

**Evaluation of 3718 Netherby Road  
According to *Ontario Regulation 9/06*  
Town of Fort Erie**

Prepared for  
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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
CHVI – Cultural Heritage Value or Interest  
FEMHC – Fort Erie Municipal Heritage Committee  
Fr. – Father  
GTR- Grand Trunk Railway  
LAC – Library and Archives Canada  
LRO – Land Registry Office  
MCM – Ministry of Citizenship and Multiculturalism  
MCR – Michigan Central Railway  
MMAH – Ministry of Municipal Affairs and Housing  
OHA – Ontario Heritage Act  
O. Reg. – Ontario Regulation  
PPS – Provincial Planning Statement  
UEL – United Empire Loyalist  
WTPH – Welland Tribune Printing House

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## 1.0 INTRODUCTION

The Town of Fort Erie has requested that Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 3718 Netherby Road according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

## 2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

### 2.1 Field Survey

A field survey was conducted on September 20, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

### 2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

### 2.3 Consultation

The Town of Fort Erie initiated this report as one of the properties prioritised for designation by the Municipal Heritage Committee as a result of changes to the Ontario Heritage Act brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated, or removed from the Heritage Register, within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027. The MHC was consulted and provided previously completed research, photographs, and statement of significance which was considered within this report.

### 2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 3718 Netherby Road is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

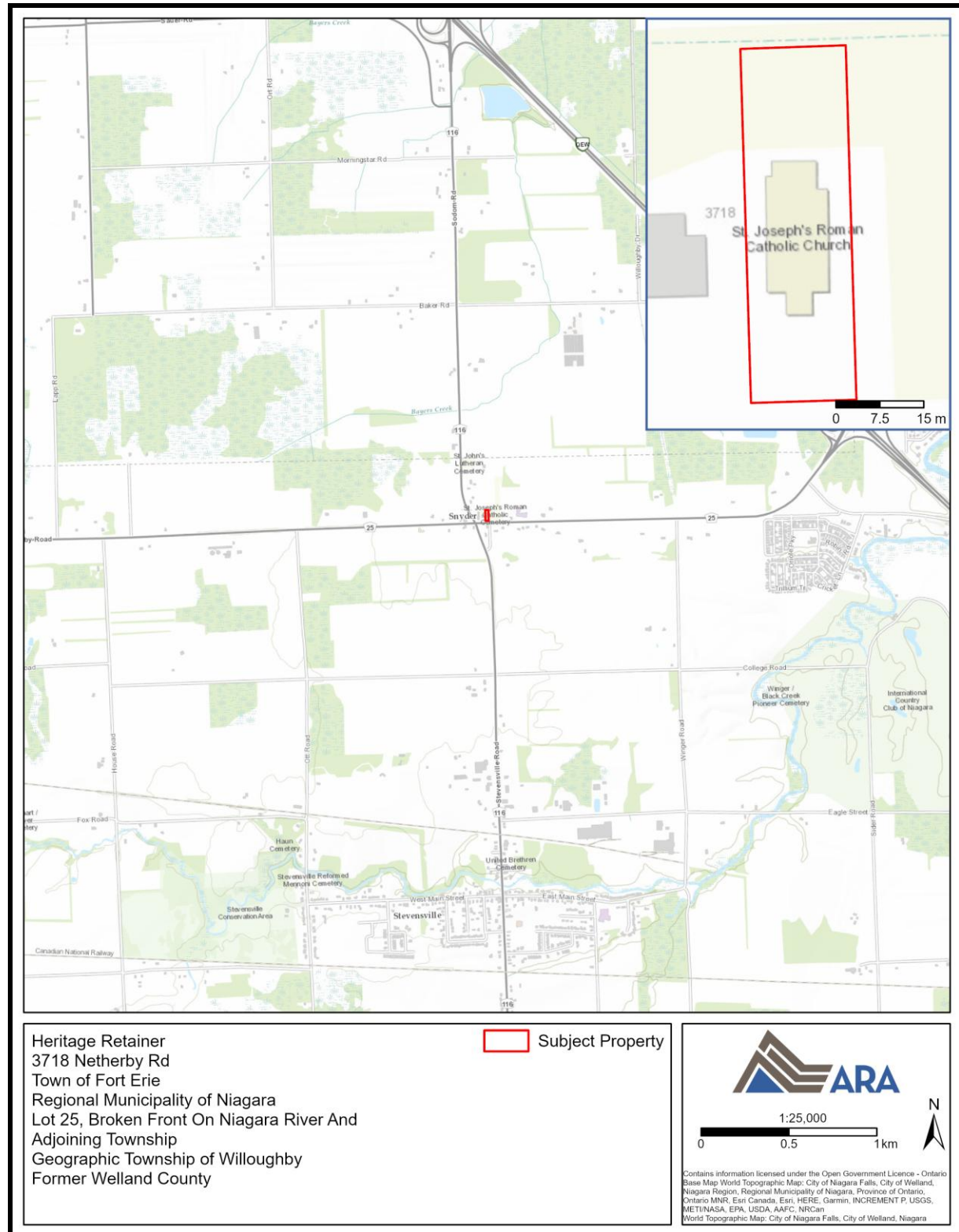
## 3.0 PROPERTY INFORMATION

Civic Address: 3718 Netherby Road, Town of Fort Erie

Alternative Name(s): St. Joseph's Roman Catholic Church

Legal Description: PART LOTS 24 & 25, ADJOINING CROSS CONCESSION, WILLOUGHBY; UNOPENED ROAD ALLOWANCE BETWEEN LOTS 24 & 25, ADJOINING CROSS CONCESSION, WILLOUGHBY

The subject property location is shown on Map 1 and Map 2



**Map 1: Subject Property in the Town of Fort Erie**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Map 2: Subject Property on a Current Aerial**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 Provincial Policies and Guidelines

#### 4.1.1 The Planning Act

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1 The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
  - (b) to provide for a land use planning system led by provincial policy;*
  - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
  - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
  - (e) to encourage co-operation and co-ordination among various interests;*
  - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

*Part I Provincial Administration, Section 2 states:*

- The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

*Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:*

- A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*
- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
  - (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)* is enforced as of October 20, 2024.

#### 4.1.2 The Provincial Planning Statement (2024)

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:



*Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features.* (MMAH 2024:1-2).

The PPS 2024, which is enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed policies in Section 4.6, such as 4.6.1 "*Protected heritage property*, which may contain *built heritage resources or cultural heritage landscapes*, shall be *conserved*" and 4.6.3 "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserve" (MMAH 2024:28).

Further, 4.6.5 b) notes "Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*" (MMAH 2024:28).

#### **4.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg. 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg. 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*

9. *The property has contextual value because it is a landmark.* (O. Reg. 569/22, s. 1 (2)).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

## 5.0 BACKGROUND INFORMATION

The subject property at 3718 Netherby Road includes a one-storey place of worship which is a part of a larger cluster of ecclesiological buildings that occupy the northeast side of Netherby Road just east of its intersection with Stevensville Road. The cluster includes a one-storey rectory and a one-storey Parish Hall (St Joseph's Hall) located to the west of the church and is associated with "St Joseph's Catholic Cemetery" located on the adjacent property to the east (Image 12, Image 13, Image 14). While the cemetery is on a separate property parcel, it remains important to understand the overall value of the cluster as a functioning place of worship with multiple components along the same street.

### 5.1 Architecture or Design

The one-storey place of worship at 3718 Netherby Road exhibits characteristics typical of the Gothic Revival ecclesiological style.

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18<sup>th</sup> century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole "began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows" (1992:200). Over the following century the number of buildings which followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin that they become commonplace throughout England (McAlester 1992). In North America, the publication of design plans and patterns by Andrew Downing "in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)" popularized the style (McAlester 1992:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture "first appeared [in Canada] in the 1820's and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings" (Ricketts et al. 2011: 55). As one of the most enduring of the revival style, the variation of the style's application from residences to churches is evident throughout Ontario.

According to Ricketts et al. "the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects" without losing the quintessential features that distinguish the style (2011:73). As a result, several subcategories of the style emerge in Canada including Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of 19<sup>th</sup> century) (Ricketts et al. 2011). According to Ricketts et al.:

*Ecclesiology (i.e. the science of church building) began in England in the 1830s. A group of British scholars set out to change certain modern practices of the Church of England (called the Anglican Church in Canada) by returning to medieval customs.... They recommended abandoning the open hall so popular in the 18th century, in favor of the long narrow space of the medieval church, complete with transepts and side aisles, a chancel, and an entrance through a north porch. This made for a strikingly different exterior, a long building with a*

*massive steep roof, whose various internal divisions created an arresting, angular, and pyramidal composition (2011:62)*

The key features with Gothic Revival architecture in places of worship include “pointed arch windows, rib vaulted ceilings, buttresses, steeply pitched roofs and an overall emphasis on height” (OHT 2023). Furthermore, as a result of “the harsh Canadian climate”, churches built in Canada were “plainer, more rugged exterior design and thus better suited to the climate and landscape” (Ricketts et al. 2011:66). Gothic Revival architecture for religious buildings gained widespread popularity in the mid to late 19<sup>th</sup> century and early 20<sup>th</sup> century and is commonly found throughout Ontario (Blumenson 1990).

A description of the architecture/design of 3718 Netherby Road is as follows:

- One-storey, rectangular-plan place of worship with central two-storey tower (Image 1, Image 2, Map 2)
- Parged foundation, stepped out along the west elevation (Image 3, Image 8)
- Front gable roof with overhanging return eaves (Image 1 – Image 6)
  - Modernized roofline with soffit, ventilation caps, tin clad fascia board and asphalt shingles; a modern drainage system with metal eavestroughs and downspouts and single chimney along the rear elevation
- Construction method is unclear, though historical records suggest it is likely a frame construction re-clad with white brick veneer (Figure 1, Image 1, Image 2, Image 3, Image 8)
- Pointed arch window openings across all elevations are tall and narrow (Image 1 – Image 6)
  - Openings look to have custom vinyl windows
- Symmetrical façade with centrally placed two-storey square tower (Image 1, Image 6, Image 7)
  - Centred primary entranceway in tower
  - Entranceway opening is topped by a pointed arch transom with a commemorative stained-glass window that reads “1849 St Joseph Church 1999”
  - Opening includes a modern wood door and side light sheltered by a small, shed roof
- Side (east/west) elevations follow a symmetrical three-bay configuration (Image 3, Image 5)
- Two-storey belltower (Image 4 – Image 7)
  - Roofline includes overhanging eaves, including modern soffit and short octagonal spire clad with asphalt shingles
  - All openings are pointed arch openings
  - Louvered pointed arch openings positioned on east, west elevations and façade of the tower roofline
  - The main entryway through the tower is surrounded by stone veneer and decorative brickwork
- Small gable roof wing at the rear (Image 2, Image 3)
- Moderate setback from the road (Image 9)
- Landscaped yard with concrete pathway, open grassed lawns, some mature trees and garden beds planted close to the subject building
- Subject property includes a concrete block retaining wall along the south boundary near Netherby Road (Image 9)

When examined against the typical characteristics of the Gothic Revival style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the*

*Present* (Blumenson 1990), *Ontario Architecture* (Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984) the subject building exhibits many of the characteristics of Gothic Revival design and can therefore be considered a representative example of a Gothic Revival style Table 1).

**Table 1: Characteristics of Gothic Revival Architecture in Places of Worship**  
(adapted from Fram 2003; Blumenson 1990; Kyles 2016; OHT 2021)

Characteristics Gothic Revival Architecture in Places of Worship	Characteristics of 3718 Netherby Road
Tall with height emphasized	Yes
Intersecting Nave and Transept to create cross-shaped floor plan	Unknown
One to two storeys	Yes
Lancet or pointed arch windows	Yes
Rib vaulted ceilings	Unknown
Buttresses	No
Steeply pitched roofs	No
Belltower or bell-cote	Yes
Decorative glass windows	Yes
Gable Roof	Yes

Cemeteries serve to maintain a link with Ontario's past – a link through which we may glean information about individuals, families and communities. These quiet and reflective spaces, along with the monuments and vegetation they contain, hold stories about our history. Each cemetery is unique and will tell different tales of past lifeways.

*Ontario cemeteries are a tangible link to ordinary individuals as well as famous people in our past. Many are an irreplaceable part of the province's cultural heritage. Their cultural heritage landscape, monuments and vegetation are part of our built environment, with their own unique history, development, and growth. Older cemeteries are a tangible link to ordinary individuals as well as famous people in our past. The inscriptions on their monuments instruct us about local, medical, and material history, cultural geography, historical archaeology, folklore, genealogy, and much more (Government of Ontario 2022).*

Most cemeteries associated with churches in Ontario share some characteristics. For church cemeteries, "Older cemeteries were generally rectangular in form, reflecting a sense of order and "rationality" also found in town and rural surveying schemes" (Canadian Encyclopedia 2024). Specifically, McIlwraith and Hunter in their paper *Grave and Nave: An Architecture of Cemeteries and Sanctuaries in Rural Ontario* note that many cemeteries in Ontario are oriented to the east.

*For Christianity, the direction 'east' holds special significance. The nativity star stood in the east; the Magi came from the east. Sanctuaries face east, and burials are with the feet to the east, allowing the incumbent to rise facing the dawn on the Day of Judgment (2005: 139-140).*

However, not all Ontario churches follow this eastern alignment due to settlement patterns, specifically:

*Churches often were built on donated land, and the positioning was secondary to the prospect of simply having a building at all. Ontario's most rigid constraint was the*

*rectangular survey, put in place ahead of settlement, and the importance occupants attached to arranging their structures squarely with lot lines and facing main roads reinforced its influence* (McIlwraith and Hunter 2005: 139-140).

Regardless of the orientation, geometric order was paramount with the cemetery laid out in a grid pattern.

Victorian era gravestones commonly include images and symbols that are derived from worldly items, using body parts, gestures and objects to convey grief and meaning (Heritage Manitoba n.d.:20). In general, these symbols can be divided into two groups, those associated with the human body and those with worldly objects and features. Natural symbolism is also common. Plants and trees, especially flowers, have been included on gravestones due to their beauty that can take a myriad of forms. death and birth. As such, they have been adopted as a symbol representing the cycle of human life and death (Heritage Manitoba n.d.:23). In the 19th century, Ontario produced several limestones that were used for memorial slabs and monuments. As such, limestone, in addition to marble, were the most popular types of stones for the earliest grave markers in Ontario (Anson-Cartwright 2003:5). When distinguishing between these stone types, limestone gravestones are usually grey or darker while marble is lighter or whiter (Anson-Cartwright 2003:5).

- Subject property is associated with “St. Joseph’s Cemetery” located on the contiguous lot to the east (Image 5, Image 8, Image 10, Image 11)
  - Rectangular plot bisected by a concrete walkway
  - Grid design with majority of burials oriented along an east-west axis
  - Earliest burials are positioned close to the church building and later burials further away towards the east boundary
  - Headstones vary in material, design and ornamentation and include limestone scroll and cross designs as well as inscribed granite and marble

## 5.2 History

### 5.2.1 Pre-Contact History

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three periods: Palaeo, Archaic, and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patters, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 2.

**Table 2: Pre-Contact Settlement History**  
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points

Sub-Period	Timeframe	Characteristics
Early Archaic	7500–6000 BC	Side-Notched, Corner-Notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton Side- and Corner-Notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Local Saugeen-like tradition; Others argue for Point Peninsula tradition; Ceramics continue but many are undecorated; Seasonal settlements and resource utilization; Each watershed may have had a unique tradition; Regional patterns poorly understood at this time
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquin-speaking populations also represented a significant presence in south Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely campsites, chipping stations, or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. It must be recognized that this part of south Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

### 5.2.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 3.

**Table 3: Post-Contact Settlement History**  
**(Smith 1846; WTPH 1887; Coyne 1895; Lajeunesse 1960; Disher, 1972; Ellis and Ferris 1990; Surtees 1994; Hammerburg 2008; FEHM 2004; AO 2015)**

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 <sup>th</sup> century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 <sup>th</sup> century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18 <sup>th</sup> century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx during and after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Between the Lakes Purchase completed with the Mississaugas in 1784 and confirmed in 1792 (Treaty 3); <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> to mid-19 <sup>th</sup> century	Became part of Lincoln County's 'Fourth Riding' in 1792; Became part of the Niagara District in 1798; Welland Canal was a major feature, conceived by W.H. Merritt and opened in 1829; Welland County formed from the southeastern part of Lincoln County in 1845; Independent after the abolition of the district system in 1849
Township Formation	Late 18 <sup>th</sup> to early 19 <sup>th</sup> century	Stockade and post established by the French near Fort Erie ca. 1750; Fort Erie established by the British near the shoreline in 1764; Township surveyed sporadically beginning in the 1780s; Township divided into Willoughby Township and Bertie Township in honour of the Fourth Earl of Abingdon; First settled by United Empire Loyalists (mainly Butler's Rangers) in 1784; Ridgeway established as the seat of government for Bertie Township; 10 families obtained 200-acre free grants; Foundations of new Fort Erie laid ca. 1806; First township meeting occurred in 1807; The scene of many battles during the War of 1812; Bertie had a population of 1,600 and contained 200 houses, a Quaker church and six schools at that time
Township Development	Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century	Population reached 2,318 by 1841; 13,484 ha taken up by 1846, with 5,058 ha under cultivation; Two grist mills and seven saw mills in operation at that time; Township incorporated in 1850; Traversed by the Buffalo, Brantford & Goderich/Buffalo & Lake Huron Railway (1853), Erie & Ontario Railway (1864), the Great Western Railway's Canada Air Line (1873) and Canada Southern Railway (1873); Village of Fort Erie incorporated in 1857; Fenian Raids occurred in 1866; Principal community was Fort Erie, with smaller settlements at Ridgeway, Stevensville and Victoria (previously International Bridge), which in 1890 was larger than Fort Erie, although the seat of government operated out of Bertie Township Hall (built 1874), which is now the Fort Erie Historical Museum



### 5.2.2.1 Stevensville

Like Ridgeway, Stevensville is an unincorporated settlement that was initially settled in the 1790s by UELs and named for Colonel Stevens, who built a home on what is now the corner of Main Street East and Stevensville Road (Herbert & Burtniak 1989). The area was abundantly forested, and its location on Black Creek made it attractive for commercial interests. There were a number of mills built along the creek, consisting of three sawmills, one grist mill, and a lumber mill (FEHM 2004). In 1812 Stevensville was the largest community in Bertie Township, and the settlement received a post office in 1835 (FEHM 2004).

The first businessmen in Stevensville were Louis Shields, John Gilmore, and William Wade, who all settled there in the 1840s. Wade was a tailor who often traveled to Fort Erie for work (FEHM 2004). By the 1850s the village had flour, saw, and planing mills, as well as a blacksmith shop and a general store (Herbert & Burtniak 1989). Two fires in 1860 destroyed most of the town core, and although the village did regain its prosperity, it took some time (Herbert & Burtniak 1989, FEHM 2004). The first church building in Stevensville was the United Brethren church, built in the early 1860s. It was also destroyed by fire in 1914 and rebuilt. A brick schoolhouse was constructed in 1868, but by 1879 a second schoolhouse was constructed on Airline Road due to Stevensville's growing population (Herbert & Burtniak 1989).

The advent of the railway in 1873 boosted Stevensville's economy, in 1886 the village was served by two lines: the GTR and the Michigan Central Railway (MCR). As a result, commercial farming of grain and fruit became an important economic activity (FEHM 2004). Paul Hendershot was responsible for introducing fruit growing operations to the area; he owned land on the east side of the village with approximately 1,500 fruit trees and 15 acres of grapevine (Herbert & Burtniak 1989). Stevensville's population in 1886 was approximately 600 (FEHM 2004).

Many of Stevensville's buildings were constructed by John Haun, a lumber merchant who also ran a planing mill. In the 1880s he sold his business interests in the town to J.H. Weaver and moved to take advantage of milling interests in Muskoka (FEHM 2004). Haun built the Hutcheon House hotel in 184, the name was later changed to the Stevensville Hotel and was operated by several proprietors, including men named Gore, Bower, and Hawkins (FEHM 2004). In 1885, John Edgewater built a large general store that also housed a telegraph office and post office. A Mennonite church was built in 1872, and a Methodist church was constructed in 1885 (Herbert & Burtniak 1989). The Kraft family was also from the Stevensville area; Kraft Foods founder J.L. Kraft was born in Stevensville in 1875 although the family later relocated closer to Fort Erie (Petrie 1983).

Stevensville had telephone service by 1889. And the village received electricity in 1916 (Herbert & Burtniak 1989). The village was tied to the railways, and as passenger service began to decline, so did Stevensville's economic importance in Bertie Township. Today Stevensville is predominately residential with a steady population of around 640 in 1976, although there are several manufacturing industries located on the outskirts of the settlement (Herbert & Burtniak 1989, FEHM 2004).

### 5.2.2.2 Snyder

The hamlet of Snyder was originally known locally as New Germany, although it was never officially given that name. It was called New Germany because many of its earliest settlers were German speakers. In 1837, the settlement had approximately 20 families of 114 people (Miller n.d., Rustige n.d.). The first settlers to the area were Joseph and Catherine Schihl, and other early

settler surnames included Geis, Willick, Brunning, Bauer, Koenig, and Critz (FEHM 2004, Rustige n.d.). The settlement was localized around the intersection of Netherby Road and Sodom Road; a tavern located in New Germany, operated by Henry Ort in 1851, gave Sodom Road its name, prior to this it was known as Concession Road 3 through Willoughby Township (Redmond 2022). Until the late 19th century, residents had to go to Stevensville to retrieve mail, but in the early 1880s, a post office was built in New Germany, whose name was changed to Snyder after Lutheran minister Rev. T. Snyder who resided in the community (WTPH 1887, Miller n.d.a.). By 1887, Snyder had three churches (the subject property and two Lutheran churches), two general stores, two hotels, a blacksmith shop, a wagon shop, a tailor, a shoe store, and a population of around 100 people (WTPH 1887). Snyder's post office was discontinued in 1920, and today the community remains rural in nature (Miller n.d.).

### 5.2.2.3 Site Specific History

**The building at 3718 Netherby Road was constructed in 1848 and 1849 as St. Joseph's Roman Catholic Church.** Below is a history of the property from 1797 until the present day.

- The Crown Patent for 100 acres of Lot 24 in the Adjoining Cross Concession between Bertie and Willoughby Townships was granted to Frederick Williams by the Crown on April 6, 1797 (see Table 4, LRO 59)
  - Although Lot 24 is part of the current legal address of the subject property, the relevant transactions on this lot did not occur until the 1920s. Therefore, most transactions in this lot will not be addressed, and can instead be seen in Table 4
- The patent for Lots 25 and 26 in the Adjoining Cross Concession, which totalled around 200 acres, was granted to John Sherk, Senior by the Crown on May 17, 1802
- John Sherk, Senior sold all 200 acres to his son, John Sherk, Junior on February 20, 1819, although the transaction was not registered until 1829
- By January 1848, a man named James Cummins owned an unknown amount of land on Lot 25, although his name does not appear in land records between 1819 and 1848. However, he sold two acres of land in the south part of Lot 25 to the Roman Catholic Diocese of Toronto on January 21, 1848, for a total sum of £37.10. The deed was confirmed in 1855
  - The earliest mention of the Catholic population of Fort Erie was in 1824, when Father (Fr.) John Wiriath of Berlin (now Kitchener) wrote that there were 20 families affiliated with a mission at "Berthey," thought to be a reference to Bertie Township (FEHM 2004)
  - Prior to the construction of the church, the isolated nature of the settlement and its largely monolingual German community meant that ecumenical visits by priests were rare (Miller n.d.)
  - **Construction on the church began in 1848 under the direction of the Society of Jesus, also known as the Jesuits, and the church was blessed on June 24, 1849** (SJRCC 2024, FEHM n.d., Miller n.d., Rustige n.d.)
    - The church was built on the town line road (Netherby Road) between Bertie and Willoughby Townships and was originally known as St. Joseph's Black Creek (Miller n.d.)
  - The church was served by the Berlin (Kitchener) – based Jesuits from 1849 until 1851, although service was still infrequent (FEHM 1999, SJRCC 2024)
    - After a two-year period without a priest, the subject property was served by diocesan (parish) priests from 1853 until 1860, when control was reassumed by the Jesuits (FEHM 2004)

- One of the first diocesan priests who served the congregation was Fr. Peter Scheider, who heard confessions in German. He was followed by Fr. Hugo Stapf, and then Fr. Peter Frischbier from 1858 until 1860 (FEHM 2009)
  - The Carmelite Fathers assumed control of the parish for 66 years, beginning in 1880, until Rev. W.L. Gavard was appointed as the parish priest in 1946 (FEHM 1999, Rustige n.d.)
- The subject property with the church building is part of a cluster of Catholic Church-related buildings and cemetery. In 17<sup>th</sup> century Ontario, early missions were most focussed on serving the settler and Indigenous population with single church buildings rather than building Catholic worship and activity hubs. As the Catholic community expanded as a result of increased settler movement from Europe in the 19<sup>th</sup> century, so did the needs of the growing congregations. This growth can be seen in and around Catholic Churches in Ontario, as represented in clusters/hubs like the St. Joseph's Church in Snyder (OHT 2024; DOL nd; BOL nd)
- A bell tower with two bells were added to the façade of the church in 1869 (Miller n.d.)
- A Parish Hall was constructed in 1926 out of logs donated by parishioners (SJRCC 2024, Rustige n.d.)
  - Patrick Lonergan drew up the plans for the Parish Hall and supervised its construction, but the construction itself was done by the local efforts of St. Joseph's congregation (Rustige n.d.)
- St. Joseph's Cemetery Committee was publicly organized in 1953, although the cemetery had been in use since the mid-19<sup>th</sup> century (Rustige n.d.)
  - Some of the tombstones located in the older section of the cemetery are inscribed in German, and the oldest legible inscription is the burial of Mary A. Carver, who died on April 8, 1848 (FEHM n.d.)
  - Additional land for the cemetery was acquired in the late 1960s and early 1970s (Niagara This Week 2009)
- St. Joseph's Catholic School, located at 3650 Netherby Road, was initially constructed in 1954, and St. Pius Catholic School, also affiliated with the subject property, was built the same year but has subsequently closed (FEHM 2004, Rustige n.d.)
- A new rectory was constructed immediately to the west of the church in 1958, replacing the previous building, for the subject property's first resident priest, Fr. John Marvyn, who served the church between 1957 and 1967 (FEHM 2009, Rustige n.d.)
  - The previous rectory had been constructed at an unknown date but was likely as old as the church itself and was in poor condition prior to its replacement (FEHM 2009)
- The church's exterior was reclad with the brick veneer in 1969, its prior exterior treatment can be seen in a newspaper photograph from 1963 (see Figure 1)
  - A photograph of St. Joseph's Cemetery in the 1970s can be seen in Figure 2, and the interior of the Parish Hall in 1980 can be found in Figure 3
- An 1862 historical atlas indicates the subject property was located on the north side of a historical road, known today as Netherby Road, on land that belonged to John Wail, marked on part of Lot 24; however, according to land records, the church is noted on Lot 25, which may have been a mistake on the part of the map cartographer. There appears to be a building on the subject property at the time, that is not marked as a church (see Map 3). Other nearby landowners included Henry Ott, George Morningstar, and G. House.

Nearby landmarks included Henry Ott's hotel, which was located to the west of the subject property at the intersection of Netherby and Sodom Roads.

- According to an 1876 atlas, the subject property was located on land that was subdivided from John Wail's property and was now marked with a steepled church (see Map 4). No cemetery is yet indicated, but that does not mean that the cemetery was not extant at the time. Other nearby landowners included J. Scheid, George Morningstar, and George House, in addition to John Wail, and local landmarks include the hamlet of New Germany, which was located at the intersection of Netherby and Sodom Roads and St. John's Lutheran Church, which was located on the other side of Netherby Road to the southwest
- A 1907 topographic map indicates that the subject property was located on the north side of a historical road, known today as Netherby Road, near its intersection with Sodom Road. There was a steepled church present on the subject property (see Map 5). Like the 1876 atlas no cemetery is indicated, although that did not mean there was not one on the property. Unlike previous atlases, individual landowners were not listed. Local landmarks included the hamlet of Snyder, a hotel, a post office and blacksmith shop, and two churches, one located on the south side of Netherby Road and the other located to the northwest of the subject property, on the west side of Sodom Road. There was also a cemetery marked with a "C" across the street from the church on Sodom Road.
- On May 15, 1929, The Township of Willoughby and William Bauer, one of the owners of Lot 24, granted part of the unopened road allowance between Lots 24 and 25 to the Roman Catholic Diocese of Toronto.
  - This transaction was likely related to the construction of the Parish Hall in 1926, although it may also be related to the expansion of cemetery.
- A 1954 aerial photograph indicates the subject property was located on the north side of Netherby Road near its intersection with Sodom Road. There appears to be a building on the subject property, but the resolution of the photograph is poor and individual details cannot be discerned (see Map 6). The subject property was associated with the hamlet of Snyder and was predominately surrounded by agricultural fields.
- On February 13, 1970, Fred Heximer, who had purchased seven and a half acres of Lot 25 in 1924, granted part of Lot 25 to the Roman Catholic Diocese of St. Catharines for the expansion of the cemetery (Niagara This Week 2009, Rustige n.d.).
- On May 11, 1971, Louisa Bauer granted part of Lot 24, along with part of the unopened road allowance between Lots 24 and 25 to the Roman Catholic Diocese of St. Catharines. On October 14, 1971, Edward and Jean Bauer granted another part of Lot 24 and more of the unopened road allowance to the Roman Catholic Diocese of St. Catharine's. These transactions were also for the expansion of the cemetery (Niagara This Week 2009, Rustige n.d.).
- On March 9, 2020, the Roman Catholic Diocese of Toronto transferred the subject property to the Roman Catholic Diocese of St. Catharines. St. Joseph's Roman Catholic Church remains an operating house of worship, and the oldest remaining church in Willoughby Township (Miller n.d.).

**Table 4: Summary of Property Ownership at 3718 Netherby Road  
(LRO #59)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
<b>Lot 24, Adjoining Cross Concession</b>					
-	Patent	6 Apr 1797	Crown	Frederick Williams	All Lot 24, 100 ac
1421	B & S	24 Aug 1807	Frederick Williams	Augustus Anger	All Lot 24, 100 ac
1669	B & S	24 Jun 1817	Augustus and Rosanna Anger	Aziel Bearss	All Lot 24, 100 ac
6472	B & S	14 Nov 1823	Ephraim Bearss	Henry Neff	All Lot 24, 100 ac
169	B & S	1 Nov 1838	Henry Neff	Samuel Street	Lot 24, 99.5 ac
2096	Will & Probate	31 Jul 1839	Samuel Street	Thomas Street	Lot 24, 99.5 ac
989	Quitclaim	5 Feb 1847	Thomas Street	John Wall	Part S ½ Lot 24, 50 ac
8205	B & S	4 Oct 1852	Henry Neff	James Cummings	Part Lot 24, 3a 3r 10p
9174	Quitclaim	27 Feb 1861	James Cummings	Peter Shisler	Part Lot 24, 1a 3r 10p; \$50
376	Quitclaim	11 Jul 1874	Peter Shisler	Henry Romans	Part Lot 24, 1a 1r 30p
674	B & S	14 Jan 1879	[Illeg.] Wale, Martin Wale, et. al.	George and Mary Wale	Part S ½ Lot 24, 50 ac
809	B & S	14 May 1880	Mary Whoel, Louis Schiels	Frank Huffman	Part S ½ Lot 24, 50 ac
880	B & S	16 May 1881	Henry Romans	Frank Huffman	Part Lot 24, 1a 1r 30p
1241	B & S	28 Mar 1887	Frank Huffman	Joseph Critz	Part S ½ Lot 24, 50 ac + OL
2738	B & S	3 Jun 1905	Joseph Critz	Andrew Willick	Part Lot 24, 50 ac + OL
3139	B & S	7 Oct 1910	Andrew Willick	Joseph Bauer	Part S ½ Lot 24, 50 ac + OL
3875	Grant	23 Jun 1920	Exrs of Joseph Bauer	William and Magdalena Bauer	Part S ½ Lot 24, 50 ac + OL
4562	Grant	15 May 1929	Township of Willoughby, William Bauer	Roman Catholic Diocese of Toronto	Part unopened road allowance
58400B	Grant	20 Dec 1966	William Bauer	Edward and Jean Bauer	Part Lot 24, 34.12ac; Part unopened road allowance
136639	Grant	3 Feb 1971	Exr of William Bauer	Louisa Bauer	Part Lot 24
140405	Grant	11 May 1971	Louisa Bauer	Roman Catholic Diocese of St. Catharines	Part Lot 24, Part unopened road allowance
150675	Grant	14 Oct 1971	Edward and Jean Bauer	Roman Catholic Diocese of St. Catharines	Part Lot 24, Part unopened road allowance
622511	Owner Name Change	9 Mar 2020	Roman Catholic Diocese of St. Catharines	Roman Catholic Diocese of St. Catharines	
622542	Transfer	9 Mar 2020	Roman Catholic Diocese of Toronto	Roman Catholic Diocese of St. Catharines	
<b>Lot 25, Adjoining Cross Concession*</b>					
-	Patent	17 May 1802	Crown	John Sherk, Sr.	All Lots 25 & 26, 200 ac
7774	B & S	20 Feb 1819 (reg. 1829)	John Sherk, Sr.	John Sherk, Jr.	All Lots 25 & 26, 200 ac
1889	B & S	21 Jan 1848	James Cummings	Roman Catholic Diocese of Toronto	Part S ½ Lot 25, 2 ac; £37.10
3188	B & S	11 Sep 1855	James Cummings	Peter Shisler	Part Lot 25, 6ac 25.75p
3546	Deed of Confirmation	24 Jan 1855	James Cummings	Roman Catholic Diocese of Toronto	Part S ½ Lot 25, 2 ac
3806	B & S	10 May 1856	George Yeast	Peter and Conrad Shisler	Part Lot 25, 1/5 ac
6148	B & S	5 May 1858	James Cummings	Peter Shisler	Part Lot 25, ½ ac

Instrument #	Instrument	Date	Grantor	Grantee	Comments
144	Quitclaim	15 Feb 1871	Peter Shisler	George Zimmern	Part Lot 25, 7 ac
382	B & S	18 Jul 1874	Peter Shisler	Peter Carver	Part Lot 25, ½ ac
699	Quitclaim	15 Apr 1879	Peter Carver	Francis Krafft	Part Lot 25, ½ ac
700	B & S	16 Apr 1879	Francis W. Krafft	John Adam Leitchenberger	Part Lot 25, ½ ac
1343	B & S	23 Jul 1887	John Leitchenburger	A. Leitchenburger	Part Lot 25, ½ ac
1313	B & S	3 Apr 1888	George Zimmern	Chris Kiemele	Part Lot 25, 7 ac
1494	B & S	7 Jan 1890	A. Leitchenburger	Henry Romans	Part Lot 25, ½ ac
1587	B & S	20 Apr 1891	Henry Romans	Joseph Bauer	Part Lot 25, ½ ac
2170	B & S	17 [illeg] 1902	Joseph Bauer	John J. Willick	Part Lot 25, ½ ac
3105	Quitclaim	14 Jul 1910	Catharine Kiemele et. al.	John Willick	Part Lot 25, 7 ac
4176	Grant	6 May 1924	John J. Willick	Fred A. Heximer	Part Lot 25, 7 ½ ac
4563	Grant	15 May 1929	Township of Willoughby, Frederick Heximer	William Bauer	Part unopened road allowance
504	Plan, Road Division	22 Jun 1949	St. Joseph's R.C. Church, Joseph & James Willick, A. Zuba, Fred Heximer	-	Lot 25, Land required for public purposes
116370	Grant	13 Feb 1970	Fred Heximer	Roman Catholic Diocese of St. Catharines	Part Lot 25
622511	Owner Name Change	9 Mar 2020	Roman Catholic Diocese of St. Catharines	Roman Catholic Diocese of St. Catharines	
622542	Transfer	9 Mar 2020	Roman Catholic Diocese of Toronto	Roman Catholic Diocese of St. Catharines	

\*indicates predominate lot

### 5.3 Context

- Located at 3718 Netherby Road in the hamlet of Snyder
  - Netherby Road is a major two-lane asphalt road that bisects the hamlet of Snyder, it is oriented along an east-west axis. The road in front of subject building is characterized by concrete curbs and paved sidewalk on both sides of the road however, it turns into a country road with soft gravel shoulder eastward. Netherby Road includes a stormwater system
- In proximity to the intersection of Stevensville/Sodom and Netherby Road
  - Stevensville Road is a major two-lane asphalt road oriented along a north-south axis. This section of the road includes narrow, soft gravel shoulders and naturalized culverts. Stevensville Road becomes Sodom Road at this intersection
- Subject building is located along the north side of the road with a similar setback from the road as the other buildings, the cemetery is set close to the road (Image 9)
- Subject building is associated with a cluster of buildings that all historically and currently serve the needs of the Catholic congregation
- The cluster includes (Image 10, Image 11, Image 12, Image 14, Image 15):
  - One-storey rectory located directly to the west of the subject property,
  - One-storey Parish Hall located to the west of the rectory and
  - Roman Catholic Cemetery located to the east
  - Moreover, St. Joseph's Catholic Elementary School is located nearby at 3650 Netherby Road also likely contributes to the needs of the congregation.
  - This cluster exhibits the components indicative of an active and intact Catholic system in the area, providing a sense of place and identity represented tangibly in the building cluster as well as intangibly as represented by the collective activities and beliefs of the local Catholic community
- The surrounding streetscape includes a mix of low-density residential and commercial properties that vary in construction date, style and ornamentation
  - Streetscape includes some late 19<sup>th</sup> and early 20<sup>th</sup> century buildings as well as late 20<sup>th</sup> century buildings with modern modifications
  - Mostly frame construction clad with horizontal or vertical siding and topped with modernized gable roofs
  - Narrow setbacks from the road



## 6.0 EVALUATION OF SIGNIFICANCE

**Table 5: Evaluation of the Cultural Heritage Value or Interest of 3718 Netherby Road in Accordance with O. Reg. 9/06**

Description	Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	3718 Netherby Road contains a representative example of a place of worship built in the Gothic Revival architecture style.  The one-storey rectangular shaped plan frame building has a front gable roof with return eaves, a symmetrical façade with a two-storey belltower with octagonal spire, all typically associated with the Gothic Revival style as applied to places of worship. Additionally, the symmetrical composition, tall, pointed arch window and door openings, formal front entrance with stained glass are elements that further support the Gothic Revival ecclesiological architecture.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	3718 Netherby Road does not display a high degree of craftsmanship or artistic value the materials and techniques used for its construction would be considered common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	3718 Netherby Road does not display a high degree of technical or scientific achievement. There is no significant evidence to suggest that the construction required technical expertise or that the design was a breakthrough in architecture
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	3718 Netherby Road is associated with the Roman Catholic Diocese of Toronto and later St. Catharines as St. Joseph's Roman Catholic Church, which was established in Snyder in 1849.  Together with the Parish Hall was built in 1926, St. Joseph's Catholic School at 3650 Netherby Road was built in 1954, the old rectory was replaced in 1958, the St. Joseph's Roman Catholic Church continues to serve the Catholica community as the house of worship within the community of Snyder, a purpose it has served for 175 years.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	3718 Netherby Road does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	3718 Netherby Road does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture. It was built using local materials and labour.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	3718 Netherby Road is important in supporting the character of the surrounding area. The surrounding streetscape includes a variety of early 19 <sup>th</sup> century to late 20 <sup>th</sup> century buildings exhibiting a mix of styles and finishes, within this is a cluster of four contiguous properties that are all affiliated with the Catholic church congregation in the area. This intact cohesive cluster of Roman Catholic community and worship related buildings include: the subject church (1849), the Parish Hall (1926), the Rectory (replaced in 1958), the St. Joseph's Roman Catholic Cemetery, all situated along the north side of Netherby Road, with the St. Joseph's Catholic School at 3650 Netherby Road (1954) which is in relative proximity to the cluster. This cluster exhibits components indicative of an active and intact Catholic community in the area, and 3718 Netherby Road is important in defining this area providing a sense of place and identity

Description	Yes/No	Value
		represented tangibly in the buildings and cemetery as well as intangibly as represented by the collective activities and beliefs of the local Catholic community for the last 175 years in Snyder.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	3718 Netherby Road has contextual value as it is historically linked to the adjacent property, St. Joseph's Roman Catholic Cemetery. Historical research shows the oldest legible tombstone represents an 1848 burial, which is contemporary with the establishment and construction of the St. Joseph's church on the subject property. The cemetery is on its own property parcel while remaining an integral part of the functioning Catholic cluster of resources along Netherby Road.
The property has contextual value because it is a landmark	Yes	3718 Netherby Road is a landmark in the hamlet of Snyder. The subject property is prominently located within the local context comprised of an active and intact Catholic system cluster. The subject building is a one-storey place of worship located near a prominent local intersection and includes a highly visible octagonal spire while being the earliest church to serve the community all of which establish it as a well-known communal marker that is memorable and easily discernable as a place of worship.

## 7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 5 assisted with the development of the list of heritage attributes.

**Table 6: Relationship of Heritage Attributes to Cultural Heritage Values**

Cultural Heritage Value or Interest	Heritage Attribute
3718 Netherby Road contains a representative example of a place of worship built in the Gothic Revival architecture style.	<ul style="list-style-type: none"> <li>One-storey frame Gothic Revival place of worship</li> <li>Overall height, form and massing</li> <li>Front gable roof with return eaves</li> <li>Symmetrical façade and side elevations</li> <li>Two-storey belltower with octagonal spire</li> <li>All pointed arch openings</li> <li>Formal front entrance with pointed arch transom and stained glass</li> <li>Situation within a cluster of Catholic community and worship-related properties</li> </ul>
3718 Netherby Road is associated with the Roman Catholic Diocese of Toronto and later St. Catharines as St. Joseph's Roman Catholic Church, which was established in Snyder in 1849.	<ul style="list-style-type: none"> <li>One-storey frame Gothic Revival place of worship</li> <li>Overall height, form and massing</li> <li>Situation within a cluster of Catholic community and worship-related properties</li> </ul>
3718 Netherby Road is important in supporting the character of the surrounding area	<ul style="list-style-type: none"> <li>Overall height, form and massing</li> <li>Situation within a cluster of Catholic community and worship-related properties</li> </ul>
3718 Netherby Road has contextual value as it is historically linked to St. Joseph's Catholic Cemetery.	<ul style="list-style-type: none"> <li>One-storey frame Gothic Revival place of worship</li> <li>Situation within a cluster of Catholic community and worship-related properties</li> </ul>
3718 Netherby Road has contextual value as a landmark.	<ul style="list-style-type: none"> <li>One-storey frame Gothic Revival place of worship</li> <li>Overall height, form and massing</li> <li>Two-storey belltower with octagonal spire</li> </ul>

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> <li>Situation within a cluster of Catholic community and worship-related properties</li> </ul>

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### ***Introduction and Description of Property***

3718 Netherby Road is a one storey brick Roman Catholic church that was constructed in 1849. The subject is located within a Catholic system cluster that includes worship related buildings and is associated with St. Joseph's Roman Catholic Cemetery located eastward.

### ***Statement of Cultural Heritage Value or Interest***

**3718 Netherby Road contains a representative example of a place of worship built in the Gothic Revival architecture style.**

The one-storey rectangular shaped plan frame building has a front gable roof with return eaves, a symmetrical façade with a two-storey belltower with octagonal spire, all typically associated with the Gothic Revival style as applied to places of worship. Additionally, the symmetrical composition, tall, pointed arch window and door openings, formal front entrance with stained glass are elements that further support the Gothic Revival ecclesiological architecture.

**3718 Netherby Road is associated with the Roman Catholic Diocese of Toronto and later St. Catharines as St. Joseph's Roman Catholic Church, which was established in Snyder in 1849.** The community of Snyder, then known variously as Black Creek or New Germany, was predominately a monolingual German-speaking community, which proved a challenge to Catholic circuit priests and ecumenical visits to the settlement were rare. In 1848, construction of St. Joseph's Roman Catholic Church commenced under the supervision of the Jesuits, who operated the parish at various times between 1849 and 1880, when control of the parish was assumed by the Carmelite Fathers until 1946. The first resident priest at the church was Father John Marvyn, who served from 1957 and 1967.

A cemetery has been associated with the church since at least the middle of the 19<sup>th</sup> century. Many of the oldest stones are inscribed in German, and the oldest visible date on the tombstones is April 8, 1848. However, a cemetery committee did not organize until 1953, and additional land for the cemetery was acquired in the late 1960s and early 1970s. A Parish Hall was built in 1926, St. Joseph's Catholic School at 3650 Netherby Road was built in 1954, a rectory was constructed in 1958, and the church was reclad in brick in 1969. St. Joseph's Roman Catholic Church continues operating as a house of worship in the community of Snyder, a purpose it has served for 175 years.

**3718 Netherby Road is important in supporting the character of the surrounding area.** The surrounding streetscape includes a variety of early 19<sup>th</sup> century to late 20<sup>th</sup> century buildings exhibiting a mix of styles and finishes, within this is a cluster of four contiguous properties that are all affiliated with the Catholic church congregation in the area. This intact cohesive cluster of Roman Catholic community and worship related buildings include: the subject church (1849), the Parish Hall (1926), the Rectory (replaced in 1958), the St. Joseph's Roman Catholic Cemetery, all situated along the north side of Netherby Road, with the St. Joseph's Catholic School at 3650 Netherby Road (1954) which is in relative proximity to the cluster. This cluster exhibits components indicative of an active and intact Catholic community in the area, and 3718 Netherby

Road is important in defining this area providing a sense of place and identity represented tangibly in the buildings and cemetery as well as intangibly as represented by the collective activities and beliefs of the local Catholic community for the last 175 years in Snyder

**3718 Netherby Road has contextual value as it is historically linked to the adjacent property, St. Joseph's Roman Catholic Cemetery.** Historical research shows the oldest legible tombstone represents an 1848 burial, which is contemporary with the establishment and construction of the St. Joseph's church on the subject property. The cemetery is on its own property parcel while remaining an integral part of the functioning Catholic cluster of resources along Netherby Road.

**3718 Netherby Road is a landmark in the hamlet of Snyder.** The subject property is prominently located within the local context comprised of an active and intact Catholic system cluster. The subject building is a one-storey place of worship located near a prominent local intersection and includes a highly visible octagonal spire while being the earliest church to serve the community all of which establish it as a well-known communal marker that is memorable and easily discernable as a place of worship.

### ***Cultural Heritage Attributes***

**3718 Netherby Road contains a representative example of a place of worship built in the Gothic Revival architecture style. The property contains the following heritage attributes that reflects this value:**

- One-storey frame Gothic Revival place of worship
- Overall height, form and massing
- Front gable roof with return eaves
- Symmetrical façade and side elevations
- Two-storey belltower with octagonal spire
- All pointed arch openings
- Formal front entrance with pointed arch transom and stained glass
- Situation within a cluster of Catholic community and worship-related properties

**3718 Netherby Road is associated with the Roman Catholic Diocese of Toronto and later St. Catharines as St. Joseph's Roman Catholic Church, which was established in Snyder in 1849. The property contains the following heritage attributes that reflect this value:**

- One-storey Gothic Revival place of worship
- Overall height, form and massing
- Two-storey belltower with octagonal spire
- Situation within a cluster of Catholic community and worship-related properties

**3718 Netherby Road is important in supporting the character of the surrounding area. The property contains the following heritage attributes that reflect this value:**

- Overall height, form and massing
- Situation within a cluster of Catholic community and worship-related properties

**3718 Netherby Road has contextual value as it is historically linked to St. Joseph's Roman Catholic Cemetery. The property contains the following heritage attributes that reflect this value:**

- One-storey frame Gothic Revival place of worship
- Situation within a cluster of Catholic community and worship-related properties

**3718 Netherby Road has contextual value as a landmark. The property contains the following heritage attributes that reflect this value:**

- One-storey frame Gothic Revival place of worship
- Overall height, form and massing
- Two-storey belltower with octagonal spire
- Situation within a cluster of Catholic community and worship-related properties

## 9.0 CONCLUSIONS

*O. Reg. 9/06* of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 3718 Netherby Road meets five of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

The *Provincial Planning Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2024). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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## Appendix A: Photographs



**Image 1: Façade of 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northeast)



**Image 2: Southwest Corner of 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northeast)





**Image 3: West Elevation of 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northeast)



**Image 4: Southeast Corner and Rectory of 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northwest)



**Image 5: East Elevation of 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northwest)



**Image 6: Detail of Two-Storey Belltower with Octagonal Spire of 3718 Netherby Road**  
(Photo taken on September 20, 2024; Facing North)





**Image 7: Detail of Main Level of Two-Storey Belltower and Primary Entranceway of 3718 Netherby Road**  
(Photo taken on September 20, 2024; Facing North)

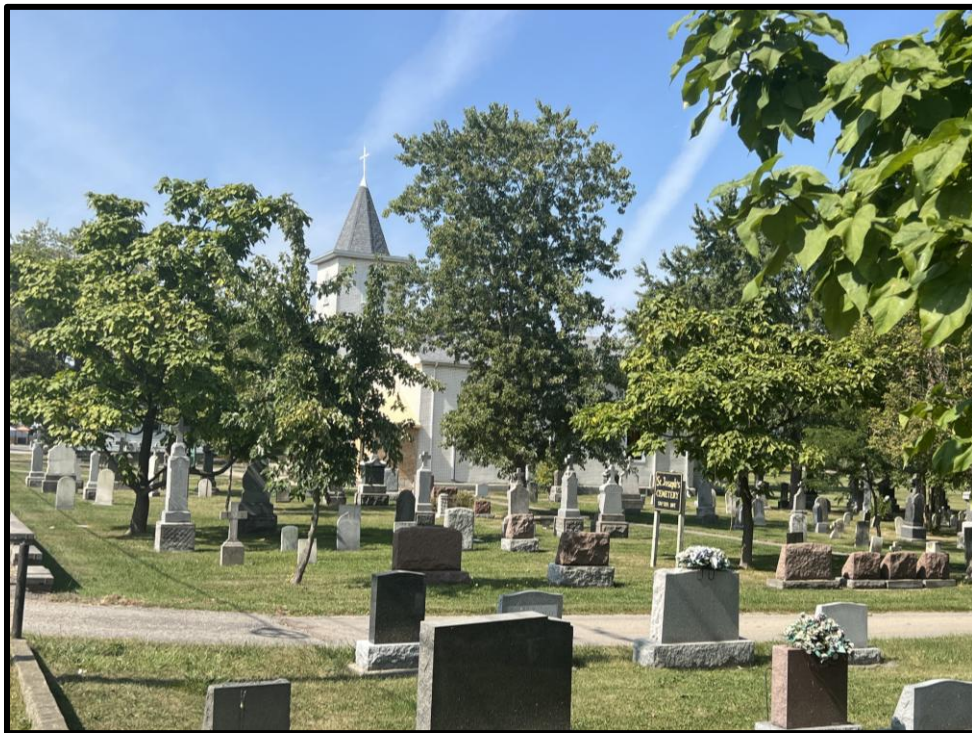


**Image 8: Detail of Foundation of 3718 Netherby Road**  
(Photo taken on September 20, 2024; Facing Northwest)



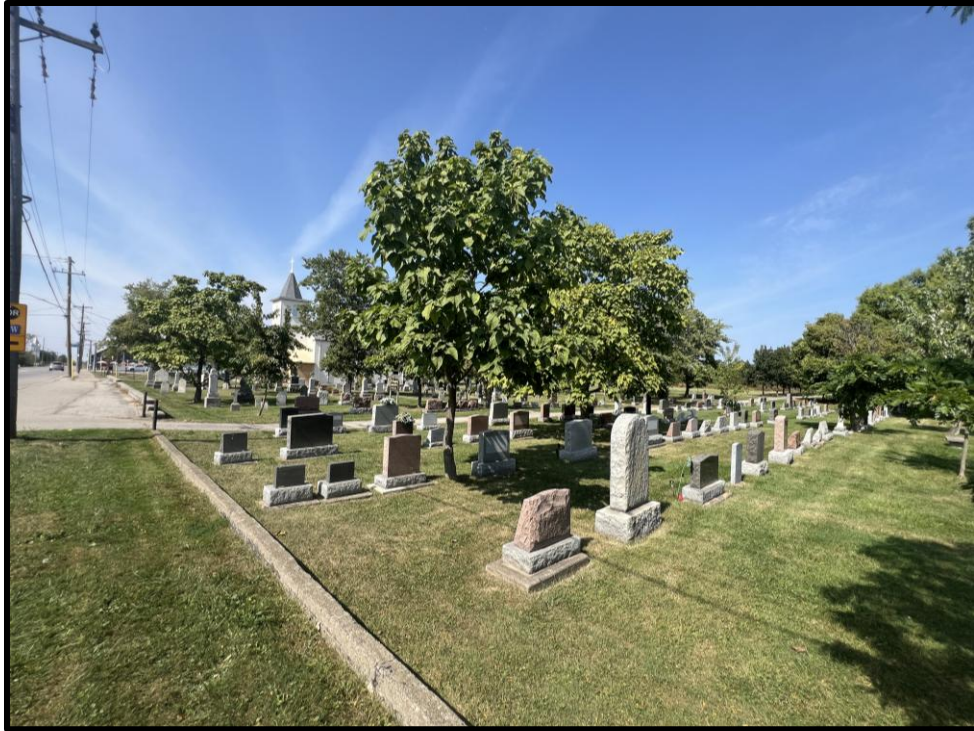


**Image 9: Context - Setback of 3718 Netherby Road**  
(Photo taken on September 20, 2024; Facing East)



**Image 10: Detail of "St Josphe's Cemetery" Associated with 3718 Netherby Road**  
(Photo taken on September 20, 2024; Facing Northwest)





**Image 11: Detail of “St Josphe’s Cemetery” Associated with 3718 Netherby Road from the Southeast Corner of the Property**  
(Photo taken on September 20, 2024; Facing Northwest)



**Image 12: Context View of the Intersection of Stevensville Road and Netherby Road**  
(Photo taken on September 20, 2024; Facing Northwest)



**Image 13: Context View of the Intersection of Stevensville Road and Netherby Road**  
(Photo taken September 20, 2024; Facing Northeast)



**Image 14: Context View of the Three Buildings Associated with 3718 Netherby Road**  
(Photo taken September 20, 2024; Facing Northeast)





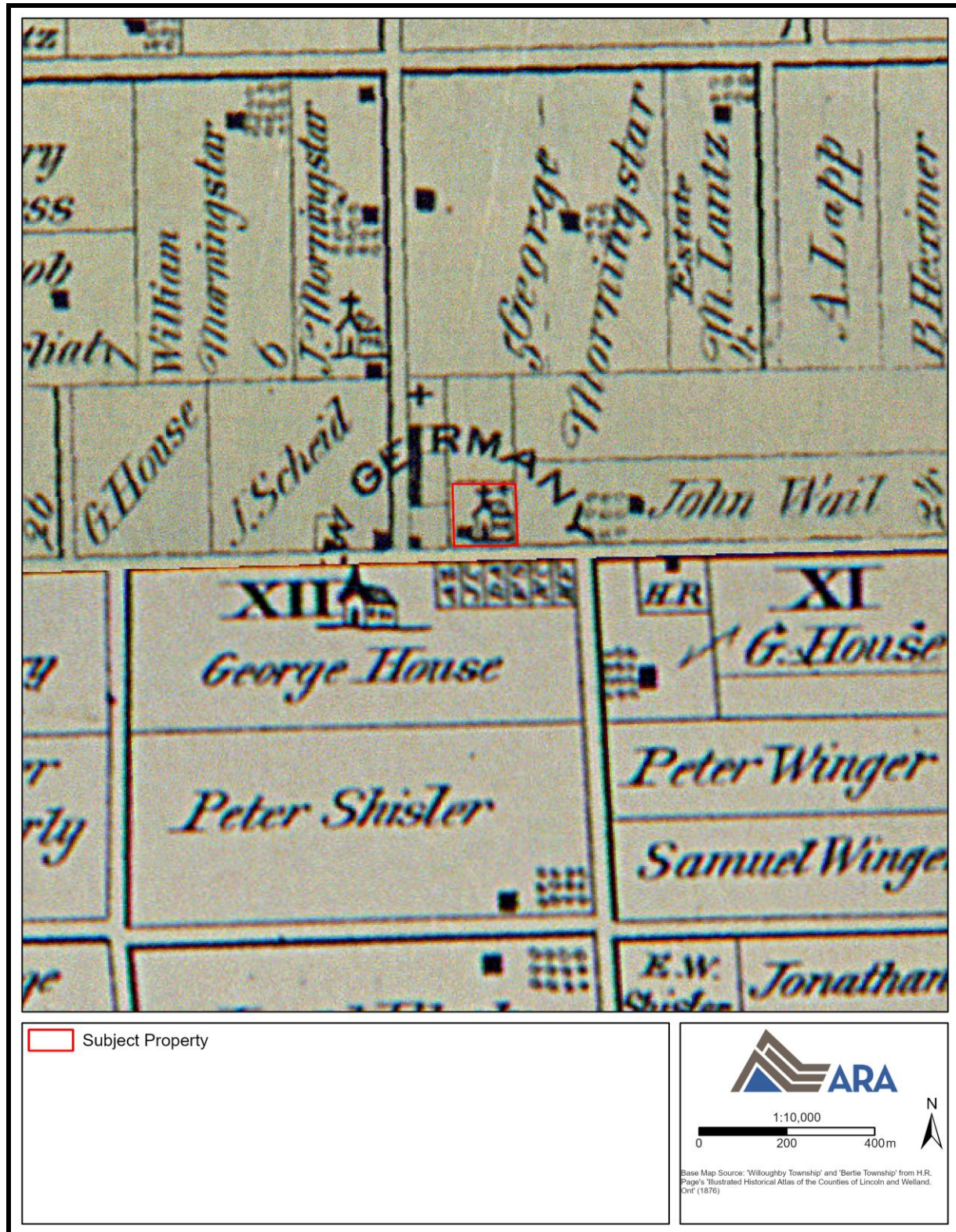
**Image 15: Context View of “Saint Joseph’s Hall” – 3728 Netheby Road  
(Photo taken September 20, 2024; Facing North)**

## Appendix B: Historic Maps



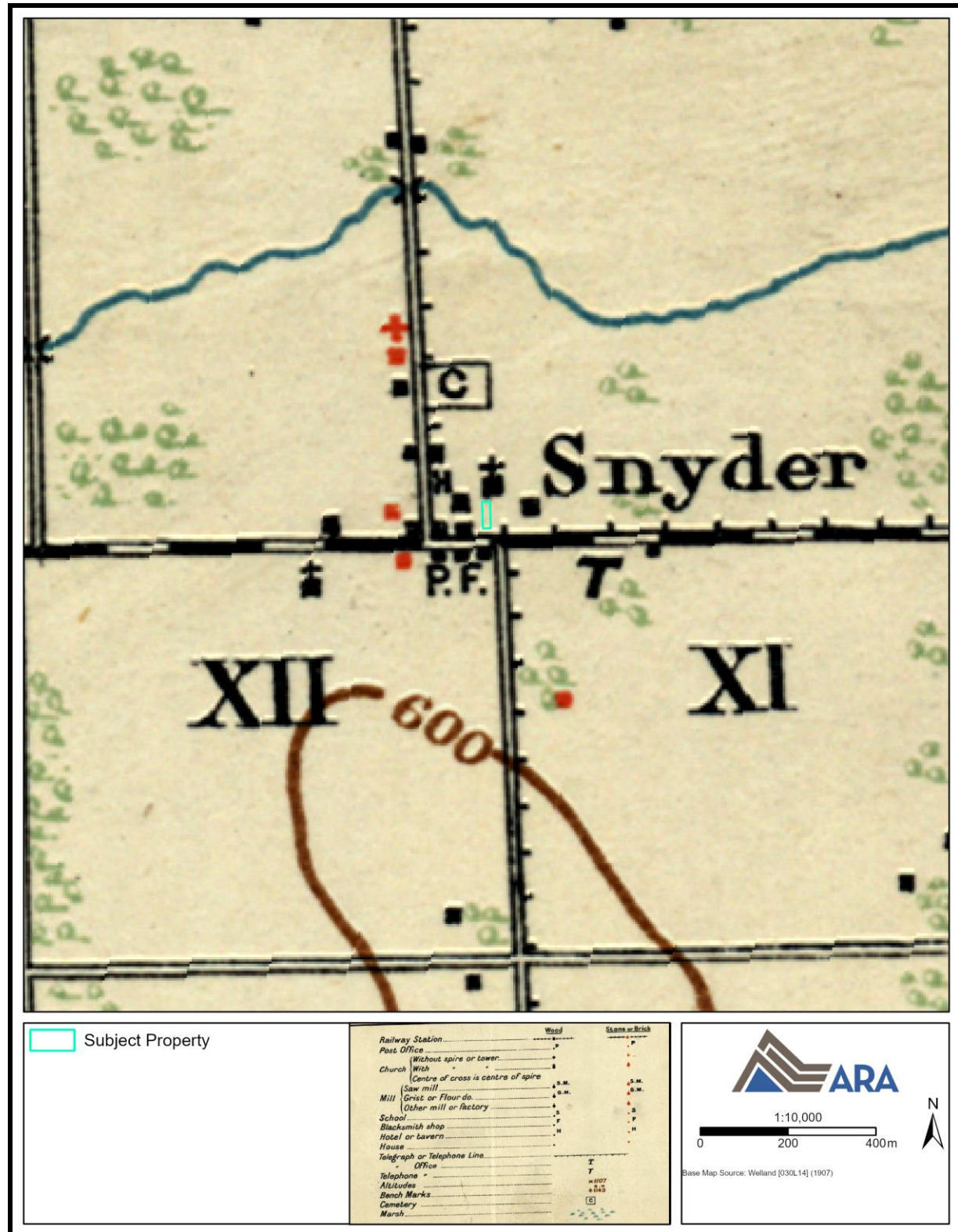
**Map 3: Subject Property Shown on an 1862 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



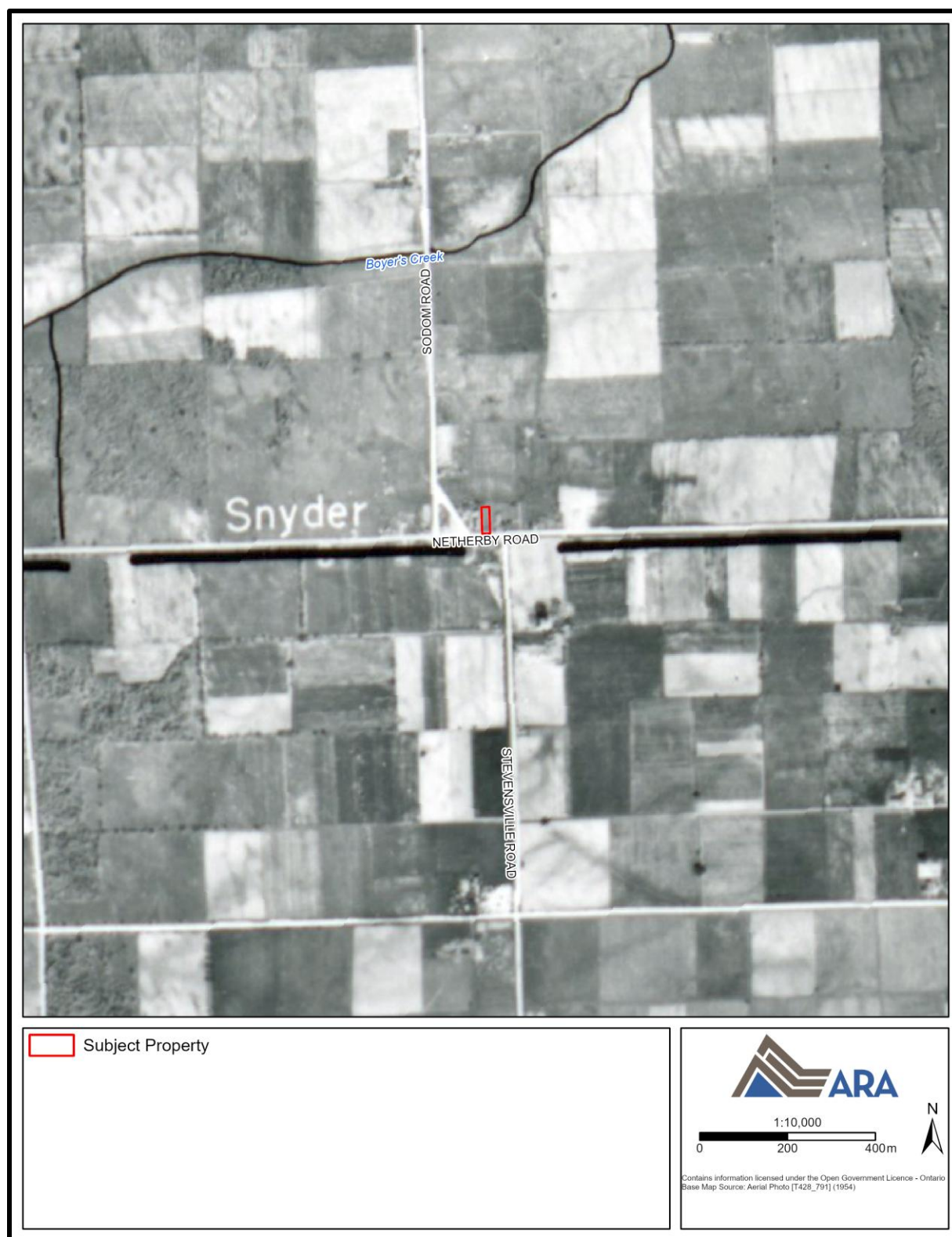


**Map 4: Subject Property Shown on an 1876 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)





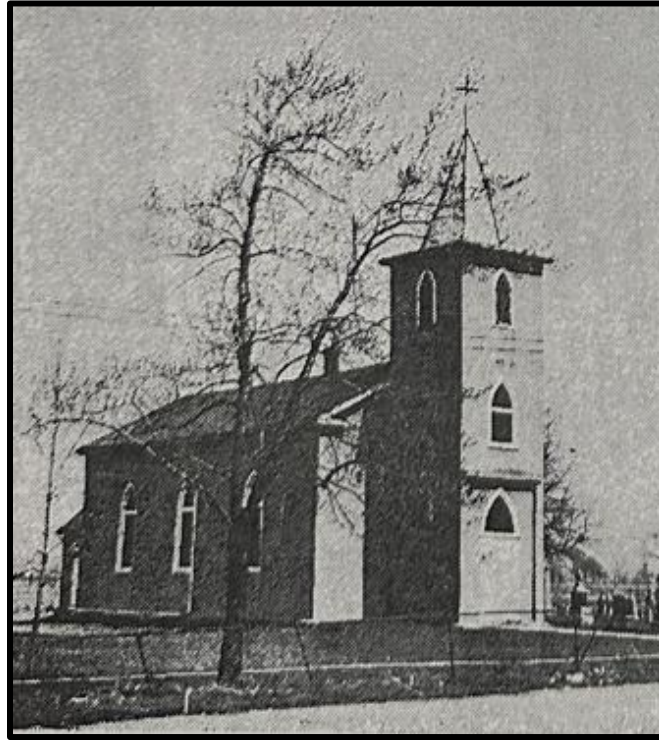
**Map 5: Subject Property Shown on Historic 1907 Topographic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



**Map 6: Subject Property Shown on 1954 Aerial Photograph**  
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)



### Appendix C: Figures and Historic Photos



**Figure 1: 1963 Newspaper Photograph of St. Joseph's Roman Catholic Church  
(Miller 1963)**



**Figure 2: St. Joseph's Roman Catholic Cemetery in 1974  
(FEPL 1974)**



**Figure 3: Welcome Tea for Fr. David Foley at Parish Hall, c. 1980  
(FEHM 1980)**