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Archaeological Assessment
Heritage Resource Planning
Cultural Heritage Conservation
Site Interpretation & Development



97.4687.01.02

September 24, 2001

CITY OF WINDSOR
Planning and Building Development Services
350 City Hall Square West
Windsor, Ontario
N9A 6S1

Attn: Mr. Michael Cooke

Archaeological Assessment of the North Neighbourhood in East Windsor

In May 2001, Cultural Resource Management (CRM) Group Limited was retained by Dillon Consulting Limited on behalf of Coco Developments to undertake an archaeological assessment of the proposed North Neighbourhood located in East Windsor.

A site visit was conducted on June 7, 2001 to ascertain the physical condition of the property and determine its suitability for assessment. It was discovered that the property had not been ploughed or otherwise cultivated before it had been planted in mid May. Consequently, plans were made to conduct the assessment in the fall of 2001 following harvest of the bean crop.

While inspecting the property, CRM Group was asked to specifically consider the archaeological potential and integrity of a twenty lot section of the proposed North Neighbourhood. The lots in question are found in the southeastern corner of the development following the northern boarder of Little River Boulevard. The lots extend approximately 128 metres west along Little River Boulevard from the eastern edge of the Coco property and have a maximum depth of 41.5 metres from the edge of the street allowance. At the time that the lots were inspected, it was obvious that the southern half of the alignment of lots had been completely disturbed as a result of trenching associated with various civil projects including the placement and maintenance of the East Marsh Tap Drain. While the northern portion of the lots had been less severely impacted, there were signs of soil disturbance beyond the scope of basic agricultural practice. While ground conditions were not ideal, it was possible to conduct visual inspection of the ground surface throughout the northern portion of the lots. No cultural resources were identified as a result of this inspection.

Based on the negative results of the inspection it has been determined that both the archaeological potential and integrity of the subject lots are to be considered low. Consequently, it is recommended that the archaeological condition for this portion of the North Neighbourhood property be cleared and development be allowed to proceed.



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CITY OF WINDSOR
Planning and Building Development Services
September 24, 2001

It is proposed that the results of the June 7 inspection will be included in the archaeological assessment report to be prepared upon completion of the assessment in the fall of 2001.

If you have any questions regarding our evaluation of the potential and integrity of the property, please feel free to contact the undersigned.

Yours truly,

CULTURAL RESOURCE MANAGEMENT GROUP

A handwritten signature in black ink, appearing to read 'W. Bruce Stewart', with a stylized flourish at the end.

W. Bruce Stewart, MA, CAPHC
President and Senior Consultant

WBS/wbs

cc. Nancy Morand, City of Windsor
Karl Tanner, Dillon Consulting

97.4687.01-02
N. Kershbon/wood

Coco Developments

**ARCHAEOLOGICAL ASSESSMENT
OF NORTH NEIGHBOURHOOD
EAST WINDSOR, ESSEX COUNTY**

**STAGE 1:
ARCHAEOLOGICAL BACKGROUND
REPORT**

Submitted to:
Ontario Ministry of Tourism, Culture and Recreation

Prepared by:
Culture Resource Management Group Limited
166 Foster Avenue
Fall River, Nova Scotia
B2T 1E7

Consulting Archaeologist: W. Bruce Stewart
Report Preparation: W. Bruce Stewart

Archaeological Licence Number: 2000-024
CIF# 2001-021-003

CRM Group Project Number: 2001-006

FEBRUARY 2002

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**ARCHAEOLOGICAL ASSESSMENT OF
THE NORTH NEIGHBOURHOOD
EAST WINDSOR**

STAGE 1: ARCHAEOLOGICAL BACKGROUND

1.0 INTRODUCTION

Cultural Resource Management (CRM) Group has been retained by Coco Developments through Dillon Consulting Limited to conduct an archaeological assessment of an 87.3 hectare property located east of Little River and south of the Wyandotte Street East extension in the City of Windsor, Ontario (*Figure 1*). The call for an archaeological assessment was initially voiced by the Ontario Archaeological Society - Windsor Chapter in a letter to the City of Windsor signed by Chapter President, Rosemarie Denunzio.

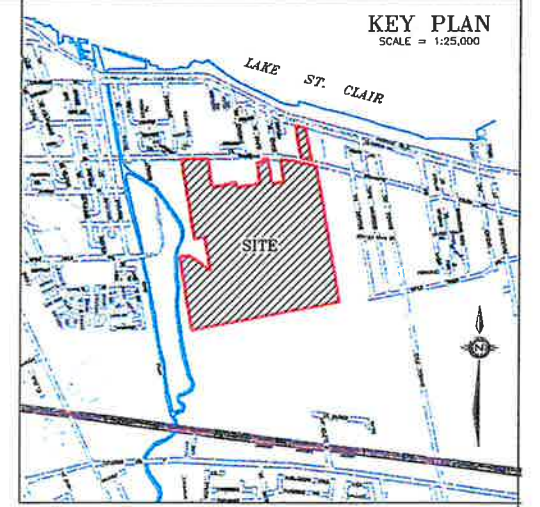
The objectives of the archaeological assessment were initially two-fold. Firstly, to review the historical and environmental background of the property with a view to determining its archaeological potential, and secondly, to identify archaeological resources within the property by conducting a field survey. During the course of the background research, however, it became clear that despite the level of potential suggested by the location of the property, there were important factors which nullified that potential and brought into question the value of a field assessment.

This report has been prepared by CRM Group for review by the Ontario Ministry of Tourism, Culture and Recreation (MTCR). The purpose of the report is to provide a historical and environmental summary of the property, and outline the rationale for not undertaking a field assessment of the property.

Work was conducted by W. Bruce Stewart, President and Senior Consultant of C R M Group under archaeological licence number 2001-031, issued by MTCR.

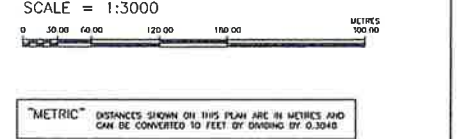


MARTINDALE AVENUE



PROPOSED ZONING PLAN & DRAFT PLAN OF SUBDIVISION
 OF
 PART OF LOTS 136 to 142(inclusive),
 (LOT 142 TO REPRESENT STREETS ON DEPOSIT PLAN 1091 NOT INCLUDED
 IN BLOCK 'A', REGISTERED PLAN 1161 AS AMENDED BY JUDGE'S ORDER,
 REGISTERED AS INSTRUMENT No. 17369 RIVERSIDE)
 CONCESSION 1,
 GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
 PART OF BLOCK 'A',
 PART OF STREETS (AS CLOSED BY BY-LAW 9795,
 REG'D AS INST. No. 108866)
 REGISTERED PLAN 1161 (AS AMENDED BY JUDGE'S ORDER,
 REGISTERED AS INSTR. No. 17369 RIV.)
 PART OF STREETS & ALLEYS (AS CLOSED BY BY-LAW 9795,
 REG'D AS INST. No. 108866)
 LOTS 11 to 17(inclusive),
 LOTS 30 to 37(inclusive),
 LOTS 50 to 53(inclusive),
 and PART OF LOT 10, 18, 29, 38,
 49, 54 & 65
 REGISTERED PLAN 1230 (AS AMENDED BY JUDGE'S ORDER,
 REG'D AS INST. No. 23271)
 IN THE
 CITY OF WINDSOR
 COUNTY OF ESSEX, ONTARIO
 SCALE = 1:3000

- Proposed Zoning Categories**
- 50' single detached dwellings "H" R11
 - 40' single detached dwellings "H" R137
 - 40' single, semi & townhomes "H" R245
 - Institutional / 40' single, semi & towns "H" R32/"H" R245/ OS1
 - Subject to Environmental Evaluation Report (EER)
 - Open Space OS1
 - Lake OS1



"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING REFERENCE
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF LANDS DESCRIBED AS PART 7 AS SHOWN ON PLAN 1230-13063 AND HAVING A BEARING OF N 09° 57' 30" W. (ONTARIO COORDINATE SYSTEM) (ZONE 11)

DISTANCES
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY COMBINED SCALE FACTOR OF 0.99985.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(2) OF THE PLANNING ACT

- (A) SHOWN ON PLAN
- (B) & (C) SHOWN ON PLAN
- (D) SHOWN ON BLOCK SCHEDULE
- (E), (F), & (G) SHOWN ON PLAN
- (H) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (I) CLAY
- (J) SHOWN ON PLAN
- (K) STORM & SANITARY SEWERS TO BE INSTALLED BY DEVELOPER
- (L) NONE

STATISTICS
 RESIDENTIAL OPEN SPACE 60.75 ha (150.11 acres)
 TOTAL AREA 14.774 ha (36.41 acres)



Note: This Plan has been prepared from VSHBB Inc. Draft Plan of Subdivision dated May 13, 1999



Location of Subject Property	Figure 1
ARCHAEOLOGICAL ASSESSMENT NORTH NEIGHBOURHOOD WINDSOR, ONTARIO	February 2001
	Scale 1:3 000

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2.0 BACKGROUND

The following discussion details the environmental and cultural setting of the study area together with previous archaeological investigations in the immediate vicinity of the subject property. It provides a framework for the Stage 1: Background assessment of the archaeological potential of the subject property.

2.1 Environmental Setting

The subject property extends east approximately 1,000 metres from the natural alignment of Little River and south from the Lake St. Clair shoreline between 300 and 1,500 metres. The property encompasses Part of Lots 136 - 142, Concession 1 (McNiff's) in the geographic Township of Sandwich but now in the City of Windsor, County of Essex.

A number of environmental factors such as water sources, soil types, physiographic features and vegetation have influenced settlement patterns and contribute to the archaeological potential of the area.

Water Sources

The eastern edge of the property generally lies within 10 to 100 metres of original alignment of Little River. Little River represents the northern terminus of the Grande Marris, a linear marsh that extends from the Lake St. Clair shoreline southwest to the Detroit River. The marsh is drained north by Little River and south by Turkey Creek. The northern edge of the property lies between 300 and 500 metres south of the Lake St. Clair shoreline. Development and infilling along the shoreline have somewhat masked the natural contours of the shoreline but not had a major impact on the relative positioning of the shoreline. Aerial photographs and early maps of the areas indicate the presence of a seasonal water course running diagonally through the property from the East Marsh Tap Drain to the lake shore. Despite the changes in the alignment of Little River and the lakeshore, their close proximity suggests increased potential for human settlement within the property.

Topography

Initial examination of topographic mapping for the subject property indicated that there was little natural variation in the site's topography. Dyking along Little River and the Lake St. Clair shoreline, and drainage ditches along the south and western edges of the property provide the only significant variations in elevation. A more careful consideration of surface elevations within the subject property revealed that the majority of the property (175.3 MASL to 175.7 MASL) was actually below the mean monthly maximum water level for the adjacent Lake St. Clair (175.8 MASL) (*East Riverside Planning Area Stormwater Management and*

Flood Protection Plan p: 14). General flooding of the property is prevented by a natural ridge augmented by dykes which run along the lake shore.

Drainage, such as it is, would have occurred naturally by means of the seasonal water course which runs diagonally across the property. from southwest to northeast. Historically, drainage has been augmented by the excavation of the East Marsh Tap Drain along the southern edge of the study area.

Evidence of a consistent high water table throughout the study area was evident both in the regular ponding of rain and melt water observed during site visits and the ubiquitous evidence of crayfish.

Soils

Located within the St. Clair Clay Plains physiographic unit, the property is situated on the northern edge of the Essex Clay Plain just beyond the western limits of the sand plain which rings Lake St. Clair (Chapman and Putnam: 147-149).

Surface soils within the area reflect an even distribution of Brookston clay loam on the southern half of the property with Clyde Clay to the north. Brookston clay loam is identified as “a dark-surfaced gleysolic soil developed under a swamp forest of elm, black and white ash, silver maple, and other moisture-loving trees.”(Chapman and Putnam: 149) Clyde clay developed under similar circumstances but may also have been preceded by meadow (Chapman and Putnam: 152).

Vegetation

The study area is situated in the Beech-Maple Section of the Deciduous Forest Province of the Temperate Division (McAndrews and Manville: 43). This ecological region is dominated by moisture-loving trees including elm, black and white ash, and silver maple.

The study area currently consists of open farmland with periodic hedge rows.

2.2 Registered Archaeological Sites

A search of the provincial archaeological site database maintained by MTCR indicates that there are no registered archaeological sites within the general vicinity of the subject property. The closest registered site is AbHr-04, an historic scatter of domestic artifacts which also included an unidentified side-notched point, located approximately 6 km south of the study area. Other sites found within 10 km of the study area are identified in the table below.

Table 2.1: Registered Archaeological Sites Located within 10 Km of Subject Property

Borden No.	Site Name	Culture/Date	Site Type	Researcher
AbHr-04		Historic and Unidentified Prehistoric	Scatter; Side-notched point	F. Deiterman '91
AbHr-05	Silverman	Middle to Late Woodland	Village & burial	R. Mayer '94
AbHr-06	Essex TS	Indeterminate Prehistoric	Chipping station	R. Mayer '99
AbHr-07		Indeterminate Prehistoric	Isolated Find	CRM Group '00
AbHr-08		Indeterminate Prehistoric	Isolated Find	CRM Group '00
AbHs-11	Great Western Park	Middle and Late Woodland to Historic Period Native; Nineteenth Century Euro-Canadian	Scattered Woodland encampments; Historic Native settlement and burials; Historic industrial;	Cataraqui Archaeological Research Foundation (CARF) '89
AbHs-13	Train Depot	Nineteenth Century Euro-Canadian	Nineteenth Century Industrial site (Railroad Station)	CARF '89
AbHs-15	Senator David A. Croll Park	Nineteenth Century Euro-Canadian	Urban Commercial/Residential	R. Mayer '94

2.3 Post-Contact Property History

The earliest Europeans to occupy the Lake St. Clair shoreline were French trappers and fisherman spreading out from the focus of activities at Detroit. Although there are no specific references to French activities along Little River, its size and penetration into the *Grande Marais* would have attracted the attention of early trappers and traders. Actual Euro-Canadian settlement in conjunction with the study area was initiated early in the British Period when lots opposite Pêche Island were granted by the Ottawas to Jacques Peltier (Lot 133), Louis Peltire (Lot 134) and Jean Baptiste Peré (Lot 135) (Lajeunesse: C21). Major Basset, Commandant at Detroit permitted these specific grants in 1774 although the Crown frowned upon the Indian practice of granting or selling of their lands (Lajeunesse: lxiii). A survey of the lots conducted in 1780 confirmed them to be three arpents in front by eighty arpents in depth (Lajeunesse: C21).

By 1790, all the river frontage between the New Settlement (Kingsville) and Lake St Clair was fully occupied (Lajeunesse: cxi). Because of the intensity of settlement along the Lake Erie and Detroit River shorelines and the dominance of swampland in the interior, surveyor Patrick McNiff was directed to explore the possibility of locating settlers along the shore of Lake St. Clair and the rivers flowing into the lake (Lajeunesse: cxiv). Settlement of the interior concessions was delayed until such time as proper drainage systems were put in place. Settlement throughout Essex County was complicated by the rush of land speculators to acquire vast holdings throughout the county (Clarke: 76). By 1825, approximately 38 % of properties in Essex County were in the hands of land speculators (Clarke: 88). In contrast to the county as a whole, only 15% of Sandwich Township properties were held by speculators. Lots 136 - 142 appear to have been among those which stayed in private hands.

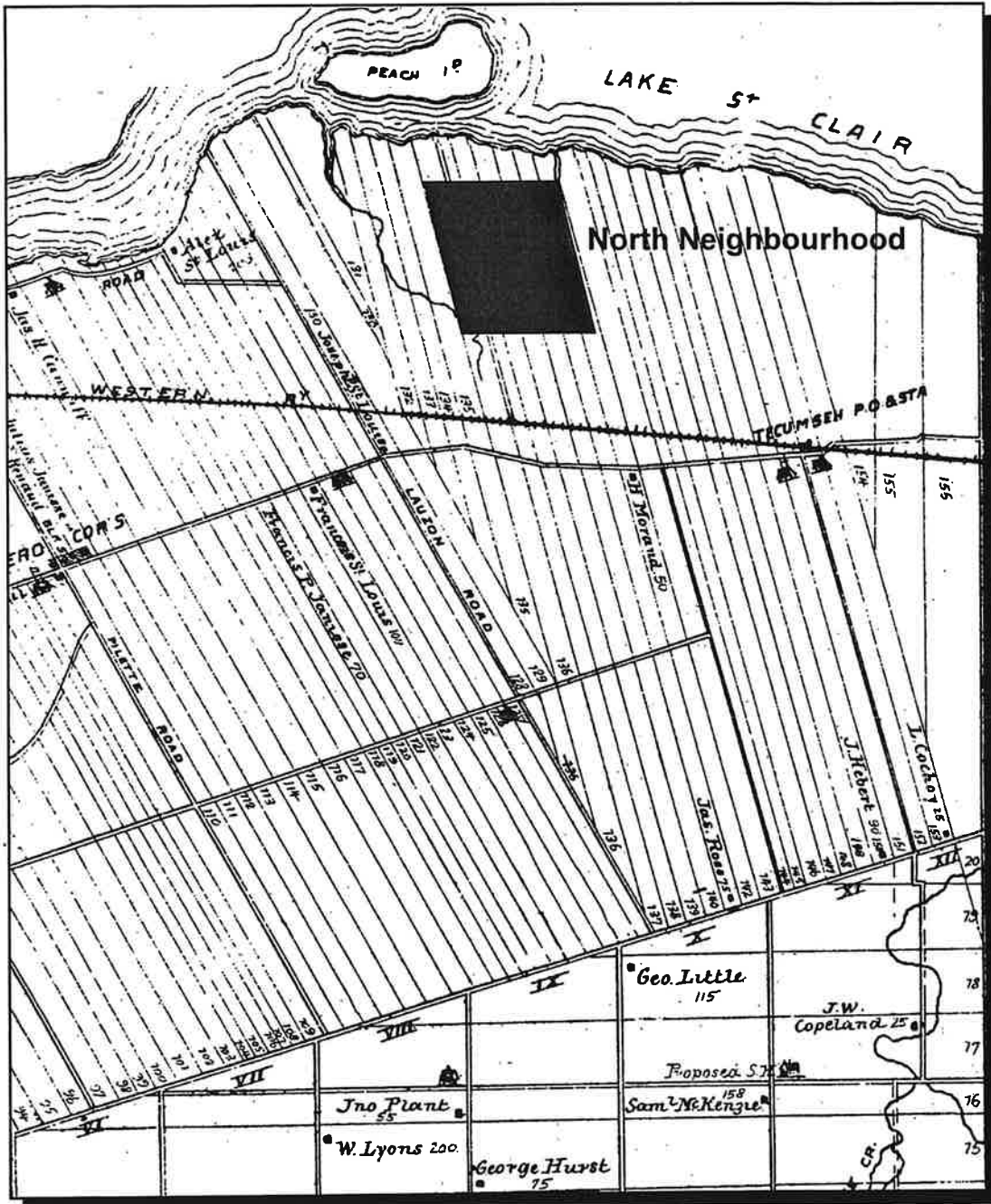
With the opening up of the Tecumseh Road in 1838 and the Great Western Railway in 1854, settlement gradually expanded along the lake shore. W. H. Smith, an English surgeon-dentist, provided a detailed description of his travels through Canada West just before the coming of the railroad (Morrison: 17 - 18). He found the Lake St. Clair shoreline to be heavily forested, except for a few tolerable clearings along the road where meagre settlements had developed.

By the latter decades of the nineteenth century, Lots 136 - 142 had been largely cleared and were operating as mixed farms (*Figure 2*).

2.4 Property Reconnaissance

Three separate visits were made to the North Neighbourhood property in 2001 to assess field conditions (*Plate 1* - March, *Plate 2* - June, & *Plates 3 to 8* - December). On each occasion, field conditions were found to be unsuitable for visual assessment due to crop/stubble/trash cover and the ponding of rain/melt water on the ground surface. The problem of drainage as evidenced by the regular presence of standing water in the fields combined with the general high water table found throughout the property had prompted the farmer to abandon standard ploughing techniques in favour of chisel ploughing and planting through the stubble and trash left behind after the previous year's harvest. This further complicated the assessment process since chisel ploughing does not establish the proper level of soil exposure to facilitate good visual inspection.

It is recognized that poor drainage, combined with a high water table and extremely low elevation would have rendered the subject property largely unsuitable for Pre-Contact or early historic settlement. Consequently the overall archaeological potential of the property is considered to be low.



Historic Plan of Subject Property

Figure 2

**ARCHAEOLOGICAL ASSESSMENT
NORTH NEIGHBOURHOOD
WINDSOR, ONTARIO**

February 2002

Not to Scale



PLATE 1: View South from Elinor Street across the North Neighbourhood. March 2001.



PLATE 2: View South along Western Edge of the North Neighbourhood. June 2001.



PLATE 3: View South from Elinor Street across the North Neighbourhood. December 2001.



PLATE 4: View North along Western Edge of the North Neighbourhood. December 2001.



PLATE 5: View South along Western Edge of the North Neighbourhood. December 2001.



PLATE 6: View North through the North Neighbourhood. June 2001.



PLATE 7: View Northeast along Seasonal Watercourse in North Neighbourhood. December 2001.



PLATE 8: View Northeast along Seasonal Watercourse in North Neighbourhood. December 2001.

3.0 SUMMARY AND RECOMMENDATIONS

Based on certain environmental factors such as proximity to water (Lake St. Clair and Little River) and early historic settlement, the subject property would be considered to exhibit high archaeological potential. However, when one considers the overall elevation of the property (between 10 to 50 cm below Lake St Clair), the poor drainage and high water table, it must be recognized that despite its proximity to water and early historic settlement, the subject property was largely unsuitable for Pre-Contact or early historic settlement. Consequently, the overall archaeological potential of the property is considered to be low.

Based on the results of the background assessment, CRM Group makes the following recommendations:

1. Due to the low archaeological potential ascribed to the property, it is recommended that the entire property be cleared for development without any further archaeological conditions.

Should deeply buried archaeological deposits be found during the construction activities, the Ministry of Tourism, Culture and Recreation must be notified immediately. In the event that human remains are encountered during construction, work in that area must be stopped immediately and contact made with both MTCR and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Commercial Relations.

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