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# STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY & STAGE 2 ARCHAEOLOGICAL PROPERTY ASSESSMENT

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## Wyandotte & Florence Development

*Part of Lot 138, Concession 1 – Geographic Township of Sandwich East*

*City of Windsor, County of Essex*

## ORIGINAL REPORT

*October 19, 2018*

*MTCS Archaeological File PIF # P244-0124-2018 | Licensee: Claire Freisenhausen (P244)*

*Submitted to Sam Dawood, Principal  
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**Table of Contents**

*List of Tables*..... ii

*List of Plates*..... ii

*Project Personnel*..... iv

*Executive Summary*..... v

**1.0 Introduction & Summary** ..... 1

**2.0 Project Context**..... 2

    2.1 Development Context..... 3

    2.2 Historical Context..... 3

        2.2.1 Regional History – Sandwich East Township ..... 3

        2.2.2 Property History - Cartographic & Documentary Sources ..... 5

        2.2.3 Analysis of Historic Maps & Documentation..... 9

    2.3 Archaeological Context ..... 10

        2.3.1 Existing Archaeological Sites..... 10

        2.3.2 Previous Archaeological Fieldwork: Nicodemo-Dupuis Site (AbHr-19)..... 10

        2.3.3 Property Conditions & Current Land Use..... 11

        2.3.4 Physiographic Setting & Archaeological Potential..... 11

        2.3.5 Dates of Archaeological Fieldwork..... 12

**3.0 Field Methodology** ..... 12

**4.0 Record of Finds** ..... 14

    4.1 Soil Stratigraphy - Lots ..... 14

    4.2 Artifacts ..... 15

**5.0 Analysis & Conclusions**..... 16

**6.0 Recommendations** ..... 17

    6.1 Advice on Compliance with Legislation..... 19

**7.0 References** ..... 20

**List of Tables**

**Table 1:** Selected Historical Chronology of the Study Area ..... 6  
**Table 2:** Stage 2 Assessment – Summary of Test Unit Stratigraphy..... 14

**List of Appendices**

- A:**     *STAGE 1-2 MAPS: General Property, Historic & Excavation Mapping*
- B:**     *STAGE 1-2 IMAGES: Selected Site & Artifact Photographs*
- S:**     *Supplementary Information (under separate cover)*

**List of Figures**

- Figure A1** – Location of the Study Area on the National Topographic Survey Map 40J07 - 1:30,000 scale
- Figure A2** – Location on MNRF Mapping
- Figure A3** – Survey & Development Plans
- Figure A4** – 1878 & 1881 Atlas Mapping
- Figure A5** – 1952 Aerial Photograph
- Figure A6** – 1999, 2004-2006 Google Earth Satellite Imagery
- Figure A7** – 2019, 2015 & 2017 Google Earth Satellite Imagery
- Figure A8** – Stage 2 Site Plan & Field Photograph Locations on Site Survey Section
- Figure A9** – Stage 3 Excavation Plan & Archaeological Potential Zone (APZ) on Site Survey Section

**List of Plates**

- Plate B1** – Site conditions showing remnant driveway and overgrowth
- Plate B2** – Site conditions showing overgrowth and tree line
- Plate B3** – Site conditions showing structural remnants and overgrowth
- Plate B4** – Site conditions showing concrete pad for structure
- Plate B5** – Site conditions showing northern property line and drainage ditch
- Plate B6** – Site conditions showing hydrant line and electrical chamber access cover
- Plate B7** – Site conditions showing field conditions
- Plate B8** – Site conditions showing western field conditions
- Plate B9** – Site conditions showing southern property limit and field conditions
- Plate B10** – Site conditions showing tree line between eastern and western field
- Plate B11** – Site conditions showing field conditions
- Plate B12** – Crew conducting field survey at 5m intervals
- Plate B13** – Crew conducting fieldwork
- Plate B14** – Test pit showing Lots 1 & 4
- Plate B15** – Test pit showing Lots 2, 3 & 4

**Plate B16** – Test pit showing Lots 5 & 7

**Plate B17** – Test pit showing concrete pad (Lot 8)

**Plate B18** – Test pit showing Lots 2, 3 & 4

**Plate B19** – Test pit showing Lot 5 (destruction fill)

**Plate B20** – Select objects from Lot 5

**Plate B21** – Lithic found during field walking

**Project Personnel**

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## EXECUTIVE SUMMARY

In May of 2018, CRM Lab Archaeological Services (CRM Lab) was retained by the representative of the property owner to conduct a Stage 1 Archaeological Background Study and Stage 2 Archaeological Property Assessment of the property (known as the Subject Property) at the southern corner of Wyandotte Street East and Florence Avenue, known as the Wyandotte and Florence Development, Part of Lot 138, Concession 1 in the City of Windsor, Ontario and historically part of Lot 138, Concession 1 in the Township of East Sandwich.

The current Stage 1-2 Assessment report has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Tourism, Culture & Sport (MTCS) in accordance with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*. This Assessment was requested by the City of Windsor as a condition of Subsection 51 (15) of the Planning Act, R.S.O 1990, c.P.13 as part of a development condition prior to granting approval for any proposed property redevelopment. This report documents the findings and subsequent recommendations based on the Stage 1 Background Research of the property and the Stage 2 Archaeological Assessment conducted on all testable areas of the subject property to be impacted by the proposed redevelopment.

The project area is bounded by Wyandotte Street East to the north, by landscaped residential properties to the east, a landscaped City park to the west and south, and a forested bushlot along the southeast. Retaining ponds were installed to the area immediately south and west of the Subject Property. The Subject Property is located approximately 500m from the shore of Lake St. Clair, east of the mouth of the Detroit River.

The project area, consisting of approximately 3.3 hectares, was historically located on Lot 138, Concession 1 in the Township of East Sandwich, Essex County, Canada West.

The property known as the Wyandotte and Florence Development was occupied by a series of 20<sup>th</sup> Century structures to the north with a possible tree farm in the agricultural area and appears to have been significantly altered. Displaced fill layers were encountered throughout the test pitting area in the northern portion of the property in the only testable/grassed areas. Further disturbance occurred when Wyandotte Street East was extended to the north of the Subject Property in the 21<sup>st</sup> century. Given that the area appears to have been a tree farm/orchard in the 1940's, several structures were constructed in the late 20<sup>th</sup> century, and the impacts to the Subject Property from the extension of Wyandotte Street East it is likely that a significant degree of subsurface disturbance would be encountered below the gravel driveway and structures.

Stage 2 test pit survey of the accessible portions of the subject property yielded no artifacts from any lots encountered. A total of nine (9) Lots were encountered within the subject area, with eight destruction or landscaping fills and a single natural lot. The stratigraphy in the area subject to test pit survey varied across the entire area; with disturbances observed in relation to 20<sup>th</sup> century occupation of the property. No archaeological remains in an original context relating to the 19<sup>th</sup> century, nor to the Pre-Contact Period have been recovered in the test pitting area. Excavation to sterile subsoil occurred where possible; severe compaction or obstruction prevented excavation to subsoil in some areas and 100% confirmation of disturbance was not possible.

Stage 2 field survey of the relevant portions of the subject property yielded a single find spot. This find spot was the subject of intensification which yielded no further artifacts.

However, given that the Nicodemo-Dupuis Site (AbHr-19) lies to the immediate south of the Subject Property, and while it is possible that the site may have been removed through 20<sup>th</sup> century agricultural/industrial practices carried out in the Subject Property, further Stage 3 work as recommended by the current report will be required confirm this.

**These factors indicate that there is indeed further cultural heritage value or interest (CHVI) associated with the Subject Property which requires further assessment prior to development of the property.**

All records, documentation, field notes, and photographs related to the process and findings of these investigations are to be held at the Toronto offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Tourism, Culture & Sport on behalf of the government and citizens of Ontario.

This project was carried out under the Ministry of Tourism, Culture & Sport Professional Archaeological license project number P244-0124-2018, held by Ms. Claire Freisenhausen (P244) of CRM Lab. The Stage 1 Background Study was conducted in August of 2018. All Stage 2 excavations were conducted on August 23<sup>rd</sup> and 24<sup>th</sup>, 2018. The field assessment layout and strategy were guided by the findings of the Stage 1 Background Study and by the existing site conditions.

Given the results of the current Stage 1-2 Archaeological Assessment and the potential for as yet undocumented archaeological resources representing further cultural heritage value or interest (CHVI) related to the Nicodemo-Dupuis Site, the following recommendations have been made:

1. **It is recommended that limited Stage 3 testing take place within a 20m buffer area beyond (north of) the known limits of the Nicodemo-Dupuis Site on the adjacent property to the south, AND continuing across the entire southern end of the Subject Property given that there remains a high likelihood that the Nicodemo-Dupuis Site continues to the east and to the north of the known site limits. The Stage 3 testing should involve a series of 1x1m test units in the area of this buffer overlap to confirm that the Site *does not extend into the subject property*.**
  - a. **If no archaeological resources are found during the Stage 3 testing, the area should be considered sufficiently assessed and no further assessment for the Nicodemo-Dupuis Site within the Subject Property will be required.**
  - b. **If archaeological resources are found, the limits of the Nicodemo-Dupuis Site will require adjustment to include this area and additional fieldwork, including Stage 4 Site Mitigation, may be required. Stage 4 mitigation may include an avoidance and long-term protection strategy which would reduce or eliminate additional (Stage 4) fieldwork; this is MTCS's preference (see Section 4.1 of the 2011 Standards & Guidelines).**
  
2. **A Ministry of Natural Resources & Forestry (MNRF) protected area and the lands depicted as "parkland conveyance" overlap a portion of this 20m buffer for the Nicodemo-Dupuis Site (see Figures A3, A9 & S1). Testing in these two areas can be avoided as per Section 4.1.4 of the Standards & Guidelines as follows:**
  - a. **In the case of the MNRF protected area, the testing can be reduced to beyond (north of) this area if it can be demonstrated that:**
    - i. **The proposed MNRF protected area for the hedgerow will prohibit all impacts prior to an Archaeological Assessment, and;**
    - ii. **MNRF acknowledges that they are aware of the presence of the Nicodemo-Dupuis Site and will protect it and ensure that the Assessments are undertaken**



- prior to impact. As such, the test units could then commence within what remains of the buffer to the north of this protected area.
- b. Testing in the area of overlap with the 20m Site buffer and the “parkland conveyance” can be avoided if it can be confirmed that (as per Section 4.1.4 of the Standards & Guidelines):
    - i. The lands will be conveyed to the Municipality and that the Municipality is aware of the potential for the Nicodemo-Dupuis Site to be present in this location, and;
    - ii. The Municipality will keep this area passive prohibiting activities that could impact the Nicodemo-Dupuis Site negatively within this Buffer area prior to additional Archaeological Assessment.
3. Recommended Test Unit Placement:
- a. If the protective provisions for the hedgerow apply for the Site, the protected area varies from 8 to 15m in width (north to south). Therefore, a minimum of two rows of test units north of the hedgerow at a 5m interval (offset by 2.5 metres) beginning at the edge of the hedgerow where it is between 8 to 10 metres, and one row of test units at a 5m interval just beyond where it is 15m wide.
  - b. If the conditions above are not met for protecting the Buffer area within the hedgerow or the “parkland conveyance”, the test units should begin between 2.5 and 5m north of the southern property line (where the hedges will allow) and consist of two rows at a five metre interval (offset at a 2.5 metre interval).
4. In addition to the above, Walpole Island First Nation should be engaged regarding the Stage 3 work plan and any short or long-term avoidance and protection strategy at Stage 3 or Stage 4 given that they have expressed interest in the Site, were engaged in the fieldwork of the portion of the Site to the south, and a component of this Site dates to the Woodland period (see MTCS Bulletin *Engaging Aboriginal Communities in Archaeology* Standard 2).
5. Other strategies for avoiding this Stage 3 fieldwork include removing the 20m Site Buffer area out of the development plans altogether or conveying this Buffer area to an appropriate land holding body that will ensure the area is protected long-term from activities that will negatively impact Archaeological Sites (see Section 4.1.4 of the Standards & Guidelines). The latter strategy will need to be acceptable to the Approval Authority.

**STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY and  
STAGE 2 ARCHAEOLOGICAL PROPERTY ASSESSMENT REPORT**  
**Wyandotte and Florence Development**  
**Part of Lot 138, Concession 1**  
**City of Windsor, Ontario**  
Formerly The Township of Sandwich East, Essex County

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**1.0 INTRODUCTION & SUMMARY**

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The current Stage 1-2 Assessment report has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Tourism, Culture & Sport (MTCS) in accordance with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*. This Assessment was requested by the City of Windsor as a condition of Subsection 51 (15) of the Planning Act, R.S.O 1990, c.P.13 as part of a development condition prior to granting approval for any proposed property redevelopment. This report documents the findings and subsequent recommendations based on the Stage 1 Background Research of the property and the Stage 2 Archaeological Assessment conducted on all testable areas of the subject property to be impacted by the proposed redevelopment.

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Wyandotte Street East was extended to the north of the Subject Property in the 21<sup>st</sup> century. Given that the area appears to have been a tree farm/orchard in the 1940's, several structures were constructed in the late 20<sup>th</sup> century, and the impacts to the Subject Property from the extension of Wyandotte Street East it is likely that a significant degree of subsurface disturbance would be encountered below the gravel driveway and structures.

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## **2.0 PROJECT CONTEXT**

The purpose of the current Stage 1-2 Assessment was to locate and identify any archaeological remains on the property which may be impacted by the proposed redevelopment of the project area.

## 2.1 DEVELOPMENT CONTEXT

The current assessment has been conducted in order to fulfill the requirements of the City of Windsor's Planning Department as part of a development condition prior to the proposed redevelopment of the property.

As the Subject Property is located entirely on private property, permission to enter the subject property to conduct all required archaeological fieldwork activities including the recovery of artifacts was obtained from the representative of the property owner via email. No limitations were placed on access to the subject property.

## 2.2 HISTORICAL CONTEXT

The Subject Property consists of a parcel of land that was historically part of Lot 138, Concession 1 in East Sandwich, Essex County. A variety of resources were reviewed as part of the Stage 1 historic background study. An analysis of historic maps and aerial photographs was conducted in order to examine topography, drainage and land use history in an attempt to determine the types and locations of former structures on the property. 19<sup>th</sup> and 20<sup>th</sup> century maps and directories were consulted for the names of site occupants and to determine the changes over time of the street addresses and names. Archival sources were sought at the Provincial Archives of Ontario. A chronological list of selected documentation is given in **Table 1** below.

### 2.2.1 Regional History – Sandwich East Township

Evidence of Native occupation in the Windsor area ranges from prior to the Archaic Period (8000 BC to 1000 BC) through to the Woodland Period (1000 BC to AD 1550) (CRM Group 2005: 2-3 Table 1). Mid-17th century French explorers provide the earliest historical accounts of Native occupation in the Windsor area, noting several village locations south of the city along the Canadian shore of the Detroit River, most of which were abandoned around 1651 (CRM Group 2005:2-14).

Soon after Detroit was founded in 1701, American General Sieur de la Mothe Cadillac invited the Native populations of the surrounding Great Lakes to the hunting grounds within the city. This invitation helped advance the fur trade and provided the French with allies against the British (Price 2010: 6). Natives from the Pottawatomi, Huron (Wyandotte) and Ottawa villages across the river in modern-day Windsor went to Detroit in 1718 (Lajeunesse 1960: 24-5). They were joined by the Chippewa, Hurons and Mississaugas (*ibid*).

In addition to its long history of Native occupation, the Detroit River shoreline comprises the earliest continuous European settlement in Ontario. The south shore, now Windsor, appears to have been first settled by Europeans after 1749, when the Governor of Quebec recruited a group of 20 French families from the St. Lawrence Settlements to the area (Lajeunesse 1960: iii). Between 1749 – 1752, at least 25 lots within the Windsor area were surveyed and granted to these families (Lajeunesse 1955: 125). The land became the first concession along the river, with the farm lots being laid out following the same

pattern as the St. Lawrence settlement with narrow frontage on the river stretching inland (Lajeunesse 1955: 125).

The 1770's saw European Settlers settling along the south shore of the Detroit River, east of Sandwich and Windsor to provide farms for the increasing population. Because of the intensity of settlement along Lake Erie and the Detroit River shorelines and the dominance of swampland in the interior, surveyor Patrick McNiff explored the possibility of locating settlers along the Lake St. Clair Shoreline and the rivers flowing into the lake (Lajeunesse 1960: cxiv). European settlement opposite Peach Island (now known as Peche Isle) began about 1774 after the Ottawa Peoples 'gave' certain lands to European settlers (Lajeunesse 1960: 68).

The earliest Europeans to occupy the Lake St. Clair shoreline were French trappers and fishermen. Euro-Canadian settlement of the Subject Property was initiated in 1774 with the granting of lots opposite Peche Isle by the Ottawa Peoples (Lajeunesse 1960:68; C21). The 1783 Treaty of Paris brought an end to the American Revolution, but also made the middle of the Detroit River part of the international boundary between Canada and the United States. In preparation for the handing over of Detroit to the Americans, the Settlement of L'Assumption (currently known as Sandwich) was chosen as the seat of government for the Western District (Lajeunesse 1960: cxvii). Around 1790 Indian Agent Alexander McKee made an agreement in Detroit with twenty-seven chiefs to cede their lands along Lake Erie and the Detroit River to the northernmost section of Lake St. Clair, with the exception of the Huron settlement on the Detroit River. This event is known as the 'McKee Purchase' (Price 2012: 7-8).

In the year 1797, 1078 of 1139 acres of the Huron Reserve were conveyed to the Crown to create the new town site of Sandwich. The purchase was made final by 1800. Only a small portion measuring 61 acres of Reserve land remained (Douglas 2001: 19). On January 1, 1858 Sandwich was incorporated as a town (Neal 1909: 13). The earliest Europeans to occupy our current Subject Property along the Lake St. Clair shoreline opposite Peach Island (now known as Peche Isle) were French trappers and fishermen beginning in 1774 with the granting of lots from the Ottawa Peoples "by permission of Major Bassett of the 19th Regiment of foot, then commandant at Detroit" (Lajeunesse 1960: 68, C21).

19th century Windsor, particularly the Sandwich area, was heavily involved in both the War of 1812 and Upper Canada Rebellion of 1837-1838. During the War of 1812, the Sandwich Stone College provided a barracks for both the invading American troops and some of British General Brock's army. Later, after the 1837 Upper Canada Rebellion, the school formed the core of a log barracks occupied by militia, who assisted in defending Sandwich during an attack from rebels and sympathizers in Detroit. The Stone College and barracks later provided accommodation for fugitive slaves in the 1850's and 1860's (Ruchames 1975:72-74). In 1833, slavery was made illegal throughout the British Empire and the Detroit River became a major crossing point for the Underground Railroad, an organized system of escape routes for African slaves or free blacks who sought freedom from slavery. Once across the border into Canada, neither American laws nor American agents could return the slaves to their owners. The Detroit River was a major crossing point for the Underground Railroad (Price 2010:37). After slavery was outlawed by Britain, the influx of fugitive slaves to Canada increased, with Sandwich and Windsor serving as major border crossing for the Underground Railroad.

Twenty first century Windsor encompasses the 19th century cores of three communities: Sandwich, Windsor and Walkerville. The ethnicity of settlers in the community as a whole has varied over time, but many descendants of the original French settlers still live in the area.

### **2.2.2 Property History – Cartographic & Documentary Sources**

According to the Abstract Index to Deeds, the first settler on Lot 138 Concession 1 was not until the 19<sup>th</sup> century; however, given the prior French occupation of the Windsor area and the layout of lot 138 using the seigneurial system, it is likely that occupation of the lot goes back into the 18<sup>th</sup> century. The Crown granted Louis Campeau a patent on the entire 100 acres of the lot in 1807. The Abstract Index to Deeds gives little information on the property's history following this transaction, citing only mortgages and dissolutions of mortgages. It is not until 1888 that the Abstract Index to Deeds makes reference to a Deed transaction on the property: Adeline Laforet gives Lot 138 to Francoise Soulier. Due to the lacking information within the Abstract Index to Deeds, and the fact that the little information that was listed was difficult to decipher, the 1861 Ontario Agricultural Census and the Essex County Tax Assessment Rolls were primarily used to research the lot history.

The 1861 Ontario Agricultural Census lists J.B. Laforet at Lot 138 Concession 1. Laforet is listed as only owning 7 acres of the lot, however. Laforet has all 7 acres under crops and cultivation, and the cash value of the farm seems high at \$1440. As there was no description of where the 7 acres of Lot 138 held by Laforet were, there is no manner to know whether this listing is relevant to the subject property. Furthermore, there did not exist any other listing for Lot 138 Concession 1 in Sandwich East Township within the 1861 Ontario Agricultural Census.

The Essex County Tax Assessment Rolls from 1870 – 1890 do not offer much more information on the property's history. The 1870 Assessment Roll lists a 60 year old Antoine Laforette as the freeholder of the 100 acres of Lot 138 Concession 1. Other than the fact that 20 acres of the 100 acre lot have been cleared, a large amount of information (such as Laforette's occupation) remains unlisted. This is also the case with the 1875 Assessment Roll, which only differs with regards to the information provided by the 1870 Assessment Roll with an update on Laforette's age – now 66. In 1878, an A. Laforet (likely Antoine Laforette) is listed as occupying Lot 138, Concession 1 on the Walling Atlas of Essex County.

In the 1880 Assessment Roll, a 33 year old Charles Laforette (possibly Antoine's son) is instead listed as a freeholder on Lot 138 Concession 1. However, Charles' acreage is listed as 68, suggesting that the subject property was divided in some manner sometime between 1875 and 1880. As there is no information on where Laforette's 68 acres are located within Lot 138 Concession 1, the manner in which the lot was subdivided is unclear, as is whether or not the listing is relevant to the subject property. Like the 1870 and 1875 Assessment Rolls before it, the 1880 listing for Lot 138 Concession 1 lists no other information.

In 1886, Adolphe Laforette, aged 43, is listed as the freeholder at the North Part of Lot 138 Concession 1. This listing suggests that the subdivision occurred in a north/south manner. As the subject property exists in the northern portion of the lot, this listing is relevant to the property history. Unfortunately, there is almost no information given, including total acreage. The property is valued at \$25, however.

The 1890 Assessment Roll again lists Adolphe Laforrette, now aged 47. This time, Laforette is listed as a Householder at the Northern Part of Lot 138 Concession 1. Furthermore, the property is described as “H” with a value of \$30, possibly suggesting the property is only a house. No other information is listed. As there is no description of how big this Northern Part of Lot 138 is, nor where the North/South division happened exactly, it is not possible to say whether this house lies within the confines of the Subject Property.

Despite the suggestion by the 1890 Essex County Tax Assessment Rolls that a house existed in the northern part of Lot 138 concession 1, cartographic research on the subject property suggests no development has occurred within the lot. The 1881 Essex County Atlas does not depict any structures within the lot, nor does it state a property owner. A 1905 Map of Sandwich East Township also depicts the lot as undeveloped. This map, however, lists Arzas Soulier as the property owner. The subject property also does not appear to be subdivided in any manner. A 1924 Map of Sandwich East Township supports this information. Although the 1924 map does not list anyone as the property owner, the lot does not appear subdivided, and no structures have been developed on it.

Consultation with the Ontario Cemeteries Index shows no cemeteries in the area surrounding the subject property. **Table 1** below provides a selected historical chronology of the Subject Property.

**TABLE 1: Selected Historical Chronology of the Subject Property**

<i>Dates</i>	<i>Description</i>	<i>Source</i>
<b>1807</b>	Crown Grants Louis Campeau a patent on “All 100 Acres” of Lot 138 Concession 1	<i>Abstract Index to Deeds</i>
<b>1861</b>	J.B. Laforet listed at Lot 138 Concession 1. Total acreage held listed as 7, all of which is under cultivation and under crops. The cash value of the farm in dollars is listed as \$1440. The cash value of farming implements and machinery is listed as \$25. Total value of all livestock listed as \$90.	<i>Ontario Agricultural Census</i>
<b>1870</b>	Antoine Laforette, age 60, listed as freeholder at Lot 138 Concession 1. Total acreage listed as 100, 20 of which has been cleared. No other information listed.	<i>Essex County Tax Assessment Rolls</i>
<b>1875</b>	Antoine Laforette, age 66, listed as freeholder at Lot 138 Concession 1. Total acreage listed as 100, 50 of which has been cleared. No other information listed.	<i>Essex County Tax Assessment Rolls</i>
<b>1878</b>	A. Laforet listed as owning 100 acres of Lot 138, Concession 1, Sandwich East Township. No structures are depicted on the lot.	<i>Walling Essex County Atlas (Figure A4)</i>
<b>1880</b>	Charles Laforette, age 33, listed as freeholder at N Part Lot 138 Concession 1. Total acreage listed as 68, all of which has been cleared. No other information listed.	<i>Essex County Tax Assessment Rolls</i>

*Wyandotte and Florence Development*  
Stage 1-2 Archaeological Assessment – Windsor, Ontario

<b>Dates</b>	<b>Description</b>	<b>Source</b>
<b>1881</b>	No one listed at Lot 138 Concession 1, Sandwich East Township. No structures are depicted on the lot. The Great Western Railroad is depicted running across the Lot, parallel to the road (now Tecumseh Road)	<i>H. Belden &amp; Co. Essex County Atlas</i>
<b>1886</b>	Adolphe Laforette, aged 43, listed as freeholder at N Part Lot 138 Concession 1. No acreage listed. Total value of real property is listed as \$25. No other information listed.	<i>Essex County Tax Assessment Rolls</i>
<b>1888</b>	Deed transaction by Adeline Laforet to Francoise Soulier for Lot 138 at a consideration of "\$1"	<i>Abstract Index to Deeds</i>
<b>1889</b>	Deed transaction by Frances Soulier, widow, to Adolphe Soulier for "E. part 35 acres"	<i>Abstract Index to Deeds</i>
<b>1889</b>	Deed transaction by Frances Soulier, widow, to David Soulier for "W. part 35 acres"	<i>Abstract Index to Deeds</i>
<b>1889</b>	Deed transaction by Frances Soulier, widow, to Alzas Soulier for "part of lot 138 25 acres"	<i>Abstract Index to Deeds</i>
<b>1890</b>	Adolphe Laforette, aged 47, listed as householder at N Part lot 138 Concession 1. Property described as "H". Total value of real property listed as \$30. No other information listed.	<i>Essex County Tax Assessment Rolls</i>
<b>1892</b>	Deed transaction by ...[illegible] Soulier to Adolphe Soulier for "E. half part of lot 138"	<i>Abstract Index to Deeds</i>
<b>1892</b>	Deed transaction by Adolphe Soulier and ...[illegible] to Baptisse Duckarme for "Part of lot 138" at a consideration of \$50	<i>Abstract Index to Deeds</i>
<b>1897</b>	Deed transaction by Wilfrid ...[illegible] to Baptisse ...[illegible] for "part of lot 138"	<i>Abstract Index to Deeds</i>
<b>1905</b>	Arzas Soulier is listed at Lot 138, Concession 1 in East Sandwich Township. No structures are depicted on the subject property. Little River Creek traverses the middle of the 100 acre lot, in a northwesterly direction.	<i>Map of Sandwich East</i>
<b>1909</b>	Grant transaction by Joseph Miller to Albemis E. Latoret for "...[illegible] of Lot 138... [illegible] between the... [illegible] River Detroit... [illegible]" at a consideration of \$750.	<i>Abstract Index to Deeds</i>
<b>1911</b>	Grant transaction by Joseph Miller and wife to Margue...[illegible] Luderen for "Pt. of lot 138... [illegible]..." at a consideration of \$1000.	<i>Abstract Index to Deeds</i>
<b>1911</b>	Grant transaction by Joseph Miller and wife to J.H. Simpson for "pt. of lot 138 250' ...[illegible] Wly... [illegible] depth from ... [illegible] between 138 & 139 & W. lot in front" at a consideration of \$2500	<i>Abstract Index to Deeds</i>
<b>1911</b>	Grant transaction by Baptisse Duckarme to Richard Gagnae for "E ½ of ...[illegible] pt of Lot 138, 1 Concession, ... [illegible] 1 ½ acres wide & 24 acres ... [illegible] from 8 acres N of T. Rd." at a consideration of \$3000.	<i>Abstract Index to Deeds</i>
<b>1912</b>	Grant transaction by Alzas Soulier and wife to Timothy McQueen for "63 acres pt. lot 138" at a consideration of \$6000.	<i>Abstract Index to Deeds</i>
<b>1914</b>	Bylaw transaction: "Reverting 16' of land to owners of properties on N. side of ... [illegible] from Road"	<i>Abstract Index to Deeds</i>



*Wyandotte and Florence Development*  
Stage 1-2 Archaeological Assessment – Windsor, Ontario

<b>Dates</b>	<b>Description</b>	<b>Source</b>
<b>1915</b>	Grant transaction by Township of Sandwich East to Albemi E. Laforev for “all ...[illegible]” at a consideration of \$1.	<i>Abstract Index to Deeds</i>
<b>1915</b>	Grant transaction by Township of Sandwich East to Arsas ...[illegible] “all ...[illegible]” at a consideration of \$1.	<i>Abstract Index to Deeds</i>
<b>1924</b>	No one listed at Lot 138 Concession 1, Sandwich East Township. No structures depicted on the lot.	<i>Map of Border Cities</i>
<b>1949</b>	The Subject Property remains undeveloped agricultural land. It appears that the western part of the agricultural land is either occupied by an orchard or tree farm; a manmade ditch appears to run through the eastern portion of the Subject Property; the northern part of the property is cut off on this photograph.	<i>Aerial Photograph</i>
<b>1952</b>	The entire Subject Property appears as above.	<i>Aerial Photograph (Figure A5)</i>
<b>1969</b>	The entire Subject Property appears as above, with plough marks running east-west in the southeast part of the property.	<i>Aerial Photograph</i>
<b>1977</b>	The entire Subject Property appears as above, with plough marks running north-south along the east part of the property; the tree farm or orchard remains to the west.	<i>Aerial Photograph</i>
<b>1987</b>	The entire Subject Property appears as above.	<i>Aerial Photograph</i>
<b>1990</b>	The entire Subject Property appears as above.	<i>Aerial Photograph</i>
<b>1996</b>	The entire Subject Property appears as above, with housing developments appearing to the east.	<i>Aerial Photograph</i>
<b>1999</b>	The Subject Property is now lined by mature trees to the east and south; mature trees also subdivide two agricultural fields within the Subject Property; smaller trees still occupy the southwestern half of the Subject Property, with the southeastern half given over to unoccupied agricultural land; the northern portion of the Subject Property appears to have several structures and a driveway	<i>Aerial Photograph (Figure A6)</i>
<b>2001</b>	Same information as above	<i>Google Earth</i>
<b>2002</b>	The entire Subject Property appears as above, with housing developments appearing to the east and north.	<i>Aerial Photograph</i>
<b>2004</b>	All the trees occupying the southwestern half of the Subject Property have been removed and the land has been converted into unoccupied agricultural land	<i>Google Earth (Figure A6)</i>
<b>2005</b>	Several new structures appear to occupy the northern portion of the Subject Property and a new driveway can be seen leading to the structures	<i>Google Earth (Figure A6)</i>
<b>2006</b>	Same information as above; structures can be clearly seen	<i>Google Earth (Figure A6)</i>
<b>2007</b>	<i>Same information as above; Wyandotte Street East has been extended to the north of the Subject Property.</i>	<i>Google Earth</i>
<b>2010</b>	<i>Same information as above; impacts to the northern portion of the Subject Property along Wyandotte Street can be seen.</i>	<i>Google Earth (Figure A7)</i>

<i>Dates</i>	<i>Description</i>	<i>Source</i>
<b>2015</b>	Structures occupying the northwestern portion of the Subject Property have been removed and land has been added to agricultural plot occupying southwestern portion of the Subject Property	<i>Google Earth (Figure A7)</i>
<b>2017</b>	All structures occupying the northern portion of the Subject Property have been demolished/removed; partial forest/greenspace occupies area; remnant driveway can be seen	<i>Google Earth (Figure A7)</i>

### 2.2.3 Analysis of Historic Maps & Documentation

A number of historic documents, maps and aerial photographs were examined for evidence of former land use, structures and property divisions. A selected group of the most relevant historic map segments are shown in the original to illustrate the location of the Subject Property in relation to historic property divisions. **Figure A4** illustrates a section of the 1878 Walling Map and a section of the 1881 H. Belden & Co. Atlas, **Figure A5** illustrates a section of the 1952 aerial photograph, **Figure A6** illustrates a section of the 1999, 2004, 2005 & 2006 Google Earth Images and **Figure A7** illustrates the 2010, 2015 & 2017 Google Earth satellite images in relation to the Subject Property.

The 1878 Walling map does not show any structures within the Subject Property. The 100 acre lot extends from Lake St. Clair.

The 1881 H. Belden & Co. atlas shows no structures within the Subject Property. The Great Western Railway is shown running through the southern portion of the lot which is well outside the Subject Property.

The 1949 Aerial Photograph depicts the Subject Property as largely agricultural land. The land appears to be occupied by either an orchard or tree farm. Running in a north-south direction in the eastern half of the property there appears to be a manmade ditch which curves slightly in the south before ending at the limits of the Subject Property.

The 1999 Google Earth Image depicts significant changes to the Subject Property. The ditch in the eastern half of the Subject Property appears to have been filled in and turned into agricultural land along with part of the orchard/tree farm. In the western half of the Subject Property some of the orchard/tree farm appears to remain and is lined by mature trees to the west, east and south. In the central-northwestern portion of the Subject Property, a series of structures have been built with a dirt road leading to the structures.

The 2004 Google Earth Image depicts further changes to the Subject Property. The remaining orchard/tree farm has been removed and replaced with unoccupied agricultural land.

The 2005 Google Earth Image gives a better idea of the structures occupying the northern portion of the property. One large outbuilding can be seen along with two to the west, one to the north and three to

the east. The 2006 Google Earth Image shows the same orientation of the property as the 2005 image.

The 2007 Google Earth Image captures the extension of Wyandotte Street East along the northern end of the Subject Property and depicts some of the grading which occurred within the Subject Property. The structures occupying the northern portion of the Subject Property can be clearly seen.

The 2015 Google Earth Image shows the removal of the structures on the northwestern side of the Subject Property, with the land which the structures occupied being added to the agricultural/tilled area in the south.

The most recent 2017 Google Earth Image shows that all structures within the Subject Property have been demolished.

There are currently no existing structures in the project area (See **Figure A7**), with no structures noted on 19<sup>th</sup> century mapping and several structures appearing on 20<sup>th</sup> century mapping/imagery. All are related to the development that occurred in this area in the late 20<sup>th</sup> century. All of these maps have been discussed in **Table 1** above.

Overall there is little potential shown on the 19<sup>th</sup> century mapping and significant agricultural/industrial activity in the 20<sup>th</sup> century has likely contributed to the destruction of earlier occupation.

## **2.3 ARCHAEOLOGICAL CONTEXT**

### **2.3.1 Existing Archaeological Sites**

A search of the Ontario Archaeological Site Database at the Ministry of Tourism, Culture & Sport, Heritage Operations Unit found one registered site within or directly adjacent to (within 50m) the Subject Property. There are no other previously registered archaeological sites within 1.0km of the Subject Property.

### **2.3.2 Previous Archaeological Fieldwork: Nicodemo-Dupuis Site (AbHr-19)**

The Nicodemo-Dupuis Site (AbHr-19) lies to the immediate south of the Subject Property. The site was first identified in 2014 by CRM Lab Archaeological Services through test pitting and yielded artifacts representing both the Archaic and Woodland Periods under PIF P244-0067-2014. The 2014 Stage 2 assessment was informed by and a follow-up to the previous CRM Lab Stage 1 Background Study under PIF: P244-0066-2013.

Given the findings of the 2014 Stage 2 Archaeological Assessment, the previous 2013 Stage 1 Background Study, as well as the previous archaeological resources identified by a local informant there were considered to be a number of further archaeological concerns for the property to the south of the current Subject Property, specifically in relation to the Nicodemo-Dupuis Site, and a Stage 3 Site Specific Assessment was recommended.

The Nicodemo-Dupuis Site was thought to extend north into the Subject Property; however, given the lack of artifacts found through field walking and test pitting, it is possible that the site has been removed through 20<sup>th</sup> century agricultural/industrial practices carried out in the Subject Property. Further Stage 3 work as recommended by the current report will seek to confirm this.

### **2.3.3 Property Conditions & Current Land Use**

The project area is bounded by Wyandotte Street East to the north, by landscaped residential properties to the east, a landscaped park to the west and south and a forested area along the southeast. Retaining ponds appear to have been installed to the area immediately south and west of the Subject Property. The Subject Property is located approximately 500m from the shore of Lake St. Clair and east of the mouth of the Detroit River.

The project area, consisting of approximately 3.3 hectares, was historically located on Lot 138, Concession 1 in the Township of East Sandwich, Essex County, Canada West.

**Plates B1-B13** depict the property in its current state, and fieldwork in progress.

### **2.3.4 Physiographic Setting & Archaeological Potential**

The main physiographic feature in the Windsor area is the Detroit River, fed by the St. Clair River, dividing the United States from Canada by approximately one kilometer. Historically, the Subject Property was topographically flat until recently (Historic Horizon Inc. 2007: 2).

Soils in Windsor are glaciolacustrine in origin, part of the Essex County Clay Plain, a subregion of the St. Clair Clay Plains Physiographic region. Brookston clay loam predominates through much of Windsor, although most of Sandwich on the west side of the City is part of a local sand plain with generally better drained soils. Surface drainage is nearly all northward to Lake St. Clair (Chapman & Putnam 1973: 241). The land in this area is essentially a clay till plain, with surface drainage nearly all northward to Lake St. Clair (Chapman & Putnam 1973: 241). A deep layer of overburden covers bedrock in this area, reaching up to 200 feet deep, with limestone underlying Essex County (Chapman & Putnam 1973: 240). The Essex sub-region has such imperfect drainage that dredged ditches and tile underdrains had to be installed in order to provide satisfactory conditions for crop growth and tillage. Summer conditions in the Essex plain are similar to those of the northern fringe of the American Corn Belt, and its location between lakes Erie and St. Clair helps reduce the daily temperature range and prolong the frost-free season. (Chapman & Putnam 1973: 147-148)

Principal tree species in the Essex County Region are deciduous trees such as maple, beech, oak, black walnut, elm and ash. (Rowe 1977: 10) Chapman and Putnam suggest that peat and muck accumulated in numerous undrained areas, which indicates generally poor drainage (1973: 241). Settlement into the interior thus did not occur until drainage systems were put in place to deal with the swampy lands.

In terms of archaeological potential, potable water is arguably the single most important resource necessary for any extended human occupation or settlement. As water sources have remained relatively stable in southern Ontario since post-glacial times, proximity to water is regarded to be a useful index for the evaluation of archaeological site potential. The Ministry of Tourism and Culture's *2011 Standards & Guidelines for Consultant Archaeologists* defines proximity to water as an indicator of archaeological potential, with areas located within 300 metres of a water source considered as containing archaeological potential requiring further investigation. The *Ministry of Culture* primer on archaeology, land use planning and development in Ontario stipulates that undisturbed lands within 300 metres of a primary water source, and undisturbed lands within 200 metres of a secondary water source, are considered to be of high archaeological potential (1997: pp.12-13).

With a primary, and at least two secondary sources of water either currently or historically in relative proximity to the Subject Property, and a secondary water source (the seasonal waterway/creek) running approximately 100m south of the centre of the Subject Property (see **Figures A5 & A6**), it is considered to be of high potential for the location and recovery of Aboriginal archaeological resources within undisturbed portions of the Subject Property. Furthermore, geographic characteristics such as distinct topographic features and soils may also indicate archaeological potential, which in the case of the current Subject Property given its well-drained sandy clay-loam soils, also indicate high potential for the location and recovery of Aboriginal archaeological resources. Finally, the presence of a registered Archaic and Woodland Site; Dicodemo-Dupuis, directly to the south of the Subject Property further indicate high potential for the location and recovery of Aboriginal archaeological resources

### 2.3.5 Dates of Archaeological Fieldwork

The Stage 1 Background Study was conducted in August of 2018. All Stage 2 excavations were conducted on August 23<sup>rd</sup> and 24<sup>th</sup>, 2018.

## 3.0 FIELD METHODOLOGY

A combination of test pit excavations and pedestrian survey was conducted by CRM Lab in all accessible areas of the property to complete the Stage 2 Assessment of the project area. Clear mapping was provided by the proponent to facilitate identification of the boundaries. **Figure A8** illustrates the areas of test pit excavations and pedestrian survey within the project area, as well as the locations of photographs taken in the field which are included in the current report. Plates **B1-B19** include a selection of photographs depicting the property and relevant landscape features of the property, as well as samples of the types of stratigraphy encountered.

The weather was seasonally warm during fieldwork; with temperatures ranging from 20 degrees at commencement to 29 degrees upon completion, with a mix of sun/cloud in and no precipitation. Field walking was conducted when lighting conditions allowed for good visibility. The area subject to test pit survey represents the accessible (i.e.: not covered by asphalt, concrete or a structure, clear of utilities or

extensive root mats related to the trees within the laneway) and flat portions of the property which required test pitting to complete the requirements of a Stage 2 Assessment of the Subject Property.

The majority of the Subject Property consisted of recently cultivated agricultural fields, and was therefore assessed through a pedestrian survey. The survey was employed at five metre intervals across the entirety of the ploughed and disced fields. Upon identification of artifacts within the field, which was done using pin flags, intensification at 1 metre intervals was performed, allowing for a 10 metre intensification buffer on any identified artifacts. Prior to the initiation of the survey, the field was ploughed, disced and allowed to weather appropriately through one heavy and two light rain events. Ploughing was deep enough to provide total topsoil exposure and in some instances appeared to touch subsoil in some areas. The field survey was conducted with good lighting conditions and visibility was high. Approximately 70% of the entire property was subject to pedestrian survey.

The portions of the Subject Property subject to test pit survey represents the accessible (ie: grassed) and flat portions (less than a 20 degree slope) of the property in order to complete the requirements of the Stage 2 test pit portion of the assessment. The current assessment was designed to determine the location and condition of potential remnants of any Aboriginal and/or 19<sup>th</sup> century features or structures not identified during the Stage 1 Study of historic maps and documentation that may be impacted by the redevelopment of the property. Furthermore, the assessment sought to examine buried strata for the identification of original grade deposits and a determination of the degree - if any - of subsurface disturbances on the site.

A total of 25 hand dug shovel test pits were excavated in the flat portion of the yard. The area did accommodate a 5x5m grid; however, a 10x10m grid was commenced in the areas found to be deeply disturbed. A trowel was used where necessary to clear off test pit walls and floors for photography or closer inspection.

Approximately 20% of the property was subject to test pit survey following the guidelines set out under Section 2.1.2 of the *Standards and Guidelines* (MTCS). 10% was determined to exist within the footprint of the driveway or destroyed outbuildings. **Figure A8** illustrates the area of test pit excavations which consisted of six rows (A-I) representing test pits on grid to confirm stratigraphy.

Hand dug shovel test pits were excavated on a 5x5m grid in the flat lawn portions of the property comprising the northern portion of the Subject Property. A trowel was used where necessary to clear off test pit walls and floors for photography or closer inspection.

Elevations for each test pit were taken from the surface of the ground as the area was generally level, and representative test pits were documented photographically. Schematic profile drawings of stratigraphy were drawn in the field notebook for representative types of the test pits excavated, noting soil types, inclusions, any artifacts and lot thickness. Soil layers were identified, described and designated as "Lots" according to the Parks Canada classification system.

All soils removed during excavation were screened using 6mm (1/4") diameter wire mesh screen to determine artifact and inclusion content. Test pits were at least 30cm in diameter, and subsoil – where

encountered – was excavated into at least the first 5cm in each test pit. Each test pit was backfilled at the conclusion of its respective investigation.

#### 4.0 RECORD OF FINDS

None of the excavated test pits yielded artifacts. The following description of the archaeological findings in the test pit and pedestrian survey includes the stratigraphy of the general soil lots encountered. Photographic plates of the Stage 2 fieldwork, as well as general property context and object (ie: *not* artifacts) photographs can be found in **Appendix B**.

A single Kettle Point flake (see **Plate B21**) was identified during the pedestrian survey. Further intensification around the location of the flake yielded no further artifacts, the location of the flake was recorded (UTM coordinates: 17T 341862.54m E and 4688449.66m N; see **Figure S1**) and the flake was bagged for further analysis.

The records generated by the current fieldwork include digital photographs, field notes and hand drawn maps located in the field notebook, as well as digital notes on the iPad – backed up remotely on the CRM Lab Cloud. The additional historic background research conducted for the current project, and the associated notes are contained in the same field notebook as all fieldnotes, as well as in digital format in the form of MS Word files housed on the main computers of CRM Lab. The current text and appendices, and the associated digitally rendered drawings and maps, digital photographs, and artifact catalogue are also housed on the main CRM Lab computers. A high resolution PDF, as well as a lower resolution version for printing and circulation have been created of the entire report (including all graphics and appendices). All digital records have been backed up on remote hard drives, and on DVD.

All records, documentation, field notes, photographs and artifacts related to the process and findings of these investigations are to be held at the Toronto offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Tourism, Culture & Sport on behalf of the government and citizens of Ontario.

#### 4.1 Soil Stratigraphy - Lots

A total of 9 discrete Lots were recorded in the test pits; **Table 3** below lists the stratigraphy in the areas of excavation. The stratigraphy and depths of each of the test pits were for the most part consistent. The depths of the various lots were generally consistent with some variation across the areas of excavation. **Plates B14-B19** depict examples of the stratigraphy encountered. No discrete 19<sup>th</sup> century nor Aboriginal occupation lots were observed. Average depth of test pits was between 50-80cm in total depth, except as noted below.

Test pits were commenced on the western end of the property and a 5m grid was initially established across the test pit area using designation letters (x axis) and numbers (y axis). The stratigraphy varied across the area ranging from early 20<sup>th</sup> century fill lots to mid to late 20<sup>th</sup> century fill lots. The stratigraphy of the subject property indicates that they have been heavily impacted by 21<sup>st</sup> and 20<sup>th</sup>

Century activities. These activities include the deep mechanical clearing of the area for the development of Wyandotte Street East to the north, the construction of the 20<sup>th</sup> century structures on the property and the later destruction and levelling of these structures. No discrete 19<sup>th</sup> Century nor Aboriginal occupation lots were observed. A 10m grid was employed in areas that indicated deep disturbance and continued throughout the remainder of the area subject to test pit survey. It was not possible to fully determine the extent of subsurface disturbance in several areas of the property where subsurface disturbances reached depths greater than 140cm. **Figure A8** illustrates the areas subject to each type of field methodology.

**TABLE 2: Stage 2 Assessment - Summary of Test Pit Stratigraphy**

Lot #	Description & Interpretation
<b>Lot 1</b>	- Sod & Laid Topsoil: dark blackish-brown mottled with buff tan clay; hard compaction - found in all test pits on the western half of test pit area
<b>Lot 2</b>	- Leveling fill: Dark blackish brown clay with very hard compaction - possible leveling fill associated with destruction of 20 <sup>st</sup> century structures - encountered throughout test pitting area
<b>Lot 3</b>	- Leveling fill: light blackish brown clay with very hard compaction - possible leveling fill associated with destruction of 20 <sup>th</sup> century structures - encountered throughout test pitting area
<b>Lot 4</b>	- Subsoil: light yellowish red-brown silty clay; hard compaction - encountered throughout test pitting area
<b>Lot 5</b>	- Fill: dark greyish brown silty gravel with very hard compaction - Likely destruction fill; a mixture of remnant gravel driveway and structural remains including an asbestos pipe and concrete bricks - encountered throughout E, G, and I lines - 20 <sup>th</sup> century objects noted within lot (see <b>Plate B20</b> )
<b>Lot 6</b>	- Gravel bed: grey cut gravel - possible remnant driveway or gravel bed for structure - encountered in G1
<b>Lot 7</b>	- Mixed fill: light greyish-brown clay mixed with cut gravel; very hard compaction - Likely a destruction fill from removal of structures
<b>Lot 8</b>	- Concrete Pad: grey concrete pad - encountered in test pit K1; excavation ceased upon exposure of pad
<b>Lot 9</b>	- Leveling Fill: medium brown sandy clay mottled with red clay nodules; very hard compaction - encountered in test pit I8

#### 4.2 Artifacts

A single Kettle Point flake (see **Plate B21**) was recovered during the pedestrian survey. This flake is approximately 3cm in diameter and appears to consist of a secondary thinning flake. As the sole artifact recovered during fieldwork, it was given the catalogue number: 0001. A complete artifact catalogue was *not* produced given the lack of additional artifacts.



## 5.0 ANALYSIS & CONCLUSIONS

The Subject Property known as the Wyandotte and Florence Development, Part of Lot 138, Concession 1 in the Township of East Sandwich to be impacted by the proposed property redevelopment has been the subject of a Stage 1-2 Archaeological Assessment. The current assessment has been conducted in order to fulfill the requirements of The City of Windsor's Planning Department as part of a development condition prior to granting approval for the proposed property redevelopment.

The Stage 1 Background Study was conducted in August of 2018. All Stage 2 fieldwork (test pit and pedestrian survey) was conducted on August 23<sup>rd</sup> and 24<sup>th</sup>, 2018. The field assessment layout and strategy were guided by the findings of the Stage 1 Background Study and by the existing site conditions, as well as by the previous archaeological background research and fieldwork conducted by CRM Lab in 2013 and 2014 respectively.

The property known as the Wyandotte and Florence Development was occupied by a series of 20<sup>th</sup> Century structures to the north with a possible tree farm in the agricultural area and has as such been significantly altered. Displaced fill layers were encountered throughout the test pitted area in the northern portion of the property in the only testable/grassed areas. Further disturbance occurred when Wyandotte Street East was extended to the north of the Subject Property in the 21<sup>st</sup> century. Given that the area appears to have been a tree farm/orchard in the 1940's, several structures were constructed in the late 20<sup>th</sup> century, and the impacts to the Subject Property from the extension of Wyandotte Street East the significant degree of subsurface disturbance was not surprising.

The potential for significant cultural occupations had been identified by the proximity of the Nicodemo-Dupuis Site (AbHr-19) and the historic background research. Potential for Aboriginal and early Euro-Canadian archaeological resources was considered to be high on this property given the location of the subject property within less than 200m proximity to a seasonal creek. The presence of a secondary water source identified the property as having potential for the presence of Aboriginal archaeological resources in undisturbed areas of the property. Further potential was identified in the proximity of the Nicodemo-Dupuis Site (AbHr-19), an Aboriginal site identified as relating to the Archaic and Woodland Periods. This potential has been impacted by significant 20<sup>th</sup> century disturbances which include the 20<sup>th</sup> century structures which occupied the northern portion of the property, the Wyandotte Street East extension to the north of the Subject Property and the 1940's agricultural activity on the Subject Property.

Neither artifacts nor archaeological features related to either the Euro-Canadian, nor to the Aboriginal period of occupation in the area were recovered in situ during the current portion of the Stage 2 field assessment including both test pit and pedestrian survey, with the exception of a single Kettle Point chert flake.

The results of the current Stage 1-2 Archaeological Assessment indicate that despite the extensive disturbance in the northern portion of the Subject Property, the southern portion of the Subject Property still retains potential for subsurface archaeological resources of cultural heritage value or interest (CHVI) related to the Nicodemo-Dupuis Site located directly to the south of the Subject

Property. There is a very high probability that the Nicodemo-Dupuis Site **does extend** into the southern portion of the Subject Property although no evidence of it was encountered during the Stage 2 field assessment. Furthermore, given that the property to the south was not completely assessed there remains a high likelihood based on the previous avocational work of Mr. Dupuis that the Nicodemo-Dupuis Site continues both east and north of the known site limits as identified in 2014 (CRM Lab). The planting of the hedges and other activities on the property in this area may have displaced and/or removed some or much of the original artifact bearing soil. Additionally, archaeological sites dating to the Woodland Period in this region may have few artifacts located within the topsoil/ploughzone but may yet contain subsurface cultural features which are only evident during excavations. While it is possible that the Site may have been removed through 20<sup>th</sup> century agricultural/industrial practices carried out in the Subject Property, further Stage 3 work as recommended by the current report will be required confirm this.

An Archaeological Potential Zone (APZ) – see **Figures A9 & S1** – has been established to delineate the boundaries of the areas requiring further Archaeological Assessment.

## 6.0 RECOMMENDATIONS

Given the results of the current Stage 1-2 Archaeological Assessment and the potential for as yet undocumented archaeological resources representing further cultural heritage value or interest (CHVI) related to the Nicodemo-Dupuis Site, the following recommendations have been made:

1. It is recommended that limited Stage 3 testing take place within a 20m buffer area beyond (north of) the known limits of the Nicodemo-Dupuis Site on the adjacent property to the south, AND continuing across the entire southern end of the Subject Property given that there remains a high likelihood that the Nicodemo-Dupuis Site continues to the east and to the north of the known site limits. The Stage 3 testing should involve a series of 1x1m test units in the area of this buffer overlap to confirm that the Site *does not extend into the subject property*.
  - a. If no archaeological resources are found during the Stage 3 testing, the area should be considered sufficiently assessed and no further assessment for the Nicodemo-Dupuis Site within the Subject Property will be required.
  - b. If archaeological resources are found, the limits of the Nicodemo-Dupuis Site will require adjustment to include this area and additional fieldwork, including Stage 4 Site Mitigation, may be required. Stage 4 mitigation may include an avoidance and long-term protection strategy which would reduce or eliminate additional (Stage 4) fieldwork; this is MTCS's preference (see Section 4.1 of the 2011 Standards & Guidelines).
2. A Ministry of Natural Resources & Forestry (MNRF) protected area and the lands depicted as "parkland conveyance" overlap a portion of this 20m buffer for the Nicodemo-Dupuis Site (see Figures A3, A9 & S1). Testing in these two areas can be avoided as per Section 4.1.4 of the Standards & Guidelines as follows:

- a. In the case of the MNRF protected area, the testing can be reduced to beyond (north of) this area if it can be demonstrated that:
    - i. The proposed MNRF protected area for the hedgerow will prohibit all impacts prior to an Archaeological Assessment, and;
    - ii. MNRF acknowledges that they are aware of the presence of the Nicodemo-Dupuis Site and will protect it and ensure that the Assessments are undertaken prior to impact. As such, the test units could then commence within what remains of the buffer to the north of this protected area.
  - b. Testing in the area of overlap with the 20m Site buffer and the “parkland conveyance” can be avoided if it can be confirmed that (as per Section 4.1.4 of the Standards & Guidelines):
    - i. The lands will be conveyed to the Municipality and that the Municipality is aware of the potential for the Nicodemo-Dupuis Site to be present in this location, and;
    - ii. The Municipality will keep this area passive prohibiting activities that could impact the Nicodemo-Dupuis Site negatively within this Buffer area prior to additional Archaeological Assessment.
3. Recommended Test Unit Placement:
- a. If the protective provisions for the hedgerow apply for the Site, the protected area varies from 8 to 15m in width (north to south). Therefore, a minimum of two rows of test units north of the hedgerow at a 5m interval (offset by 2.5 metres) beginning at the edge of the hedgerow where it is between 8 to 10 metres, and one row of test units at a 5m interval just beyond where it is 15m wide.
  - b. If the conditions above are not met for protecting the Buffer area within the hedgerow or the “parkland conveyance”, the test units should begin between 2.5 and 5m north of the southern property line (where the hedges will allow) and consist of two rows at a five metre interval (offset at a 2.5 metre interval).
4. In addition to the above, Walpole Island First Nation should be engaged regarding the Stage 3 work plan and any short or long-term avoidance and protection strategy at Stage 3 or Stage 4 given that they have expressed interest in the Site, were engaged in the fieldwork of the portion of the Site to the south, and a component of this Site dates to the Woodland period (see MTCS Bulletin *Engaging Aboriginal Communities in Archaeology* Standard 2).
5. Other strategies for avoiding this Stage 3 fieldwork include removing the 20m Site Buffer area out of the development plans altogether or conveying this Buffer area to an appropriate land holding body that will ensure the area is protected long-term from activities that will negatively impact Archaeological Sites (see Section 4.1.4 of the Standards & Guidelines). The latter strategy will need to be acceptable to the Approval Authority.

## 6.1 Advice on Compliance with Legislation

The Ontario Ministry of Tourism, Culture & Sport requires that the following statements be included in every archaeological report (Standards & Guidelines for Consultant Archaeologists 2010:73):

1. This report has submitted to the Minister of Culture as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is to be reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
2. It is an offence under Sections 47 & 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
3. Should previously undocumented archaeological resources be discovered, they may represent a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
4. *The Cemeteries Act*, R.S.O. 1990 c.C.4 and *the Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of cemeteries, Ministry of Small Business and Consumer Services.
5. Archaeological Sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act*, and may not be altered, or have artifacts removed, except by a person holding an archaeological licence.

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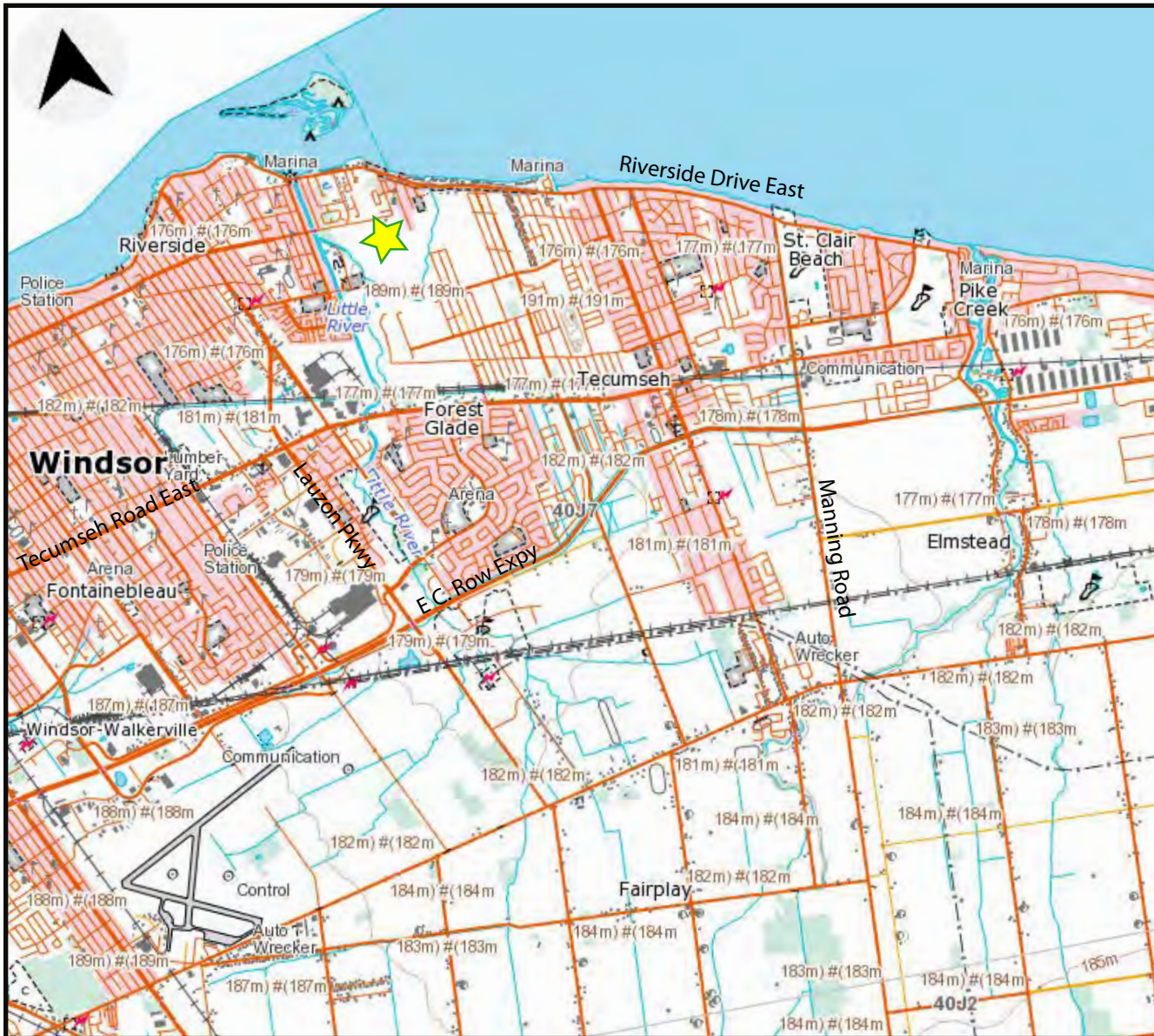
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**APPENDIX A:**

**MAPS**

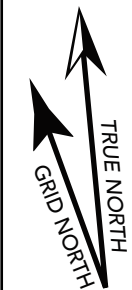
**Site Maps & Historic Maps**

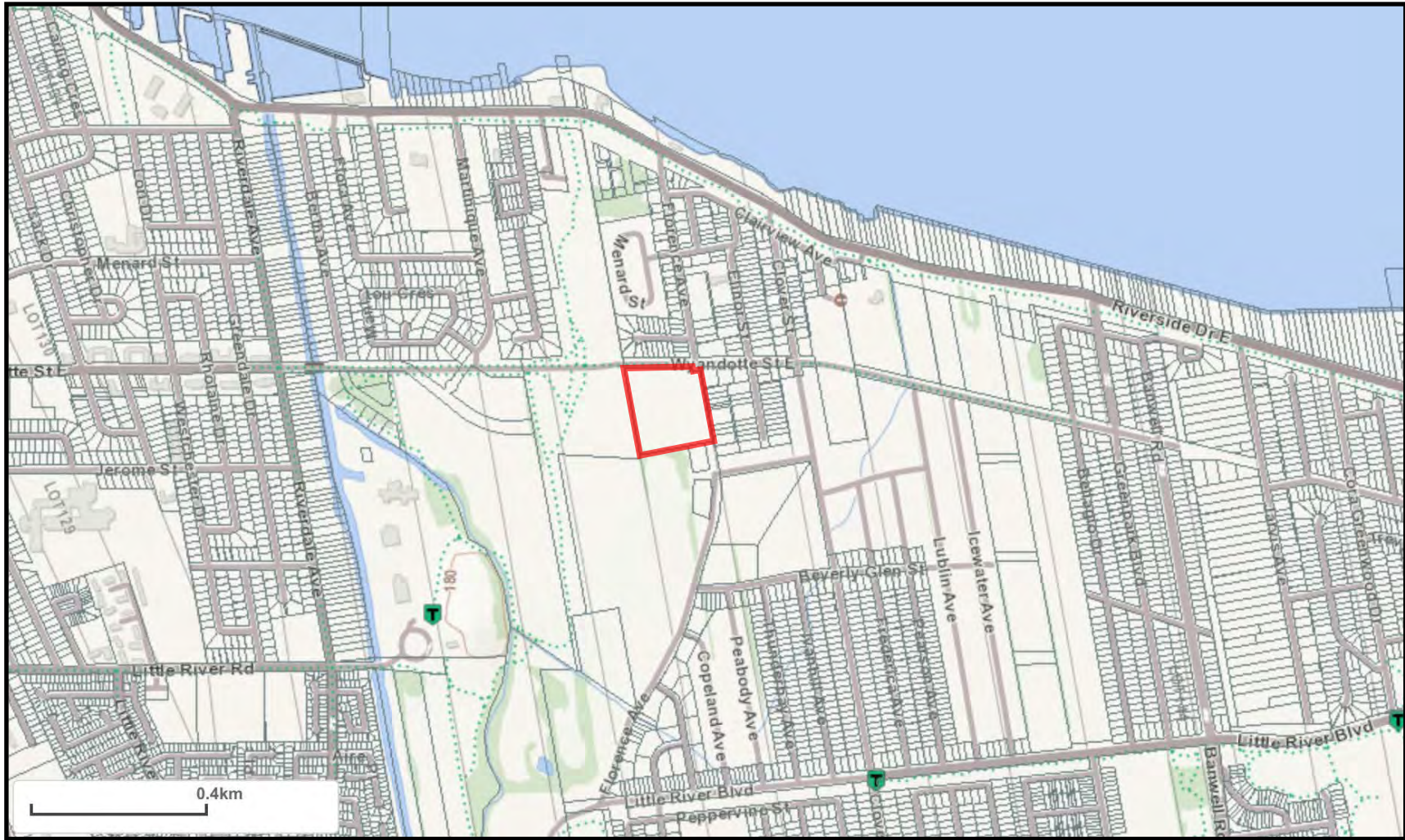




★ Study Area

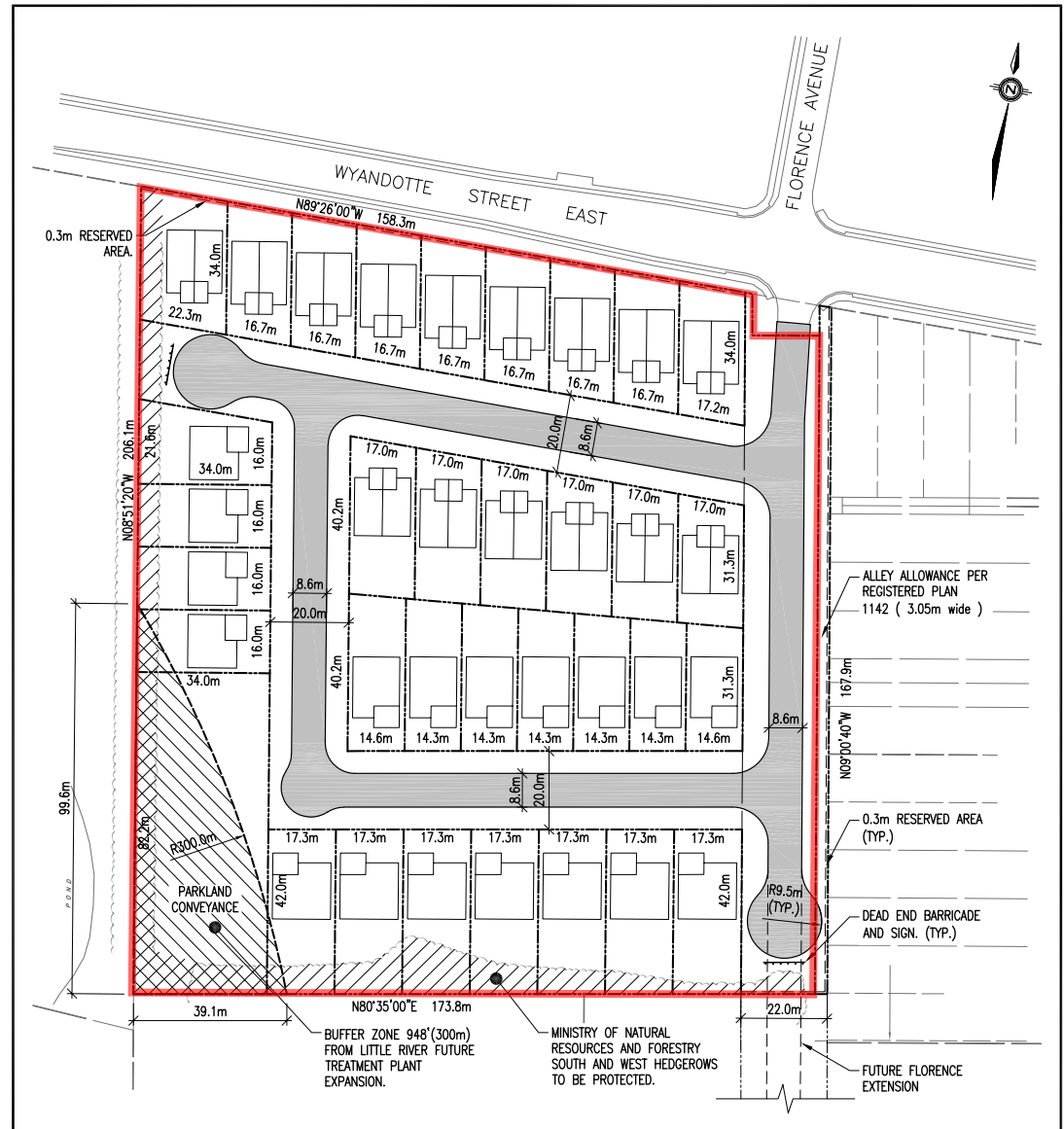
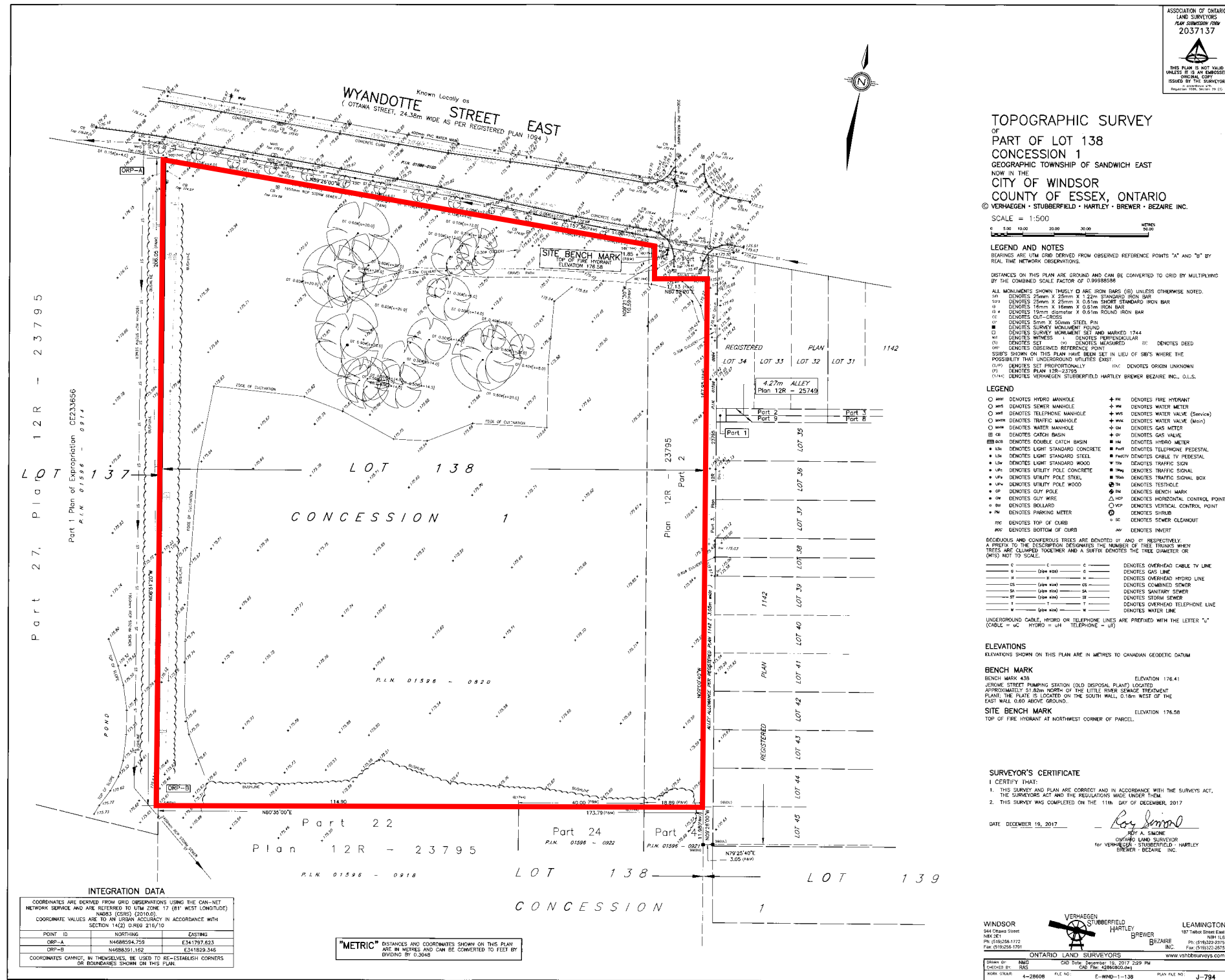
**East Windsor: Wyandotte & Florence**  
 Windsor, Ontario  
 2018 Stage 1&2 Archaeological Assessment  
**Figure A1:** Location of the Study Area





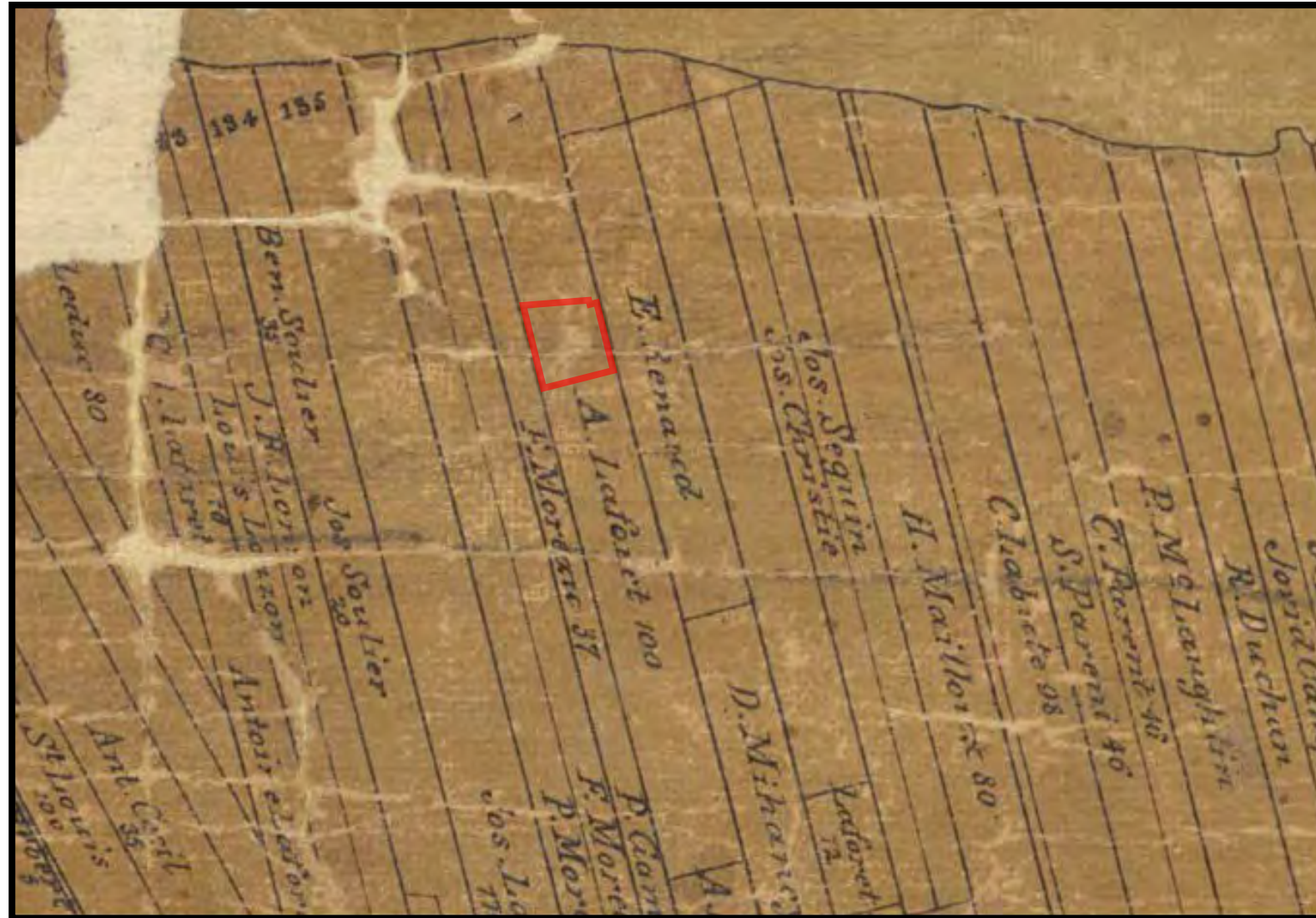
Study Area

East Windsor: Wyandotte & Florence  
 Windsor, Ontario  
 2018 Stage 1&2 Archaeological Assessment  
**Figure A2:** Location on MNR Mapping

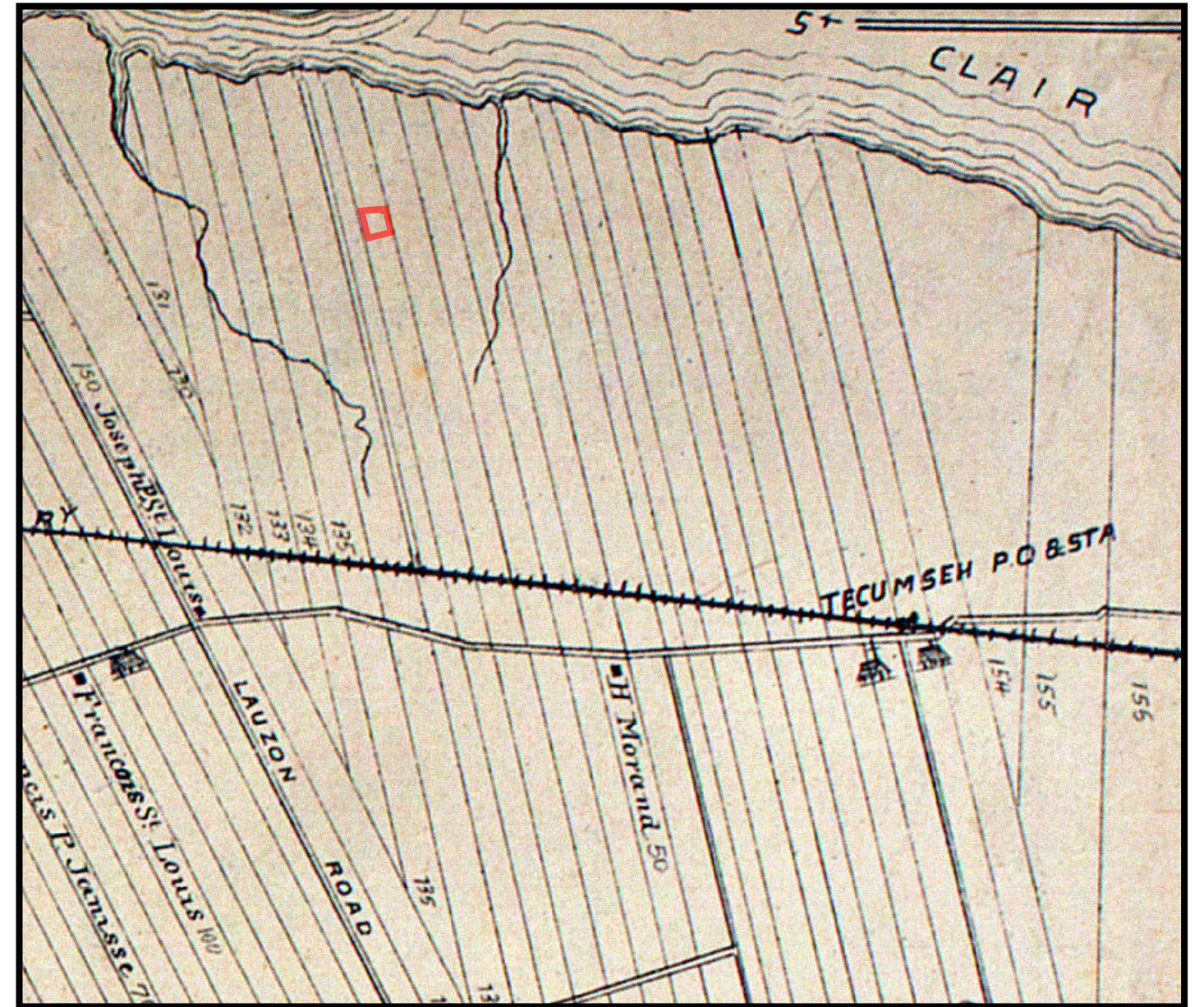


RESIDENTIAL DISTRICT 2.1	SEMI-DETACHED DWELLING	SINGLE UNIT DWELLING	LAND USE SCHEDULE			
LOT WIDTH (MINIMUM)	15.0 m (49.21 ft)	9.0 m (29.53 ft)	USE	LOTS/BLOCKS	NUMBER OF UNITS	APPROXIMATE AREA
LOT AREA (MINIMUM)	450.0 m <sup>2</sup> (4843.76 ft <sup>2</sup> )	270 m <sup>2</sup> (2906.26 ft <sup>2</sup> )	SINGLE UNIT	18	18	1.09 Ha (2.71 ACRES)
LOT COVERAGE (MAXIMUM)	45.0%	45.0%	SEMI-DETACHED	15	30	0.88 Ha (2.18 ACRES)
MAIN BUILDING HEIGHT (MAXIMUM)	10.0 m (32.81 ft)	10.0 m (32.81 ft)	PARKLAND	N/A	N/A	0.28 Ha (0.69 ACRES)
FRONT YARD DEPTH (MINIMUM)	6.0 m (19.69 ft)	6.0 m (19.69 ft)	RIGHT-OF-WAY	N/A	N/A	1.09 Ha (2.69 ACRES)
REAR YARD DEPTH (MINIMUM)	7.50 m (24.61 ft)	7.50 m (24.61 ft)	TOTAL	33	48	3.35 Ha (8.27 ACRES)
SIDE YARD WIDTH (MINIMUM)	1.20 m (3.94 ft)	1.20 m (3.94 ft)				

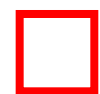




1878 Walling Atlas



1881 Belden & Co. Atlas

 Study Area





 Study Area





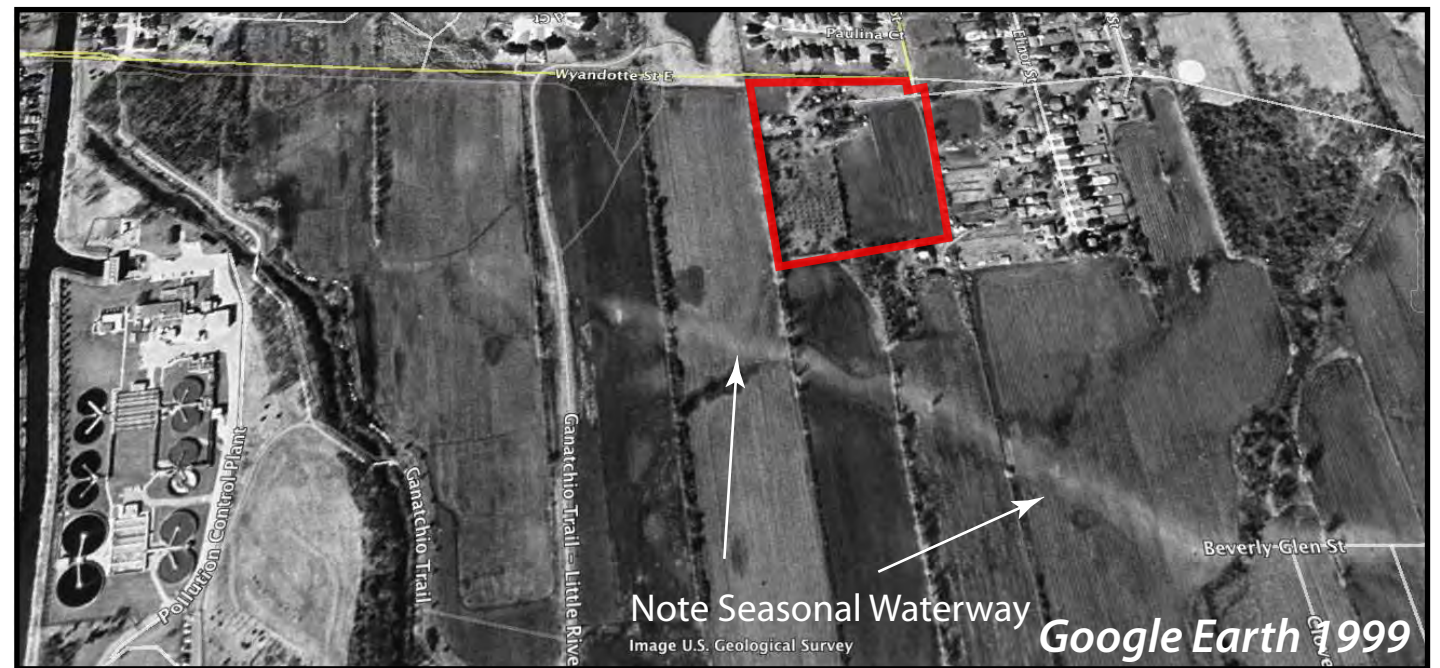
*\*NB Distortion of Appearance of Property Boundaries due to Angular Differential of Satellite Imagery*



*Google Earth 2005*



*Google Earth 2004*

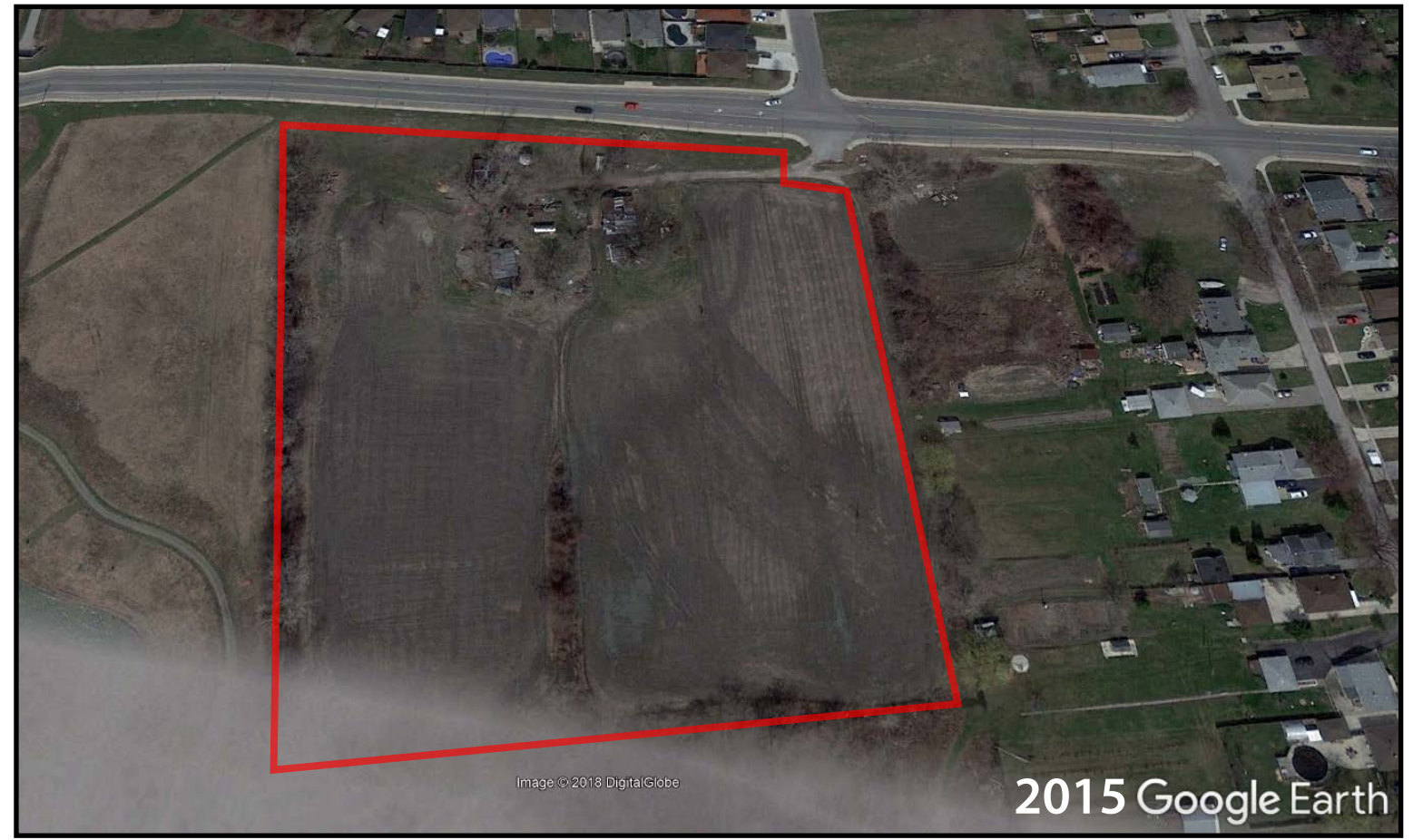


*Note Seasonal Waterway*  
Image U.S. Geological Survey  
*Google Earth 1999*

 Study Area

East Windsor: Wyandotte & Florence  
Windsor, Ontario  
2018 Stage 1&2 Archaeological Assessment  
**Figure A6:** 1999, 2004-2006 Google Earth  
Satellite Imagery

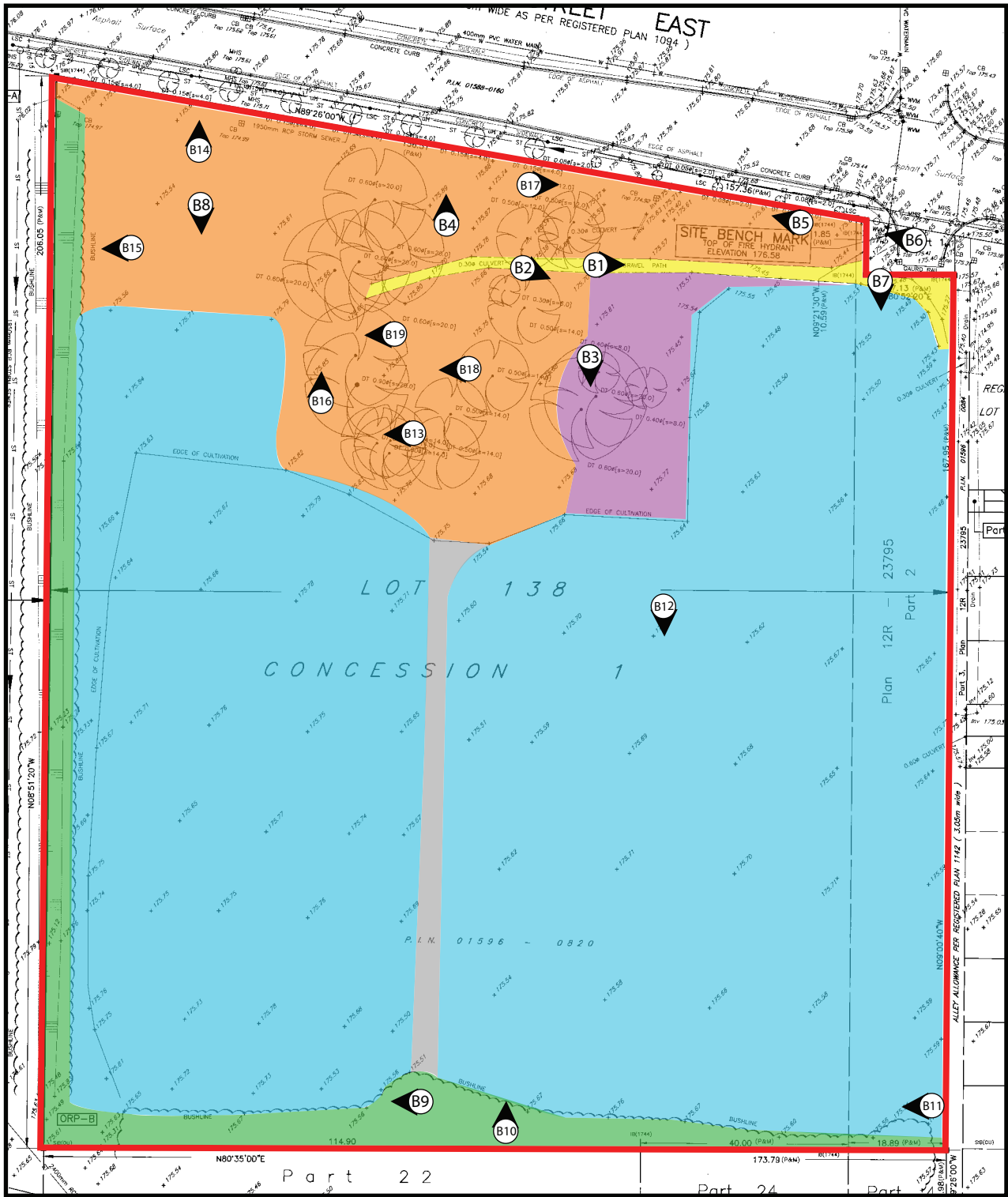




 Study Area

*\*NB Distortion of  
Appearance of  
Property  
Boundaries due to  
Angular Differential  
of Satellite Imagery*





**Key**

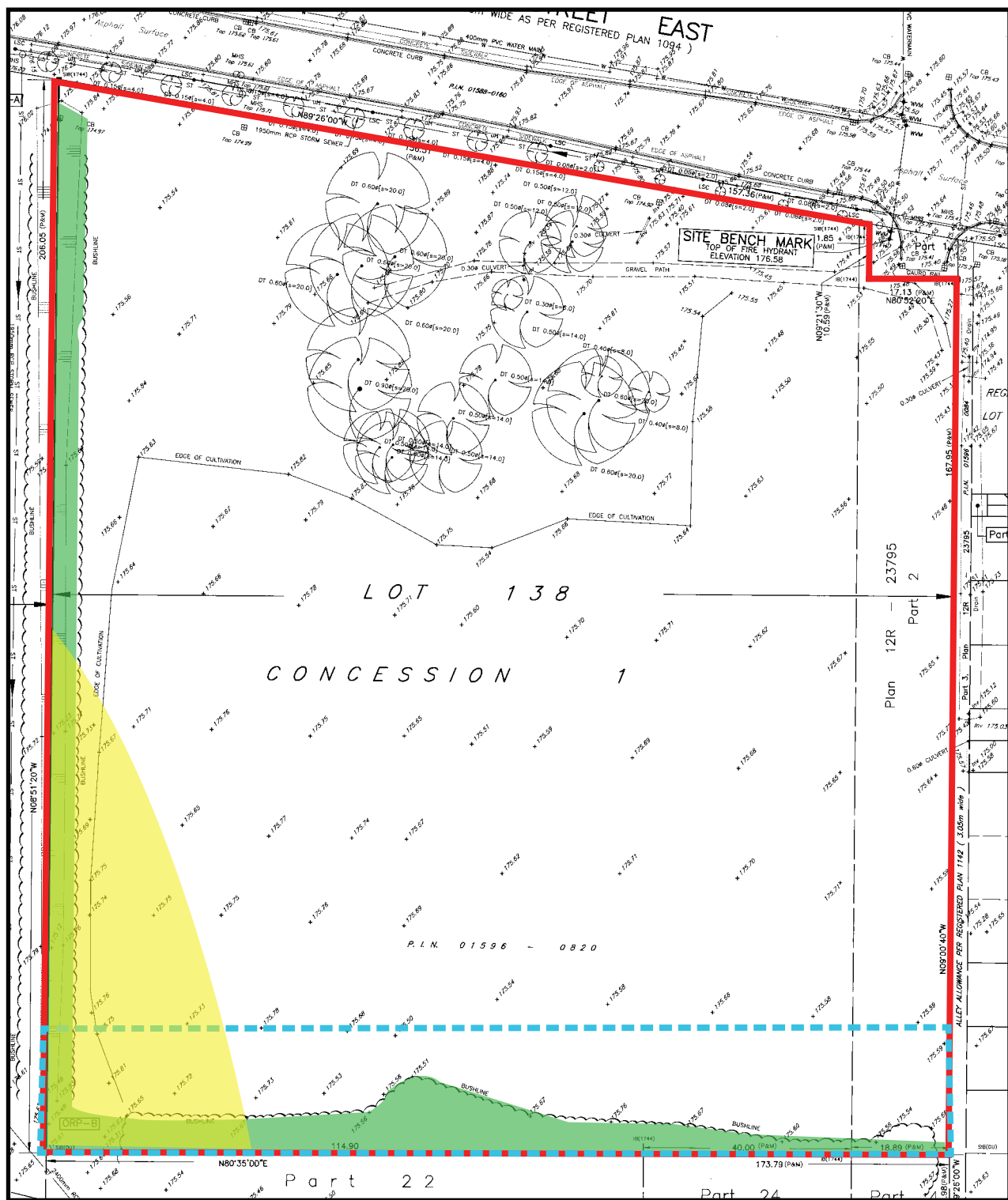
- Areas subject to Stage 2 Test Pit Survey @ 10m intervals
- Areas subject to Stage 2 Test Pit Survey @ 5m intervals
- Areas subject to Stage 2 Pedestrian Survey @ 5m intervals
- MNRFP Protected Hedgerows: not assessed
- <5m wide Hedgerow: not assessed
- Hard Packed Gravel Driveway: not assessed
- B1 Photograph Number & Location
- Property Boundary

**SCALE**







East Windsor: Wyandotte & Florence  
 Windsor, Ontario  
 2018 Stage 1&2 Archaeological Assessment  
**Figure A8: Stage 2 Excavation Plan & Field Photograph Locations on Site Survey Section**





**Key**

-  Archaeological Potential Zone (APZ) Requiring Stage 3 Assessment
-  MNRF Protected Hedgerows
-  City of Windsor Parkland Conveyance
-  Property Boundary

**SCALE**



East Windsor: Wyandotte & Florence  
 Windsor, Ontario  
 2018 Stage 1&2 Archaeological Assessment  
**Figure A9: Stage 3 Excavation Plan & Archaeological Potential Zone (APZ) on Site Survey Section**

**APPENDIX B:**

**IMAGES**

**Selected Site Photographs**



**Plate B1:** Site conditions showing remnant driveway and overgrowth; looking east



**Plate B2:** Site conditions showing overgrowth and tree line; looking southeast



**Plate B3:** Site conditions structural remnants and overgrowth; looking south



**Plate B4:** Site conditions showing concrete pad for structure; looking north

*Wyandotte and Florence Development*  
Stage 1-2 Archaeological Assessment – Windsor, Ontario

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**Plate B5:** Site conditions showing northern property line and drainage ditch; looking west



**Plate B6:** Site conditions showing hydrant line and electrical chamber access cover; looking west

*Wyandotte and Florence Development*  
Stage 1-2 Archaeological Assessment – Windsor, Ontario

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**Plate B7: Site conditions showing field conditions; looking south**



**Plate B8: Site conditions showing western field conditions; looking south**



**Plate B9:** Site conditions showing southern property limit and field conditions; looking west



**Plate B10:** Site conditions showing tree line between eastern and western field; looking north



**Plate B11: Site conditions showing field conditions; looking west**



**Plate B12: Crew conducting field survey at 5m intervals; looking south**





**Plate B13: Crew conducting fieldwork; looking west**



**Plate B14: Test pit showing Lots 1 & 4; looking north**



**Plate B15: Test pit showing Lots 2, 3 & 4; looking west**



**Plate B16: Test Pit showing Lots 5 & 7; looking north**



**Plate B17:** Test Pit showing concrete pad (Lot 8); looking east



**Plate B18:** Test Pit showing Lots 2, 3 & 4; looking west



**Plate B19:** Test Pit showing Lot 5 (destruction fill); looking west



**Plate B20:** Select objects from Lot 5 (from left to right: dimensional lumber, concrete brick); looking south



***Plate B21: Lithic found during field walking***