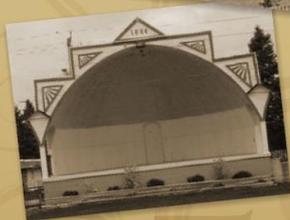




HERITAGE WILMOT



Preserving  
Our Heritage  
For Tomorrow



# Heritage Wilmot Presentation: Former Livingston Mill Designation

**Date:** April 11, 2022

**Presented by:** Marg Rowell, Vice-Chair  
Heritage Wilmot Advisory Committee

# Former Livingston Flax Mill / Linseed Oil Company



Located between 88 Charles Street and 76 Mill Street, Baden

# Area proposed to be demolished



# Background Info:

## Ontario Heritage Act (OHA)

- The OHA requires municipalities to establish a heritage register of designated properties.
- The Act also allows municipalities to contain properties on the heritage register that are not designated, but that the municipal heritage committee believes are of heritage value.
- Including properties on the Non-Designated Heritage Register flags them as being important to the municipality. It also provides for additional review should demolition be proposed. Often this will require additional study requirements if development is proposed onsite or adjacent.

# Why are properties included on the Non-Designated Heritage Register?

- ✓ Provides accessible information about cultural heritage.
- ✓ Recognizes properties of cultural heritage value in Wilmot Township; promotes knowledge and enhances the understanding of Wilmot's cultural heritage.
- ✓ Demonstrates Council's commitment to conserving cultural heritage resources.
- ✓ It is a planning document that will be consulted by municipal decision makers when reviewing development proposals or permit applications.
- ✓ While these properties are not officially designated, they are considered of historic importance and value to the Township of Wilmot, much the same as designated properties.

**HERITAGE REGISTER OF NON-DESIGNATED PROPERTIES  
FOR THE TOWNSHIP OF WILMOT  
(SEPTEMBER 27, 2021)**



\*NEW PROPERTIES ARE NOTED IN **YELLOW**

\*All Roll numbers start with 30-18.

Photo	Name of Building/Roll #	Year Built	Property Location/ Closest Settlement Area	Mailing Address	Legal Address
<b>BADEN</b>					
	Wettlaufer / Eidt House 090-010-06200	1846	3664 Erb's Road <b>Baden</b>	Baden	CON NORTH OF ERB'S RD, PT LOT 22
<u>Cultural Heritage Value/ Heritage Attributes</u> Georgian, 2 storey, granite fieldstone with gable roof and front porch; Front façade: 3 bays in each storey; 1 <sup>st</sup> floor: 1/1 rectangular window on left of entrance door with rectangular transom and sidelights, one rectangular 2/2 window to right of door; 2 <sup>nd</sup> floor: one 2/2 window on left and in centre, one 1/1 window on right; "S-shaped" tie rod at attic floor level. The original owner, Friedrich Wettlaufer, bought the south ¼ from John Rocker in 1839.					
	Shantz / Hunsberger House 090-009-00300	1848	2417 Erb's Road <b>Baden</b>	Baden	PART LOT 12, CON SOUTH, ERB'S RD
<u>Cultural Heritage Value/ Heritage Attributes</u> Georgian; 2 storey, granite fieldstone; 4 over 4 bays, gabled dormers on roof are a later addition. One of the oldest houses in the township, it was built by pioneer David Y. Shantz, after whose family Shantz Mennonite Church was named.					
	Hilborn General Store 040-006-02000	1854	55 Snyder's Road West <b>Baden</b>	Baden	PLAN 627, LOT 130, PT LOT 129 RP58R4327 PTIS 2 & 3

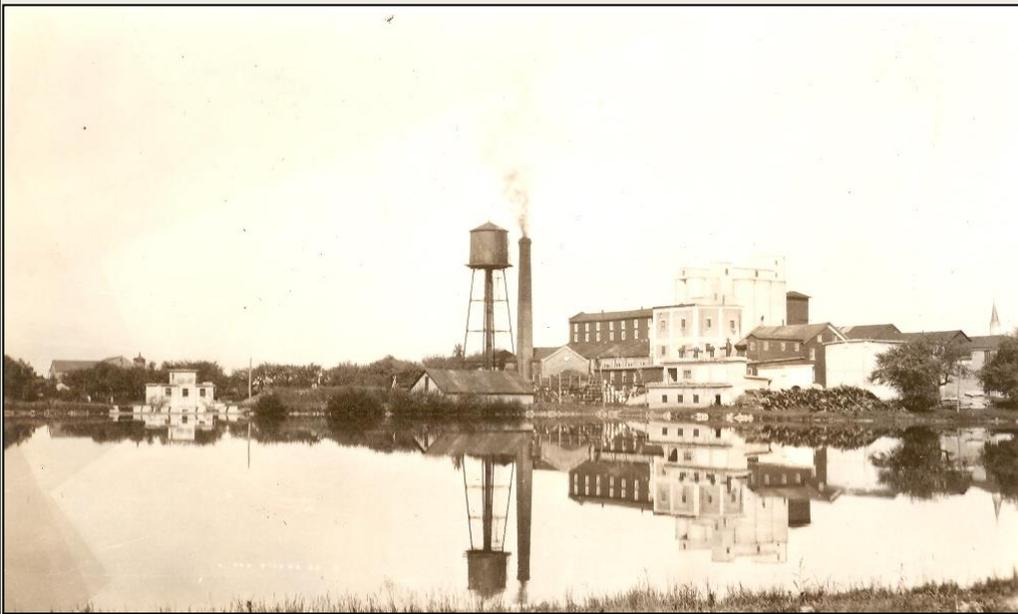
# Background Info:

## Heritage Register of Non-Designated Properties

Photo	Name of Building/Roll #	Year Built	Property Location/ Closest Settlement Area	Mailing Address	Legal Address
	Livingston Linseed Oil Mill / Baden Feed & Supply  040-006-09610 040-006-09600 (store) 040-006-07120 (remainder of the property including the grain bins etc).	c.1870	75 Charles Street <b>Baden</b>  76 Mill Street <b>Baden</b>	Baden	PLN 627 LOTS 112 TO 114, 119 120 126 TO 128 183 TO 190 199 TO 201 PT MILL POND RP58R6700 PT 2  PLN 627 LOT 165 to 168 173 174 181 182 PT LOT 169 PT

Cultural Heritage Value/ Heritage Attributes

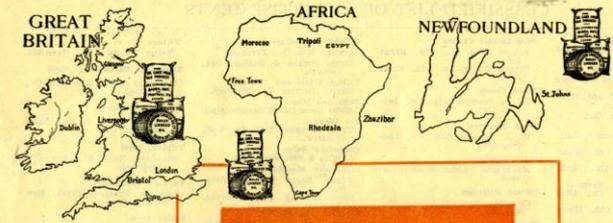
Industrial; a series of brick buildings that are directly related to the operation of James Livingston's flax business that manufactured linseed oil c.1867 in Baden. Some buildings contain elevators, various multi-paned windows and one notable section is where the train would enter for the product to be unloaded into hopper cars. The oldest building is a 1 storey building currently painted white and has 8 sections divided by pilasters. The top of each section has corbelled brickwork. Historic use of the various buildings includes: oil works, elevator, iron oil tanks, boiler/engine room, warehouse, and oil storage.



August 4, 1917.

HARDWARE AND METAL

95



# Livingston Flax Seed Products

**KNOWN THE WORLD OVER**

Great Britain, Africa, France, Newfoundland, Holland, Belgium and West Indies all know Livingston Brand products—Linseed Oil, (Old Process), Oil Cake Meal, etc.—all know their superior quality and look on them as the world's standard.

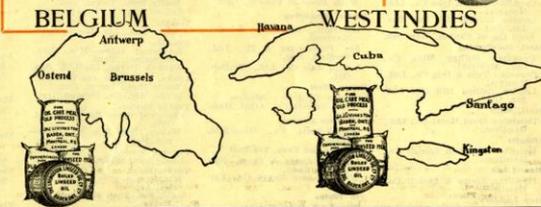
The same exacting care is taken with export orders as with local. Every barrel of oil, every bag of meal must be up to the "Livingston" high-mark-of-quality-test before it is consigned.

Our long experience (established in 1864) is reflected in every order filled from the Livingston plants in Baden and Montreal.

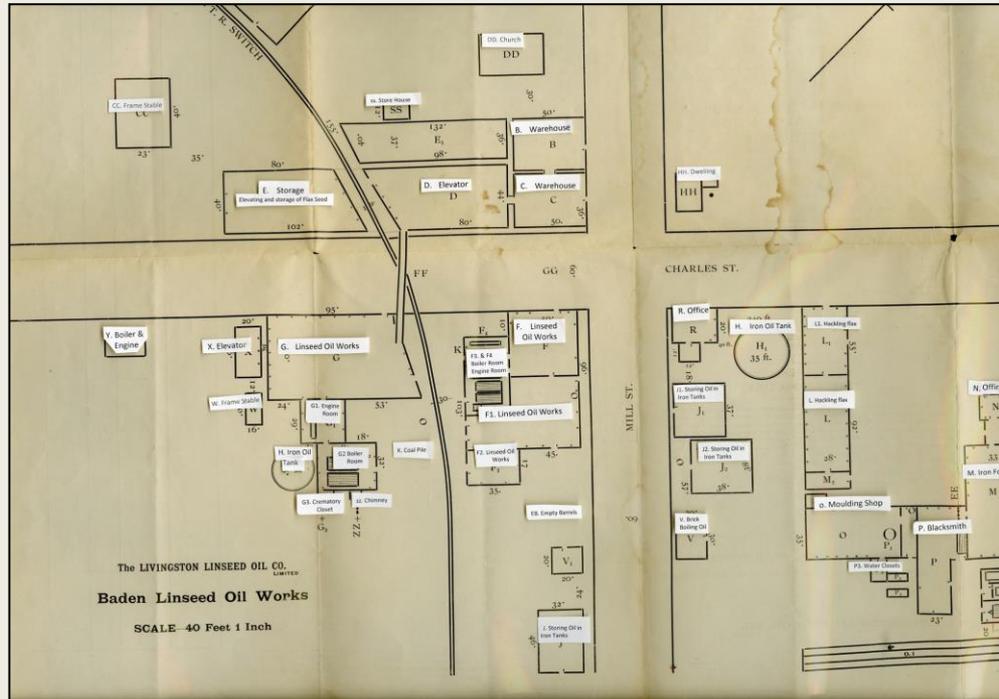
Our ageing process requires time, but greatly enhances the quality.

Place your orders now.

THE  
**Dominion Linseed Oil Co.**  
LIMITED  
Baden, Toronto, Montreal, Canada



*If interested, tear out this page and keep with letters to be answered.*



ESTABLISHED 1864

DOMINION LINSEED OIL CO. LIMITED

Manufacturers & Refiners of Livingston Brands  
**"BADEN BOILED"**  
 PURE LINSEED OIL, OIL CAKE & MEAL.  
 EVERY PRODUCT GUARANTEED

RAW & AGED  
 HEAVY RAW & BOILED  
 PALE & EXTRA PALE BOILED  
 DOUBLE & HEAVY BOILED  
 VARNISH & REFINED

BADEN  
 OWEN SOUND  
 TORONTO  
 MONTREAL

COMMERCIAL PURE FLAX SEED  
 PURE LINSEED MEAL  
 PURE OIL CAKE MEAL OLD PROCESS

J. & J. LIVINGSTON  
 BADEN, ONT.  
 MONTREAL, P.Q.  
 CANADA

**J. & J. LIVINGSTON**  
 MANUFACTURERS OF

PURE LINSEED OIL  
 RAW & BOILED

OIL CAKE AND MEAL  
 FLAX & TOW

BADEN LINSEED OIL WORKS  
 LIVINGSTON'S WAREHOUSE  
 OFFICE

Presented by  
*A. Webster*

**BADEN, ONT.**

**J. & J. Livingston BRAND**

PURE OIL CAKE MEAL OLD PROCESS  
 J. & J. LIVINGSTON  
 BADEN - ONT.  
 AND MONTREAL - P.Q.  
 CANADA

WHEN BUYING OIL CAKE MEAL DEMAND THE ABOVE BRAND

*None Better than the Best -*

**Livingston Brand**

WHEN BUYING LINSEED OIL DEMAND THE ABOVE BRAND

*"The kind your Grandfather used"*

*Scots' favourite*

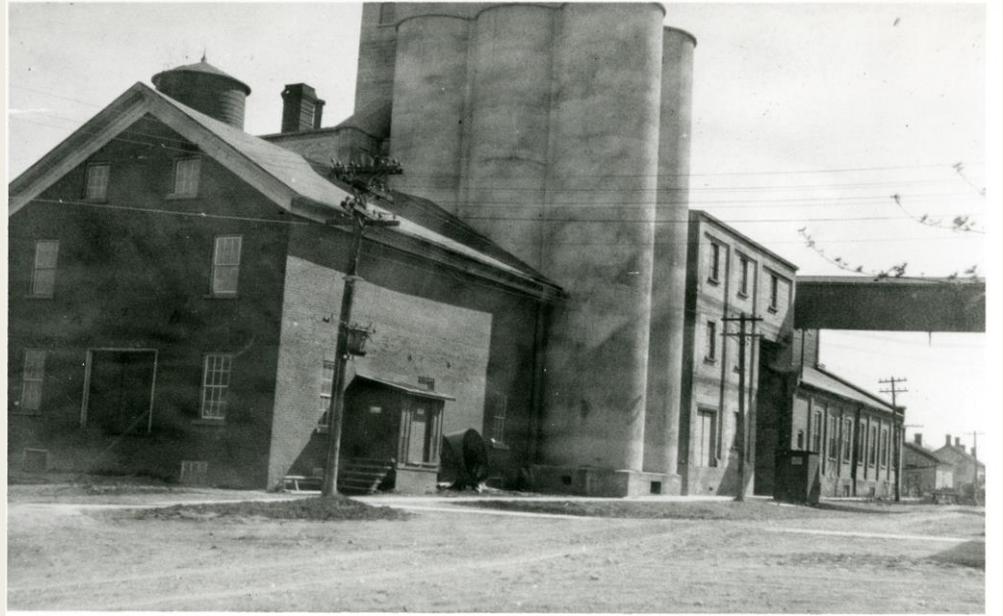
**Dominion Linseed Oil Co. Limited**

Livingston Brands -  
 ROLLED OATS . OATMEAL .  
 SPLIT PEAS . POT AND PEARL BARLEY FEEDS .

HEAD OFFICE - BADEN, ONT.  
 CENTRAL SALES OFFICE  
 1009 ROYAL BANK BLDG  
 TORONTO.

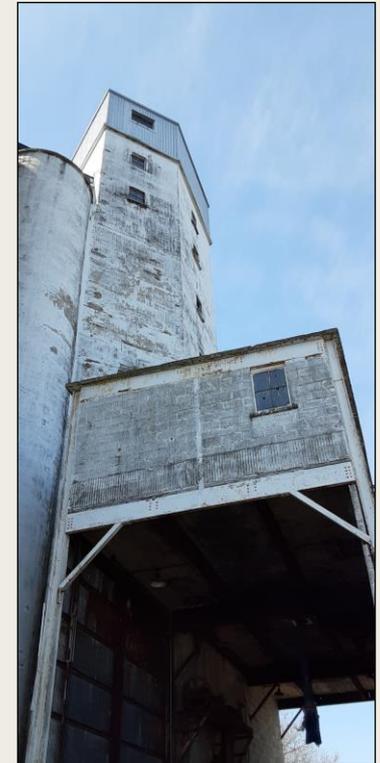
J. P. LIVINGSTON  
 REPRESENTATIVE

MILLED AT OWEN SOUND, ONT.





Concrete silos  
& associated  
structures  
proposed to be  
demolished





# What is Designation?

- It is a way of publicly acknowledging a property's value to a community.
- It helps to ensure the conservation of these important places for the benefit and enjoyment of present and future generations.
- Is a legal process outlined in the Ontario Heritage Act, created to preserve the unique heritage of our province.
- Designation registers the property as a historically significant property.
- Is a way for a property owner to display pride in their property.
- A designation protects and preserves Canada's heritage!



# Criteria for Designation:

The Livingston Mill property meets all three (3) criteria under OHA

## Historical/Associative Value:

- Relates directly to the J & J Livingston/ Dominion Linseed Oil Company of Canada, especially business magnate and Flax Mill King of Canada, James Livingston. The operation is associated to his residence Castle Kilbride, which was deemed a National Historic Site by the Historic Sites and Monument Board of Canada in 1995.

## Contextual Value:

- Is both physically and historically linked to its surroundings and represents early industrial history for Wilmot Township.

## Physical Value:

- Is representative of early industrial architecture and tells a story for the community.

*“That the Heritage Wilmot Advisory Committee recommend to Wilmot Council that the Clerk and Director/Curator proceed with the designation process of the unaddressed property between 88 Charles Street and 76 Mill Street in Baden in accordance with the Ontario Heritage Act.” (March 15, 2022)*

# Conclusion



- The Livingston Mill property was recommended and endorsed by Council in 2015 because it was seen as having cultural heritage value.
- Currently the property is zoned industrial and demolishing it now for potential housing (without the new zoning approval) would permanently erase the historical, contextual and physical value that tells an important story.
- Incorporating industrial features into future development is worth investigating to explore opportunities of potential adaptive reuse of silos/ agricultural features.
- Conserving an existing heritage building to give a new purpose or life, highlights its history and past purpose rather than building anew. Repurposing is an attractive option that is both practical and visually interesting.
- **Heritage Wilmot requests Council to approve that the Director of Clerks Services initiate steps for designation under Part IV of the *Ontario Heritage Act*.**

*Thank you*