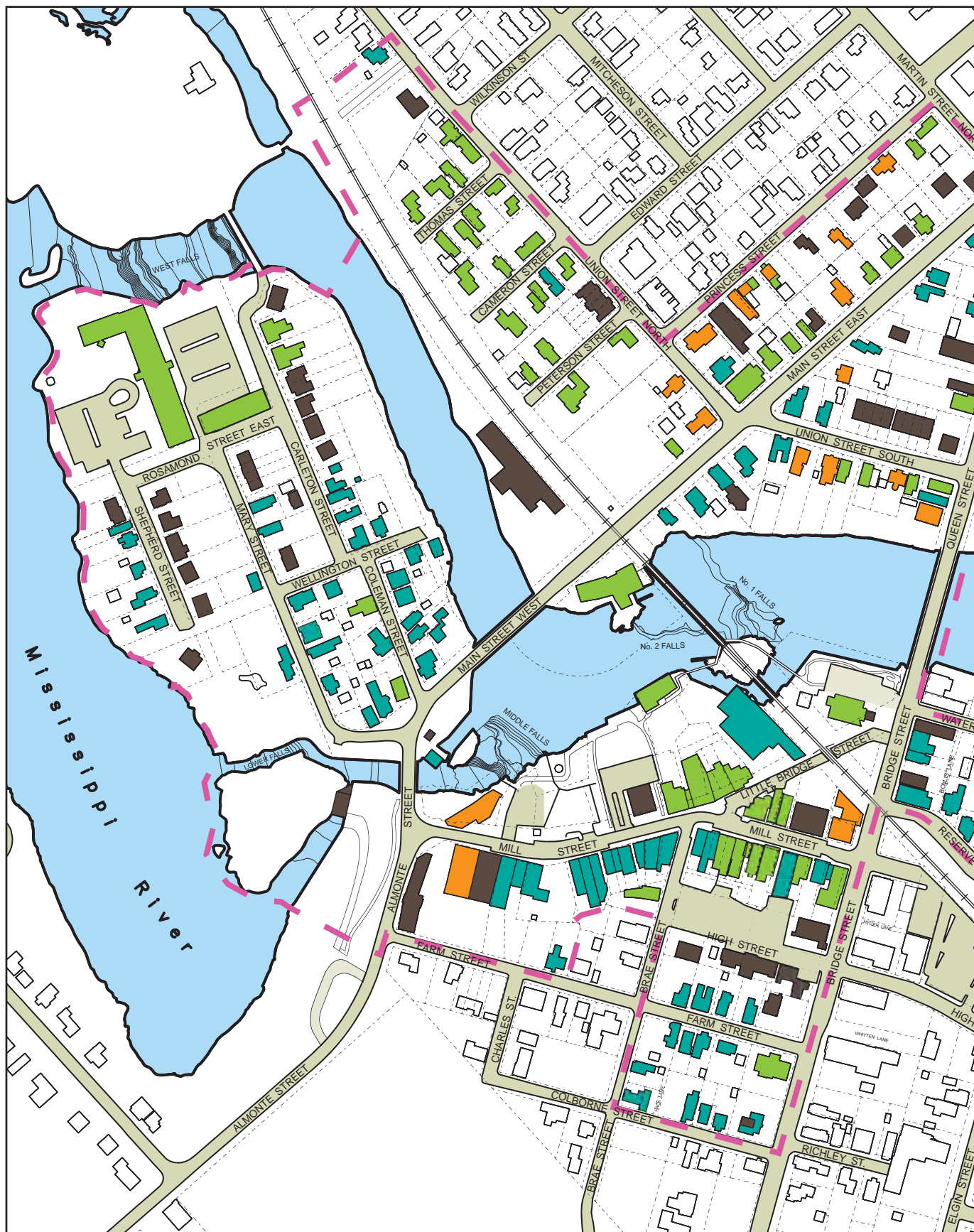
⁵⁶ Many of the Almonte buildings included in the annual Doors Open event are located within the Study Area: the old Town Hall, former Post Office, Almonte Electric Plant, the Mississippi Valley Textile Museum, Thoburn Mill, Mississippi Iron Works, Victoria Mill, and St. Paul's Anglican Church and Rectory.



Fig. 2-80. Excerpt from 1879 Fire Insurance Plan (revised 1884), showing Mill Street (at left) and Rosamond No. 1 mill in detail at right. Source: Library and Archives Canada, C.E. Goad Insurance Plan, Almonte.



Fig. 2-81. Excerpt from 1908 Fire Insurance Plan (revised 1926), showing Coleman Island. Source: Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, July 1926; via MVTM.



III. 2-6. Eras of construction of built form in Almonte.

Eras of Construction in Almonte



LEGEND



- - - - - HCD STUDY AREA BOUNDARY
- 1820 - 1865: SETTLEMENT - THE RAILWAY AND FIRST TEXTILE MILLS
- 1866 - 1900: ALMONTE PROSPERS AND BECOMES A NATIONAL TEXTILE CENTRE
- 1900 - 1945: INDUSTRIAL ALMONTE IN THE EARLY 20th CENTURY
- 1945 - PRESENT: POST-WAR AND POST-INDUSTRIAL ALMONTE
- - - - - PROPERTY BOUNDARY



Fig. 2-82. A c.1860 stone house that retains its original form, volume and detailing. Source: WMTA.

Combined, this important collection of historic buildings expresses the continuous evolution of industrial, economic, social and cultural activity within downtown Almonte. A description of architectural styles found in Almonte is included in the Appendix.

Reconciling the research findings with the physical fabric that exists today is sometimes challenging, given that many buildings, properties and spaces have undergone significant renovation and alteration over the years. While this rich layering of history gives the Study Area its unique flavour and character, in some cases it is difficult to distinguish original form and fabric from new.

Mid-19th century



Fig. 2-83. Mid-19th century commercial building with stone detailing and pressed metal cornice. Source: WMTA.

The earliest surviving residential, commercial and industrial buildings come from the mid-19th century, and demonstrate a mix of building forms. Among residential buildings, a 1-1/2 and 2-1/2 storey side and front-gable form are common. In stone, wood frame or heavy timber construction, the residential forms were typically built close to and centered on the front property line, with side yards providing access to rear amenity space and outbuildings. Small dormer windows provided natural light in attic spaces. The wood frame and heavy timber examples from this period have been heavily modified, with exterior finishes concealed or removed by later modifications. In some cases, the building form itself has been significantly altered.



Fig. 2-84. Early Worker's Cottage where original form and volume have been obscured by substantial alterations. Source: WMTA.

The commercial and industrial buildings of this era demonstrate the flat roof form. Surviving examples are of stone construction, two and three storeys in height, and feature decorative stonework, and detailed cornices in pressed metal or wood.

Late-19th century



Fig. 2-85. An 1860s Worker's Cottage on Union Street North, re-clad with aluminium siding. Two storey frontispiece is a later addition. Source: WMTA.

Examples from the late-19th century continue to feature the gabled form in residential buildings, and flat-roofed form of two- and three-stories in commercial and industrial buildings. The flat roof form was particularly useful in commercial areas, where the street wall could be expanded horizontally to create two, three and four-door rows, which is seen on all parts of Mill Street today. The flat roof commercial and mixed-use buildings were built tight to the front property line, with carriageways or side lanes located between groupings of buildings, providing access to rear yards and outbuildings. Surviving examples display decorative brickwork and detailed cornices. Many of these buildings also had projecting decorative wood balconies, some of which survive today (either in original form or as reproductions). Some commercial buildings on upper Bridge Street have since been converted to residential use, which has diminished their street front contribution.

The north side of lower Mill Street was characterized by its industrial landscape, featuring woollen mills and associated industrial buildings. Built in wood frame with stone and brick veneer, and solid stone construction, these structures appear to have been flat roofed, of one,

two and three storey heights. As free-standing structures, each of these buildings was oriented to its best waterfront advantage. The streetscape side was then characterized by a dynamic undulating and discontinuous frontage contrasted with the continuous street wall that defined the south side of Mill Street during this period. None of the late-19th century industrial buildings survive today. Elsewhere, on Coleman Island, mill buildings appear in flat roof form, of stone masonry and wood-frame construction in two, three and six-stories. Only the Rosamond Mill survives today as an adaptively-reused building.

Residential forms of the late-19th century are seen principally north of Main Street, and are typically one-and-a-half or two-and-a-half storeys, of wood frame construction with either brick or clapboard siding. Buildings of this era display decorative woodwork in the gable ends, in cornices and in porches. A majority of the clapboard examples have been modified through the replacement or covering-up of original clapboard with horizontal vinyl or aluminium siding. Other examples have been significantly altered.

Other late-19th century styles include the Italianate and Second Empire, which appeared in both residential and commercial forms, and always in stone.

Early-20th century

The turn of the 20th century witnessed continued construction of flat-roofed commercial and gabled residential forms throughout the Study Area. Residential buildings continued to be built at one-and-a-half or two-and-a-half storey heights, in wood frame with brick or clapboard siding. Some examples in stone also exist. With few exceptions, the clapboard examples have been modified through replacement or covering over original finishes with vinyl or aluminium siding.

The commercial and mixed-use buildings appeared largely on the south side of lower Mill Street, at two storey heights, featuring decorative brick veneer, elaborate cornices in pressed metal or wood. The tradition of projecting decorative wood balconies seems to fade out during this time. These commercial structures were replacements of earlier, late-19th century, three-storey buildings, which were heavily damaged or destroyed by the succession of fires that devastated Mill Street in the early part of the 20th century. Again, the continued use of the flat roof form facilitated a sustained development of dense urban fabric, characterized by a continuous horizontal street wall, with its rhythm of individual storefronts.

The north side of lower and middle Mill Street continued to exist as an industrial landscape, with woollen mills and other industrial buildings occupying these sites. Again, all of these buildings have since disappeared. Some lots on both sides of lower Mill Street were briefly redeveloped, while others have never been redeveloped and remain vacant or underutilized to this day.



Fig. 2-86. Three-storey brick commercial building on Mill Street, with distinctive arched carriageway giving river access. Source: WMTA.



Fig. 2-87. A late-19th century example of a brick cottage with detailed woodwork in the gable end. Vestibule entrance is a later addition. Source: WMTA.



Fig. 2-88. The Royal Canadian Legion building was characterized by a distinctive mansard roof, which has been removed and replaced. Source: WMTA.



Fig. 2-89. The prominent Wylie House is an example of late-19th century Italianate style in stone. Source: WMTA.



Fig. 2-90. Early 20th century example of Italianate style in brick. Source: WMTA.



Fig. 2-91. Early 20th century example of Ontario Vernacular, in brick, Coleman Island. Source: WMTA.



Fig. 2-92. One of few residential examples that retain original clapboard siding. Source: WMTA.



Fig. 2-95. Dynamic waterfront treatment at Thoburn Mill. Source: WMTA.

Mid-20th century

Development between the wars was marked by the gradual removal of industrial buildings and their associated outbuildings along Mill and Little Bridge Streets and on Coleman Island. The residential areas saw very little in the way of new construction.

The post-war era saw the introduction of the suburban form in residential areas, including bungalows, split-levels, and ranch style housing. In addition to marking a break in the relatively consistent volume and form of earlier eras, these new residential types tended to be set further back on their lots and featured lower-sloped roofs, and prominent garages or carports occupying space that would otherwise be used as a side yard.

Recent architecture

More recent architecture has had mixed results in terms of respecting established patterns of density, scale, and materials, in particular in the commercial areas. Some infill and redevelopment projects have been consistent with and complementary to established patterns. Of note is the adaptive re-use of historic mill buildings, many of which feature contemporary additions designed in a modern style, using new materials. Because these buildings and their additions are oriented towards the river, the waterfront façade tends to be more dynamic than the street side elevation. The attention paid to the waterfront illustrates and expresses a new form of engagement with and evolution of the river shoreline within the Study Area.



Fig. 2-94. Suburban 'Ranch' on Coleman Island. Source: WMTA.



Fig. 2-96. Convenience store infill typical of suburban malls -- building set back from the street to allow parking in front. WMTA.



Fig. 2-93. Under-utilized lot on Mill Street. Source: WMTA.

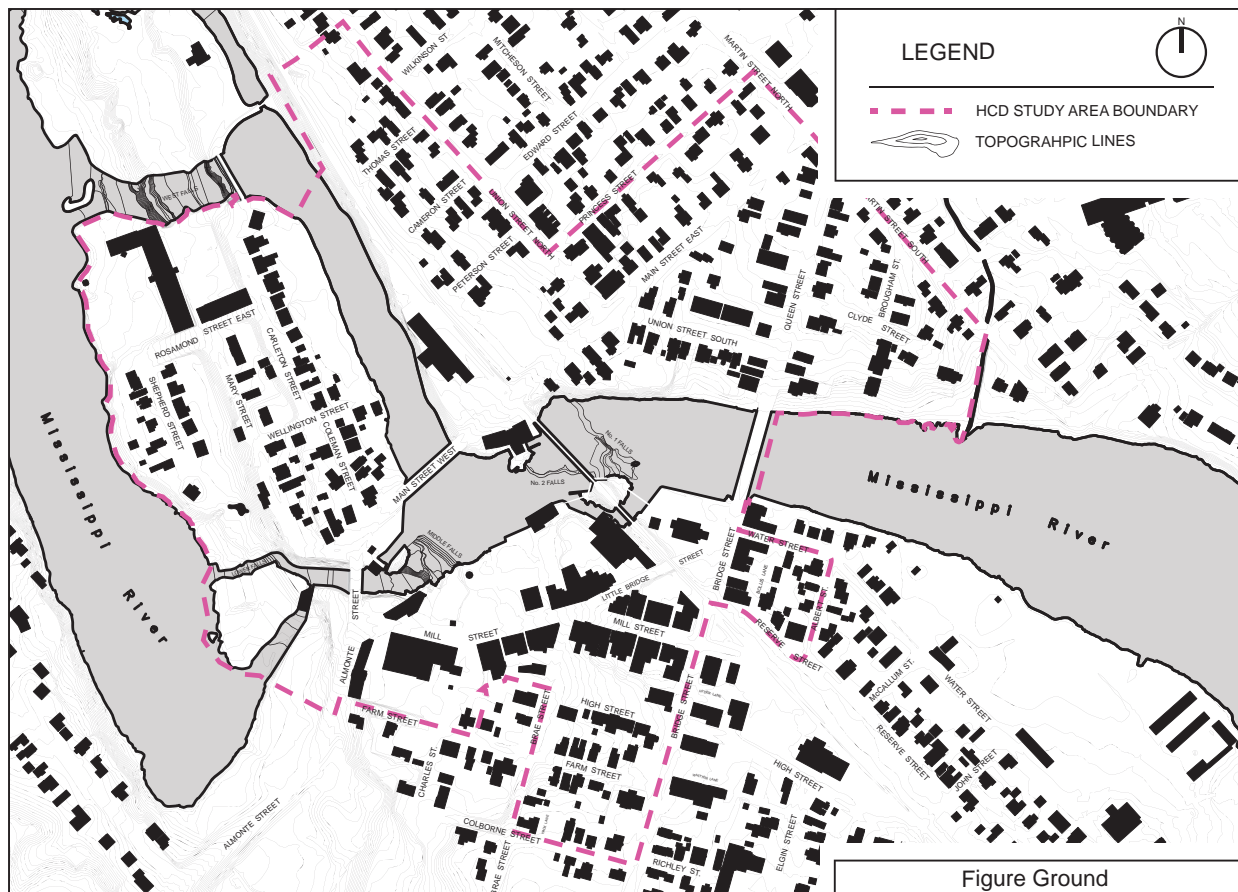
In other cases, notably on commercial street frontages, the scale and relationship of new buildings to the street has been at odds with the existing character. This is evident where buildings: are set back from the property line; built at a lower scale than the surrounding built form; interrupt the rhythm of storefronts by eliminating access directly from the street to individual businesses; flatten the articulation of the street façade by extending a repetitive pattern over a large horizontal expanse; or mix architectural styles and motifs which lends confusion as to the building's function.



Fig. 2-97. This single-storey redevelopment (and its predecessor) on Mill Street interrupts a rhythm of storefronts by eliminating entry to individual businesses directly from the street. Source: WMTA.

Prominent architecture

Set prominently within the rich vernacular landscape of the Study Area are a number of important institutional and civic buildings. These include religious buildings, such as the former Trinity Methodist Church on Main Street East (albeit much altered) and St. Paul's Anglican Church on Clyde Street; and civic buildings, in particular the Almonte Old Town Hall on Bridge Street, the former County Registry Office on Brougham Street, and the old Post Office on Mill Street.



III. 2-7. *Figure ground plan illustrating the density of built form contrasted with open spaces in Almonte.*

2.4 Character Areas and Cultural Landscapes

Three broadly-defined character areas and a distinct cultural landscape have been identified within the larger Study Area. Each character area reflects specific qualities which give unique and distinct identities to each area. Within the residential neighbourhoods, there is a relatively consistent pattern of development expressing a limited range of building age and types, and a limited diversity of architectural styles. The commercial area is characterized by its notable streetscapes expressing distinct vernacular architecture and a unique urban layout.

Each of the character areas overlap with and are characterized by the Mississippi River cultural landscape.

North of River Character Area

Generally, the area north of the river is characterized by residential uses, with some minor commercial functions along Main and Queen Streets. Some of Almonte's earliest homes are located here, and the area includes many of the residential types typical of eastern Ontario, including Worker's Cottages and Ontario vernacular forms, as well as examples of the higher Gothic Revival, Italianate and Second Empire styles. Generally, the streetscapes share a consistency of use, style, period of development and character. The open spaces of front and side yards provide important visual amenity and interest. House façades often include decorative woodwork, and porches, stoops or enclosed vestibules creating variety and articulation along the streetscape.

Within the Study Area, the road alignments south of Main Street are associated with Shipman's early street grid, whereas the road alignments north of Main Street are determined by the Lot and Concession settlement pattern. Residential lots are generously sized in all areas, allowing for a moderate to mature tree canopy, and perennial gardens. Sidewalks usually appear on only one side of the street (except on Main, Queen and Martin Street North), reinforcing a semi-rural or less formal urban atmosphere.

Queen Street and area

Queen Street is largely characterized as a residential street, but is also a major route into and out of the community. As a result, Queen Street experiences relatively high volumes of traffic. The houses closest to the river are generally larger and more impressive than those farther away. The view of the Town Hall from the end of Queen Street is an important one, as it best reveals the monumental character of the building, set against the river in the foreground. The southern end of Queen Street is anchored by the Menzies House and the Wylie House, both designated by the former Town of Almonte under Part IV of the *Ontario Heritage Act*.



Fig. 2-98. Queen Street has both residential and commercial functions, and heavy traffic volumes. Source: WMTA.



Fig. 2-99. Main Street East has residential and commercial functions, and experiences heavy traffic volumes. Source: WMTA.

East of Queen Street is a small residential enclave, which includes the original and replacement County Registry Offices (1860 and 1878, respectively), St. Paul's Anglican Church and grounds, and a fine stone house at the end of Clyde Street. This ensemble of historic stone structures creates a distinct node.

Main Street Corridor

Main Street is divided into East and West, with the north channel of the Mississippi River marking the dividing line. Lying west of the North Channel, Main Street West consists of the bridge, and the large open space surrounding the Almonte Electric Plant. There are also a handful of private dwellings. All of these properties have important views onto the river, and are viewed prominently from various vantage points on the river shoreline, most importantly from within the business district.

Similar in character to Queen Street, Main Street East is a largely residential street with some commercial functions, and experiences a high volume of vehicular traffic. The lots at the southern end of Main Street East (just east of the North Channel) were sub-divided as early as 1867 from the land of James H. Wylie. Some of the homes are substantial, but most are smaller worker cottages. The Dungarvon Building (former Trinity Methodist Church) is the most imposing structure on this part of the road. Towards the river, the redeveloped Wylie Flour Mill (now the Almonte Flour Mill) and several large homes are found, as well as a large, currently uninhabited and heavily vegetated residential property on the north side of the street. The properties on the south side of the street are particularly important, as they are visible from the river and thus form part of the waterfront landscape as viewed from the business district.

Union Street South Corridor

A short street, it is characterized by an intact collection of 19th century homes on the south side of the street, but the integrity of the north side is interrupted by a group of modern, low rise infill homes. The houses and properties on the south side are of particular importance as the rear of these properties face the river and thus form part of most views of the river, in particular from the Riverwalk and the old Town Hall.



Fig. 2-100. Union Street South has a variety of house forms. WMTA.

Union Street North and Area

Short streets terminating at the former rail bed run perpendicular to Union Street North. Following a typical pattern, worker cottages are set close to the street, and the streets are provided with a sidewalk on only one side. The urban form of this area is largely intact, with a small number of modern replacement structures. A mature tree canopy is provided by trees planted in side and rear yards. It should be noted that the blocks immediately beyond this part of the Study Area are more or less identical in character. A consistency in house form and setback dominates the street views.



Fig. 2-101. Worker's cottages set close to the street are typical of the Union Street North area. WMTA.

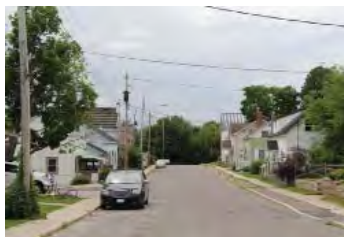


Fig. 2-102. Princess Street has some of the earliest homes in the Study Area. WMTA.

Princess Street Corridor

Princess Street contains some of the oldest homes in the Study Area. Modest in scale, many of these homes exemplify the Worker's Cottage style and early settlement pattern, including smaller and shallower lots. The exterior finishing on many homes has been removed or covered in horizontal vinyl or aluminium siding. While there are few street trees, the front yards are nonetheless green, and there are many trees in side and rear yards providing good coverage in the inner block.



Fig. 2-103. Semi-detached worker's houses on Coleman Street. WMTA.

Coleman Island Character Area

While much of Coleman Island once hosted many industrial and mill buildings, the only surviving evidence of this heavy industrial past is the presence of the Rosamond Mill complex. Located at the north end of Coleman Island, the redeveloped Rosamond No.1 Mill (now Millfall condominiums) and the former Mill Annex containing an office and warehouse (now the Mississippi Valley Textile Museum) serve as an important reminder of the extent and reach of the milling landscape in Almonte. The role these buildings served in the local community, and indeed in Canada's textile industry, was commemorated by the former Town of Almonte through individual heritage designations,⁵⁷ as well as through a provincial heritage easement with the Ontario Heritage Trust (the Mill Annex only), and through federal designations as a National Historic Site of Canada.



Fig. 2-104. Shepherd Street, like much of Coleman Island, features a variety of tree cover. Source: WMTA.

Today, the Island, like most of the surrounding community, is largely dominated by worker cottage type dwellings, set close to the street, with a sidewalk on one side only. Unlike other areas, there are a high proportion of relatively modern bungalows and row houses, giving the neighbourhood a heterogeneous and eclectic character. Some larger lots are heavily treed. The topography slopes generally from east to west, with Shepherd Street at a considerably lower elevation than Carleton Street.



Fig. 2-105. The streetscape view along Mary Street terminates at the Mississippi Valley Textile Museum. Source: WMTA.

As noted, the north end of the island is occupied by the massive Millfall condominium. As a private property, there is no public access afforded to the waterfront via this property. To the north-east, Carleton Street is a quiet, wooded lane leading to historic homes and a private bridge giving access to a former Rosamond family property. The fourth falls on the river — the West Falls — can be glimpsed through the forest from this location, as well as industrial remnants from the mill. During consultations, Coleman Island was described as a residential enclave, suggesting that the understanding of place is evolving from its association with the mill history to incorporate a predominantly residential character today.

⁵⁷ By-law 26-1994; National Historic Site designation, 1986 (<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7864>).



Fig. 2-106. Distinctive S-curve of Mill Street, with open space at Mill / Little Bridge (right) animated by street trees, seating and seasonal plantings. Source: WMTA.

South of River Character Area

Mill Street corridor

Mill Street, the main commercial street in Almonte, bends and rises with the topography. The unusual geometry of the street creates a unique aesthetic effect that defines the character of the town centre. The views of the street in both directions are truncated by the gentle S-curve that allows the building faces to be viewed from changing angles as one moves down the street, thus defining a unique character and distinct sense of place that differs along the three parts of Mill Street. Upper Mill Street is characterized by its continuous built form on both sides of the street, of largely 2-storey mixed-use buildings, set tight to the front lot line and defining a continuous street wall.

The middle part of Mill Street is characterized by the convergence of Mill, Little Bridge and Brae streets creating an open space that is framed by buildings of primarily three stories. The intersection of Mill and Little Bridge is the site of a commemoration for James Naismith and Almonte's centennial in 1980, and functions as a natural meeting place. The paving in this area extends to the building faces, without a separate sidewalk, which further reinforces the sense of this area as a pedestrian square rather than a roadway. The iconic former Post Office building, also situated at this intersection, gives the corner a monumental civic presence not commonly found in small Ontario towns. Openings in the north side street wall provide views and access to the river. These openings vary from narrow, covered passages to larger open spaces, as seen beside the new Post Office.

Moving towards lower Mill Street, the continuity of the north-side street wall dissolves completely. From the 1960s Post Office, which is set well-back from the street frontage, to the Victoria Woollen Mill, this stretch of Mill Street is characterized by a lack of built form. Unlike the frontage



Fig. 2-107. Mill Street looking East. During a short period of the early 20th century there was a continuous street wall on both sides of the street. Source: Michael Dunn Collection.



Fig. 2-108. Today, the north side street wall is more porous. Source: WMTA.

opposite, the north side of middle Mill Street has witnessed an evolving built form since the mid-19th century to present. Multiple mill and other industrial buildings have been continuously built, modified, and replaced over time. Each building defined a new relationship to the street and the river, depending on its function and needs. During some periods, there was a nearly continuous street wall. At other times, the buildings were placed in discontinuity and asymmetry to the street. Today, the area is largely devoid of built form, save a small gazebo at the water's edge, and a concession stand.

Lower Mill Street is characterized by its collection of 19th and early-20th century commercial and mixed-use buildings, which remain largely intact, and create a more or less continuous street wall on the south side. The current porosity of the north side is an interesting evolution of Mill Street providing provisional opportunity to highlight the importance of the river in shaping the townscape. Its current form is the result of the gradual removal of industrial functions along the riverside, which have never been replaced. This large gap and discontinuity in the street wall could represent an opportunity for a thoughtful and carefully calibrated infill project.



Fig. 2-109. Little Bridge Street characterized by continuous paving. Source: WMTA.

The “grain” or scale of the commercial buildings on Mill Street reflects the format of 19th century businesses, with many narrow storefronts creating variety. Although the buildings on the south side are typically two or three storeys in height, there is little uniformity in cornice heights or rooflines. This architectural diversity contributes to the quality of the experience of visitors to the street, and is clearly distinct from modern retailing environments. This pattern has not always been respected by recent infill developments, which have tended to flatten the articulation of the street wall and result in reduced architectural interest.

Mill Street has distinct entry points. At the west end, the 5 storey Victoria Woollen Mill building and the wall remnant framing the Almonte Street intersection serve as a gateway to the street; at the east end, the McArthur Block and Shipman House serve a similar role.

The Superior Restaurant sign is a good example of commercial neon signage from the first half of the 20th c. and should be considered to have cultural heritage value.

Little Bridge Street

This short street connects the small plaza at Mill Street, described above, to Bridge Street. It is bisected by an underpass below the rail bridge, which creates a distinctive and intimately scaled space and also marks a break in streetscape character. To the north of the railway bridge, the street is framed by civic functions — the old Town Hall and the War Memorial. To the south, the street has former industrial frontage and commercial uses on the river side, and the rear yards of buildings fronting Mill Street on the other side. The embankments of the rail bed are heavily treed. The rear of the Post Office building dominates the south side of the street, and an oblique view of the tower of the old Town



Fig. 2-110. Little Bridge with view of old Town Hall in background. Source: WMTA.

Hall can be glimpsed above the bridge. A level pedestrian pathway is elevated and separated from the carriageway. Small retail spaces line the north side of the street.

Overall the street has a picturesque and highly animated quality, and in spite of being shared with motorized traffic, is a welcoming environment for pedestrians.

Bridge Street Corridor

The Town Hall faces Bridge Street where it meets the river, and beside it, a triangular public green space bounded by Little Bridge Street and the former rail bed is the community's ceremonial and symbolic centre. In this general area, and in the adjacent spaces on the riverbank, most of the town's commemorations can be found. Opposite, small commercial buildings of varying quality line the street. The incremental conversion of commercial storefronts to private dwelling units has resulted in a weakening of the commercial character that once dominated the north end of this historic and ceremonial street.

Brae Street and Area

The topography of this area is characterized by a slope leading up towards Gemmill Park. The area is primarily residential, with the exception of a parking lot at the former site of the farmers' market. The dominant house form is the 19th century worker cottage, with more recent but infrequent appearance of post-war housing. The houses are set close to the street with minimal front yards; as a consequence the tree canopy on these streets tends to be modest, with most trees in rear and side yards. The area around the former Market square (now a parking lot) is somewhat confused, and lacks both a defined urban edge and a distinction of character.

Water / Albert / Reserve Street Area

The small block is primarily residential. With the exception of the former Orange Lodge facing the rail bed, the dominant house form is the 19th century worker cottage. Like other areas, the houses are set close to the street with minimal front yards. The tree canopy is restricted to rear and side yards.

Mississippi River Cultural Landscape

In public consultations it was clear that the aesthetic qualities of the river are central to the identity of Almonte. The views of the river from the bridges and shoreline are highly valued, and figure prominently in typical images of the community. A tradition of swimming in the river continues today, with a natural formation known locally as "The Bubble" being a favorite spot to jump in. Recent interventions reflect a shift in the role of the river away from being primarily an industrial resource to a recreational one including the creation of the Riverwalk, and a number of restaurant terraces.



Fig. 2-111. Bridge Street corridor character. Source: WMTA.



Fig. 2-112. Brae Street looking down the hill towards Mill Street. Source: WMTA.



Fig. 2-113. High Street is characterized by the rear of Mill Street buildings, and lack of a defined urban edge. Source: WMTA.



Fig. 2-114. Seating along the Riverwalk. Source: WMTA.



Fig. 2-115. The Riverwalk. Source: WMTA.

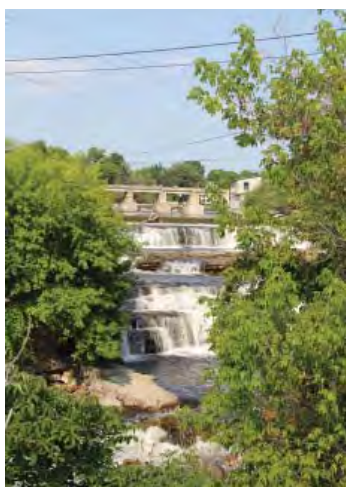


Fig. 2-116. In the summer months, the mature shoreline plantings partially obscure, but also frame, views and vistas across the river. Source: WMTA.

The falls occur in four major sets. All have been modified to some extent by the industrial installations designed to direct water power towards milling and other industrial uses. The most visible interventions are the installation of weirs that create a sharp line across the water resulting in flat mill ponds above, and exposed rock ledges below over which the river cascades. Tailraces contribute to the cascading effect. All of the falls are characterized by churning white water, generating a significant amount of ambient noise.

While the natural falls are of very high aesthetic value, the historic weirs and presence of industrial interventions into the river have also acquired cultural heritage value. The position of the mill buildings was determined purely by the requirement to harness the power of the river, but has resulted in a picturesque composition of masses distributed along the shoreline. The buildings are unified in the material of their construction, and share a pragmatic approach to construction and detailing. Through successful and sympathetic adaptive reuse projects, most are in good condition and together contribute to the image of a coherent, unified, and functioning historic district.

Today large, mature trees line the banks of the river. The tree canopy is quite dense in places, and in summer many of the waterfront buildings are partially obscured by them. A shady, park-like environment is thus created, which is accessible to pedestrians along the Riverwalk.

As the industrial use of the river has declined, recreational uses have increased. While swimming in the mill ponds was always a common activity, today it is also common to see fishing, boating and skating in winter. Indeed, the Parks and Recreation Master Plan anticipates constructing a boat dock at the old Town Hall and the GeoHeritage Park, with the aim of allowing 'water commuters' to dock closer to downtown.

As Almonte continues to develop and grow, the limited public and open spaces in the central area, in particular around the river, will continue to gain importance as they provide green space and public amenity. The Riverwalk and its link to Metcalfe Park is a highly valued feature that guides visitors through the town and tells the story of Almonte.

Bridges and views

With the exception of the CPR bridges, the other bridges are of limited aesthetic or cultural value, most being relatively recent and pragmatic replacements for more historic structures. They are chiefly valued for the views of the townscape and river that they afford, and for contributing to a continuous architectural promenade that encircles the core of the Study Area.

Views across the river, from bridges and notable points along the shoreline provide an understanding and orientation of the town from distances. Within the town, views are more truncated, and provide views of notable landmarks including the old Town Hall, and the old Post Office. All views provide important reminders of the town's past, while also serving as important points of orientation.

Maclan Bridge

The Maclan Bridge serves as the approximate eastern boundary of the historic urban centre of Almonte, and the views from each side reflect this condition. The view to the east is a pastoral scene dominated by the treed riverbanks, and is largely rural in character. Looking west, the view includes the Town Hall, the Wylie Mill, CPR Bridge, and the first waterfall. The houses on the north bank are largely hidden by trees, although the Wylie and Menzies houses are prominent. The view reflecting the milling era remains largely intact.

CPR Bridges and Rail Bed

No longer in use, the rail bridges are, strictly speaking, off limits to the public. While the piers appear to contain historic masonry, the spans are concrete, apparently of more recent provenance. The robust and frequently spaced piers are an imposing presence in the river. As this bridge is sited directly over the first set of falls, it is, like the mill buildings, a visually dramatic juxtaposition of industrial infrastructure with a natural landscape feature.

The bridges are situated roughly in the middle of the historic urban centre, and present a very compelling opportunity for adaptive re-use. The rail bed passes very closely to many buildings, and serves as a flat, visual datum against which the sloping topography is contrasted; at places the bed is level with the adjacent land, and elsewhere it rises a full storey above. Views of the river from this bridge are quite dramatic.

Main Street Bridge

The view from the Main Street Bridge to the town centre is dominated by the juxtaposition of the CPR Bridge and the roofline of the Town Hall, and includes all of the extant mills. Mature trees also are prominent in this view, both in the distance and on the opposite bank. With the exception of the modern addition to the Wylie Mill and early 20th century power plant, the view largely consists of structures and landscapes of the milling era.



Fig. 2-117. Main Street Bridge. The Maclan Bridge is similar in character. Source: WMTA.



Fig. 2-118. CPR Bridge with its distinctive stone piers. Source: WMTA.



Fig. 2-119. *Almonte Street Bridge, c1910. Source: Michael Dunn Collection via Almonte.com.*

To the north, a tributary of the Mississippi River that defines the east side of Coleman Island is mostly in a natural state, with some residential development visible on Coleman Island.

Almonte Street Bridge

A replacement for an historic stone bridge, the Almonte Street Bridge is formed in concrete with a shallow arch, perhaps in homage to the original structure. Viewed from the east, it frames a distant view of the lowest set of falls.

The view towards the town from this bridge is perhaps the most iconic image of the community, as it is from here that one can see most of the falls from below, where their height, turbulence and splashing can be best appreciated. Viewed from this point, the water is mostly frothy and fast moving. From here, the relationship of the mill buildings and related structures to the falls can be readily grasped. As at many other vantage points, the mature trees that fill the banks partly obscure many of the buildings, creating an informal, bucolic overall effect.



Fig. 2-120. *Almonte Street Bridge. Arched form may have been designed in homage to the original structure. Source: WMTA.*

2.5 Perception of Heritage Character in Downtown Almonte

The last element of research undertaken as part of this study was to understand the cultural connections and values that the community places on downtown Almonte. Community input and participation in the study process helps to reveal and make evident the connections that exist between a place or physical environment, and the cultural practices that unfold there. In other words, one way to understand the cultural landscape of downtown Almonte is to uncover how cultural ideas and practices are supported by the physical fabric of the town. This is best revealed by the community that interacts with a place as part of its everyday experience.

Historically, Almonte was founded on the idea of harnessing the power of the river to enable industrial development. Through philanthropic gestures, key figures in Almonte's history would bring a strong sense of community and the idea of self-sufficiency. Today, Almonte continues to be associated with the pursuit of industry and community well-being, and with the idea of small town living, creativity and creative industry, cultural development and sustainable development. The layering of these cultural ideas provides a

vehicle for sustaining the cultural identity and heritage value of Almonte over time.

As noted in the introduction, community input was obtained through various means, including: a mail-in postcard campaign; two Information Sessions; a Public Consultation session; and through regular meetings with the project Steering Committee. Additional input was received through a dedicated Facebook community page; via email and phone calls from interested community members; as well as through informal conversations.

Community input was received from residents living in and around the Study Area, as well as from business owners and operators, and commercial property owners. Input revealed that the relationship of different groups to Almonte today is largely overlapping and consistent. Namely, there is a shared concern for protecting the scenic qualities of Almonte, which are seen as an important asset to developing tourism and attracting potential businesses and new residents to the community. The commercial and retail environment is characterized as vibrant and recovering from a period of decline.

Underlying an interest in preserving, protecting and celebrating the built heritage of downtown Almonte, is a deep appreciation for and high value placed on the role of the river in shaping both the built and cultural fabric of the community. The overriding concern relates to preserving and enhancing the river landscape as a picturesque setting and backdrop to the historic buildings that animate its shoreline, and as the expression of the history and founding of the town.

Perception of the area and important characteristics

The postcard campaign invited interested community members to submit their perceptions of downtown Almonte, and to identify areas of interest, concern or value. Postcard responses were particularly revealing in identifying resources that are highly valued by the community, and helped to make known the communities of interest who identify with downtown Almonte today.

During the Consultation Session, community members were asked to draw a map of the Study Area and indicate elements that are important in terms of their experience and perception of downtown Almonte. The resulting maps illustrated a tightly defined area of significant heritage character and value, namely the river, its shorelines and the commercial area south of the river.

Through these exercises, we wanted to know what people mean when they speak of downtown Almonte, and how they understand, value and experience the town (and the Study Area in particular). The result of these exercises revealed that:

- The presence of the river and its adaptively reused mill buildings are central to the understanding and perception of Almonte as a historic mill town;

Sample input received by Postcard:

"Downtown Almonte is a physical representation & celebration of real community spirit."

"The former Mill buildings remind us of what Almonte was and why this town thrives. Almonte is unique because of its heritage look and feel but also incorporates a modern style at the same time."

"I value the many elements, both natural and man-made that make downtown Almonte such an aesthetically pleasing and historically significant place."

"It's easy to change a town - harder to keep it!"

"An important part of the Heritage District has to be the river, because that is upon which the historic mills were built. The manor homes, stores, shops and homes were built around this central core of the river. Remove or change the river and you will effectively destroy the heritage heart of the community."

"I have appreciated and continue to appreciate the hard work and commitment of many property owners over the years to restore Almonte's historic buildings and homes and revitalize the heart and soul of historic downtown Almonte."

"Almonte is unique because the water falls/rapids provide a backdrop to the old buildings."

Sample input received by Postcard:

"Active arts, cultural and business community; small town feel but city talent & skills; energy of the residents — spirit, active support & volunteerism for events & ideas; [the] generally positive & cooperative atmosphere; [and] current momentum towards dynamic improvement."

"The aesthetic appeal, as well as the strong community spirit of Almonte's downtown, make it a very appealing place to live & work."

"The shop owners are so friendly and they know that tourism is important to the livelihood of our little town and they go the extra mile. Our downtown is clean and always decorated for each season."

"Our river is perhaps the most important gift this town can boast of."

"The Mississippi River is Almonte's past and Almonte's future."

- The relationship of Mill Street to the river, including the placement of buildings on the north side of the street, is clearly understood and highly valued;
- The character and picturesque quality of Mill Street, including its distinct S-curve configuration, collection of historic commercial architecture, and unique storefronts, is clearly understood;
- The importance of Mill Street in the commercial development of Almonte, including the caliber and variety of businesses, is clearly understood;
- Preserving the aesthetic and cultural heritage value of downtown Almonte is understood as a potential strategy to furthering the development of a sustainable economy, based partially on tourism, in downtown Almonte;
- Resources lying beyond the Study Area, such as the Fairgrounds, contribute to the cultural capital of Almonte;
- The central area is experienced and understood as a distinct landscape with a definite sense of place;
- The retention and adaptive reuse of historic buildings and structures contributes to the identity of central Almonte as a community that is aware of its past, and is open to new ideas as it continues to evolve;
- The importance of the picturesque landscape is strongly identified with the central area, in particular the river as a natural and cultural feature of the town, the views of the river and its falls, and views to important landmarks and historic sites;
- The Riverwalk is understood as an important opportunity to view, appreciate and interpret the river and its role in the development of the town;
- The distinct topography and geography in and around Almonte is understood as playing a central role in shaping development of the town.
- There is strong concern for the visitor experience, in particular the views of the waterfalls and heritage buildings, and the Riverwalk experience.

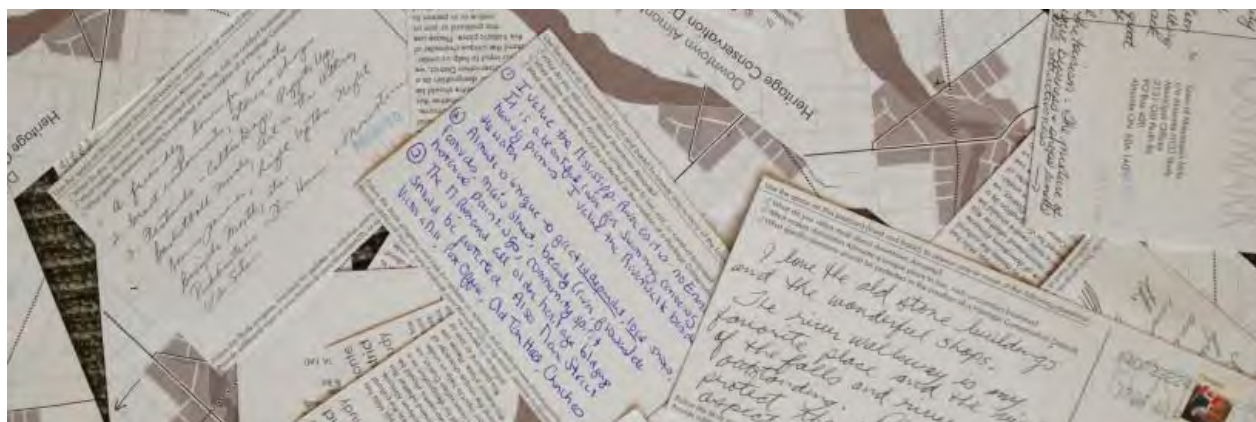


Fig. 2-121. Sampling of completed postcards submitted to project team. Over 60 postcards and correspondence was received from interested community members. Image: WMTA.

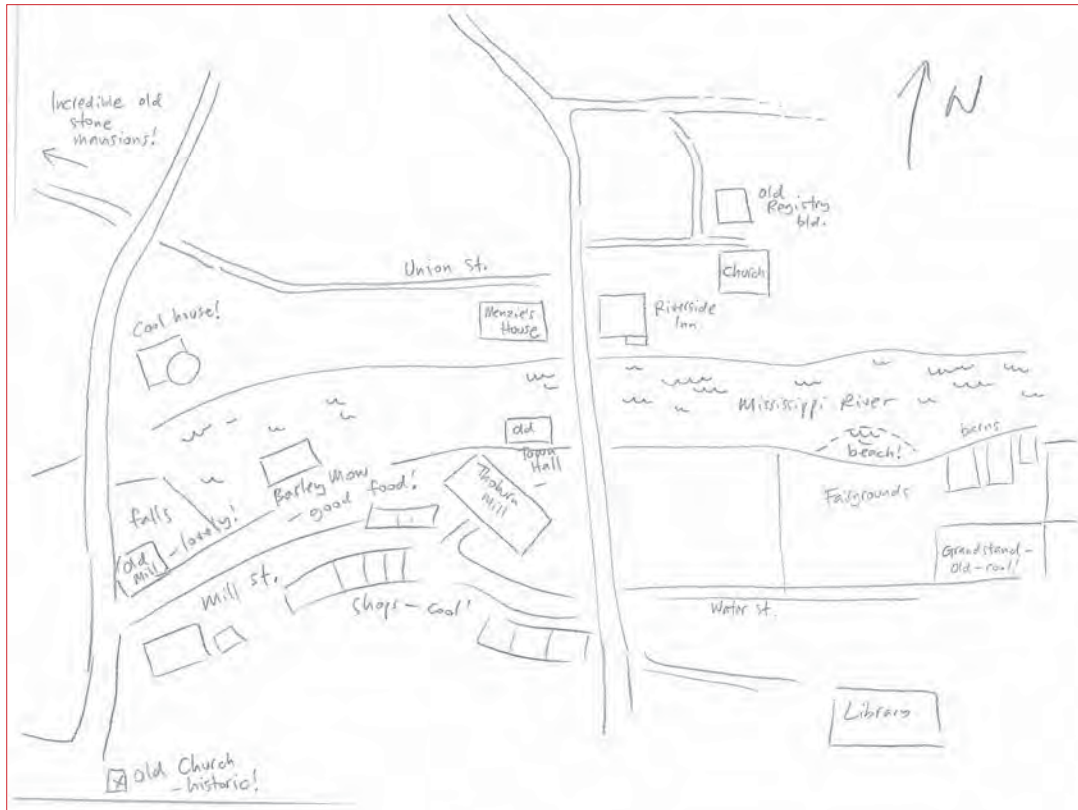


Fig. 2-122. Sample mapping of downtown Almonte.



Fig. 2-123. Sample mapping of downtown Almonte.



Fig. 2-125. Sample mapping of downtown Almonte.

2.6 Summary of Heritage Character within the Study Area

The Study Area is associated with the early settlement of Lanark County by immigrants from Scotland and Ireland who built grist and saw mills on the Mississippi River. The settlement was founded by Daniel Shipman, who built the first successful mills in the 1820s, built a bridge across the river at the site of the current Maclan Bridge, laid out the street grid on the south side of the river in the 1830s, and built a house on the south side of the river c1835. Another early settler, Edward Mitcheson, built a grist mill on the site of the current Almonte Flour Mill c1848 and laid out much of the street grid on the north side of the river. By 1850, Shipman and Mitcheson had created much of the street and lot pattern at the core of the community. All of these features survive in downtown Almonte today.

The Study Area reflects Almonte's success as a textile manufacturing centre during the second half of the 19th century. The town rose to national prominence due to the power-generating abilities of the river at this location, the arrival of the railway in the 1850s, and the entrepreneurial skills of a number of local businessmen. The series of waterfalls and rapids in the Mississippi River at Almonte was a significant factor in attracting local business, which relied on water to generate power. The number and size of falls permitted multiple manufacturers to acquire the water rights necessary to power their mills. The Brockville and Ottawa Railway reached Almonte by 1859, was connected to Ottawa by 1870, and became part of the Canadian Pacific Railway network in 1881. The railway linked Almonte to international markets and played a major part in the economy of the town until its removal in 2012. Major remnants of the railway survive, including the bridges, the right of way, and a former railway hotel.

Much of the local development during the 1850s was likely in anticipation of the railway's arrival; and much of the growth in the 1860s and 1870s was a direct result of the access to international markets that the railway provided. Most of the Study Area was surveyed and subdivided into lots during this period, including areas on the north side of the river, north of Main Street, and east of Queen Street.

Key figures in this stage of Almonte's development were James Rosamond, who arrived in 1857, and his son Bennett, who joined the family business in 1859 with his brother William. By 1862 the Rosamond brothers had taken over their father's business. By 1867 they had built a large new mill on Coleman Island, and by 1892, their mill was known as the largest of its kind in Canada. The Rosamond's had a profound effect on the development of Almonte, prompting the arrival of other industrial enterprises, becoming involved in many philanthropic ventures and playing a key role in local politics. An example of the Rosamond ventures in downtown Almonte includes the Victoria Woollen Mill (1862).

Other key figures in Almonte's textile industry included William Thoburn (1847-1928), who operated a mill on Little Bridge Street from 1880.

International figures associated with Almonte include: Robert Tait McKenzie, an Almonte-born sculptor who became successful and known across North America; and James Naismith, a Ramsay Township native who achieved international stature for inventing the game of basketball.

Almonte's textile industry continued through the first half of the 20th century, with the last mills closing in the 1980s. At that time, Almonte continued to serve as an administrative centre for North Lanark, housing important functions such as the Land Registry Office. It also served as a commercial and social centre for the surrounding area, with many small businesses establishing along Mill Street to serve both Almonte residents and out-of-towners.

Today, Almonte serves as a tourist destination, a residential community for retirees and Ottawa commuters. It is also a social and cultural hub for those in the surrounding community. Many former industrial sites have been converted to residential or commercial uses, and century-old commercial buildings have found new roles in a 21st century economy.

A cultural landscape has evolved around the Mississippi River and is focused on the river itself, its falls and rapid. It also includes the weirs that interrupt the river's flow, the four bridges (three road and one railway) that traverse it, and the landmark buildings that line its banks: the old Town Hall, St. Paul's Church & Rectory, the Wylie House, Menzies House, the Almonte Flour Mill, the former Rosamond Mill, the former Victoria Woollen Mill, the former Mississippi Iron Works, the Thoburn Mill and more recent additions such as the Riverwalk. The larger cultural landscape also includes features imposed through successive land settlement patterns, including the unique S-shaped Mill Street, the street grids on both sides of the river and on Coleman Island, and the re-alignment of streets to follow the diagonal imposed by the railway and the Lot and Concession grid.

A representative group of 19th and early-20th century industrial architecture survives along Mill Street and the river's edge. Built of stone or brick, these buildings reflect the establishment and prosperity of the textile industry, which required more permanent, fireproof buildings than the first generation of wood structures, and whose proprietors were keen to invest in substantial buildings. Surviving buildings include the Victoria Woollen Mill (1862/1879), the Rosamond Woollen Mill (1866-7), the Thoburn Mill (1919), the Almonte Flour Mill and the Mississippi Iron Works (1887). Other industrial remnants include the railway bridge with its rough-faced stone piers, and the much later municipal hydro building (1928). Stone construction used locally quarried stone and was often presented in a Lanark county style that comprised dark, rough-faced stone quoins and window surrounds paired with paler stone walls.

The collection of commercial architecture along Mill Street, Bridge Street and Little Bridge Street reflects the Italianate and Romanesque styles popular throughout Ontario during the late-19th century. These brick and stone buildings also include very specific features such as arched carriageways, Juliet balconies, and painted advertisement slogans. The

distinct articulation of the street wall, seen in the variations in façade treatments and the rhythm of storefronts with their separate entrances, provide an interesting and distinct street frontage that characterizes this area.

The large inventory of 19th century and early 20th century residential architecture within the Study Area reflects the period of development of the town as a milling and textile centre from 1830 to 1930. This inventory includes large stone or brick homes built for local professionals and merchants in recognizable architectural styles. It also includes small frame houses built in vernacular styles for mill workers. The streetscapes share a consistency of use, architectural style, period of development and overall character. The variety of tended open gardens in front and side yards provide important visual amenity and green space, while the tree canopy is largely contained to side and rear yards. The individual features of house façades, including decorative woodwork and porches, offer variety and mediation between public and private spaces along the streetscape.

The Study Area includes an important collection of carefully designed museum and commemorative locations that integrate Almonte's historical events with the everyday experience of place. These include the War Memorial designed by R. Tait McKenzie (1923), the Mississippi Valley Textile Museum (c. 1984), the Almonte Train Accident memorial (2000), the Millstone (1935), the James Naismith commemoration (2011) and adjacent Centennial Square (1980), and the Riverwalk with its interpretive plaques (2005 and ongoing).

The area is also valued for intangible activities that take place within it and help to make it a healthy, liveable community. These include: the adaptive reuse of industrial sites for residential, commercial and recreational use; the continued ability to use the river for swimming, fishing, boating, and ice skating in winter; the small scale, pedestrian friendly nature of street spaces; easy access to everyday amenities; and the strong presence of community initiatives such as "The Hub" and the farmer's market.



Fig. 3-1. Mill Street with gas pump [at right]. Looking east, early 20th century. Source: Michael Dunn Collection.

3 HERITAGE EVALUATION

3.1 Draft Statement of Cultural Heritage Value

Based on this study, the following draft Statement of Cultural Heritage Value is provided to demonstrate and express the heritage value and attributes of the Study Area. This draft Statement provides: the basis for the evaluation of individual properties found within the Study Area; identifies the attributes that should be protected and enhanced as part of an eventual HCD designation; and helps to establish a boundary for the potential Heritage Conservation District. Upon acceptance of the Study and its recommendations by Town Council, the Statement will be further refined as part of the Heritage Conservation District Plan.

Description of Downtown Almonte

The community of Almonte is located on the Mississippi River within the larger Town of Mississippi Mills, in Lanark County. Downtown Almonte contains the commercial and industrial heart of Almonte, which was established when the area was settled as a mill town in the 1820s. The Study Area includes a commercial area on the south side of the river, a largely residential area on the north side of the river, and the residential area of Coleman Island. Downtown Almonte includes 17 properties that have been designated by the municipality under Part IV of the *Ontario Heritage Act* and three National Historic Sites of Canada.⁵⁸

⁵⁸ The Rosamond No. 1 Mill (now Millfall Condominiums), the former Mill Annex (now the Mississippi Valley Textile Museum), and the old Post Office.

South area

The commercial area on the south side of the river is dominated by Mill Street, an S-shaped route that rises steeply from west to east. The area includes the historic industrial and commercial core on Mill, Little Bridge and Bridge Streets, adjacent residential areas, and parts of the Mississippi River. The unusual street grid in this area reflects early settlement patterns and the first survey of Almonte prepared for Daniel Shipman (1839). This area has served as a commercial district since the 1830s and is still a thriving retail streetscape. Mill Street is anchored by two stone buildings: the former federal Post Office (1889) at the top and the former Victoria Mill (1863) at the base. A third stone landmark, the former Town Hall (1885), sits on the river's edge, adjacent to Bridge Street. Other early stone buildings include the former Shipman house (c1835) and the former Robertson's store (1868), both located at corners of Bridge and Mill streets. Two other former industrial sites: the former Thoburn Mill and the former Mississippi Iron Works (1887), sit on the river's edge, behind the Town Hall and north of Mill Street. Traces of the Ottawa and Brockville Railroad (later the Canadian Pacific Railway), whose arrival in Almonte in 1859 precipitated its industrial heyday, are still evident in the rail bed that runs diagonally through the commercial area, the unused railway bridge across the river, and the diagonal street alignment that disrupted the street grid. Municipal commemorations include: a war memorial designed by Canadian sculptor and Almonte resident Robert Tait McKenzie; a statue of James Naismith, basketball inventor and Almonte native; a memorial to the deadly 1947 Almonte Train Accident; a memorial millstone also by R. Tait McKenzie; and a provincial plaque adjacent to the old Town Hall commemorating Almonte's milling past.

North Area

This area includes historic residential neighbourhoods north and south of Main Street, and west of Martin Street, and parts of the Mississippi River. The area includes the streetscapes of Union Street South, Queen Street, and the Clyde Street neighbourhood. This residential area is characterized by its many brick, brick-clad and wood-frame homes dating as early as 1850, and a few large stone residences. The early street grid, established between 1849 and 1875, reflects the Mitcheson (1854) and Anderson (1860) surveys on the north shore and follows the Lot and Concession lines of Ramsay Township. This early street grid survives mostly intact. The riverbank is lined with landmark buildings such as St. Paul's Anglican Church (1863) & Rectory (1878), Riverside Inn (1882, aka Wylie House) and Menzies House (1853). The former Registry Office (1879) and former Doctor's House (1868) are also located in this area. The area north of Main Street (Mitcheson Section) includes many "worker's cottages" built after 1860 and into the early 20th century. These cottages may have been connected with those who built or worked in the mills.

Coleman Island

This area includes all streets on Coleman Island, and parts of the Mississippi River. The island is anchored at its north end by the former Rosamond No. 1 Mill (1866-7), a former textile mill that became the largest of its kind in Canada. Now a National Historic Site, it was converted to condominiums in the 1980s and is home to the Mississippi Valley Textile Museum. The remainder of the island is residential, with a heterogeneous mix of mid-century housing and a handful of surviving late-19th century houses, some of which were associated with the mill.

Mississippi River

Almonte is laid out on both sides of the Mississippi River and on Coleman Island, which sits midstream. The river drops almost 20 metres at Almonte, over three sets of waterfalls and one rapid. The river features both natural and cultural elements and edges. The river banks east and west of the Study Area and the North Channel around Coleman Island are characterized by their natural appearance. The river bed includes natural rock ledges and boulders which form the waterfalls and rapid. Within the central core of Almonte, the river provides evidence of a layering of industrial installations including weirs creating mill ponds, and stone and concrete retaining walls, as well as water intakes and associated tail races. Within the Study Area, the river is traversed by four bridges — three used for vehicular and pedestrian traffic, and one decommissioned railway bridge defined by its historic stone piers. The south shoreline is largely publicly accessible and includes a riverfront pedestrian path and open green spaces, whereas the north shoreline is privately held and is not publicly accessible.

Cultural Heritage Value

Almonte was settled beginning in the 1820s along the shores of the Mississippi River. Today, the natural appearance of the river, in combination with its cultural edges and surviving industrial, commercial, institutional and residential architecture create a compelling and unique sense of place. The cultural heritage value of downtown Almonte lies in its history as a 19th century mill town, its strong sense of place, its association with community well-being, its aesthetic value as a picturesque townscape, and its river-based cultural landscape.

Downtown Almonte has historical, natural and architectural significance as an example of a 19th century mill town set on the Mississippi River. The town's origins are directly linked to the river and its power-generating abilities at this location. Beginning with the construction of the first mills in the 1830s, the waterpower of the river attracted industry and manufacturers who acquired water rights and established a variety of mill-based operations. Continued growth of the town can be attributed to the arrival of the railway in 1859, which expanded its market reach and resulted in prosperity of the textile and other milling industries on the river.

Downtown Almonte is valued for its strong sense of place that results from its small-town atmosphere and its unique geography which is understood through visual linkages. Almonte's early settlement pattern was shaped by its geography and location along the meandering Mississippi River, where it drops over 20 metres in elevation. The small town atmosphere results from a tightly composed urban form consisting of a commercial/industrial core surrounded by residential areas, and the river with its public green spaces. The open spaces of the river and the unique and compact urban configuration afford significant views and vistas of key heritage attributes, and contribute to understanding the history and character of the town. In combination, these elements express a unique small-town character that is distinct from surrounding areas.

Downtown Almonte has aesthetic value as a picturesque townscape.

Downtown Almonte's variety of streetscapes and collection of late-19th century and early-20th century commercial, industrial, institutional and residential buildings and structures are laid out in direct relation to their location and topography. Collectively, these built resources provide evidence of Almonte's evolution from its 19th century origins as a mill town centred on the river, to its current focus as a cultural and commercial centre for the surrounding community. As such, they express the economic, cultural and social history of the town. The picturesque quality is further captured by the unique topography of the town, which helps to inform the prominence of some landmark buildings.

Downtown Almonte is valued for the cultural ideas and patterns of use that define it today.

These include the intangible activities that take place within it, and for its associations with the pursuit of industry and community well-being. Almonte provides the setting for the functions of a community hub by hosting intangible activities that make it a healthy, vibrant and liveable community. The river is an important cultural landscape corridor that offers a recreational setting and a backdrop to the adaptive reuse of industrial sites for residential, commercial and recreational use. The commercial core exists alongside the river corridor and has its own physical and cultural identity that provides community and commercial focus. From its origins as a mill town, to its current function as an active commercial and social presence within the broader community, downtown Almonte has continuously provided services and amenities for the surrounding community for over 175 years. Residents, business owners and operators appreciate the strong sense of place, the small-town atmosphere, and the sense of local identity, all of which have social value. Contemporary interventions into former industrial and commercial sites have largely respected this unique sense of place.

Downtown Almonte is valued for its river-based cultural landscape. The Mississippi River has value related to its association with the settlement of Almonte, and as a landscape and natural feature. The cultural heritage value is also reflected in the industrial buildings, bridges, and pathways oriented around the river, as well as the infrastructure in the river. Historically, the river shaped the topography and cultural settlement patterns in Almonte. Today, the river corridor is characterized by both soft and hard landscape qualities — picturesque and informal shorelines at the edges of the Study Area, contrasted by a structured urban edge and industrial installations where the river passes through central Almonte. The river corridor informs the experience of residents and visitors, and serves as the central organizing element of the cultural landscape. The central focus provided by the river and surrounding street pattern directly expresses the identity of the area as an historic mill town. While the mills have ceased operations, their memory survives in adaptively reused mill buildings, and in the continuing use of the river to generate hydro-electric power. The unique street settlement pattern, surrounding topography and the river itself define the town by helping to organize the urban fabric, and by offering opportunity for recreation, and scenic appreciation.

Description of Heritage Attributes

The attributes that reflect the cultural heritage value of the natural setting and its role in establishing Almonte as an important example of a 19th century mill town on the Mississippi River include:

- The geography of the river, including its channels, falls and meandering form at Almonte, which allowed for the siting of many industrial buildings to take advantage of the natural flow of the river to harness water power;
- The topography of the river, including drops in elevation and falls at Almonte, which were historically important in providing water power to drive local industries and support settlement, and continue to support its heritage character.

The architectural elements that express the cultural heritage value of Almonte as an important 19th century mill town and contribute to its aesthetic value as a picturesque townscape include:

- The collection of 19th and early-20th century commercial architecture along Mill Street, Bridge Street and Little Bridge Street in brick-clad, stone-clad and wood-frame construction that reflects the commercial development of these streets during the late 19th century;
- The articulation of the commercial street walls characterized by variations in façade treatments, and a rhythm of individual storefronts with independent entrances;
- A continuous street wall on the south side of Mill Street, characterized by the typical placement of commercial buildings at the lot-lines and the sidewalk frontage, of two- or three-storey heights, with flat roofs and intact or restored cornices;
- Unique architectural features including projecting balconies; arched carriageways and passages through buildings and laneways between buildings providing access to the river, rear yards or outbuildings;
- Contextual elements such as painted advertisement slogans on side walls;
- The historical and current pattern of an asymmetrical and porous street wall on the north side of lower Mill Street reflected by individually sited buildings that are aligned to both their river and Mill Street frontages and which afford views of and access to the river;
- Surviving remnants of the former CPR network, including the railway bed and right of way, and bridges across the river including their rough-faced stone piers and steel guard rails;
- Landmark buildings in late-19th century architectural styles that reflect key civic and religious building programs in the history of Almonte;
- The collection of large-scale industrial buildings located at the water's edge, characterized by their masonry construction in stone, brick and concrete, and utilitarian form and massing;
- The collection of residential buildings built during the key periods of Almonte's development between 1830 and 1930 reflecting its growth and prosperity, including examples of Worker's cottages, Ontario Vernacular, Gothic-Revival, and Edwardian styles, as well as fine stone construction in domestic Gothic Revival, Italianate and Second Empire styles;
- Examples of the Lanark Style of stone construction (sometimes called the "Almonte style"), found throughout Lanark County but used with some prominence in Almonte.

The attributes associated with downtown Almonte's distinct sense of place and small-town atmosphere include:

- The cultural and industrial edges and topography of the Mississippi River, which provide a distinct setting that differentiates the town centre from surrounding areas;

- The containment of Mill and Little Bridge Streets between Almonte and Bridge Streets, which are anchored by key heritage buildings;
- Significant views of key heritage attributes from a distance, including views of the town's rooflines from streets descending into the Study Area;
- Significant views and vistas across the river, which provides a backdrop to central Almonte and a distinct setting, including views of the townscape and key heritage attributes;
- Significant views from within the Study Area, including from bridges and publicly accessible shorelines, of the river, the townscape and key landmark buildings;
- Distinct streetscape views along Main, Almonte, Queen, Bridge, Mill and Little Bridge Streets that frame oblique views of key landmark buildings and heritage attributes, and distinct views of the townscape;
- The presence of public open and green landscape spaces that permit public enjoyment of heritage resources and commemorations, including a network of pedestrian paths, riverfront parks, linear parks and bridges oriented around the river.

The attributes that express Almonte's aesthetic value as a picturesque townscape, unique in its layout and relation to its topography, and the geography of the Mississippi River include:

- The historical and unusual street grid that reflects early settlement patterns extending on the south shore and part of the north shore of the river within the Study Area;
- The street grid that reflects the Lot and Concession lines of Ramsay Township extending north of Main Street within the Study Area; the street grid on Coleman Island, aligned with the geography of the island;
- The alignment of the railway as it bisects the town centre;
- The soft margins and absence of sidewalks on one side of many residential streets, which lend a semi-rural ambiance;
- A moderate to mature tree canopy, including trees on private lots and street side trees along Main Street and Queen Street; and natural vegetation and tree cover along the river's edge;
- Spacing between houses providing visual amenity and a sense of openness, including large front yards and rear and side-yard trees;
- The presence of industrial infrastructure in the river, including weirs and water intakes that divert and control the flow of the river, resulting in ponds and picturesque cascades;
- The unique S-curve of Mill Street as a reflection of both the topography and meandering shoreline of the Mississippi River;
- The topography of Mill Street, which informs the prominence of key landmark buildings within the street;
- Large-scale industrial buildings along the River's edge that serve as a tangible reminder of the origins of Almonte as a 19th century mill town.

The attributes that complement and support Almonte’s heritage character and reflect its role in supporting the cultural ideas and patterns of use that define Almonte today include:

- Mill Street as one of the earliest streets and the site of the first mills in Almonte;
- Continued use of the river to generate hydro-electric power;
- The adaptive reuse of historic mill buildings located along the river’s edge to serve contemporary functions;
- A variety of social and cultural activities hosted in downtown Almonte, which are facilitated by the open and gathering spaces of Mill, Bridge and Little Bridge Streets and the old Town Hall;
- The presence of community-based initiatives such as The Hub and the Farmer’s Market;
- Ceremonial and commemorative devices that integrate Almonte’s historical events with the everyday experience of place;
- The treatment of public spaces that define these areas as being of special value to the community and recognize their significance as areas of distinction within the broader community; including generous sidewalks allowing for street furniture and street trees, the use of distinctive streetlights on Bridge and Mill Streets and the Riverwalk, and the use of way finding signage on Mill Street;
- Contributions to the streetscape along Mill Street by private business owners, including benches, chairs, planters and hanging baskets.

The attributes that express value of the Mississippi River as a cultural heritage landscape include:

- The river as an organizing element that informs both the historic and contemporary built fabric of the community;
- The direct influence of the river configuration on the unique S-shape of Mill Street, and the surrounding settlement pattern and resulting street grid;
- The landscape and natural features that have evolved over time expressing continual change as a result of human activity related to the settlement, industrial growth, and development of social and cultural life in Almonte;
- The alteration of the river’s south shore related to recreational and community uses, including infilling to create public green spaces in the downtown and at Gemmill Bay;
- Key views and vistas from all bridges and publicly accessible shorelines, providing views of the river and its infrastructure, the townscape, and landmark buildings.

Key attributes that express the value of the residential areas north of the river within the Study Area and on Coleman Island include:

- Areas north of Main Street expressing the Lot and Concession grid, consistent house-to-lot relationships, low profile, modest dwellings with open frontages and side yards typical of 19th century residential settlement patterns in small-town Ontario, and sidewalks on one side only;
- Areas south of Main Street expressing the early settlement pattern and street grid oriented to the river, a mix of built forms and variety of 19th c. residential architectural styles and landscape features that reflected wealth of entrepreneurs who wanted some remove from industrial areas;
- Areas on Coleman Island expressing a street grid oriented to the island’s geography, consistent house-to-lot relationships, modest dwellings with open frontages and side yards typical of 19th c. residential settlement patterns in small-town Ontario, and sidewalks on one side only;
- The historic function of Almonte as an administrative centre, expressed by the original, and replacement County Registry Offices.
- The presence of the Rosamond No.1 Mill and the Mill Annex (now the Millfall Condominium and the Mississippi Valley Textile Museum) on Coleman Island; and
- The presence of tenement houses associated with the Rosamond Mill on Coleman Island.

Ontario Regulation 9/06 identifies the following Criteria for Determining Cultural Heritage Value or Interest for the evaluation of properties:

Design or Physical Value

A property has design value or physical value because it:

- *Demonstrates a rare, unique, representative or early example of a style, type, expression, material or construction method;*
- *Displays a high degree of craftsmanship or artistic merit; or*
- *Demonstrates a high degree of technical or scientific achievement.*

Historical or Associative Value

A 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;*
- *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or*
- *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

Contextual Value

A property has contextual value because it:

- *Is important in defining, maintaining or supporting the character of an area;*
- *Is physically, functionally, visually or historically linked to its surroundings; or*
- *Is a landmark.*

3.2 Property / Resource Inventory

Resource Datasheets

Resource Datasheets were prepared for 264 resources and real property parcels located within the Study Area. A summary of findings and samples of full datasheets are found in the Appendix. The full record of datasheets is held on file with the Town. The datasheets capture the results of historical and documentary research and the field reviews. Categories of data include: basic historical information, including known or estimated date of construction; description of built resources in terms of built form, materials, architectural style, and other characteristics; analysis of alterations to built form; observations related to the relationship of buildings to streets and open spaces; and known thematic associations (contextual, cultural, historical; associated persons, events, institutions). Notable and detailed historical information on specific properties is provided in the overview history (Section 2.1).

Broader contextual elements, such as streetscapes or viewsheds, are described and defined within the *Statement of Cultural Heritage Value*, and as such datasheets have not been prepared for these elements. An HCD designation is ultimately registered against each individual real property parcel, and for this reason each resource is evaluated individually. A streetscape, a viewshed, and open spaces typically represent multiple resources. It is through the management of the individual parts that the integrity of the whole is maintained.

Evaluation of individual resources

As part of this Heritage Conservation District Study, all properties located within the Study Area were evaluated individually for their contribution to the Study Area. The evaluation of individual properties, including the structures and open spaces that make up those properties, helps determine to what extent each resource contributes to the significance, character and overall value to the Study Area.

Evaluation criteria reflect the specific heritage values present in the Study Area, as represented by the *Statement of Cultural Heritage Value*. Criteria were based on a number of factors including: historical research, field reviews, and community input, and were adapted from the *Criteria for Determining Cultural Heritage Value or Interest*, as identified by the Ministry of Culture, Tourism and Sport through the *Ontario Heritage Act*.

Individual properties were categorized under three possible levels of contribution to the overall heritage value of the Study Area. Properties that contribute to or strongly support the significant heritage values of the Study Area are categorized as *Contributing – strongly contributes*. Properties that demonstrate limited support of significant heritage values are categorized as *Contributing – somewhat contributes*. Properties that do not support heritage values in a significant or tangible way are categorized as *Non-contributing*.⁵⁹

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The Ontario Heritage Act, Ontario Regulation 9/06, identifies criteria for the purposes

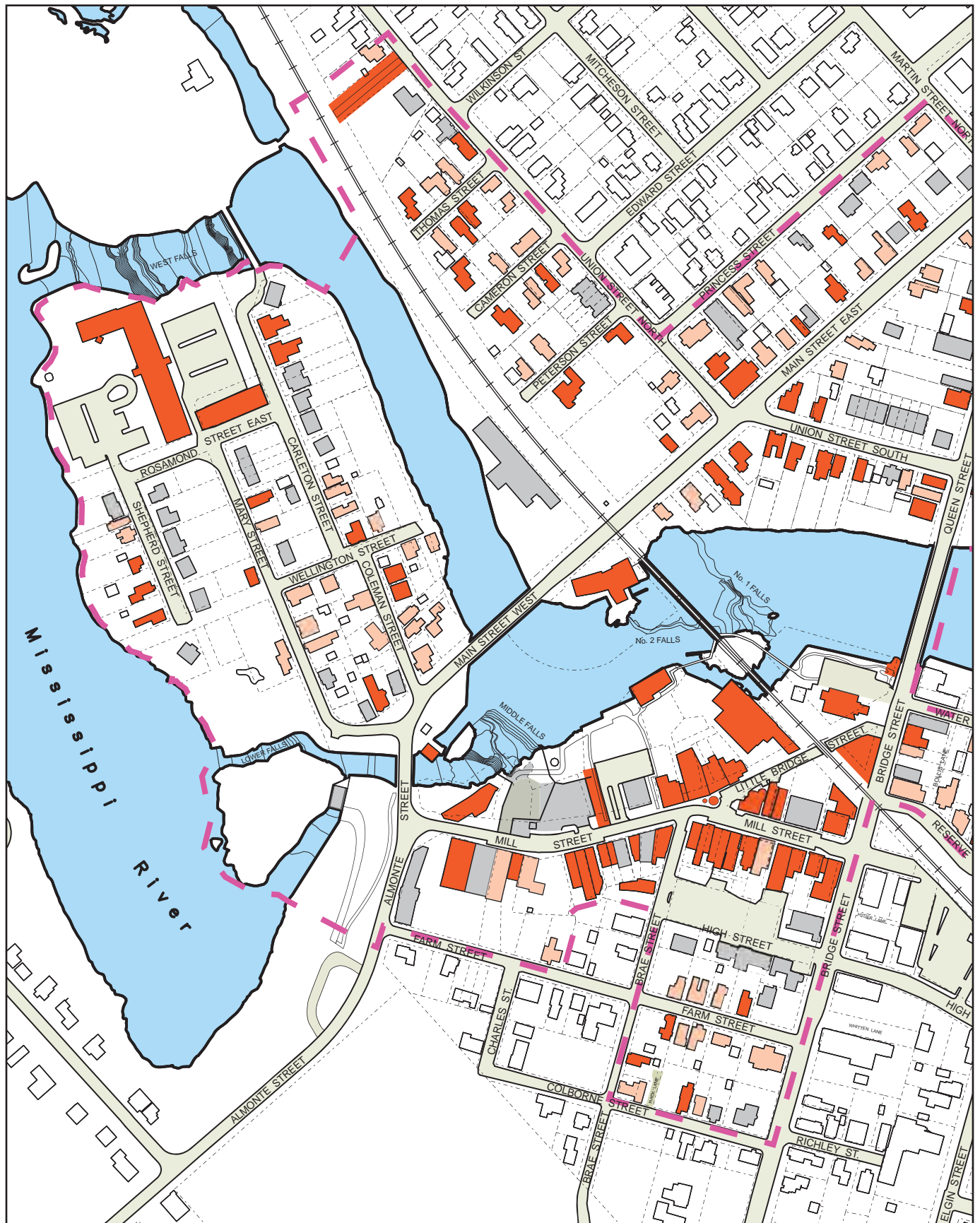
Evaluation of individual resources was undertaken by the project team. Final evaluation results were established by means of consensus. Results are noted in the individual resource datasheets.

The criteria for determining to what extent a property supports the significant heritage values are as follows:

Potential significance	Strongly contributes	Somewhat contributes	Non-contributing
Design	High degree of integrity; representative, unique or early example of style, form, or expression of value to the area.	May represent an early example of style, form, or expression but has suffered significant loss of material integrity.	Does not demonstrate a notable style, form or expression of significance to the area.
History	Strong association or link to the community; yields important information about the community.	Indirect association with or link to the community; yields indirect information about the community.	No direct association with or link to the community.
Context	Plays an important role in the community; establishes character to a great extent; is a landmark or well-known site; contributes to the river cultural landscape.	Indirect or limited role in the community; contributes somewhat to establishing character; contributes somewhat to the river cultural landscape.	Does not contribute to character, understanding of the community or the river cultural landscape; is not a landmark or well-known site.

Should Town Council proceed with designation of a Heritage Conservation District, the evaluations of individual resources should be reviewed on a regular basis. This will ensure that, as the character of the District continues to evolve and new information is revealed about individual resources, the understanding and assessment of their contributing qualities is kept up to date. The demolition of resources that contribute to the cultural heritage value of the area will not be supported in the HCD Plan and Guidelines.

of evaluation of individual properties, under Part IV of the OHA. For the purposes of this Study, these criteria are adapted and used to evaluate the contribution of individual properties to the cultural heritage value of the Study Area as a whole. An evaluation result of Contributing or Non-contributing therefore relates to the cultural heritage value of the Study Area and not the intrinsic value of the individual property. In other words, an evaluation result of 'Non-contributing' should not be taken to mean that a property would not be eligible for individual designation under Part IV of the OHA, based on its own merit and heritage value as an individual resource. http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm.



III. 3-1. *Heritage evaluation of individual properties.*

Heritage Evaluation

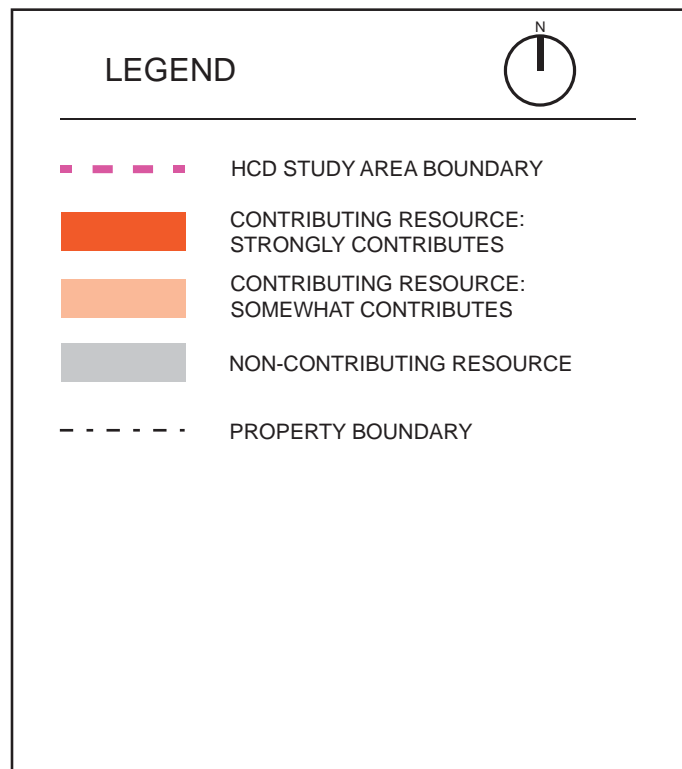




Figure 4-1. Old Boys Reunion, Upper Bridge Street. N.d. Source: Michael Dunn Collection.

4 CONCLUSIONS AND RECOMMENDATIONS

The residents of Almonte, perhaps more than those in many communities, possess a high level of awareness of the town's history and the role of its historic structures. The commercial centre and the river landscape are of particular importance and are at the core of the community's history and sense of identity. The relationship of the economy to the river, and the evolving nature of this relationship are well understood, particularly as it is reflected in the downtown area. Much of the commentary obtained through the public consultation process discussed the quality of life in Almonte, and the contribution of the river and historic buildings in this regard.

In the interest of designating a compact, coherent, and manageable heritage conservation district, options for a district boundary that adhered to a more focused theme were examined and presented to the community at the August consultation. The historic commercial and industrial centre, as well as the river itself, was the focus of this more compact HCD boundary examination. In contrast, a recurring message heard at the public consultations was that the proposed HCD should be as large as possible, even encompassing areas not included in the Study Area, such as the Fairground. It was clear that the community has concerns about the integrity of an area that includes not only downtown Almonte, but a residential zone that surrounds it, as well as specific resources, such as the Millfall Condominium.

In response, a mapping exercise was undertaken to document the protection that already exists for many properties through individual designations under Part IV of the *Ontario Heritage Act*, as well as the adjacent properties, as stipulated by the Provincial Policy Statement. Added to this were several properties that are listed but not yet designated, as well as adjacent properties. From this mapping, it became apparent that many of the areas of concern for the community were already protected, or could easily be protected through new, individual designations.

Adding this study's proposed district boundary to the areas that already are, or could easily be, protected through individual designations would provide significant coverage of the central Almonte area, without the challenges associated with creating a large, unwieldy, and thematically complex HCD. The risk of designating a smaller district is that the properties lying between the proposed HCD and any existing and future designated properties or districts would not be subject to oversight under the *Ontario Heritage Act*. This could result in unsympathetic development, including the loss of heritage fabric and resources. This risk can be mitigated through the measures recommended below.

4.1 Recognizing Downtown Almonte's Essential Heritage Character

The Town of Mississippi Mills is responsible for land-use planning and for heritage conservation in the Study Area and beyond. Where there is sufficient concentration of historic resources of demonstrated heritage value, the Town is able to designate a heritage conservation district to ensure the protection and enhancement of heritage resources. Likewise, where individual properties demonstrate singular heritage value, the Town may designate these on an individual basis. Where surviving heritage resources are less concentrated, but warrant protection, other planning measures may be implemented.

The distribution of heritage resources throughout the Study Area is fairly consistent and exists in sufficient concentration to begin to establish a distinct heritage character in most areas. The downtown has many monumental and historically significant buildings as well as a rich vernacular landscape, most of which is preserved with a high level of material and aesthetic integrity. In contrast, with the exception of individually designated buildings, the surrounding residential areas contain a high proportion of buildings that, while historic, have been altered by modern additions or changes. The application of vinyl siding to wood frame buildings, for example, is almost universal. As a consequence, the historic character of these areas is ambiguous; the form and volume of the structures may be intact, but the materials and finishes are modern. Many buildings have been renovated to the extent that it is only through the study of historical documents that their age can be determined.

The integrity of many streets in the residential areas has been disrupted by the construction of modern and incompatible infill buildings. This has the effect of diminishing the historic character of these streets, even though a large number of fine original buildings may remain. Other areas, such as large parts of Coleman Island, have been developed more recently, after the removal of historic industrial uses. As a consequence the sense of an intact historic district does not emerge here.

The character of areas peripheral to the Study Area does not differ significantly from the areas beyond; that is, the boundary of the Study Area does not correspond with a significant change in the heritage character

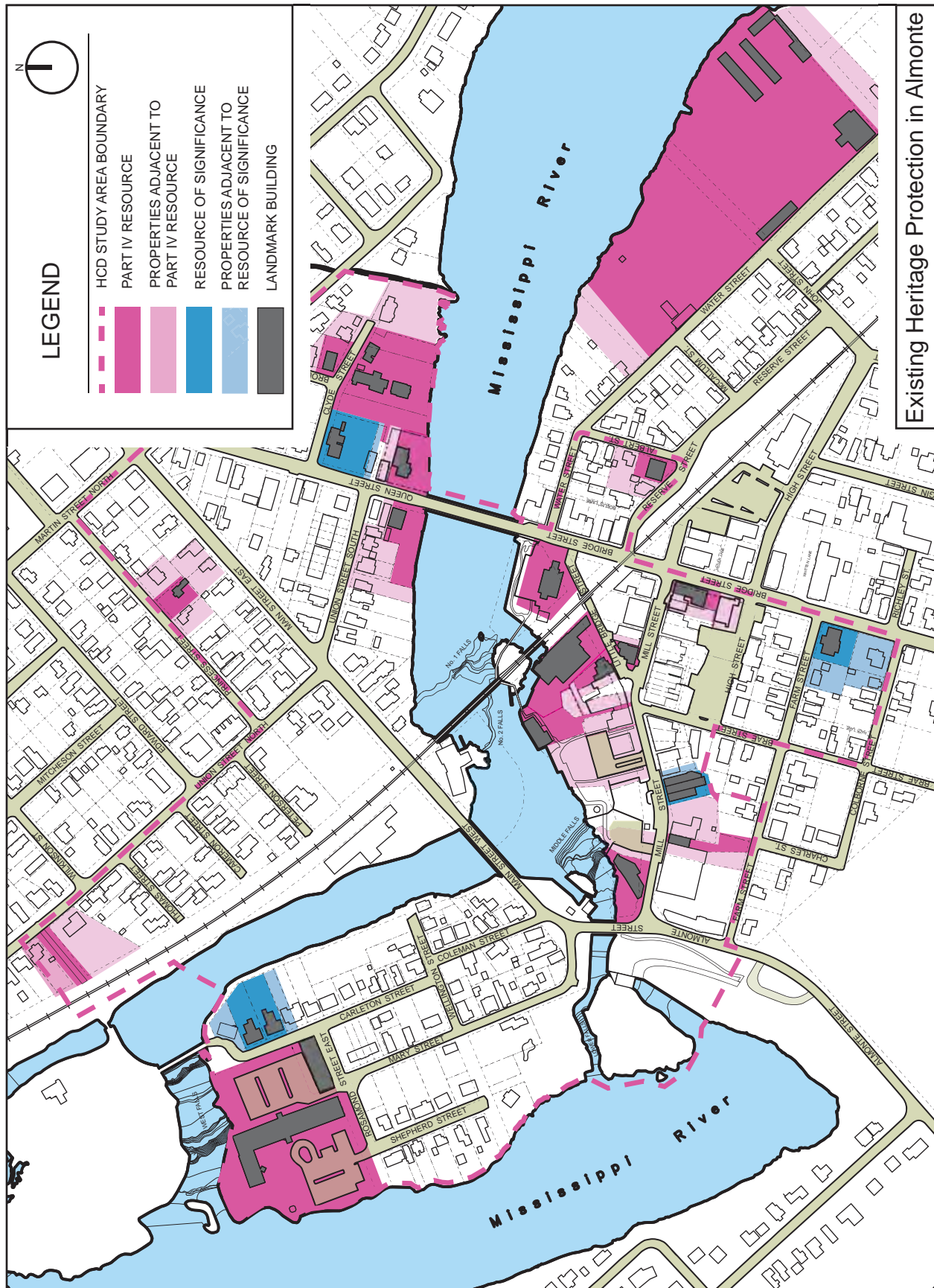


Illustration 4-1. Existing heritage protection in downtown Almonte.

of the townscape. To include partial sections of a residential area within an eventual heritage district, but not the adjoining area, would create an artificial distinction. It is recommended that a study of residential areas beyond those examined in this study would provide options for developing tools for managing these distinct areas, and would provide an opportunity to examine the nature of the historic relationship between the worker housing and the mills in a more comprehensive and focussed way. An example of a possible subject area is Irish Town.

The commercial core of Almonte has experienced numerous changes in recent years, as the town's economy has shifted from an industrial base to a recreational / cultural tourism base. Business owners and operators, and commercial property owners have established a reasonably stable commercial environment. The successful adaptive re-use of several mill buildings are the main contributors to this process, and opportunities remain for further development of this nature, particularly along the waterfront. Recent improvements along Mill Street have also helped many businesses by providing an engaging and welcoming environment. The future use of the abandoned rail right-of-way offers a further opportunity for redevelopment.

A particular challenge in the commercial area is managing the dual objectives of protecting heritage character while integrating compatible contemporary functions. This relates in terms of introducing activities as well as building construction into an adapted historic setting. While the objectives of conservation and contemporary design and development are not mutually exclusive; they do require very careful management to ensure that new functions and uses are compatible with and do not jeopardize heritage value. In this environment, a heritage conservation district is an appropriate tool to use in achieving this balance.

As noted, many of Almonte's significant heritage resources are already protected by individual designations. For example, the Rosamond Mill, the Fairgrounds, the Glen and a number of other properties that lie within and beyond the Study Area have existing Part IV designations, and therefore enjoy protection under the *Ontario Heritage Act*. Moreover, in accordance with the Provincial Policy Statement, alterations to properties adjacent to these designated properties are subject to review under the *OHA*, which helps to ensure full implementation of the Town's heritage goals and protection of existing designations. Whether these properties are included in a future HCD or not, their current heritage status will not change.

Elsewhere, numerous properties have been identified by the Town as Resources of Significance. These include the Legion, and the Tenement Houses on Coleman Island, among others. These properties could be designated individually, thus protecting them as well as adjacent properties, as noted above. Individual designation would provide them with immediate protection, without need to expand the boundary of a heritage conservation district to include dozens of additional properties of lesser significance.

This Study recommends that the Town of Mississippi Mills:

- i. Designate a Downtown Almonte Heritage Conservation District under Part V of the *Ontario Heritage Act*;
- ii. Designate individual resources under Part IV of the *Ontario Heritage Act*;
- iii. Add “Contributing” properties outside the recommended HCD boundary to the Heritage Register;
- iv. Further study areas outside of the recommended Heritage Conservation District for consideration as future Heritage Conservation Districts or Heritage Character Areas;
- v. Protect surviving heritage resources in areas of low resource concentration through re-zoning under a Heritage Overlay zone;
- vi. Ensure consistency across heritage conservation policies and other Town policies in managing and protecting the heritage character of individual resources, districts, character areas and their environs.

4.2 Heritage Conservation District

The Community Official Plan allows for the establishment of Heritage Conservation Districts in areas of concentrated heritage resources. Based on the historical overview of Almonte’s development, the detailed inventory of properties and their evaluations, and community input, this study has identified an area where the conditions are appropriate to recommend a heritage conservation district under Part V of the *Ontario Heritage Act*.

The historic commercial and industrial centre, as well as the river itself, is the focus of a compact, coherent, and manageable heritage conservation district. This boundary includes most features depicted by participants in the mental mapping exercise and in postcard submissions, which mostly focused on a fairly compact area centred on the Mississippi River, the historic mills, and Mill Street. In essence, the area that the community generally associates with the name ‘Almonte’ and the more specific name of ‘downtown Almonte’ is encompassed by the recommended heritage conservation district.

The most important expression of Almonte as an historic mill town resides in the existing relationship between the built and natural features that form the highly valued Mississippi River cultural landscape. The proposed district boundary is therefore centred on the river itself, with the intent of protecting an area that includes properties visible from both banks of the river. While the quality and historical significance of some of structures captured in this area may not be high, the location of the properties on which they are located gives them importance. Possible future development on these properties will affect the highly valued river views. A short section of Main Street, for example, is included for this reason. The houses along Union Street South are particularly prominent – or potentially so – in the views of the river from most publicly accessible shorelines. Including this residential area helps protect the views from multiple vantage points.

The physical form of the downtown area is distinct from the rest of the community. Most of Almonte’s street grid is aligned with the County concession lines; in downtown Almonte, the streets, bridges, and buildings form a complex and ever-shifting pattern that responds to the river and topography. Adding to this is the CPR line which traverses the area following its own distinct logic. The resulting collage-like arrangement of buildings and landscape is unique to the downtown area, and further reinforces its distinction from surrounding areas. The historic association of the river with Almonte’s founding, early growth, and industrial infrastructure is clearly and uniquely expressed in the downtown area.

Further, this is the area where most future development can be anticipated. With a limited set of architectural and landscape variables, the proposed district will present less of an administrative challenge than a large one with numerous distinct character areas. As such, a compact boundary means that there will be fewer properties to manage, fewer permits to issue, and fewer projects to review. As the Town of Mississippi Mills has limited resources, and no full-time heritage planner, a large district would be difficult to manage, especially as a first HCD. As the community gains experience with the HCD, additional areas can be considered for future study — an incremental approach that is common in Ontario municipalities.

This Study recommends that the Town of Mississippi Mills:

1. Designate a Downtown Almonte Heritage Conservation District, under Part V of the *Ontario Heritage Act*, comprising the areas delineated on Illustration 4-2. This area includes the properties on both sides of Mill Street, Little Bridge Street, parts of Almonte Street, all of Main Street West and parts of Main Street East, all of Union Street South, and parts of Queen Street extending into parts of Bridge Street; all bridges connecting these streets; the Mississippi River where it passes through downtown Almonte including infrastructure in the river and associated shorelines; and the former CPR rail bed and bridges where these pass through downtown Almonte.

4.3 Other Designations and Conservation Management Tools

The character of other areas making up the Study Area are sufficiently distinct that they warrant consideration for further study and possible designation in their own right. Some individual resources should be considered for immediate designation, while others should be added to the Heritage Register.

As noted, much of the residential part of the study area is similar in character to adjoining areas outside of the Study Area. These areas may not require the level of control that is provided by an HCD, but may benefit from other controls related to height, massing, and setbacks. Options include defining a Heritage Character Area, or the use of a Heritage Overlay zone, which is intended to prevent new, over-scaled infill buildings, without necessarily imposing restrictions on design character.

The following properties are recommended for individual heritage designation under Part IV of the *Ontario Heritage Act*:

- 81-83 and 89-91 Carleton Street: Tenement Houses;
- 93 Mill Street: Shipman House;
- 42 Bridge Street: former Almonte Hotel;
- 103 Queen Street: The Doctor's House;
- 39 Cameron Street: Greystone, a domestic Gothic Revival house, associated with the Rosamond family;
- 80 Clyde Street: 2nd Empire stone house; and
- 14 and 20 Union Street South: stone garden walls.

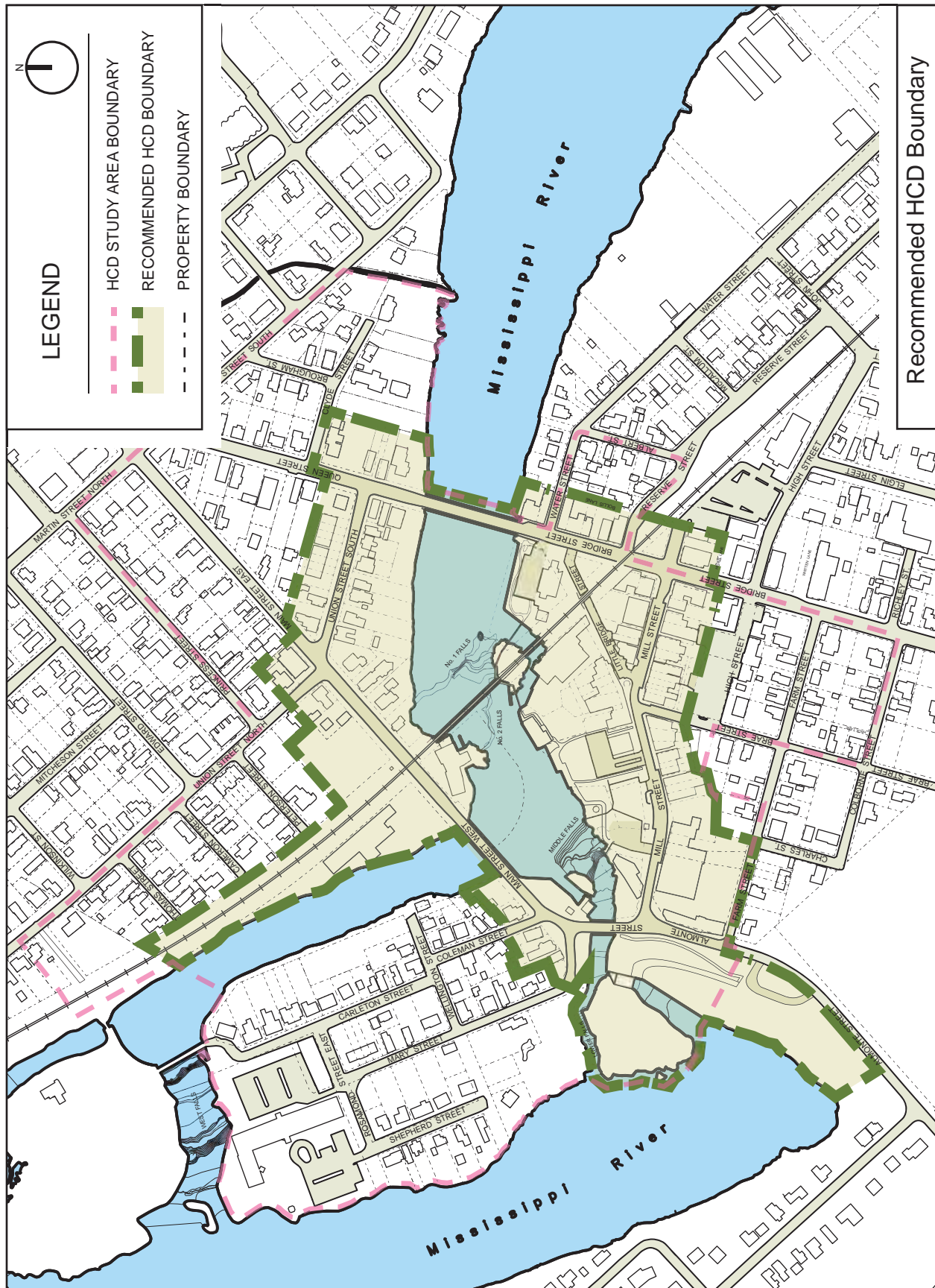


Illustration 4-2. Recommended Heritage Conservation District Boundary.

The following area should be considered for further study, with the potential outcome of designation as a heritage conservation district under Part IV of the OHA, or identification as a Heritage Character Area in the Town's Community Official Plan and Zoning By-law:

- The residential area extending approximately northeast from the CPR rail bed and Main Street East, an area that has associations with residential development and settlement of Almonte from 1830-1930.

Through the Zoning By-law, update the Zoning provisions for Coleman Island to implement a Heritage Overlay zone:

- Coleman Island is currently under-developed in areas, and may be subject to future development pressures to infill vacant properties, replace existing smaller scale dwellings with larger ones, or consolidate properties to permit denser development. To protect surviving heritage resources, and ensure compatible development of new resources, it is recommended that a portion of the island be re-zoned as a Heritage Overlay zone.
- A Heritage Overlay aims at maintaining the scale and massing of existing historic buildings by encouraging their retention and preservation, and by limiting the size and location of additions. For example, where a building is removed or destroyed, the Heritage Overlay may require that it be rebuilt to the same envelope and in the same location as what existed previously. The Heritage Overlay zone applies to built structures and their associated land. Properties recommended for inclusion in this zone are:
 - Worker's cottages and vernacular houses on Coleman Street;
 - Historic cottages and vernacular dwellings on Wellington Street;
 - Brick cottages and vernacular dwellings on the west side of Shepherd Street;
 - Worker's cottages and vernacular houses on Mary Street between Main Street West and Wellington, including the houses at #53 and 59 Mary Street; and
 - Worker's cottages and vernacular houses at 45, 49 and 53 Carleton Street.

Notwithstanding those properties already designated under Part IV of the OHA, add "Contributing" properties residing outside the boundaries of the recommended HCD to the Town of Mississippi Mills list of Properties of Significance (and to the eventual Heritage Register when this is created).

4.4 Conservation Objectives

Heritage designation is about managing future change in a way that celebrates and protects the past. It is also a tool for achieving community objectives. The overall goal of a heritage conservation district for downtown Almonte is to ensure the retention, protection and enhancement of heritage resources and attributes in a manner that will not detract from the district's

architectural, historical, natural and contextual value. Associated goals, such as tourism and economic development, while synergistic, must be achieved through other means. The Town's Economic Development Plan and Cultural Master Plan address these latter goals.

The recommended Heritage Conservation District should have in mind the following objectives:

- To protect, preserve and enhance existing heritage resources, including historic buildings and other structures, streetscapes, landscapes, public open spaces and natural features that contribute to the cultural heritage value and appearance of the District;
- To promote conservation of downtown Almonte as an example of a historic mill town;
- To protect, preserve and enhance the cultural landscapes and significant views that contribute to the cultural heritage value of downtown Almonte;
- To recognize the importance of and safeguard the aesthetic and historic features of the Mississippi River, its distinct topography and scenic views, that are essential to the cultural heritage value of downtown Almonte;
- To maintain and enhance downtown Almonte's character as a friendly place to live and work by conserving the historic features that support small scale, pedestrian friendly spaces and its picturesque appearance;
- To encourage compatible new construction and development that is sensitive to and contributes to the cultural heritage value and appearance of the District;
- To promote an understanding of and appreciation for the cultural heritage value of the District among residents and visitors; and
- To preserve and enhance Mill Street's role as a historic, cultural and commercial focal point in Almonte and in Mississippi Mills.

4.5 Contents of the Plan

A Heritage Conservation District Plan identifies the heritage attributes that define the character of the District and lays out a framework for preserving, protecting and enhancing its cultural heritage value. The Guidelines ensure the retention and conservation of the District's heritage resources by providing guidance on how future developments can complement and enhance the character of the District. Together, the Plan and Guidelines are intended to help planners, property owners, architects, policy makers and developers to enhance and conserve the District's cultural heritage value and resources.

The HCD Plan and Guidelines will serve as Secondary Plan to the Community Official Plan, and will prioritize heritage conservation while remaining compatible with the future growth and development goals, as set out in the COP. Subject to ongoing discussion and consultation, the Plan and Guidelines will address the following:

The Plan should include the following sections, and address the following issues:

- Description of the objectives of designating a HCD;
- Description of the cultural heritage value of the HCD;
- Description of the heritage attributes of the HCD; and
- Policies related to the river, shorelines, streetscapes and infrastructure.

The Guidelines should provide planning and design principles that will guide new development within the HCD. These should address the following issues:

- General design guidelines related to scale, massing, patterns of fenestration, scale and rhythm of commercial storefronts;

- Relationships of buildings to streets, and buildings to the water;
- Public access to the river, including from Mill Street;
- Recommended approaches to conservation, maintenance and repair of existing buildings;
- Recommended approaches to alterations and additions to existing buildings;
- Approaches to demolition control;
- Approaches to new construction; and
- Design coordination of river shorelines, streetscapes and infrastructure.

The Plan should also include a description of implementation strategies, including defining:

- The Heritage Review and Permit process;
- When a heritage permit is required;
- Alterations that do not require a heritage permit;
- When a Cultural Heritage Impact Statement is required, and what it entails;
- Financial or incentive programs; and
- Promotion and education of the goal of heritage conservation and of the District.

4.6 Planning and Policy Review

In seeking to monitor and manage change in and around the Town's heritage resources, planning documents need to be complementary if they are to be effective in supporting and facilitating decision-making processes. Municipal planning policies, studies and plans applicable to the Study Area were reviewed to ensure that the recommendations of this Study do not conflict with the existing policy framework. Where any conflicts do exist between the potential designation of an HCD and existing policy and planning directions, recommendations are made to resolve these inconsistencies.

Should the Town choose to pursue designation of a Heritage Conservation District, then further review and analysis may be required in the development of the Plan and Guidelines to ensure consistency across municipal planning and policy frameworks and the recommendations of the HCD Plan.

Community Official Plan

Heritage Committee

It is recommended that the Heritage Committee continue to play a central role in the design review process with regards to planning applications arising under the *Ontario Heritage Act*, as follows:

- Advise and assist Town Council on matters relating to Parts IV and V of the *Ontario Heritage Act*;
- Prepare additional Part IV designations for identified properties;
- Prepare and maintain a publicly accessible and up-to-date Heritage Register of properties of significance; and
- Review complex heritage permit applications, and make recommendations to Council.

As part of the Plan and Guidelines phase, a more detailed review of the Heritage Committee's future role in the administration of the heritage review process and the heritage conservation district should be undertaken.

Heritage Impact Assessment

Under provisions of the Provincial Policy Statement (PPS), a municipality may compel a property owner or project proponent to prepare a Cultural Heritage Impact Statement (CHIS) — a study that determines the impacts of a proposed development on cultural heritage resources.

Currently, for development proposals involving heritage resources or development on lands adjacent to heritage resources, the Community Official Plan Policy 4.3.3 — *Development Review and Heritage Resources* provides that:

“Development and redevelopment will be permitted in and adjacent to heritage resources provided that they are compatible with the conservation or enhancement of the heritage values of the resource.”

However, the Policy does not specify *how* the Town will assess whether a development proposal is compatible with heritage values. Consideration should be given to formalizing a requirement to prepare a Cultural Heritage Impact Statement (CHIS) for certain categories of development. Policies should be developed and included in the Community Official Plan that outline when a CHIS is required, and what the contents of the CHIS should include. To assist property owners, and project proponents, it is recommended that the Town also develop a “Guide” to preparing Cultural Heritage Impact Statements.

Comprehensive Zoning By-law

The Comprehensive Zoning By-law of the Town of Mississippi Mills implements policies related to development, as set out in the Community Official Plan. The Zoning By-law specifies permitted land uses in defined ‘zones’. Within the Study Area, the principal zones include:

- R2, R3, R4 – Residential Zones
- C2 – Downtown Commercial Zone
- M1 – Light Industrial Zone
- I – Community Facility Zone
- EH – Environmental Hazard Zone
- OS – Parkland and Open Space Zone

The zones are generally compatible with current character and uses. Within the Study Area, the EH - Environmental Hazard Zone relates to a margin of river shoreline that has been designated in the Community Official Plan and by the Mississippi Valley Conservation Authority as a flood plain. With few exceptions, no buildings are permitted to be built within this zone.

One area of concern relates to the Union Street South corridor, where a C2 – Downtown Commercial Zone is included on the east side of the street, while a R2- Residential Zone is designated on the west (or river side) of the street. A portion of the east side is further designated as C2-10 sub-zone, which permits either commercial or residential development in accordance with an R3 – Residential Third Density Zone. While the C2 zone encourages a broad range of uses, including commercial or residential, it also encourages a “compact, mixed-use pedestrian-oriented development” achieved through increased density; a form that may not be compatible with the current residential character of this street, and may also impact river views of this area. Likewise, the R3 residential zone permits

“medium density residential uses, including four-plex and townhouses.”
Again, this is inconsistent with the R2 zone across the street.

Encouraging a higher density than what is currently present may provide incentive to demolish, if there is demand for the development space. The properties contained within the C2-10 Zone have been evaluated as “non-contributing,” and therefore demolition could be considered on the merits of the replacement buildings. Because the underlying zoning provisions permit a commercial or increased density residential function, this may result in incongruity in streetscape character — with dense commercial or residential functions on one side and a more porous, low-scale residential character on the other. It is recommended that this streetscape be designated as a R2 - Residential Zone.

Authority to designate

Property that resides under federal or provincial jurisdiction, whether owned or regulated, and shown to be a contributing resource to the cultural heritage value of the HCD can be designated as part of a heritage conservation district. This includes properties such as a railway right-of-way.

That said, federally-owned or regulated property resides outside the jurisdiction of the *Ontario Heritage Act*. Similarly, property owned or regulated by the province is protected under Part III.1 of the *OHA*, which exempts the province from municipal controls.

In other words, while federal or provincial properties may be municipally designated, agencies of these governments cannot be compelled and are not required to comply with the management provisions set out in the HCD Plan and Guidelines, including obtaining a heritage permit when undertaking alterations to the federally/provincially-owned property.

Heritage Property Tax Refund Program

As an incentive to undertake conservation or restoration work on historic properties, the Town of Mississippi Mills currently offers a Heritage Property Tax Refund Program to eligible owners of properties designated under the *Ontario Heritage Act* and located within Mississippi Mills. A review of this program and the availability of other incentive programs should be undertaken as part of the Plan and Guidelines phase.

Mississippi Valley Conservation Authority, Regulations Update 2014

A portion of the river shoreline within the Study Area is identified as representing a flood plain hazard. These low lying lands include the south shore where it passes adjacent to Mill Street, and the east shore of Coleman Island. Development in the Regulatory Flood Plain — that is the area likely to be affected by a 100 year flood event — is subject to the review and policies of the Mississippi Valley Conservation Authority.

Policies related to building design requirements for buildings located within the flood plain can affect heritage character. While flood-proof design is not necessarily incompatible with heritage character, consideration should be given to the effect of these requirements on the management of new development in an eventual Heritage Conservation District.

Upcoming Infrastructure Projects

The Town is currently preparing to undertake an Environmental Assessment in anticipation of an infrastructure renewal project on Mill and Little Bridge Streets. A major element in the cultural heritage value of these streets is their use as a shared and communal space – a gathering place, and their distinct streetscapes and lighting schemes which distinguish these streets from their surroundings.

The outcome of this Study — the HCD Plan and Guidelines — will provide basic design criteria and should be used as the basis for coordinating any consultations, planning or review of the streetscape design and improvements that will form part of this public works project. Incorporating the HCD study and plan into this public works design process will allow for heritage character and values to be fully integrated to the streetscape design. As noted, the HCD Plan and Design Guidelines will provide policy direction on streetscape design.

APPENDIX 1

ARCHITECTURAL STYLES FOUND IN ALMONTE

Following are descriptions of the predominant styles found within the Study Area. Descriptions are adapted from the Ontario Architectural Style Guide, published by Heritage Resources Centre, University of Waterloo, January 2009. All photos are by WMTA.

Commercial and Institutional Styles

Commercial Row (1840-1900)

The collection of commercial architecture along Mill Street and Bridge Street reflects the Italianate and Romanesque styles which were popular throughout Ontario during the late 19th century. These brick and stone buildings also include very specific features such as arched carriageways, Juliet balconies, and painted advertisement slogans. Added to this are murals depicting figures important to the history and development of Almonte.

The commercial rows along Mill and Bridge streets are typically built to the side-lot line and to the sidewalk frontage. The treatment of the ground floor façade differs from the upper level residential / office façades. Generally, the main floor commercial levels feature recessed entrances and large glazing across the storefronts. An entablature with integrated commercial signage separates and provides a transition from the commercial storefront to the upper façade. Access to upper storey units is typically via a separate street level entrance. A vernacular feature, common to Eastern Ontario, is the upper storey Juliet balcony which is found on many buildings on both Mill and Bridge Streets.

Other commercial styles include Second Empire (1860-1880), an elegant and elaborate design, characterized by its distinctive mansard roof with dormer windows. The Royal Canadian Legion on Bridge Street is an example, albeit the signature mansard style roof was replaced some time ago. A more recent commercial style includes the suburban mall featuring single-storey, flat roofed structures set deep on the lot to allow for parking in front of businesses.

Institutions

Prominent institutional styles include the Richardsonian Romanesque (1880s-1900s) seen at the Almonte Old Town Hall, and Romanesque Revival (1870-1910) seen at the former Post Office. Romanesque Revival is identified by the use of round-headed windows and arches; while the Richardsonian Romanesque style has an imposing presence and expresses a medieval quality. This style is most often used in commercial



*Italianate commercial row
on Mill Street.*



Juliet balcony on Mill Street.



*Suburban commercial infill on
Bridge Street.*



*Romanesque Revival seen at the old
Post Office on Mill Street.*



Gothic Revival seen at St. Paul's Anglican Church on Clyde Street.



Former Almonte House Hotel in the Lanark Style.



Almonte Electric Plant, an early 20th century industrial style.



Hydro Components, a contemporary industrial style.



Domestic Gothic Revival on Peterson Street.

and public architecture, or in very wealthy domestic architecture. Although not institutional, the former Rosamond Office and Warehouse Annex on Coleman's Island (now the MVTM), was designed in the Renaissance Revival style, which follows the palazzo design of rusticated ground floor, and regularized understated windows, and finished by an elaborate cornice.

Also seen is the Gothic Revival style, which is characterized by symmetrical composition, steeply pitched roof, decorative bargeboard and finials in gable ends, and lancet windows, as seen at St. Paul's Anglican Church on Clyde Street.

Almonte or Lanark Style, 1860-1900

While this style is seen throughout Lanark County, it is used with some prominence in Almonte, especially in institutional and public buildings. Using locally quarried stone, the style presents contrasting dark, rough-raced stone quoins and window surrounds paired with lighter stone walls. Within the Study Area, examples include the former Almonte House hotel on Bridge Street, the Rosamond No.1 Mill, the Land Registry Office, the Trinity Methodist Church on Main Street East (known as Dungarvon), the Wylie Mill (known as the Almonte Flour Mill), the Mississippi Iron Works (known as the Barley Mow), and many others beyond the Study Area.

Industrial / Mill buildings: 1850-1930

The 19th century industrial architecture survives along Mill Street at the river's edge, and on Coleman's Island. Built of stone or brick, these large scale industrial buildings are characterized by their utilitarian form and massing, including nearly flat roofs, regularly placed windows, and simplified facades featuring minimal exterior decoration, all of which are characteristic of late 19th-century textile mills in Canada. Wood frame structures of the same era have not survived. A later example includes the cast-in-place concrete building owned and operated by Mississippi River Power Corp. (1928), which continues to serve a hydraulic function. A contemporary example, in the same tradition, is the Hydro Components building at 16 Main Street West.

Responding to the need for utility and functionality, it is these same qualities that have allowed many of the surviving mill buildings to be adaptively re-used, including the Victoria Woollen Mill (1862/1879, mixed use), the Rosamond Woollen Mill (1866-7, condominiums), the Thoburn Mill (1919, mixed use), the Almonte Flour Mill (1886, mixed use including power house) and the Mississippi Iron Works (1887, restaurant).

Residential Styles

Gothic Revival (1840s-1870s)

Common in the 19th century, the Gothic Revival is seen in cottages, farmhouses and churches, and typically contains details found in English

Gothic and medieval architecture. The small centre-gable Gothic Revival cottage is the most popular house style in Ontario in the 19th century, and is common in the Study Area. The larger L-shaped farmhouse is also found here. Exterior treatments emphasize verticality, including steeply pitched gables, tall slender windows, and detailed woodwork in gable ends.

Worker's Cottage (1850-1900)

A modest one-and-a-half storey home, the Worker's Cottage features a front or side-facing gable roof, with upper storey windows placed in the gable end and a side gable or dormer. While typically constructed in brick, stone or timber, the predominant finish seen in the Study Area is brick or wood clapboard over wood frame construction, with little ornamentation. Along Princess Street there are examples of early timber cottages, which are now clad in vinyl or aluminium siding. Many of the original clapboard homes in the Study Area have been re-clad or over-clad in horizontal vinyl siding.

Exterior treatments can include a mix of Classical and Gothic motifs, including bargeboard and detailed woodwork around porches and entry halls. Some homes within the Study Area include a distinctive projecting entry porch, sometimes supporting an upper storey dormer. This projection is typically located in the centre of a side-gable house, and is usually a later addition to the original building. The frontispiece detail is also seen on other styles of homes, and seems to be confined to the residential areas north of the river.

Ontario Vernacular (1850-1910)

Similar to the Worker's Cottage, the Ontario Vernacular style is typically a one-and-a-half storey, L-shaped house, with front and side facing gables. It was common to see a porch extend across the width of the side gable. Exterior treatments can draw on a number of styles, including Italianate motifs. Typically finished in red brick, the Ontario Vernacular may include decorative features such as brick patterning, decorative woodwork such as bargeboard and cornice brackets in the gable ends, and detailed woodwork on the porches and entry vestibules.

The Ontario Vernacular was typically a single detached dwelling; however, under Victorian influence, the row or terraced house type also evolved. Examples of semi-detached dwellings are seen on Coleman's Island.

Edwardian 1900-1920

Simple, classical, and balanced, the Edwardian style is a precursor to the simplified styles of the 20th century. Exterior finishing features smooth brick with little or no detailing, multiple windows, and a hip or gable roof with heavy cornice. The window surrounds are typically composed of brick or stone lintels and sills. A porch or veranda mediates between house and street.



Worker's Cottage in clapboard, with original finish intact.



Semi-detached Worker's Cottage in brick (painted), Coleman Street.



Ontario Vernacular in typical L-shaped plan, Cameron Street.



Distinctive two-storey frontispiece, Union Street South.



Edwardian on Main Street East with wrap-around porch. There is also Queen Anne influence around the roof detailing.



Suburban bungalow on Martin Street South.



Semi-detached version of the Side Split, on Carleton Street.



Post-war cottage on Main Street East.

Suburban: 1950-2000

There are several types of suburban dwelling in the Study Area, including the ranch, bungalow and side-split. The Ranch House, a more expansive version of the Bungalow, originated in California in the post-World War II era, and was aimed at middle income people with cars. Designed as a single storey dwelling, the Ranch and Bungalow sit close to the ground. Deep eaves protect large picture windows from the sun. No Ranch house is complete without an attached garage.

The Side Split was introduced in the late 1950s, and served two important purposes: it integrated the garage to the house, allowing for this space to be accessed directly from inside the house; and for hillside properties, the Side Split allowed for the living room area to be situated on slightly higher ground than the rest of the living space.

Other Post-War styles:

Less commonly seen in Almonte are the Modern and Post-Modern styles, including the A-Frame, which typically features a steep triangular frame and very low or no side walls. The Post-War cottage (1940-1960) -- a modest rectangular 1 or 1.5-storey house with either side-hall or centre-hall plan -- is seen as an infill in several neighbourhoods within the Study Area.

APPENDIX 2

EXISTING HERITAGE PROTECTION IN DOWNTOWN ALMONTE

Properties designated under Part IV of the Ontario Heritage Act:

Property Name	Address	By-law no.	In Study Area?
Victoria Woollen Mill	7 Mill	16-1978	Yes
Mississippi River Power Corp aka "Public Utilities Building"	28 Mill	24-1978	Yes
Old Town Hall	14 Bridge	25-1978	Yes
Old Post Office (1889-90)	73 Mill	26-1978	Yes
Menzie House (c.1847-8)	80 Queen	27-178	Yes
Keepsakes (aka McArthur Block) (1868)	96, 100, 102 Mill	24-1984	Yes
Wylie House (aka Almonte Riverside Inn) (1882)	81 Queen	3-1985	Yes
Barley Mow Building (aka Mississippi Iron Works) (1887)	Little Bridge	2-1986	Yes
Anglican Church, Rectory and Parish House	Clyde	39-1987	Yes
Doc Kelly Building (c1883-6)	77 & 77A Little Bridge	10-1990	Yes
Lanark Registry Office (1879)	125 Brougham	1-1997	Yes
Thoburn Mill (c.1870s)	83 Little Bridge	14-18	Yes
Loyal Orange Lodge (1870)	151 Reserve	29-1990	Yes
Almonte Fair Grounds	Water	19-1984	No
Mississippi Valley Textile Museum (aka Rosamond Mill #1 Office & Warehouse) (1872, 1904)	3 Rosamond	26-1994	Yes
Millfall Condominium (Rosamond No. 1 Mill)	1 Rosamond (40 Carleton)	18-1987	Yes
Thatcher/Roy House	109 Princess	46-1987	Yes
Mill Workers Sidewalk (Bank Street)	Bank	12-15	Yes
William Thoburn House	161 Union Street N	21-1982	No
The Glen	297 Strathburn St.	3-1984	No

Properties identified as “Properties of Significance” by the Municipal Heritage Committee:

Property Name	Address	Resolution no.	In Study Area?
The Doctor’s House	103 Queen Street	Listed, 5 Jan 2009, Res. No. 10	Yes
Black Watch	34, 36, 38 Mill Street	Listed, 17 Dec 2007, Res. No. 586	Yes
Legion/Bank of Montreal building	100 Bridge Street	Listed, 5 Oct 2009, Res. No. 469	Yes
Dungarvon (former Trinity Methodist church)	Main Street East	<i>Not available</i>	Yes
Carleton Street properties	81/83 & 89/91 Carleton Street	Listed, 21 Apr 2008, Res. No. 177	Yes
Holy Name of Mary Catholic Church	134 Bridge Street	<i>Not available</i>	No
Almonte Baptist Church	207 Reserve Street	<i>Not available</i>	No
Old Almonte Public School House	Church Street	<i>Not available</i>	No
Snedden House	198 Church Street	<i>Not available</i>	No

APPENDIX 3

GLOSSARY OF PLACE NAMES AND ACRONYMS

Place Names

Following is a list of some building names referred to in the study, the municipal address, and any alternate names.

Wylie Mill, 11 Mill Street East

Site of the original Mitcheson Mill; later the Wylie Flour Mill. Currently the Almonte Flour Mill, a mixed use building housing condominiums, apartments and a privately operated hydro-power generating station.

Victoria Woollen Mill, 7 Mill Street

Originally owned by the Rosamond Family. Currently a mixed use building housing condominiums and a restaurant.

Thoburn Mill, 83 Little Bridge Street

Previously the Roberston Mill. Currently a mixed use building with office space, condominiums and retail spaces.

Mississippi Iron Works, 79 Little Bridge Street

Previously the Young Brothers Foundry. Currently a restaurant known as The Barley Mow.

Rosamond No. 1 Mill, 1 Rosamond Street

Formerly a textile mill, adapted for use as condominiums. Currently referred to as Millfall Condominiums.

Menzies House, 80 Queen Street

Previously operated as a B&B. Currently a private residence.

Wylie House, 81 Queen Street

Previously a private residence; currently a B&B operating under the name Riverside Inn. Also referred to as the Armouries.

Trinity Methodist Church, 38 Main Street East

Currently privately owned. Previously housed a commercial business operating under the name Dungarvon.

Almonte Electric Plant, 49-53 Main Street West

Owned and operated by the Mississippi River Power Corporation. Currently functions as a water intake serving the new Brian J. Gallagher Generating Station located at 248 Almonte Street.

Acronyms

Following is a list of acronyms that appear in the study:

OHA

Ontario Heritage Act, 2005

www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm

PPS

Provincial Policy Statement, 2014

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

HCD

Heritage Conservation District

MHC

Municipal Heritage Committee

AOTH

Almonte Old Town Hall

MVTM

Mississippi Valley Textile Museum

COP

Community Official Plan

APPENDIX 4

RESOURCE DATASHEETS - SUMMARY TABLE

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
22 Albert ST	House	pre-1908	Rear addition	Contributes somewhat
28 Albert ST	House	pre-1908	Multiple additions obscure volume and form	Non-contributing
248 Almonte St	Industrial building	2010	Generating station is expansion to the 1925 hydraulic facility at 49-53 Main Street West;	Non-contributing
250 Almonte St	Parkland	Rededicated in 2010	Includes boat launch, picnic tables, open green spaces, and a service pavilion	Strongly contributes
70 Brae St	Commercial	c. 1879		Strongly contributes
77 Brae St	Mixed-use	post-1970		Non-contributing
107 Brae St	House	pre-1908	Gothic revival details	Strongly contributes
115 Brae St	House	pre-1908	East half of L-shape is 63 Colborne	Contributes somewhat
11 Bridge St	Commercial	pre-1908	Irreversible alterations to façade obscure original design; original brick removed	Non-contributing
100 Bridge St	Commercial	1870-73	Heavily modified	Contributes somewhat
110 Bridge St	House	pre-1908	Heavily modified with multiple additions obscuring original form and volume.	Non-contributing
14 Bridge St	Civic building	1885	Vestibule is 1967 Centennial project; property visible within river viewshed	Strongly contributes
14 Bridge St	Commemoration	1923	Original design and materials intact; property visible within river viewshed	Strongly contributes
15-17 Bridge St	Commercial	pre-1908	Various modifications to detailing on façade	Strongly contributes
21-23 Bridge St	House	pre-1908		Contributes somewhat
27 Bridge St	Commercial	post-1950		Non-contributing
31 Bridge St	Commercial	pre-1908	Alterations to façade obscure original design	Contributes somewhat
42 Bridge St	Hotel	1854	Property visible within river viewshed	Strongly contributes
5-7 Bridge St	Commercial	pre-1908	Irreversible façade alterations; property visible within river viewshed	Non-contributing
70 Bridge St	Commercial	c. 2000		Non-contributing
73 Little Bridge St	Commercial	pre-1889		Strongly contributes
78 Bridge St	House	c. 1930	Multiple additions	Non-contributing
86 Bridge St	Commercial	post-1970		Non-contributing
N/A	Commemoration	1935		Strongly contributes
125 Brougham ST	Civic Building	1879	Wrought iron and stone garden wall	Strongly contributes
130 Brougham ST	House	c. 1926		Contributes somewhat
131 Brougham ST	Public building	c. 1860	Substantially altered	Contributes somewhat
134-136 Brougham ST	Semi-detached	pre-1908	Alterations to façade	Contributes somewhat
140 Brougham ST	House	pre-1908	Additions obscure original form and volume	Contributes somewhat
38 Cameron ST	House	pre-1889	Small sympathetic addition	Strongly contributes
39 Cameron ST	House	pre-1889	Multiple additions	Strongly contributes
45 Cameron ST	House	pre-1889	Large rear addition	Strongly contributes
46 Cameron ST	House	pre-1889	Enclosed front porch addition	Contributes Somewhat
49 Cameron ST	House	pre-1889		Contributes Somewhat
53 Cameron ST	House	pre-1908	Enclosed front porch addition	Strongly contributes
56 Cameron ST	House	pre-1889	Large side addition	Contributes Somewhat
45 Carleton ST	House	pre-1908		Contributes somewhat
49 Carleton ST	House	pre-1908		Contributes somewhat

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
53 Carleton ST	House	pre-1908	Front porch addition	Contributes somewhat
60 Carleton ST	House	post-1970		Non-contributing
65 Carleton ST	House	post-1970		Non-contributing
75 Carleton ST	House	post-1970		Non-contributing
77 Carleton ST	House	post-1970		Non-contributing
79-79A Carleton ST	Semi-detached	post-1970		Non-contributing
81-83 Carleton ST	Semi-detached	1871		Strongly contributes
89-91 Carleton ST	Semi-detached	1871		Strongly contributes
95 Carleton ST	House	post 1970		Non-contributing
62 Clyde ST	Church	1863	Original form, volume and details intact.	Strongly contributes
64 Clyde ST	House	1878		Strongly contributes
69 Clyde ST	House	pre-1863		Contributes somewhat
70 Clyde ST	House	c. 1850	Several additions	Strongly contributes
80 Clyde ST	House	c. 1860	Visible within river viewscape	Strongly contributes
63 Colborne St	House	pre-1908	Carport addition	Contributes somewhat
75 Colborne St	House	pre-1908		Strongly contributes
77 Colborne St	House	pre-1908	Alterations to façade	Contributes somewhat
83 Colborne St	House	c. 1930	Heavily modified	Non-contributing
11 Coleman ST	House	pre-1908	Façade aligned with street, side walls aligned with angled lot lines.	Contributes somewhat
12 Coleman ST	House	c. 1926	One-storey addition non-contributing	Contributes somewhat
15 Coleman ST	House	pre-1908		Contributes somewhat
19-21 Coleman ST	Semi-detached	pre-1908		Strongly contributes
22 Coleman ST	House	c. 1867	Rear addition	Contributes somewhat
25-27 Coleman ST	Semi-detached	pre-1908		Strongly contributes
37 Farm St	House	pre-1908		Contributes somewhat
65 Farm St	House	pre-1908		Contributes somewhat
66 Farm St	House	pre-1908	Front and rear additions obscure form	Strongly contributes
71-73 Farm St	Semi-detached	pre-1908	Rear additions	Contributes somewhat
72 Farm St	House	pre-1908		Contributes somewhat
76 Farm St	House	pre-1908	Front and multiple rear additions	Contributes somewhat
79 Farm St	House	pre-1908	Front and rear additions	Contributes somewhat
82 Farm St	House	pre-1908	Alterations and additions	Contributes somewhat
83 Farm St	House	pre-1908		Strongly contributes
100 High St	Mixed-use	post-1970		Non-contributing
80 High St	Parking	post-1970		Non-contributing
75 Little Bridge St	Commercial	pre-1889		Strongly contributes
77 Little Bridge St	house	1883-86		Strongly contributes
79 Little Bridge St	Industrial	1887	Property visible within river viewshed	Strongly contributes
83 Little Bridge St	Industrial	1919	Modern entry tower; property visible within river viewshed	Strongly contributes
100 Main St E	House	pre-1863		Strongly contributes

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
101 Main St E	House	post-1950		Non-contributing
108 Main St E	House	pre-1889		Contributes somewhat
11 Main St E	Mill building	1886	Modern addition to side; property visible within river viewshed	Strongly contributes
111 Main St E	House	pre-1908		Contributes somewhat
114 Main St E	House	pre-1889	Upper fenestration may have been altered	Contributes somewhat
117 Main St E	House	pre-1908	Frontispiece addition	Contributes somewhat
120 Main St E	House	post-2000		Non-contributing
124 Main St E	House	pre-1889		Strongly contributes
129 Main St E	House	pre-1908		Contributes somewhat
134 Main St E	Commercial	c. 1980		Non-contributing
35 Main St E	House	pre-1908	Enclosed porch addition; property visible within river viewshed	Contributes somewhat
38 Main St E	Church	1887	Major alterations c. 1950	Strongly contributes
43 Main St E	House	pre-1908	Property visible within river viewshed	Contributes somewhat
48 Main St E	House	pre-1889	Original clapboard siding intact	Strongly contributes
51 Main St E	House	pre-1908	Original detailing removed; property visible within river viewshed	Strongly contributes
57 Main St E	House	pre-1908	Property visible within river viewshed	Strongly contributes
76-78 Main St E	Semi-detached	pre-1889		Contributes somewhat
84 Main St E	House	pre-1889	Rear addition	Strongly contributes
87 Main St E	House	pre-1863	Addition of vestibule	Contributes somewhat
88 Main St E	House	pre-1889	Enclosed porch and rear addition	Contributes somewhat
92 Main St E	House	post-1950	Rear addition	Non-contributing
95 Main St E	House	c. 1900	Enclosed porch and rear addition	Contributes somewhat
N/A	Empty lot	N/A	Lot severed in 2008; for sale at time of fieldwork; historic stone pillars and gate framed by lilac plantings.	Non-contributing
16 Main St W	Industrial	post-1980	Property visible within river viewshed	Non-contributing
30 Main St W	House	pre-1908	Side addition and porch reproduction; property visible within river viewshed	Contributes somewhat
36 Main St W	House	pre-1908	Property visible within river viewshed	Contributes somewhat
48 Main St W	House	pre-1889	Additions and alterations; property visible within river viewshed	Non-contributing
49-53a Main St W	Industrial building	c. 1930		Non-contributing
49-53b Main St W	Industrial building	1925	Property visible within river viewshed	Strongly contributes
52 Main St W	House	pre-1908	Rear addition; property visible within river viewshed	Strongly contributes
56 Main St W	House	pre-1908	Original form obscured by additions; property visible within river viewshed	Non-contributing
20 Martin St N	Commercial	2004		Non-contributing
22 Martin St N	House	pre-1889		Contributes somewhat
28 Martin St S	House	pre-1908	Side addition	Contributes somewhat
32 Martin St S	House	post-1950	Small side addition	Non-contributing
4 Martin St S	House	pre-1908	Side addition	Contributes somewhat
56 Martin St S	House	pre-1908		Strongly contributes
60 Martin St S	House	post-1950		Non-contributing

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
70 Martin St S	House	pre-1908	Dormer and porch addition	Strongly contributes
15 Mary ST	House	pre-1908	Modifications obscure volume and form	Non-contributing
23 Mary ST	House	pre-1908	Enclosed porch addition	Contributes somewhat
24 Mary ST	House	pre-1908	Side addition	Contributes somewhat
27-29 Mary ST	Semi-detached	pre-1908		Contributes somewhat
35 Mary ST	House	pre-1908		Contributes somewhat
42 Mary ST	House	pre-1908	Shed dormer roof addition	Strongly contributes
47 Mary ST	House	post-1970		Non-contributing
53 Mary ST	House	pre-1908	Enclosed porch and rear addition	Contributes somewhat
59 Mary ST	House	pre-1908	Verandah removed	Strongly contributes
63-69 Mary ST	Row houses	post-1980		Non-contributing
118 Mill St	Commercial	c. 1930	Volume intact; exterior details altered; urban landmark	Strongly contributes
126 Mill St	Commercial	c. 1930		Strongly contributes
2-14a Mill St	Commercial	before 1908	Site of the original Wylie Store, Post Office.	Strongly contributes
2-14b Mill St	Commercial	after 1950	Newer commercial buildings sited on historic stone foundation	Non-contributing
2-14c Mill St	Commercial	2009		Non-contributing
26 Mill St	Commercial	c. 1893		Contributes somewhat
27 Mill St	Empty lot	N/A	Former Peterson's ice cream plant; property visible within river viewshed	Non-contributing
28 Mill St	Civic building	1883-1893	Reclad in stone prior to 1909 fire; form and volume intact.	Strongly contributes
30 Mill St	Commercial	c. 1893		Contributes somewhat
34 Mill St	Commercial	c. 1910	Black Watch sign painted on side elevation	Strongly contributes
36 Mill St	Commercial	c. 1910		Strongly contributes
37 Mill St	Empty lot	N/A	Formerly the site of a gas station; property visible within river viewshed	Non-contributing
38 Mill St	Commercial	c. 1910	Store front alterations non-contributing	Strongly contributes
42 Mill St	Commercial	c. 1910	Lanark style quoins; storefront alterations	Strongly contributes
44 Mill St	Commercial	c. 1910	Store front alterations	Strongly contributes
46-48 Mill St	Commercial	after 1980	Structure rebuilt to original volume following fire	Non-contributing
52 Mill St	Commercial	pre-1926	Alterations to front façade	Strongly contributes
54-56 Mill St	Commercial	c. 1902	Irreversible alterations to façade obscure original volume, form and detail	Non-contributing
55 Mill St	Government building	c. 1967	Original volume, form and detailing intact; property visible within river viewshed	Non-contributing
58-60 Mill St	Commercial	c. 1902		Strongly contributes
61-63 Mill St	Commercial	1875		Strongly contributes
62 Mill St	Commercial	1906	Some Lanark Style detailing	Strongly contributes
64-66 Mill St	Commercial	c. 2010	Reconstructed following fire	Strongly contributes
65 Mill St	Commercial	1873	Recent reconstruction of original balcony	Strongly contributes
68 Mill St	Commercial	1889		Strongly contributes
7 Mill St	Industrial	1862	Property visible within river viewshed	Strongly contributes
70-72 Mill St	Commercial	1889		Strongly contributes
73-77 Mill St	Civic building	1889-90		Strongly contributes
74A Mill St	Commercial	1889		Strongly contributes
76 Mill St	Commercial	pre-1889		Strongly contributes

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
78 Mill St	Commercial	pre-1889		Strongly contributes
79 Mill St	Commercial	pre-1889		Strongly contributes
80 Mill St	Commercial	pre-1889	Original volume intact; alterations to store front date from mid-twentieth century	Contributes somewhat
81 Mill St	Mixed-use	pre-1889		Strongly contributes
84 Mill St	Commercial	1921		Strongly contributes
86-88 Mill St	Commercial	pre-1889	Storefront altered	Strongly contributes
89 Mill St	Commercial	post-1980		Non-contributing
93 Mill St	House	c. 1835	Substantially altered by porch addition.	Strongly contributes
94 Mill St	Commercial	c. 1910	Storefront alterations	Strongly contributes
98 Mill St	Commercial	1868		Strongly contributes
N/A	Commemoration	2000		Strongly contributes
N/A	Commemoration	Dedicated 2001	Intact	Strongly contributes
N/A	Commemoration	1980	Centennial Square commemorates 100th Anniversary of the incorporation of the Town of Almonte (1880-1980)	Strongly contributes
N/A	Parkland	dedicated 1974	Linear park links Mill Street to the Riverwalk	Strongly contributes
N/A	Rail bed	1859	Rails removed c. 2012	Strongly contributes
36 Peterson ST	House	pre-1889	Enclosed porch addition	Contributes Somewhat
39 Peterson ST	House	pre-1889	Rear additions	Strongly contributes
40-42 Peterson ST	House	pre-1889	Rear addition	Contributes Somewhat
101 Princess ST	House	c. 2010		Non-contributing
109 Princess ST	House	c. 1860	1861	Strongly contributes
117 Princess ST	House	c. 1970		Non-contributing
119 Princess ST	House	post-1950		Non-contributing
127-129 Princess ST	House	pre-1863	Additions and alterations obscure original volume and form	Contributes somewhat
135 Princess ST	House	pre-1889	Front addition	Contributes somewhat
71 Princess ST	Garage	after 1950		Non-contributing
81 Princess ST	House	c. 1878		Contributes somewhat
87 Princess ST	House	pre-1863	Log construction; side addition	Contributes somewhat
91 Princess ST	House	pre-1863	Rear additions date to c. 1889	Contributes somewhat
103 Queen ST	House	1868-69		Strongly contributes
106-108 Queen ST	Commercial	pre-1889	Rear addition	Strongly contributes
112 Queen ST	Commercial	post-1970		Non-contributing
113 Queen ST	House	pre-1908		Strongly contributes
119 Queen ST	House	post-1950		Non-contributing
123 Queen ST	House	pre-1908		Contributes somewhat
124 Queen ST	Commercial	post-1970		Non-contributing
128 Queen ST	House	pre-1908	Rear addition	Strongly contributes
131 Queen ST	House	pre-1863	Main entrance altered	Contributes somewhat
132 Queen ST	House	c. 1926	Additions, modifications obscure original	Non-contributing
135 Queen ST	House	c. 1926		Contributes somewhat
139 Queen ST	Mixed-use	c. 1926	Substantial additions obscure original	Non-contributing

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
140 Queen ST	House	c. 1926		Contributes somewhat
144 Queen ST	House	pre-1908	Store front addition constructed between 1926 and 1950	Contributes somewhat
80 Queen ST	house	1847-53	Early restoration (1933) reflects original design; property visible in river viewshed	Strongly contributes
81 Queen ST	House	1882	Property visible within river viewshed	Strongly contributes
84 Queen ST	House	c. 1902		Contributes somewhat
87 Queen ST	House	pre-1889	Property visible within river viewshed	Strongly contributes
88 Queen ST	Commercial	pre-1889		Strongly contributes
93 Queen ST	House	pre-1889		Strongly contributes
98 Queen ST	House	post-1985		Non-contributing
139 Reserve St	House	pre-1908	Alterations and additions obscure original form	Contributes somewhat
145-147 Reserve St	House	pre-1908	Side and rear additions	Contributes somewhat
151-153 Reserve St	House	1870	Cupola, metal belvedere removed	Strongly contributes
1 Rosamond St E	Industrial	1866-67		Strongly contributes
3 Rosamond St E	Industrial	1872, 1904		Strongly contributes
38 Shepherd ST	House	c. 2000		Non-contributing
42 Shepherd ST	House	pre-1908	Side addition	Strongly contributes
43 Shepherd ST	House	post-2000		Non-contributing
48 Shepherd ST	House	pre-1908	Rear addition	Strongly contributes
53 Shepherd ST	House	post-1970		Non-contributing
56 Shepherd ST	House	pre-1908	Rear additions	Strongly contributes
59 Shepherd ST	House	post-1970		Non-contributing
62 Shepherd ST	House	pre-1908	Modifications obscure original form	Contributes somewhat
63 Shepherd ST	House	post-1970		Non-contributing
65 Shepherd ST	House	post-1970		Non-contributing
66 Shepherd ST	House	pre-1908		Contributes somewhat
70 Shepherd ST	House	post-1970		Non-contributing
40 Thomas ST	House	pre-1889	Altered by two-storey frontispiece addition	Strongly contributes
41 Thomas ST	House	pre-1889	Additions at front and rear of house	Contributes Somewhat
45 Thomas ST	House	pre-1889		Strongly contributes
48 Thomas ST	House	pre-1889	Side addition and front porch addition	Contributes Somewhat
49 Thomas ST	House	pre-1889	Side addition and overhang at front	Strongly contributes
52 Thomas ST	House	pre-1889	Rear addition taller than roofline	Contributes Somewhat
58 Thomas ST	House	pre-1889	Addition in rear	Strongly contributes
N/A	Pathway	c. 1920	Part of path still exists but is not navigable; unopened road allowance	Strongly contributes
102 Union St N	House	c. 1970		Non-contributing
11 Union St N	House	pre-1908	Former manse to adjacent church	Strongly contributes
114 Union St N	House	pre-1908	Two-storey frontispiece addition	Contributes somewhat
14 Union St N	House	pre-1863	Addition of large frontispiece	Contributes somewhat
19 Union St N	House	pre-1863	Addition of frontispiece	Strongly contributes
36-48 Union St N	Row houses	c. 1992		Non-contributing
4 Union St N	House	pre-1863		Contributes somewhat
52 Union St N	House	pre-1889		Contributes somewhat

Civic Address	Resource Type	Construction Date	Observations	Heritage Evaluation
70 Union St N	House	pre-1889	Original volume & form intact	Contributes somewhat
76 Union St N	House	pre-1889		Contributes somewhat
90-92 Union St N	House	pre-1889	Significantly altered; original form indistinguishable	Non-contributing
N/A	Cottage and attached garage	pre-1889	Lot severed 2008; for sale at time of field work; real estate listing describes cottage as original ice house.	Contributes somewhat
14 Union St S	House	pre-1863	Stone garden wall intact; property visible within river viewshed	Strongly contributes
17 Union St S	House	pre-1908	Rear addition	Strongly contributes
20 Union St S	House	pre-1863	Stone garden wall intact; iron cresting on dormer projection removed; property visible within river viewshed	Strongly contributes
21-27 Union St S	Row houses	post-1985		Non-contributing
28 Union St S	House	pre-1889	Larger rear addition non-contributing; property visible within river viewshed	Strongly contributes
29-35 Union St S	Row houses	post-1985		Non-contributing
30 Union St S	House	pre-1889	Property visible within river viewshed	Strongly contributes
36 Union St S	House	c.1863	Volume, form modified by additions and recladding; property visible within river viewshed	Non-contributing
40 Union St S	House	pre-1889	Alterations to roof and front window; property visible within river viewshed	Contributes somewhat
8-10 Union St S	House	pre-1908	Property visible within river viewshed	Strongly contributes
9 Union St S	House	pre-1908		Strongly contributes
116 Water St	Commercial	c. 1950		Non-contributing
118 Water St	Commercial	c. 1970		Non-contributing
126 Water St	House	pre-1908	Multiple additions	Contributes somewhat
130 Water St	House	pre-1908	Side addition alters original form	Non-contributing
134-136 Water St	House	pre-1908	Multiple additions; side and rear addition non-contributing	Contributes somewhat
15 Wellington ST	House	pre-1908		Contributes somewhat
21 Wellington ST	House	pre-1908		Contributes somewhat
26 Wellington ST	House	pre-1908	Additions to front and rear	Contributes somewhat
30-32 Wellington ST	House	pre-1908	Entrance and porch addition	Strongly contributes
41 Wellington ST	House	pre-1908	Form and volume intact	Contributes somewhat

APPENDIX 5

SAMPLE OF RESOURCE DATASHEETS

Resource Data Sheet



Resource ID	R0010	Civic Address	80 CLYDE ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	North of River	Style or Type of Design	Second Empire style
Resource Type	House	Current Uses/Function	House
Observations	Property visible within river viewshed		
Construction Date	c. 1860		
Construction Date Source	Heritage Administration Branch, Ministry of Culture and Recreation, "Mills and Homes of Woollen Manufacturers in the Mississippi River Valley," 1979		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	Gilbert Cannon (person)		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0070	Civic Address	38 MAIN ST E
Resource Name	Dungarvon	Alternate Name(s)	former Trinity Methodist Church
Area	North of River	Style or Type of Design	Romanesque Revival style
Resource Type	Church	Current Uses/Function	Vacant
Observations	Major alterations c. 1950		
Construction Date	1887		
Construction Date Source	Overview History, Laurie Smith		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	William Thoburn (person); Marshall Benjamin Aylesworth (architect); William Willoughby (builder); George Willoughby (builder); Richard Willoughby (builder)		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



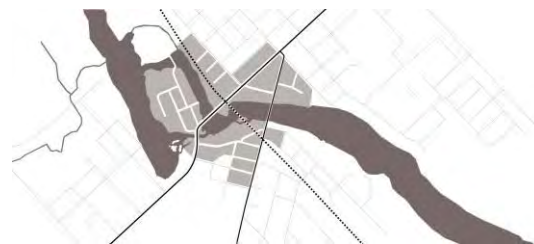
Resource ID	R0072	Civic Address	84 MAIN ST E
Resource Name	Not identified	Alternate Name(s)	None identified
Area	North of River	Style or Type of Design	Worker's Cottage
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; original clapboard siding intact; rear addition		
Construction Date	pre-1889		
Construction Date Source	C.E. Goad Insurance Plan of Almonte, Jan. 1889, Revised May 1902		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0422	Civic Address	39 PETERSON ST
Resource Name	Greystone	Alternate Name(s)	None identified
Area	North of River	Style or Type of Design	Gothic revival style
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; rear additions		
Construction Date	pre-1889		
Construction Date Source	C.E. Goad Insurance Plan of Almonte, Jan. 1889, Revised May 1902		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	Rosamond family (person)		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0124	Civic Address	46 CAMERON ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	North of River	Style or Type of Design	Worker's Cottage
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; enclosed front porch addition		
Construction Date	pre-1889		
Construction Date Source	C.E. Goad Insurance Plan of Almonte, Jan. 1889, Revised May 1902		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Contributes Somewhat		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0271	Civic Address	107 BRAE ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Worker's Cottage
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; gothic revival details		
Construction Date	pre-1908		
Construction Date Source	Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, 1908, Revised July 1926		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0369	Civic Address	14 BRIDGE ST
Resource Name	Old Town Hall	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Romanesque Revival style
Resource Type	Civic building	Current Uses/Function	Meeting hall and offices
Observations	Original volume and form intact; vestibule added in 1967 as a Centennial project; property visible within river viewshed		
Construction Date	1885		
Construction Date Source	Corporation of the Town of Almonte, "Record of Designation, 14 Bridge Street, Almonte, Ontario," 28 February 1979; Susan Algie, Almonte LACAC and OHF, "14 Bridge Street, Almonte, Ontario", July 1977		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	Town of Almonte (Organization)		
Heritage Recognition	OHA Pt IV (bylaw 25-1978)		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0236	Civic Address	37 FARM ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Ontario vernacular
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact		
Construction Date	pre-1908		
Construction Date Source	Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, 1908, Revised July 1926		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Contributes somewhat		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0113	Civic Address	83 LITTLE BRIDGE ST
Resource Name	Thoburn Mill	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Mill
Resource Type	Industrial building	Current Uses/Function	Mixed use
Observations	Original form and volume intact; altered by modern entry tower; property visible within river viewshed		
Construction Date	1919		
Construction Date Source	OHA Pt IV (bylaw 14-18)		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	Daniel Shipman (person) William Thoburn (person)		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0112	Civic Address	27 MILL ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	N/A
Resource Type	Empty lot	Current Uses/Function	N/A
Observations	Former Peterson's ice cream plant; property visible within river viewshed		
Construction Date	N/A		
Construction Date Source	N/A		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Non-contributing		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0231	Civic Address	34 MILL ST
Resource Name	Black Watch Building	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Edwardian classical style
Resource Type	Commercial building	Current Uses/Function	Commercial/ retail, with Masonic Lodge above
Observations	Original volume and form intact; Black Watch sign painted on side elevation		
Construction Date	c. 1910		
Construction Date Source	Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, 1908, Revised July 1926		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	Listed, 17 Dec 2007, Res. No. 586		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0088	Civic Address	78 MILL ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Italianate
Resource Type	Commercial building	Current Uses/Function	Commercial
Observations	Original volume and form intact		
Construction Date	pre-1889		
Construction Date Source	C.E. Goad Insurance Plan of Almonte, Jan. 1889, Revised May 1902		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



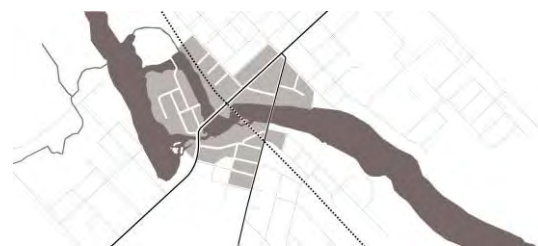
Resource ID	R0243	Civic Address	22 ALBERT ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	South of River	Style or Type of Design	Worker's Cottage
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; rear addition		
Construction Date	pre-1908		
Construction Date Source	Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, 1908, Revised July 1926		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Contributes somewhat		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



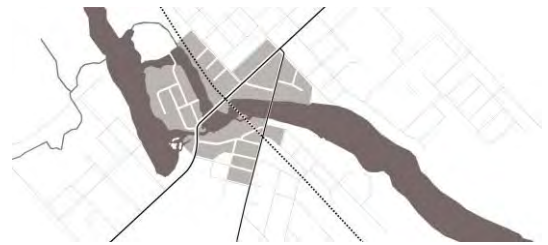
Resource ID	R0054	Civic Address	12 COLEMAN ST
Resource Name	Not identified	Alternate Name(s)	None identified
Area	Coleman Island	Style or Type of Design	Worker's Cottage
Resource Type	House	Current Uses/Function	Residential
Observations	Original volume and form intact; large one-storey addition c. 1950 in non-contributing		
Construction Date	c. 1926		
Construction Date Source	Underwriters Survey Bureau Limited, Fire Insurance Plan, Almonte, 1908, Revised July 1926		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Contributes somewhat		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0272	Civic Address	49-53b MAIN ST W
Resource Name	Almonte Electric Plant	Alternate Name(s)	None identified
Area	Coleman Island	Style or Type of Design	Utilitarian
Resource Type	Industrial building	Current Uses/Function	Water intake for hydroelectric plant.
Observations	Original form and volume intact; some Classical detailing at cornice. Later brick-clad addition; property visible within river viewshed		
Construction Date	1925		
Construction Date Source	Plaque on building		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	None identified		
Heritage Recognition	N/A		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0173	Civic Address	3 ROSAMOND ST E
Resource Name	Mississippi Valley Textile Museum	Alternate Name(s)	Rosamond No. 1 Mill, Office & Warehouse
Area	Coleman Island	Style or Type of Design	Renaissance Revival
Resource Type	Industrial building	Current Uses/Function	Mississippi Valley Textile Museum
Observations			
Construction Date	1872, 1904		
Construction Date Source	OHA Pt IV (bylaw 26-1994)		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	James Rosamond (person); Bennett Rosamond (person)		
Heritage Recognition	OHA Pt IV (bylaw 26-1994); Rosamond Woollen Mill NHS; Ontario Heritage Trust Easement		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

Resource Data Sheet



Resource ID	R0267	Civic Address	89-91 CARLETON ST
Resource Name	Tenement house	Alternate Name(s)	None identified
Area	Coleman Island	Style or Type of Design	Classical revival
Resource Type	semi-detached house	Current Uses/Function	Residential
Observations			
Construction Date	1871		
Construction Date Source	Heritage Register, Town of Mississippi Mills		
Associated Theme/ Event/ Person/ Organization/ Architect/ Builder	Rosamond Mill (organization)		
Heritage Recognition	Listed, 21 Apr 2008, Res. No. 177		
Heritage Evaluation	Contributing - Strongly contributes		
Recorder/ Date	WMTA/JBM Summer 2014		

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Many thanks are owed to Michael Dunn of Almonte, who very graciously shared his digital collection of images, articles and maps relating to the history of Almonte. Numerous images and maps from Michael's collection have been used in this history, and the source is noted in each caption.

