

# IRVIN HERITAGE INC.

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November 22<sup>nd</sup>, 2018

Mary L. MacDonald  
Heritage Preservation Services  
Toronto City Hall  
100 Queen Street West  
17th Floor, East Tower  
Toronto, ON  
M5H 2N2

RE: **11 Yorkville Ave.**  
**Official Plan Amendment: Zoning By-law Amendment; Site Plan Control, Rental Housing -**  
**Application Numbers: 18 135369 STE 27OZ; 18 135372 STE 27 SA; 18 135378 STE 27 RH**  
**Archaeological Requirement**

Dear Ms. MacDonald,

This letter is to inform you that the proponent for the above development application has contracted Irvin Heritage Inc. to conduct Stage 2 Archaeological Assessments as recommended in the associated Stage 1 Archaeological Assessment. The Stage 2 has been partially completed with no archaeological sites being discovered.

As per the Stage 1 recommendations, trenching was conducted in the recommended areas of Trench 1 (properties fronting Yorkville Avenue) and Trench 2 (properties fronting Cumberland Street). The trenching work conducted was limited in scope due to utilities and other hazards, however, the trenching operations completed indicated that low archaeological potential was present for both areas. It was clear that both areas of investigation have been subject to extensive and deep soil disturbance negating archaeological potential. It should be noted that 19<sup>th</sup> century artifacts have been recovered, however these were all from secondary or highly disturbed contexts; as such they are of low Cultural Heritage Value or Interest.

The Stage 1 report identified an area of archaeological potential beneath the extant 20<sup>th</sup> century structure located at 21-25 Yorkville Avenue; archaeological investigation of this potential has not yet occurred and will be conducted post demolition of the existing structure. As such an Archaeological Monitoring Strategy has been written and is attached to this letter.

Sincerely,



Thomas Irvin MA Dist.  
Principal  
Professional Archaeological Licence P379

## Archaeological Monitoring Strategy: 21-25 Yorkville Avenue, City of Toronto

Heritage Preservation Services  
Toronto City Hall  
100 Queen Street West  
17th Floor, East Tower  
Toronto, ON  
M5H 2N2

The following conditions must be met to satisfy concerns for the potential of in-situ archaeological resources present beneath the southern portion of the extant structure located at the municipal address of 21-25 Yorkville Avenue.

1. 21-25 Yorkville Avenue is a multi-story 20<sup>th</sup> century extant structure which has a partially excavated basement in the northern portion of the property. There is no basement noted in the southern portion of the structure, it is this area that has been identified as potentially capping archaeological resources. However, given there is no risk to any potential archaeological resources for the majority of the demolition of the building, it is recommended that Archaeological Monitoring only be conducted when the structure has been razed to ground level; no subsurface impacts are to occur without Archaeological Monitoring.
2. The proponent must retain an Archaeologist who is licensed by the Ontario Ministry of Tourism, Culture and Sport to monitor and advise on the demolition of the structure when the structure has been razed to ground level. There is no risk to archaeological resources when above grade demolition is occurring.
3. No subsurface impacts of any kind may be conducted without Archaeological Monitoring occurring, these include but are not limited to foundation removal, grading, utility investigation or removal, etc.
4. If archaeological resources are identified during the Archaeological Monitoring, the licensed Archaeologist is empowered to stop any work which pose a risk to the archaeological integrity of any resources. Further, the archaeologist must be provided reasonable time to record, document and assess any archaeological remains uncovered.
5. It is an offence under Sections 48 and 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. As such, all contractors present during subsurface demolition must be advised, prior to subsurface demolition events, that the collection, trading, or selling of any artifacts (bottles, ceramics, etc.) is strictly prohibited and would constitute direction violations of the *Ontario Heritage Act*
6. In the event that human remains are found during construction, The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services. As such the following parties must be contact at once:
  1. Toronto Police Services (416-808-2222)
  2. Ontario Ministry of Tourism, Culture and Sport (416-212-8886)
  3. Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures (416-212-7499)

# IRVIN HERITAGE INC.

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## Stage 2 Archaeological Assessment

11, 17, 19 & 21 Yorkville Avenue  
&  
16 & 18 Cumberland Street  
Part of Lot 21, Concession 2 from the Bay  
Geographic Township of York  
Historic County of York  
City of Toronto  
Ontario

November 22<sup>nd</sup>, 2018  
Prepared for: The Proponent  
Prepared by: Irvin Heritage Inc. [www.irvinheritage.com](http://www.irvinheritage.com)  
Archaeological Licensee: Thomas Irvin, P379  
PIF#: P379-0223-2018  
Associated PIF#: P029-0979-2018  
Version: Original

## EXECUTIVE SUMMARY

Irvin Heritage Inc. was contracted by the proponent to conduct a Stage 2 Archaeological Assessment in support of a development application for the Study Area which consists of two discrete areas, totalling approximately 0.38 Ha in size.

The Stage 1 Archaeological Assessment indicated that the Study Area retains areas of archaeological potential beneath existing parking areas and potentially beneath an extant structure with no below grade basement (Archeoworks 2018: 23).

The Stage 1 recommended archaeological trenching beneath two distinct parking areas and a further trench to be excavated under an extant structure once demolition has occurred.

This Stage 2 assessment documents the excavation of the two recommended trenches beneath the existing parking areas. While the Stage 1 recommended large trenches, initial trenching indicated that neither area of trenching retained archaeological potential as both were found to be heavily disturbed and any archaeological resources within were therefore of low Cultural Heritage Value or Interest.

At the conclusion this Stage 2 assessment it was determined that both of the areas subject to trenching are of no further archaeological concern and are of low archaeological value.

The Study Area still retains further archaeological concern as the recommended excavation of Trench 3, as recommended in the Stage 1 report is still outstanding:

The following recommendations are made:

No archaeological resources of Cultural Heritage Value or Interest were located within the Trench 1 or Trench 2 Study Areas, however, further archaeological concerns exist relating to the excavation of Trench 3 as outlined within the recommendations of the Stage 1 Archaeological Assessment (Archeoworks 2018):

*“Under the supervision of a licensed archaeologist, it is recommended that three two- metre wide trenches be mechanically excavated, employing a backhoe with a flat-edged bucket, at locations corresponding to the locations of structures documented to have existed in 1851 (see Map 14). As Trench 3 falls within the footprint of a standing structure, this trench is to be excavated at a later stage, following the demolition of the said building. The demolition must be monitored by a licenced archaeologist and the trench excavated directly afterwards. Recording of the stratigraphy exposed from the excavation of all three trenches will be necessary to help identify any traces of structural remains, cultural features and in situ deposits and to determine the archaeological integrity that exists within the property. Should features and/or archaeological material be encountered, recommendations for additional Stage 3 AA and Stage 4 Mitigation strategies must be reviewed and approved by the Heritage Preservation Services Unit prior to commencement of further field activities.” (Archeoworks 2018)*

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**Project Personnel**

<u>Professional Licensee &amp; Project Manager:</u>	Thomas Irvin, MA (P379)
<u>Field Director:</u>	Thomas Irvin, MA (P379)
<u>Field Technician:</u>	Michelle Pandith, BA Hon.
<u>Photographs:</u>	Thomas Irvin, MA (P379)
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<u>Report Author(s):</u>	Thomas Irvin, MA (P379) Michelle Pandith, BA Hon.

## 1. ASSESSMENT CONTEXT

### 1.1. Development Context

Irvin Heritage Inc. was retained by the proponent to conduct a Stage 2 Archaeological Assessment of their property (the Study Area) located at the municipal addresses 11, 17, 19 & 21 Yorkville Avenue and 16 and 18 Cumberland Street, City of Toronto, within Part of Lot 21, Concession 2 from the Bay, Geographic Township of York, Historic County of York (Map 1).

The requirement for a Stage 1 and Stage 2 Archaeological Assessment was triggered by the Approval Authority under the *Planning Act*, R.S.O. 1990 in response to a development application by the proponent. The assessment reported on herein was undertaken prior development submission.

The proponent provided Irvin Heritage Inc. with access to the Study Area without limitation on the survey, collection or curation of any encountered archaeological resources.

### 1.2. Environmental Setting

The Study Area consists of two distinct parcels of land, combined they are approximately 0.38 Ha in size. The Study Area along Yorkville Avenue consists predominantly of existing and occupied structures; the area subject to Stage 2 assessment consists of a paved parking area approximately .01 Ha in size (Map 2). The Study Area along Cumberland Street consists predominantly of existing and occupied structures; the area subject to Stage 2 assessment consists of a patio stone parking area approximately .01 Ha in size (Map 2).

The Don River West is situated to the west of the Study Area at a distance of approximately 2.06 Km.

The Study Area is situated within the Iroquois Plains physiographic region of Southern Ontario.

## 2. HISTORICAL CONTEXT

### 2.1. Stage 1 Historical Data

The previous Stage 1 reported included an in-depth historical context which has been reproduced below. Please note that citations, map and/or figure references within this reproduced data are related to the previous reporting and not the current report. However, historic maps referenced within the reproduced data have had the appropriate Map reference for this report provided.

*“The study area is located within Lot 21, Second Concession from the Bay (“Concession 2 FTB”), in the geographic township of York. The township was surveyed in the 1790s by Augustus Jones who initially named it ‘Dublin,’ and then York. Jones and another surveyor, Alexander Aitken, continued the survey of parts of York Township in the next years; Samuel Wilnot finally completed the survey in 1829 (Miles & Co., 1878, p.xii; Mulvany and Adams, 1885a, pp.77-78). The township’s main settlement was the Town of York, established upon the orders of Upper Canada Lieutenant-Governor John Graves Simcoe as the new provincial capital for its advantageous location away from the American border and possession of a sheltered harbour. First surveyed in 1791, the Town of York was settled after the arrival of Lieutenant-Governor Simcoe, his family, several officials and the Queen’s Rangers in 1793 (Mulvany and Adams, 1885, p.204; Firth, 1962, pp.xxxi-xxxvi; ASI, 2004, p.20; Smith, 2017).*

*In 1834, the Town of York was incorporated as a city and renamed to “Toronto,” an aboriginal-derived place name (Mika and Mika, 1983, p.540). By the 1850s, the population of Toronto had grown significantly, and the construction of railroads had brought a new level of prosperity. Small hamlets and suburban areas began to develop in the Township of York, among which is Yorkville. Located at the intersection of what is now Bloor Street (Toronto’s northerly city limit from 1834 to 1883) and Yonge Street, an early military and settlement road, Yorkville began as a settlement that developed around the toll booth constructed in 1796 to collect road tolls from travellers using these roads. By 1830, an important inn (the Red Lion Inn), and two breweries were in the community. Additionally, Potter’s Field, a large early pioneer cemetery, was in the vicinity (see Section 1.4.4). By 1849, an omnibus service traveling from Yorkville to the industrial lands at the Lake Ontario shoreline made commuting to the industrializing city of Toronto easier and spurred growth in the community. By 1852, the community petitioned for village status and became the Village of Yorkville. Its storefronts were located primarily along Yonge Street, and village streets extended to Avenue Road in the west and as far north as Davenport Road. By the 1870s, Yorkville had a Town Hall and a Fire Hall. In 1883, Yorkville was annexed to the City of Toronto (Robertson, 1908, p.341, Brown, 1997, p.60).*

### **1.3.4 Past Land Use**

#### **1.3.4.1 Archival Land Records and Historic Mapping Review, ca. 1790 to 1920s**

*A review of available archival data of the study area and its immediate surroundings was conducted at the Toronto Reference Library, the Toronto Land Registry Office and at the Archives of Ontario. Land Petitions, Tax Assessment Rolls, City and County Directories, and historic mapping for the Township of York, the Village of Yorkville and the City of Toronto were consulted for information, from the earliest available records up to the 1920s (see Appendix C).*

#### **From ca.1797 to 1851**

*On the 29th of January 1797, David William (D.W.) Smith obtained the receipt from Abner Miles for all of Lot 21, Concession 2 From the Bay (FTB) [Land Petitions of Upper Canada, 1763-1865, S4(3), c-2807; Smith, 2018]. After living his early years in Massachusetts and later moving to what is now upper New York State, Abner Miles arrived in Upper Canada after following pioneer settler William Berczy in 1794. Once in Upper Canada, Abner Miles and his*

## Stage 2 Archaeological Assessment

family received 600 acres of land. Having initially settled in Newark (Niagara-on-the-Lake), Abner Miles relocated to the Town of York when Lieutenant-Governor John Graves Simcoe moved the capital there. By late summer of 1794, he had purchased the dwelling of William Cooper on Lot 6 and soon afterwards opened a general store on Lot 13 on King Street. As an early entrepreneur, he expanded his general store to include a public house/tavern, occasionally became a private banker, was the overseer of highways for the town, quartermaster of the York militia and constable by the Court of Quarter Sessions. Abner Miles was also a land speculator: in addition to his homestead grant and two town lots, he had obtained nearly 2,000 acres of land in Upper Canada that included Lot 21, Concession 2 FTB. He sold Lot 21 to Surveyor General David William Smith by 1798. Eventually Abner Miles had stretched himself thin, and relocated up Yonge Street to establish Miles' Hill, known presently as Richmond Hill (Heron, 1983).

David William Smith was an army officer, office holder and politician who arrived in Upper Canada by way of New York in 1791. Initially the clerk to Hesse District Land Board from 1791 to 1792, Lieutenant-Governor John Graves Simcoe appointed him acting Deputy Surveyor General of Upper Canada from 1792 to 1798. Consequently, his position as Surveyor General allowed him to accumulate more than 20,000 acres of land in 21 townships, described to be the 'choice spots.' David William Smith had also obtained the patent for Park Lot 5 in 1798, five years after obtaining the crown grant. From his legacy, Ontario received the location of townships to be surveyed and opened to settlement, the plan of distributing crown and clergy reserves, and settlement duties. However, his implementation of land granting, patent fees and final patents was ineffective. After ten years in Upper Canada, and after the death of his first wife, he relocated to England, relinquished his administrative titles in Upper Canada, and settled into a new career as estate manager of the Duke of Northumberland in England (Mealing, 1988).

Early settlement records for the study area, from the early to mid-1800s were difficult to access: the earliest available Tax Assessment Rolls date to 1865 and, despite best efforts, the land registry records for Lot 21, Concession 2 FTB could not be located at the Archives of Ontario or at the Toronto Land Registry Office. However, it is known that Lot 21, Concession 2 FTB was first subdivided into several blocks numbered 1 through 13. The study area encompasses Blocks 2 and 3 of this initial subdivision. The present-day 16-18 Cumberland Street addresses (hereafter collectively referred to as the "Cumberland Street Parcels" as shorthand) form part of Block 2, which extends between 181.05 metres to 301.75 metres north of Bloor Street. The 11-25 Yorkville Avenue addresses (hereafter collectively referred to as the "Yorkville Avenue Parcels" as shorthand) fall within Block 3, which extends from 301.75 metres to 362.10 metres north of Bloor Street [On Land, Metro Toronto (66&64) (80), Yorkville, Book 365A1].

The first known map to depict in sufficient detail the presence of structures within the growing hamlet of Yorkville dates to 1851: in J.O. Browne's Map of the Township of York (see Map 2) the study area appears to encompass at least four structures – one fully and three only partially. Additionally, Potter's Field, an early pioneer cemetery, is depicted just southwest of the study area limits.

### **From 1852 to 1863**

*This period covers the decade following the incorporation of Yorkville as a village. The first available map dating to this era is Liddy's 1852 Map of the Incorporated Village of Yorkville (see Map 3 [Map 4 of this report]), which gives the original names of Yorkville Avenue (formerly William Street) and Cumberland (formerly Sydenham) Street, as well as the land divisions that had occurred within Lot 21, Concession 2 FTB up to that point. The Yorkville Avenue Parcels encompassed four different properties: Mr. Fairbanks was identified as owner of the large western parcel, as well as the parcel labelled "Y", while the parcels labelled on the map with the letters "Q" and "R" were owned by Mr. T. Demmery and Mr. Routledge, respectively. The Cumberland portion, in the meantime, was divided between two properties, although both are owned by one Mr. Sleigh. While no structures were depicted on the 1852 map, this does not mean that none were present.*

*As previously mentioned, information from the 1851 Browne map indicates that there were at least three structures within the study area. However, there is a lack of more precise information in the city directories of the period to identify who occupied these structures. For example, the first available City Directory that includes listings for the Village of Yorkville which dates to 1856 (Brown, 1856, p.92), lists seven residents along the west side of Yonge Street, moving northward from Sydenham (now Cumberland) Street to William Street (now Yorkville Avenue): William Farrow, William Haycock, John Sleigh, R.A. Parker, John Hiscocks and Henry Bradshaw. However, whether any of these individuals resided on any of parcels that are now encompassed within the study area cannot be confirmed, as there are no specific listings for properties along either William or Sydenham Streets. The same goes for the next two directories. In the 1861 City Directory the list of occupants of properties along the west side of Yonge Street between Sydenham and William Streets goes as follows: William Farrow, William Haycock, John Sleigh, an unoccupied house, Mrs. R.A. Parker, George Scott and William Freeland, George and Mrs. G. Dunn, and George Bostwick (Brown, 1861, p.114). In the 1862-3 City Directory, neither Sydenham nor William Streets were explicitly identified, and so using the settlement pattern gleaned from the previous Directory, the following individuals can be put forward as likely the occupants of the properties along the west side of Yonge Street: William Farrow, William Haycock, John Sleigh, Henry Smallpiece, Mrs. R.A. Parker, George Scott, Keziah Dunn and George Dunn.*

### **From 1864 to 1873**

*The first available Tax Assessment Roll dates to 1865 and lists Sydenham Street and William Street, but it does not distinguish which side of the road was assessed, or what direction it was assessed from (i.e. west from Yonge Street). The Assessment Rolls also do not provide specific lot numbers or municipal addresses. In pre-1884 Tax Assessment Rolls, individuals who can be definitively tied to locations further west and outside of the study area were used to mark the limit of the research, to narrow down the list of potential study area occupants.*

### **William Street (Yorkville Avenue Parcels)**

*During research it was assumed that the William Street entries appearing last in the Assessment Rolls encompass land within the study area. Such lands were owned by Margaret*

Parker and Levi Fairbank. Mrs. Parker's lands were listed as empty; Thomas Branon was listed as a tenant (likely of Mrs. Parker, while William Grainger resided on lands tied to Mr. Fairbank. It is known that Mrs. (Margaret) Parker resided in a homestead on Yonge Street. Between 1869 and 1870, no individuals were listed within the study area along William Street. In 1872, it is known that the Yorkville Avenue Parcels formed part of Mrs. Parker's orchards and gardens. The Yorkville portion was considered vacant land up to 1874.

### **Sydenham Street (Cumberland Street Parcels)**

During research it was assumed that the Sydenham Street entries appearing first in the Assessment Rolls encompass land within the study area. Mary Ann Wilson was the first individual listed along Sydenham Street westward from Yonge Street in 1865. Prior to 1865, John Sleigh had severed a portion of the rear portion of his 80-foot parcel fronting Yonge Street to Mrs. Wilson. The Wilson Family may have resided on the rear portion of the John Sleigh's property, prior to this time. By 1869, the Heirs of Mrs. Wilson rented a 30 foot by 80 feet portion of land along William Street to John Glanville, a 30-year-old pork butcher. Additionally, the Trustees of Mrs. Rowell owned land which had a Yonge Street frontage at this time. By 1870, John Glanville had purchased most of the eastern lots on Sydenham Street; he resided in one while renting another to Martha Buggs. William Rowell, a relative of Mrs. Rowell, was listed on lands fronting Yonge Street that included 80 feet on Sydenham Street. In 1872, John Glanville continued to own two 30-foot-wide parcels, occupied by himself and by Martha Buggs. The Heirs of John Sleigh also owned a 30-foot-wide parcel, which may correspond to 16 Cumberland Street.

### **1874 to 1920s**

These years cover the last quarter of the 19th century and the first quarter of the 20th century. It was during this period that Yorkville was annexed to the City of Toronto; this annexation resulted in a change in street names and municipal addresses starting 1883.

The 1876 Bird's Eye View of Toronto, with annotation provided, depicts several structures present within the study area at the time (see Map 4 **[Map 5 of this report]**). The next two maps by James (1877) and Cotterell (1878) (see Maps 5-6), do not actually depict ordinary residential structures. But they do confirm that property lines pursuant to Registered Plan 355 were already in place for the Yorkville Avenue Parcels, while the property divisions as they appear today for the Cumberland Street Parcels were not.

A series of fire insurance maps published by Charles E. Goad (see Map 7 **[Map 6 of this report]**) illustrate more precisely how the different parcels within the study area were developed over the course of the late 1800s and early 1900s, with more detailed depictions of actual building footprints and information on their construction materials.

### **2 Sydenham Street (now 16 Cumberland Street)**

The portion of John Sleigh's property that contained 2 Sydenham was owned by Thomas Nightingale and Thomas Ford, trustees of (likely) John Sleigh's property. In 1874, an unfinished house was listed at 2 Sydenham Street, and in the following year it was occupied by Charles

Berryman for the next two years. By 1880, Mary E. Rowell was in possession of 2 Sydenham Street, which including a 62-foot-wide parcel that included a structure at 2 Sydenham Street and vacant land to the west of the structure. The current 16 Cumberland Street property lies within this vacant part of the 2 Sydenham Street property; this is reflected in the 1876 Bird's Eye View of Toronto (see Map 4 **[Map 5 of this report]**).

**STRUCTURES:** None. As seen in Goad's maps starting 1884 (see Map 7 **[Map 6 of this report]**), the annexation of Yorkville into the City of Toronto in 1883 resulted in the reassignment of addresses and renaming of streets: 2 Sydenham Street was given the new municipal address 12 Cumberland Street. Mary E. Rowell continued to reside at this address. The address 14 Cumberland Street would later be established with the replacement of Rowell's house with a new pair of semi-detached structures sometime between 1903 and 1910 (see Map 7 **[Map 6 of this report]**). 16 Cumberland, however, remained vacant until the construction of a three-storey duplex (which includes a basement) for residential purposes in 1939. This structure still stands today, with renovations done sometime in the late 1970s-early 1980s.

#### **4 Sydenham Street (now 18 Cumberland Street)**

Between 1874 and 1882, John Glanville, still identified as a butcher by profession, was listed at 4 Sydenham Street. He owned a 57-foot-wide parcel fronting Sydenham Street, which also included parcels to the immediate west of the current study area's Cumberland Street Parcels. Starting 1883, 4 Sydenham became 18 Cumberland Street. Glanville continued to be the legal owner of this property, along with five other properties immediately to the west, which were occupied by tenants.

**STRUCTURES:** As seen in the 1876 Bird's Eye View of Toronto (see Map 4 **[Map 5 of this report]**) and in the series of Goad's maps from 1884 to 1924 (see Map 7 **[Map 6 of this report]**), 18 Cumberland encompasses the east half of a pair of semi-detached brick structures, which still exist to this day. The rear of the property also appeared to host a wooden shed until at least 1884.

#### **William Street (present-day Yorkville Avenue) – Registered Plan 355, Lots 7-13**

Between 1852 and 1865, Levi Fairbanks sold his portion of Block 3 of Lot 21, Concession 2 FTB to R.A. Parker, whose widow continued to occupy his part of Block 3. Her house fronted Yonge Street, and the rear portion was used as additional yardage. By 1874, Alfred M. Parker, likely a son of Mrs. Parker, subdivided and registered Plan 335 with the City of Toronto, effectively creating the current property divisions we see today in the Yorkville Avenue Parcels. The current study area encompasses Lots 7 through 13 within Registered Plan 355. Further details are provided below.

#### **Lot 7 – now 11 Yorkville Avenue (formerly 1 William Street)**

## Stage 2 Archaeological Assessment

In 1874, Alfred M. Parker and Robert G. Barrett sold all of Lot 7, measuring 26.9 feet by 167.0 feet, to Joseph Gaby for \$695.50. Between 1874 and 1881, Joseph Gaby engaged in several mortgages ranging in value from \$421.25 to \$2,500, likely all representing building events within Lot 7. Joseph Gaby is listed in the Tax Assessment Rolls on Lot 7 from 1875 to 1880.

In 1881, Joseph Gaby and his wife sold all of Lot 7 to James G. Giles for \$3,500. This increase in value suggests the addition of a structure within Lot 7. James George (G.) Giles resided in Rosedale, and his name is associated with the railway business in England, Canada and the United States. He was born in England in 1820 and in 1855, arrived in Canada. Prior to his arrival, he assisted in the survey of several railways in England. By 1872, after residing in Middlesex County, then Michigan and Oxford County, James G. Giles relocated to the Yorkville area, and established himself as a general merchant and fruit dealer. This enterprise was successful and was passed to his son, Frank, who continued to run the business (Beers, 1907, p.197).

Upon annexation to the City of Toronto in 1883, Lot 7 was given the address of 11 Yorkville Avenue. Francis (or Frank) Giles, the son of James G. Giles, is listed at 11 Yorkville in the 1883 to 1889 City Directories. In 1888, James G. and Francis Giles sold all of Lot 7 to Alice J. Woodley for \$4,500 who sold it two years later for \$5,000 to Eliza A. Rowland. In 1893, Eliza A. Rowland and Alice J. Woodley engaged in several transactions that saw all of Lot 7 back in possession of Eliza A. Rowland. Between 1891 and ca.1895, Hugh Cooper, a veterinary surgeon resided at 11 Yorkville. In 1896, J. H. Duncan, a physician, resided at 11 Yorkville Avenue. In 1896, litigation resulted in the transfer of land title from Alice J. Woodley and George Woodley to The Land Security Company. In 1900, The Land Security Company, by way of grant under power of sale, sold all of Lot 7 to Charles James Frogley for \$2,700. Charles James Frogley resided on Yonge Street, and the southeast corner of Yorkville Avenue and Yonge Street. In 1902, Charles James Frogley sold the north 100 feet of Lot 7 to John Lachlan Campbell, for \$2,500, who sold it that same year to John A. Speers for \$2,700. Between 1900 and 1905, several individuals were listed on Lot 7. In 1902, Charles James Frogley sold the north 100 feet of Lot 7 to John Lachlan Campbell, for \$2,500, who sold it that same year to John A. Speers for \$2,700.

**STRUCTURES:** In the 1876 Bird's Eye View of Toronto (see Map 4 **[Map 5 of this report]**) Lot 7 was depicted as containing multi-storey structure in the northern part, fronting William Street. In the series of Goad's maps from 1884 to 1924 (see Map 7 **[Map 6 of this report]**), Lot 7 was depicted as containing two brick structures: one in the front half and a smaller one in the rear half. It must be noted that an incorrect filling in of colours within Lot 7 resulted in building footprints appearing as empty and the vacant portions being depicted as built up in the 1913 revision.

### **Lots 8+9 – now part of 11 Yorkville Ave. (formerly 3+5 William St. / 13+15 Yorkville Ave.)**

In 1874, Alfred M. Parker and Robert G. Barrett sold all of Lots 8 and 9, each measuring 26.9 feet by 167.0 feet, to John Johnson (or Johnston) for \$1,444.50 each. John Johnson was born in 1831 the Township of East York. In 1872, he moved to Toronto and became a real estate

investor, purchasing valuable property for both business and residential purposes. He owned his home at 13 Yorkville Avenue (formerly 3 Williams Street) and constructed the three-storey business block at 775-777 Yonge Street that was rented out. John Johnson soon became a “well-to-do” citizen of Toronto (Beers, 1907, p.433). In 1875, John Johnson is listed on Lots 8 and 9, measuring 53 feet wide. Starting 1876, Henry M. Wilkinson became a renter on Johnson’s property. Afterwards, John Johnson continued to rent out Lot 9 (5 William Street until 1883; 15 Yorkville Avenue after 1883) to numerous individuals, while he himself continued to reside on Lot 8 (3 William Street until 1883; 13 Yorkville Avenue after 1883) into the 20th century. In 1909, John Johnson and his wife Ellen sold all of Lots 8 and 9 to James Herbert Johnston, their son, for \$1.

**STRUCTURES:** In the 1876 Bird’s Eye View of Toronto (see Map 4 **[Map 5 of this report]**) Lots 8 and 9 only contained one structure: a multi-storey building located at the rear, mostly within Lot 9 but also partly within Lot 8. This structure appears in the 1884 Goad’s map but was razed sometime before 1890 (see Map 7 **[Map 6 of this report]**). In the series of Goad’s maps from 1884 to 1924 (see Map 7 **[Map 6 of this report]**), a pair of semi-detached buildings appear in the northern (front) half of Lots 8 and 9.

**Lot 10 – now 17 Yorkville Avenue (formerly 7 William Street)**

In 1874, Alfred M. Parker and Robert G. Barrett sold all of Lot 10, measuring 26.9 feet by 167.11/2 feet, to William M. Johnson (or Johnston) for \$1,391. From 1875 to 1888, the Tax Assessment Rolls William Johnson and his family were listed on 17 Yorkville Avenue (known as 7 William Street before 1883), which in this period contained both Lots 10 and 11 and therefore measured 53 feet wide. William Johnson was born in the County of York in 1835 and moved to Toronto prior to his death in 1889. He had married Mrs. Orpha Elizabeth (née Patterson) in 1868 and had three children including Emma, the wife of John (F.) London (Beers, 1907, p. 434). In 1874, William Johnston had registered several mortgages against the property, likely indicative of a building event in Lot 10.

From 1885 to 1888, Henry Smallpiece, an editor, was also listed along with William Johnson at 17 Yorkville Avenue. After William Johnston’s death in 1889, Orpha Johnston and John F. London, her son-in-law and both acting as Executors of William Johnson’s estate, sold all of Lot 10 to John

F. London for \$5,000. From 1891 to 1899, John London is listed in the Tax Assessment Rolls and the City Directories from 1891 to 1910 at 17 Yorkville Avenue. He is also identified as the property owner of Lot 10 in the 1890 and 1903 Goad’s maps (see Map 7 **[Map 6 of this report]**). In 1916, John F. London sold all of Lot 10 to his wife Emma for \$1.

**STRUCTURES:** In the 1876 Bird’s Eye View of Toronto (see Map 4 **[Map 5 of this report]**) Lots 10-11 contained three structures. Within Lot 10 specifically, the house fronting William Street straddles the Lot 10/11 boundary, and a smaller shed appears at the rear of this house. These two structures still appear in the 1884 Goad’s map, with the addition of another smaller wooden structure (probably a shed) at the very rear (see Map 7 **[Map 6 of this report]**). All

three structures were removed sometime after 1884. In the front half of the property a 2 1/2-storey brick structure was built, confined only to the limits of Lot 10; the rear was kept vacant into the 1920s (see Map 7 **[Map 6 of this report]**).

### **Lot 11 – now 19 Yorkville Avenue**

In 1874, Alfred M. Parker and Robert G. Barrett sold all of Lot 10, measuring 26.9 feet by 167.21/2 feet, to William M. Johnson (or Johnston) for \$1,391. From 1875 to 1888, the Tax Assessment Rolls Lot 11 was listed jointly with Lot 10 (see previous sub-section for details). Lot 11 has been municipally addressed as 19 Yorkville Avenue since 1883.

In 1878, William Johnson and his wife sold the west part of Lot 11 to John Robinson for \$705 and was re-purchased by William Johnson later that year for \$705. The 1884 to 1891 City Directories list 19 Yorkville Avenue as private grounds of the London Family. Its head, John F. London, only legally obtained title to the adjacent 17 Yorkville Avenue in 1889, but is connected to William Johnson by marriage to the latter's daughter Emma.

After William Johnson's death in 1889, Orpha Johnson and John F. London sold all of Lot 11 to John F. London for \$5,000. Two years later, he sold the western 25-foot-wide portion to Orpha E. Johnson for \$1,250. In 1891, an unfinished house is listed within the property in the Tax Assessment Rolls and by the following year it had been completed, with Orpha E. Johnson residing in it until the 1900s.

**STRUCTURES:** In the 1876 Bird's Eye View of Toronto (see Map 4 **[Map 5 of this report]**) Lots 10-11 contained three structures. Within Lot 11 specifically, the house fronting William Street straddles the Lot 10/11 boundary, and a smaller one-storey house appears at the very rear. The latter appears to have been razed sometime before 1884 (see Map 7 **[Map 6 of this report]**). Despite information from the Tax Assessment Rolls indicating that a structure had been built on Lot 11 by 1892, Goad's 1903 map (see Map 7 **[Map 6 of this report]**) depicts the property as devoid of any structure. Structures begin to appear again on Lot 11 in the 1910 Goad's map (see Map 7 **[Map 6 of this report]**).

### **Lots 12 & 13 – now 21+23+25 Yorkville Avenue**

In 1874, Alfred M. Parker and Robert G. Barrett sold all of Lots 12 and 13, each measuring 26.9 feet by 167. 21/2 feet, to William Archer for \$1,337.50 each. The same year, he sold all of Lots 12 and 13 to the Corporation of Yorkville for \$1,337.50 each. In 1876, the Corporation of Yorkville entered an agreement for sale with James French who purchased both Lots 12 and 13 for \$30 each. In 1875 and 1876, land within Lots 12 and 13 was not assessed in the Tax Assessment Rolls but by 1878, it was listed as a 53-foot-wide property owned by James French. In 1893, the City of Toronto granted to the Executors of James French (J.F. Taylor, and T. Hook) all of Lot 12 and 13 for \$1. A Vesting Order was issued resulting in the courts decision to transfer the land to the surviving descendants of James French. In 1898, the surviving descendants sold all of Lots 12 and 13 to Agnes Francis Quinn for \$886.06 each and two

years later, it was sold to Archelaus Willis for \$1,400, each. Later that year, he sold all of Lots 12 and 13 to Elora E. Bailey for \$1,900 each.

**STRUCTURES:** In the 1876 Bird's Eye View of Toronto (see Map 4 **[Map 5 of this report]**) Lots 12 and 13 were depicted as vacant lots. A review of the series of Goad's maps from 1884 to 1924 (see Map 7 **[Map 6 of this report]**), reveals that Lots 12 and 13 remained vacant until a large brick structure spanning the width and length of the two lots as well as the adjacent areas was constructed sometime between 1903 and 1910.

#### 1.3.4.2 Developments after 1924

To more fully understand 20th and 21st century developments within the study area, a review of a 1965 insurance map and aerial photography from various years between 1947 to present day, was undertaken. The first marked change within the study area since the 1924 Goad's map (see **[Map 6 of this report]**) is the construction of a building within 16 Cumberland Street sometime between 1924 and 1947 (see Map 8 **[Map 7 of this report]**). The largest change within the study area began in the mid-20th century, with the construction of an office tower on the front part of Lots 7, 8 and 9 of Registered Plan 355 (corresponding to present-day 11 Yorkville Avenue) and an extensive underground parking area in the rear part (see Map 8 **[Map 7 of this report]**). Construction activities would have involved the excavation of fill throughout much of Lots 7, 8 and 9, to accommodate the office tower's deeper basement levels and underground parking area, as confirmed in the 1965 insurance plan (see Map 9 **[Map 8 of this report]**). Since 1965, 16 and 18 Cumberland Street, and 11 Yorkville Avenue have remained essentially unchanged (see Map 10 **[Map 9 of this report]**). Changes to other properties since 1965 are as follows:

- 17 Yorkville Avenue (Lot 10, Registered Plan 355) – rear extension to the extant late 19th-century building constructed, connecting it with the extant parking structure in the very back of the property. Building footprints now occupy the entire width and almost the entire length of Lot 10.
- 19 Yorkville Avenue (Lot 11, RP 355) – ca. 1910 brick structure replaced with a newer concrete building that occupies the entire front half of Lot 11. The rear half of the property remains devoid of structures.
- 21 Yorkville Avenue [also includes 23+25 Yorkville Avenue] (Lots 12-13, RP 355) – reconstruction of the north (front) two-thirds of the ca. 1910 brick structure with a concrete building. The rear one-third of the original ca. 1910 brick structure was kept intact, except for the south façade which was reconstructed in the early 1990s.

Apart from the 1965 insurance plan (see Map 9 **[Map 8 of this report]**), other documents were consulted to determine the presence and extent of former excavation activities/basements within the study area: The original 1939 architectural plans for the extant structure at 16 Cumberland Street was consulted in person at the City of Toronto Archives (Fonds 200, Series

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410, File 652), revealing that its basement level extends throughout the original rectangular building footprint. The Phase One Environmental Assessment Report compiled by EXP Services Inc. (dated February 18, 2018) was reviewed for structural descriptions of the properties within the study area. It confirms the existence of basements and below-grade floor levels in all the properties. The descriptions in the report also reveal that some basement levels do not extend throughout the entire building footprints in some properties (EXP Services Inc., 2018). In summary, developments throughout the 20th century would have resulted in deep and extensive disturbance to any deeply buried archaeological deposits within their footprints. Only a few portions of the study area remain undisturbed.

### 3. ARCHAEOLOGICAL CONTEXT

#### 3.1. Registered Archaeological Sites

A search of the Ontario Sites Database using a site centroid of 17T 629927.92E 4836615.96N along with the dimensions of the Study Area, as conducted on November 15<sup>th</sup> 2018 indicates that there are 9 registered archaeological sites within a 1 km radius of the Study Area (Table 1).

A review of registered archaeological sites indicated that one archaeological site is registered within a 300 m radius of the Study Area (AkGu-2).

Table 1: Sites Within 1 Km

Borden #	Site Name	Period	Affinity	Site Type
AkGu-79	Homewood Estate Site	Post-Contact	Euro-Canadian	
				Camp / Campsite
AkGu-324		Pre-Contact	Aboriginal	
AkGu-2	The Sandhill			
AjGu-97	Michie-Stitt Site - SOUTH	Post-Contact	English, Euro-Canadian	House, Midden, Outbuilding, Residential, Stable
AjGu-80	Allan Gardens	Post-Contact	Euro-Canadian	Other Pathway, Trail
AjGu-42	Northfield House	Post-Contact	Euro-Canadian	Homestead
AjGu-18	Southwest Campus	Post-Contact	Euro-Canadian	Homestead
AjGu-14	Toronto Magnetical and Meteorological Observatory	Post-Contact	Euro-Canadian	Other
AjGu-1	Taddle Creek			

### 3.2. Previous Archaeological Assessments

The Stage 1 report listed several archaeological assessments conducted within the vicinity of the Study Area, however none of these relate to the findings of this report and as such have not been reproduced here (Archeoworks 2018).

### 3.3. Cemeteries & Burials

As per a search conducted on November 15<sup>th</sup> 2018 there are no known or registered cemeteries or burials within or adjacent to the Study Area.

### 3.4. Archaeological Management Plan

The Toronto Archaeological Management Plan was reviewed in the Stage 1 report and the Study Area is identified within the plan as an area of Archaeological Potential (Archeoworks 2018).

### 3.5. Heritage Conservation District & Heritage Properties

The Study Area is not situated within a Heritage Conservation District (either existing or proposed). The Stage 1 report listed several Heritage Properties either listed or with the intent to list within the vicinity of the Study Area, however none of these relate to the findings of this report and as such have not been reproduced here (Archeoworks 2018)

### 3.6. Historic Plaques

Various historic plaques were discussed within the Stage 1 report, however none of these relate to the findings of this report and as such have not been reproduced here (Archeoworks 2018).

## 4. STAGE 1 ANALYSIS & CONCLUSIONS

The Stage 1 Analysis and Conclusions as provided in the proceeding Stage 1 Archaeological Assessment is provided below.

### ***“3.1 Identified Deep and Extensive Disturbances***

*The study area was evaluated for extensive disturbances that have removed archaeological potential. Disturbances may include but are not limited to: grading below topsoil, quarrying, building footprints, or sewage and infrastructure development. Section 1.3.2 of the 2011 S&G’s counts infrastructure development among those “features indicating that archaeological potential has been removed.”*

Footprints of sub-surface structural levels, as confirmed and documented in historic mapping, a 2018 environmental assessment report and property inspection no longer hold archaeological potential. Their extents are illustrated in Maps 13 and 14.

### 3.2 Identified Areas with Archaeological Potential

There is potential within an urban context, for deeply buried archaeological resources to remain sealed and, thus, entirely preserved, where extensive excavation activities have not occurred (e.g., no basements, asphalt paving with thin layer of granular fill only, etc.). With that, the remainder of the study area for which deep and extensive disturbances can not be conclusively determined is considered to retain archaeological potential.

Given that archaeological resources pre-dating 1870 are considered culturally significant (per the criteria summarized in Table 3.2 of the 2011 S&G), Stage 2 investigation by trenching of those areas associated with pre-1870s structures will be necessary.

To facilitate the effective identification of archaeological resources, it is recommended that three trenches be excavated (see Map 14)<sup>1</sup>. The trenches are all located within the footprints of, or in close proximity to, former pre-1870s structures (i.e., structures documented in the 1851 Browne's Map).

The first two trenches lie exclusively within the paved areas at the rear of the 19 Yorkville Avenue and 18 Cumberland Street properties:

- Trench 1 is to measure 15 metres long by two metres wide and is to be excavated running roughly north-south, within the paved rear portion of 19 Yorkville Avenue (see Image 9).

**The location and orientation of the three proposed trenches may be subject to change based on the presence of active underground utilities.**

- Trench 2 is to measure 10 metres long by two metres wide, and is to be excavated in a roughly north-south direction, within the paved rear portion of 18 Cumberland Street (see Image 10). •

The third trench lies within the footprint of the rear portion of the building at 21-25 Yorkville Avenue as there is currently no evidence to support deep excavation having occurred during past development activities in this immediate location. Trench excavation should occur immediately following the demolition of this building.

- Trench 3 is to measure 15 metres long by two metres wide, in a roughly east-west direction, spanning the width of the 21-25 Yorkville Avenue property (see Image 9).

Recording the stratigraphy exposed from the excavation of these trenches will be necessary to help identify any traces of structural remains, cultural features and in situ deposits. Carrying out archaeological trench excavation will also help in determining the integrity of any archaeological deposits that may still exist within the subject lands." (Archeoworks, 2018: 23

## 5. STAGE 1 RECOMMENDATIONS

The Stage 1 Recommendations provided in the Stage 1 Archaeological Assessment are provided below.

- *The portions of the study area confirmed to have been subjected to deep, extensive disturbance through the construction of basements and underground parking levels retain low archaeological potential. These areas are recommended to be exempt from further assessment.*
- *Under the supervision of a licensed archaeologist, it is recommended that three two- metre wide trenches be mechanically excavated, employing a backhoe with a flat-edged bucket, at locations corresponding to the locations of structures documented to have existed in 1851 (see Map 14). As Trench 3 falls within the footprint of a standing structure, this trench is to be excavated at a later stage, following the demolition of the said building. The demolition must be monitored by a licenced archaeologist and the trench excavated directly afterwards. Recording of the stratigraphy exposed from the excavation of all three trenches will be necessary to help identify any traces of structural remains, cultural features and in situ deposits and to determine the archaeological integrity that exists within the property. Should features and/or archaeological material be encountered, recommendations for additional Stage 3 AA and Stage 4 Mitigation strategies must be reviewed and approved by the Heritage Preservation Services Unit prior to commencement of further field activities.*
- *No construction activities shall take place within the study area prior to the MTCS (Archaeology Programs Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.” (Archeoworks 2018: 24)*

## 6. FIELDWORK STATEMENT

All fieldwork reported on herein was conducted on November 17<sup>th</sup> 2018 under appropriate field conditions for conducting archaeological trenching. While work was conducted in November, no activities occurred on frozen soils or in sub-zero temperatures, given this it was the professional opinion of the licensee that the work undertaken did not constitute “Winter Archaeology”.

## 7. STAGE 2 FIELD METHODOLOGY

Prior to the initiation of fieldwork, the Field Director reviewed the existing Stage 1 archaeological analysis and recommendations; all field staff were then briefed on the archaeological potential of the Study Area.

Fieldwork was conducted on November 17<sup>th</sup> 2018 under appropriate field conditions. The weather was slightly overcast and cool: these conditions did not impact the archaeological assessment nor visibility.

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Locates were completed on the property with both public and private locates being conducted. This, in conjunction with other factors noted below, resulted in the determination that the placement of the proposed trenches being altered, so that;

- Trench 1 (within the Yorkville portion of the Study Area) was to be confined to the eastern portion of the given Study Area as well as confined from expansion to the north due to the presence of marked utilities.
- Trench 2 (within the Cumberland portion of the Study Area) was to be confined to the eastern portion of the given Study Area due to utilities; as well further limits were present in the form of overhead utility lines and exterior gas lines adjacent to the Study Area. These present a significant safety hazard to the operator of the mechanical excavator, who advised that both the overhead wires and the adjacent exterior gas line presented serious risks. Following both the safety regulations of the operator and those of Irvin Heritage Inc., the decision was made to place Trench 2 in its current location.

The purpose of the Stage 2 archaeological assessment was to determine the nature of any archaeological potential in the area, and further determine if remnants of the structures as shown on the 1851 Browne map existed (Archeoworks 2018: 25).

Table 2: Trench 1 Stratigraphy

Stratigraphic Layer	Depth from Surface	Notes
1: Asphalt & Aggregate Intermix	0 - 8 cm (approximate)	No Finds
2: Sand (Imported Fill)	8 - 220 cm (approximate)	Finds
3: Native Subsoil (Light Grey, Very Dry)	220 cm (approximate)	No Finds

Given the presence of utilities combined with the hazards present for the mechanical excavator, the licensee made the professional decision to open two exploratory trenches in each Study Area to determine the degree of archaeological potential present.

- **Trench 1 (within the Yorkville Avenue portion of the Study Area):** A review of the hazards within the area combined with the Stage 1 mapping indicated that a trench placed at the interface and within the footprint of each of the 1851 and 1884 structures would be the most logical and archaeologically sound location to determine what, if any, archaeological potential was retained (Images 1-3). A mechanical excavator (John Deere 35D) with a toothed bucket was used to strip the asphalt present on the site; this was done under the direction of Thomas Irvin (P379) to ensure that no impacts to soils beneath (Image 4). A trench approximately 3 m in length by 2 m in width was excavated. Once the asphalt was removed, the toothed bucket was then replaced with a smooth edge bucket which was used to remove stratigraphic layers of soil in approximately 20 cm deep horizons. This resulted in the

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discovery that, including the asphalt layer, three stratigraphic soil horizons existed (Table 2). It was clear that Level 2 was an imported soil as it was notably sandy with modern refuse visible throughout. Approximately 70 L of soil from Layer 2 were screened through 6 mm wire mesh to determine if artifacts were present; this resulted in the collection of 1 Machine Cut Nail and well over 50 examples of modern refuse (wiring tube, electrical wires, glass, styrofoam, plastics, concrete, etc.). All artifacts were retained by their provenience. Samples were obtained of the wires, styrofoam and plastics as these were present in large quantities. This layer was clearly atop natural subsoil which was found at a depth of approximately 220 cm. However, prior to a photograph being taken of the exposed subsoil interface the trench collapsed (Image 5) This collapse exposed more of the same imported Layer 2 sand; there was no indication of intact soils which would be archaeologically productive. Given these findings it was the professional opinion of the licensee, Thomas Irvin (P379) that no further trenching was required due to both the physical limitations of the Study Area and the findings of extensive and deep soil disturbance.

Table 3: Trench 2 Stratigraphy

Stratigraphic Layer	Depth from Surface	Notes
<b>1:</b> Paving Sand	0 - 10 cm (approximate)	No Finds
<b>2:</b> Aggregate	11 - 20 cm (approximate)	Finds
<b>3:</b> Secondary Subsoil: Sandy Orange	20 - 40 cm (approximate)	No Finds
<b>4:</b> Topsoil Dark Black	40-85 cm (approximate)	Finds
<b>5:</b> Native Subsoil: Light Grey, Very Dry	85 - 90 cm (approximate)	A sondage was excavated to confirm native subsoil; this was excavated to a depth of 40 cm into subsoil; No Finds

- Trench 2 (within the Cumberland Street portion of the Study Area):** A review of the hazards within the area combined with the Stage 1 mapping indicated that a trench placed within the confines of the 1851 structure would be the most logical and archaeologically sound location to determine what, if any, archaeological potential existed (Images 6 and 7). Unlike the area where Trench 1 was excavated, the area in which Trench 2 was to be excavated consisted of stone interlock. A trench approximately 2 m in length by 120 cm in width was excavated. The layer of stone interlock removed by hand, which exposed a dense layer of paving sand (Layer 1). A smooth edge bucket was used to remove this paving sand which revealed a dense secondary layer of aggregate (Layer 2); a pocket of cut bone was noted within the aggregate of Layer 2, this immediately halted the use of the mechanical excavator and Layer 2 was then subject to investigation via trowel and shovel to determine

## Stage 2 Archaeological Assessment

the nature of the cut bones (Image 8). The troweling of Layer 2 resulted in the collection of additional artifacts, as such, Layer 2 was subject to troweling with all soils excavated from Layer 2 being subject to screening through 6 mm wire mesh; all artifacts were retained by their provenience. Layer 3 was located beneath Layer 2 and consisted of a Secondary Subsoil deposit. Given the archaeological productivity of Layer 2 it was deemed best practice to then hand excavate Layer 3, with all soils being screened through 6 mm wire mesh; no artifacts were recovered. Layer 3 was capping a distinct dark organic topsoil layer, denoted Layer 4 (Image 9). This layer was markedly different in colour than layer 3. A visual inspection clearly showed small inclusions of brick, coal and asphalt (these were not sampled due to their size). As this layer was believed to represent an intact topsoil deposit, all soils were excavated by hand and screened through 6 mm wire mesh; numerous artifacts and examples of modern refuse were found. Layer 5, native subsoil, was found to represent the same native soil type as noted in Trench 1; a light grey and very dry soil. However, given the stratigraphy seen within this trench a sondage was excavated in the south-west portion of the trench to a depth of 40 cm into subsoil; this confirmed that Layer 5 represented intact native subsoil (Image 10).

The excavation of Layer 4 resulted in the collection of various artifacts and examples of modern refuse. It was noted during the excavation that each of the stratigraphic layers present had a neat horizontal interface between them, suggesting that each was levelled by mechanical means (Image 11). Given these findings it was the professional opinion of the licensee, Thomas Irvin (P379) that no further trenching was required due to both the physical limitations of the Study Area and the findings of extensive soil disturbance.

However, given the archaeological productivity of Layer 4, it was decided by the licensee that best practice would dictate an attempt be made to determine the general extent of Layer 4. This will help to determine if Layer 2 within Trench 2 was either a localized deposit (suggestive of a potential feature) or was representative of the overall conditions of the Study Area. As such, a test pit measuring 30 cm in diameter was excavated in the north west corner of the Cumberland Study Area; specifically in the footprint of two structures as denoted on the 1876 and 1884 maps in the Stage 1 report (Image 12). This test pit produced the same stratigraphic levels as seen in Trench 2; with both 19<sup>th</sup> century and modern refuse being recovered from Layer 4. While the test pit was difficult to excavate given the diameter and general depth, the distinct soil colour of Layer 4 allowed for the provenience of recovered artifacts to be confirmed to this layer.

## 8. STAGE 2 RECORD OF FINDS

The completed archaeological assessment resulted in the collection of 51 artifacts; 14 of which were discarded as they are of 20<sup>th</sup> century origin and from disturbed or secondary contexts

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(this discard has been approved in consultation within the MTCS, please see Other Documentation as submitted in PastPort).

It should be noted that both plastics, styrofoam and modern NMD electrical wire were prevalent, only samples of these were obtained (please see the artifact catalogue for further detail).

### **Trench 1 Layer 2**

Layer 2 was the only artifact bearing layer within Trench 1 (Image 14) producing a total of 6 artifacts.

#### 19<sup>th</sup> Century Artifacts:

- A single machine cut nail (n=1) was recovered, these are generally attributed to the 19<sup>th</sup> century from 1840 into the 20<sup>th</sup> century (Nelson 1968).

#### 20<sup>th</sup> Century Artifacts:

- A fragment of tube insulation from Knob and Tube wiring (n=1)
- A machine made milk bottle fragment (denoted by seam) (n=1)
- Numerous plastics (samples obtained and shown on Image 14) (n=2)
- NMD electrical wires (samples obtained and shown on Image 14) (n=1) N
- Numerous examples of fragmented concrete were noted in the matrix of Layer 2; these were not sampled nor counted.

### **Trench 2 Layer 2**

Layer 2 produced a total of 27 artifacts from a secondary context consisting of aggregate fill (Image 15).

#### 19<sup>th</sup> Century Artifacts:

- Red Earthenware Black Glaze (n=1)
- Stoneware Clear Glaze (n=1)
- Refined White Earthenware, Transfer Print Blue (indeterminate motif) (n=1)
- Refined White Earthenware, Plain (n=4)
- Green Bottle Glass Shard (n=1)

#### 20<sup>th</sup> Century Artifacts:

- Complete red brick, formed, frogged, high quality and dense masonry, uniformly fired (n=1)
- A machine made milk bottle fragment (denoted by seam) (n=1)
- Modern laminated safety glass shard (n=1)
- Machine made (denoted by seam) modern bottle fragment (n=1)
- Ikea Turn Screw (n=1)
- Numerous plastics both white and black (samples obtained and shown in Image 15)
- Numerous styrofoam fragments (samples obtained and shown in Image 15)

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- Numerous examples of fragmented asphalt, coal and brick were noted within the matrix of Layer 2; these were not sampled nor counted due to their size

### Indeterminate:

- Highly corroded nail (n=1)
- 3 modified mammalian faunal specimens exhibiting evidence of butchering
- 9 unmodified mammalian faunal specimens
- Prosser Ceramic Button, Dish Shaped, 4 Hole (n=1) c.1840 - 1950

### **Trench 2 Layer 4**

Layer 4 produced a total of 14 artifacts from a disturbed topsoil context (Image 16).

### 19<sup>th</sup> Century Artifacts:

- Refined White Earthenware, Transfer Print Blue (indeterminate motif) (n=1)
- Stoneware Clear Glaze (n=1)
- Semi-Porcelain, Ironstone, Plain (n=1)
- Green Bottle Glass Shard (n=1)

### 20<sup>th</sup> Century Artifacts:

- Porcelain, Plain (n=1) (Post 1900)
- Porcelain, Grape Vine Decal (Purple) (n=1) (Post 1900)
- Modern laminated safety glass shard (n=1)
- Numerous plastics (samples obtained and shown on Image 14) (n=2)

### Indeterminate:

- Highly corroded nail (n=1)
- Red Earthenware Flower pot (n=3)
- Brass (?) Button Back 2 Hole (n=1)
- 1 modified mammalian faunal specimen exhibiting evidence of butchering

### **Test Pit 1 Layer 4**

Layer 4 produced a total of 4 artifacts from a disturbed topsoil context (Image 17).

### 19<sup>th</sup> Century Artifacts:

- Refined White Earthenware, Transfer Print Blue, Blue Willow Motif (stained very dark) (n=1)

### 20<sup>th</sup> Century Artifacts:

- Numerous plastics (samples obtained and shown on Image 17) (n=3)

The documentary record generated and artifact holdings for this project is provided in Table 4.

Table 4: Documentary Record & Artifact Holdings

Record Type	Format
IHI Assessment Record Form	Digital
Field Mapping	Digital
Field Photographs	Digital
Artifacts: 1 x Cardboard Archival Box (L18"xW12"xD6")	"IHI 11 Yorkville P379-0223-2018 Stage 2"

These materials will be held in trust by the Professional licensee whose license undertook this assessment.

It should be noted that GPS waypoints were not obtained for the trench locations due to a minimum error of up to 9 metres (Garmin Dakota 20 GPS Device). This error rate is related to the obscured skyline of the Study Area, with numerous tall structures located within the localized and general area. Locations mapped employed triangulation with tape measures from known structural elements such as building corners etc.

## 9. STAGE 2 ANALYSIS & CONCLUSIONS

The Yorkville Avenue portion of the Study Area where Trench 1 was placed has been subject to extensive and deep soil disturbance resulting in the removal of soil to within the subsoil matrix. An imported sand fill has been introduced to this area, and while archaeologically productive, the secondary nature of the artifact bearing soil layer renders it of low archaeological value or interest.

The Yorkville Avenue portion of the Study Area has been highly impacted likely due to the construction and razing of numerous structures throughout the 19th and 20th centuries. There was no evidence of any structures or features within Trench 1.

The Cumberland Street portion of the Study Area where Trench 2 and Test Pit 1 were placed has been subject to extensive and deep soil disturbance resulting an archaeological productive secondary aggregate deposit (Layer 2) sitting atop a sterile secondary subsoil deposit (Layer 3). Artifacts recovered from Layer 2 have no archaeological context and are of low archaeological value or interest. The original topsoil layer (Layer 3), while archaeologically productive, has been highly disturbed as evidenced by post 1900 and modern refuse being intermixed with 19<sup>th</sup> century artifacts. The presence of small fragmented examples of brick, coal and asphalt intermixed with the soil further indicate the high degree of disturbance. The neat horizontal interfaces noted between the identified layers clearly indicates machinery has impacted and moved soils in this area. The placement of Test Pit 1 served to further indicate that a similar

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stratigraphy profile existed on the other portion of the parking area and that the entire area had been subject to soil disturbance. This similar soil profile shows that a uniform degree of impact has occurred over the area, and that Layer 3 was not representative of feature fill (indicating that Trench 2 would have been within a structural footprint).

The Cumberland Street portion of the Study Area has been highly impacted likely due to the construction and razing of numerous structures throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. There was no evidence of any structures or features within Trench 2. While Layer 4 of Trench 2 was archaeologically productive, the presence of 20<sup>th</sup> century artifacts within this layer (such as porcelains, modern glass, plastics, asphalt) as well as the horizontal interfaces indicated mechanical grading, indicates that Layer 4 is of low archaeological value. This is further supported by the presence of 19<sup>th</sup> century artifacts within Layer 2 which indicate extensive disturbance or the import of secondary soils.

As all retained 19<sup>th</sup> century artifacts are from either secondary, or highly disturbed contexts, no Borden number has been obtained and no site registered as no discrete archaeological site(s) has been found.

Given the soil disturbances noted, the entirety of the Study Area subject to trenching is of low archaeological potential.

## 10. STAGE 2 RECOMMENDATIONS

No archaeological resources of Cultural Heritage Value or Interest were located within the Trench 1 or Trench 2 Study Areas, however, further archaeological concerns exist relating to the excavation of Trench 3 as outlined within the recommendations of the Stage 1 Archaeological Assessment (Archeoworks 2018):

*“Under the supervision of a licensed archaeologist, it is recommended that three two- metre wide trenches be mechanically excavated, employing a backhoe with a flat-edged bucket, at locations corresponding to the locations of structures documented to have existed in 1851 (see Map 14). As Trench 3 falls within the footprint of a standing structure, this trench is to be excavated at a later stage, following the demolition of the said building. The demolition must be monitored by a licenced archaeologist and the trench excavated directly afterwards. Recording of the stratigraphy exposed from the excavation of all three trenches will be necessary to help identify any traces of structural remains, cultural features and in situ deposits and to determine the archaeological integrity that exists within the property. Should features and/or archaeological material be encountered, recommendations for additional Stage 3 AA and Stage 4 Mitigation strategies must be reviewed and approved by the Heritage Preservation Services Unit prior to commencement of further field activities.”* (Archeoworks 2018)

## 11. ADVICE ON COMPLIANCE WITH LEGISLATION

The Standards and Guidelines for Consultant Archaeologists requires that the following standard statements be provided within all archaeological reports for the benefit of the proponent and approval authority in the land use planning and development process (MTC 2011:126):

- This report is submitted to the Minister of Tourism, Culture and Sport 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 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 MTCS, 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.
- It is an offence under Sections 48 and 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 Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be 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.
- 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 from them, except by a person holding an archaeological licence.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

12. IMAGES

Stage 2 Archaeological Assessment



Image 1: Trench 1 Study Area located behind 19 Yorkville Avenue.



Image 2: Example of utility impacts.



Image 3: Example of utility impact.



Image 4: Toothed bucket being utilized to remove the asphalt overburden.

## Stage 2 Archaeological Assessment



Image 5: Trench 1 collapse after exposing Layer 3 - Native Subsoil.



Image 6: Trench 2 Study Area, note silver utility present in centre of image; as well note manually removed interlock at the edge of Trench 2 in the bottom right of the photo.



Image 7: Live overhead electrical lines running parallel to Trench 2.



Image 8: Field archaeologist troweling exposed faunal elements found during mechanical removal of Layer 2 - Aggregate within mid-section of the trench.

## Stage 2 Archaeological Assessment



Image 9: Layers 1, 2, 3 and 4 as visible in the south wall of Trench 2.



Image 10: Sondage excavated within Layer 5 of Trench 2 to confirm Native Subsoil presence.



Image 11: Linear interface between Layers 3 and 4 within Trench 2 as seen in north wall of Trench 2.

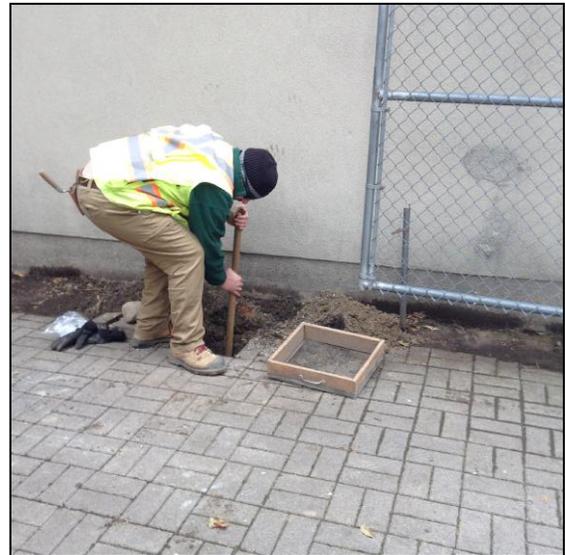


Image 12: Archaeologist excavating a test pit within the north-west corner of Cumberland Study Area.



Image 13: View of stratigraphic layers in Test Pit 1 that mirror those as found in Trench 2.

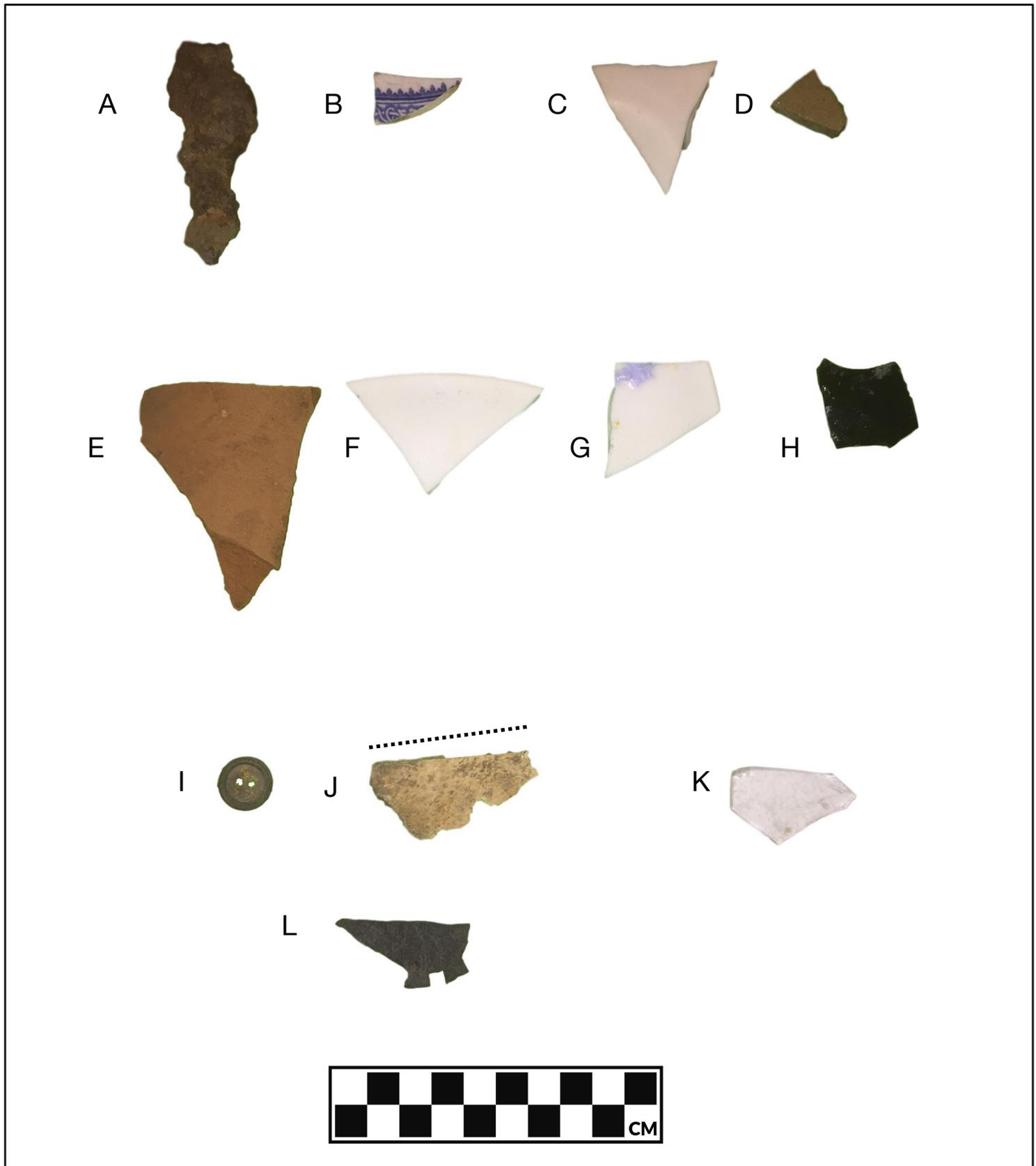


- A:** Machine Cut Nail (P379-0223.1)
- B:** Tube fragment from Knob & Tube Wiring
- C:** Plastic lid
- D:** Machine Made Milk Bottle Fragment, 20th Century
- E:** Plastic cup with associated lid and straws
- F:** ALCAN Copper NMD-7 Electrical Wire



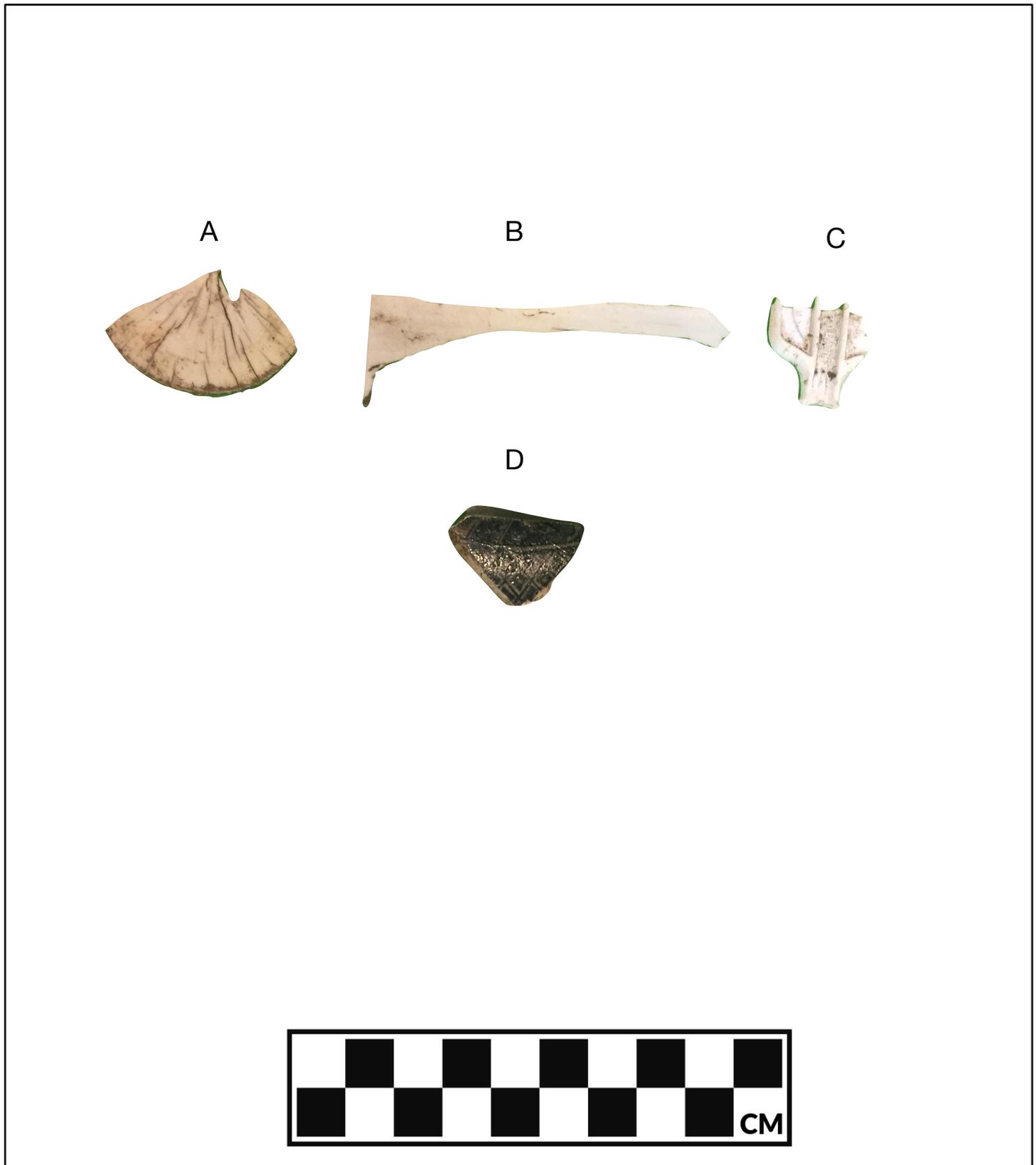
- A:** 20th Century Brick
- B:** Red Earthenware Black Glaze (P379-0223.4)
- C:** Stoneware, Clear Glaze (P379-0223.5)
- D:** RWE Transfer Print Blue (P379-0223.6)
- E:** RWE Plain (P379-0223.7)
- F:** Nail, Indeterminate (P379-0223.3)
- G:** Bottle Glass, Green (P379-0223.8)

- H:** Button, Ceramic (P379-0223.9)
- I:** Faunal, Unmodified (P379-0223.10)
- J:** Faunal, Modified (P379-0233.11)
- K:** Styrofoam Sample
- L:** Ikea Turn Screw
- M:** Machine Made Bottle Base
- N:** Glass, Laminated Pane 20th c.



- A:** Indeterminate Nail (P379-0223.12)
- B:** RWE Transfer Print Blue (P379-0223.13)
- C:** Ironstone (P379-0223.14)
- D:** Stoneware, Clear Glaze (P379-0223.15)
- E:** Red Earthenware Flower Pot (P379-0223.16)
- F:** Porcelain, Plain (P379-0223.17)
- G:** Porcelain, Grape Vine Decal (P379-0223.18)

- H:** Bottle Glass, Green (P379-0223.19)
- I:** Button Back (Brass?) (P379-0223.20)
- J:** Faunal, Modified (P379-0233.21)
- K:** Glass, Laminated Pane 20th c.
- L:** Plastic, Sample 20th c.



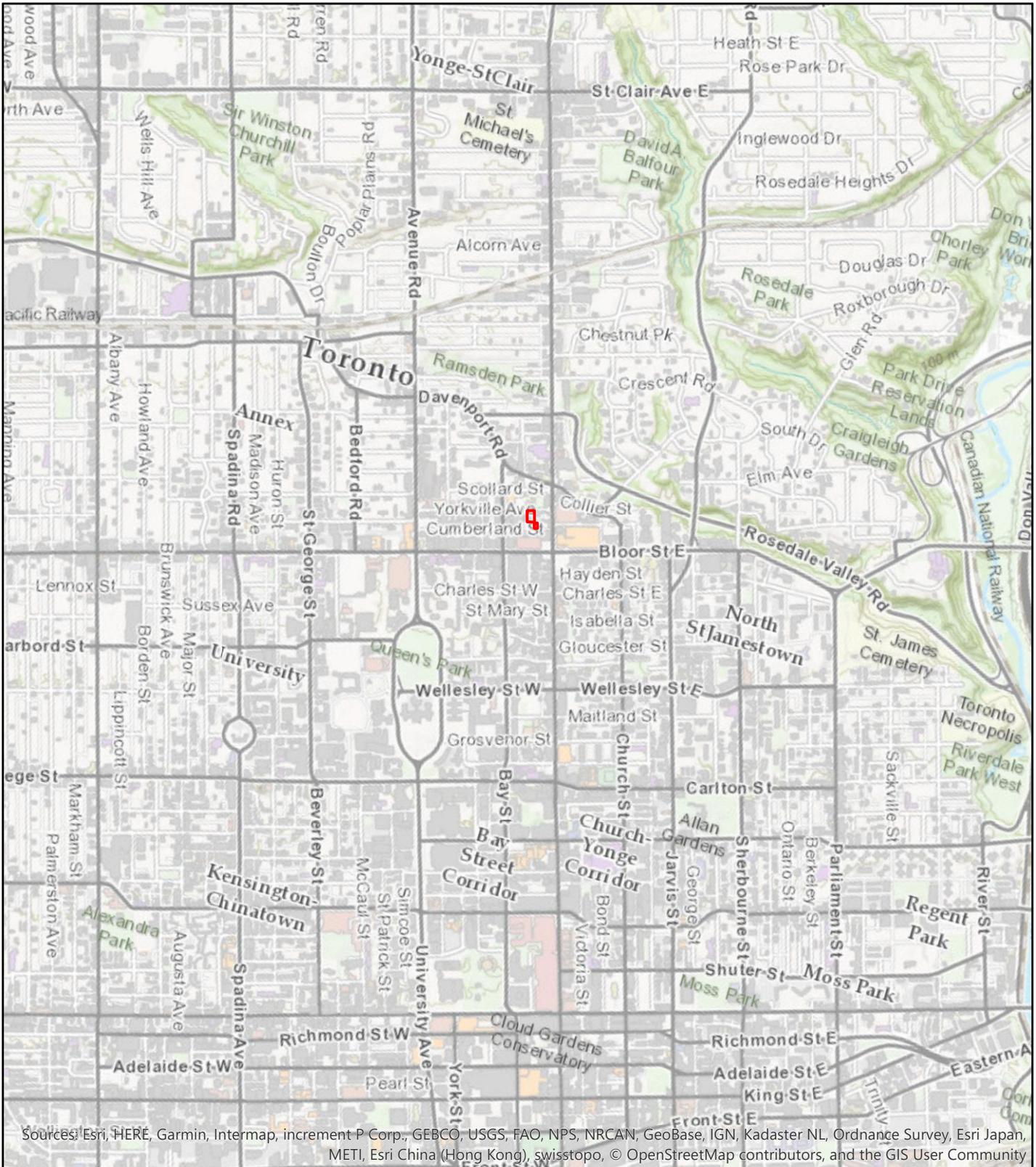
**A:** Plastic fragment, Unidentified

**B:** Plastic fork handle

**C:** Plastic fork neck

**D:** RWE Blue Transfer (Stained) (P379-0223.2)

13. MAPS



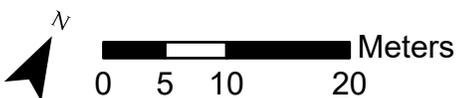
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Legend  
 Study Area

Source: ESRI, ARCGIS PRO

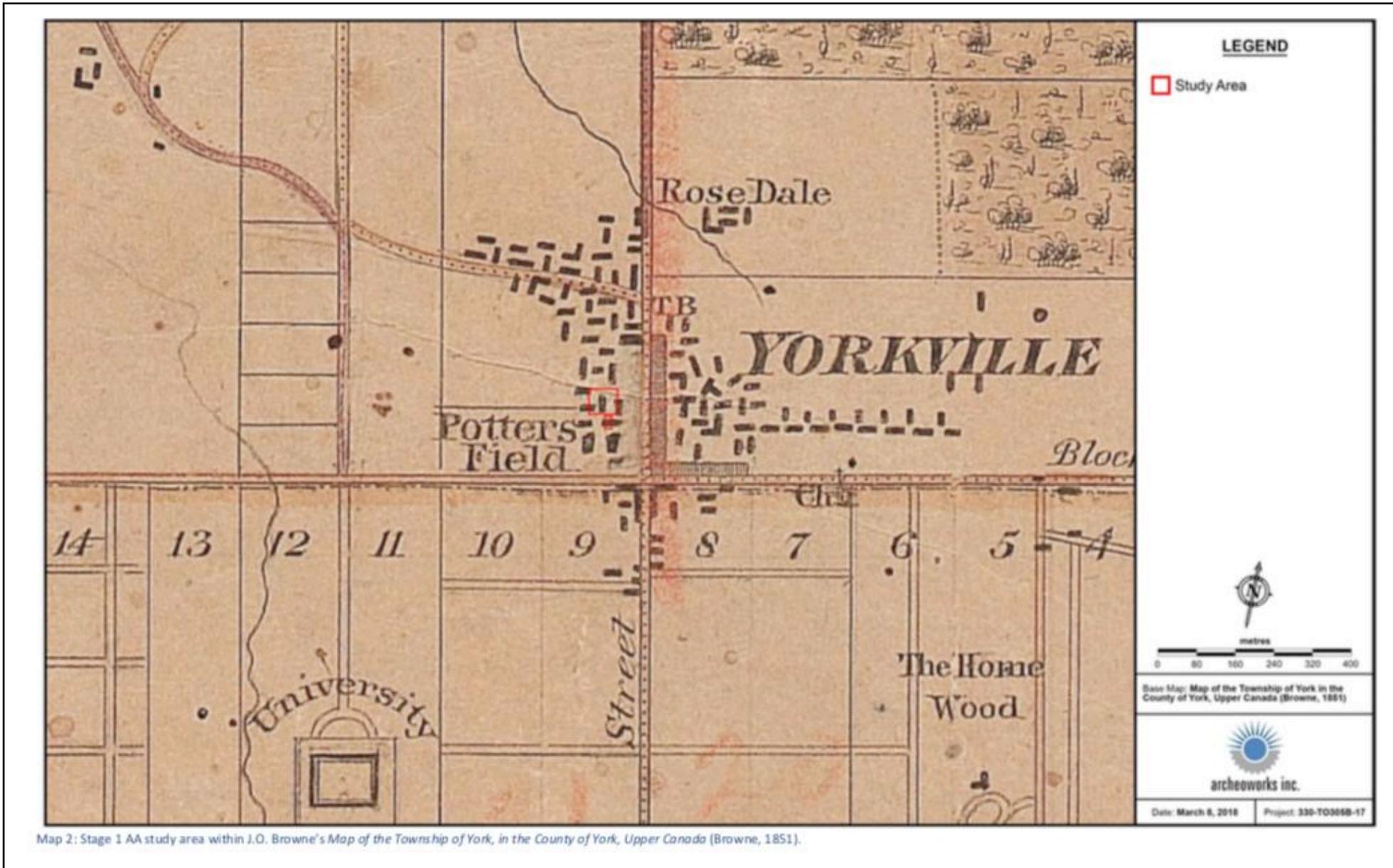
Map 1: Location of Study Area



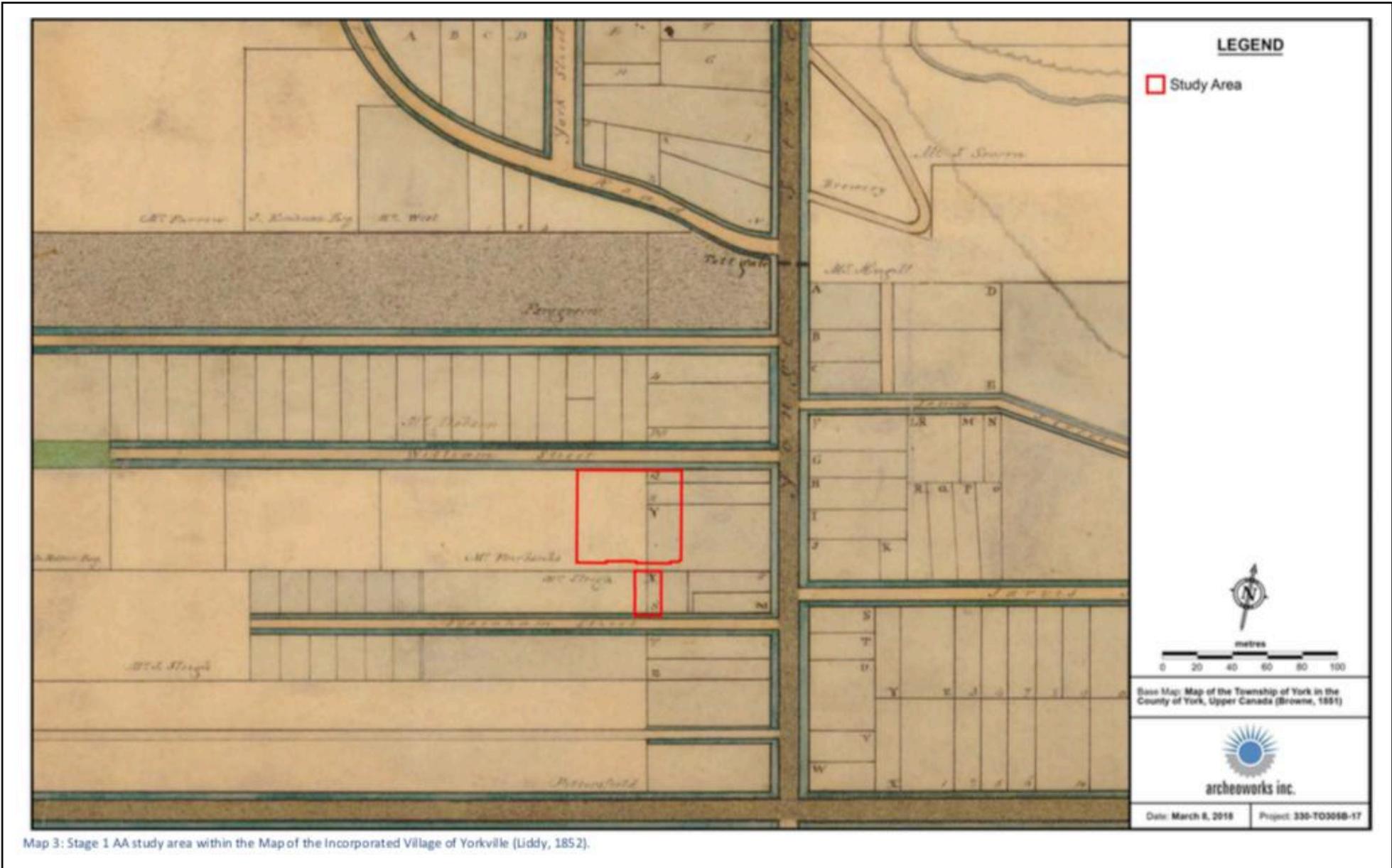
Legend  
[Red Box] Study Area

Source: ESRI, ARCGIS PRO

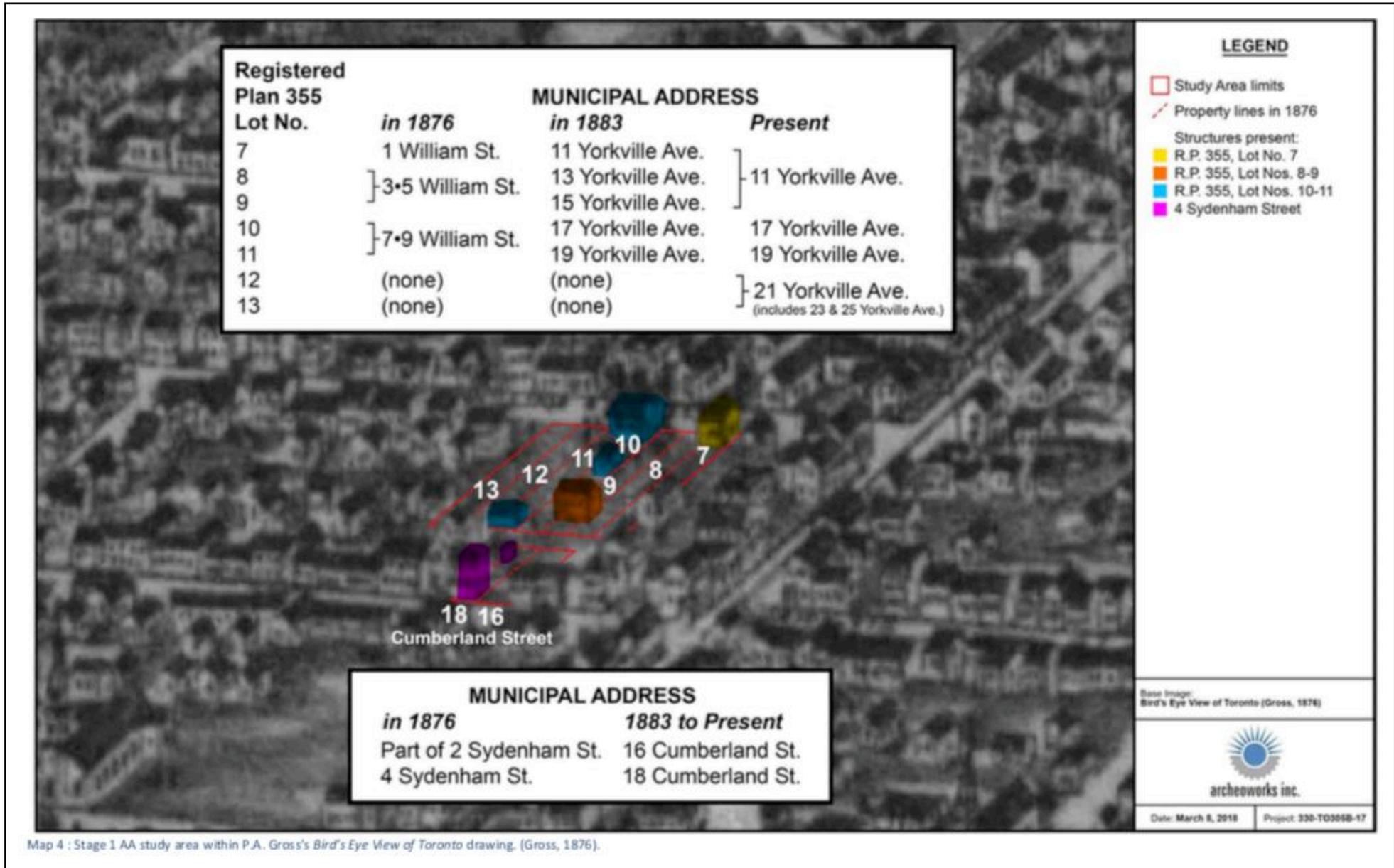
Map 2: Study Area Environmental Detail



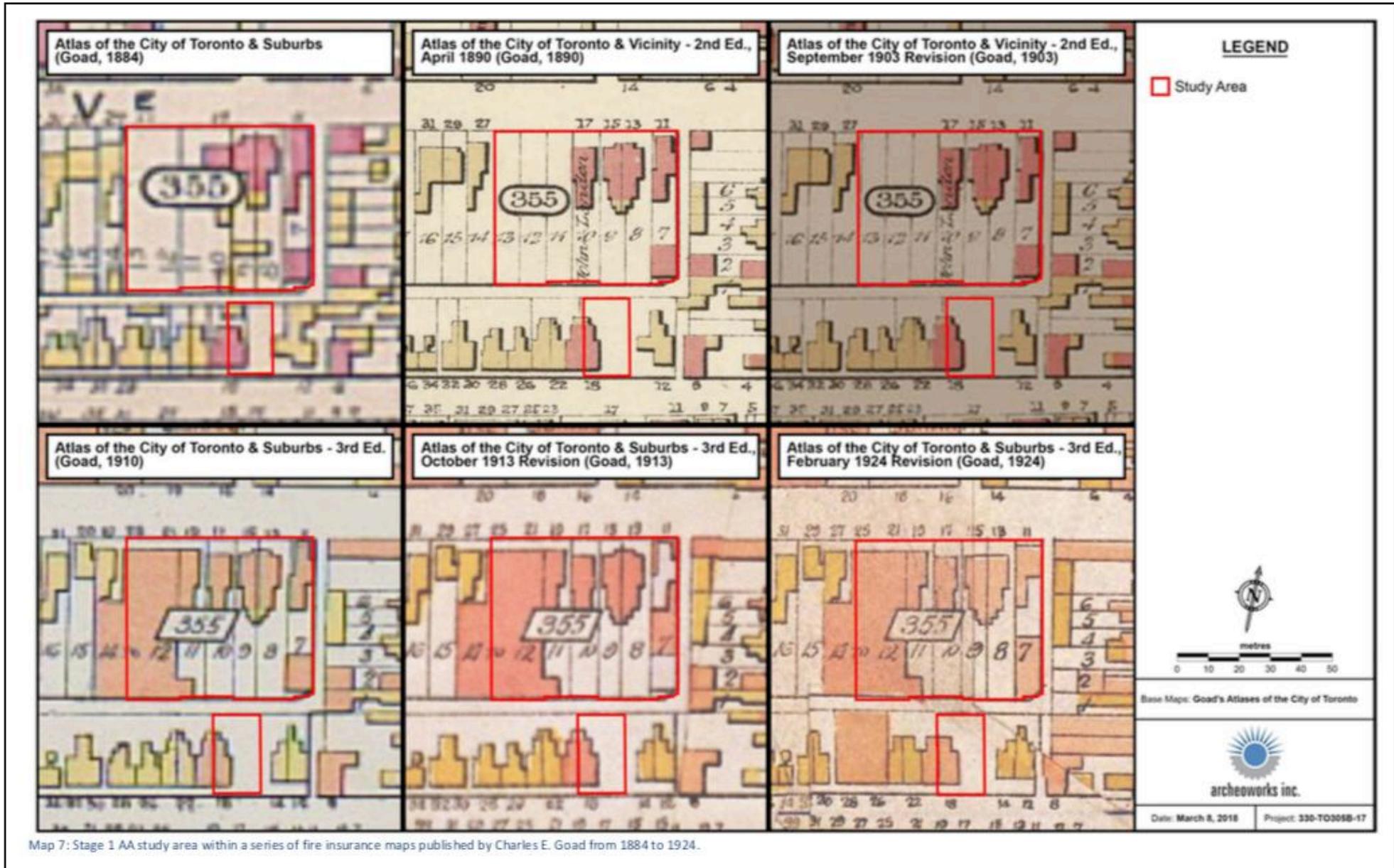
Map 3: Stage 1 AA Report Map 2 (from Archeoworks 2018)



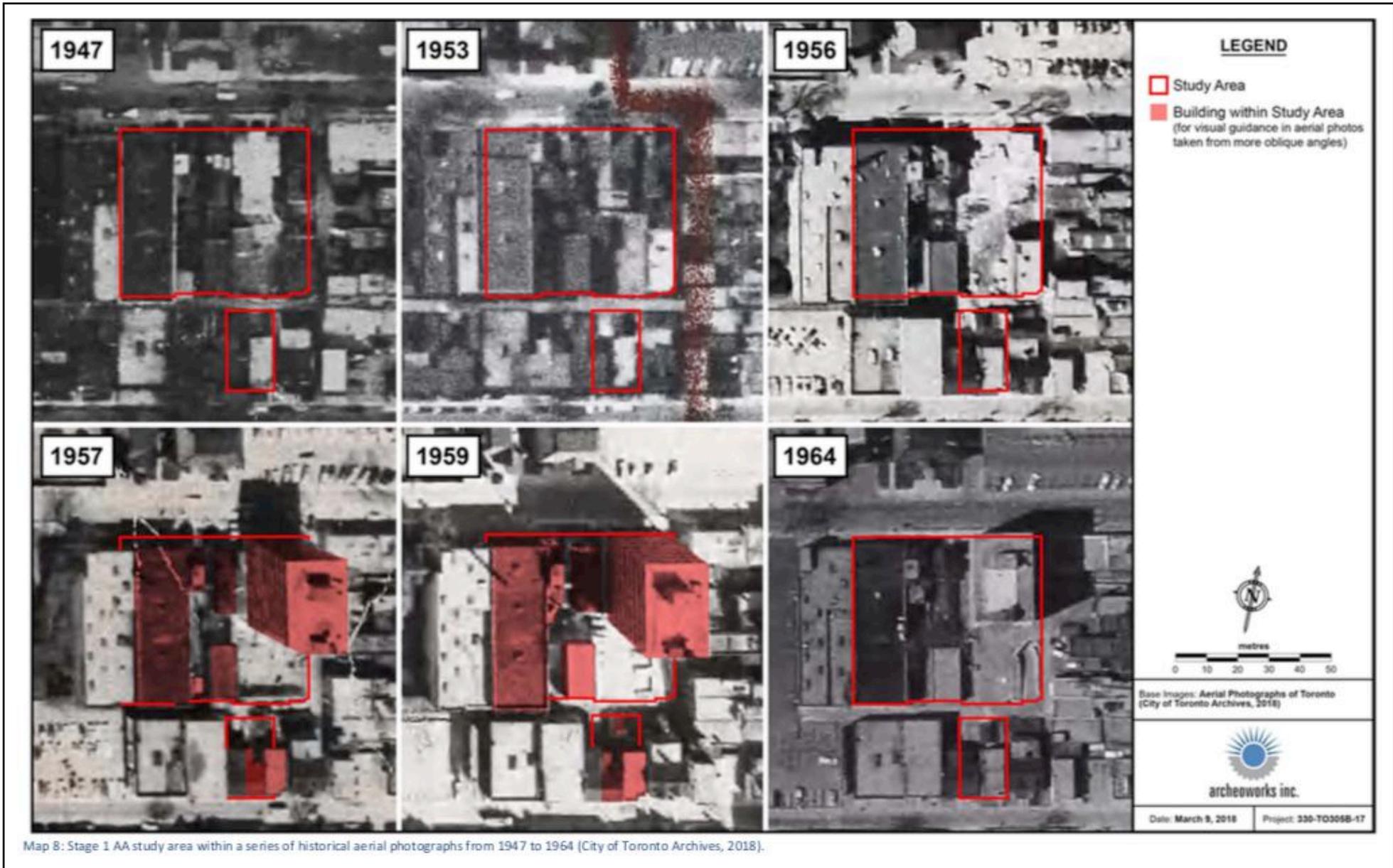
Map 4: Stage 1 AA Report Map 3 (from Archeoworks 2018)



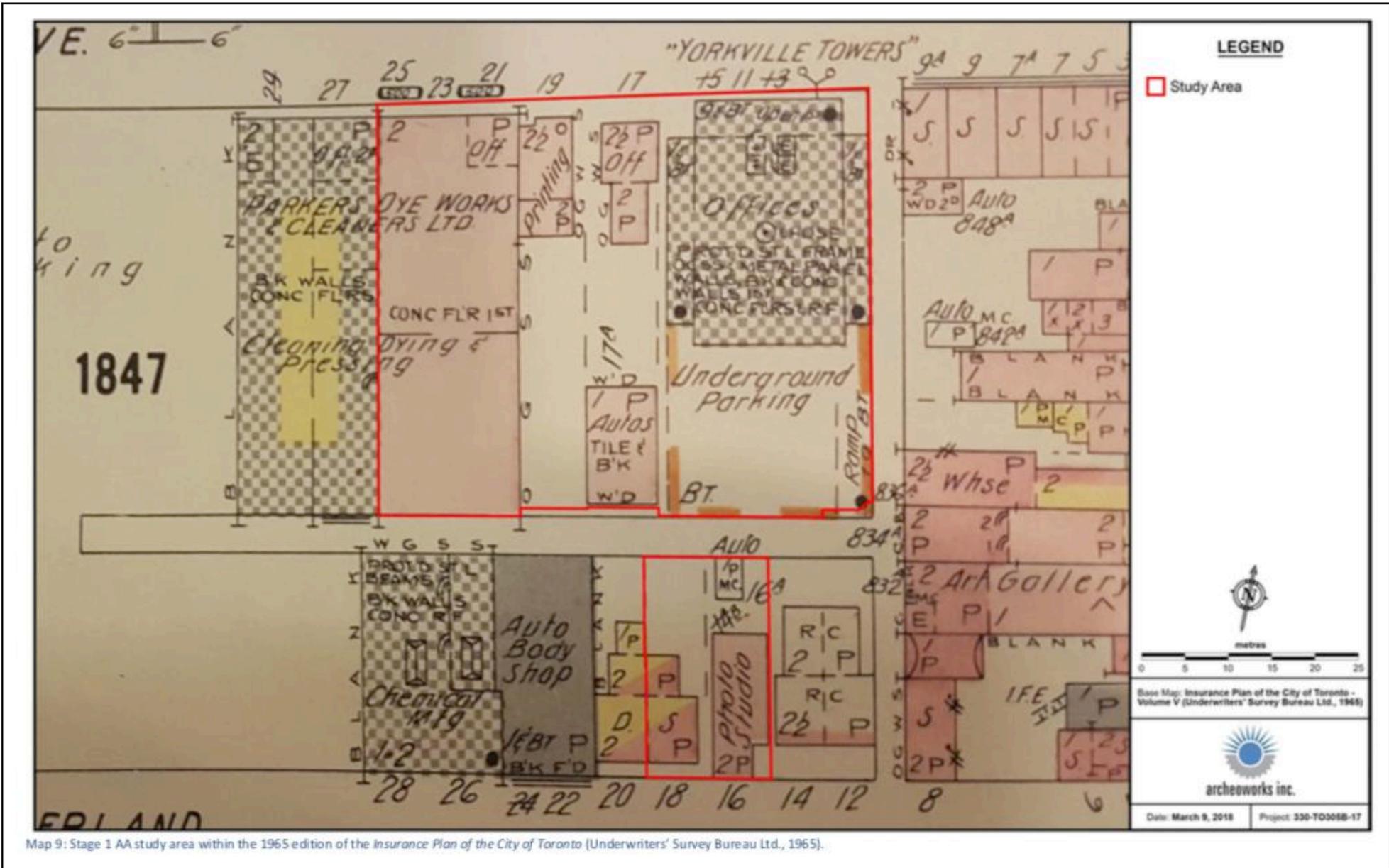
Map 5: Stage 1 AA Report Map 4 (from Archeoworks 2018)



Map 6: Stage 1 AA Report Map 7 (from Archeoworks 2018)

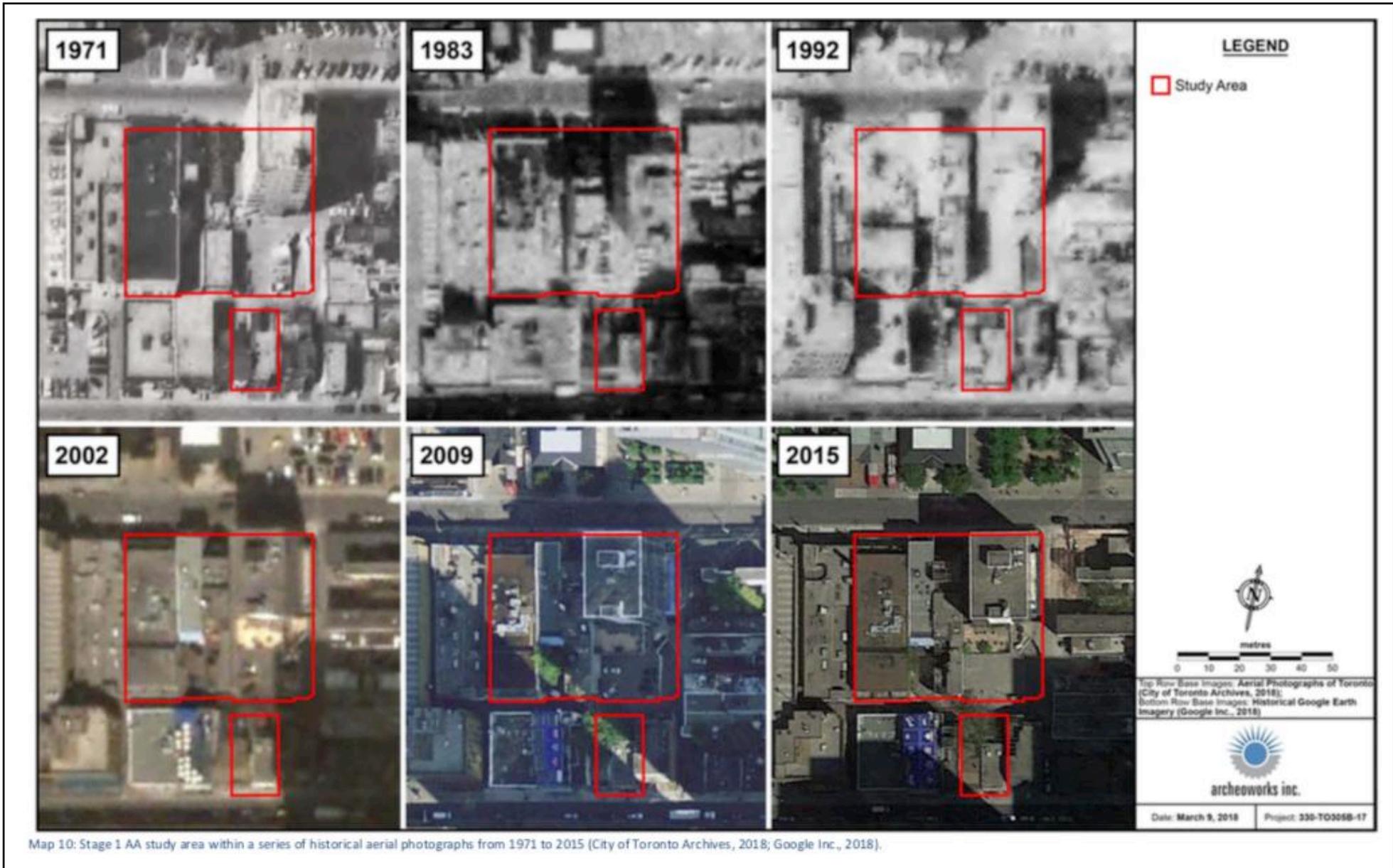


Map 7: Stage 1 AA Report Map 8 (from Archeoworks 2018)



Map 9: Stage 1 AA study area within the 1965 edition of the Insurance Plan of the City of Toronto (Underwriters' Survey Bureau Ltd., 1965).

Map 8: Stage 1 AA Report Map 9 (from Archeoworks 2018)

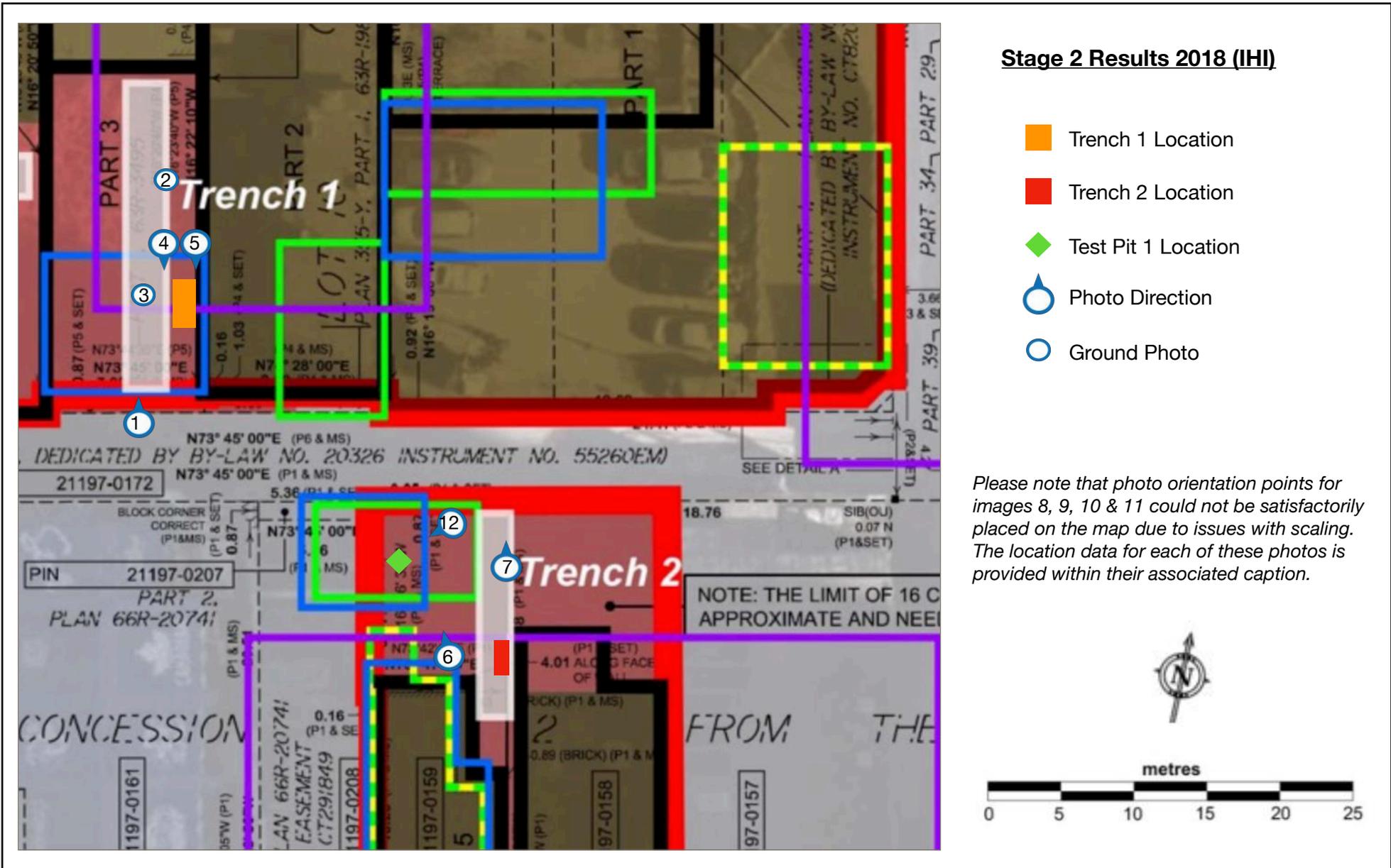


Map 9: Stage 1 AA Report Map 10 (from Archeoworks 2018)



Map 14: Stage 1 AA results, with recommended trench locations for Stage 2 AA indicated.

Map 10: Stage 1 AA Report Map 14 with Stage 1 Recommendations and Survey Plan Overlay (adapted from Archeoworks 2018)



Map 11: Stage 1 AA Report Map 14 with Stage 2 Results and Survey Plan Overlay (adapted from Archeoworks 2018)

## 14. BIBLIOGRAPHY

Archeoworks

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APPENDIX A: ARTIFACT CATALOGUE

P379-0223-2018: Stage 2 - 11 Yorkville Artifact Catalogue

Provenience	Level	Catalogue #	Class	Identifier	Item	Form	Quantity	Comment
<b>Trench 1</b>								
	2	P379-0223.1	-	Nail Machine Cut	Machine Cut Nail		1	
	2	<i>Discarded</i>	<b>20th Century</b>	Electrical	Wiring Tube		1	
	2	<i>Discarded</i>	-	Bottle	Milk Bottle, Machine Made	Holloware	1	
	2	<i>Discarded</i>	-	Plastic	Plastic cup, with lid and straws		1	Sample of plastics found during excavation
	2	<i>Discarded</i>	-	Plastic	Plastic Lid		1	Sample of plastics found during excavation
	2	<i>Discarded</i>	-	Wire	Alcan Wire Nomex		1	Sample of wires found during excavation.
<b>Test Pit 1</b>	4	P379-0223.2	Ceramic	RWE Transfer Print	RWE Transfer Print Blue, Blue Willow	Flatware	1	Stained Dark
	4	<i>Discarded</i>	<b>20th Century</b>	Plastic	Fork Fragments		2	Sample of plastics found during excavation
	4	<i>Discarded</i>	-	Plastic	Unidentifiable		1	Sample of plastics found during excavation
<b>Trench 2</b>	2	<i>Discarded</i>	<b>Architectural</b>	Brick Red	Brick Red Frog		1	Sharp lines, uniform fabric, 20th Century
	2	P379-0223.3	-	Nail, Indeterminate	Indeterminate Nail		1	Highly corroded
	2	P379-0223.4	<b>Ceramic</b>	Earthenware Red	Red Earthenware Black Glaze	Holloware	1	Interior Black Glaze, Exterior Clear Glaze
	2	P379-0223.5	-	Stoneware, Glaze, Clear	Stoneware	Holloware	1	
	2	P379-0223.6	-	RWE Transfer Print	RWE Transfer Print Blue	Flatware	1	Indeterminate motif due to size
	2	P379-0223.7	-	RWE Plain	RWE Plain	Flatware	4	
	2	P379-0223.8	<b>Glass</b>	Bottle Glass, Green	Green bottle shard		1	
	2	P379-0223.9	<b>Other</b>	Personal, Button, Ceramic	Prosser Ceramic Botton, 4 Hole		1	
	2	<i>Discarded</i>	<b>20th Century</b>	Glass, Laminated Pane	Modern Safety Glass Fragment		1	Sample taken from over 10+ shards present
	2	<i>Discarded</i>	-	Bottle, Fragment, Machine	Machine Made Bottle Fragment		1	
	2	<i>Discarded</i>	-	Styrofoam	Styroforam		1	Sample taken from over 10+ fragments present
	2	<i>Discarded</i>	-	Screw, Ikea Turn Screw	Ikea turn screw		1	
	2	P379-0223.10	<b>Faunal</b>	Mammalian, Unmodified	Bone		9	
	2	P379-0223.11	-	Mammalian, Modified	Bone		3	Butchering marks (Saw)
	4	P379-0223.12	<b>Architectural</b>	Nail, Indeterminate	Indeterminate Nail		1	
	4	P379-0223.13	<b>Ceramic</b>	RWE Transfer Print	RWE Transfer Print Blue		1	Indeterminate motif due to size
	4	P379-0223.14	-	Semi-Porcelain	Ironstone	Flatware	1	
	4	P379-0223.15	-	Stoneware, Glaze, Clear	Stoneware	Holloware	1	
	4	P379-0223.16	-	Earthenware Red	Flower pot	Holloware	3	
	4	P379-0223.17	-	Porcelain, Plain	Porcelain, Plain	Flatware	1	
	4	P379-0223.18	-	Porcelain, Decal	Porcelain with Grape Vine Decal (purple)	Flatware	1	
	4	P379-0223.19	<b>Glass</b>	Bottle Glass, Green	Green bottle shard		1	
	4	P379-0223.20	<b>Other</b>	Button, Backing, Brass	Brass (?) Button Back 2 Hole		1	
	4	P379-0223.21	<b>Faunal</b>	Mammalian, Modified	Bone		1	
	4	<i>Discarded</i>	<b>20th Century</b>	Glass, Laminated Pane	Modern Safety Glass Fragment		1	
	4	<i>Discarded</i>	-	Plastic	Plastic sample		1	Sample taken from over 10+ fragments present