



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE

**Meeting #:** 18-004  
**Date:** April 19, 2018  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall  
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

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	<b>Pages</b>
<b>1. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
<b>2. DECLARATIONS OF INTEREST</b>	
<b>3. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
3.1 March 15, 2018	7
<b>4. DELEGATION REQUESTS</b>	
<b>5. CONSENT ITEMS</b>	
5.1 Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas (Ward 13) (PED18059)	15
<b>6. PUBLIC HEARINGS / DELEGATIONS</b>	
<b>7. STAFF PRESENTATIONS</b>	
7.1 St. Clair Boulevard Heritage Conservation District Review – Meeting No.1 with the Hamilton Municipal Heritage Committee (to be distributed)	
Note: This is the first of three proposed meetings with the Hamilton Municipal Heritage Committee to discuss the St. Clair Boulevard Heritage Conservation District Review	

**8. DISCUSSION ITEMS**

8.1 Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12) (PED18083) 25

8.2 Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the Ontario Heritage Act (Ward 4) (PED18088) 61

Note: Due to bulk, Appendix "D" of Report PED18088 has not been included in the printed copy, but is available on-line or in the Office of the City Clerk.

8.3 Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the Ontario Heritage Act (Ward 3) (PED18089) 167

Note: Due to bulk, Appendix "D" of Report PED18089 has not been included in the printed copy, but is available on-line or in the Office of the City Clerk.

8.4 Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the Ontario Heritage Act (Ward 12) (PED18094) 305

**9. MOTIONS****10. NOTICES OF MOTION****11. GENERAL INFORMATION / OTHER BUSINESS**

11.1 Correspondence from the Ministry of Tourism, Culture and Sport respecting the 2018 Ontario Heritage Conference, in Sault Ste. Marie, June 7 – 9, 2018 385

## 11.2 Buildings and Landscapes (no copy)

## 11.2.a Endangered Buildings and Landscapes (RED)

Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

(i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

(ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

(iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

(iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

(v) Beach Canal Lighthouse (D) – J. Partridge

(vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

(vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

(viii) 1 St. James Place, Hamilton (D) – K. Stacey

(ix) 2 Hatt Street, Dundas – K. Stacey

(x) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

11.2.b Buildings and Landscapes of Interest (YELLOW):

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

(ii) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

(iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

(iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey

(v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas - K. Stacey

(vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North – G. Carroll

11.2.c Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

(i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

(ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

(iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

(iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

(vi) 104 King Street West, Dundas (Former Post Office) – K. Stacey

11.2.d Heritage Properties Update (BLACK):

(Black = Properties that HMHC have no control over and may be demolished)

(i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive  
(R) – K. Garay

11.3 Information respecting a Workshop on Regenerating Places of Faith coordinated by a partnership between the National Trust for Canada, and Faith and the Common Good. 387

12. PRIVATE AND CONFIDENTIAL

13. ADJOURNMENT





## Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
MINUTES 18-003  
12:00 p.m.  
March 15, 2018  
Room 264, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West**

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**Present:** Councillor M. Pearson  
A. Denham-Robinson (Chair), W. Arndt, D. Beland, G. Carroll, C. Dmitry, M. McGaw, T. Ritchie,

**Absent with  
Regrets:** Councillors A. Johnson and J. Partridge – Personal, K. Garay, R. Sinclair, K. Stacey, and T. Wallis

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**THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:**

1. **Recommendation to Include the *Maintenance Covers* Located in front of 201 Robert Street and 10 Mulberry Street, Hamilton, in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest (Ward 2)(PED18067)**

**(Arndt/Carroll)**

- (a) That the *maintenance* cover located in front of 201 Robert Street, Hamilton, as shown in Appendices "A" and "B" to Report PED18067, be included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest.
- (b) That the *maintenance* cover located in front of 10 Mulberry Street, Hamilton, as shown in Appendices "C" and "D" to Report PED18067, be included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest.

**MAIN MOTION *as Amended* CARRIED**

**2. Education Working Group's List of Heritage Nominations 2018 (Added Item 8.2)**

**(Beland/McGaw)**

That the following Nominations for the Heritage Recognition Awards be approved:

**(a) Property Recognition Awards Nominations:**

1. 6 Forest Avenue, Hamilton, Rastrick House (Quarrington House)
2. 2844 Governor's Road, Ancaster
3. Medical Arts Centre, 4 Yonge Street, Hamilton
4. 76 Mill Street N., Waterdown, (The Slater House)
5. 25 Mill St. N., Waterdown (Brown Financial Security, former East Flamborough Town Hall)
6. 23 Lake Ave. S., Stoney Creek, Church of the Redeemer
7. 262 McNab Street N., Hamilton, ("Painted Lady")

**(b) Education in Heritage Award Nominations:**

1. Donna Reid for the Hamilton Store and Graham Crawford
2. Brian Henley, Historian and Author
3. Nathan Tidridge, Historian and Author

**(c) Making Heritage Accessible Award Nominations:**

1. Waterdown Memorial Hall, 317 Dundas St. East, Waterdown
2. Binbrook Soldiers' Memorial Hall, 2600 Hamilton Regional Rd. 56, Binbrook

**(d) Heritage Group/Society Award Nominations:**

1. Friends of the Gore
2. Restoration Team for 992 King St. E at St. Clair (also 2 St. Clair Avenue) (Inventoried) Date of Construction 1920– Owners Amanda and Mike Herman, Julia and Doug Veenstra, Bill McTaggart – This community group bought the building, an eyesore in their community and have restored it over the past two years.
3. Waterdown Mill Street Heritage District Committee

**(e) Heritage Landscape Award Nominations:**

1. 1468 Hamilton Regional Road 8, Stoney Creek, Puddicombe Farms, Winery & Cider
2. Shaver Family Cemetery (Repair of stone walls), Shaver Family & Restoration Company

**(f) Adaptive Reuse of a Heritage Property Award Nominations:**

1. 7-11 Brock Street, Hamilton (Conversion from Industrial commercial to Residential)



**(g) Heritage Property Developer Award Nominations:**

1. Ralph Naccarato for purchase and restoration of multiple heritage properties, including 5 Mill Street S., Waterdown (Old Weeks Hardware) and 49 Main St. N. (McGregor House).
2. Don Husack, Dawn Victoria Homes - Owner/builder/developer, for the purchase and restoration of multiple heritage properties including 297 Dundas St. E., Waterdown (White Tea House or Crocker House)

**3. Funding Approval for the Purchase of Vinyl Banners for the Hamilton Municipal Heritage Committee (Item 9.1)**

**(Pearson/Carroll)**

That the amount of \$193.75 be approved for the purchase of vinyl banners for the Hamilton Municipal Heritage Committee, and charged to Account 812020-53130.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised the Committee of the following change to the agenda:

**1. ADDED DISCUSSION ITEM:**

- 8.2 Education Working Group's List of Heritage Nominations 2018

**(McGaw/Graham)**

That the Agenda for the March 15, 2018 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) February 15, 2018 (Item 3.1)**

**(Arndt/Ritchie)**

That the Minutes of the February 15, 2018 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

(d) **DISCUSSION ITEM (Item 8)**

- (i) **Recommendation to Include the Manhole Covers Located in front of 201 Robert Street and 10 Mulberry Street, Hamilton, in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest (Ward 2)(PED18067) (Item 8.1)**

Chelsey Tyers, Cultural Heritage Planner, addressed the Committee respecting the Recommendation to Include the Manhole Covers Located in front of 201 Robert Street and 10 Mulberry Street, Hamilton, in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest (Ward 2)(PED18067), with the aid of photographic images. The images have been included in the official record and are available at [www.hamilton.ca](http://www.hamilton.ca).

**(Carroll/Beland)**

That Report PED18067, respecting a Recommendation to Include the Manhole Covers Located in front of 201 Robert Street and 10 Mulberry Street, Hamilton, in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest, be amended by deleting the word "Manhole" and replacing it with the word "Maintenance" throughout the entire document.

***Amendment CARRIED***

For disposition of this matter, refer to Item 1.

A. Denham-Robinson relinquished the Chair to the Vice-Chair to address the Committee respecting the Education Working Group's List of Heritage Nominations 2018.

- (ii) **Education Working Group's List of Heritage Nominations 2018 (Added Item 8.2)**

A. Denham-Robinson addressed the Committee respecting the Education Working Group's List of Heritage Nominations 2018, with the aid of a PowerPoint presentation. The presentation has been included in the official record, and available at [www.hamilton.ca](http://www.hamilton.ca).

**(McGaw/Ritchie)**

That the members of the Education Working Group work with the Legislative Coordinator to continue to update the List of Heritage Nominations with property descriptions and photos.

**CARRIED**

For disposition of this matter, refer to Item 2.

A. Denham-Robinson assume the Chair

(e) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Buildings and Landscapes (Item 11.1)

(Pearson/Arndt)

That the following updates be received:

(a) Endangered Buildings and Landscapes (RED):

**(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

No report.

- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

Jeremy Parsons, Cultural Heritage Planner, advised the Committee that a report respecting the Book House, 167 Book Road East, Ancaster, will be presented at the next Hamilton Municipal Heritage meeting on April 19, 2018. The owner (Diocese of Hamilton) will be providing a Document & Salvage report to the committee at the April 19, 2018 meeting.

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report.

- (v) Beach Canal Lighthouse (D) – J. Partridge

No report.

- (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (viii) 1 St. James Place, Hamilton (D) – K. Stacey

No report.

- (ix) 2 Hatt Street, Dundas – K. Stacey

No report.

- (x) James Street Baptist Church, 98 James Street South, Hamilton (D) – A. Denham-Robinson

S. Robichaud, Director, Planning, advised the Committee that there is a new owner of the property known as James Street Baptist Church, 98 James Street South, Hamilton, and that a revised development proposal will be coming forward. The new owner will be incorporating the heritage façade into their design, in keeping with the heritage easement and planning provisions held on the property.

**(b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

No report.

- (ii) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

No report.

- (iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

- (iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey

No report.

- (v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas - K. Stacey

No report.

- (vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North – G. Carroll

G. Carroll advised the Committee that there are issues with the roof of the property known as the Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street

North. Staff advised that a follow-up with the Property Standards Committee will be conducted.

**(c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

- (v) 104 King Street West, Dundas (Former Post Office) – K. Stacey

No report.

**(d) Heritage Properties Update (black):  
(Black = Properties that HMHC have no control over and may be demolished)**

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

No report.

**CARRIED**

**(f) ADJOURNMENT (Item 12)**

**(Pearson/Beland)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 12:54 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



# INFORMATION REPORT

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT/REPORT NO:</b>	Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas (Ward 13) (PED18059)
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Jeremy Parsons (905) 546-2424 Ext.1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director of Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## EXECUTIVE SUMMARY

In November, 2017, a time capsule was discovered during ongoing renovation work occurring at the J.L. Grightmire Arena, located at 35 Market Street South, Dundas (see Appendix “A” to Report PED18059). After the time capsule was recovered, staff from the Public Works Department later delivered the item to Planning staff for safe keeping. In February, 2018, the item was donated to the Dundas Museum and Archives for the long term conservation of the resource and for public display.

The time capsule, which is dated “June 12, 1950”, was deposited by students and staff from Dundas Public School during the construction of the J.L. Grightmire Arena. The capsule contains the names and signatures of what is believed to be all students attending the school at the time.

## HISTORICAL BACKGROUND

1949: Local community committee formed to organize fundraising and construction for a new war memorial arena in Dundas.

1950: Dundas Arena (then Market Street Arena) was constructed. Dundas Public School time capsule deposited sometime after June 12, 1950.

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*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas (Ward 13) (PED18059) - Page 2 of 3**

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December 1950: Dundas Arena ceremonially opened through ribbon cutting by Canadian Olympic figure skater Barbara Ann Scott.

1963: Dundas Arena was renamed J.L. Grightmire Arena after James Louis Grightmire (1891-1963) who was heavily involved in local sports and sports facilities. Grightmire was also responsible for getting the first Hamilton-to-Dundas public transportation route created and co-founded the Dundas Golf and Country Club.

1982: Arena roof repaired with new steel superstructure.

September 2017: Demolition and renovation begins on the arena.

November 2017: Dundas Public School time capsule discovered on site.

Fall 2018: J.L. Grightmire Arena expected to re-open.

### **RELEVANT CONSULTATION**

Since the discovery of the time capsule, Planning staff have been in discussions with the Ward Councillor who has indicated support for donating the item to the Dundas Museum and Archives.

### **TIME CAPSULE DETAILS**

The time capsule was not recovered from the building cornerstone. Instead, the time capsule was found within the front (west) wall of the arena, according to staff from the Public Works Department. The wall was comprised of cinder block structure and brick veneer. The current project involves demolishing the existing building façade and building a new façade and addition. This new front structure is to include new basement locker rooms, a new mezzanine, concession area, washrooms, community room, and elevator connecting the building's three floors.

The time capsule was originally bound by two elastic bands and stowed within a glass bottle. The bottle was mistakenly shattered during the demolition process and was unrecoverable.

The time capsule consists of a roll of names and signatures of students from Dundas Public School. The roll was printed on school letterhead and was dated "June 12, 1950". The front page reads as follows:



**SUBJECT: Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas (Ward 13) (PED18059) - Page 3 of 3**

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“TO WHOM IT MAY CONCERN:

These lists contain the names of all the pupils who were attending this school when the corner stone for this arena was laid. They were placed there by Fred Carter, a Grade VIII boy, on behalf of those who had signed their names.

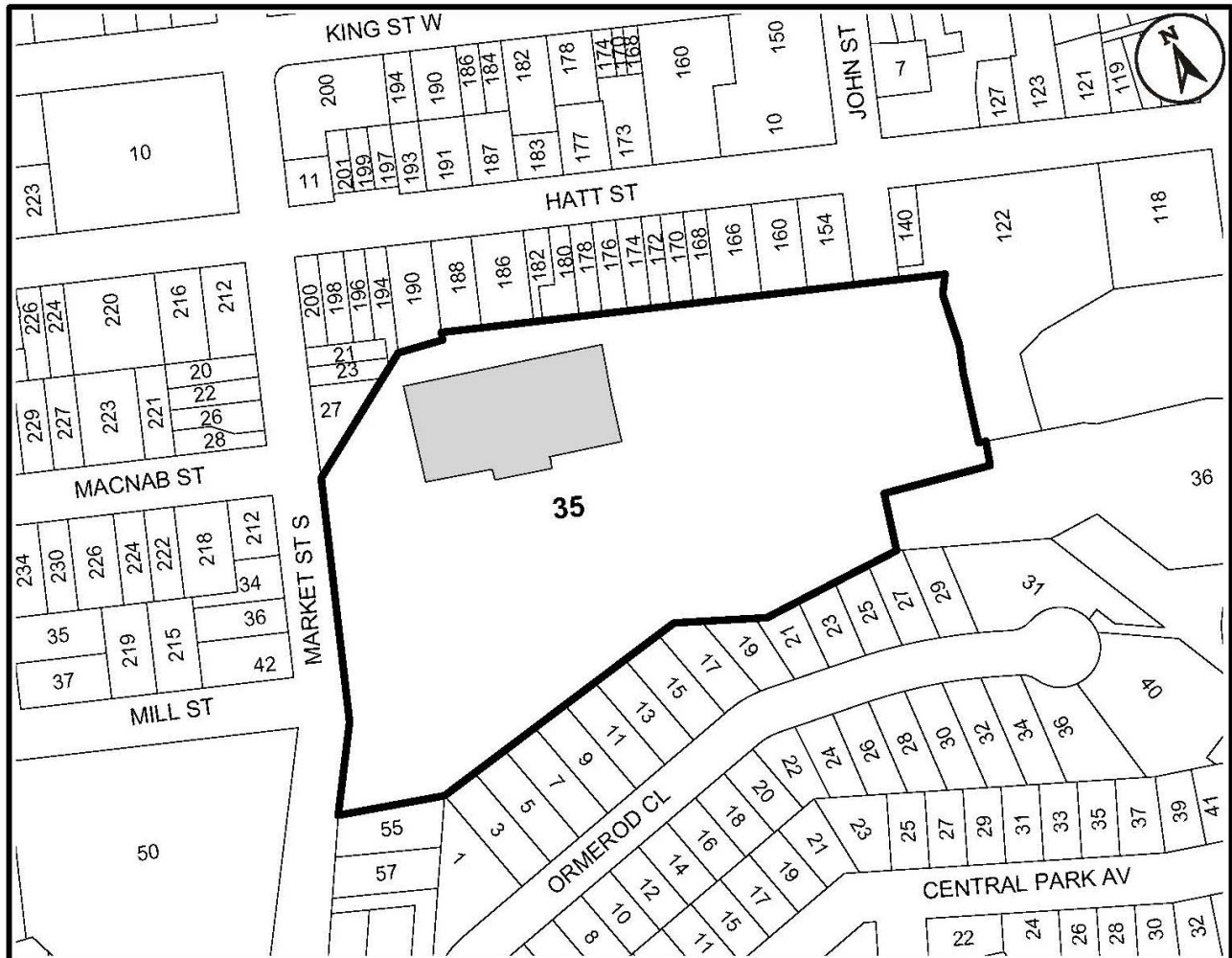
William Wylie [signature]  
Principal”

In February, 2018, following discussions with the Collections and Exhibitions Manager at the Dundas Museum and Archives, staff formally donated the item to the Museum.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix “A”: Location Map
- Appendix “B”: Photographs





● Site Location



Key Map - Ward 13

N.T.S.

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
35 Market St S

Date:  
March 14, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
JP/VS

### Subject Property



35 Market Street South



J.L. Grightmire Market Street Arena



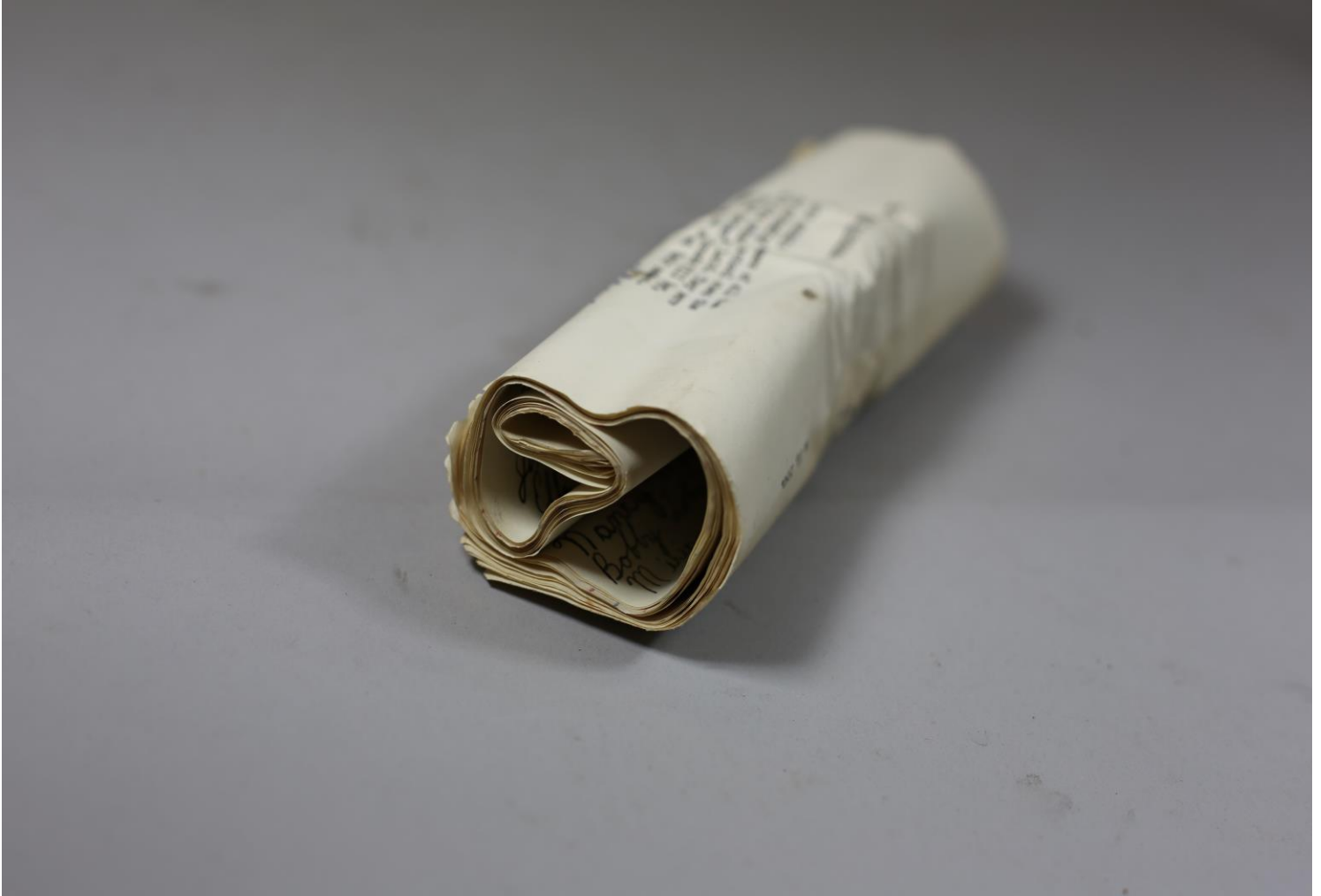
## Photographs of Resource



**Image 1:** The time capsule was dated "June 12, 1950" and is marked with the school crest of Dundas Public School. The capsule was originally within a glass bottle and bound by two elastic bands, as evidenced by the stained lines across the paper. All photographs were taken in February 2018 by Luke Stempien, Collections & Exhibition Manager (Dundas Museum & Archives).



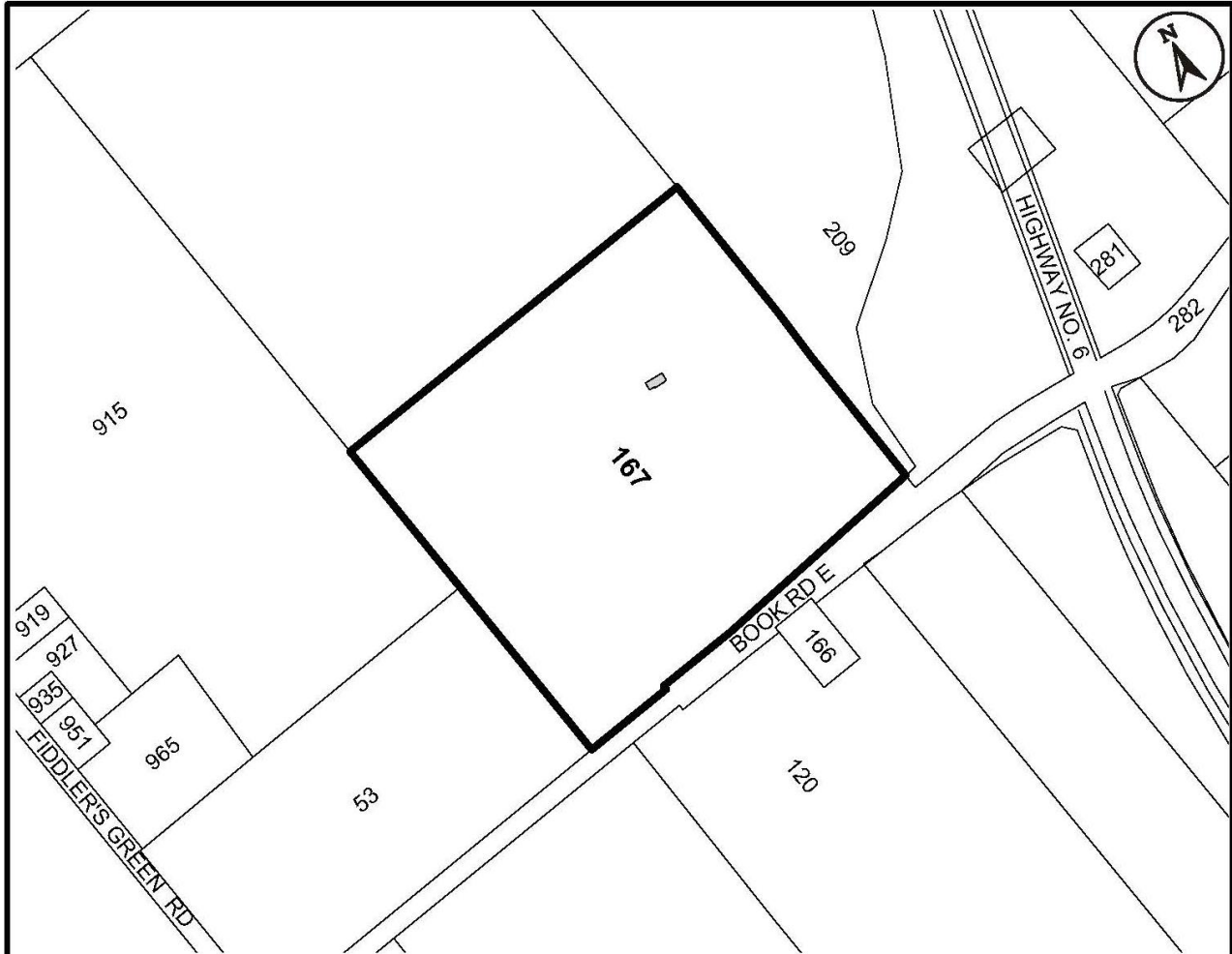
**Image 2:** View of the bottom of the cover page which notes who deposited the capsule, its contents, and its location. The document is signed by former principal William R. Wylie (Dundas Museum & Archives).



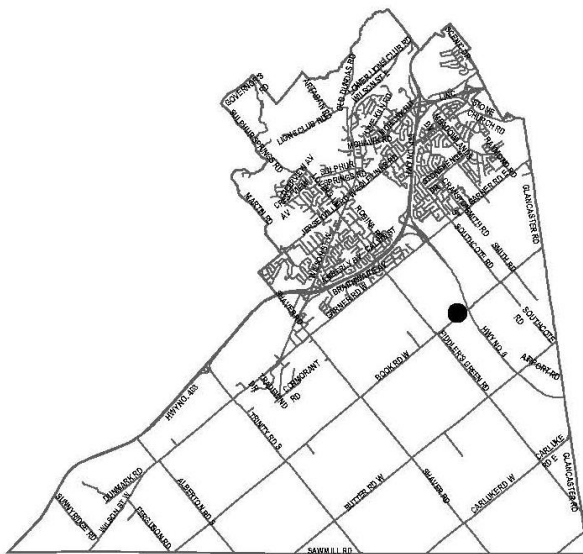
**Image 3:** The capsule contains approximately 15 pages of student names and signatures (Dundas Museum & Archives).








● Site Location



Key Map - Ward 12

N.T.S. 

## Location Map



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
167 Book Rd E



Date:  
March 14, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
JP/VS

### Subject Property

-  167 Book Road East, Ancaster
-  Book House



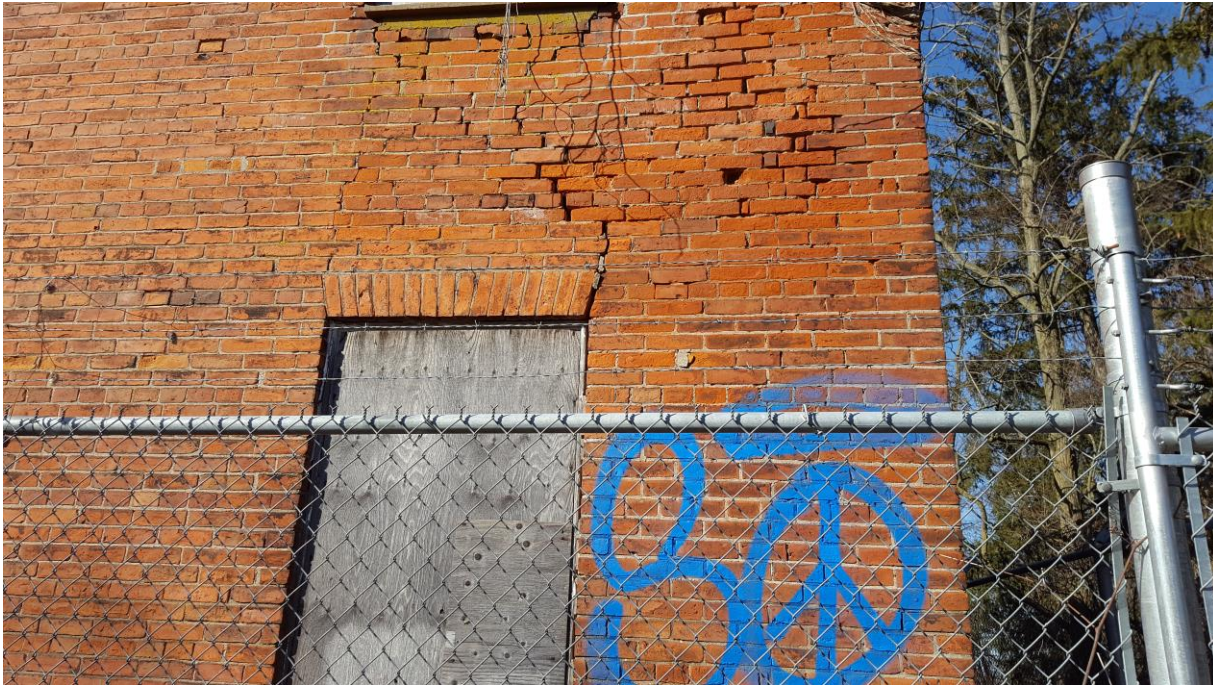
## Photographs



**Image 1:** Northwest-facing image of the Book House showing the structure's disrepair and roof collapse (Roman Catholic Diocese of Hamilton, 2018).



**Image 2:** A closer view of the front façade showing the remains of the roof and plywood covered windows and door. The owners erected a barbed wire fence perimeter around the building sometime after 2010 (RCDH, 2018).



**Image 3:** The building has seen multiple instances of vandalism, such as graffiti as can be seen here on the northeast corner. Failing masonry and crumbling mortar is also visible throughout the walls (RCDH, 2018).



**Image 4:** In 2010, HMHC member Sylvia Wray conducted a site visit of the property. This image of the northeast corner shows the structure from the east (Wray, 2010).



**Image 5:** View of one of the property's crumbling outbuildings in 2010 (Wray, 2010).



**Image 6:** View of what appears to be the remains of the same structure in 2018 (RCDH, 2018).



**Image 7:** The property contains an early or original one-storey brick wing, likely built as a kitchen, with a large chimney (Wray, 2010).



**Image 8:** View of the front of the kitchen wing section, showing plywood secured to the front to prevent illegal entries (Wray, 2010).



**Image 9:** The Book House as photographed in 2010 (Wray, 2010).



**Image 10:** The Book House as photographed in 2018 (RCDH, 2018).



# THE BOOK HOUSE

167 BOOK ROAD EAST ANCASTER ONTARIO

## HERITAGE REPORT



Prepared by:  
Hamilton Municipal Heritage Committee

Prepared for:  
Roman Catholic Diocese of Hamilton

March 2007

## Introduction



This report examines the heritage attributes of the residence located at 167 Book Rd. E., referred to as the Book House. It was prepared for the benefit of the Roman Catholic Diocese of Hamilton to determine whether or not the property is worthy of heritage designation. This paper shows that the house is an important part of Ancaster's history, significant due to its early date, due to the use of brick at this early date and due to its connections with the Book and Smith families.

For the purposes of this report, the property has been evaluated according to a set of criteria which was endorsed by the City of Hamilton Municipal Heritage

Committee on June 19, 2003, and is used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property's merit for designation under the Ontario Heritage Act, R.S.O. 1990, C.O. 18. The property has also been evaluated in compliance with the Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest.

A Cultural Heritage Assessment Report is prepared by the Cultural Heritage Planners of the City of Hamilton when designation is requested by the owner(s) of the subject property. This report on the Book House, however, has been prepared by members of the Hamilton Municipal Heritage Committee and follows to the greatest possible extent the same format that would be used for designation.

Due to the fact that the interior of the building was not made available for documentation, the interior has not been assessed in this report.

### Contents of this Report

This report is divided into the following sections:

A.	Property Location	2
B.	Physiographical Context	2
C.	Settlement Context	2
D.	History of Ownership	2
E.	Building Description	3
F.	Conclusion	5
G.	Recommendations	6

### A. Property Location

The subject property is located at 167 Book Rd. E. on the north side in the Municipality of Hamilton, formerly in the Township of Ancaster.

### B. Physiological Context

The residence at 167 Book Road East is located on a prominent tree-covered ridge above Book Rd. to the south. The ridge is related to the Lake Erie moraine and the effects of glacial Lake Warren.



### C. Settlement Context

*First Nation Settlement: The elevated position of the property, its proximity to water, and the existence of known archaeological sites nearby suggest that the area in which the Book House is located is one of high archaeological potential for aboriginal native settlement.*

**Euro-Canadian Settlement:** The area was chosen as a European settlement site as early as 1789 when 22 families, including the Books, squatted in the area and started land clearance. In 1793 the first survey of the Township of Ancaster was undertaken and laid out in the "single front system" comprising 200-acre lots, 440 yards in width by one and a quarter miles in depth. The lots, bounded by concession roads to the north and south, were broken by side roads every fifth lot east of Fiddlers Green Road.

As a result of the township survey in 1793, twenty-two of the early squatters, known as "James Wilson and Associates", petitioned the Land Board to grant them lands that they had cleared and settled. John Book and his family were granted approximately 700 acres of land which included all of Lots 44 and 45, Concession IV.

Concurrently, several miles to the north of the Book property, the Village of Ancaster was established with James Wilson constructing several mills in the area of the present-day intersection of Rousseau and Wilson Sts.

### D. History of Ownership

*The Book Family: The house at 167 Book Rd. E. was built as the home of Adam Book. The Book family are representative of the ingenuity, persistence and courage of the early European immigrants who settled on uncleared land in Upper Canada in the late eighteenth century and who established a thriving agricultural community in Ancaster Township.*

The Book family emigrated from Germany to New Jersey in 1786. They arrived at 12 Mile Creek (St. Catharine's) in 1788 and settled in the Ancaster area in 1789. John Book (1754-1827), the patriarch of the family, was the eighteenth of the original 22 petitioners for Crown land and was granted the 700 acres on which the family had settled prior to the 1793 survey. John and Charity Book had twelve children, born between 1775 and 1797.

During the War of 1812, the residents of the Township of Ancaster, including the Books, were involved in military service and/or the provision of supplies to the British Army.

By 1831, the Book property was comprised of three distinct sites. The Book Family Cemetery on an eastern portion of the land was established in 1815 with death of John Book's son, Henry. The cemetery now contains eighty-eight burials, including nine of John and Charity Book's children and is maintained by the City of Hamilton. The earliest Book house which survived into the twenty-first century was constructed circa 1817 for John Book at 209 Book Rd. E. This building was destroyed by fire in 2005.

The subject property, the residence at 167 Book Rd. E. was built by John's son, Adam, in 1831, making it the oldest brick dwelling in Ancaster.

**Harmanus Smith:** In 1847, Adam Book's house and land was sold to Dr. Harmanus Smith (1790-1872) and his wife Elizabeth Filman (1792-1858). Dr. Smith had received his certificate to practice medicine on October 5, 1819, from the Upper Canada Medical Board at which time he lived in Barton Township at the north-east corner of the present West 5th St. and Fennel Ave.

During the Smith's tenure, a lane ran through the property connecting the present Garner Rd. at the White Brick Church on the north to the Book Rd. on the south. The house, which contained seven bedrooms, often served as a hospital with patients staying there until a cure was effected.

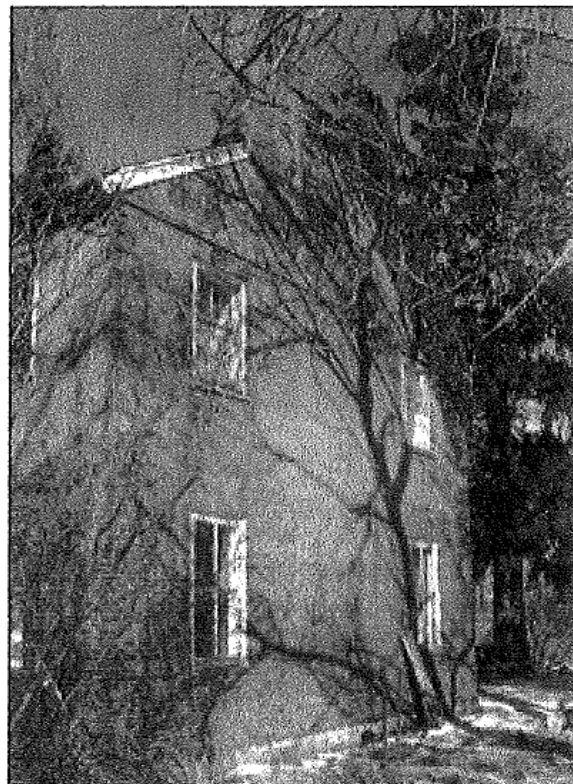
In 1834, Harmanus Smith entered politics and was elected to the Legislative Assembly. He was defeated by Sir Allan MacNab in 1837 but elected again in 1841, 1844 and 1848. He ran against John Ogilvie Hatt in 1856 for a seat on the Legislative Council and won after a bitterly-fought campaign. However, he lost to Harcourt Bull in 1860, being labeled "Yankee revolutionary and Republican rabble-rouser". He was a Reformer, advocating an elected Upper House and representation by population. One of his election cards reads as follows: "Vote for Dr. Smith, the straightforward and tried friend of equal rights and reform, who is not ashamed to sympathize and associate with the working man."

Harmanus and Elizabeth Smith had seven children, three of whom died in infancy. Dr. Smith's family continued to occupy the property until the death of his grandson Stuart Smith, ending well over a century of Smith ownership.

## E. Building Description

*The Book House is a two-storey brick residence. Early settlers of modest means had few sources of building construction materials aside from those readily available, namely timber and stone. The use of timber was a natural by-product of land clearance and agricultural settlement. Simple timber 'shanties' and more substantial log structures were often replaced in relatively short order with timber clad and timber frame structures or masonry where stone was easily available. Notable examples of frame and stone construction are scattered throughout the Municipality.*

The use of brick was a far more complex affair than simply cutting trees or hauling stone. Brick is a manufactured product and demands a variety of conditions for production of sufficient quantities to build a shelter, let alone as substantial a residence as the Book house. Prerequisites included a readily available source of suitable clay (preferably on the site of construction) and a production 'crew' necessary for forming large quantities of units from moulds. Particularly important were skills in forming and firing a temporary kiln that would produce a



constantly high temperature over a sustained period of time to produce consistently good quality masonry units from the unfired or 'green' bricks.

A tentative area of clay extraction has been identified on the ridge slope to the east of the Adam Book house. Archaeological survey may be able to confirm this and the location of the kiln. It has been assumed that this area was the source of clay for the 1817 house. It is highly probable that it was also the source of raw clay for the 1831 Book house.

The Book House is an excellent, early example of Georgian architecture. The Georgian style of architecture was common throughout Ontario at the end of the eighteenth century, into the first few decades of the twentieth century.

Characteristics such as the regularity, symmetry, formal layout, double-hung sash windows and gable roof were all employed in the design of the Book House.

The residence is a two-storey building oriented east-west. The south and north facades are almost identical in the location of the doors and in the fenestration, although the south facade, that facing Book Road, is the main facade, denoted by the prominent door opening with sidelights. A one-storey kitchen wing on the west end of the building is perhaps a later addition. Built of brick, the building is set on a rough-cast, irregularly-coursed fieldstone foundation and the gable roof is covered in asphalt shingles. The original wood shingles or shakes may remain under the asphalt.

The main facade is divided into five bays, the central bay being the location of the front entrance door, while on the second floor, the central bay is defined by a window with sidelights. The remainder of the regularly-placed windows, on both the first and second floors, are double-hung sash windows. The window frames are wood as are the sills (most likely original). The lintels above the windows are a simple decorative course of soldier bricks. The eaves and fascia are also of wood.

The simplicity of the facade is emblematic of the Georgian style of architecture, especially for early examples such as this one. The only ornamentation of note is in the wood door surround. Fluted pilasters frame the door and the sidelights, and the wood lintel is further detailed with a soldier course of brick.

The east and west (side) elevations would have originally been identical prior to the addition of the kitchen wing on the west end. The east facade is defined by the gable end and has four regularly-placed double-hung sash windows. The building is unique in that the brick is continued up onto the gable and then extends above the roofline to the massive double chimneys, an architectural idiom which reflects earlier Georgian houses encountered by the Book family on their journey from New Jersey through Pennsylvania, New York and the Niagara area en route to Ancaster.



The west facade of the kitchen addition has one window, but is dominated by a substantial chimney - one

that would have provided for the hearth for the kitchen within.

Access to the interior was restricted due to the boarding up of all window and door openings. The plan of the building is, however, readily readable from the exterior and is standard for early Georgian design - that is, the centrally-located entrance would lead to a centre hall with the main, public rooms flanking either side. It is believed that heritage elements such as wood mouldings, original doors, a bake oven, etc., are still present in the house, and since it has been occupied until recently, the heritage value of the interior of the buildings can be assumed to be of considerable merit despite surface vandalism. A future report on the heritage attributes of the interior could be prepared if access to the interiors is made possible.

Remarkably, the building has gone through minimal changes over the course of 176 years. The majority of the original building materials are still intact, including the fieldstone foundation, the brick walls, the wood windows and sills and the brick chimneys. As is typical of this age, the brick has suffered some damage and loss of mortar joints due to shifting, freeze-thaw cycles and neglect. Shoring up the foundation and repointing of the brick is the standard course of action. The wood window frames can be repaired and/or replaced with materials in kind.

## F. Conclusion

### 1. Hamilton Municipal Heritage Committee Evaluation Criteria:

In this report the subject building has been evaluated against the criteria developed by the Hamilton Municipal Heritage Committee for determining the cultural heritage value of a property and its prospective merit for designation under the Ontario Heritage Act. and has successfully met the following criteria:

**1.1 Archaeology:** The building stands on a site of known aboriginal activity. It also occupies a site of original settlement of European settlers and agricultural development in the Township of Ancaster. The agricultural and domestic use of the property has remained consistent, and there has, therefore, been minimal disturbance of the land, likely preserving much of the archaeological evidence which remains.

**1.2 Historical Associations:** The subject property is associated with original European settlement in Ancaster Township and with the formative activity of early nineteenth century agricultural settlement in the Municipality.

It is associated with the Book family, a family representative of the first settlers to occupy Ancaster Township.

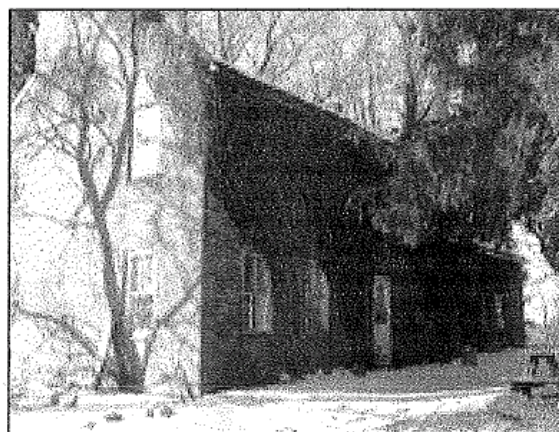
The residence is also associated with the practice of medicine in early Canada and with Dr. Harmanus Smith, a prominent nineteenth century political figure in Upper Canada.

**1.3 Architectural Merit:** The subject building in its composition, design and materials is an early and rare example of residential Georgian architecture dating to 1831. While brick became a common building material later in the nineteenth century, at this early date brick was not readily available. The use of brick in the Book House is thus highly significant architecturally.

**1.4 Functional Merit:** The building has consistently served a residential function since its construction until the completion of the most recent tenancy in 2006.

**1.5 Location Integrity:** The subject building remains in its original location on the north side of Book Rd. E., standing as a concrete reminder of early settlement and architecture in the Municipality.

**1.6 Built Integrity:** The building retains its original architectural configuration of a two-and-a-half storey brick building with side gable roof, two sets of double chimneys at either end, and a one-storey kitchen wing to the west. The building also retains original window and door frames. The original inte-



rior configuration, woodwork, floors, etc., are most probably still in tact. Given its very early date of 1831, the building is a remarkably well-preserved example of Georgian architecture.

**1.7 Environmental Context:** The setting of the subject building has been somewhat altered from its original context. The 1817 Book house to the east has been lost to fire thus damaging the continuity of the historical landscape. However, the building is still surrounded by a rural and agricultural landscape and is a landmark on the ridge which runs parallel and north of the Book Rd., a situation unchanged since its time of construction. The Book Family Cemetery nearby documents the many members of the Book family who contributed to the clearing and cultivation of the Book lands. The Book House, thus, in large part, retains its historic character and contributes to the overall character of the landscape.

**1.8 Social Value:** The Book property has been a subject of interest and concern to many residents of Hamilton, to members of the Hamilton Municipal Heritage Committee and to descendants of the Book family for many years.

## 2. Compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

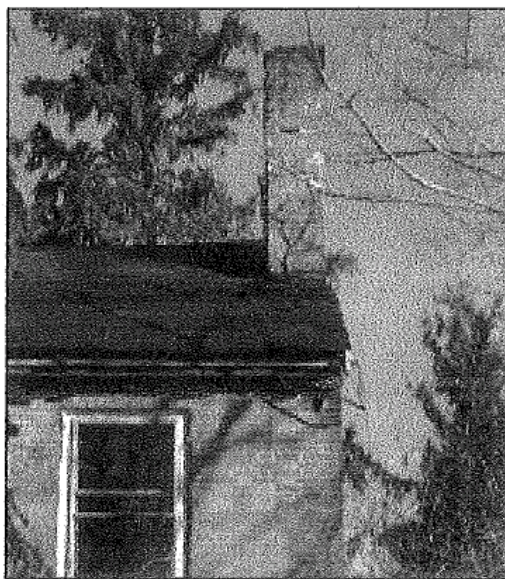
According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Act if it meets one or more of the following criteria:

**2.1 Design Value:** The property has design value or physical value because it:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method
- displays a high degree of craftsmanship or artistic merit, or
- demonstrates a high degree of technical or scientific achievement.

**2.2 Historic Value:** The property has historic value or associative value because it:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.



**2.3 Contextual Value:** The property has contextual value because it:

- is important in defining, maintaining or supporting the character of an area
- is physically, functionally, visually or historically linked to its surroundings, or
- is a landmark.

The subject property, the Adam Book house, has design value because it is a rare and early example of an architectural style, and construction material and method.; it has historical value because it has direct associations with a theme, persons and activities that are significant to the community, and because it yields and has the potential to yield information that

contributes to the understanding of the community; it has contextual value because it is important in defining, maintaining and supporting the character of the area, because it is physically, visually and historically linked to its surroundings, and because it is a landmark.

## G. Recommendations

*The Adam Book house at 167 Book Rd. E. is a valuable heritage resource in the Municipality of Hamilton and more than meets the criteria for designation under criteria established by the Hamilton Municipal Heritage Committee and the Ontario Heritage Act.*

The owner is encouraged to consider Heritage Designation in order that this important building may be preserved for the future. Designation would increase awareness of the importance of the property thus bringing recognition to the site and its owner. Interest-free loans are also available through the Municipality for designated properties.

The vulnerability of the building to vandalism is of immediate concern. Steel coverings to door and window openings could be installed to ensure security of the building. These may be installed in such a manner as to allow openings at the top of each to provide air circulation, vital in preventing damage from damp.

A secure lock on the gate at the base of the driveway would also be helpful in preventing access.

These measures would be beneficial to the owners of the building in preventing unnecessary costs incurred by further damage to the building by vandalism.

Members of the Hamilton Municipal Heritage Committee would be pleased to provide information on how to obtain a complete structural report on the Book House by a qualified heritage professional and to assist in any manner which would ensure the preservation of this building.

## THE BOOK HOUSE



167 BOOK ROAD EAST  
ANCASTER ONTARIO



Added 7.1.1



DIOCESE OF HAMILTON

June 21, 2007

Ms. Anne Charlton  
Hamilton LACAC (Municipal Heritage Committee)  
c/o City Clerk's Office, 2<sup>nd</sup> Floor  
71 Main Street West  
Hamilton, ON

Attention: Ida Bedioul, Legislative Assistant

Re: Adam Book House – 167 Book Road East, Ancaster

I acknowledge receipt of your letter dated May 25, 2007 in respect to the above-noted residence. To date I have not received any confirmation that the structure has been vandalized nor that a fire had been set within the structure as suggested in your letter.

I understand that you propose referring the matter to the next LACAC (Municipal Heritage Committee) meeting on June 28 with a view of requesting Council to initiate the designation process under the Ontario Heritage Act.

Please be advised that the Diocese will oppose any attempt to impose a heritage designation on this residence. Any such designation will not compel the Diocese to take action to preserve the structure. The Diocese has requested the Heritage Committee to purchase the steel coverings for the doors and windows in order to secure the residence. To date, we have received no response to this invitation. If this structure is an important heritage resource in the City of Hamilton, as you submit, then the committee should be able to provide from its budget the necessary funds to cover this expense. Alternatively, the Diocese is prepared to offer to the City the opportunity to purchase the Adam Book house for the sum of \$1.00, conditional on the City, at its own expense, dismantling and/or removing the house to a more suitable and secure location.

I await your response to this proposal.

Yours very truly,  
THE ROMAN CATHOLIC DIOCESE OF HAMILTON

John J. O'Brien  
Business Administrator

jjj:mwd

cc: Mr. Terence A. Whelan, Q.C.

OFFICE OF THE CITY CLERK	
JUN 27 2007	
REC. BY .....	DATE .....
REF'D TO .....	DATE .....
REF'D TO .....	DATE .....
REF'D TO .....	DATE .....
ACTION: _____	



**Work Plan for Designation under Part IV of the *Ontario Heritage Act*:  
Priorities (amended by Council of February 28, 2018)**

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2018	Book House	167 Book Rd E	Ancaster
2018	Desjardins Canal		Dundas
2018	Dundas Post Office	104 King St W	Dundas
2018	Auchmar Gatehouse	71 Claremont Dr	Hamilton
2018	King George School	77 Gage Ave N	Hamilton
2018	Gore Park	1 Hughson St S	Hamilton
2018	Centenary United Church	24 Main St W	Hamilton
2018	Barton Reservoir	111 Kenilworth Access	Hamilton
2018	Church	1395-1401 King St E	Hamilton
2018	Royal Connaught	82-112 King St E	Hamilton
2018	Hambly House	170 Longwood Rd N	Hamilton
2018	Gage Park	1000 Main St E	Hamilton
2018	Former Cathedral School	378 Main St E	Hamilton
2018	Former Blacksmith Shop	2 Hatt Street	Dundas
2018	San House & Patterson Bldg	650-672 Sanatorium Road	Hamilton
2018	Ferguson Pumping Station	231 Ferguson Ave S	Hamilton
2018	Jimmy Thompson Pool	1099 King St E	Hamilton
2018	Residence	7 Ravenscliffe Ave	Hamilton
2018	Regency Cottage	39 Lakeview Dr	Stoney Creek
2019	W.H. Ballard School	801 Dunsmure Rd	Hamilton
2019	Memorial School	1175 Main St E	Hamilton
2019	Residence	105 Erie Ave	Hamilton
2019	Kenilworth Library	103 Kenilworth Ave N	Hamilton
2019	Former Union School	634 Rymal Rd W	Hamilton
2020	Cannon Knitting Mill	134 Cannon St E	Hamilton
2020	Bell Building	17 Jackson St W	Hamilton
2020	Oak Hall	10 James St N	Hamilton
2020	Former Bank of Nova Scotia	54 King St E	Hamilton
2020	Former Elfrida United Church	2251 Rymal Rd E	Stoney Creek
2021	Former Hamilton Distillery Company Building	16 Jarvis St	Hamilton
2021	Former County Courthouse	50 Main St E	Hamilton

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2022	Charlton-Hughson-Forest-John Block	39- 49 Charlton Ave E	
2022	Charlton-Hughson-Forest-John Block	40, 50 Forest Ave	Hamilton
2022	Copp Block	183-189 Hughson St S	
2022	Copp Block	165-205 King St E (Except No. 193)	Hamilton
2023	Hughson House	103 Catharine St N	Hamilton
2023	Hamilton Hydro	55 John St N	Hamilton
2023	First Pilgrim United Church	200 Main St E	Hamilton
2023	St. John's Evangelical Lutheran Church	37 Wilson St	Hamilton
2024	Stelco Tower	100 King St W	Hamilton
2024	Landmark Place / Century 21 Building	100 Main St E	Hamilton
2024	Hamilton Club	6 Main St E	Hamilton
2024	Commercial Building	189 Rebecca St	Hamilton
2025	George Armstrong School	460 Concession St	Hamilton
2025	Gartshore Building	64 Hatt St	Dundas
2025	Undercliffe	64 Aberdeen Ave	Hamilton
2025	Gateside	131-135 Aberdeen Ave	Hamilton
2025	Hereford House / Royal Alexandra	13-15 Bold St	Hamilton
2025	Hereford House / Royal Alexandra	19-21 Bold St	Hamilton
2026	Residence	192 Bold St	Hamilton
2026	Henson Court	170 Caroline St S	Hamilton
2026	Central Presbyterian Church	252 Caroline St S	Hamilton
2026	Eggshell Terrace	14-24 Charlton Ave W	Hamilton
2027	Residence	99 Duke St	Hamilton
2027	Residence	191 Bay St S	Hamilton
2028	Residence	173 Bay St S	Hamilton
2028	Maple Lawn	254 Bay St S	Hamilton
2028	Widderly	274 Bay St S	Hamilton
2028	Bright Side / Sunny Side	280 Bay St S	Hamilton
2028	Balfour House	282 Bay St S	Hamilton

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
	Residence	41 Charlton Ave W	Hamilton
2029	Residence	72 Charlton Ave W	Hamilton
2029	Stone Houses	14 Duke St	Hamilton
2029	Residence	98 Duke St	Hamilton
2030	Herkimer Terrace	11-17 Herkimer St	Hamilton
2030	Semi-detached Residence	44-46 Herkimer St	Hamilton
2030	Residences	370 Hess St S	Hamilton
2030	Residences	378 Hess St S	Hamilton
2030	Residences	384 Hess St S	Hamilton
2030	HREA Residence	203 MacNab St S	Hamilton
2031	Moodie Residence	37 Aberdeen Ave	Hamilton
2031	Residence	125 Aberdeen Ave	Hamilton
2031	Gibson Residence	311 Bay St S	Hamilton
2031	Residence	312 Bay St S	Hamilton
2032	Cartwright Residence	321 Bay St S	Hamilton
2032	Whitton Residence	351-353 Bay St S	Hamilton
2032	Pigott Residence	358 Bay St S	Hamilton
2032	Semi-detached Residence	64 Charlton Ave W	Hamilton
2033	First Hamilton Christian Reformed Church	181 Charlton Ave W	Hamilton
2033	Herkimer Apartments	86 Herkimer St	Hamilton
2034	Residence	347 Queen St S	Hamilton
2034	Residence	403 Queen St S	Hamilton
2034	The Castle / Amisfield	1 Duke St	Hamilton
2034	Flamborough Hall	880 Centre Road	Flamborough





Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning Division, Planning and Economic Development  
Physical Address: 71 Main Street West, 5<sup>th</sup> Floor  
Phone: 905.546.2424 x1214 Fax: 905.540.5611  
Email: Alissa.Golden@hamilton.ca

April 12, 2013

FILE: 167 Book Road, Ancaster

Roman Catholic Diocese of Hamilton  
700 King Street West  
Hamilton, Ontario  
L8P 1C7

Dear Property Owner,

**RE: 167 Book Road, Ancaster – Request for Permission to Access Property for Cultural Heritage Assessment**

Please be advised that the Hamilton Municipal Heritage Committee (formerly the City of Hamilton LACAC) at its regular meeting of June 28, 2007, requested that the property located at 167 Book Road East, Ancaster, be designated under Part IV of the Ontario Heritage Act.

Council at its regular meeting of October 29, 2008 adopted staff's recommendation that a Cultural Heritage Assessment be prepared for 167 Book Road East (Ancaster), including a Statement of Cultural Heritage Value and Description of Heritage Attributes, for Council's consideration for designation under Part IV of the Ontario Heritage Act, and that the subject property be added to the City of Hamilton *Register of Property of Cultural Heritage Value or Interest*.

As part of the Cultural Heritage Assessment process, Staff request access to the property for photographing purposes.

If you have any questions or comments regarding this process, please feel free to contact me at 905-546-2424, Ext. 1214, or via email [Alissa.Golden@hamilton.ca](mailto:Alissa.Golden@hamilton.ca).

Kind regards,

A handwritten signature in black ink, appearing to read "Alissa Golden".

Alissa Golden MCIP RPP  
Cultural Heritage Planner







**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT/REPORT NO:</b>	Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the <i>Ontario Heritage Act</i> (Ward 12) (PED18083)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Jeremy Parsons (905) 546-2424 Ext. 1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning & Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATIONS

- (a) That the property located at 167 Book Road East, Ancaster, shown on Appendix "A" to Report PED18083, currently included in the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest not be designated as a property of cultural value or interest under Part IV of the *Ontario Heritage Act*;
- (b) That the subject property be removed from staff's designation work plan entitled "Requests to Designate Properties under Part IV of the *Ontario Heritage Act*: Priorities (as amended by Council on February 28, 2018)", attached as Appendix "E" to Report PED18083;
- (c) That the subject property be removed from the City's Register of Properties of Cultural Heritage Value or Interest as a non-designated property;
- (d) That the Documentation and Salvage Report, to be submitted by the applicant, be circulated to Council, to the Hamilton Municipal Heritage Committee, and to the Hamilton Public Library's Local History & Archives Department for archival purposes;
- (e) That Planning staff be directed to explore the potential of having an historical interpretive plaque erected on site detailing the history of the Book family.

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*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18083) - Page 2 of 11**

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## **EXECUTIVE SUMMARY**

The subject property is located at 167 Book Road East, Ancaster within part of Lot 44, Concession 4 within the former Township of Ancaster. The property is a 37.77 acre parcel of land within Ward 12 that contains an early 19<sup>th</sup> century dwelling known as the Book House. The subject property is located on the north side of Book Road East, between Fiddler's Green Road and Southcote Road (see Appendix "A" to Report PED18083).

The property is zoned Agriculture (A1) Zone and Conservation / Hazard Land – Rural (P7) Zone in Zoning By-law No. 05-200. The property previously included a number of agricultural outbuildings and feed silos but currently only features the remains of the Book House, accessed by an obstructed dirt driveway.

The property is listed on the City's Register of Properties of Cultural Heritage Value or Interest as a non-designated property, having been added by Council on October 22, 2008. The property was also added to staff's work plan for designation under Part IV of the *Ontario Heritage Act* (see Appendix "E" to Report PED18083) by Council on October 22, 2008 as a high priority property.

The property was originally settled by John Book (1754-1827) in 1789 and later given a Crown Land Grant for the land in 1793. The Book House was built circa 1831 by John's son Adam Book (1786-1869) and later sold to Dr. Harmanus Smith (1790-1872) a local physician and well-known politician. The property was acquired by the current owners (the Roman Catholic Diocese of Hamilton) in 2006 and has been largely untouched since that time. The neglect of the Book House has directly contributed to the worsening of its condition (see Appendix "B" to Report PED18083).

In 2018, the collapse of the Book House roof was confirmed. Staff have since undertaken discussions with the owners who have agreed to retain a heritage consultant to complete a Documentation and Salvage Report prior to seeking the issuance of a Demolition Permit for the remainder of the structure. Given the state of the structure and the owners' agreement to salvage materials, staff are recommending that the property be removed from the designation work plan and from the Register of Properties of Cultural Heritage Value or Interest.

***Alternatives for Consideration – See Page 10***

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

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**SUBJECT: Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18083) - Page 3 of 11**

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Staffing: N/A

Legal: Section 27 of the *Ontario Heritage Act* stipulates that inclusion in the Register of Properties of Cultural Heritage Value or Interest requires that Council be given notice of the intention to demolish or remove any building or structure on the property 60-days prior to the issuance of a Demolition Permit. Council must consult with their Municipal Heritage Committee prior to including a property in the Register or removing a property from the Register.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*. Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property.

## **HISTORICAL BACKGROUND**

The Book family were German-originated United Empire Loyalists who immigrated to Canada from the eastern United States after the American Revolutionary War in 1789. John Book was formally given 700 acres of land within Ancaster Township by way of a Crown Land Grant, as evidenced on the 1793 Augustus Jones survey of the township. John and Charity Book had twelve children, many of whom settled within the vicinity of Lot 44, Concession 4. The legacy of the Book family remains present, although fragmented, on the landscape of rural Ancaster—as evidenced by the presence of the the Book House, the Book Family Cemetery (281 Book Road East, Ancaster), and Book Road itself. An earlier Book House, built by John Book in 1817, once stood at 209 Book Road East until it was destroyed by fire in 2005.

The extant Book House was built circa 1831 by Adam Book. In 1847, the property was sold to Harmanus Smith, a local physician and politician elected to the Legislative Assembly of Upper Canada (1834-1837, 1841-1848, and 1856-1860). The property subsequently remained in the Smith family for over a century.

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**SUBJECT: Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18083) - Page 4 of 11**

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More recent historical background on the subject property is outlined below:

- March 29, 1957: The John Book House purchased by the Roman Catholic Diocese of Hamilton.
- January 1, 1975: The subject property purchased by the Roman Catholic Diocese of Hamilton.
- August 16, 2001: Hamilton Municipal Heritage Committee (HMHC) indicated concern for the two extant Book properties as a result of the commencement of the Highway 6 extension which bisected the historic Book family property. No formal recommendation made to Council to direct staff to undertake work.
- June 21, 2005: The John Book House located at 209 Book Road East was destroyed by fire.
- June 2006: The Book House was badly vandalized with windows on both upper and lower floors destroyed.
- November 2006: The Book House was vandalized a second time. Vandals removed plywood boards secured to windows and damaged the interior, including original fireplace mantles.
- March 2007: HMHC conducted its own scoped Cultural Heritage Assessment (CHA) of the property and presented it to the owners (see Appendix "C" to Report PED18083).
- May 25, 2007: Further vandalism of the Book House was reported and the HMHC Chair sent letter to owners advising on property security measures for vacant buildings.
- June 21, 2007: The owners indicated in a letter to the HMHC that the Diocese of Hamilton would oppose any attempt to impose a heritage designation on the property. The owners offered to sell the building to the City for \$1 on condition that it be moved off the property at the City's expense (see Appendix "D" to Report PED18083).
- June 28, 2007: HMHC requested designation of the subject property.

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**SUBJECT: Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18083) - Page 5 of 11**

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- August 7, 2007: Staff presented Report PED07218 to the Economic Development and Planning Committee, addressing the request to designate the subject property and recommending that staff be directed to conduct a full CHA, Statement of Cultural Heritage Value, and Description of Attributes for Council's consideration for designation under Part IV of the *Ontario Heritage Act*. The report was tabled at the request of the Ward Councillor in order that they be given further opportunity to meet with the owners.
- April 24, 2008: HMHC publicly advised that, in the event that preservation in situ was not possible, that it would support the relocation of the Book House to an appropriate location, subject to the completion of a CHA, the designation of the building under Part IV of the *Ontario Heritage Act*, and the restoration of the building.
- May 20, 2008: The Economic Development and Planning Committee received the HMHC's advice on the relocation of the Book House.
- October 22, 2008: Council directed staff to assign the subject property to the designation work plan and to prepare a CHA, a Statement of Cultural Heritage Value, and a Description of Heritage Attributes for Council's consideration for designation under Part IV of the *Ontario Heritage Act*. Council also approved staff's recommendation that the property be added to the Register of Properties of Cultural Heritage Value or Interest as a non-designated property.
- April 12, 2013: Staff sent a letter to the owners requesting permission to access the property to conduct an updated site survey and CHA for designation (see Appendix "F" to Report PED18083). No response was received.
- November 21, 2013: HMHC requested that staff speak to the owners respecting documentation of the building and report back to the Committee.
- December 15, 2016: HMHC member Ron Sinclair noted that the structure is in very poor condition and that roof collapse may be imminent.

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- March 31, 2017: Staff initiated contact with the City's Curator of Collections and the Curator of Fieldcote Park & Museum to inquire about the possibility of having any salvaged material collected and displayed for exhibits related to Ancaster. Staff were informed that there was no interest.
- February 7, 2018: Staff were made aware of confirmation of the roof collapse and informed the Roman Catholic Diocese of Hamilton.
- February 21, 2018: Staff met with staff from the Roman Catholic Diocese of Hamilton and received verbal agreement that the owners would submit a Documentation and Salvage Report and seek to donate historic material prior to seeking a Demolition Permit for the remains of the Book House.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The recommendations of this Report are consistent with this policy.

### **Rural Hamilton Official Plan:**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Rural Hamilton Official Plan (RHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)). The policies also provide that the "City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*" (B.3.4.2.3).

The recommendations of this Report comply with these policies.

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## RELEVANT CONSULTATION

Staff have been in consultation with the property owners, the HMHC, and Councillors on the subject property since at least June of 2006.

Staff have notified the Ward Councillor of the recommendations of this Report. As of the writing of this Report, staff have not received any concerns from the Ward Councillor. Staff have also sent a copy of Report PED18083 to Ms. Jane Mulkewich, one of the descendants of the Book family actively interested in the state of the Book House.

## ANALYSIS AND RATIONALE FOR RECOMMENDATION

### **Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:**

In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. A property is required to meet at minimum one of the nine criteria of value to be considered as a candidate for designation under the *Ontario Heritage Act*. The intent of designation is to recognize the cultural and / or historical importance of a property and to identify features of value within the property deemed to merit protection for unsuitable alteration or demolition. Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. Designation cannot be employed as a tool to require that property owners invest in their property or substantially repair structures above and beyond the level of maintenance to prevent deterioration outlined in the City of Hamilton's Property Standards By-law No. 10-221.

The Book House was built in the Georgian architectural style and is an early example of brick construction in Hamilton. The structure is located a significant distance from the road and has been left to deteriorate over the years, lessening the value of remaining architectural features. Staff are of the opinion that the subject property meets three of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories.

#### 1. **Design / Physical Value:**

- i. The property is a representative of example of a style and an early example of a construction method.

The Book House is an example of Georgian architecture which was common throughout Ontario during the early to mid-19<sup>th</sup> century. It is also an early example of the use of brick construction materials. At that time in Upper Canada, most structures were constructed of wood or stone. Brick

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yards were still uncommon and therefore if brick was used it was typically shipped at great cost or created on site from extracted clay (as has been suggested was the case for the Book family).

The two-storey red brick structure was built with a formal layout, symmetrical appearance, side-gable roof, flanking chimneys, and double-hung sash windows which were characteristic of the Georgian style. Unfortunately, few of those features remain intact while others are missing entirely (such as any interior features).

- ii. The property does not demonstrate a high degree of craftsmanship or artistic merit.

Although noteworthy craftsmanship may have been extant on the interior or exterior of the original Georgian dwelling, it is no longer intact or missing entirely.

- iii. The property does not demonstrate a high degree of technical or scientific achievement.

**2. Historical / Associative Value:**

- i. The property does have direct associations with a person and group that are significant to the community.

The property has direct associations with the Book and Smith families, both influential groups within the European settlement and development of rural Ancaster. The property is a small part of the original 700 acre parcel of land that was granted to John Book by the Crown in 1793. The property is adjacent to the location of the original John Book House (ca. 1817), the Book Family Cemetery, and is located along Book Road. The extant Book House contributes to the context of this unique settlement landscape but is located a significant distance from the road and is not visible to the public. As such, the associative value, although present, is significantly diminished.

- ii. The property does not have the potential to yield information that contributes to an understanding of a community or culture.

Extensive historical research has been conducted on the extant Book House, the John Book House, the Book Cemetery, and the Book family

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itself. Further research on this property is not likely to yield further information.

- iii. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The architect or designer of the Book House is unknown, although it is assumed that Adam Book was responsible for the design of the home.

**3. Contextual Value:**

- i. The property is not important in defining, maintaining, or supporting the character of the area.

The location of the Book House, a significant distance from the road and concealed from public view reduces the importance of the historic resource in defining, maintaining or supporting the character of the area.

- ii. The property is historically linked to its surroundings.

The property is historically linked to its surroundings as a part of the original Book settlement, settled as early as 1789 by John Book. The property is located along Book Road, near the Book Family Cemetery, and adjacent to the former John Book House (ca. 1817) destroyed by fire in 2005. The Book House does not maintain any physical, functional, or visual links to its surroundings due to its concealed location approximately 250m from Book Road. Staff are recommending that an historical plaque be erected on site, near the public road, in order to interpret the history of the property and the Book family itself. The plaque would also serve to demarcate the general location of the Book House for future generations.

- iii. The property is not considered a landmark.

Although the Book House is recognized by some locals as an important heritage home, it is considered to be a landmark. The structure is not visible from the road nor is it sufficiently intact to be considered a landmark.

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**Conclusion:**

Staff determine that the subject property meets three of nine criteria under Ontario Regulation 9 / 06 in all three categories. The Book House is an example of Georgian architecture and an early example of the use of brick construction materials. The property has direct associations with the Book family and is historically linked to its surroundings but is not visible from the public road. The Book House is also in very poor condition and its roof has collapsed within the recent past. The property owners have agreed to retain a heritage consultant to complete a Documentation and Salvage Report and to donate part of the material.

As such, staff are recommending that the property be removed from the City's Register of Properties of Cultural Heritage Value and staff's work plan for designation under Part IV of the *Ontario Heritage Act*. Staff are also recommending the possibility of erecting an historical plaque on site be explored to commemorate the property's history.

**ALTERNATIVES FOR CONSIDERATION**

**Decide to Designate:**

Council may decide to recommend that the subject property be designated under Part IV of the *Ontario Heritage Act*. Given the poor state of the Book House as a partially-demolished structure and the lack of intact heritage features, staff do not support this option.

**Retain the Property on the Register:**

Council may decide to retain the property on the City's Register of Properties of Cultural Heritage Value. Retaining the property on the Register would provide the property with 60 days of protection from demolition as per Section 27 of the *Ontario Heritage Act*. Staff are of the opinion that retaining the property on the Register would not provide a mechanism for the reparation of the Book House. Given the state of the Book House and the unwillingness of the current ownership to maintain the structure, it is staff's opinion that the demolition of the structure will occur. As such, removing the property from the Register would prevent the need for a 60 day hold to be applied to the demolition of the Book House and for Council to be informed of that impending demolition.

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**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A": Location Map
- Appendix "B": Photographs of Book House
- Appendix "C": Scoped Cultural Heritage Assessment Report
- Appendix "D": Letter dated June 21, 2007 from Roman Catholic Diocese of Hamilton
- Appendix "E": Requests to Designate Properties under Part IV of the *Ontario Heritage Act*. Priorities (as amended by Council on February 28, 2018)
- Appendix "F": Staff letter to owner requesting property access

JP:mo





**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
 Planning Division

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT/REPORT NO:</b>	Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the <i>Ontario Heritage Act</i> (Ward 4) (PED18088)
<b>WARD(S) AFFECTED:</b>	Ward 4
<b>PREPARED BY:</b>	Chelsey Tyers 905-546-2424 Ext.1202
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the designation of 111 Kenilworth Access, Hamilton (Barton and Kenilworth Reservoirs), shown in Appendix "A" to Report PED18088, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18088, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 111 Kenilworth Access, Hamilton (Barton and Kenilworth Reservoirs) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18088;
- (d) That the Public Works Department be directed to report back to Council on the preparation of a combined heritage conservation plan and management plan in consultation with Development Planning, Heritage and Design, Heritage Resource Management, and Municipal Law Enforcement staff, to guide the short to long term protection and preferred conservation treatment of the east portion of the property and to explore options for the future use of the property;

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 2 of 11**

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- (e) That Council direct the Tourism and Culture Division of the Planning and Economic Department to include the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks National Historic Site of Canada in the Cultural Heritage Landscape Assessment Study.

## **EXECUTIVE SUMMARY**

On February 26, 2009, the Hamilton Municipal Heritage Committee requested that staff prepare a cultural heritage assessment to determine if the Barton and Kenilworth Reservoirs were worthy of designation (see location map attached as Appendix “A” to Report PED18088).

On September 16, 2009, Council added the property to the City of Hamilton Register of Property of Cultural Heritage Value or Interest (PED09241).

In April, 2016, the City of Hamilton’s Planning Division retained Golder Associates to prepare a comprehensive assessment of the cultural heritage value of 111 Kenilworth Access, Hamilton. The historical research, the evaluation of the significance of the property, and the detailed description of the heritage attributes, were completed by Golder Associates in August 2017 and are contained in the Cultural Heritage Assessment on Barton and Kenilworth Reservoirs 111 Kenilworth Access, Hamilton (August 2017), attached as Appendix “D” to Report PED18088. Additionally, the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and the draft Notice of Intention to Designate are attached as Appendices “B” and “C”, respectively, to Report PED18088.

The subject property has been evaluated using both the City of Hamilton’s Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*, and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9 / 06 of the *Ontario Heritage Act*, in accordance with the Council-approved Designation Process. It has been determined that 111 Kenilworth Access, Hamilton has design / physical value, historical / associative value and contextual value, and meets eleven of the City’s twelve criteria and eight of nine criteria as defined in Ontario Regulation 9 / 06. Therefore, staff recommends designation of the property under Part IV of the *Ontario Heritage Act*.

In addition to the recommendation to designate the subject property, because Barton Reservoir is no longer in use and subject to vandalism and further deterioration, there are a number of other short and long term actions that staff recommend to ensure long term conservation of the subject property.

### ***Alternatives for Consideration – See Page 11***

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** There will be financial implications for the Public Works Department if Council directs them to retain consultants to complete a heritage conservation and management plan (approximately \$10,000). There would likely be additional financial implications (amount to be determined) from any recommendations resulting from the heritage conservation and management plan.

**Staffing:** There are no staffing implications at this time.

**Legal:** The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and heard before the Conservation Review Board prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

**HISTORICAL BACKGROUND**

The subject property, municipally known as 111 Kenilworth Access, Hamilton (see Appendix "A" to Report PED18088) is known locally as the Barton and Kenilworth Reservoirs.

The origins of Hamilton's waterworks system can be traced back to 1833 where an increasing number of accidental fires led the Board of Police to provide five public wells. Notwithstanding the provision of wells, there was considerable public outcry for a comprehensive and reliable waterworks system. This prompted the Board of Police to

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 4 of 11**

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make a call for tenders in 1835. Unfortunately, due to municipal funding constraints, the winning submission was never implemented.

It was not until a cholera outbreak in September 1854 that City Council reopened consideration of a waterworks system. In January, 1855, Thomas Coltrin Keefer was commissioned to assess the waterworks system options. Keefer determined that Lake Ontario was the most appropriate water source. The newly appointed Board of Water Commissioners (chaired by Adam Brown), engaged Keefer as Chief Engineer on January 28, 1857.

The Barton Reservoir was constructed between 1857 and 1859. It was constructed to Keefer's specifications with an oval-shaped basin, 7.6 m deep, and lined puddled clay on the base and sides. This clay was then covered by a layer of broken stones and a layer of rubble masonry on top. The reservoir was fed by a 0.46 m cast-iron main from the engine house at the beach and distributed water through a large main running along Main Street East to James Street South. The reservoir valve was officially turned on by Adam Brown in 1859.

After the Barton Reservoir was completed, a large residence and outbuildings were constructed for the on-site superintendent. The grounds were also the site of public gardens known as 'Reservoir Park'.

Between 1892 and 1903, a 0.51 m diameter standpipe, a turbine wheel, and two additional intake pipes were added to the reservoir to improve the pressure and output of the distribution system. In 1896, the James Street Reservoir was constructed and the Barton Reservoir function was downgraded to providing an emergency reserve capacity.

The use of the Barton Reservoir was discontinued when the growth of the City resulted in the need for the substantially larger Kenilworth Reservoir that was constructed in 1958 on the subject property, to the east of the Barton Reservoir. The Kenilworth Reservoir remains operational today. Collectively the Barton and Kenilworth Reservoirs represent the provision of water across the City of Hamilton for almost 160 years.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". The recommendations of this Report are consistent with this policy.

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 5 of 11**

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**Niagara Escarpment Plan:**

Section 2.10 of the Niagara Escarpment Plan encourages the conservation of the Escarpment's cultural heritage resources including significant built heritage resources, cultural heritage landscapes and archaeological resources. The recommendations of this Report conform to this policy.

**Urban Hamilton Official Plan:**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)). The policies also provide that the "City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*" (B.3.4.2.3).

The recommendations of this Report comply with these policies.

**RELEVANT CONSULTATION**

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. As per the Council-adopted Heritage Designation Process (attached as Appendix "E" to Report PED18088), the Cultural Heritage Assessment prepared by Golder Associates was presented to the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee at their meeting on July 24, 2017.

The Inventory and Research Working Group did not have quorum at the meeting. As such, staff emailed the Cultural Heritage Assessment to the members of the Inventory and Research Working Group on July 25, 2017. Staff did not receive any comments from the Inventory and Research Working Group on the Cultural Heritage Assessment for 111 Kenilworth Access.

Staff also informed the Ward Councillor of the request to designate and the recommendations of this Report. The Ward Councillor did not express any concerns with the recommendation to designate 111 Kenilworth Access, Hamilton.

Staff consulted with Tourism and Culture staff regarding the recommendation to include the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks National Historic

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 6 of 11**

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Site of Canada, in the Cultural Heritage Landscape Assessment Study. Tourism and Culture staff have no concerns with this recommendation.

Staff have consulted with the Public Works Department regarding the recommendations in this Report. As the Kenilworth Reservoir is still in active use, Public Works staff noted concerns with having the Kenilworth Reservoir open to the public and provided notice of their intention to provide a fence around the Kenilworth Reservoir. Planning staff confirmed that there are no plans as part of this Report to open Kenilworth Reservoir to the public, rather the recommendation to complete a combined heritage conservation plan and management plan will explore appropriate options for use of the whole site predominantly focusing on the Barton Reservoir as it is no longer in active use. There were no concerns with this approach.

### **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix "D" to Report PED18088, attempts to clearly identify those heritage values associated with a property. The cultural heritage value of the Barton and Kenilworth Reservoirs are described together as their heritage is inextricably intertwined.

#### **Council-Adopted Evaluation Criteria:**

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and were adopted by Council on October 29, 2008 (Appendix "B" of Report PED08211), as the Cultural Heritage Evaluation Criteria: A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*. The criteria are used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property's merit for designation under the *Ontario Heritage Act*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Through the consultants' evaluation, the property meets eleven of the City's twelve criteria pertaining to built heritage value.

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 7 of 11**

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**Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:**

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value, Historical / Associative Value and Contextual Value.

As outlined in the attached Cultural Heritage Assessment (see Appendix “D” to Report PED18088), the subject property satisfies eight of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories.

**1. Design / Physical Value:**

- i. The property is rare as it is part of the City of Hamilton’s first waterworks system. Before the Barton Reservoir and larger waterworks system were constructed, the City was serviced by private and public wells. Additionally, it is likely that the Barton Reservoir is a rare and unusual example of not only a reservoir, but one of its age and construction for the entire country. The Kenilworth Reservoir is more typical of 20<sup>th</sup> century municipal works construction although decorative elements such as the brick pumphouse with metal strip art installation and brick reservoir access structure with roman relieving arches are unique features.
- ii. The property does demonstrate a high degree of craftsmanship in its combination of clay, stone and earthenworks in the Barton Reservoir.
- iii. The property does demonstrate a high degree of technical and scientific achievement for the Barton Reservoir. For the time period, and in its rural setting, installing the pipe, ditching and earthen embankment to defined specifications represented a mammoth engineering effort, especially considering the challenging site location along the escarpment.

**2. Historical / Associative Value:**

- i. The property does have direct associations with two persons of note, Adam Brown and Thomas Coltrin Keefer. It was under the leadership of Chairman of the Board of Water Commissioners, Adam Brown, that the

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**SUBJECT: Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 4) (PED18088) - Page 8 of 11**

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Barton Reservoir and larger waterworks system was completed. Thomas Coltrin Keefer, an influential and highly respected hydraulic engineer designed the waterworks system of which Barton Reservoir was a key component. The Barton and Kenilworth Reservoirs are also associated with the City of Hamilton's Public Works Department who have maintained the property, providing a reliable waterworks system for almost 160 years.

- ii. The property does not have the potential to yield an understanding of a community or culture.
- iii. The property does reflect the work of Thomas Coltrin Keefer as Barton Reservoir was built to his specified design. Following work in Hamilton, Keefer's reputation was solidified and he was a highly sought engineer across the City and assisted with waterworks systems in St. Catharines, Toronto, Ottawa, Quebec City, Halifax and Dartmouth. The Kenilworth Reservoir is typical of 20<sup>th</sup> century municipal works construction, but its existence is a reflection of the Barton Reservoir's design that was successful in aiding the growth of the City, necessitating the need for a new larger facility.

**3. Contextual Value:**

- i. The western portion of the property maintains and supports the natural character of the Escarpment. Within the property, intact artificial landforms and continuity of municipal water system elements between the Kenilworth and Barton Reservoirs continue to define the municipal works character of the immediate property.
- ii. The property is physically, functionally and historically linked to its location on the Escarpment. Despite the overgrown vegetation, the relationship with the topography and natural character of the Escarpment remains. Functionally, this location was chosen for its engineering merits and historically, this location has been part of the Hamilton waterworks systems since 1857.
- iii. The property is considered a landmark. Kenilworth Reservoir is the most visually recognizable landmark on the property due to its large size and cleared earthworks visible from the foot of the Escarpment and Kenilworth Access. In addition, until the 1980s, the Barton Reservoir was a prominent spot in Hamilton with lush gardens celebrated in postcards and published photographs.

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**Additional Action Items**

Unlike most of the designated properties in Hamilton, the Barton Reservoir is no longer functioning and has been out of commission for such a length of time that it is largely a ruin. As such, long term conservation of this cultural heritage resource will require additional action beyond a designation by-law. Staff do note, however, that the Kenilworth Reservoir is still functioning and while the designation includes some features from the Kenilworth Reservoir, it will not impede its continuing function.

As such, in addition to the evaluation of the property's cultural heritage, the consultants have made some relevant short and long term recommendations for action that warrant inclusion in this Report as they will require combined efforts from other Departments and agencies or further approval from Council.

The short term recommendations for Barton Reservoir are:

- Clear all vegetation currently impacting the stone and clay block lining of the Barton Reservoir;
- Increase security by Municipal Law Enforcement at the property to prevent vandalism to the surviving features of the Barton Reservoir; and,
- Initiate a combined heritage conservation plan and management plan to guide the protection and preferred conservation treatment (preservation, rehabilitation, or restoration) of the east portion of the property (Barton Reservoir and associated features, and the former Residence and public park), and to explore options for future use of the property. Options could include:
  - Re-opening the east portion of the property as a public park with walking trails connected to the Escarpment Trail;
  - Installing interpretive signage explaining the extant Barton Reservoir features;
  - Archaeological excavations to re-locate and partially expose or demarcate the foundations of the former Residence complex; and,
  - Provide opportunities for public events such as guided tours or experiences in public archaeology.

The long term recommendations for Barton Reservoir are:

- Submit a request that a description of the Barton Reservoir's character-defining elements be added to the entry for the Hamilton Waterworks National Historic Sites of Canada (NHSC) in the Canadian Register of Historic Places;
- Submit a request to the Historic Sites and Monuments Board of Canada that the Barton Reservoir and Pipeline Trail be added to the designated place of the Hamilton Waterworks NHSC as the earliest surviving example of a municipal water supply system in Canada;

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- Consider drafting policies for new construction in the east end of the City that protect the important sightlines and visual connections between the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks NHSC; and,
- Initiate a heritage evaluation of the Pipeline Trail as a substantial and well-preserved landscape component of the Hamilton waterworks system connecting the Barton Reservoir with the Hamilton Waterworks NHSC.

The first step to ensuring long term conservation of this cultural heritage resource will be for the Public Works Department, as the stewards of the property, to complete a combined heritage conservation plan and management plan in collaboration with Development Planning, Heritage and Design, and Heritage Resource Management staff. This plan will identify short to long term protection measures, explore the preferred conservation treatment (preservation, rehabilitation, or restoration) and identify future uses for the subject property. The Public Works Department has been consulted regarding this recommendation and has no concerns with this approach. With respect to the short term recommendations, the conservation and management plan should include direction for the vegetation to be removed, the extent of security and the graffiti removal required to protect this cultural heritage resource.

The recommendations to update the description for the Hamilton Waterworks NHSC on the Canadian Register of Historic Places and as part of the National Historic Site designation are already on Culture and Tourism Division's workplan for short term completion. The Cultural Heritage Assessment notes that together the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks facility are a relict cultural heritage landscape as part of the original waterworks system. To address the long term recommendations of the Cultural Heritage Assessment, staff propose that Council direct staff to include the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks facility in the Cultural Heritage Landscape Assessment Study across the City which is being led by the Tourism and Culture Division. Through the Cultural Heritage Landscape Assessment Study, the cultural heritage value of the Pipeline Trail will be conducted and the appropriate protection and / or development control measures will be addressed.

### **Conclusion:**

The consultants have determined that the subject property, 111 Kenilworth Access, Hamilton is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concurs with the findings of the cultural heritage assessment and recommends designation of 111 Kenilworth Access, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix "B" to Report PED18088 and the draft Notice of Intention to Designate attached as Appendix "C" to Report PED18088.

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Additionally, staff concur with the additional recommendations for action to ensure long term conservation and active use of this cultural heritage resource which are addressed in recommendations (d) and (e) to Report PED18088.

## **ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property, or decline to designate property.

### **Decline to Designate:**

By declining to designate, the municipality would be unable to provide long term, legal protection to these significant heritage resources (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing municipal and provincial policies.

Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff do not consider declining to designate the property to be an appropriate conservation alternative.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

### **Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

## **APPENDICES AND SCHEDULES ATTACHED**

- Appendix “A”: Location Map
- Appendix “B”: Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix “C”: Notice of Intention to Designate
- Appendix “D”: Cultural Heritage Assessment Report on 111 Kenilworth Access (Barton and Kenilworth Reservoirs) by Golder Associates, dated August 28, 2017
- Appendix “E”: Council-Adopted Heritage Designation Process

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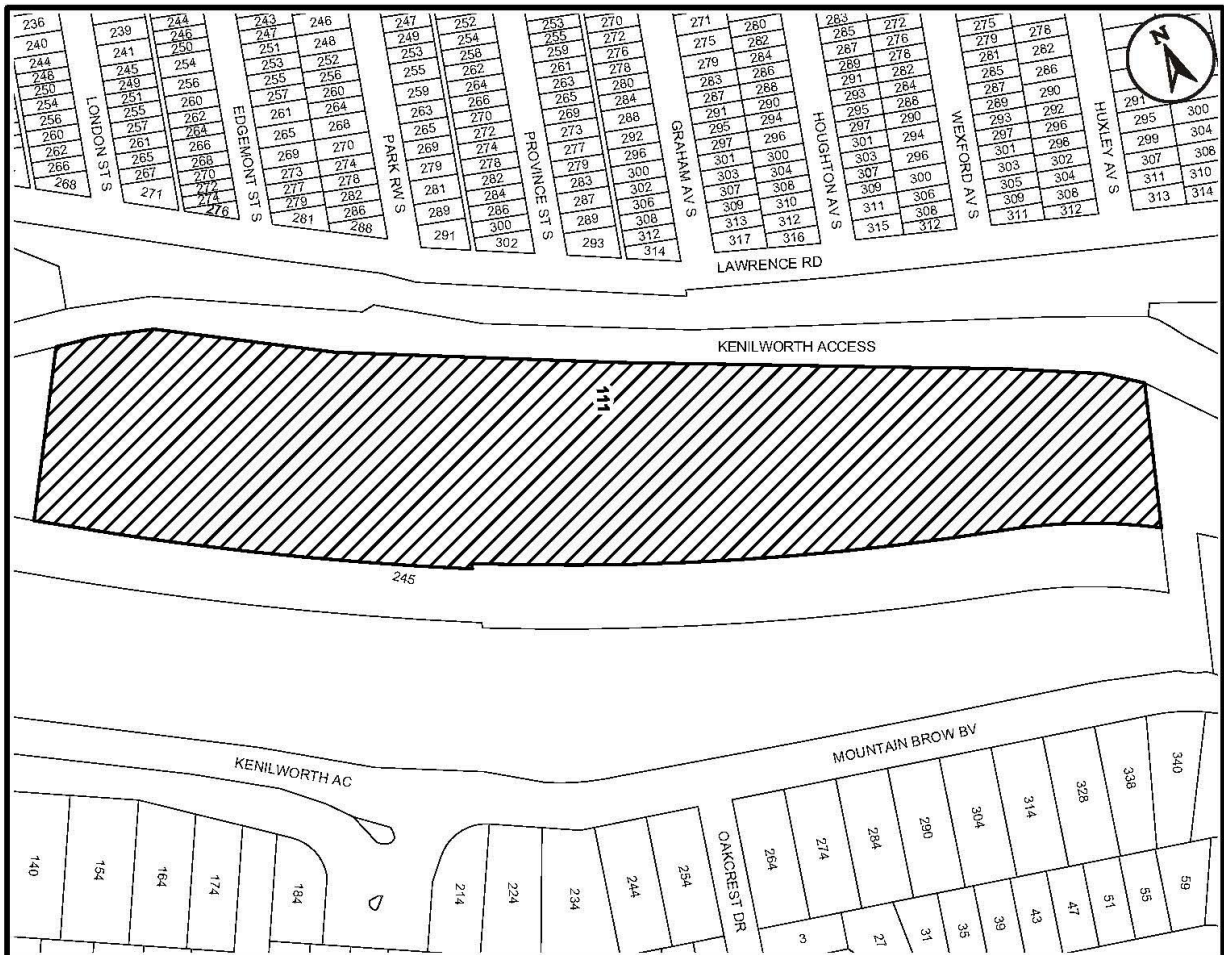
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● Site Location



Key Map - Ward 4

N.T.S.

## Location Map



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
111 Kenilworth Access

Date:  
August 15, 2017

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
CT/AL

### Subject Property

111 Kenilworth Access



111 Kenilworth Access, Hamilton  
Barton and Kenilworth Reservoirs

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES**

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

The Barton and Kenilworth Reservoirs, at 111 Kenilworth Access in the east end of the City of Hamilton, are situated on a long and narrow 8-hectare terrace below the crest of the Niagara Escarpment, between the former Hamilton and Lake Erie Railway (now the Escarpment Trail) and the Toronto, Hamilton and Buffalo Railway. The property includes mid-to-late 19th century elements associated with the Barton Reservoir, a component of Hamilton's first municipal waterworks, which were superseded in the mid-20th century by the Kenilworth Reservoir and associated structures.

The property that includes the Barton and Kenilworth Reservoirs is of cultural heritage value for its architectural, associative, and contextual elements, and collectively as a cultural heritage landscape. Constructed as a key element of the Hamilton Waterworks between 1856 and 1857, the Barton Reservoir is an 11-million gallon (3,785,412 litre) capacity, stadium-shaped basin lined with coursed limestone rubble and ashlar clay blocks, and supported on three sides by substantial earthworks. Associated with the basin are three (3) cast-iron pipes that empty into the basin, stone and concrete access stairs, cast-iron manhole covers for the valve shafts, and a two-stage standpipe built in ashlar limestone. East of the reservoir was the former Superintendent's Residence and public gardens, which were removed after 1970. To the west is the large and subterranean Kenilworth Reservoir, constructed in 1958, and its associated brick and poured concrete facilities. While the Kenilworth Reservoir is still in use, the Barton Reservoir is no longer operational and is covered in thick vegetation growth.

Barton Reservoir is of cultural heritage value as a component of the Hamilton Waterworks National Historic Site of Canada, the earliest surviving municipal waterworks system in Canada and one designed by Thomas Coltrin Keefer, an influential and highly respected hydraulic engineer recognized as a National Historic Person of Canada. Keefer selected the site for the reservoir and specified its construction in a combination of clay and stone. Under the leadership of Chairman of the Board of Water Commissioners, Adam Brown, the reservoir was completed as part of the larger waterworks infrastructure for an official opening by the Prince of Wales in 1860. Shortly afterward Barton Reservoir was upgraded with a stone standpipe and turbine, and a two-storey Italianate Superintendent's Residence surrounded by public gardens built nearby. Of these later features only the standpipe remains but it is of historical and physical value as a rare and well-preserved example of its type. Construction of the Kenilworth Reservoir in 1958 made the Barton Reservoir obsolete.

As a result of the waterworks system's success and by providing water for fire suppression and disease-free consumption, Hamilton could expand exponentially into its rural countryside. The Kenilworth Reservoir is of associative value for its connection to Hamilton's large and complex urban water supply system, and the continuous use of the property for municipal waterworks for 160 years.

Although now overgrown with vegetation, the Barton Reservoir has a high level of heritage integrity for its physical remains and the visual and historical connections it maintains with other elements of Hamilton Waterworks system, specifically the Pipeline Trail and the Hamilton Waterworks near the Lake Ontario shore. As an element of Hamilton's first municipal waterworks, the Barton Reservoir played a critical role in the City's 19th century expansion and development into one of Ontario's major population and industrial centres. The efficiency of the waterworks system became a source of civic pride for Hamiltonians, as represented by the numerous public fountains including the central Gore Park, and in the beautification of Barton Reservoir as a public park.

### **Description of Heritage Attributes**

The key attributes that support the heritage value of Barton Reservoir include its:

- Large, stadium-shaped reservoir with:
  - Lining of puddled clay, stone chippings, and coursed rubble and clay blocks;
  - Large cast iron pipes, one supported on a brick pad;
  - Stone and concreted access stairway; and,
  - Large earthen embankment.
- Two-stage standpipe with:
  - Slanted walls constructed in large ashlar rusticated stone with cyclopean (rock or quarry faced) rustication and tooled and chamfered margins chiselled margins;
  - Intact riveted iron casing with guide wires; and,
  - Access ladder and railing made using iron pipe and elbows.
- Features associated with the reservoir including the cast iron valve manhole covers, hydrant, and wide drainage ditch.
- Archaeological remains of the Superintendent's Residence complex and Reservoir Park.
- Expansive and clear views of the City of Hamilton, the Pipeline Trail, the Hamilton Waterworks National Historic Site, and Lake Ontario.

The key attributes that support the heritage value of Kenilworth Reservoir include its:

- Brick pumphouse with metal strip art installation;
- Brick reservoir access structure with Roman relieving arches; and,
- Expansive and clear views of the City of Hamilton.

## CITY OF HAMILTON

**Notice of Intention to Designate****111 Kenilworth Avenue, Hamilton  
Barton and Kenilworth Reservoirs**

The City of Hamilton intends to designate 111 Kenilworth Access, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

111 Kenilworth Access includes the Barton and Kenilworth Reservoirs which represent almost 160 years of the provision of water throughout Hamilton by means of the Hamilton waterworks system. Barton Reservoir in particular is a valuable component of the Hamilton Waterworks National Historic Site of Canada, the earliest surviving municipal waterworks system in Canada.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this        day of        , 2018.

City Clerk  
Hamilton, Ontario

**CONTACT:** Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [Chelsey.tyers@hamilton.ca](mailto:Chelsey.tyers@hamilton.ca)



August 28, 2017

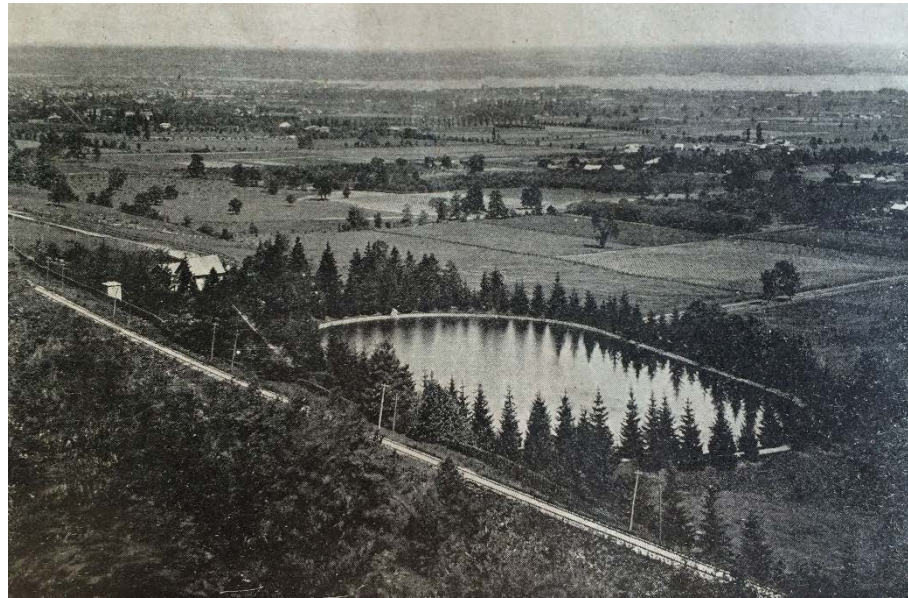
## CULTURAL HERITAGE ASSESSMENT

### Barton & Kenilworth Reservoirs 111 Kenilworth Access Formerly Barton Township City of Hamilton

**Submitted to:**

Chelsey Tyers, Cultural Heritage Planner  
Planning Division, Planning & Economic Development  
City of Hamilton  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

FINAL REPORT



**Report Number: 1656492-1000-R01**

**Distribution:**

1 e-copy - City of Hamilton  
1 e-copy - Golder Associates Ltd.

## Executive Summary

In 2016, the City of Hamilton (the City) retained Golder Associates Ltd. (Golder) to undertake a cultural heritage assessment of 111 Kenilworth Access, the site of the Barton and Kenilworth Reservoirs. The City initiated the assessment after a request was made in 2009 that the property be considered for designation under Part IV of the *Ontario Heritage Act*. The City-owned property is included on the *Register of Property of Cultural Heritage Value or Interest* and historically connected to the Hamilton Waterworks National Historic Site of Canada (NHSC) (built 1856-59), currently operating as the Hamilton Museum of Steam and Technology.

A preliminary evaluation of the property by City staff recommended further cultural heritage assessment, and this was assigned to Golder as a low priority work program under the City's Roster of Professional Consulting 2015-2016 (Roster 27: Built Heritage and Cultural Heritage Landscapes).

Following guidelines provided in the City's *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* (2013) and *City of Hamilton Cultural Heritage Assessment Report Outline* (n.d.), this document provides: an overview of the property's geographic and historical context; an inventory of its landscape and built features; an analysis of the structural sequence, construction, and architectural style of built features on the property; an evaluation of the property's cultural heritage value based on criteria developed by the City and those prescribed under *Ontario Regulation 9/06*; and conclusions and recommendations for future action.

Golder's cultural heritage assessment concluded that:

- **111 Kenilworth Access is a property of cultural heritage value or interest**, and,
- **The property should be designated under Part IV of the Ontario Heritage Act.**

Golder also recommends that the City take the following actions to ensure the property is conserved in the short and long-term:

- Clear all vegetation currently impacting the stone and clay block lining of the Barton Reservoir;
- Increase security at the property to prevent vandalism to the surviving features of the Barton Reservoir;
- Initiate a combined heritage conservation plan and management plan to guide the protection and preferred conservation treatment (preservation, rehabilitation, or restoration) of the east portion of the property (Barton Reservoir and associated features, and the former Residence and public park), and to explore options for future use of the property;
- Submit a request that a description of the Barton Reservoir's character-defining elements be added to the entry in the *Canadian Register of Historic Places* for the Hamilton Waterworks NHSC;
- Submit a request to the Historic Sites and Monuments Board of Canada that the Barton Reservoir and Pipeline Trail be added to the designated place of the Hamilton Waterworks NHSC as the earliest surviving example of a municipal water supply system in Canada;



- Consider drafting development controls for new construction in the east end of the City that protect the important sightlines and visual connections between the Barton Reservoir, the Pipeline Trail, and the Hamilton Waterworks NHSC; and,
- Initiate a heritage evaluation of the Pipeline Trail as a substantial and well-preserved landscape component of the historic municipal water supply system connecting the Barton Reservoir with the Hamilton Waterworks NHSC.

## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with standards and guidelines developed by the City of Hamilton, the Ontario Ministry of Tourism, Culture and Sport, and Canada's Historic Places, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by the City of Hamilton (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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## Acknowledgments

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## Table of Contents

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
1.1 Scope and Method.....	1
1.2 Measurement Units.....	2
<b>2.0 PROPERTY LOCATION.....</b>	<b>3</b>
<b>3.0 PHYSIOGRAPHIC CONTEXT .....</b>	<b>3</b>
<b>4.0 SETTLEMENT CONTEXT .....</b>	<b>5</b>
4.1 Barton Township, Wentworth County .....	5
4.2 The Origins of Hamilton’s Water Supply .....	6
4.2.1 Thomas Coltrin Keefer, Engineer (b. 1821, d. 1915).....	11
4.2.2 Adam Brown, Waterworks Commissioner (b. 1826, d. 1926).....	12
4.3 Property History .....	13
<b>5.0 PROPERTY DESCRIPTION .....</b>	<b>18</b>
5.1 Setting .....	18
5.2 Built Features .....	23
5.2.1 Barton Reservoir .....	23
5.2.2 Standpipe.....	33
5.2.3 Hydrant .....	36
5.2.4 Superintendent’s Residence & Reservoir Park .....	37
5.2.5 Kenilworth Reservoir .....	44
5.3 Interpretation .....	49
5.3.1 Structural Sequence.....	49
5.3.1.1 Phase 1: circa 1856-1866.....	49
5.3.1.2 Phase 2: 1866-1958 .....	49
5.3.1.3 Phase 3: 1958 to circa 1980 .....	49
5.3.1.4 Phase 4: circa 1980 to present .....	49
5.3.2 Analysis.....	51
<b>6.0 CULTURAL HERITAGE EVALUATION.....</b>	<b>53</b>
6.1 Historical Associations.....	53

6.1.1 Thematic .....53

6.1.2 Event.....53

6.1.3 Person and/or Group:.....53

6.2 Architecture & Design .....54

6.2.1 Architectural merit .....54

6.2.2 Functional merit .....54

6.2.3 Designer.....54

6.3 Integrity .....54

6.4 Environmental Context .....56

6.4.1 Landmark .....56

6.4.2 Character .....56

6.4.3 Setting, Sense of Place, Serial Vision, and Material Content.....57

        Social Value .....59

6.4.4 Public perception .....59

6.5 Evaluation in Reference to *Ontario Regulation 9/06*.....60

**7.0 CULTURAL HERITAGE VALUE: CONCLUSIONS & RECOMMENDATIONS.....61**

7.1 Recommendations.....61

7.1.1 Short-Term Actions .....61

7.1.2 Long-Term Actions.....62

7.2 Statement of Cultural Heritage Value or Interest .....62

7.2.1 Description of Property – 111 Kenilworth Access .....62

7.2.2 Statement of Cultural Heritage Value or Interest.....62

7.2.3 Description of Heritage Attributes .....63

**8.0 BIBLIOGRAPHY.....65**

**FIGURES**

Figure 1: Location Map. ....4

Figure 2: The single front survey system, used from 1783 to1818. As depicted here, each lot is 200 acres (Ac.),  
created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Gentilcore 1969:61) 5

Figure 3: Process drawing of the first Hamilton Waterworks System, 1860-c.1903 .....8

Figure 4: Plan and section of the Hamilton Waterworks.....9

Figure 5: Left to right: the Chimney, Boiler House, and Engine House of the Hamilton Waterworks NHSC, February 2017. .... 10

Figure 6: Thomas Keefer featured on the front page of the September 26, 1863 edition of the Canadian Illustrated News. .... 12

Figure 7: Circa 1912 photograph of Adam Brown standing next to a tree he planted at the Barton Reservoir in 1859 (courtesy HMST). .... 13

Figure 8: The Barton Reservoir as depicted in the 1863 Canadian Illustrated News. .... 14

Figure 9: Circa 1970s photograph of the Superintendent’s Residence. .... 15

Figure 10: The Barton Reservoir in 1903 showing the Superintendent’s Residence immediately east of the basin (Spectator Printing Company 1903). .... 15

Figure 11: Postcard of Reservoir Park also showing Superintendent’s Residence, 1910 (VRL 2017). .... 16

Figure 12: Detail of the Board of Park Management Map, 1930 (courtesy City of Hamilton). .... 16

Figure 13: Post 1958 view of the Kenilworth and Barton Reservoirs (from Brouwer 2015). .... 17

Figure 14: Barton Reservoir in the 1980s (photo by Beverly Martin, Vintage Hamilton 2016). .... 17

Figure 15: Plan map of 111 Kenilworth Access. .... 18

Figure 16: View facing south from the south limit of the Barton Reservoir looking up the slopes up the Niagara Escarpment. .... 20

Figure 17: View facing west of the Kenilworth Reservoir (foreground) and Barton Reservoir beyond. .... 20

Figure 18: Meadow in the west portion of the property, west of Barton Reservoir. .... 21

Figure 19: View facing east of the disused driveway on the west side of the property. .... 21

Figure 20: View facing west of the Escarpment Rail Trail. The masonry of the Standpipe is partially visible on the right of the trail (red arrow). .... 22

Figure 21: View of the west extent of the property, facing east from the Escarpment Rail Trail. .... 22

Figure 22: View facing west showing the gradual slope on the south side of the reservoir. .... 24

Figure 23: Circa 1912 view of the reservoir, facing west (courtesy HMST). .... 24

Figure 24: View facing south of the clay block section around the top of the south portion of the reservoir. .... 25

Figure 25: Detail of the ashlar clay block construction. .... 25

Figure 26: View facing south of the coursed rubble construction. .... 26

Figure 27: Detail of the coursed rubble construction. .... 26

Figure 28: Coursed rubble construction near the centre of the reservoir. .... 27

Figure 29: Exposed section of the stone chipping sub-base. .... 27

Figure 30: View facing west of the stone and concrete steps from near the base of the reservoir. .... 28

Figure 31: Circa 1912 photograph of Adam Brown standing at the base of the stone steps (courtesy HMST). .... 28

Figure 32: View facing southeast of the east pipe. .... 29

Figure 33: Brick base of the west main pipe. .... 29

Figure 34: Circa 1970s photograph of the east main pipe and housing (courtesy HMST). .... 30

Figure 35: The small east pipe. .... 30

Figure 36: View facing west of the ditch south of the reservoir. .... 31

Figure 37: One of the manhole covers west of the reservoir. .... 31

Figure 38: View facing southeast of the manhole covers west of the reservoir. .... 32

Figure 39: Circa 1912 photograph of Adam Brown turning one of the valves over a manhole cover west of the reservoir (courtesy HMST). .... 32

Figure 40: The west and south sides of the Standpipe. .... 33

Figure 41: North and west sides of the Standpipe. .... 34

Figure 42: East side of the Standpipe. .... 34

Figure 43: The north and west sides of the plinth and wall of the first stage. .... 35

Figure 44: The west side of the plinth and wall of the first stage. .... 35

Figure 45: The platform and riveted casing of the second stage, facing north. .... 36

Figure 46: Hydrant photographed during the 2016 'Jane's Walk Hamilton' (@PipelineTrail 2016). .... 36

Figure 47: Hydrant plan signed by Keefer in 1859 (courtesy HMST). .... 37

Figure 48: View of the Barton Reservoir by John Herbert Caddy, circa 1866 (courtesy HMST). .... 38

Figure 49: Circa 1912 photograph of the Superintendent's Residence, gardens, and paths (courtesy HMST). .... 39

Figure 50: Elevations of the 'front garage', circa 1930-40s (courtesy HMST). .... 39

Figure 51: Undated (early 20<sup>th</sup> century) postcard of Reservoir Park (hamiltonpostcards.com). .... 40

Figure 52: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST). .... 40

Figure 53: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST). .... 41

Figure 54: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST). .... 41

Figure 55: 1913 postcard of Reservoir Park (hamiltonpostcards.com). .... 42

Figure 56: Circa 1912 photograph of the conifers surrounding Barton Reservoir (courtesy HMST). .... 42

Figure 57: 1930 postcard showing the conifers surrounding Barton Reservoir (hamiltonpostcards.com). .... 43

Figure 58: Worked stone and demolition debris found in the former Superintendent's Residence/ Reservoir Park. .... 43

Figure 59: Ceramic and glass artifacts on the surface in the former Superintendent's Residence/ Reservoir Park. .... 44

Figure 60: View of Kenilworth Reservoir facing west from near the southeast corner of the reservoir. .... 45

Figure 61: The concrete vent pipes on the north and south boundaries of the reservoir. .... 45

Figure 62: View facing southeast of the brick building in the south-centre portion of the reservoir. .... 46

Figure 63: Concrete structure at the southwest corner of the reservoir. .... 46

Figure 64: The electrical building near the southwest corner of the reservoir. .... 47

Figure 65: The pumphouse at the northwest corner of the reservoir. .... 47

Figure 66: Art installation on the north wall of the pumphouse. .... 48

Figure 67: Brick access building with Roman relieving arches. .... 48

Figure 68: Air photo sequence for the west portion of the property, 1927-2016. The Standpipe and buildings of the Superintendent's complex are outlined in blue. ....50

Figure 69: 1860s view of the fountain at Gore Park (University of Toronto Fine Art History Slide Collection, <http://www.fineart.utoronto.ca/canarch/ontario/hamilton/hamilton.jpgs/20-134.jpg>) .....52

Figure 70: A large fire pit found in the south-central portion of Barton Reservoir made of stone scavenged from the basin lining. ....55

Figure 71: Root action dislodging stones of the coursed rubble lining of Barton Reservoir.....56

Figure 72: Panorama of the view facing north from Kenilworth Reservoir.....58

**APPENDICES**

**APPENDIX A**

Qualifications Resume, Henry Cary, Ph.D.



## 1.0 INTRODUCTION

In 2016, the City of Hamilton (the City) retained Golder Associates Ltd. (Golder) to undertake a cultural heritage assessment of 111 Kenilworth Access, an 8-hectare property known as Barton Reservoir and Kenilworth Reservoir. The City initiated the assessment after the Hamilton Municipal Heritage Committee requested that Barton Reservoir be considered for designation under Part IV of the *Ontario Heritage Act*. The property is included on the City's *Register of Property of Cultural Heritage Value or Interest* and is associated with the Hamilton Waterworks at 900 Woodward Avenue —commemorated as a National Historic Site of Canada (NHSC) by the Historic Sites and Monuments Board of Canada in 1977 and designated under Part IV of the *Ontario Heritage Act* in 1984 (By-law 84-30). It is also connected to the Pipeline Trail, a public-use corridor that covers most of the original water utility connecting the Hamilton Waterworks and Barton Reservoir.

A preliminary evaluation of the property by City staff recommended further cultural heritage assessment, and this was assigned to Golder under the City's Roster of Professional Consulting 2015-2016 (Roster 27: Built Heritage and Cultural Heritage Landscapes).

Following guidelines provided in the City's *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* (2013) and *City of Hamilton Cultural Heritage Assessment Report Outline* (n.d), this document provides:

- An overview of the property's geographic and historical context;
- an inventory of the property's landscape and built features;
- An analysis of the structural sequence, construction, and architectural style of built features on the property;
- An evaluation of the property's cultural heritage value based on criteria developed by the City and those prescribed under *Ontario Regulation 9/06*;
- Recommendations for future conservation actions and a draft Statement of Cultural Heritage Value or Interest (CHVI).

### 1.1 Scope and Method

To assess the Study Area, Golder undertook:

- Archival and secondary source research of documents relevant to the property;
- Field investigations to document and identify any cultural heritage resources within the property, and to understand the wider built and landscape context; and,
- Resource evaluation using municipal, provincial, and federal government guidance.

A large number of primary and secondary sources, including historic maps and plans, aerial imagery, photographs, and newspaper and research articles were compiled from the Hamilton Public Library, Museum of Steam and Technology, University of Western Ontario, and other sources. The City's Development Planning, Heritage & Design Section, Heritage Resource Management section, and Tourism & Culture Division, also provided a number of documents to aid in this study.

Field investigations were conducted on July 27, 2016 using methods and techniques comparable to a Level 4 buildings survey as defined in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and a Level 3 landscapes survey as defined in Historic England's *Understanding the Archaeology of Landscapes: A Guide to Good Recording Practice* (Historic England 2007). This included photographing all features on the property with Nikon D5300 digital single reflex and Samsung Galaxy S6 cameras, and documenting architectural features with measured sketches using metal hand tapes and Bosch laser distance measurer.

From the collected information, the property was evaluated using the City's *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* (2013) and *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. Other widely used and recognized manuals relating to evaluating cultural heritage resources were also consulted including:

- *Ontario Heritage Tool Kit* series (5 vols., Ministry of Tourism, Culture and Sport [MTCS] 2006);
- *Municipal Water and Sewage Works: A Guide to the Conservation of Municipal Sewage and Waterworks* (MTCS 1990);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Parks Canada 1979);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010);
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001); and,
- *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (US National Parks Service 1999).

## 1.2 Measurement Units

This report uses the metric system for descriptions of distance and area, but employs the Imperial system for all structural dimensions. The use of Imperial (or US Customary units) for describing heritage structures is generally preferred since most—including the Barton Reservoir and Kenilworth Reservoir—were built prior to national implementation of the metric system in Canada in 1971, and often better reflect the design decisions and material specifications of historic engineers, architects, and builders. To reduce text clutter, conversions from metric to Imperial and vice versa are not provided.

## 2.0 PROPERTY LOCATION

The Barton and Kenilworth Reservoirs at civic address 111 Kenilworth Access are located in southwestern Ontario, approximately 5.4 km south of Burlington Bay/Hamilton Harbour and within Lot 4, Concession 4 of the former Barton Township, now part of the single-tier municipality of the City of Hamilton (Figure 1). It is approximately 4.6 km southeast of the City's downtown core, and on a linear property bordered by Kenilworth Access on the north and the Escarpment Rail Trail (formerly the Hamilton and Lake Erie Railway) on the south. Further to the south is Kenilworth Access as it turns east and becomes Mountain Brow Boulevard. The property is most easily accessed on foot from the Escarpment Rail Trail, which can be entered via a metal stairway from Kimberly Drive, southeast of the roundabout at Kenilworth Access and Kenilworth Avenue South.

The property has an irregular, dagger-blade shape with an 84 m long east boundary oriented north-south and north and south boundaries that meet at a point approximately 850 m to the west. Overall the property encloses approximately 8 hectares, and rises in elevation from 122 metres above sea level (mASL) on the north, to 138 mASL on the south.

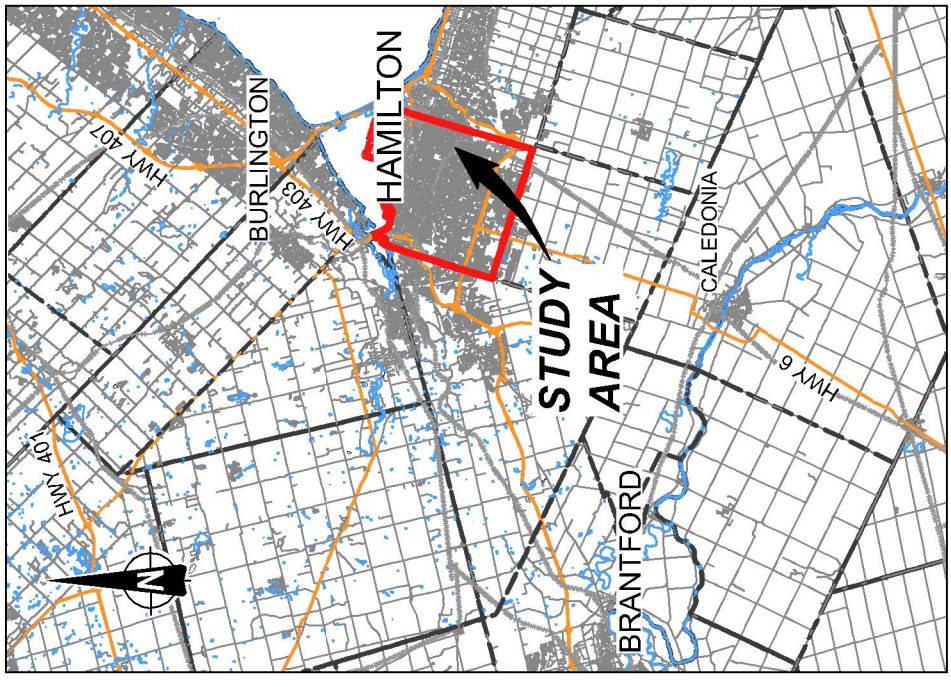
## 3.0 PHYSIOGRAPHIC CONTEXT

The property is within the Niagara Escarpment physiographic zone, a massive limestone and dolostone outcrop running from the Niagara River to the Bruce Peninsula and Manitoulin Island. The outcropping near the property is not exposed as it is further to the east and north, but still a prominent geologic feature. North of the Escarpment and near the property is the Ontario Lakehead subsection of the Iroquois Plain physiographic region, which is composed of well-drained, stone-free, and sandy loam soil plains, while south of the property at the higher elevation is the Haldimand Clay Plain (Chapman & Putnam 1984:114-122).

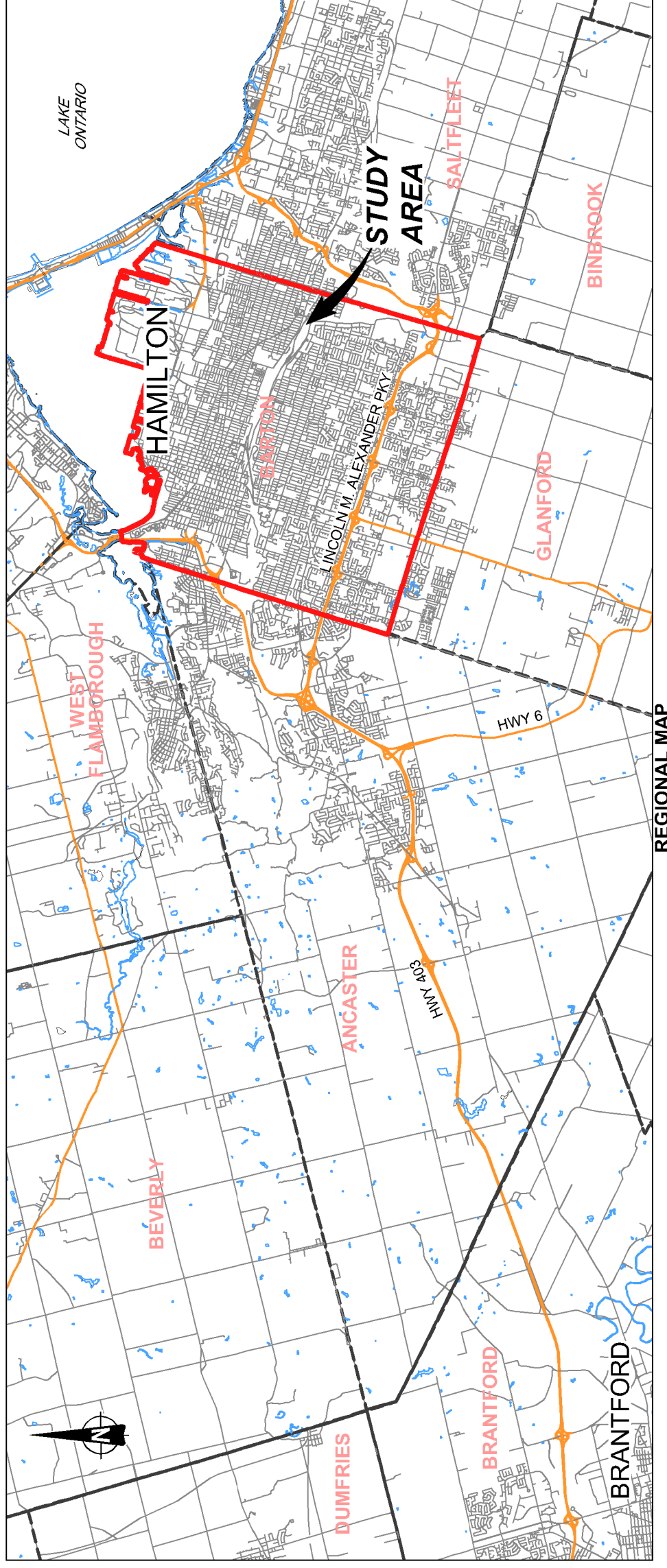
The topography of the property is steep, descending rapidly north of the Escarpment Rail Trail, then levelling as it approaches Kenilworth Access, particularly in the northwest. Both the Barton Reservoir and later Kenilworth Reservoir modify the natural topography; the former creating a high-sided basin, while the latter is a large bench or terrace.



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

**LEGEND**

- BARTON TOWNSHIP BOUNDARY
- TOWNSHIP BOUNDARY
- APPROXIMATE STUDY AREA
- BARTON TOWNSHIP

**REFERENCE**

DRAWING BASED ON MNR LIO. OBTAINED 2015. PRODUCED BY GOLDBER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2015; CITY OF HAMILTON, COURTESY RICHARD PAOLA, CITY OF HAMILTON, PED-GIS, COMMUNITY PLANNING; BING AERIAL IMAGE AS OF SEPTEMBER 9, 2016 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 ALL LOCATIONS ARE APPROXIMATE.

**LOCATION MAP**

PROJECT: CULTURAL HERITAGE ASSESSMENT FOR DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT  
 111 KENILWORTH ACCESS (BARTON RESERVOIR)  
 HAMILTON, ONTARIO

TITLE: LOCATION MAP

PROJECT No.	1656492	FILE No.	1656492-1000-R01001
CADD	pcy/alk	SCALE	AS SHOWN
CHECK		REV.	DC
		DATE	Sept. 9/16

**FIGURE 1**

**Golden Associates**

## 4.0 SETTLEMENT CONTEXT

### 4.1 Barton Township, Wentworth County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships. In 1816, Wentworth County was created within the Gore District from the southwest portions of York County in the Home District, and the west portion of the Niagara Districts. Of Wentworth's eight townships (later eleven) the Study Area is within Barton Township.

Barton Township was initially surveyed by Deputy Provincial Land Surveyor Augustus Jones, who completed the work in 1796 (Gentilcore & Donkin 1973:42). Jones employed the single-front method, where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) (Figure 2). In Barton Township, the concession lines were oriented east to west and numbered north to south, while the side roads crossed the township running north to south (McIlwraith 1999:54).



*Figure 2: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Gentilcore 1969:61)*

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by former soldiers and refugees displaced by the American War of Independence, but settlement of Barton Township appears to have begun well before Augustus Jones' survey. Early American immigrant Richard Beasley had established a post to trade with Mississauga and other western Ojibwa groups at the 'Head-of-the-Lake', or Burlington Heights, as early as 1785 (Triggs 2004:159), and Robert Land was believed to have squatted on land near Barton and Leeming Streets (Freeman 2001:13). Once the survey was complete, European settlement of the township accelerated, although the system of land allocation disproportionately favoured those with social status. James Kirkpatrick and Samuel Ryckman, both of whom had aided Jones with the land survey, were generously compensated for their labour: Ryckman received 11,042 acres and Kirkpatrick 4,147 acres, which together comprised 6.3% of Barton Township (Widdis 1982:447).

Nevertheless, the population grew exponentially. In 1815 Barton Township had 102 ratepayers and 72 one-storey houses, yet just under a decade later in 1823, the township had three saw mills and one grist mill, and close to 4,978 acres of improved land, with 2,841 acres above the 'mountain' and 2,137 acres below. The 1832 assessment for Barton Township shows that growth in the area had more than doubled since the end of the War of 1812, with almost 6,500 acres made arable, and 152 framed or log houses under two storeys, 42 houses with two storeys, and two brick or stone houses had been erected. There were also sixteen merchant shops and six storehouses, while farm animals included 314 horses over the age of three, 149 oxen, 547 milk cows and 140 young cattle (Page and Smith 1875).

Smith's *Canadian Gazetteer*, published in 1846, recorded the cultivated land of Barton Township as extending over 8,993 acres and quoted the 1841 census, which had found that there were 1,434 inhabitants living in the township (Smith 1846:8). By this time Hamilton —named for early merchant George Hamilton, who had laid out the town in 1813— was the district town for Gore District and regarded as the 'key to the west' for its strategic position at the western head of Lake Ontario (Smith 1846:65, 75). Incorporated as a town in 1833, by 1845 it could boast an urban population of 6,475 that supported a thriving roster of 'Professions and Trades', a stone jail and courthouse, a brick market house, and eleven churches for the Catholic and Protestant denominations, which included Baptist and Methodist African-Canadian congregations. Daily stagecoach and steamboat service to the other major towns of southwestern Ontario was also available (Smith 1846:75-76).

Hamilton's development during the second half of the 19<sup>th</sup> century underwent spectacular growth followed by a slow but not detrimental decline. In 1850 the population had risen to 11,000 and exploded following investment in the Great Western Railway to 27,500 just seven years later (Newell & Greenhill 1989:69; Crossman & Maitland 1977:202). The depression of 1857-58 and failure of the railway checked this expansion but in the 1870s Hamilton had emerged as a major manufacturing centre, earning the name 'Birmingham of Canada', then later 'Steeltown' (Gentilcore & Head 1984:242; Palmer 1979:15). This had a knock on effect for the building industry, which increased 92% between 1850 and 1871 (Palmer 1979:16).

Hamilton continued to grow through the first half of the 20<sup>th</sup> century, playing a leading role in supporting the war effort during both the First and Second World Wars. However, its textile industry would falter in the 1960s, and by the 1980s significant manufacturing and steel plant employers such as International Harvester and Stelco were forced to institute major layoffs.

In 1974, Wentworth County was replaced by the Regional Municipality of Hamilton-Wentworth, and in 2001, the Regional Municipality and its six constituent municipalities were amalgamated into the City of Hamilton. Population growth since then has been modest. In 2006, the population numbered 504,560 while in 2011 it had grown to 519,950 (City of Hamilton 2015).

## 4.2 The Origins of Hamilton's Water Supply

The origins of Hamilton's waterworks system can be traced to 1833, when an increasing frequency of accidental fires led the Board of Police to provide five public wells (James and James 1978:2). Despite this effort, pressure from dissatisfied citizens to replace the wells with a waterworks system prompted the Board to make a call for tenders in 1835 (Campbell 1966:117; James and James 1978:2). A lack of municipal funds, however, prevented construction of the winning submission, and hundreds of public and private wells remained the primary source of water for households, and civic, commercial, and industrial operations.

It was not until a devastating outbreak of cholera in September 1854 that City Council adopted a formal resolution to establish a waterworks system (Newell & Greenhill 1989:69; James and James 1978:21). *By-Law No. 110 – For Supplying the City of Hamilton with Water*, gave Council the authority to release funds to purchase lands for waterworks, retain engineers to design the system, and to have the plans constructed. The bylaw was passed on August 10, 1854.

The following month, on September 16, 1854, the Chairman of the Committee on Fire and Water Robert McElroy announced a public competition to design Hamilton's waterworks system, which would involve pumping water from Burlington Bay (James and James 1978:25-31). All entries received by Council were referred to Engineer of the Montreal Water Works Thomas Coltrin Keefer for review. Keefer selected plans submitted by American engineer Samuel McElroy as the winning design on December 23, 1854, but it would not proceed to construction (Newell & Greenhill 1989:69). Several parties had voiced concerns about the propriety of taking water from Burlington Bay and as a result, on January 28, 1855, the Committee on Fire and Water commissioned Keefer to assess the possible options (James and James 1978:33-39). After dismissing several watercourses in the area as inadequate, Keefer ultimately determined Lake Ontario as the most appropriate source for domestic and industrial use based on its purity and supply, and that a pumping system would be required (Drakich 1990:513). This opinion was seconded by two American engineers also retained by the City to consult on the water supply issue, prompting the newly appointed Board of Water Commissioners —chaired by Adam Brown and with D. B. Galbreath, M. W. Browne, and Peter Balfour as members— to engage Keefer as Chief Engineer for the Hamilton Waterworks on January 28, 1857 (Newell & Greenhill 1989:69; James and James 1978:33-39). Keefer was instructed to proceed immediately with all necessary surveys and estimates to build the system. Despite the financial constraints of the depressed economy and the physical challenges, the waterworks were officially inaugurated in 1860 by no less a celebrity than His Royal Highness Albert Edward, Prince of Wales, later King Edward VII (Drakich 1990:513).

The system, installed at a cost of \$786,479.34<sup>1</sup> pumped 2.5-million gallons of water per day and was capable of supplying a population of 50,000. When completed, the Hamilton Waterworks operated on the process illustrated in Figure 3 and Figure 4 (Malaws 1997; City of Hamilton 1903).

<sup>1</sup> This number is listed in the *Canadian Illustrated News* (1863, reprinted in Sinclair et al. 1974), and by Crossman & Maitland (1977:201). However, Newell & Greenhill (1989:70) report the estimates as \$590,000 and the cost of the individual elements in a 1903 Engineering Report (City of Hamilton 1903) add to \$622,185.67. Nevertheless, Keefer is generally credited with building the system within estimates.

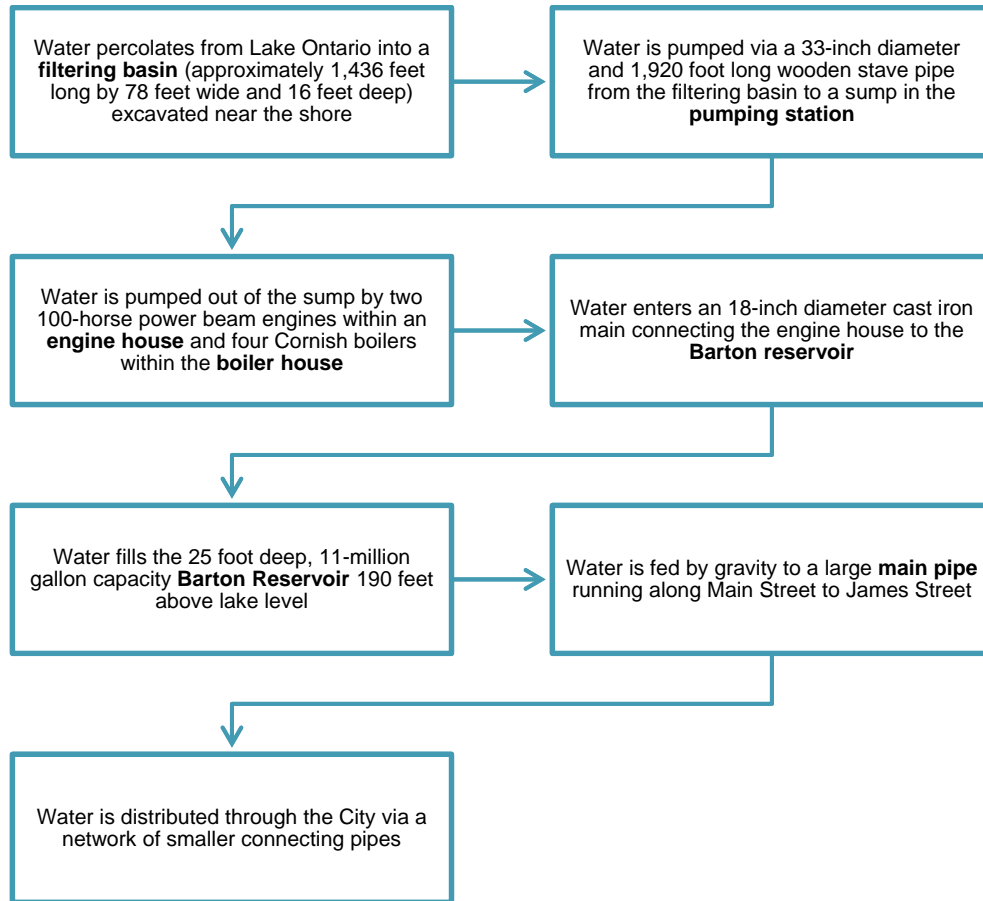


Figure 3: Process drawing of the first Hamilton Waterworks System, 1860-c.1903



**BARTON RESERVOIR - HERITAGE ASSESSMENT**



**Barton Reservoir**

25 foot deep,  
 11-million gallon  
 capacity reservoir  
 located 57.9 m (190 feet)  
 above lake level

**Pipeline**

18-inch diameter  
 cast iron main

**Waterworks**

Two 100-horse  
 power beam  
 engines within  
 an engine house  
 & four Cornish  
 boilers constructed  
 in the boiler house  
 station

**Filtering  
 Basin**

Filtering basin  
 approximately  
 1,436 feet long  
 by 78 feet wide  
 & 16 feet deep

**CITY OF HAMILTON  
 WATERWORKS  
 Plan & Section**

Base data © 2016  
 Digitalglobe, image  
 courtesy of USGS  
 Earthstar Geographics  
 SIO, © 2016 Microsoft  
 Corporation  
 Drawn by H.Cary

*Figure 4: Plan and section of the Hamilton Waterworks.*



In 1860, James McFarlane was hired for the role of Chief Engineer by the Board of Water Commissioners, a position he held for next 51 years. Supervising operation of the Barton Reservoir was William Calder; he remained at this post for 35 years until his death. He was succeeded by his son.

City Council took responsibility for the Waterworks from the Board of Water Commissioners in 1861 and over time, made several modifications to improve capacity. By 1903, the waterworks consisted of two filter basins, four pumping engines, the Barton Reservoir with a 0.5 m (20 inch) standpipe inside a stone tower, a water tower, and high-level pumping engines with a high level reservoir. Three mains measuring 0.45 m, 0.5 m, 0.76 m (18, 20, and 30 inches), respectively, connected the pumping station to the reservoir (City of Hamilton 1903). Components of the original waterworks system continued to operate into the 1950s. Although by then some of the buildings of the waterworks had been demolished, the property at 900 Woodward Avenue was substantially preserved and was designated as a National Historic Site of Canada in 1977 for its 'gracious complex of mid-19th-century brick industrial buildings' centered on the 'the Italianate architectural style of the 1859 Enginehouse/ Pumphouse with its rectangular massing on a raised basement under a pitched slate roof, entry on the short end, four bays of tall narrow windows and bull's eye windows on the side elevations, classically inspired detailing such as corner pilasters and dentilled cornice, and rusticated limestone construction' (Figure 5)(Canada's Historic Places 2017). In 1983, the Hamilton Waterworks were opened to the public as the Hamilton Museum of Steam and Technology (HMST).



*Figure 5: Left to right: the Chimney, Boiler House, and Engine House of the Hamilton Waterworks NHSC, February 2017.*

#### 4.2.1 Thomas Coltrin Keefer, Engineer (b. 1821, d. 1915)

Thomas Keefer was born in Thorold, Ontario in 1821, the fourth son of George Keefer and Jane McBride (James and James 1978:75-88). George, as the president of the Welland Canal Company, likely played some role in Thomas' interest to become an engineer. From 1833 to 1838, Thomas attended Upper Canada College in Toronto and upon graduating worked as apprentice engineer on the Erie Canal in New York. He later served as assistant engineer on the Welland Canal. By 1845, at just 24, Keefer was made Chief Engineer of the Ottawa River Works, responsible for ensuring timber was efficiently transported downstream. After the works were completed in 1848, Keefer authored two pamphlets —'The Philosophy of Railroads' (1849) and 'The Influence of the Canals of Canada' (1850)— both of which emphasized the social and economic benefits of trade with the United States via these transportation systems. The former pamphlet went through five reprintings while the latter won the Lord Elgin prize for 'best essay commemorating the completion of the St. Lawrence Canals in 1853' (Bush 1974:3.2-3.3). Although Keefer was well-known for his contributions to the development of railways, he made his professional reputation in the field of hydraulic engineering. In 1849, Keefer had led hydraulics surveys of the St. Lawrence rapids, and in 1853 he was appointed Chief Engineer of the Montreal Harbour Commission, which involved deepening the St. Lawrence River. He was then appointed Chief Engineer of the Montreal Water Works and tasked with designing the city's public water system (Keefer's success with this system, then Hamilton's waterworks, further solidified his reputation and he was a highly sought engineer across the country, later assisting development of waterworks for St. Catharines, Hamilton, Toronto, Ottawa, Quebec City, Halifax, and Dartmouth (Ross 2003), and featured on the cover of the September 26, 1863 edition of the *Canadian Illustrated News* (Figure 6). By 1895, Keefer was 'perhaps second to none' among Canadian engineers and in 1905 he was given an honorary doctorate from McGill University (Bush 1974:3.9). He was co-founder and first president of the Canadian Society of Civil Engineers (CSCE), and also served as president of the Canadian Institute and Royal Society of Canada. Keefer died in Rockcliff on January 7, 1915, but still widely recognized; in 1938 he was commemorated as a National Historic Person of Canada, and in 1942, the CSCE introduced the Thomas C. Keefer Medal for 'best civil engineering paper in hydrotechnical, transportation or environmental engineering' (CSCE 2017).



Figure 6: Thomas Keefer featured on the front page of the September 26, 1863 edition of the Canadian Illustrated News.

#### 4.2.2 Adam Brown, Waterworks Commissioner (b. 1826, d. 1926)

Adam Brown was born in Edinburgh in 1826 (James and James 1978:102-107). He immigrated to Upper Canada with his parents in 1833 and eventually settled in Hamilton in 1850, where he worked as a clerk with a dry goods company. From this modest beginning, Brown advanced to become head of wholesale grocery firm Brown, Gillespie and Company, and was instrumental in developing the Canadian cheese export business. Brown then became the first president of two Ontario railway companies —the Wellington, Grey, and Bruce Railway, and Northern Pacific Junction Railway— and also served as director and vice-president of the Great North Western Telegraph Company, director of the Canada Life Insurance Company, and as president of the Hamilton Coffee Tavern Company. In 1857, he was appointed to the Board of Water Commissioners and promoted to chairman within months. Through Brown’s leadership the Board guided the Waterworks project through an ambitious schedule with appropriate expenditure. Brown retired as Waterworks Commissioner in 1861 to pursue a successful career in public affairs. When he died in January 1926 at the age of 100, Brown was popular and widely recognized across Canada, Britain, and the United States. An article published in 1924 showing Brown next to a tree he had planted at the Barton Reservoir in 1857 referred to him as ‘Hamilton’s Grand Old Man,’ further remarking

hyperbolically that 'Both the tree and its planter still stand, two sturdy, rugged giants typifying the best in nature and man' (Figure 7) (*Herald Scrapbooks* 1924).



*Figure 7: Circa 1912 photograph of Adam Brown standing next to a tree he planted at the Barton Reservoir in 1859 (courtesy HMST).*

### 4.3 Property History

The property at 111 Kenilworth Access is on the northern-most portion of Lot 4, Concession 4 in the former Township of Barton, now City of Hamilton. Title abstract index records reviewed for the property indicate that the Crown Patent for all 100 acres was granted to James Durham in 1811, then purchased the following year by John Forsyth. He subsequently sold a 38.8 ha (96-acre) portion to Andrew Flock for £175 in 1818. The remaining 1.6 ha (4 acres) were acquired by David Richerdale in 1827, who held it until 1850 when it was purchased by Daniel Gage for £150.

The 1851 agricultural census for Barton Township confirms that Mr. Gage and Mr. Flock were each farming their respective portions of Lot 4, Concession 4, in addition to other lands in the same concession. It is unlikely that either individual resided within the limits of 111 Kenilworth Access, given the topography, and for the same reason it is unlikely that the property was ever under cultivation. In 1855, Mr. Gage sold this portion of Lot 4 to Joseph Lester for £120.

On May 21, 1857, Thomas Keefer reported to the Board of Water Commissioners that a favourable location for a distributing reservoir had been found on the northwest corner of Lot 4, Concession 4 (James and James 1978:48-49). At 57.9 m (190 feet) above Lake Ontario, a reservoir at this location would reduce stress on the system because water could be pumped and distributed with the assistance of gravity. The Board of Water Commissioners agreed, and on June 25, 1857 directed the City to purchase 1.6 ha (4 acres) from Messrs. Lester and Forsyth. Nearly a month later, the contract to build the reservoir was awarded to the firm of A. P. MacDonald, with William Hendrie as subcontractor (*Canadian Illustrated News* 1863; James 1998). The reservoir, designed by Keefer himself, was to be an oval-shaped basin, 7.6 m (25 feet) deep, and lined puddled clay on the base and sides. This clay was to be covered by a layer of broken stones, then a layer of rubble masonry (Figure 8) (James & James 1978:41). The 11-million gallon capacity reservoir was fed by a 0.46 m (18-inch) cast iron main from the engine house at the beach and distributed water through a large main running along Main Street East to James Street South. The reservoir valve was officially turned on by Adam Brown, Chairman of the Board of Water Commissioners, in 1859 (Hamilton Museum of Steam and Technology 1859).

After the Barton Reservoir was completed, a large residence and outbuildings were built for the Waterworks superintendent (hereafter Superintendent's Residence) immediately to the east of the basin and before the turn of the century the grounds were also the site of public gardens known as 'Reservoir Park' (Figure 9, Figure 11, Figure 10, and Figure 12). Later, a 0.51 m (20-inch) diameter standpipe, a turbine wheel, and two additional intake pipes were added to the reservoir to improve the pressure and output of the distribution system (Hamilton Spectator December 1, 1892; City of Hamilton 1903). After the James Street Reservoir was constructed in 1896, the Barton Reservoir functioned as an emergency reserve (Campbell 1966:214). This function continued until 1958, when its reserve role was superseded by the Kenilworth Reservoir and use of the Barton Reservoir was discontinued (Figure 13 and Figure 14).



Figure 8: The Barton Reservoir as depicted in the 1863 *Canadian Illustrated News*.



*Figure 9: Circa 1970s photograph of the Superintendent's Residence.*



BARTON RESERVOIR

*Figure 10: The Barton Reservoir in 1903 showing the Superintendent's Residence immediately east of the basin (Spectator Printing Company 1903).*



Figure 11: Postcard of Reservoir Park also showing Superintendent's Residence, 1910 (VRL 2017).



Figure 12: Detail of the Board of Park Management Map, 1930 (courtesy City of Hamilton).





*Figure 13: Post 1958 view of the Kenilworth and Barton Reservoirs (from Brouwer 2015).*



*Figure 14: Barton Reservoir in the 1980s (photo by Beverly Martin, Vintage Hamilton 2016).*

## 5.0 PROPERTY DESCRIPTION

This section provides an inventory of landscape and built features on the 111 Kenilworth Access property. A plan of the lot and its major built elements are illustrated in Figure 15.

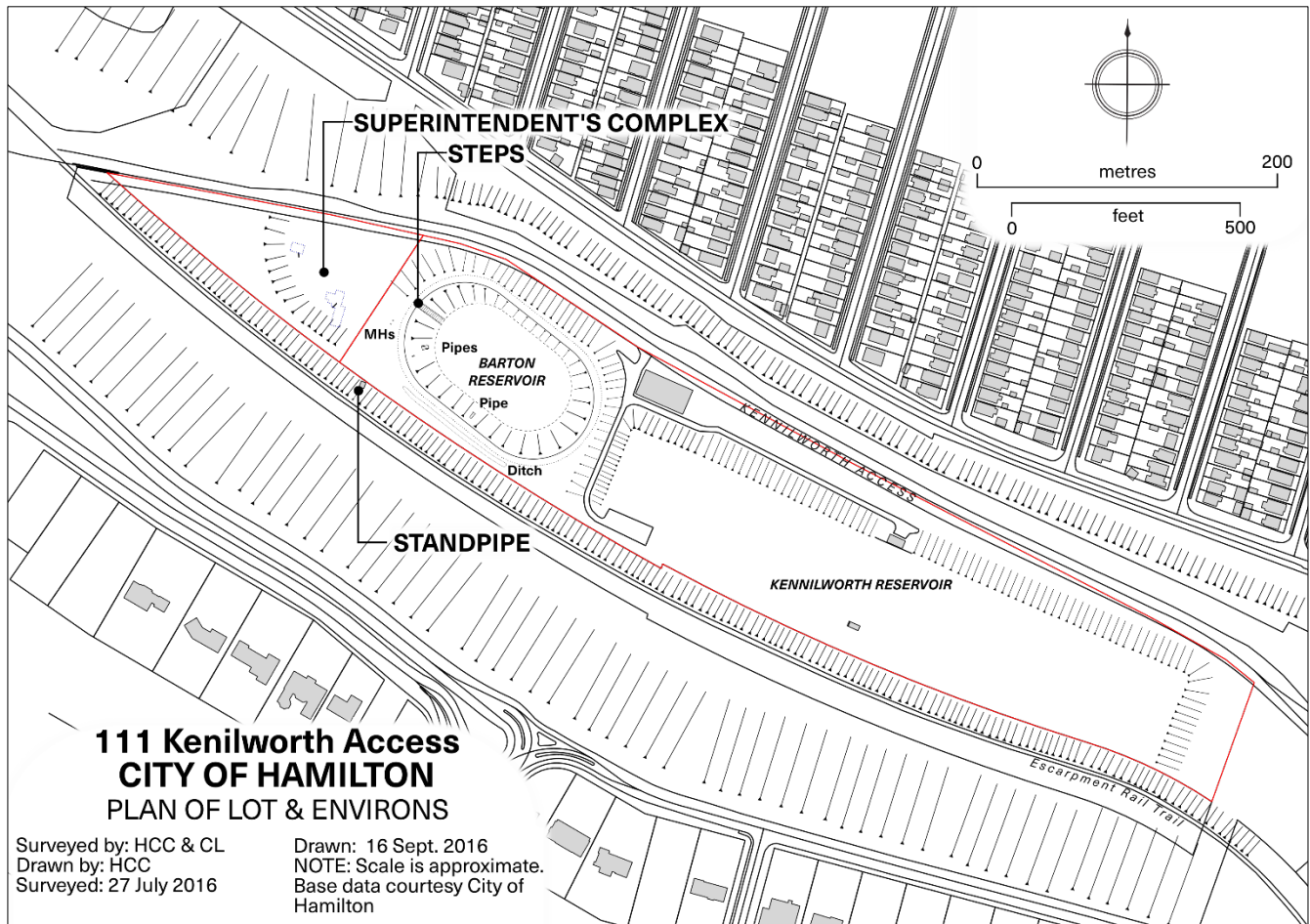


Figure 15: Plan map of 111 Kenilworth Access.

### 5.1 Setting

Although within a predominately urban environment, the property's immediate surroundings still retain many natural elements of the Escarpment, including its steep and undulating topography that descends at a 12.5% slope or by 15 m within the middle of the property alone (140 mASL to 125 mASL) (Figure 16). This slope is less severe on the eastern third of the property and is mediated elsewhere by terracing for the Barton and Kenilworth reservoirs, but on the north side of both reservoirs the slope again drops precipitously, in some cases by as much as 22%. On the flat section of Kenilworth Reservoir is mown grass, while over the eastern half of the property and on the slopes south of Kenilworth Reservoir there is heavy vegetation cover including a wide range of deciduous trees such as beech and maple, as well as a thick understory of deciduous bushes and grasses (Figure 17). In the eastern third of the property are also a number of conifers, a small meadow of tall grasses, and large sections of wild berry and poison ivy (Figure 18). As the photo from the 1980s shows, this is all relatively new growth (Figure

14). With the exception of the northwest corner of Barton Reservoir, where there is standing water and tall cattail reeds, the property is well drained.

The steep slopes of the property have predicated the built features of the property to be arranged in a linear fashion along a generally east-west orientation. On the west is the meadow, archaeological features of the Superintendent's Residence and a small driveway and rectangular gravelled area, while to the east are large valve manholes, the Standpipe and Barton Reservoir. East of this is the Kenilworth Reservoir with associated buildings and drainage ditches situated on its north, east and south edges.

Access to the property is possible on the north from Kenilworth Access at two points: one via a disused asphalt and gravel driveway that leads to the east and to the gravel lot (Figure 19), and the other by paved driveway immediately east of the Kenilworth Reservoir pumphouse. This road forks as it ascends the slope, with one branch leading south to a small utility structure and an electrical building on the southwest corner of Kenilworth Reservoir and the other leading to east the central access housing. However, both of these vehicle routes are blocked by chain-link gates and therefore non-restricted access is only possible by climbing the pedestrian stairs from near the corner of Kimberly Drive and Kimberly Way, approximately 240 m southeast of the property, then travelling on foot approximately 830 m along the former Hamilton and Lake Erie Railway, now the Escarpment Rail Trail (Figure 20). From here there is an unmarked and steep trail into the property immediately west of the Standpipe. A number of chain-link fences cross the property, one that encloses much of the area east of Barton Reservoir, and another that bisects the property between the two reservoirs. A fourth chain-link fence runs north-south along the east property line.

Views both into and out from the property are inhibited by the heavy vegetation cover in all but the mown area over Kenilworth Reservoir. The Standpipe can be seen from the Escarpment Rail Trail but even this is largely obscured by trees, and in some places the brush cover is so thick that the bottom of Barton Reservoir cannot be seen when standing at its upper edge. Although a significant earthwork, the sides of Barton Reservoir cannot be clearly identified when looking east from Kenilworth Access (Figure 21), and when looking west from Kenilworth Reservoir. In summer it is also virtually invisible from the Escarpment Trail. From any point on the mown area over Kenilworth Reservoir are expansive views of the City and Lake Ontario, but views into these same observation points are limited by vegetation on the east and west, and the viewplanes up the steep slopes on the north side of the property.



*Figure 16: View facing south from the south limit of the Barton Reservoir looking up the slopes up the Niagara Escarpment.*



*Figure 17: View facing west of the Kenilworth Reservoir (foreground) and Barton Reservoir beyond.*



*Figure 18: Meadow in the west portion of the property, west of Barton Reservoir.*



*Figure 19: View facing east of the disused driveway on the west side of the property.*



*Figure 20: View facing west of the Escarpment Rail Trail. The masonry of the Standpipe is partially visible on the right of the trail (red arrow).*



*Figure 21: View of the west extent of the property, facing east from the Escarpment Rail Trail.*

## 5.2 Built Features

### 5.2.1 Barton Reservoir

Barton Reservoir is stadium-shaped and measures approximately 454 feet east-west and 241 feet north-south, and reaches a depth between 23 feet and 40 feet (the former is based on field measurements taken by handheld GPS, and the latter based on contour data provided by the City). As these measurements and historic photographs show, the depth is not uniform and increases from gradually sloping sides on the south to steeper sides on the east and west, and a more vertical face on the north (Figure 22 and Figure 23). As originally designed, the reservoir had a volume of 11-million gallons (41,639,529.6 litres).

Construction around the top 11 feet of the reservoir is in ashlar mud or clay blocks that have a coarse grit or aggregate surface and measure 15 ¼ by 7 ½ inches (Figure 24 and Figure 25). The remainder of the construction is in large, coursed and squared limestone rubble measuring between 9 by 2 ¾ inches and 2 feet by 1 ¾ feet (average, 2 feet by 4 inches) (Figure 26, Figure 27, and Figure 28). Although placed on the ground as a surface for the basin, the rubble blocks have been laid with their bedding planes perpendicular to the surface beneath, as if they were the veneer of a standing wall. In areas where some of the coursed rubble has been removed, the sub-base of stone chippings is exposed, and since the stone type is the same as the coursed rubble layer above, may have been produced from rough-shaping the coursed stones (Figure 29). No excavations were carried out to reveal the surface beneath the stone chippings, but if the reservoir was built to Keefer's specifications, the base should be a layer of puddled clay (Keefer 1856:17; James & James 1978:41).

Descending from the west side of the reservoir is a set of eleven low-relief steps bordered by wide and low-relief stringers. For the top steps the construction is in 24-inch concrete pavers with 7 ½ inch wide stringers, while at roughly the half-way point these transition to squared rubble steps that vary in width from 25 inches to 28 inches and have stone stringers with a relatively uniform 8-inch width. However, these stringers vary in length between 13 inches and 29 ½ inches (average 20 inches). The width of the stone step treads also vary, from 18 inches to 21 inches, while the concrete treads are a uniform 13 inches (Figure 30 and Figure 31).

Two large iron pipes enter the reservoir at approximately mid-height of the basin's south side and are both 20-inches in diameter with 26-inch diameter female openings. The east pipe extends from the reservoir wall approximately 55 ½ inches (Figure 32), while more of the western pipe is more exposed and supported by a rectangular base of red bricks bonded with a hard white lime mortar that once formed part of the pipe housing (Figure 33 and Figure 34). A smaller, 12-inch diameter pipe with an 8 ½ inch pipe soldered into the female end is exposed southeast of the east pipe (Figure 35).

On the south and west sides of the basin are a number of related features. Approximately 9 feet south of the basin is a 12-foot wide by approximately 3-feet deep ditch that runs east-west and parallel with the reservoir wall (Figure 36). The full extent of this ditch could not be determined but it is presumed to run the full length of the reservoir. Immediately southwest of the reservoir are two 24 ¾-inch diameter iron manhole covers spaced 33 ¾ inches apart. In the centre of each is a 5 ¼-inch diameter hole that opens into the manhole, the depth of which was greater than could be measured with the available instruments. Both manhole covers are cast iron and have letters 'HWW' (for Hamilton Water Works) around a central, 21 ¾-inch diameter relief section that originally housed a valve assembly (Figure 37, Figure 38, and Figure 39).



*Figure 22: View facing west showing the gradual slope on the south side of the reservoir.*



*Figure 23: Circa 1912 view of the reservoir, facing west (courtesy HMST).*





*Figure 24: View facing south of the clay block section around the top of the south portion of the reservoir.*



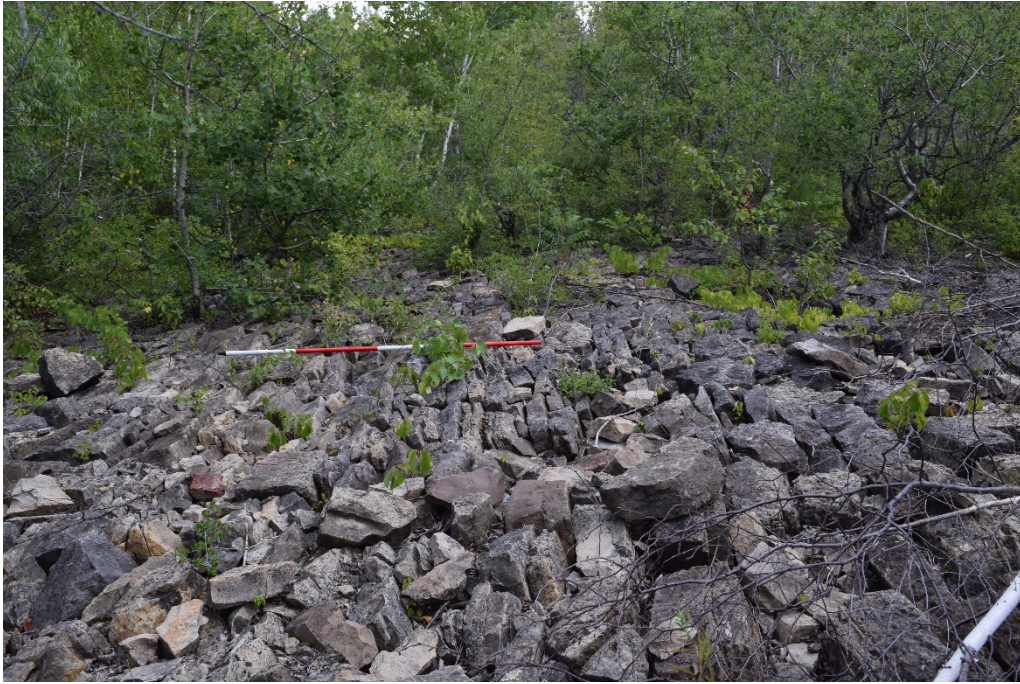
*Figure 25: Detail of the ashlar clay block construction.*



*Figure 26: View facing south of the coursed rubble construction.*



*Figure 27: Detail of the coursed rubble construction.*



*Figure 28: Coursed rubble construction near the centre of the reservoir.*



*Figure 29: Exposed section of the stone chipping sub-base.*



*Figure 30: View facing west of the stone and concrete steps from near the base of the reservoir.*



*Figure 31: Circa 1912 photograph of Adam Brown standing at the base of the stone steps (courtesy HMST).*



*Figure 32: View facing southeast of the east pipe.*



*Figure 33: Brick base of the west main pipe.*



*Figure 34: Circa 1970s photograph of the east main pipe and housing (courtesy HMST).*



*Figure 35: The small east pipe.*



*Figure 36: View facing west of the ditch south of the reservoir.*



*Figure 37: One of the manhole covers west of the reservoir.*



*Figure 38: View facing southeast of the manhole covers west of the reservoir.*



*Figure 39: Circa 1912 photograph of Adam Brown turning one of the valves over a manhole cover west of the reservoir (courtesy HMST).*



## 5.2.2 Standpipe

The free-standing, two-stage Stand Pipe is 10 feet 2 inches square in plan, and over 28 feet 11 inches in height (top of foundation plinth to middle railing of platform) (Figure 40, Figure 41, and Figure 42). The bottom stage includes a plinth foundation constructed with a top course of large ashlar blocks (averaging 2 feet 9 inches by 15  $\frac{3}{4}$  inches by 15 inches) with a cyclopean (rock or quarry faced) rustication and tooled and chamfered margins, and lower courses of both large and medium-sized quarry-faced stone laid in coursed, random-range ashlar (Figure 43). Due to the slope these lower courses are only visible on the east, north and south faces. On the east two courses are visible, while three courses are visible on the north face, and on the south face there are as many as four courses. Here, however, the construction includes sections of small coursed rubble with wide mortar joints (Figure 44).

For the gradually tapering wall above the masonry is squared rubble laid in random-range interrupted coursing with large quoins. This is capped by the second stage, which is a stone platform formed with a corbel and top course of large and narrow stone slabs with cyclopean rustication and tooled margins. Access to the platform is via a ladder on the north face that is made of welded iron pipe and descends to approximately half-way up the north face of the first stage. It is connected to a double railing that encloses the platform and is made of iron piping and elbow and tee fittings. Rising from the centre of the platform is a tall and large-diameter straight-pipe riveted casing made with rolled metal sheets and held with large and closely-spaced iron rivets (Figure 45). Two guide wires, one on the north and the other on the south, run from the platform handrail to near the mouth of the casing and are presumably to prevent the casing from bending or toppling in heavy wind.



Figure 40: The west and south sides of the Standpipe.



*Figure 41: North and west sides of the Standpipe.*



*Figure 42: East side of the Standpipe.*



*Figure 43: The north and west sides of the plinth and wall of the first stage.*



*Figure 44: The west side of the plinth and wall of the first stage.*



*Figure 45: The platform and riveted casing of the second stage, facing north.*

### 5.2.3 Hydrant

A small hydrant is also reported to be on the property, but could not be located during the field survey. However, a hydrant was recorded during the 2016 'Jane's Walk Hamilton', and a plan for 'Hamilton Water Works Hydrant No.1' bearing Keefer's signature and dated to 1859 was found in the HMST collections (Figure 46 and Figure 47). The plan does not indicate whether it was for Barton Reservoir but does appear to be similar to the recorded hydrant.



*Figure 46: Hydrant photographed during the 2016 'Jane's Walk Hamilton' (@PipelineTrail 2016).*

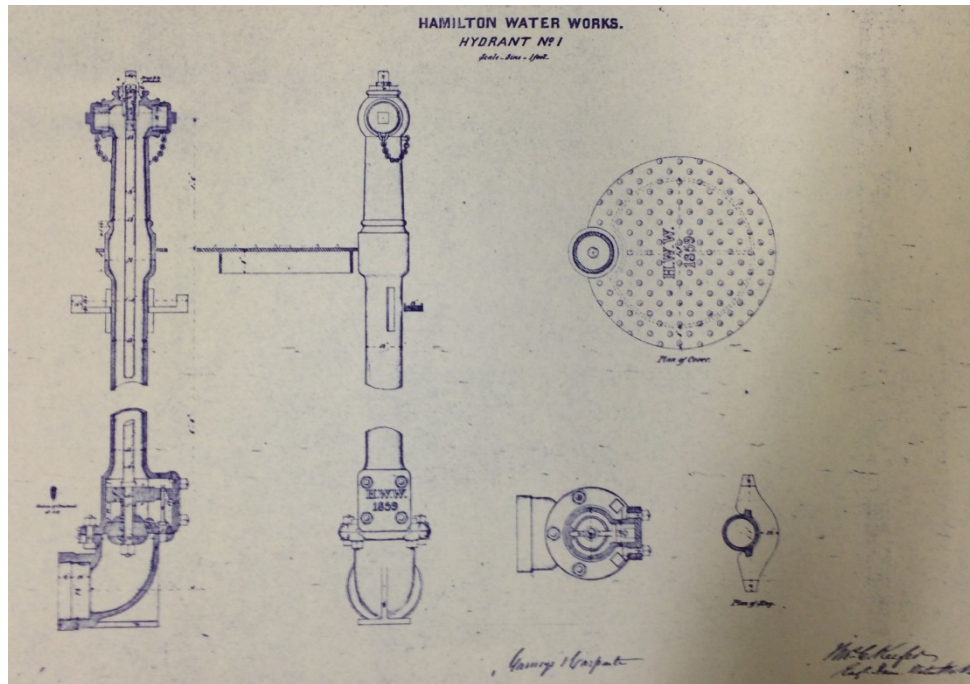


Figure 47: Hydrant plan signed by Keefer in 1859 (courtesy HMST).

#### 5.2.4 Superintendent's Residence & Reservoir Park

Relatively few records exist of the Superintendent's Residence and Reservoir Park, but enough to gain a general understanding of the complex and its history. In the 1863 *Canadian Illustrated News* depiction of the reservoir a small, single-storey house is west of the basin and has just a central door, rear lean-to, and a small central stack emerging from a gable roof. Also shown is a tall palisade fence running along the road-side that seems to pass close to the reservoir (Figure 8).

A painting by John Herbert Caddy dated to 1866 also has a small house west of the reservoir but he drew two windows either side of the central door and the lean-to with a gable roof. Caddy also illustrated a small fenced compound east of the house, and the road now travelling upslope to the south and away from the reservoir. A path that appears to follow the route of the 1863 road can be seen going past the reservoir and cutting through the forest to the east (Figure 48).

When this building was replaced by the subsequent Superintendent's Residence is unknown but the style of the house bears many similarities with an Italianate design proposed in the 1865 edition of *The Canada Farmer*, and could pre-date 1870 (Blumenson 1990:58-59). Two-storeys in height, the Superintendent's Residence was constructed in red brick accented with dressed stone window lintels and segmental relieving arches with buff brick voussoirs, and had a frontispiece with perforated bargeboard and king post at the cross-gable. Console brackets lined the moulded frieze under the eaves of the building's hip roof and flat roof for the closed porch, the latter of which also had turned wood columns and a double leaf entrance with large transom and glazed and panelled doors. The house had a number of tall chimneys, and a single-storey wing with open verandah supported by turned wood posts and flanked by elaborate brackets and fretwork (Figure 9 and Figure 49). A large wing off the southeast corner is seen only in air photos but may have been added by 1927; its shape and association with the gardens of Reservoir Park suggests it may have been a greenhouse.

Northwest of the Superintendent's Residence is what appears in the 1927 air photo to be a garage, and two more buildings had been added to the complex by 1965; one is listed as a 'front garage' and had a single-bay entrance (Figure 50 and Figure 68), while a much smaller 'tool shed' had been erected between the front garage and the residence.

It is also unknown when the area was developed as 'Reservoir Park' but it may have been in place as early as 1908, when a postcard of a scene in the park was published (Figure 11). An undated postcard may date to the same period (Figure 51). These show neatly manicured lawns, a variety of coniferous and deciduous trees, and ornamental ponds, gardens, bushes, and hedges, as well as relatively clear views up the Escarpment. Circa 1912 photos and a 1913 postcard shows footpaths and conifers lining the reservoir, and the conifers around the reservoir remained a distinctive feature of the property until shortly after 1950 (Figure 52 to Figure 57). Their removal may have coincided with construction of the new Kenilworth Reservoir, but the use of the property as a park continued until shortly after 1974, when all the buildings of the Superintendent's Residence complex were demolished.

Archaeological remnants of the complex were found on the surface during the field investigations, and included brick, mortar, and concrete debris and a section of wall constructed in cut stone (Figure 58 and Figure 59). Artifacts such as part of a ceramic vase and window glass were also seen on the ground. That some of the demolition debris is in relatively large piles suggests it was moved there by heavy equipment, although the find locations appear to correlate with where the Superintendent's Residence and the earliest garage could be relocated using GIS overlays. Heavy vegetation growth and poison ivy prevented a systematic surface inspection of the area.



*Figure 48: View of the Barton Reservoir by John Herbert Caddy, circa 1866 (courtesy HMST).*



Figure 49: Circa 1912 photograph of the Superintendent's Residence, gardens, and paths (courtesy HMST).

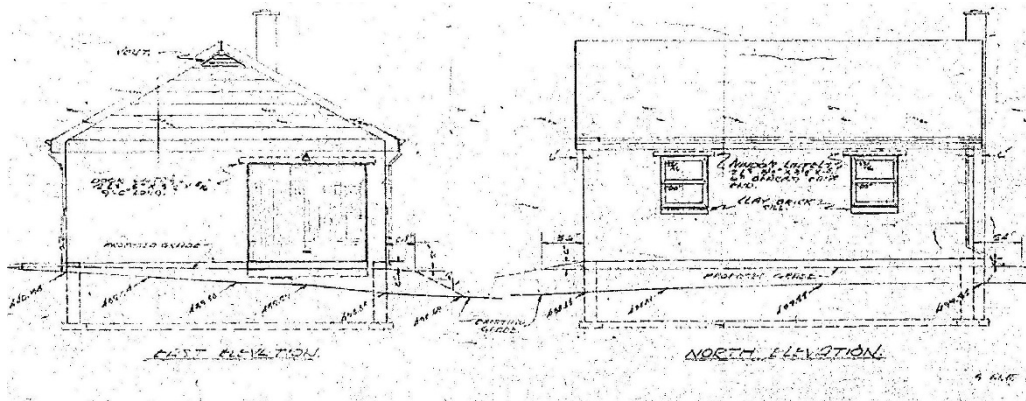


Figure 50: Elevations of the 'front garage', circa 1930-40s (courtesy HMST).



*Figure 51: Undated (early 20<sup>th</sup> century) postcard of Reservoir Park (hamiltonpostcards.com).*



*Figure 52: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST).*





*Figure 53: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST).*



*Figure 54: Circa 1912 photograph of the gardens at Reservoir Park (courtesy HMST).*



*Figure 55: 1913 postcard of Reservoir Park ([hamiltonpostcards.com](http://hamiltonpostcards.com)).*



*Figure 56: Circa 1912 photograph of the conifers surrounding Barton Reservoir (courtesy HMST).*



*Figure 57: 1930 postcard showing the conifers surrounding Barton Reservoir (hamiltonpostcards.com).*



*Figure 58: Worked stone and demolition debris found in the former Superintendent's Residence/ Reservoir Park.*



*Figure 59: Ceramic and glass artifacts on the surface in the former Superintendent's Residence/ Reservoir Park.*

### 5.2.5 Kenilworth Reservoir

Kenilworth Reservoir is substantially larger than the original facility, and measures approximately 1,168 feet east-west, by 328 feet north-south. The largest element is the covered reservoir or cistern, which is vented by two rows of tall concrete pipes with stainless steel caps running along its north and south sides (Figure 60 and Figure 61). Although topped by mown grass, the walls of the underlying construction can be clearly seen in aerial photos taken during dry periods. At the south-centre border of the reservoir is a storey-and-a-half brick building with gable roof and cross-gables, and a single door and venting, while at the far southwest corner is a poured concrete structure built into hillside that also has a single door and venting (Figure 62 and Figure 63). Approximately 25 m north of the concrete structure is a portable electrical building elevated on a concrete slab (Figure 64). Near the south access road is a large and windowless brick and concrete pumphouse building that has a flat roof, venting, a recessed side entry, and a stylized depiction—rendered in metal strips—of a person carrying water buckets from a shoulder pole or yoke (Figure 65 and Figure 66). On the north-central side of the reservoir and at the east end of the access road is a square, storey-and-a-half building to house access to the reservoir (Figure 67). Roman relieving arches augment the brick construction, and the building is flanked by two concrete retaining walls. Elsewhere on the site are surface or elevated manholes (one with a date of 1952 and another with 1960), and running along the south boundary of the reservoir is a formed concrete ditch. At its eastern extent is a concrete surface drain that extends upslope to the southeast.



*Figure 60: View of Kenilworth Reservoir facing west from near the southeast corner of the reservoir.*



*Figure 61: The concrete vent pipes on the north and south boundaries of the reservoir.*



*Figure 62: View facing southeast of the brick building in the south-centre portion of the reservoir.*



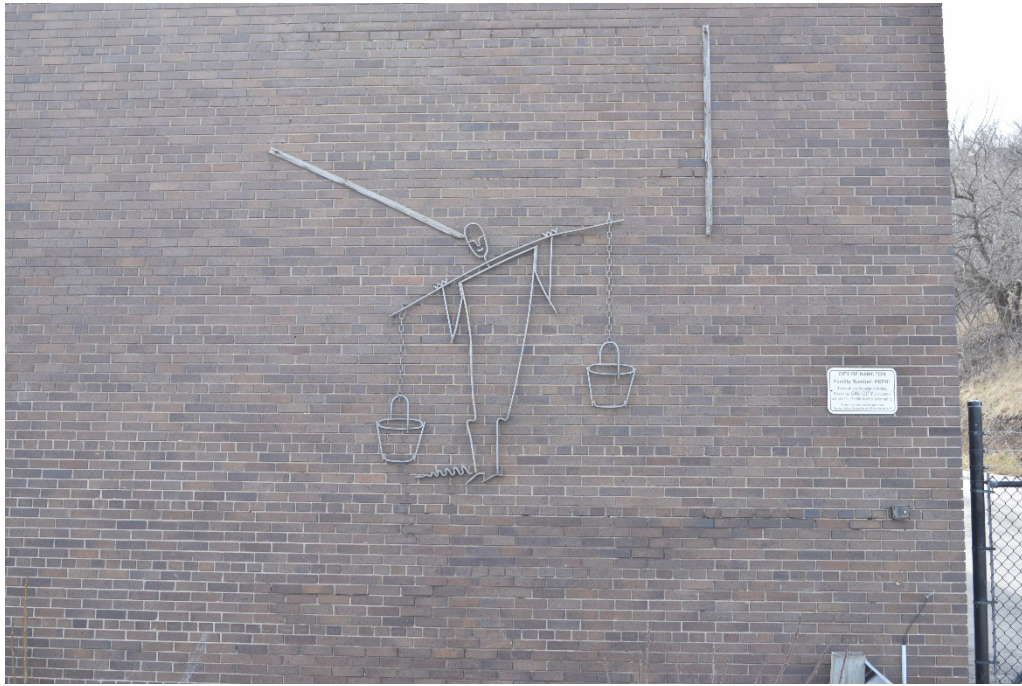
*Figure 63: Concrete structure at the southwest corner of the reservoir.*



*Figure 64: The electrical building near the southwest corner of the reservoir.*



*Figure 65: The pumphouse at the northwest corner of the reservoir.*



*Figure 66: Art installation on the north wall of the pumphouse.*



*Figure 67: Brick access building with Roman relieving arches.*



## 5.3 Interpretation

### 5.3.1 Structural Sequence

Like many historic properties in Hamilton, the number of structural sequences evident at 111 Kenilworth Access are relatively few. However, from a combination of field investigations and historical data, at least four phases can be defined for the property. Developments in the last two phases are also illustrated in Figure 68.

#### 5.3.1.1 Phase 1: circa 1856-1866

The first phase represents construction of Barton Reservoir between 1856 and 1860, and its elements as depicted by Caddy in 1866. Elements of this phase include the:

- Stone and clay block masonry, and earthworks, of Barton Reservoir;
- Stone section of the access steps on the west side of Barton Reservoir;
- East and west large diameter cast iron pipes that empty into Barton Reservoir;
- Ditch along the south border of Barton Reservoir; and,
- Small house and associated fences of the Superintendent's complex.

#### 5.3.1.2 Phase 2: 1866-1958

This phase includes all additions to the west portion of the property and prior to construction of Kenilworth Reservoir. These features include:

- Stone and metal construction of the Standpipe;
- Cast iron manhole covers;
- Superintendent's Residence, garage, and greenhouse;
- Conifer plantings around Barton Reservoir; and,
- 'Reservoir Park' with garden with ponds and ornamental plantings.

#### 5.3.1.3 Phase 3: 1958 to circa 1980

This phase represents construction and operation of Kenilworth Reservoir, and the continued maintenance of Barton Reservoir and Superintendent's complex. Features of Phase 3 include the:

- Construction of reservoir and buildings for Kenilworth Reservoir;
- The 'front garage' and tool shed for the Superintendent's complex;
- Removal of the conifers surrounding Barton Reservoir; and,
- Maintenance and operation of Reservoir Park.

#### 5.3.1.4 Phase 4: circa 1980 to present

Elements of this period encompass the general reduction in land use over the past thirty to forty years and includes:

- Demolition of the Superintendent's Residence and associated buildings;

- Unchecked vegetation growth of the west half of the property; and,
- Vandalism of the Standpipe and Barton Reservoir.

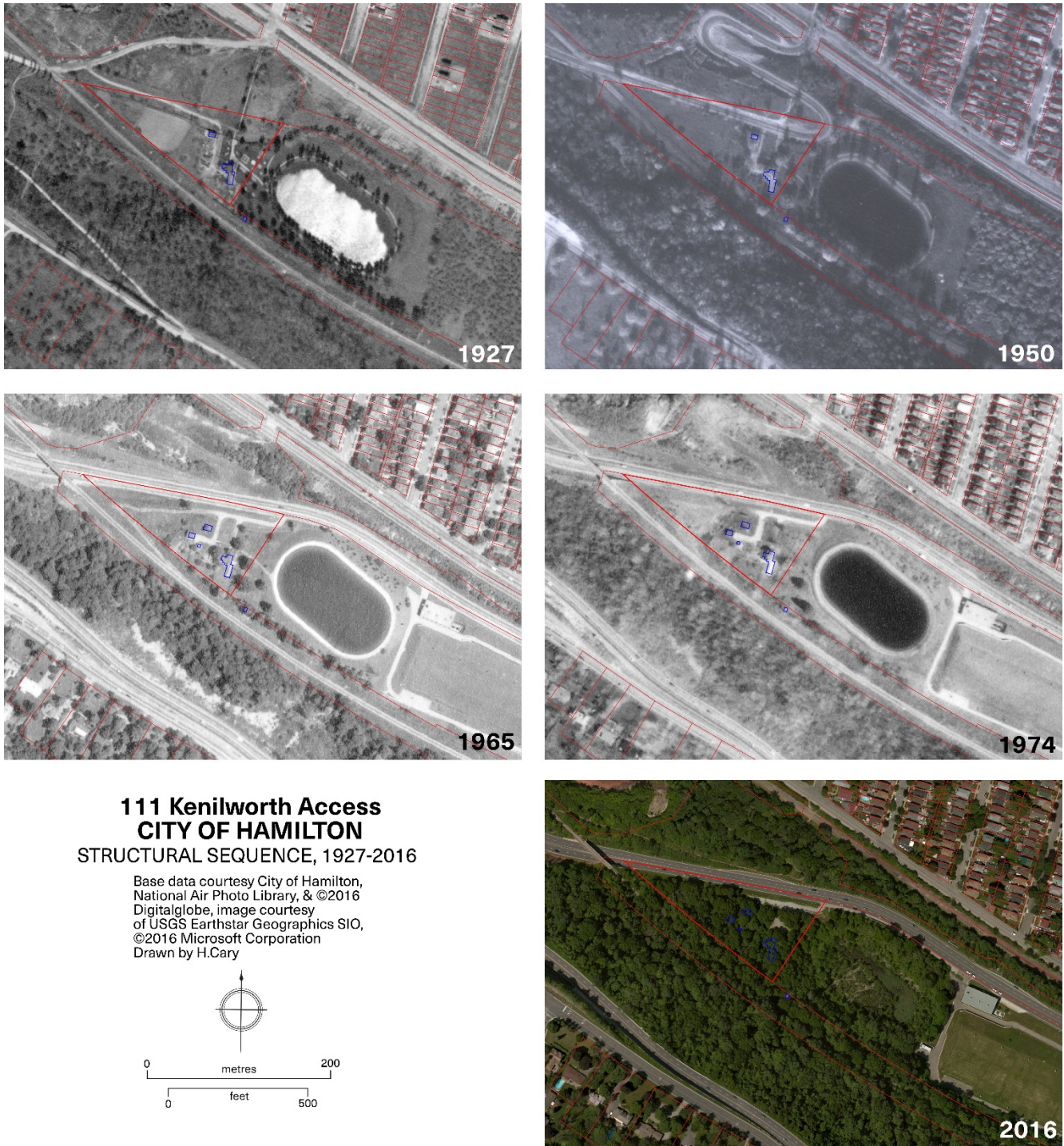


Figure 68: Air photo sequence for the west portion of the property, 1927-2016. The Standpipe and buildings of the Superintendent's complex are outlined in blue.

### 5.3.2 Analysis

Today the Barton reservoir, with what are experienced as scattered and overgrown features, is a difficult complex to understand in isolation, and a lack of historical accounts combined with few published studies on similar systems—such as those designed by Keefer in Montreal, Toronto, and Ottawa—further compounds the issue. Analysis of the property therefore relies heavily on an archaeological interpretation of the physical remains, and placing these within their historical engineering, geographical, and social, context.

From these physical remains it is clear that building the reservoir was labour intensive, with preparation of the site including not only mining into the Escarpment for the basin, but also forming huge earthworks to support its east, west and south sides. Stone for the reservoir lining may have been procured as a by-product of the basin mining although it could also have been imported along with the puddled clay and ashlar clay blocks. Dressed stone for the later Standpipe construction was definitely imported and all of these materials—since the construction predated the nearby railways—required difficult and challenging overland transport by road. Labour too would have to come from a distance to what was then a relatively remote rural area.

Keefer's placement of the reservoir suggests that the varying natural topography of the Escarpment factored into his decisions, and necessitated changing the course of the pipeline to the south by over 60 degrees at Main Street East, rather than continuing in a straight line toward the Escarpment near the end of Gage Avenue South. The straight line route to Gage Avenue South was only about 200 m longer from the Main Street East junction than the line south along Ottawa Street South to the Barton Reservoir, but the engineering considerations must have been such to warrant the change in course. Even with this slightly shorter route to the reservoir, the distance between the reservoir and the waterworks by the lakeshore was a considerable 5.4 km, requiring construction and operation of one of the largest steam pumps ever erected in Canada.

Barton Reservoir's construction and location were thus key determinants in the architecture and power required at the other end, and it played a fundamental role in the extensive and sophisticated system that supported Hamilton's growth over the late 19th century and into the 20th century. Although well outside the City when the waterworks system was inaugurated by the Prince of Wales in 1860, in under a century the reservoir was surrounded on all sides by residential development and had been relegated to a back-up system, then made obsolete altogether by construction of the Kenilworth Reservoir in 1958. This obsolescence was not the result of a failed engineering experiment but rather a product of the system's success; by providing water to the embryonic city for fire suppression and disease-free consumption, Hamilton could expand exponentially into its rural countryside.

In its obsolescence, and collection of inter-related but separate built features such as the reservoir, standpipe, ditches, manholes, and archaeological remains, Barton Reservoir can be understood as a *relict cultural heritage landscape*, yet one that extends historically and functionally to include the Pipeline Trail and Hamilton Waterworks NHSC. This landscape context could also be extended into the City to include the surviving and tangible markers of the City's pride in its water system. At a number of prominent locations throughout Hamilton, including the centre of the commercial core at Gore Park, the City's municipal water supply was displayed and celebrated through large public fountains. These served not only for enjoyment, but also to illustrate the narrative of human engineering as a force that could overcome the challenges of nature and disease to harness water for public benefit (Osbaldeston 2016:60; Hammel 2012).

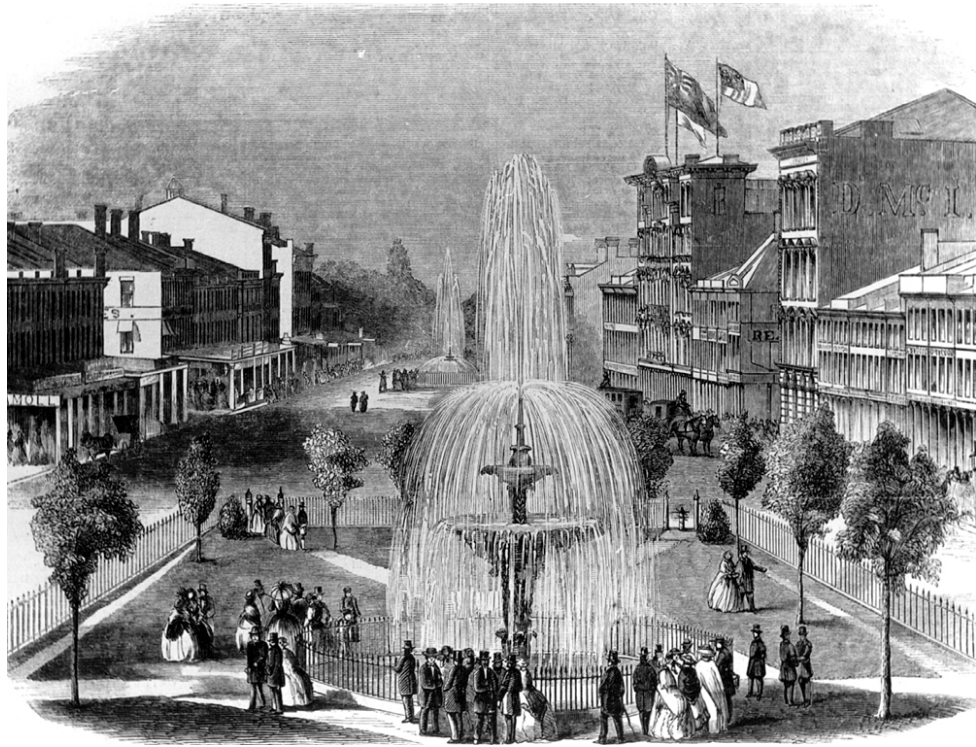


Figure 69: 1860s view of the fountain at Gore Park (University of Toronto Fine Art History Slide Collection, <http://www.fineart.utoronto.ca/canarch/ontario/hamilton/hamilton.jpgs/20-134.jpg>)

## 6.0 CULTURAL HERITAGE EVALUATION

Based on the determination of the property as a relict cultural heritage landscape, the following evaluation follows the City's guidance category for built heritage and cultural landscapes, and references the *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*.

### 6.1 Historical Associations

#### 6.1.1 Thematic

Although the Barton Reservoir predates Hamilton's period of most significant growth and success beginning in the 1870s, investment in an extensive waterworks system and commissioning a prominent engineer to construct it were an early indication of Hamilton's moniker as 'the Ambitious City', and the scale and efficacy of the system was an important precondition for ensuring that the City could expand and prosper. Provision of water would also become a source of civic pride for Hamiltonians in the 19<sup>th</sup> century, one reinforced through numerous public fountains and lush gardens. This sentiment was sustained after the height of Barton Reservoir's service through development of the grounds as a park and ornamental garden and with a large and ornate Superintendent's building, but can also be seen in the elements of Kenilworth Reservoir, which included preservation and maintenance of the original reservoir and Superintendent's complex until 1980, and through decorative elements in the construction such as Roman relieving arches and an art installation.

#### 6.1.2 Event

The property is not *directly* associated with a specific event that has made a significant contribution to the community, province or nation. However, it is associated with the official opening of the Hamilton Waterworks by the Prince of Wales in 1860, and there is a possibility that inspection of the Barton Reservoir was part of the Prince's itinerary during his time in Hamilton.

#### 6.1.3 Person and/or Group:

The property is associated with prominent local citizen Adam Brown and hydraulic engineer Thomas Coltrin Keefer. Adam Brown played a pivotal role in initiating and completing the waterworks system as chairman of the Board of Water Commissioners, and evidently took great pride in all elements of the construction. The series of photographs now in the HMST collection taken in 1912 shows Brown standing next to a conifer he planted on the property 'on the completion of the Barton Reservoir', at the foot of the stone steps, and turning a valve at the reservoir (Figure 7, Figure 31, and Figure 39).

The location, design, and construction of the Barton Reservoir can be directly attributed to the expertise of Thomas Coltrin Keefer, whose publications and work at Montreal had made him a household name by the time he was commissioned for the Hamilton Waterworks. His reputation only grew after the success of the Hamilton system and over his subsequent career. Today Keefer is still recognized as one of 'North America's foremost hydraulic engineers' (Anderson 1988:206), and commemorated as a National Historic Person of Canada.

The Barton and Kenilworth reservoirs are also associated with the City's water department, who are not only charged with the high level of responsibility required to provision an efficient and safe water supply for all of the City's residents, but also have maintained the property's facilities, gardens, and buildings for the past 160 years.

## 6.2 Architecture & Design

### 6.2.1 Architectural merit

As a functional engineering work, the Barton Reservoir's architectural merit is derived from its 'monumental' construction in clay, stone, and earthworks. For the time period, and in its rural setting, preparing the basin with puddled clay and stone chip sub-base, laying the coursed rubble and clay block lining, and installing the piping, ditching, and earthen embankment to defined specifications all represented a mammoth engineering effort. Similarly, the height, slanted walls, and heavy dressed stone construction of the Standpipe not only has architectural merit as a rare surviving example of its type, but also one rendered on a challenging site location. It is a testament to the structures' designers and builders that the Reservoir and Standpipe remain substantially intact after 160 years. Although there are few studies on contemporary reservoirs in Canada, it is likely that the reservoir and associated elements is a rare and unusual example of its type, age, construction for the entire country. The Kenilworth Reservoir is more typical of 20<sup>th</sup> century municipal works construction although the decorative elements are relatively unusual features.

### 6.2.2 Functional merit

Although no longer in use, Barton Reservoir's functional merit continues as a critical element for understanding Keefer's design for the Hamilton Waterworks system. The volume, shape, and profile of the reservoir, as well as associated elements such as hydrants, valve covers, and Standpipe were all integral to the operation of the Waterworks, as was the ditching and earthworks for reducing erosion, overtopping, and preventing the tremendous volume of water from washing out the construction. This vital functional role for the City's water supply continued with construction of Kenilworth Reservoir.

### 6.2.3 Designer

In siting, design, and construction the Barton Reservoir is a direct reflection of Keefer's high level of technical expertise as a designer of large municipal works, but also his foresight for civic water needs and an ability to scale his ideas to the local budget. Of the system's components, Keefer's design for the Hamilton Waterworks NHSC have received the most attention and study but other elements, such as the pipeline and Barton Reservoir, are equally reflective of Keefer's understanding of the terrain, local needs and economy, and a practical vision for the City's future.

For Kenilworth Reservoir, information on the individuals responsible for its design and construction could not be found. Similarly, the public park and associated Superintendent's Residence is unattributed but was a designed landscape with extensive hedges, ornamental pools and garden bed, paths, and tree plantings maintained by at least two full-time gardeners (a head and assistant).

## 6.3 Integrity

With the exception of the former Superintendent's complex demolished sometime after 1974, the heritage integrity of the property is high. Surprisingly, no elements of Barton Reservoir were destroyed in 1958 to make way for Kenilworth Reservoir, and most of these original features have survived intact despite minimal or no maintenance over the past 40 years. Barton Reservoir and associated elements appear to have undergone only minor modification during their period of use, such as replacement of the top portion of the access steps in concrete. Preservation of archaeological remains of the Superintendent's complex and Reservoir Park is also presumed to

be high based on the presence of surface finds, the limited use of the area, and a lack of evidence for significant earthmoving.

However, this integrity is currently under threat from unauthorized access and unchecked vegetation growth. Visitors have removed several sections of Barton Reservoir's coursed rubble lining and in one location have piled stones to create a large fire pit (Figure 70). It is likely that the heat from this fire in turn damaged the *in situ* stones of the lining beneath. The base of the Standpipe has also been damaged by fire and other forms of vandalism (Figure 43). Vegetation growth in the basin is dislodging the coursed rubble lining and impacting the puddled clay and chipped stone sub-base (Figure 71), as well as cracking the ashlar blocks up the upper lining. The surface of the clay blocks is also being damaged by minor foot traffic in some areas on the south border of the reservoir.



Figure 70: A large fire pit found in the south-central portion of Barton Reservoir made of stone scavenged from the basin lining.



Figure 71: Root action dislodging stones of the coursed rubble lining of Barton Reservoir.

## 6.4 Environmental Context

### 6.4.1 Landmark

Of the property's elements, Kenilworth Reservoir is the most visually recognizable landmark due to its large size and cleared earthworks that can be seen from the foot of the Escarpment and along Kenilworth Access. For pedestrians on the Escarpment Trail, the Standpipe is a recognized historical landmark even if its function is not understood by many, and its connection to the reservoir is obscured by heavy vegetation. Other features of the property, such as Barton Reservoir and associates ditches and manhole covers are obscured by vegetation and difficult to access, and therefore have low landmark value today. However, this status is a recent development; in 1863 Barton Reservoir was noted as 'a favourite spot to wander about: the view from it is magnificent' (*Canadian Illustrated News* 1863), and until at least the 1980s the reservoir was a prominent feature celebrated in numerous postcards and published photographs.

### 6.4.2 Character

With its steep slopes and heavy vegetation over much of its western extent, the property continues the natural character of the Escarpment. However, over much of the past century the area immediate to the reservoir would have been cleared for the rail lines, roads, and reservoirs. Within the property the intact artificial landforms and continuity of municipal water system elements between the Kenilworth and Barton Reservoirs continue the 'industrial' or municipal works character of the place. The character of the former residence and public park is no longer apparent due to earthmoving and heavy vegetation growth.



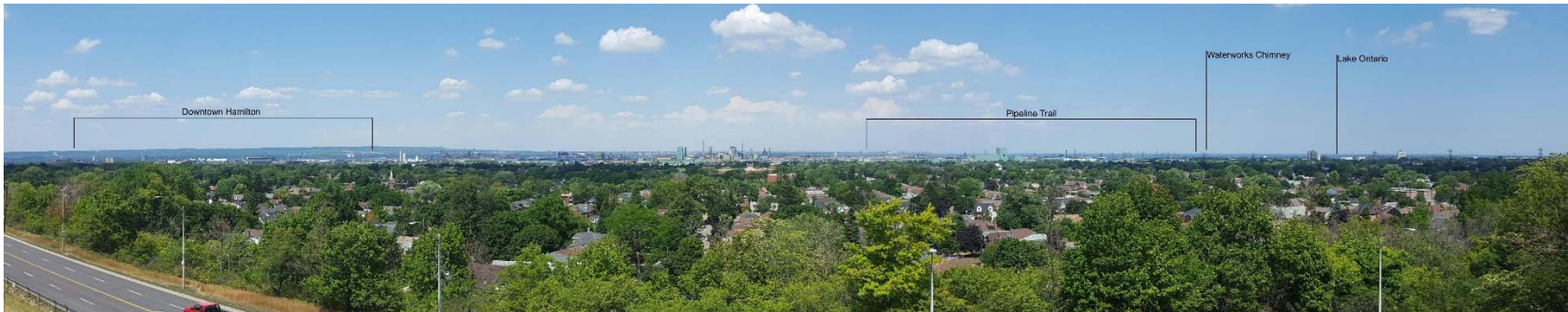
### 6.4.3 Setting, Sense of Place, Serial Vision, and Material Content

Like the property's character, the integrity of setting remains high despite the unchecked vegetation growth. The relationship with the topography and natural character of the Escarpment remains clear and unhindered, and although high trees and brush partially obscure views to the east and west, there are still clear sight lines to the City (which relied on the water source), the trees lining the Pipeline Trail, the Hamilton Waterworks NHSC chimney, and Lake Ontario from on top of the Kenilworth Reservoir and embankment of the Barton Reservoir (Figure 72). From this location there is also a strong sense of place, given the vistas and elevation above the City.

A strong sense of place is also experienced from three other locations: when standing on the former rail line next to the Standpipe, when standing on the top section of Kenilworth Reservoir, and when standing at the base of Barton Reservoir. However, the visual connections between these elements is inhibited by vegetation growth. The thick vegetation on the property along both Kenilworth Access and Escarpment Trail also prevent any cohesive serial vision when travelling on these routes by vehicle or on foot, respectively. The same issue prevents the property from having a favourable material content; although now and increasingly 'natural' environment, the vegetation in the west portion of the property is primarily new growth and highly varied, and masks the aesthetics of the natural slopes and artificial earthworks, and as well as the curved lines of the reservoir, the proportion and symmetry of the Standpipe, and any remnant of the former park gardens. For the eastern portion of the property, the ventilation stacks, angular and functional architecture, and use of concrete for retaining walls and ditches all serve to reduce the material content of Kenilworth Access.



## BARTON RESERVOIR - HERITAGE ASSESSMENT



*Figure 72: Panorama of the view facing north from Kenilworth Reservoir.*

## Social Value

### 6.4.4 Public perception

The historical and social value of City's first water system is formally recognized through designation of the Hamilton Waterworks as a national historic site, as a Civil and Power Engineering Landmark, as protected heritage property under Part IV of the *Ontario Heritage Act*, and through Thomas Coltrin Keefer's commemoration as a National Historic Person of Canada. In 1990, it was noted to the Historic Sites and Monuments Board of Canada that the 'Hamilton Waterworks occupies a notable place in the history of urban water supply in Canada,' and is the 'oldest surviving example of a Victorian water-supply building in the country'. Elsewhere in the same report it is described as 'the best surviving example of a pre-1900 pumping waterworks in Canada'. Seventeen years later these statements remain true, but could be extended to include Barton Reservoir and the Pipeline Trail and state that the Hamilton Waterworks is the oldest and best surviving example of a Victorian water-supply *system* in Canada.

As mentioned above, the value of the Hamilton's waterworks for the social and physical health of residents was pivotal to the City's success. Today, the social value of the City's water system—and by extension the reservoirs—is perhaps best summarized by the slogan for Hamilton Water: 'Water is Life'. Unfortunately however, the once valued Barton Reservoir that featured in postcards and referenced in local newspapers is now the least well-known of the system's elements and in declining condition. It is only peripherally mentioned in Historic Sites and Monuments Board Agenda Papers and other recent histories, and has received limited attention in the past decade with the exception of the 2009 designation request, through blog posts, and as part of a 'Jane's Walk'.

## 6.5 Evaluation in Reference to *Ontario Regulation 9/06*

For the reasons stated above, 111 Kenilworth Access also meets all criteria of *Ontario Regulation 9/06*:

1) The property has **design value or physical value** because it:

Criteria	Evaluation
i) <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Meets criterion. See Section 6.2.1.
ii) <i>Displays a high degree of craftsmanship or artistic merit.</i>	Meets criterion. See Section 6.2.1.
iii) <i>Demonstrates a high degree of technical or scientific achievement.</i>	Meets criterion. See Section 6.2.1.

2) The property has **historic value or associative value** because it:

Criteria	Evaluation
i) <i>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	Meets criterion. See Section 6.1.
ii) <i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture.</i>	Meets criterion. Further historical and archaeological study of Barton Reservoir has the potential to yield further information on the personnel and operations of the City's Water Department as well as its importance to Hamiltonians as a municipal water supply and recreational garden (see also Section 6.1.3).
iii) <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Meets criterion. See Section 6.1.3.

3) The property has **contextual value** because it:

Criteria	Evaluation
i) <i>Is important in defining, maintaining or supporting the character of an area.</i>	Meets criterion. See Section 6.4.2

Criteria	Evaluation
ii) <i>Is physically, functionally, visually or historically linked to its surroundings.</i>	Meets criterion. See Section 6.4.3.
iii) <i>Is a landmark.</i>	Meets criterion. See Section 6.4.1.

## 7.0 CULTURAL HERITAGE VALUE: CONCLUSIONS & RECOMMENDATIONS

### 7.1 Recommendations

This cultural heritage evaluation of 111 Kenilworth Avenue concludes that the property is of cultural heritage value or interest since it meets all but one of the City’s heritage evaluation criteria for built heritage and all but three for cultural heritage landscapes. Additionally, the property meets all criteria of *Ontario Regulation 9/06*.

Golder therefore recommends that:

- The property be considered for designation under Part IV of the *Ontario Heritage Act* and be added to the City’s *List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*.

Although beyond the scope of an evaluation report, Golder also recommends the following short and long term conservation actions to improve the property’s cultural and physical integrity.

#### 7.1.1 Short-Term Actions

Golder recommends that in the near future the City should:

- Clear all vegetation currently impacting the stone and clay block lining of the Barton Reservoir;
- Increase security at the property and prevent vandalism to the surviving features of the Barton Reservoir; and,
- Initiate a combined heritage conservation plan and management plan to guide the protection and preferred conservation treatment (preservation, rehabilitation, or restoration) of the east portion of the property (Barton Reservoir and associated features, and the former Residence and public park), and to explore options for future use of the property. Options could include:
  - Re-opening the east portion of the property as a public park with walking trails connected to the Escarpment Trail;
  - Installing interpretive signage explaining the extant Barton Reservoir features;
  - Archaeological excavations to re-locate and partially expose or demarcate the foundations of the former Residence complex; and,
  - Provide opportunities for public events such as guided tours or experiences in public archaeology.

## 7.1.2 Long-Term Actions

Golder recommends that in the next five years the City should:

- Submit a request that a description of the Barton Reservoir's character-defining elements be added to the entry in the *Canadian Register of Historic Places* for the Hamilton Waterworks NHSC;
- Submit a request to the Historic Sites and Monuments Board of Canada that the Barton Reservoir and Pipeline Trail be added to the designated place of the Hamilton Waterworks NHSC as the earliest surviving example of a municipal water supply system in Canada;
- Consider drafting development controls for new construction in the east end of the City that protect the important sightlines and visual connections between the Barton Reservoir, the Pipeline Trail, and the Hamilton Waterworks NHSC; and,
- Initiate a heritage evaluation of the Pipeline Trail as a substantial and well-preserved landscape component of the Hamilton Waterworks system connecting the Barton Reservoir with the Hamilton Waterworks NHSC.

Since 111 Kenilworth Access was determined to be a property of cultural heritage value or interest, Golder has prepared a draft Statement of CHVI.

## 7.2 Statement of Cultural Heritage Value or Interest

### 7.2.1 Description of Property – 111 Kenilworth Access

The Barton and Kenilworth Reservoirs, at 111 Kenilworth Access in the east end of the City of Hamilton, are situated on a long and narrow 8-hectare terrace below the crest of the Niagara Escarpment, between the former Hamilton and Lake Erie Railway (now the Escarpment Trail) and the Toronto, Hamilton and Buffalo Railway. The property includes mid-to-late 19<sup>th</sup> century elements associated with the Barton Reservoir, a component of Hamilton's first municipal waterworks, which were superseded in the mid-20<sup>th</sup> century by the Kenilworth Reservoir and associated structures.

### 7.2.2 Statement of Cultural Heritage Value or Interest

The property that includes the Barton and Kenilworth Reservoirs is of cultural heritage value for its architectural, associative, and contextual elements, and collectively as a cultural heritage landscape. Constructed as a key element of the Hamilton Waterworks between 1856 and 1857, the Barton Reservoir is an 11-million gallon (3,785,412 litre) capacity, stadium-shaped basin lined with coursed limestone rubble and ashlar clay blocks, and supported on three sides by substantial earthworks. Associated with the basin are three cast-iron pipes that empty into the basin, stone and concrete access stairs, cast-iron manhole covers for the valve shafts, and a two-stage standpipe built in ashlar limestone. East of the reservoir was the former Superintendent's Residence and public gardens, which were removed after 1970. To the west is the large and subterranean Kenilworth Reservoir, constructed in 1958, and its associated brick and poured concrete facilities. Kenilworth Reservoir is still in use, but the west portion of the property where Barton Reservoir stands is covered in thick vegetation growth.

Barton Reservoir is of cultural heritage value as a component of the Hamilton Waterworks National Historic Site of Canada, the earliest surviving municipal waterworks system in Canada and one designed by Thomas Coltrin Keefer, an influential and highly respected hydraulic engineer recognized as a National Historic Person of Canada. Keefer selected the site for the reservoir and specified its construction in a combination of clay and stone. Under the leadership of Chairman of the Board of Water Commissioners Adam Brown the reservoir was completed as

part of the larger waterworks infrastructure for an official opening by the Prince of Wales in 1860. Shortly afterward Barton Reservoir was upgraded with a stone standpipe and turbine, and a two-storey Italianate Superintendent's Residence surrounded by public gardens was built nearby. Of these later features only the standpipe remains but it is of historical and physical value as a rare and well-preserved example of its type. The later Kenilworth Reservoir is of associative value for its connection to Hamilton's large and complex urban water supply system, and the use of the property for municipal waterworks for 160 years.

Although now overgrown with vegetation, the Barton Reservoir has a high level of heritage integrity for its physical remains and the visual and historical connections it maintains with other elements of Hamilton Waterworks system, specifically the Pipeline Trail and the Hamilton Waterworks near the Lake Ontario shore. As an element of Hamilton's first municipal waterworks, the Barton Reservoir played a critical role in the City's 19<sup>th</sup> century expansion and development into one of Ontario's major population and industrial centres. The efficiency of the waterworks system became a source of civic pride for Hamiltonians, as represented by the numerous public fountains including the central Gore Park, and in the beautification of Barton Reservoir as a public park.

### 7.2.3 Description of Heritage Attributes

The key attributes that support the design or physical value of Barton Reservoir include its:

- Large, stadium-shaped reservoir with:
  - Lining of puddled clay, stone chippings, and coursed rubble and clay blocks;
  - Large cast iron pipes, one supported on a brick pad;
  - Stone and concreted access stairway; and,
  - Large earthen embankment;
- Two-stage standpipe with:
  - Slanted walls constructed in large ashlar rusticated stone with cyclopean (rock or quarry faced) rustication and tooled and chamfered margins chiselled margins; and,
  - Intact riveted iron casing with guide wires; and,
  - Access ladder and railing made using iron pipe and elbows;
- Features associated with reservoir including the cast iron valve manhole covers, hydrant, and wide drainage ditch; and,
- Archaeological remains of the Superintendent's Residence complex and Reservoir Park.

The key attributes that support the historical and contextual value of Barton Reservoir include its:

- Expansive and clear views of the City of Hamilton, the Pipeline Trail, the Hamilton Waterworks National Historic Site, and Lake Ontario.

The key attributes that support the design or physical, historical or associative, and contextual value of Kenilworth Reservoir include its:

- Brick pumphouse with metal strip art installation;
- Brick reservoir access structure with Roman relieving arches;
- Visual linkage to Barton Reservoir and continued use of the property for the City's municipal water supply; and,
- Expansive and clear views of the City of Hamilton.



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## Report Signature Page

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# **APPENDIX A**

## **Qualifications Resume, Henry Cary, Ph.D.**

## Education

Ph.D., War Studies  
Programme (Military History  
& Architecture), Royal  
Military College of Canada,  
Kingston, Ontario, 2013

M.A., Historical  
Archaeology, Department of  
Anthropology, Memorial  
University, St. John's,  
Newfoundland, 2004

Combined Honours B.A.  
(with distinction),  
Department of Sociology &  
Anthropology/ and  
Department of Archaeology  
& Classics, Wilfrid Laurier  
University, Waterloo,  
Ontario, 2000

## Certifications

Canadian Association of  
Heritage Professionals  
(CAHP)

Ministry of Transport  
Ontario RAQs-approved for  
Archaeology/Heritage

Province of Ontario Licence  
to Conduct Archaeological  
Fieldwork, Professional  
Class, No. P327.

ICOMOS Canada  
Professional Member

ICOFORT Associate  
Member

Parks Canada Research  
Permits, 2002-2012, 2015-  
2016

Certificate in Project  
Management, Department  
of Continuing Studies,  
Dalhousie University, 2014

## Languages

English – Fluent

## Golder Associates Ltd.

### HENRY CARY, Ph.D., CAHP

#### **Cultural Heritage Specialist / Archaeologist**

Dr. Henry Cary has over 15 years of public and private-sector experience directing cultural heritage and archaeological projects in Canadian urban, rural, Arctic and Sub-Arctic environments. He specialises in the historic architecture and cultural landscapes of North America, including industrial and military heritage. In addition to providing heritage evaluations, impact assessments, documentation reports, and conservation and management plans for a wide range of clients and resources, Dr. Cary is skilled in the analysis, digital survey and mapping, and other documentation of complex, multi-component properties, structures, and landscapes. Prior to joining Golder, Dr. Cary was an archaeologist and cultural resource management specialist for Parks Canada, notably for the Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit. He has also served as Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site and consultant for private-sector and research projects in Newfoundland and Labrador, Nova Scotia, Ontario, Alberta, British Columbia, the Republic of South Africa, Italy, and France. Henry is a member of the Canadian Association of Heritage Professionals (CAHP) and ICOMOS Canada, Adjunct Professor in the Department of Anthropology at Saint Mary's University, and Lecturer in the Department of Anthropology at Mount Allison University.

## Employment History

### **Golder Associates Ltd.**

*Cultural Heritage Specialist / Archaeologist (2015–present)*

### **Saint Mary's University – Halifax, Nova Scotia**

*Adjunct Professor, Department of Anthropology (2014–present)*

### **Mount Allison University – Sackville, New Brunswick**

*Lecturer, Department of Anthropology (2016-present)*

### **CH2M HILL – Calgary, Alberta**

*Archaeology Field Manager (2014–2015)*

### **Town of Lunenburg – Lunenburg, Nova Scotia**

*Heritage Manager, Corporate Services (2012–2014)*

### **Parks Canada Agency – Inuvik, Northwest Territories**

*Field Unit Archaeologist/Historian, Western Arctic Field Unit (2009–2012)*

### **Parks Canada Agency – Cornwall, Ontario**

*Project Archaeologist, Ontario Service Centre (2002–2009)*

### **Ground Truth Archaeology/ Past Recovery Archaeological Services/ Cataraqui Archaeological Research Foundation – Kingston, Ontario**

*Archaeological survey and mapping services (part-time) (2005–2009)*

### **Memorial University – St. John's, Newfoundland**

*Project Director, Hoffnungsthal Archaeology Project (2000–2004)*

### **Parks Canada Agency – Cornwall, Ontario**

*Assistant Archaeologist, Ontario Service Centre (1998, 1999)*

## PROJECT EXPERIENCE

<b>Heritage Impact Assessment – Former Brantford Public Utilities Commission Water Treatment Complex</b> City of Brantford, ON	Principal investigator, task manager, and author of a heritage impact assessment for the large and sophisticated Brantford water treatment complex, constructed in phases between 1889 and the late 20 <sup>th</sup> century. Reporting included photogrammetric recording, determining the structural sequence, application of Ontario heritage evaluation criteria to a multi-component industrial site, and coordinating archival research and reporting with junior staff.
<b>Highways 7A &amp; 26 Cultural Heritage Screening</b> Regional Municipality of Durham, ON	Principal investigator, task manager, and author of a technical memorandum to identify potential heritage properties and cultural heritage landscapes in the study areas surrounding highway culverts. Reporting application of Ministry of Tourism, Culture and Sport cultural heritage screening checklist, consultation with local municipal planners, and developing a new screening report template. As a result of this deliverable, the memorandum format is now being implemented as the appropriate scope and deliverable for all future MTO culvert replacement projects.
<b>Structural Walls Policy Development for the Corporation of the City of Cambridge</b> City of Cambridge, ON	Principal investigator, task manager, and author of a technical memorandum assessing the heritage potential of structural walls in the City of Cambridge inventory and recommending conservation measures to support the City of Cambridge Asset Management Plan. Complete this assignment required background historical and heritage policy research, imagery-based evaluation, GIS analysis and mapping, and producing a detailed report with practical and cost-effective suggestions to manage the City's historic structural walls.
<b>Heritage Impact Assessment – 64 Main Street West, Downtown Heritage Character Zone</b> City of Hamilton, ON	Principal investigator, task manager, and author of a heritage impact assessment for a high rise development in the City of Hamilton Downtown Heritage Character Zone. Reporting included field investigations, determining the impact of the development on adjacent listed and designated properties, providing extensive design guidance to ensure the proposed development was compatible with the heritage character zone design guidelines, and coordinating archival research and reporting with junior staff.
<b>Heritage Impact Assessment – 10489 Islington Avenue, Nashville-Kleinburg Heritage Conservation District</b> City of Vaughan, ON	Principal investigator, task manager, and author of a heritage impact assessment for proposed alterations to an early 20 <sup>th</sup> century residence and store and construction of a new residential and commercial building in the Nashville-Kleinburg Heritage Conservation District. Reporting included field investigations, research on historic views and vistas, determining the impact of the proposed development on the integrity of the existing structures and objectives of the HCD, providing extensive design guidance to ensure the alterations and new development conformed to the HCD plan and guidelines, and coordinating archival research and reporting with junior staff.
<b>Heritage Impact Assessment – Victoria Square Boulevard</b> City of Markham, ON	Principal investigator and task manager for a heritage impact assessment of a 2.74-km long road improvement project within residential development and a historic hamlet. Reporting included application of Ontario heritage evaluation criteria, determining the impact of the proposed development on 30 known and designated heritage properties and the cultural heritage landscape of the hamlet, and coordinating archival research, mapping, and field investigations with junior staff.



<b>Heritage Impact Assessment – 7714 Yonge Street, Thornhill Heritage Conservation District</b> City of Vaughan, ON	Principal investigator, task manager, and author of a heritage impact assessment for proposed alterations to a mid-19 <sup>th</sup> century Gothic Revival house in the Thornhill Heritage Conservation District. Reporting included field investigations, determining the structural sequence, application of Ontario heritage evaluation criteria, determining the impact of the proposed alterations on the integrity of the structure and objectives of the HCD, and coordinating archival research and reporting with junior staff.
<b>Heritage Impact Assessment – The Anglican Church of St. Thomas Parsonage</b> City of Hamilton, ON	Principal investigator, task manager, and author of a heritage impact assessment for a circa 1870 Anglican Parsonage at 18 West Avenue South. Reporting included photogrammetry, floor plan and interior documentation, staff training on field recording methods, coordinating archival research and reporting with junior staff, and assessment of potential impact on the adjacent municipally designated Church of St. Thomas.
<b>Heritage Impact Assessment – TransCanada Pipelines Vaughan Mainline Extension</b> City of Vaughan, ON	Principal investigator and task manager for a heritage impact assessment of the 12-km long pipeline project west of Kleinburg. Reporting included field investigations of 13 heritage properties, application of Ontario heritage evaluation criteria, coordinating archival research and reporting with junior staff, and securing approvals from the Ministry of Tourism, Culture and Sport.
<b>Heritage Documentation Report – 347 Charlton Avenue West</b> City of Hamilton, ON	Principal investigator, task manager, and author of a heritage documentation report for an early 20 <sup>th</sup> century dwelling in downtown Hamilton. Reporting included producing measured drawings of the property and exterior and interior of the house, staff training on digital and analogue field recording methods, coordinating archival research and reporting with junior staff, and drafting recommendations for artifact curation and re-use.
<b>Heritage Impact Assessment – Residential Development Adjacent to the Power Glen Heritage Conservation District</b> City of St. Catharines, ON	Principal investigator, task manager, and author of a heritage impact assessment for residential development of a large lot adjacent to the Power Glen Heritage Conservation District, a historic community associated with early industry in St. Catharines. The heritage impact assessment required evaluation of 20 <sup>th</sup> century structures on the property and an assessment of potential impact on the properties within the heritage conservation district.
<b>Heritage Conservation Plan – 41 Dundas Street East</b> Town of Oakville, ON	Author and task manager of a heritage conservation plan to guide rehabilitation of a mid-19 <sup>th</sup> century brick farmhouse now surrounded by residential development. The conservation plan made a series of actionable recommendations supported by historic and conservation best practice research, measured drawings, and an implementation schedule.
<b>Heritage Impact Assessment &amp; Documentation Report – The Sawdon Building</b> Town of Whitby, ON	Principal investigator, task manager, and author of a heritage impact assessment and subsequent documentation report prior to commercial development of 244 Brock Street South in downtown Whitby. The heritage impact assessment required evaluation of a former early 20 <sup>th</sup> century coal shed and an assessment of potential impact on two proposed heritage conservation districts. The documentation report included producing measured drawings of the property and exterior and interior of the structure, and drafting text and images for a commemorative panel.

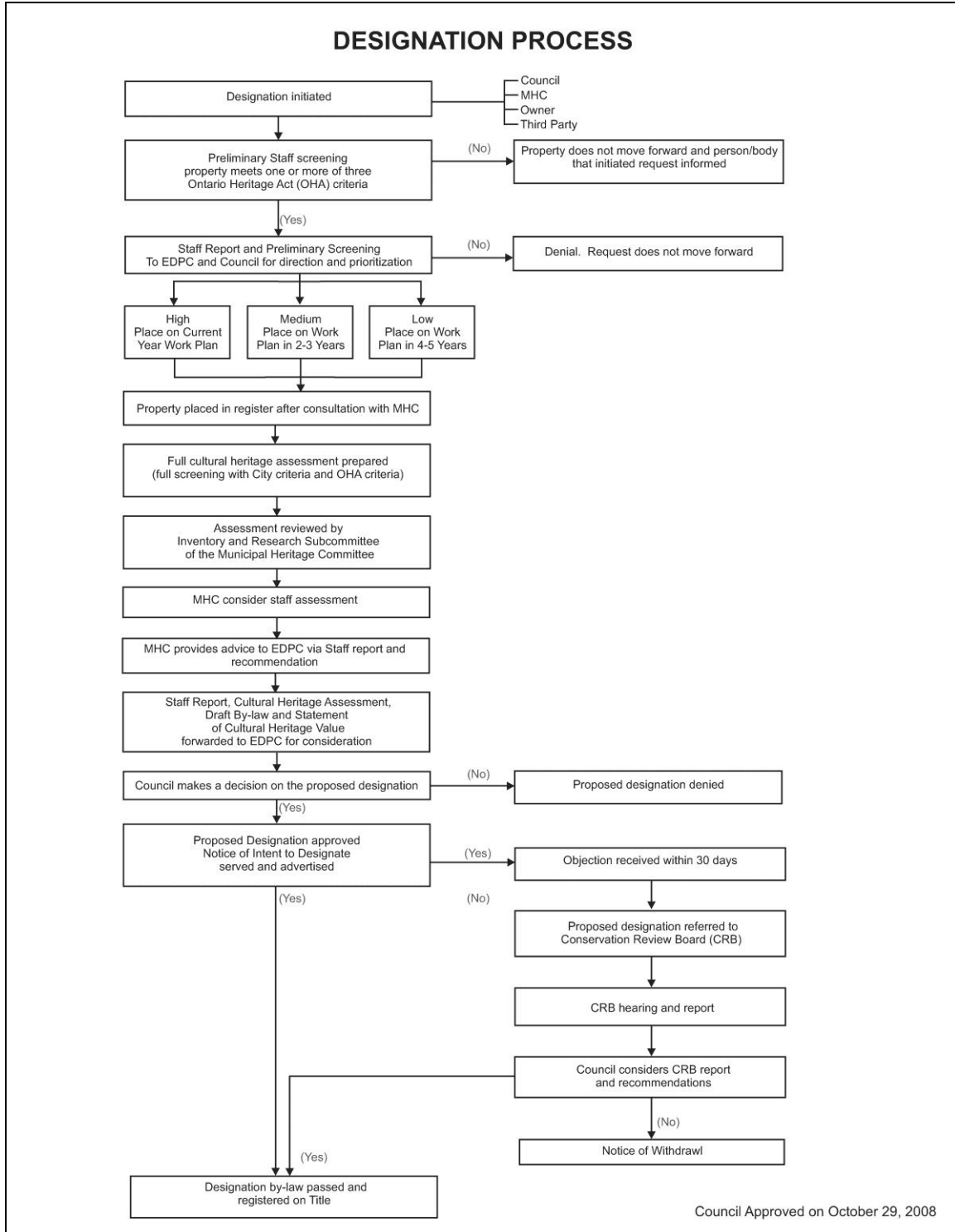
## **ADDITIONAL PROFESSIONAL MEMBERSHIPS**

Association for Industrial Archaeology  
Chartered Institute for Archaeologists (Affiliate)  
Construction History Society  
Council for British Archaeology  
Council for Northeast Historical Archaeology  
Fortress Study Group  
Landscape Survey Group  
Society for Post-Medieval Archaeology  
Society for the Study of Architecture in Canada  
Vernacular Architecture Forum  
Vernacular Architecture Group

**Golder Associates Ltd.**  
**309 Exeter Road, Unit #1**  
**London, Ontario, N6L 1C1**  
**Canada**  
**T: +1 (519) 652 0099**











**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT/REPORT NO:</b>	Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the <i>Ontario Heritage Act</i> (Ward 3) (PED18089)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	Chelsey Tyers (905) 546-2424 Ext.1202
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the designation of 378 Main Street East, Hamilton (Former Cathedral Boys' High School), shown in Appendix "A" to Report PED18089, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18089, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 378 Main Street East, Hamilton (Former Cathedral Boys' High School) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18089.

### EXECUTIVE SUMMARY

On August 4, 2013, the Stinson Community Association requested that the subject property be designated under Part IV of the *Ontario Heritage Act* (see location map attached as Appendix "A" to Report PED18089).

On October 23, 2013, Council added the property to the City of Hamilton Register of Property of Cultural Heritage Value or Interest (PED13167).

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In April, 2016, the City of Hamilton's Planning Division retained George Robb and Associates to prepare a comprehensive assessment of the cultural heritage value of 378 Main Street East, Hamilton. The historical research, the evaluation of the significance of the property, and the detailed description of the heritage attributes, were finalized by George Robb and Associates in March 2018 and are contained in the Cultural Heritage Assessment Report, attached as Appendix "D" to Report PED18089. Additionally, the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and the draft Notice of Intention to Designate are attached as Appendices "B" and "C", respectively, to Report PED18089.

The subject property has been evaluated using both the City of Hamilton's Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*, and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9 / 06 of the *Ontario Heritage Act*, in accordance with the Council-approved Designation Process. It has been determined that 378 Main Street East has design / physical value, historical / associative value and contextual value, and meets nine of the City's twelve criteria and seven of nine criteria as defined in Ontario Regulation 9 / 06. Therefore, staff recommends designation of the property under Part IV of the *Ontario Heritage Act*.

***Alternatives for Consideration – See Page 7***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and heard before the Conservation Review Board prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 3 of 8**

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section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

## **HISTORICAL BACKGROUND**

The subject property, municipally known as 378 Main Street East, Hamilton (see Appendix “A” to Report PED17168) is known locally as the Cathedral Boys’ High School.

The School was built in 1928 and funded by the Hamilton Catholic population. This school was the first purpose built Catholic High School in Hamilton. Designed by Hutton and Souter, the Former Cathedral Boys’ High School was designed in the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Hutton and Souter were prominent architects responsible for a number of other significant buildings in Hamilton such as the Delta Collegiate High School, the Royal Connaught Hotel, and the John Sopinka Courthouse.

In 1951, a wing was built to memorialize students that fought and lost their lives in the First and Second World Wars. Constructed in a vernacular style, the architect is unknown.

In September 1992, the Cathedral Boys’ High School and Cathedral Girls’ High School (on Main Street East, two blocks east of Cathedral Boys’ High School) were integrated.

In September 1995, the publicly funded Cathedral High School opened at King Street East and Wentworth Street North, replacing Cathedral Boys’ High School and Cathedral Girls’ High School.

The property is currently owned by Good Shepherd Hamilton.

On August 4, 2013, the Stinson Community Association requested that the subject property be designated under Part IV of the *Ontario Heritage Act*. In response, Council added the property to the City of Hamilton Register of Property of Cultural Heritage Value or Interest and designation work plan on October 23, 2013 (PED13167).

In April 2016, the City of Hamilton’s Planning Division retained George Robb and Associates to prepare a comprehensive assessment of the cultural heritage value of 378 Main Street East, Hamilton (see Appendix “D” to Report PED18089).

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 4 of 8**

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. The recommendations of this Report are consistent with this policy.

### **Urban Hamilton Official Plan:**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

## **RELEVANT CONSULTATION**

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. As per the Council-adopted Heritage Designation Process (attached as Appendix “E” to Report PED18089), the Draft Cultural Heritage Assessment Report prepared by George Robb Architect was presented to the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee at their meeting on January 29, 2018. The Inventory and Research Working Group were satisfied with the Cultural Heritage Assessment and recommended that staff proceed with the recommendation to designate the subject property under the *Ontario Heritage Act*. Minor grammatical corrections were since made to the final report dated March 2018.

Staff also informed the Ward Councillor of the request to designate and the recommendations of this Report. The Ward Councillor did not express any concerns with the recommendation to designate 378 Main Street East, Hamilton.

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**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix “D” to Report PED18089, attempts to clearly identify those heritage values associated with a property. Properties with clearly defined and distinctive heritage attributes are considered to be more worthy of designation, than those where heritage attributes are poorly demonstrated or non-existent.

**Council-Adopted Evaluation Criteria:**

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and were adopted by Council on October 29, 2008 (Appendix “B” of Report PED08211), as the Cultural Heritage Evaluation Criteria: A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*. The criteria are used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property’s merit for designation under the *Ontario Heritage Act*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Through the consultants’ evaluation, the property meets nine of the City’s twelve criteria pertaining to built heritage value.

**Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:**

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value.

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As outlined in the attached Cultural Heritage Assessment Report (see Appendix “D” to Report PED18089), the subject property satisfies seven of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories.

1. **Design / Physical Value:**

- i. The property is a representative example of the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic.
- ii. The property does demonstrate a high degree of craftsmanship in the stone work on the front façade and east and west elevations, the treatment of the ceremonial entrance porch and the terrazzo floor laid by Midgley & West in the 1951 wing’s ground floor lobby.
- iii. The property does not demonstrate a high degree of technical and scientific achievement.

2. **Historical / Associative Value:**

- i. The property does have direct associations with the local Catholic population and Diocese of Hamilton and the beginnings of Catholic High School education in Hamilton. The 1951 wing constructed as a memorial has associations with the First and Second World Wars.
- ii. The property does have the potential to yield information about Hamilton’s Catholic population which banded together to build a high school of the same quality as publicly funded high schools.
- iii. The property does reflect the work of Hutton and Souter, prominent architects responsible for a number of other notable buildings in Hamilton such as the Delta Collegiate High School, the Royal Connaught hotel, and the John Sopinka Courthouse (previously known as Dominion Public Building).

3. **Contextual Value:**

- i. The property is considered to have contextual value as it dominates the corner of Main Street East and Emerald Street.
- ii. The property is not considered to be linked to its surroundings as its surroundings have changed drastically since the school was built in 1928.
- iii. The property is considered a landmark in the Stinson neighbourhood and along Main Street East.

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 7 of 8**

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**Conclusion:**

The consultants have determined that the subject property, 378 Main Street East, Hamilton is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concurs with the findings of the Cultural Heritage Assessment Report and recommends designation of 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18089 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18089.

**ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property, or decline to designate property.

**Decline to Designate:**

By declining to designate, the municipality would be unable to provide long - term legal protection to these significant heritage resources (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City’s heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under  
Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 8 of 8**

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**APPENDICES AND SCHEDULES ATTACHED**

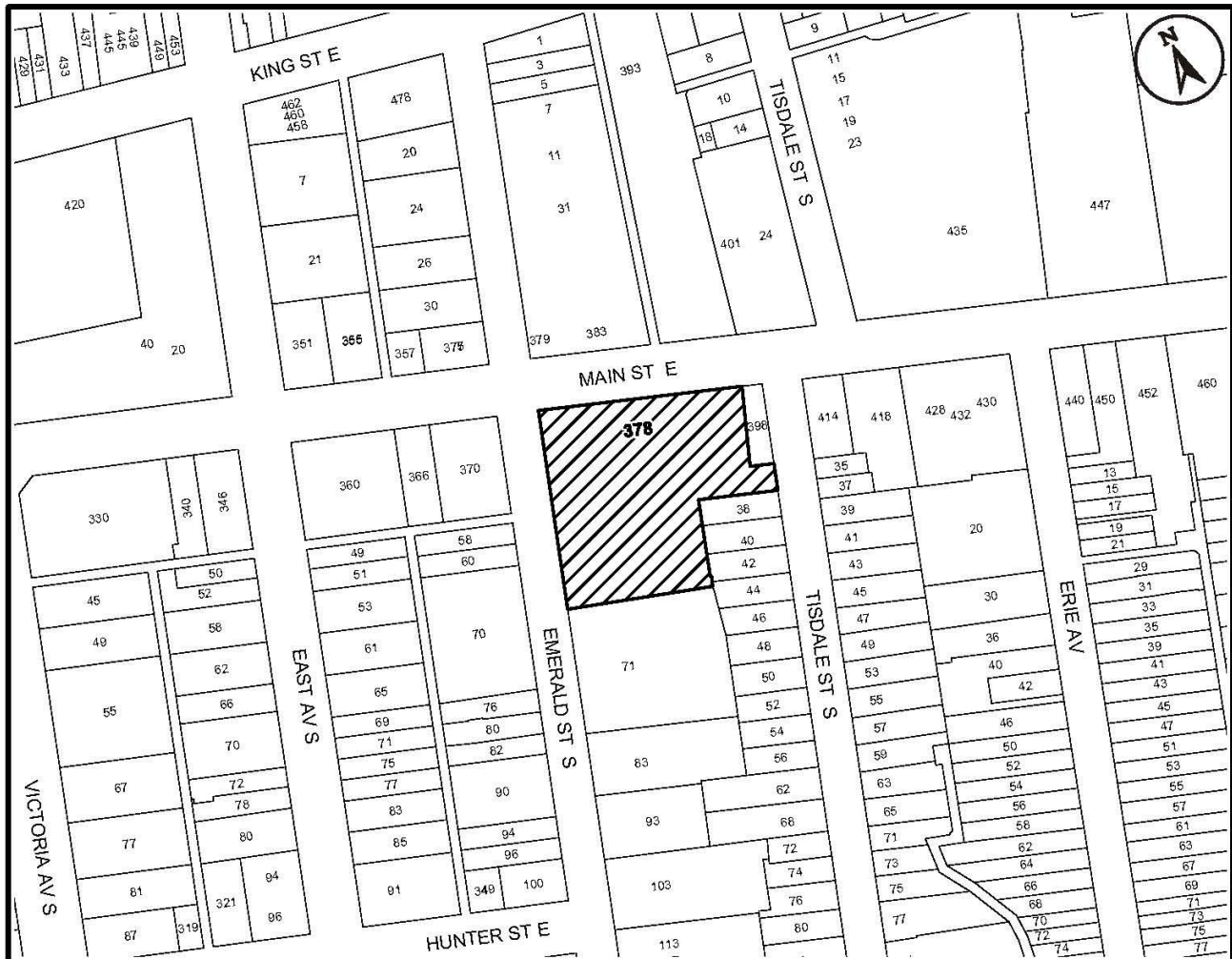
- Appendix “A”: Location Map
- Appendix “B”: Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix “C”: Notice of Intention to Designate
- Appendix “D”: Cultural Heritage Assessment Report on the Former Cathedral Boys’ High School 378 Main Street East, Hamilton, dated March 2018
- Appendix “E”: Council-Adopted Heritage Designation Process

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● Site of the Application



Ward 2 Key Map

N.T.S.

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
378 Main St E

Date:  
August 13, 2013

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
AG/AL

### Subject Property

378 Main Street East





378 Main Street East, Hamilton (Former Cathedral Boys’ School)

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES**

### **Description of the Designated Property**

The heritage designation applies to the entire roughly L-shaped property at the southeast corner of Main Street East and Emerald Street South. The heritage designation recognizes both the school built in 1928 and the memorial wing built in 1951. The designation focuses on the front, east, and west facades of the 1928 building, the Emerald Street South facade of the 1951 wing and selected interior features.

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

The former Cathedral Boys’ High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school demonstrates the ability of Hamilton’s Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary schools.

For Cathedral Boys’ High School, the Diocese chose the same architectural firm who had designed Delta Collegiate Institute for the public school board four (4) years earlier. Cathedral Boys’ High School at 378 Main Street East takes its place in a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys’ High School at 378 Main Street East also by Hutton & Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press.

The front, east, and west facades of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Over a steel frame, rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facades; and ashlar Indiana limestone provides the trim. The stone carving on the facades, but especially on the front facade, is of the highest order. The stone plaque bearing the name, Cathedral School, and Christian cross carved in stone and called a botonée or cathedral cross identify the school and relate to its origins in a room in St. Mary’s Parish School which first offered high school education for boys in 1912. St. Mary’s Parish held the cathedral of the Diocese at the time. The exceptional quality of the building’s stonework extends as far as to the facades’ uppermost windows whose pointed hood-moulds end in a variety of bosses.

The 1928 building was designed with three (3) entrances – a ceremonial entrance on the front facade and everyday entrances on the east and west facades. The pointed-arched entrances on the east and west are placed in projecting vestibules; and the pointed arch on the front serves as the portal to an entry porch, which is recessed from the front facade and almost wholly enclosed. In addition to the imposing portal, the architects have created a solemn space inside the entry porch by the use of a marble staircase, marble wainscoting, vaulted ceiling, pendant ceiling lamp, and oak-and-glazed double doors at the top of the staircase. Exquisite attention to detail is shown even at the level of the doors’ escutcheons whose motifs of pointed arches keep with the school’s Modern Gothic style.

The 1951 wing, also built to a high standard, memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war. The west facade of the wing complements the west facade from 1928 by maintaining the same height and perpetuating the rhythm of tripartite windows. The window bays framed in limestone contain window sash consisting of fixed glass block uppers and operable clear glass lowers. The entrance bay is identified in the 1951 facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance. Together, the 1928 west facade in Modern Gothic style and the Modern 1951 west facade make an impressive sweep along Emerald Street South. Commanding the street corner, the school is a landmark in the Stinson neighbourhood.

Inside, the 1951 wing retains its mid-twentieth century character essentially in the stairwell and staircase design, ground-floor lobby whose floor is laid artistically in terrazzo, north-south corridor that organizes internal circulation through the wing, and basement cafeteria-auditorium. The interior of the 1928 building combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date. The early twentieth century character of the 1928 building survives in the stairwell and staircase design, aspects of the east-west corridor, corridor doorways, and basement gymnasium.

## **Description of Heritage Attributes**

### *Front, East and West Facades of 1928 Building*

Heritage attributes are replete on the front (north), east and west facades and include:

- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two (2) windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;
- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;

- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly enclosed, and its marble staircase, marble wainscotting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;
- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;
- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.

#### *West Facade of 1951 Wing*

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.

#### *1928 Building Interior*

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;
- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,

- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.

#### *1951 Wing Interior*

Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

CITY OF HAMILTON

## Notice of Intention to Designate

### 378 Main Street East, Hamilton (Former Cathedral Boys' School)

The City of Hamilton intends to designate 378 Main Street East, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

#### Statement of Cultural Heritage Value or Interest

The Cathedral Boys' school was built in 1928 in the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic. It was the first purpose built school in Hamilton for Catholic high school education, funded entirely by the local Catholic population.

The 1951 Wing is also considered to be of cultural heritage value as it was built as a memorial to students that fought and died in World War I and II.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2018.

City Clerk  
Hamilton, Ontario

**CONTACT:** Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [chelsey.tyers@hamilton.ca](mailto:chelsey.tyers@hamilton.ca)

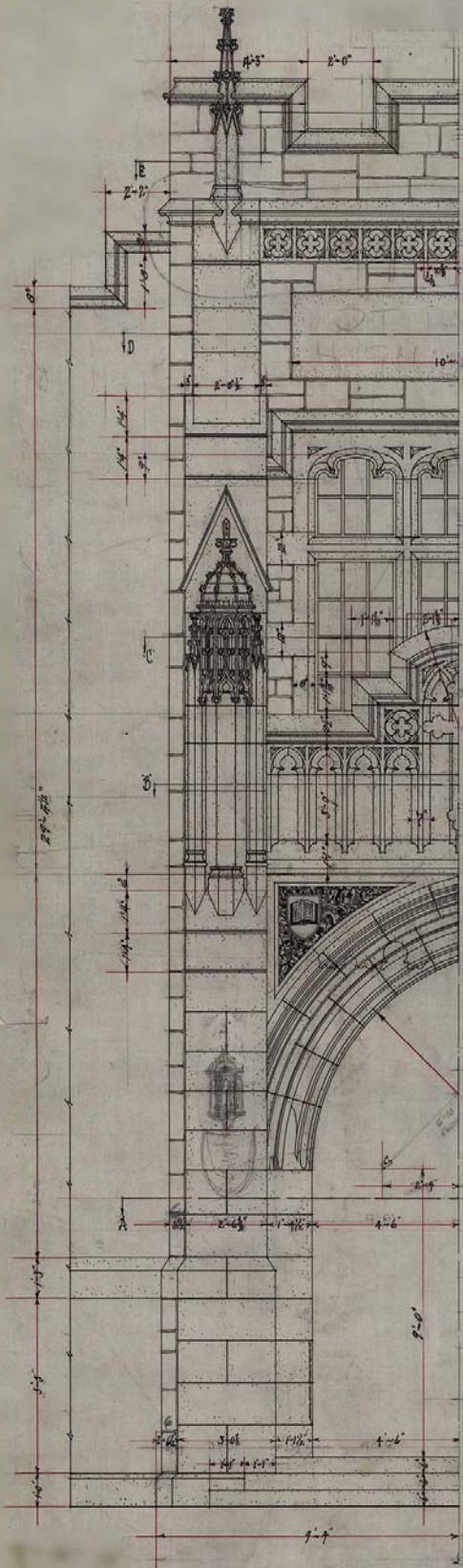


# Cultural Heritage Assessment Report on the Former Cathedral Boys' High School 378 Main Street East, Hamilton, Ontario

by Paul Dilse, Heritage Planning Consultant  
in association with  
Peter Stewart, Partner, George Robb Architect &  
Francine Antoniou, Architect, George Robb Architect

for the City of Hamilton

March, 2018



Hutton and Souter, "Catholic High School, Cor.  
Emerald and Main Streets – Drawing No. 8 – Half  
Elevation," Apr. 1928, Archives of Ontario, C 12-1-0-  
676.1, Container L-1203, Barcode B 867663.

## Table of Contents

	Page
Acknowledgements .....	iii
1.0 Introduction.....	1
2.0 Property Location .....	1
3.0 Physiographic Context .....	2
4.0 Settlement Context (Site History) .....	2
5.0 Property Description (As-found Appearance).....	7
6.0 Cultural Heritage Evaluation.....	14
7.0 Cultural Heritage Value .....	20
8.0 Bibliography.....	26
9.0 Qualifications of Authors.....	28
Appendix A: Illustrations.....	31



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## Cultural Heritage Assessment Report on the Former Cathedral Boys' High School

### 1.0 Introduction

The heritage designation of the former Cathedral Boys' High School was first pursued in 1989, but was deferred until the school became vacant and faced pressure from redevelopment or demolition.

In 2013, the Stinson Community Association requested heritage designation of the former Cathedral Boys' High School. In response, the City of Hamilton added the property to the municipal Register of Property of Cultural Heritage Value or Interest. This listing under Section 27 (1.2) of the *Ontario Heritage Act* gives the school temporary protection against demolition. City Council also directed that a cultural heritage assessment be carried out to determine whether the property is of cultural heritage value and worthy of designation under Part IV of the *Ontario Heritage Act*.

In 2016, the City of Hamilton engaged George Robb Architect in association with heritage planner and historian Paul Dilse to carry out the cultural heritage assessment of the former school – one of three properties assigned to the George Robb Architect team. On November 9, 2016, Alan Whittle of Good Shepherd Hamilton greeted Peter Stewart, Francine Antoniou and Paul Dilse for photographic recording of the school. Most as-found photographs featured in the report date from the November 2016 site visit although a few images are from an April 27, 2016 preliminary visit or from reshoots on January 13, 2017. Paul Dilse's historical research, starting in January 2017 and continuing through to May, included trips to the Archives of Ontario, Toronto Reference Library, Hamilton Central Library, and Bishop Farrell Library and Archives.

The report follows the customary format for cultural heritage assessments in the City of Hamilton. Two sets of criteria are used to evaluate cultural heritage value – those adopted by the City of Hamilton and those prescribed in Ontario Regulation 9/06.

### 2.0 Property Location

The former school occupies a roughly L-shaped site at the southeast corner of Main Street East and Emerald Street South (see Fig. 1 in Appendix A). The property has about 250 feet of frontage on King Street East and the same on Emerald Street South. The property's legal description is Plan 626, Lot 1 and Part of Lot 2; RCP 1360, Lots 4 to 7. The property is found in the Lower City's Stinson neighbourhood.

### 3.0 Physiographic Context

The Stinson neighbourhood where the property is located belongs in the physiographic region known as the Iroquois Plain, the lowland that borders the western end of Lake Ontario (Fig. 2). Settled at an early time and largely urbanized, the Iroquois Plain supports the most densely inhabited area in Ontario.

### 4.0 Settlement Context (Site History)

#### 4.1 The Early Years of Catholic High School Education in Hamilton

Largely through the efforts of Monsignor Peter J. Maloney, privately funded Catholic high school education began at the Diocese of Hamilton in a portion of St. Mary's Parish School on Mulberry Street in 1912. The boys' school became known as Cathedral High School for Boys since St. Mary's Parish had held the "cathedral" (the bishop's chair or cathedra) of the Diocese since 1856. The girls' school started a year later, in 1913.

The boys' high school program was relocated to St. Patrick's Parish in 1921. Space was made available in the parish clubhouse.

#### 4.2 A Purpose-built School

In September 1928, a purpose-built school for 250 boys opened at Main Street East and Emerald Street South. The architectural press took notice of the school designed by Hutton & Souter Architects and erected by general contractor, Pigott Construction Company, calling the school "imposing" and "an architectural gem." *Contract Record and Engineering Review* provided the following architectural description:

"With the opening early in September of the new Cathedral Separate School, in Hamilton, Ont., a most imposing addition was made to the already large number of buildings of an educational nature in that city. ...

"The building is of reinforced concrete and steel frame faced with Credit Valley sandstone and trimmed with a light buff Indiana limestone. It is trimmed throughout with quarter-cut oak and the floors are of terrazzo. An interesting design has been worked out in marble and a general use of wide brass strips gives a pleasing effect. The windows are very beautiful, in cathedral style and give the maximum of light. In keeping with the building the steps have been carried out in stone, thus avoiding the unpleasing contrast sometimes noticeable in buildings of this kind which have concrete steps."

The article listed the sub-trades who worked under Pigott. They included Hamilton-

based Hill Brothers for the plaster work, the Muskoka Wood Manufacturing Company which supplied the high-grade maple flooring, the Hamilton Ornamental Iron Works for the ornamental iron work, and the Italian Mosaic and Tile Company of Toronto for the marble and terrazzo work.

*The Journal of the Royal Architectural Institute of Canada* also featured the school in an article illustrated with photographs and simplified floor plans.

The \$250,000 school, 120 feet long by 75 deep, provided nine classrooms on two floors, a chemical laboratory, the principal's office, a board room for the Separate School Board, a combined auditorium and gymnasium seating between 800 and 1,000 people, a lunch room with kitchen, locker and coat rooms, rooms for supplies and washrooms.

Plans, elevations and sections drawn in ink on coated linen are preserved at the Archives of Ontario, and the set of eight drawings by Hutton and Souter are reproduced as Figures 3 through 10. Figures 11 to 14 are reproductions of exterior photographs taken when the building was new. A fire insurance plan drawn in 1933 documents the school's construction materials (Fig. 15).

#### **4.3 The Memorial Wing**

On September 9, 1951, a wing added to the 1928 building was formally opened and blessed. It was dedicated to students who had attended the school and died in the First or Second World War. Built and equipped at a cost of \$275,000, the wing and renovated old school were described in great detail by *The Canadian Register*, a Catholic paper which operated out of the school. Passages from the paper's several subtitled articles are joined together to provide an extensive description of the wing and renovated old school in 1951. Four photographs taken by Tom Bochsler accompanied the articles, and they are reproduced and referenced alongside the applicable text.

#### **“Beautiful Structure Is New School Wing”**

“The new Memorial Wing of Cathedral High School has been adjoined to the old building. The new wing faces on Emerald St. The new structure has a distinctive appearance, constructed of buff brick with cut stone trim. Two stone crosses surmount either end of the building. The glass block window uppers add to the pleasing appearance. Steel window sashes have been used throughout and the construction is completely fireproof. Entrances are located at the extreme end of the new building at the front and at the rear. Over the main entrance, a huge cross has been designed in the glass block window.

“At the rear of the building, what remains of the former campus has been surfaced with a cement-tarvia composition. The front of both the old and new buildings has been

beautifully landscaped by the Arthur Fitzsimmons Nurseries of Hamilton. Olmsted [Olmstead] and Parker Construction Co., held the general contract. ...”

Figure 16 reproduces Tom Bochslers’s view of the Emerald Street South facade of the Memorial Wing.

### **“Modern Is The Word For Everything New”**

“... All rooms have glass block uppers with glass pane lowers. This provides a maximum amount of light and avoids sun glare and shadow. The modern type of window also affords a maximum amount of ventilation.

“The corridors in the entire new school are terrazzo installed by Midgley & West, Hamilton, who also laid all the tile floorings and tiled walls. The walls of the corridors have been lined with a red mottled vitrocement dado. This was supplied by the Kent Tile & Marble Co. Ltd. The walls of the corridors in the old building have been similarly lined. Some of the dadoes are of a mottled green color.

“The new cafeteria-auditorium which will accommodate 800 persons has a terrazzo floor with black mastic trim base border. All rooms in the new building have this black mastic trim base border. This prevents scuffing of the walls. ... The cafeteria is painted a pastel yellow with a painted brown dado. The ceiling is buff and is finished in rough plaster for acoustic purposes. This spacious room is well-lighted with fluorescent lighting and has the glass block windows...

“Three new washrooms, one on each floor, are located off the corridors, near the junction of the old and new buildings. The one on the basement floor is dadoed with blue tile with black trim; the main floor is yellow tile with black trim, and the top floor is green tile with black trim.”

### **“All Conveniences In Modern Wing”**

“The eight new classrooms to be found in the new Memorial Wing of Cathedral High School are identical, with the exception of the color scheme. They have cork tile flooring which is durable, noiseless and restful on the feet. Ample blackboard space has been provided as well as ample tackboard space. The classrooms are painted in pastel shades: some in pastel green, pastel yellow and buff.

“In addition to the fluorescent lighting, each blackboard has four additional spotlights beaming on its surface. The windows have marble sills and steel sashes. ...

“The teachers’ room which is comfortably furnished contains a private washroom and cloakroom. The floor is finished in rubber tile. The walls are painted a pastel tan. Ample records space has been provided along with teachers’ lockers in the built-in plywood wall

cabinets.

"The Vocational Guidance which is located on the mezzanine of the upper floor is well-lighted, and has a mastic tile floor. The walls are painted in a buff color.

"The Commerce Department rooms are situated on the upper floor. They have cork tile floors. One room is finished in a pastel green shade, while the main room is of a pastel yellow hue. The two rooms are separated by large glass display windows. One room will be for display and advertising, while the other contain the typewriters and business machines."

Figure 17 reproduces Bochsler's overview of a typical classroom.

### **"Liturgical Chapel"**

"One of the most outstanding features of the New Memorial Wing of the Cathedral High School is the inclusion of a liturgically appointed Chapel which is located on the main floor. This important addition to the school has seating accommodation for over 40 persons – the average size class. ...

Figure 18 reproduces Bochsler's photo of the chapel.

### **"New Laboratory"**

"On the upper floor facing the western side, the modern new laboratory of the Cathedral High School is located. It is furnished with the latest in equipment. The flooring is of green and cream mottled mastic tile with black trim. The walls are finished in a pastel green shade. ... Nothing has been spared to make this the most up-to-date science department in the city."

Figure 19 reproduces Bochsler's photo of the science lab.

### **"Many Alterations In Old Building"**

"While the new Memorial Wing of Cathedral High School, Hamilton, has been constructed, many alterations have been made to the old building. All corridors have received a vitrocement dado. The corridors have also been lined with steel lockers. ...

"One of the former classrooms has been renovated to house the new library. ...

"The former lunch room has been converted into a book store. ...

"The walls of the old washroom has [sic] been refaced with vitrocement of mottled green

color. New black tile has been added.

“One of the former classrooms on the main floor has been decreased in size and floored with cork tile. The other portion of this classroom has been converted into an administration office along with the principal’s office. These offices have plywood panelled walls. ... The floors of these offices are finished in rubber tile of mottled buff with black border. The ceiling has been surfaced with acousticon squares. The unpanelled portion of the walls is painted a pastel blue. ...”

### “A Look Inside”

“The entire basement floor of the beautiful and modern school is taken up by a spacious cafeteria-auditorium with accommodation for 800 persons. The main floor of the new wing contains a long central corridor with recessed lockers and trophy cases. On this main floor, the teachers’ room is located. The Chapel is on this floor as well as five classrooms. The upper floor contains the modern science laboratory, the 2 rooms making up the commerce department and 3 additional classrooms. Another large central corridor with recessed lockers divides the top storey. Modern washrooms are located on every floor.

“There is a total of 18 classrooms in the entire school unit. The old building houses 10 classrooms, a library, dressing room, book store, gymnasium, boiler room, administration and principal’s office, Canadian Register Office and CYO office.”

Throughout, the articles in *The Canadian Register* stressed the wing’s modernity.

Architectural drawings for the Memorial Wing do not exist, and none of the detailed articles in *The Canadian Register* nor the newspaper coverage credit an architectural firm with the wing’s design.

By 1954, 500 boys were enrolled; and every classroom had been filled. In addition to its academic and business courses, the school had developed a city-wide reputation for its athletic program.

#### **4.4 The Latter Years of Cathedral Boys’ High School**

Cathedral Boys’ High School and Cathedral Girls’ High School were integrated as one student body of 1,140 students in September 1992. Grades 9 and 11 classes were held in the girls’ school, Grades 10 and 12 in the boys’ school, and Grade 13 split between the two. However, there were still segregated classes for mathematics and science in Grades 9 and 10 and for Grade 12 religion.

In September 1995, the publicly funded Cathedral High School opened at King Street East and Wentworth Street North, replacing Cathedral Boys' High School and Cathedral Girls' High School.

## 5.0 Property Description (As-found Appearance)

### 5.1 The School in its Setting and Surroundings

The "L"-shaped former school standing two-and-a-half storeys commands the street corner with its modest setbacks from both Main Street East and Emerald Street South (Fig. 20). Seven bays along Main Street East and eleven bays along Emerald Street South present in effect a wall to each street.

In its central location along a major arterial road, significant redevelopment has occurred around the school. The school is surrounded by a mix of buildings – Victorian single-detached and semi-detached house forms, early twentieth century low-rise apartment houses, somewhat taller mid-twentieth century apartment buildings, mid-twentieth century commercial buildings and a late twentieth century church.

### 5.2 Front Facade of Building Erected in 1928

The front facade of the original school (Fig. 21 to 23) is modelled on a design formulated by Gordon Hutton at Memorial Public School in 1918 and by him and William Souter at Delta Collegiate Institute (1923-24). To suit the small site at Main Street East and Emerald Street South, the front facade of Cathedral Boys' High School is smaller and flatter than Memorial's and Delta's; and it is faced exclusively in stone rather than primarily in brick (Fig. 24 and 25).



The front facade epitomizes the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Architectural historians, R.H. Hubbard, John Blumenson, Leslie Maitland and others, have explained the difference between the Gothic-inspired architecture of the nineteenth century and that of the first half of the twentieth century (see inset sidebar).

The symmetrical front facade consists of an entrance bay in the middle, two windowed bays to either side of the entrance bay, and at either end of the building a pedimented blind bay. Rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facade, and ashlar Indiana limestone provides the trim.

The highly ornamented entrance bay (Fig. 26 and 27) is reached by a terraced rise up from the street. Grassed slopes replacing the original stone steps and flat stone landings are contained within low walls of Credit Valley sandstone and Indiana limestone to form a front entrance walk (Fig. 28).

At the top of the terrace is a portal to a ceremonial entry porch, recessed from the front facade and almost wholly enclosed. The pointed arch, which serves as the portal, is beautifully carved with an embrasure which emphasizes its three-dimensional quality through high relief (Fig. 29 and 30). Triangular stone panels (spandrels) shoulder the arch: one panel

**The Synonymous Names of the Gothic Style in the Twentieth Century: Modern Gothic/ Collegiate Gothic / Neo-Gothic / Tudor Gothic**

Picturesque Gothic, Gothic Revival and High Victorian Gothic styles of the nineteenth century were products of the Romantic movement whereas the Gothic style of the twentieth century came out of the system of architecture taught at the Ecole des Beaux-Arts in France at the end of the nineteenth century and in the early twentieth century. Onto grand compositions laid out symmetrically in the axial, ordered method of the Beaux-Arts Classical system were added features derived from the English Perpendicular Gothic period (during the reigns of the Tudors).

Characteristic of a Modern Gothic building is a long and low symmetrical mass, a squat central tower rising above a crenellated parapet, a monochromatic brick or stone cladding over steel frame, shallow pointed-arched doors and large windows with stone transoms and mullions. Inside, a pattern of organic motifs called strapwork may appear on ceilings.

Early examples of the style in Canada include:

- St. Mary's Church, Windsor, 1903-04, by the American architect, Ralph Adams Cram;
- All Saints' Cathedral, Halifax, 1907-10, also by Ralph Adams Cram;
- Rosedale Presbyterian Church, Toronto, 1908, by Chapman & Oxley;
- Burwash Hall, Victoria College, Toronto, 1910, by Henry Sproatt who had worked in the office of Cram & Goodhue; and,
- Hart House, University of Toronto, 1911-19, by Henry Sproatt, with the Soldiers' Tower added in 1924.

In Canada, the United States and England, the style became widely accepted as the style for large schools; thus the label of Collegiate Gothic to describe it. The best collections in Canada of buildings in the style are considered to be at Victoria College, Hart House and McMaster University (whose buildings were designed by William Lyon Somerville and J. Francis Brown, 1929).

On Henry Sproatt's death in 1934, the Journal of the Royal Architectural Institute of Canada explained Sproatt's interest in Collegiate Gothic architecture: " ... In his talks he always said, 'Each style has its place, but Gothic collegiate architecture is the one architecture developed for scholastic work. It has proved a success and a joy. Why throw it away?' He felt that a building not intended as a school might definitely call for another traditional style, or for purely modern treatment, but that the artist of all kinds must be free. ..."

is carved with an open book and foliage, and the other panel is carved with the “lamp of learning” and foliage (Fig. 31). The portal’s gate is made of wrought iron (Fig. 32). On the stone buttresses to either side of the portal is a cast-iron lamp and a carved stone crest (Fig. 33 and 34). Inside the entry porch, the architects have created a solemn space by the use of a marble staircase, marble wainscotting (dado), a vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and a cast-iron pendant ceiling lamp (Fig. 35 to 38). At the top of the staircase is an impressive doorway into the school’s front vestibule. In the doorway design, the stained oak and glazed double doors carry cast-iron handles and escutcheons. Like the lamps mounted on the buttresses and the pendant ceiling lamp that incorporates pointed arches, exquisite attention to detail is shown in the escutcheons whose motifs of pointed arches keep with the school’s Modern Gothic style (Fig. 39). Sidelights and transom light complete the doorway design.

The excellence of stone carving continues above the portal to the battlements on the entrance bay’s parapet (Fig. 40 to 44). To identify the school the stone carver, whose name is unrecorded, executed both a Christian cross called a botonée or cathedral cross and a name plaque spelling “Cathedral School.”

The windowed bays to either side of the entrance bay are much less decorated than the entrance bay (Fig. 45). However, the stonework is still of exceptional quality. The uppermost windows, for example, are surmounted by pointed hood-moulds which end in a variety of bosses (Fig. 46 and 47). Sadly, the appearance of the sash in these windows has suffered because of the flat-headed synthetic replacements that do not match the original fenestration.

The beauty of the front facade extends to the end bays (Fig. 48). Here, the broken-coursed Credit Valley sandstone predominates. But the end bays are also enlivened by carvings in Indiana limestone – gablets on the buttresses, a niche surmounted by a pointed arch and caps on the buttresses rising to finials (Fig. 49 and 50).

### **5.3 East Facade and South Elevation of 1928 Building and East Elevation of Memorial Wing from 1951**

The eastern view of the school includes three bays in the 1928 building, a reclad chimney stack, a one-storey frame addition that projects outward from the 1928 building and the memorial wing from 1951 which is set back from the 1928 building (Fig. 51).

Architectural interest is concentrated in the three bays of the 1928 building. Treated as a facade, the east-facing bays contain the everyday eastern entrance to the school and a considerable area devoted to windows (Fig. 52). As in the front facade, Credit Valley

sandstone and Indiana limestone are used as facing materials.

The entrance bay is located at the southern end of the east facade (Fig. 53). A concrete staircase with iron tube railings climbs nine steps to a projecting vestibule (Fig. 54 and 55). The pointed-arched doorway giving access to the interior east-to-west corridor is intact except for the replacement metal fire doors: the pointed transom light over the double doors retains its division of five panes of glass, the Indiana limestone embrasure with quoins continues to frame the doorway, and the stone hood-mould still surmounts the doorway. Above the doorway, the projecting vestibule walls ascend to a parapet with battlements. Immediately above the vestibule is a pair of pointed windows lighting the stairwell inside (Fig. 56). They are completely intact – double sashes, limestone surrounds and limestone hood-mould with bosses.

The fenestration in the east facade's two bays north of the entrance bay is also true to the 1928 composition (Fig. 57 to 59). Even the wood window sash survives. The fine quality of stonework is evident in each triplet of windows at the basement level and in each tripartite grouping of windows on the upper floors. The stone carver who made the limestone surrounds and hood-moulds has delighted in terminating the hood-moulds with different bosses – a Tudor rose in full bloom or a rose in bud.

As on the front facade and at the east facade's vestibule, the east facade's roof line is crenellated (Fig. 60).

The south elevation of the 1928 building is a much plainer elevation than the front and east facades since it is treated as the rear of the building away from public view (Fig. 61). It is faced in buff brick. The chimney stack, made of brick but now re-clad, rises above the gymnasium and east-west corridor walls.

Also removed from public view is the east or rear elevation of the 1951 wing (Fig. 62 and 63). The elevation is faced in buff brick, and much of the elevation is taken up by windows.

#### **5.4 West Facades of 1928 Building and 1951 Wing and Wing's South Elevation**

The west side of the school is an impressive sweep of five stone-clad bays in the 1928 building and six brick-clad and limestone-trimmed bays in the 1951 wing (Fig. 64). The bays in the 1951 wing are generally wider than the bays in the 1928 building.

The design of the 1928 east facade is mirrored on the west except that the west facade is two bays wider (Fig. 65 to 69). This results in the entrance bay centred in the west facade.

The west facade of the 1951 wing contrasts against the 1928 facade in its cladding and larger windows, but the wing maintains the same height as the 1928 building and perpetuates the rhythm of the earlier bays of tripartite windows. In fact, the wing's west facade in its Modern architectural style complements the 1928 facade. At either end of the 1951 west facade, there is a narrow bay surmounted by a stone cornice and cross (Fig. 70). Three bays of wide, flat-headed windows and another narrow windowed bay lie between (Fig. 71). Window sash consists of fixed glass block uppers and operable clear glass lowers. Atop these four bays is stone coping in place of the 1928 facade's crenellated parapet. The west facade's entrance bay is located at the wing's southern end (Fig. 72). The entrance bay is identified in the facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance (Fig. 73 and 74). The limestone embrasure around the double doors, the double doors themselves, the transom light above and the wall-mounted lamps all belong to the 1951 design. Only the marquee over the entrance has been altered.

The south elevation of the 1951 wing is treated as a rear elevation away from public view (Fig. 75).

## **5.5 Interior of 1928 Building**

The interior of the school erected in 1928 combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date.

An east-west corridor through the floor plate organizes circulation. A north-south corridor, which was added to connect the 1928 building to the 1951 wing, is a short span near the school's western side.

The east-west corridor is reached through the east or west vestibules. The west entrance vestibule is the one which is used today as the primary entrance into the school (Fig. 76). A stairwell with staircase leading up to the ground and upper floors and down to the basement is positioned immediately inside past the west entrance vestibule (Fig. 77 and 78). The staircase retains its metal newel post, metal balusters, wood handrail and terrazzo risers and treads.

Up the stairs on the ground floor and after going through a fire separation partition and fire doors, the east-west corridor meets the north-south corridor (Fig. 79 and 80). Marking the place where the corridors meet is a wood-framed transom light crossing the opening to the north-south corridor. The corridor floors are finished in a checkerboard pattern of brownish and yellowish terrazzo.

Inside the fire separation wall and facing north to the front of the 1928 building are two adjoining rooms, which were created during the 1951 alterations to make an administration office and principal's office (Fig. 81 to 85). The oak doors are from the 1928 construction while the plywood-panelled walls date to the 1951 alterations.

Another fire separation partition crosses the east-west corridor at the front entrance vestibule. The shallow vestibule is open to the corridor, an alteration of the 1928 layout where there were vestibule doors (Fig. 86). The east-west corridor on the ground floor continues eastward to another fire separation partition and fire doors (Fig. 87). Rooms 214 and 215, which were inaccessible on the date of the site visit, are entered through five-panelled oak doors typical of the early twentieth century (Fig. 88 and 89). One panel in the door serves as a window into the classroom, and a transom light above the door brings light borrowed from the classroom into the corridor.

At the far end of the ground floor, the east entrance vestibule, stairwell and staircase are identical to those on the west (Fig. 90 and 91). The staircase design from 1928 remains intact as the staircases rise to the school's upper floor (Fig. 92 to 94).

The east-west corridor on the upper floor has a plain grey terrazzo floor with darker terrazzo border (unlike the ground floor's corridor) and doorways like those on the ground floor (Fig. 95 and 96). Much of the south-facing wall of the corridor is directly beside the school's south external wall, and windows along the corridor offer views to the outdoors (Fig. 97 and 98).

Most of the upper-floor classrooms are arranged along the north side of the east-west corridor, but one classroom at the western end of the upper floor lies to the south. Upper-floor classrooms (Fig. 99 to 116) contain several features dating to the 1928 construction – plain grey terrazzo floor, brownish terrazzo border and baseboard around the floor, five-panelled oak door with a glazed panel and a transom light, oak chair rail, built-in cabinet made of oak and with glazing, long canted blackboard with oak frame and chalkboard, and tripartite windows (some with their original sash and others as replacements).

The north-south corridor on the upper floor is plain (Fig. 117).

As on the ground and upper floor, the basement's circulation is organized around the east-west corridor. The corridor is laid in a grey terrazzo floor with a darker terrazzo border (Fig. 118). Corridor doors from the 1928 construction still exist although all have been painted white (Fig. 119 to 121). The main room in the basement is the gymnasium (Fig. 122 to 128). Features remaining from the 1928 construction include its double doors, industrial window sash, a proscenium arch for the stage (now missing) and

ceiling trusses.

The closest exit from the gymnasium is the basement stairs up to the east vestibule entrance (Fig. 129). The staircase design from 1928 extends to the basement level.

## 5.6 Interior of 1951 Wing

The wing whose mass is built along Emerald Street South is organized internally by a north-south corridor.

Entry into the wing is located in the wing's southwest corner (Fig. 130). On entering the wing, a stairwell leading up to the ground and upper floors and down to the basement fills the wing's southwest corner (Fig. 131). The stairwell and staircase design from the 1951 construction is continuous from floor to floor: the landings are laid in grey terrazzo with a contrasting green terrazzo border, the risers and treads are also in green terrazzo, a solid plain balustrade with wooden top rail boxes in the stairs, metal tubes serve as handrails, and entrances to each floor have double doors in a wall made of glass blocks (Fig. 132).

The ground-floor lobby is beautifully appointed with a terrazzo floor (Fig. 133 and 134). Grey and brownish terrazzo is combined to form an eight-sided star motif with three-dimensional effect, and brownish terrazzo is laid as a border and baseboard to define the edges of the lobby. The border and baseboard curve at the lobby's northwest and northeast rounded corners. A large, multi-paned industrial window casts light on the star motif. The operable steel sash window carries bronze hardware and rests on a travertine marble sill (Fig. 135). The ground-floor lobby leads to a room in the wing's southeast corner (Fig. 136).

The room in the southeast corner is lit by two of the same operable steel sash windows with bronze hardware and travertine marble sills (Fig. 137). One wall of the room is lined with plywood cupboards (Fig. 138).

The ground-floor lobby also leads to the north-south corridor through the wing (Fig. 139). The corridor's floor is laid in grey and brownish terrazzo – grey for the field and brown for the border and baseboard. A metal-and-glass frame of sidelights and transom light crosses the corridor (Fig. 140). The join between the wing's grey and brownish terrazzo floor and the 1928 building's checkerboard terrazzo occurs near the corridor's north end (Fig. 141).

In its present use, the ground-floor classrooms have been partitioned and converted to bedrooms (Fig. 142 and 143). Elements survive from the 1951 construction – cork

floors, wall niches for statuary, and blackboards.

On the wing's upper floor, classrooms are arranged to either side of the north-south corridor (Fig. 144). Room 20 is typical: A simple wood door with a window provides entry to the classroom, cork is laid on the classroom floor, and the classroom is lit by a large tripartite window with fixed glass block uppers and operable clear glass lowers (Fig. 145 and 146).

The upper floor also contains a washroom decorated in the style when the wing opened in 1951 (Fig. 147).

The staircase in the wing's southwest corner leads down to the basement entrance which is like the entrances on the other floors – double doors set in a glass block wall (Fig. 148 and 149). The doors swing open to a bright cafeteria-auditorium lit naturally by a shorter version of the glass block and clear glass windows or by multi-paned operable steel sash and artificially by fluorescent lighting which was considered a modern form of lighting when the wing was constructed in 1951 (Fig. 150 and 151). The cafeteria floor is laid in a checkerboard pattern of terrazzo, black mastic serves as baseboard, and two rows of circular posts with black mastic trim stretch across the cafeteria's length. A secondary exit from the cafeteria is provided by a short staircase designed in keeping with the main staircase (Fig. 152). The stairs lead up to the schoolyard on the east side of the school property.

The north-south corridor in the basement has a grey terrazzo floor (Fig. 153).

## 6.0 Cultural Heritage Evaluation

### 6.1 City of Hamilton Criteria

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix "B" of Report PED08211). The criteria are used to assess the cultural heritage value of a property. They pertain to a property's archaeological resources, built heritage resources and place in a cultural heritage landscape. This evaluation assists in determining a property's merit for designation under the *Ontario Heritage Act* as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

#### 6.1.1 Archaeology

The reasons for designation of a property may address archaeological resources.

Twelve criteria are used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the *Ontario Heritage Act*.

The first eleven criteria for evaluating an archaeological site are predicated on the presence of a known archaeological site. In the case of 378 Main Street East, there are no registered or reported archaeological sites located on the subject property. Therefore, only the criterion pertaining to archaeological potential applies in this assessment (see chart of criteria below):

Cultural Definition: N/A
Temporal Integrity: N/A
Site Size: N/A
Site Type: N/A
Site Integrity: N/A
Historical Association: N/A
Site Setting: N/A
Site Socio-political Value: N/A
Site Uniqueness: N/A
Site Rarity: N/A
Site Human Remains: N/A
Archaeological Potential: The property at 378 Main Street East has some archaeological potential because of its location on an historic route (Main Street).

### 6.1.2 Built Heritage

Twelve criteria are used to assess the built heritage value of a property, otherwise understood as historical and architectural value (see chart below and on the following pages). The twelve criteria are grouped under five aspects of built heritage value – historical associations, architecture and design, integrity, environmental context, and social value.



**Historical Associations**

**Thematic:** Cathedral Boys’ High School is important in the history of secondary school education in Hamilton as it is the first purpose-built school for privately funded Catholic high school education in Hamilton. Demand for secondary school education had increased after 1921 when the Province of Ontario raised the age of compulsory school attendance to 16. Publicly funded Delta Collegiate Institute at 1284 Main Street East was built in 1923-24 in response to the surge in secondary school enrollment. Four years later, the Catholic Diocese of Hamilton erected Cathedral Boys’ High School on the same street as Delta and to plans by the same architects.

**Event:** The former school is not associated with an event that has made a significant contribution to Hamilton, Ontario or Canada.

**Person and/or Group:** The building of Cathedral Boys’ High School represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school’s name and the iconography displayed on its front facade relate to the school’s origins in St. Mary’s Parish School which provided room for boys at the high school level in 1912. St. Mary’s Parish held the cathedral of the Diocese.

The wing memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war.

**Architecture and Design**

**Architectural Merit:** On the school’s opening in 1928, the architectural press described it as “imposing” and “an architectural gem.” The front facade, east facade and west facade of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. The stone carving on these facades, but especially on the front facade, is of the highest order. The treatment of the ceremonial entry porch by the use of a marble staircase, marble wainscotting, vaulted plaster ceiling, cast-iron pendant ceiling lamp and oak-and-glazed doors is impressive.

The west facade of the wing, which was erected in 1951, complements the west facade from 1928. The terrazzo floor in the wing’s ground-floor lobby demonstrates excellent craftsmanship.

<p><b>Functional Merit:</b> When they were built, both the 1928 building and the 1951 wing offered a well-equipped and dignified facility for students and teachers.</p>
<p><b>Designer:</b> Cathedral Boys’ High School stands as part of a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys’ High School at 378 Main Street East also by Hutton &amp; Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press. In the 1930s, the Hutton &amp; Souter firm grew in prominence in Hamilton. Gordon Hutton’s obituary in the July 1942 issue of <i>The Journal of the Royal Architectural Institute of Canada</i> named the firm’s best-known buildings – Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936). All are landmarks standing today.</p> <p>An architect is not credited with the design of the wing. Olmstead &amp; Parker Construction Company Ltd. of Hamilton held the general contract. Midgley &amp; West of Hamilton laid the beautiful terrazzo floor in the ground-floor lobby.</p>
<p><b>Integrity</b></p>
<p><b>Location Integrity:</b> The former school occupies its original site.</p>
<p><b>Built Integrity:</b> Alterations in 1951 to the 1928 building and fire safety interventions of unknown date have lessened the aesthetic coherence of the early twentieth century interior. The exterior of both the 1928 building and 1951 wing is intact.</p>
<p><b>Environmental Context</b></p>
<p><b>Landmark:</b> Cathedral Boys’ High School is a landmark in the Stinson neighbourhood and along Main Street East.</p>
<p><b>Character:</b> The former school is disassociated from its immediate surroundings. Significant redevelopment has occurred around the school.</p>
<p><b>Setting:</b> The school is singularly important architecturally in its immediate vicinity. A survivor from the early twentieth century, the school commands the corner of Main Street East and Emerald Street South.</p>

## Social Value

**Public Perception:** The request for heritage designation came from the Stinson Community Association. In the letter of request, the association identified the school's dramatic impact on the streetscape and the building's impressiveness and architectural integrity.

### 6.1.3 Cultural Heritage Landscapes

The reasons for designation of a property may address any cultural heritage landscape present at the site or any contribution the property makes to a larger cultural heritage landscape. A cultural heritage landscape is an historic area that contains a group of features linked together in their setting or surroundings. Examples that could merit designation under Part IV of the *Ontario Heritage Act* include a farmstead, a complex of industrial structures, a religious compound, a school campus, a park or garden and a fairground.

The property at 378 Main Street East is neither a cultural heritage landscape in itself nor does it contribute to a larger cultural heritage landscape.

### 6.2 Criteria in Ontario Regulation 9/06

In 2006, the Province of Ontario released Ontario Regulation 9/06 prescribing criteria for determining cultural heritage value or interest. Under Section 29 of the *Ontario Heritage Act*, municipal councils may designate individual property to be of cultural heritage value when the property meets one or more criteria set out in the regulation. In several ways, the provincial criteria are similar to the City's built heritage criteria. Below, the cultural heritage value of the former school property is assessed according to the nine provincial criteria.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The front facade, east facade and west facade of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. The west facade of the Memorial Wing erected in 1951 complements the west facade from 1928.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The stone carving on the front, east and west facades of the 1928 building, but especially on the front facade, is of the highest order. The treatment of the ceremonial entry porch by the use of a marble staircase, marble wainscoting, vaulted plaster ceiling, cast-iron pendant ceiling lamp and oak-and-glazed doors is impressive. The terrazzo floor laid by Midgley & West in the 1951 wing's ground-floor lobby demonstrates excellent craftsmanship.

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

The former school does not demonstrate a high degree of technical or scientific achievement.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Cathedral Boys' High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The 1951 wing memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Cathedral Boys' High School demonstrates the ability of Hamilton's Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary schools.

<p>The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p> <p>Hutton &amp; Souter have left an outstanding legacy of landmark buildings in Hamilton, including Delta Collegiate Institute (1923-24), Cathedral Boys' High School (1928), Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936).</p>
<p>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p>The school is singularly important architecturally in its immediate vicinity. A survivor from the early twentieth century, the school commands the corner of Main Street East and Emerald Street South.</p>
<p>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p>Significant redevelopment around the school has disassociated the former school from its immediate surroundings.</p>
<p>The property has contextual value because it is a landmark.</p> <p>Cathedral Boys' High School is a landmark in the Stinson neighbourhood and along Main Street East. It stands as part of a trio of landmark schools built along Main Street East between 1918 and 1928.</p>

7.0 Cultural Heritage Value

7.1 Conclusions and Recommendations

The property at 378 King Street East is eminently qualified for designation under Part IV of the *Ontario Heritage Act*. As explained in the foregoing section, the former school property satisfies seven of the nine criteria in Ontario Regulation 9/06 (only one criterion is necessary for designation under the *Ontario Heritage Act*). It also meets nine of the twelve built heritage criteria adopted by the City of Hamilton. In addition, the City of Hamilton criterion pertaining to the property's built integrity is partially met: The exterior of both the 1928 building and 1951 wing is intact; however, alterations in 1951 to the 1928 building and fire safety interventions of unknown date have lessened the aesthetic coherence of the early twentieth century interior.

Protection of the building through designation under the *Ontario Heritage Act* should focus on the exterior masonry facades which are the most visible to the public and on selected interior features that are accessible to visitors and are well-preserved.

In any adaptive reuse of the building, the conservation plan for the property should not only aim to preserve the building's heritage attributes as stated below in the proposed designation by-law but also seek creative ways for reusing interior features that are not named in the by-law.

The former Cathedral Boys' High School, Delta Collegiate Institute/ Delta Secondary School and Memorial Public School still stand as landmarks built along Main Street East. Delta is already designated under the *Ontario Heritage Act*. This report examining the merits of designating Cathedral concludes that Cathedral also deserves protection under the *Ontario Heritage Act*. A Cultural Heritage Assessment Report on Memorial Public School, now referred to as Memorial City Elementary School, is recommended.

## **7.2 Statement on Cultural Heritage Value or Interest and Description of Heritage Attributes**

Text recommended for inclusion in the designation by-law follows.

### **7.2.1 Description of the Designated Property**

The heritage designation applies to the entire roughly L-shaped property at the southeast corner of Main Street East and Emerald Street South. The heritage designation recognizes both the school built in 1928 and the memorial wing built in 1951. The designation focuses on the front, east, and west facades of the 1928 building, the Emerald Street South facade of the 1951 wing and selected interior features.

### **7.2.2 Statement Explaining the Designated Property's Cultural Heritage Value**

The former Cathedral Boys' High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school demonstrates the ability of Hamilton's Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary

schools.

For Cathedral Boys' High School, the Diocese chose the same architectural firm who had designed Delta Collegiate Institute for the public school board four years earlier. Cathedral Boys' High School at 378 Main Street East takes its place in a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys' High School at 378 Main Street East also by Hutton & Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press.

The front, east, and west facades of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Over a steel frame, rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facades; and ashlar Indiana limestone provides the trim. The stone carving on the facades, but especially on the front facade, is of the highest order. The stone plaque bearing the name, Cathedral School, and Christian cross carved in stone and called a botonée or cathedral cross identify the school. These identifying signs relate to the school's origins which began in a portion of St. Mary's Parish School where high school education for boys was first offered in 1912: St. Mary's Parish held the cathedral of the Diocese at the time. The exceptional quality of the building's stonework extends as far as to the facades' uppermost windows whose pointed hood-moulds end in a variety of bosses.

The 1928 building was designed with three entrances – a ceremonial entrance on the front facade and everyday entrances on the east and west facades. The pointed-arched entrances on the east and west are placed in projecting vestibules; and the pointed arch on the front serves as the portal to an entry porch, which is recessed from the front facade and almost wholly enclosed. In addition to the imposing portal, the architects have created a solemn space inside the entry porch by the use of a marble staircase, marble wainscotting, vaulted ceiling, pendant ceiling lamp, and oak-and-glazed double doors at the top of the staircase. Exquisite attention to detail is shown even at the level of the doors' escutcheons whose motifs of pointed arches keep with the school's Modern Gothic style.

The 1951 wing, also built to a high standard, memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war. The west facade of the wing complements the west facade from 1928 by maintaining the same height and perpetuating the rhythm of tripartite windows. The window bays framed in limestone

contain window sash consisting of fixed glass block uppers and operable clear glass lowers. The entrance bay is identified in the 1951 facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance. Together, the 1928 west facade in Modern Gothic style and the 1951 west facade make an impressive sweep along Emerald Street South. Commanding the street corner, the school is a landmark in the Stinson neighbourhood.

Inside, the 1951 wing retains its mid-twentieth century character essentially in the stairwell and staircase design, ground-floor lobby whose floor is laid artistically in terrazzo, north-south corridor that organizes internal circulation through the wing, and basement cafeteria-auditorium. The interior of the 1928 building combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date. The early twentieth century character of the 1928 building survives in the stairwell and staircase design, aspects of the east-west corridor, corridor doorways, and basement gymnasium.

### **7.2.3 Description of Heritage Attributes at the Designated Property**

The following elements contribute to the property's cultural heritage value.

#### **Front, East and West Facades of 1928 Building**

Heritage attributes are replete on the front (north), east and west facades and include:

- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;
- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;
- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly



enclosed, and its marble staircase, marble wainscotting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;

- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;
- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.

### West Facade of 1951 Wing

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.

### 1928 Interior

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;

- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,
- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.

### 1951 Interior

Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

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## 9.0 Qualifications of Authors

Over a period of 14 years, Paul Dilse has collaborated with Peter Stewart and his staff at George Robb Architect on a number of projects involving heritage planning.

**Paul Dilse** has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, has remained a reference document there for three decades). In association with Peter Stewart, he has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. Also in collaboration with Mr. Stewart, he has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County. He successfully defended their designation under the *Ontario Heritage Act* at the Conservation Review Board. As well, he has documented the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, whose designation under the *Ontario Heritage Act* he defended at a Conservation Review Board hearing. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga (in association with Peter Stewart's team), the MacGregor/Albert neighbourhood in Waterloo, Lower Main Street South in Newmarket (with Mr. Stewart) and Werden's Plan neighbourhood in Whitby. His study of the George Street and Area neighbourhood in Cobourg led to its designation as a heritage conservation district – the fourth in the town. For Mr. Stewart's consulting team, he authored a report on the feasibility of establishing heritage conservation districts in downtown Brampton. Additionally with him, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 56 such reports. Besides the heritage impact assessments, he has described and evaluated many other historic properties. With Peter Stewart and his staff, Paul Dilse has examined five properties for

the City of Hamilton – the Royal Connaught Hotel, Delta Collegiate Institute, Charlton Hall, Grace Anglican Church and Cathedral Boys' High School.

He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario.

Recent collaborations between Paul Dilse and Peter Stewart have included a strategic conservation plan for the Hamilton GO Centre Station (formerly, the Toronto, Hamilton & Buffalo Railway Station) and a report supporting the designation under the *Ontario Heritage Act* of Belfountain Conservation Area in Caledon.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

**Peter Stewart** is a partner in the firm of George Robb Architect, established in 1952. In addition to professional accreditation as an architect since 1974, he is a member of the Canadian Association of Heritage Professionals (member of the Board from 2002 to 2006) and a member of the Architectural Conservancy of Ontario (member of the Board from 2006 to 2010).

The firm has had an ever-increasing involvement in conservation and adaptive reuse projects involving built heritage resources since its involvement in the restoration of the Duff-Baby House in Windsor for the Ontario Heritage Foundation (now Trust) in 1993. Other projects for the OHT have included exterior restoration of the Mather Walls House in Kenora, partial exterior restoration of the George Brown House in Toronto and the condition assessment for Fools' Paradise, the home and studio of artist Doris McCarthy. Other conservation projects have included the Eyer Homestead restoration and adaptive reuse for the Town of Richmond Hill (Parks and Recreation Ontario Innovation Award, 2011), exterior restoration of the former Lincoln County Courthouse for the City of St. Catharines in 2005 (Canadian Association of Heritage Professionals Building Award, 2005), the Leslie Log House restoration and adaptive reuse for the City of Mississauga (Mississauga Heritage Foundation Award, 2011) and several projects at the Todmorden Mills Museum and Arts Centre for the City of Toronto Culture Division. Other City of Toronto projects involving cultural heritage properties have been undertaken at Spadina House Museum, Montgomery's Inn Museum, CanStage Theatre on Berkeley Street and the Theatre Passe Muraille building.

Heritage conservation district plans, in association with Mr. Dilse, have included Old Port Credit Village in Mississauga (2004) and Lower Main Street South in Newmarket (2011). As a sub-consultant to Bousfield Planning, Mr. Stewart contributed to the team that updated the Churchville Heritage Conservation District Plan for the City of Brampton. In association with MHBC Planning, Mr. Stewart was involved in making heritage conservation district plans for Oil Springs in Lambton County (ACO and CAHP Planning Awards, 2011) Downtown Oakville and the Brooklin and College Hill neighbourhood in Guelph.

Also with MHBC Planning, he contributed to an analysis of the cottage community and its surroundings at Rondeau Provincial Park. The resulting assessment, *Rondeau - A Cultural Heritage Landscape*, received a planning award from the Canadian Association of Heritage Professionals in 2012.

As well as Peter Stewart's role in evaluating properties for designation by the City of Hamilton, he has advised the City on conservation projects at Ancaster Town Hall, West Flamborough Township Hall in Greensville, Dundurn Castle, the Chedoke estate and the garden walls of the Auchmar estate.

**Francine Antoniou** is a senior architect at George Robb Architect. In her 19 years of architectural practice, she has developed expertise in both heritage and sustainable construction.

Heritage restoration projects for George Robb Architect include the exterior restoration of the Mather Walls House in Kenora, foundation repair at Ancaster Town Hall in Hamilton, the front porch and vestibule restoration of Chappell House in Mississauga, the restoration and adaptive reuse of Leslie Log House also in Mississauga, basement repairs to Lambton House in Toronto and restoration work at Montgomery's Inn, Toronto.

For several reports, plans and presentations, she has taken as-found photographs, made camera-held reproductions of historic photographs, and laid out illustrations. In this regard, she has contributed to cultural heritage assessments in Hamilton, including for Delta Collegiate Institute, Charlton Hall, Hamilton GO Centre Station, Grace Anglican Church and Cathedral Boys' High School.

Ms Antoniou is a member of the Canadian Association of Heritage Professionals.

## Appendix A: Illustrations

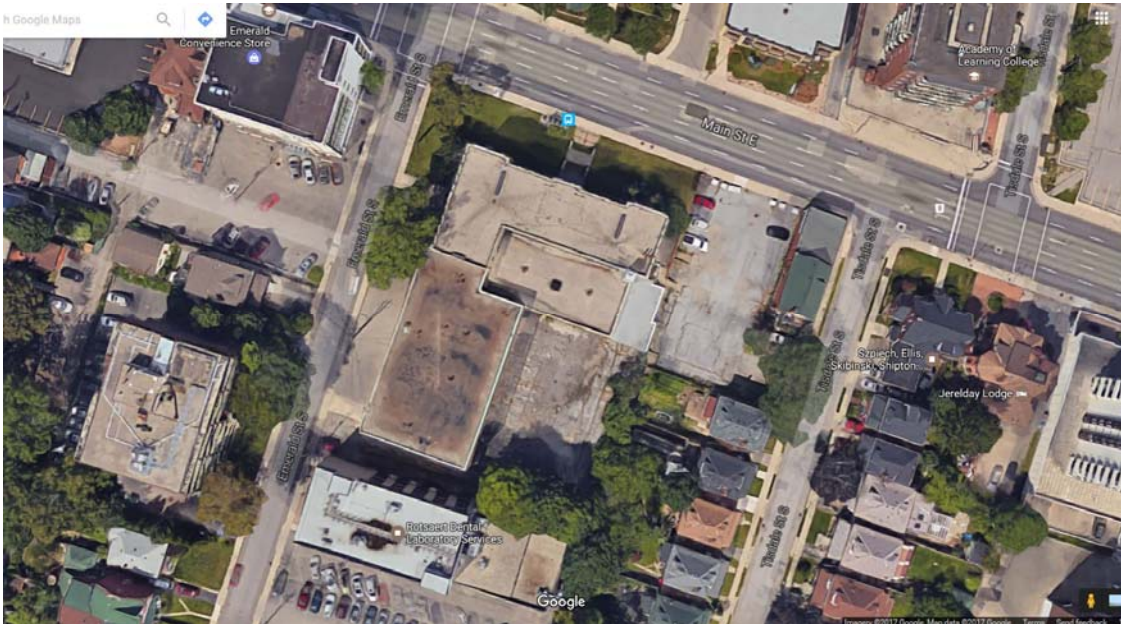


Fig. 1 The 2017 Google satellite image captures the former school at Main Street East and Emerald Street South in the Stinson neighbourhood.

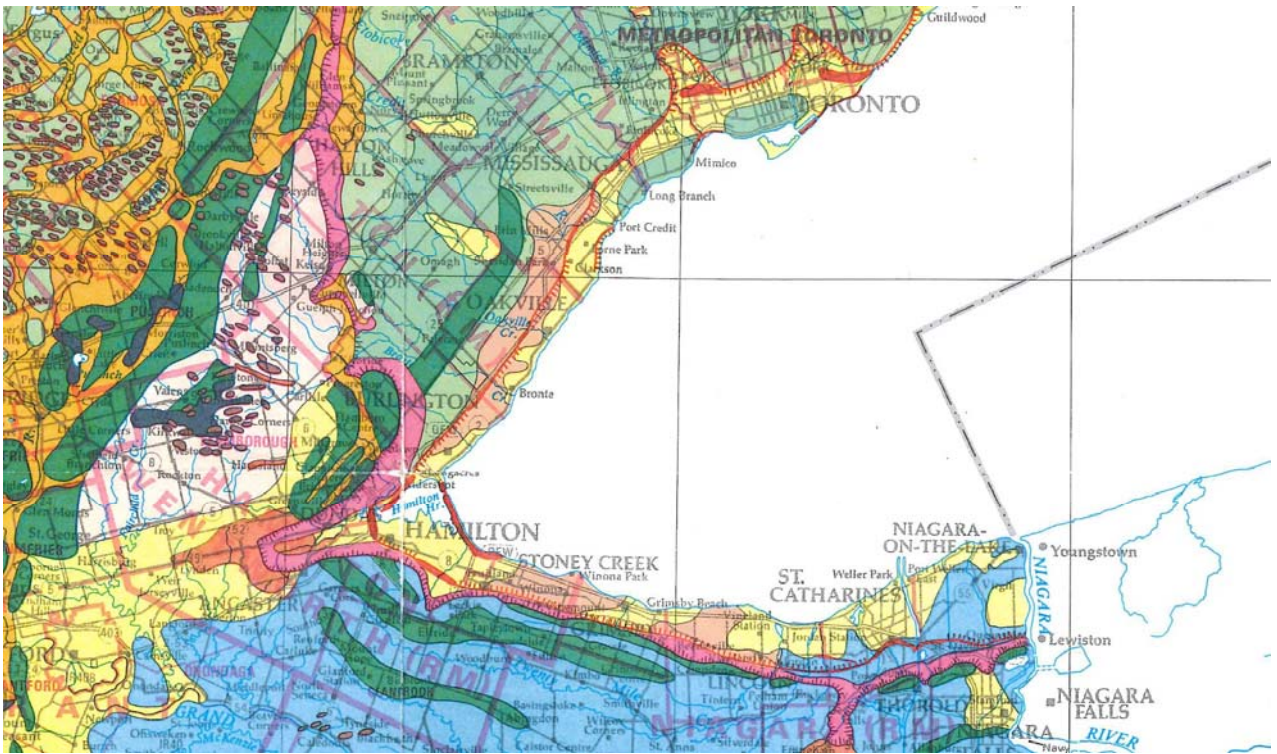
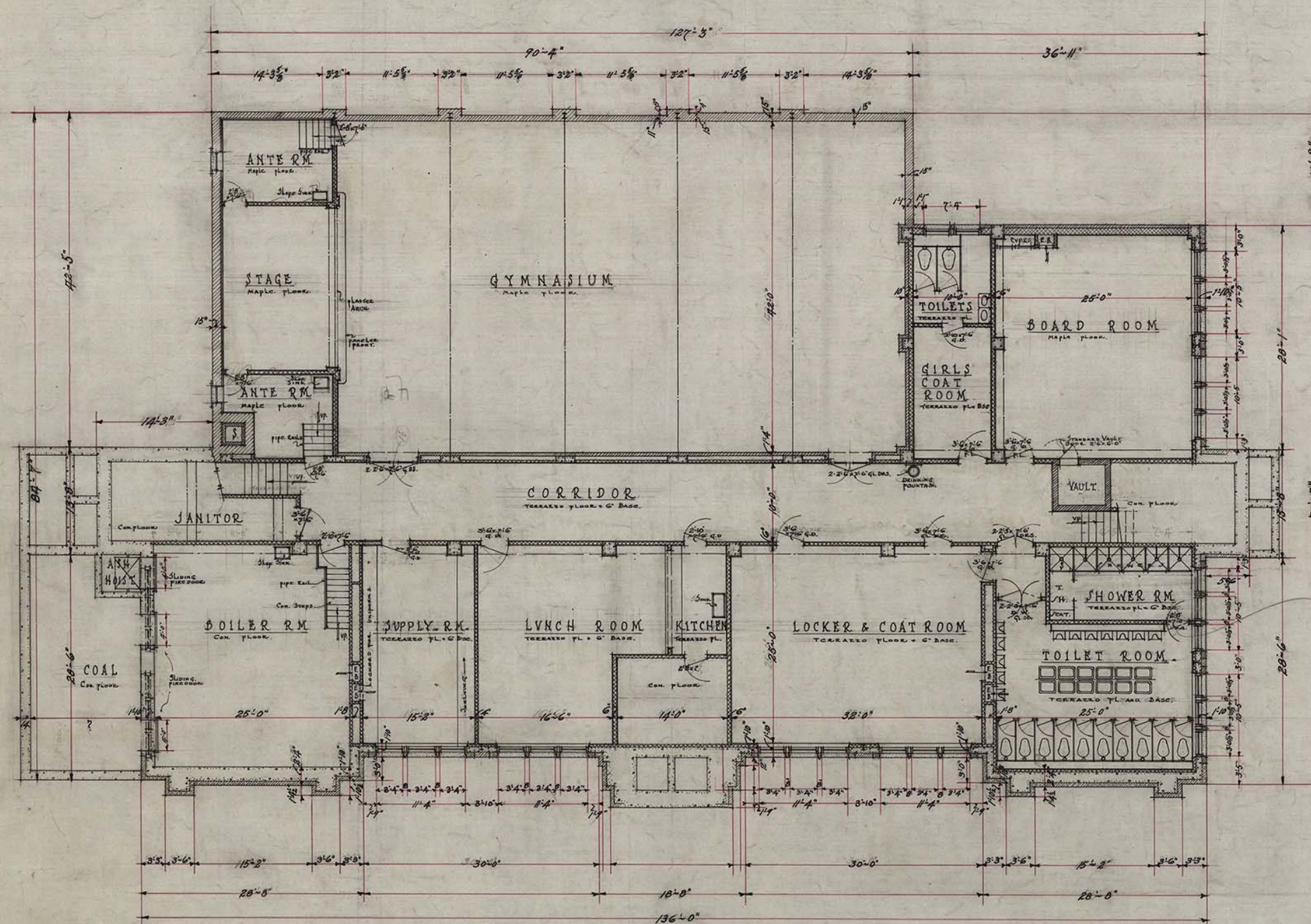


Fig. 2 Detail from Map P.2715 in L.J. Chapman's and D.F. Putnam's *Physiography of Southern Ontario* (Toronto: Ontario Ministry of Natural Resources, 1984). The narrow band hugging Lake Ontario represents the Iroquois Plain.





BASEMENT FLOOR PLAN

SCALE - 1/8 INCH = ONE FOOT.

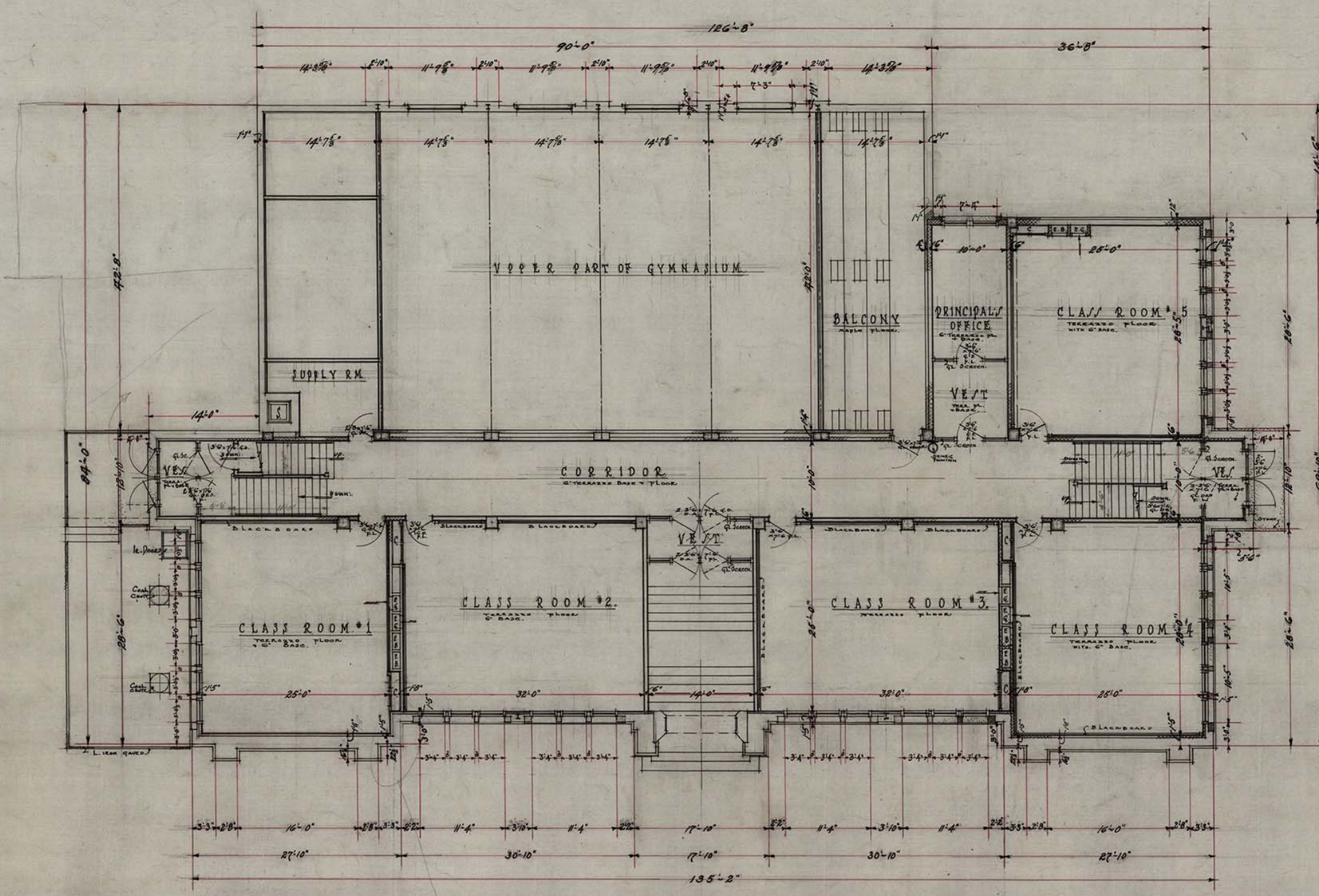
Fig. 3 to 10 Hutton and Souter, "Catholic High School, Cor. Emerald and Main Streets," Mar./Apr. 1928, Archives of Ontario, C 12-1-0-676.1, Container L-1203, Barcode B867663.

HUTTON AND SOUTER  
 ARCHITECTS HAMILTON ONT.

TITLE: CATHOLIC HIGH SCHOOL  
 COR. EMERALD AND MAIN STREETS  
 FOR THE SEPARATE SCHOOL  
 BOARD OF HAMILTON

DRAWN BY A.S.H. DATE 28/10  
 TRACED BY A.S.H. DATE  
 APPROVED BY C. DATE MAR-28 NO. 1

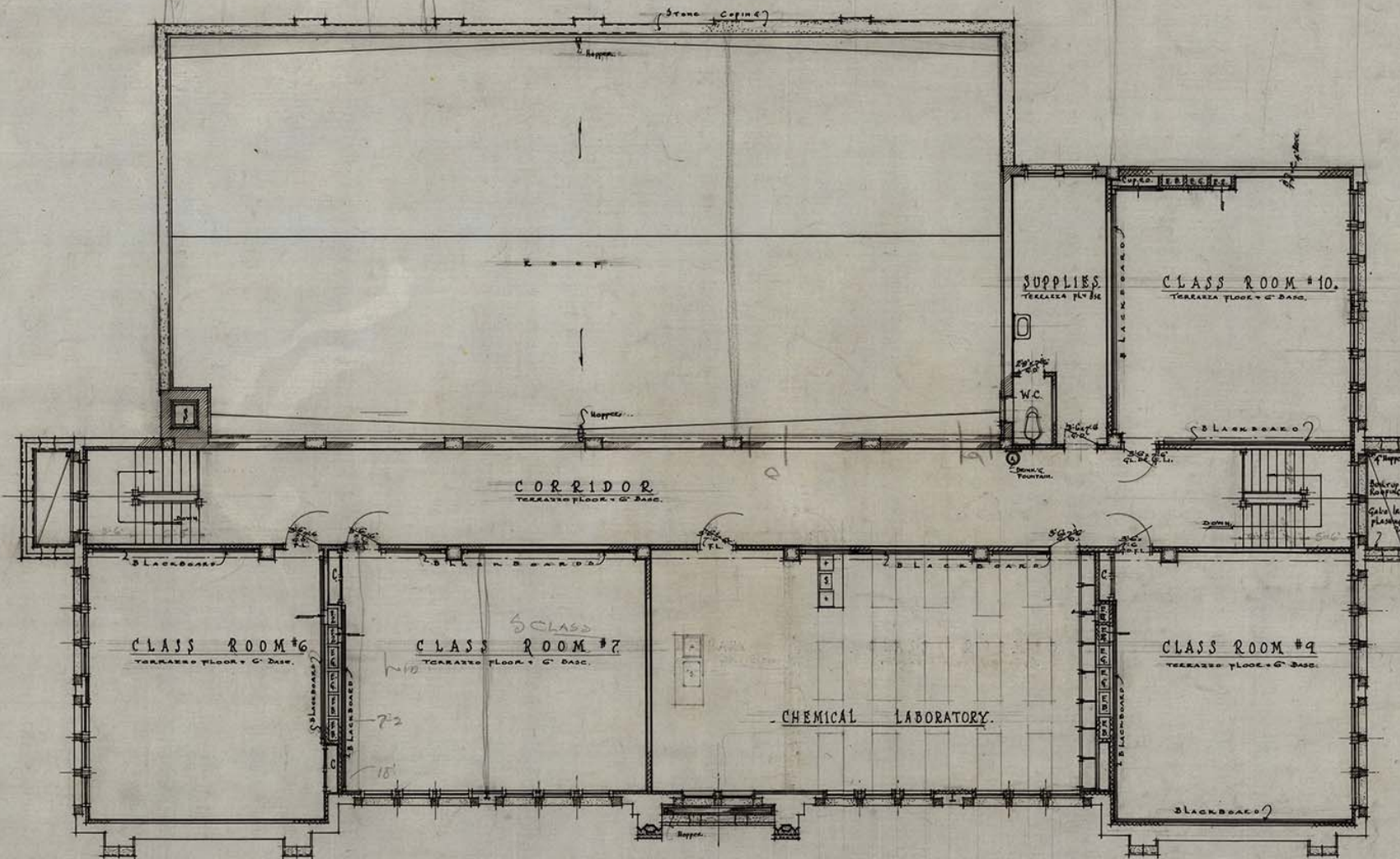
Fig. 3  
 32



GROUND FLOOR PLAN.  
 SCALE - 1/8 IN = 1 FOOT.

HUTTON AND SOVIER ARCHITECTS HAMILTON ONT.	
TITLE - CATHOLIC HIGH SCHOOL COR. EMERALD AND MAIN STREETS FOR THE SEPARATE SCHOOL BOARD OF HAMILTON	
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APPROVED BY DATE MAR - 28	

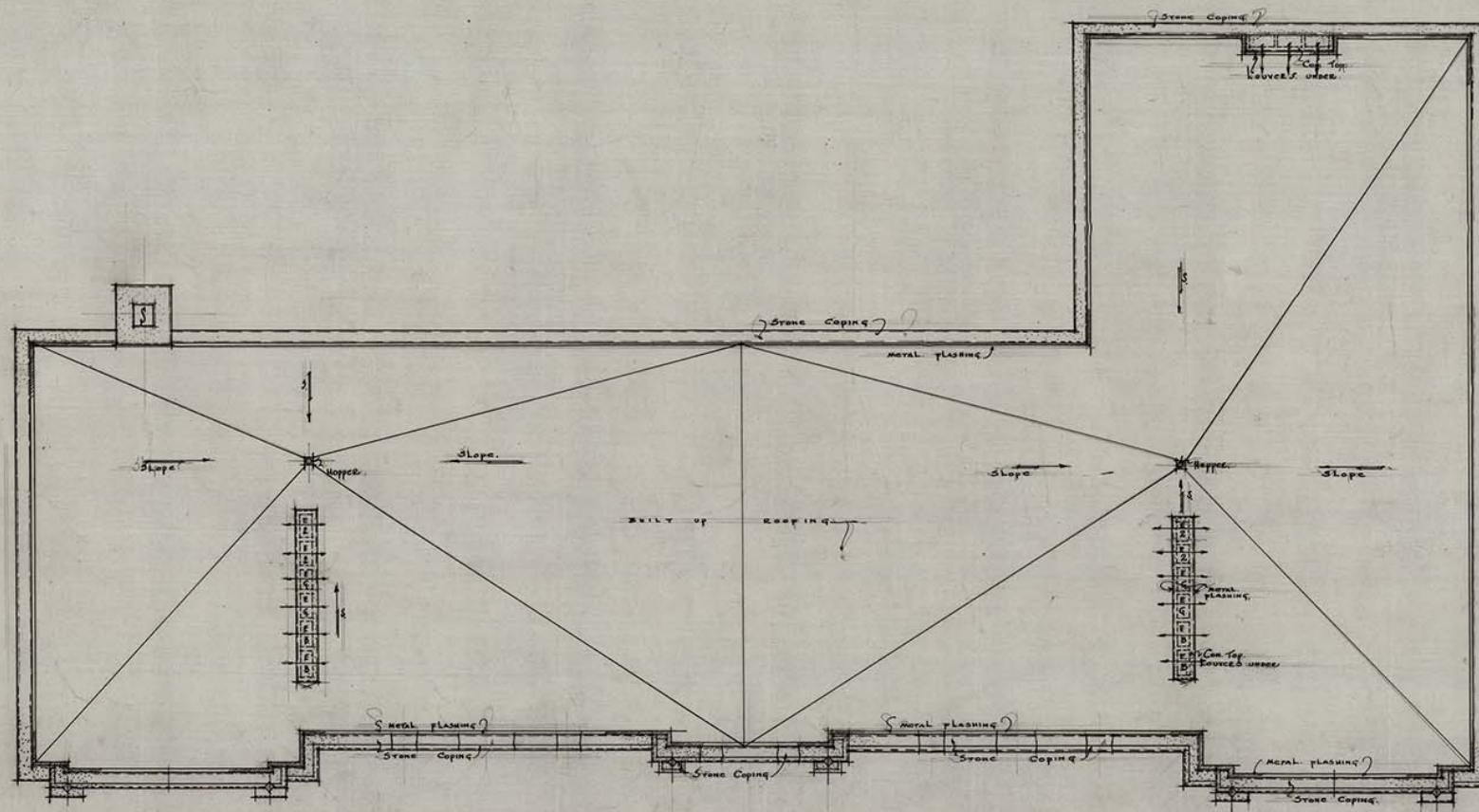
Fig. 4  
 33



SECOND FLOOR PLAN  
SCALE - 1/8" IN = 1 FOOT

HUTTON AND SOVTER ARCHITECTS HAMILTON ONT.	
TITLE - CATHOLIC HIGH SCHOOL COR. EMERALD & MAIN STREETS FOR THE SEPARATE SCHOOL BOARD OF HAMILTON	
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TRACED BY A. D. H. DATE	NO. 3
APPROVED BY DATE MAR-28	

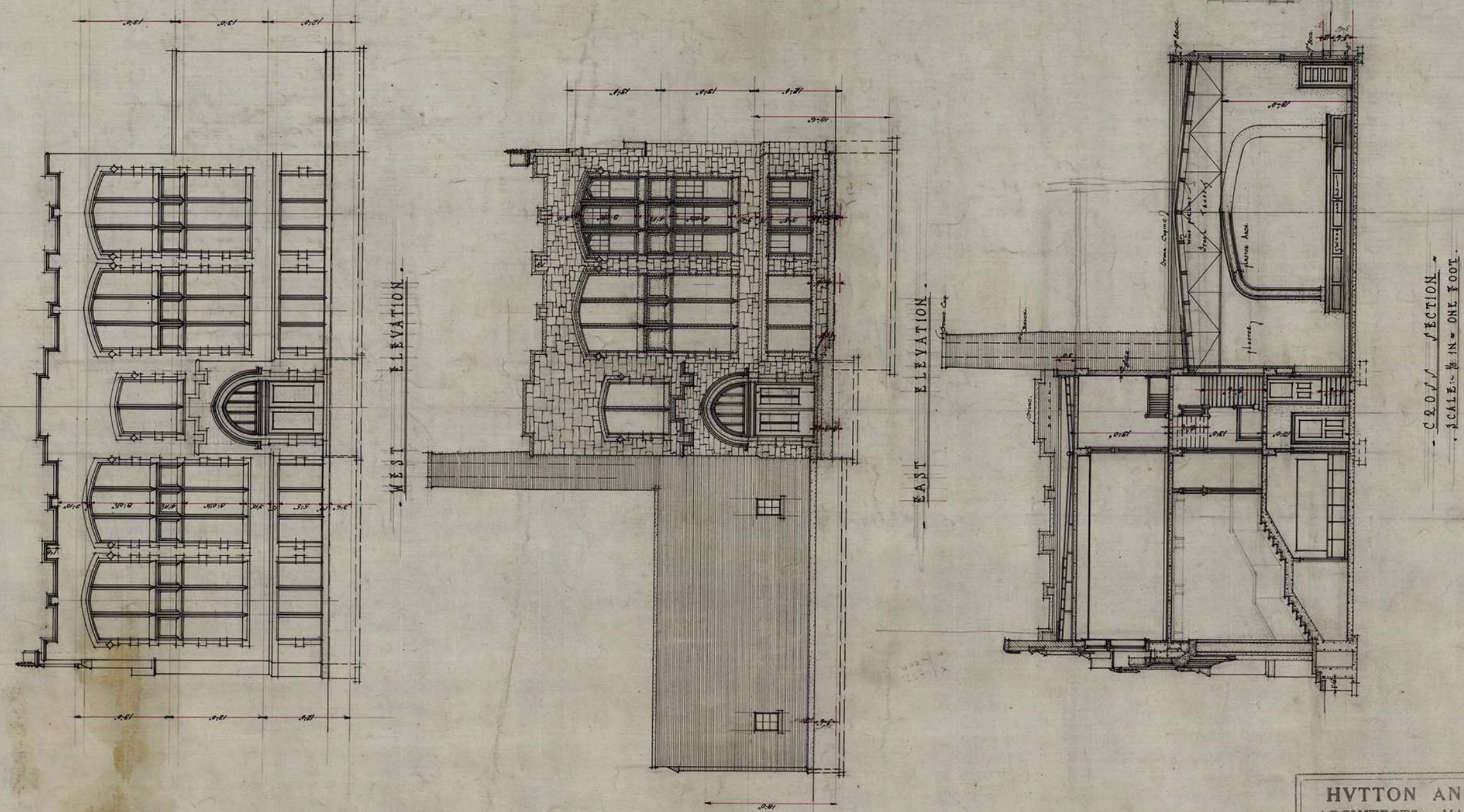
Fig. 5  
34



ROOF PLAN  
SCALE - 1/8 IN = 1 FOOT

HYTTON AND SOVTER ARCHITECTS HAMILTON ONT.	
TITLE - CATHOLIC HIGH SCHOOL COR. EMERALD AND MAIN STREETS FOR THE SEPARATE SCHOOL BOARD OF HAMILTON	
DRAWN BY A. B. H. DATE 28/0	DRAWING
TRACED BY A. B. H. DATE	
APPROVED BY DATE MAR-1928	NO. 4

Fig. 6  
35

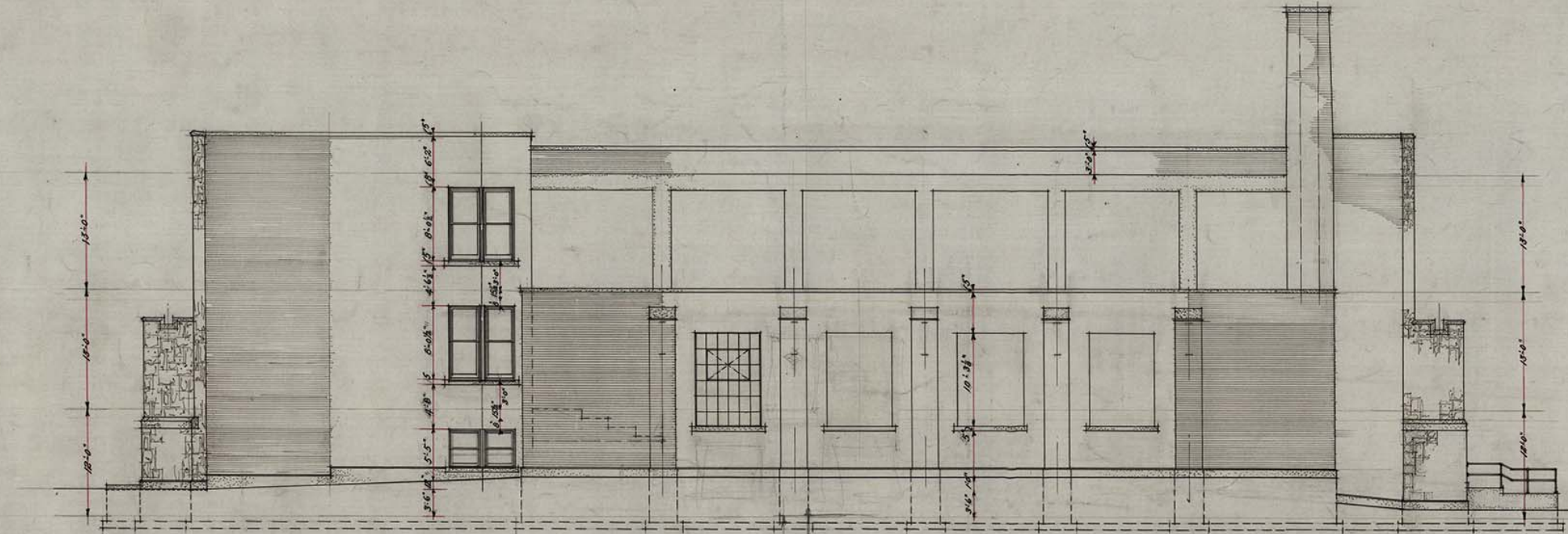


HUTTON AND SOVTER  
ARCHITECTS HAMILTON ONT.

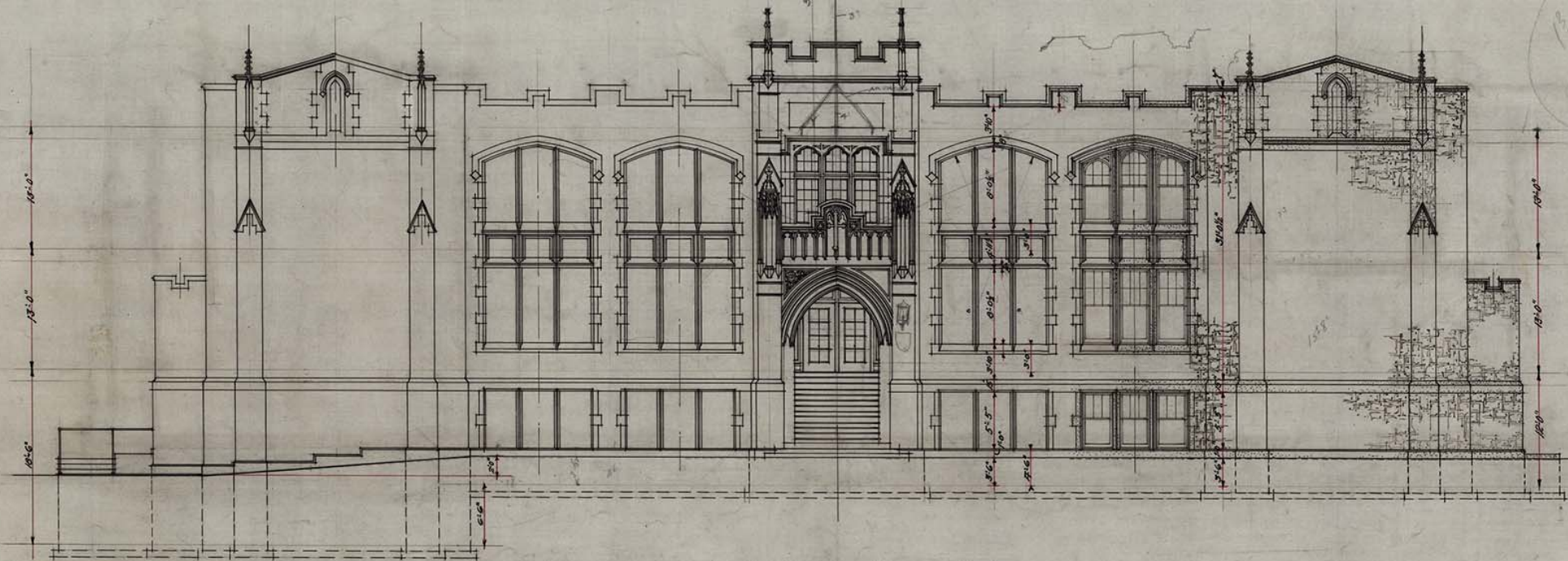
TITLE: CATHOLIC HIGH SCHOOL  
COR. EMERALD AND MAIN STS.  
FOR THE SEPARATE SCHOOL  
BOARD OF HAMILTON.

DRAWN BY A. D. H. DATE 28/10  
TRACED BY A. D. H. DATE  
APPROVED BY C. J. H. DATE MAR. 28. NO. 5.

Fig. 7  
36



SOUTH ELEVATION

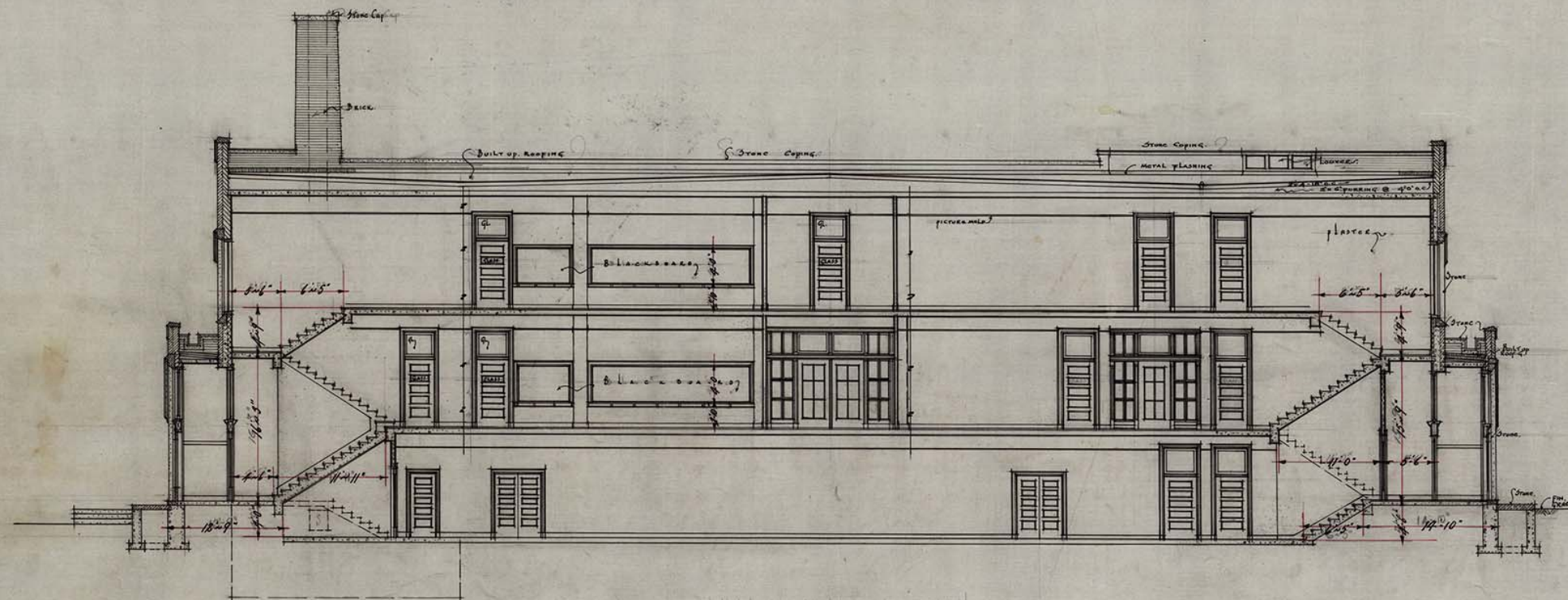


NORTH ELEVATION

SCALE - 1/8 IN = ONE FOOT

HUTTON AND SOVTER ARCHITECTS HAMILTON ONT.	
TITLE CATHOLIC HIGH SCHOOL COR. EMERALD AND MAIN STREETS FOR THE SEPARATE SCHOOL BOARD OF HAMILTON	
DRAWN BY A.S.H. DATE 2/28/0	DRAWING
TRACED BY C.L.X. DATE	NO. 6
APPROVED BY DATE MAR. 1928	

Fig. 8  
37



LONGITUDINAL SECTION  
 SCALE - 1/8 IN = 1 FOOT

HUTTON AND SOVTER  
 ARCHITECTS HAMILTON ONT.

TITLE - CATHOLIC HIGH SCHOOL  
 COR. EMERALD AND MAIN STREETS  
 FOR THE SEPARATE SCHOOL  
 BOARD OF HAMILTON

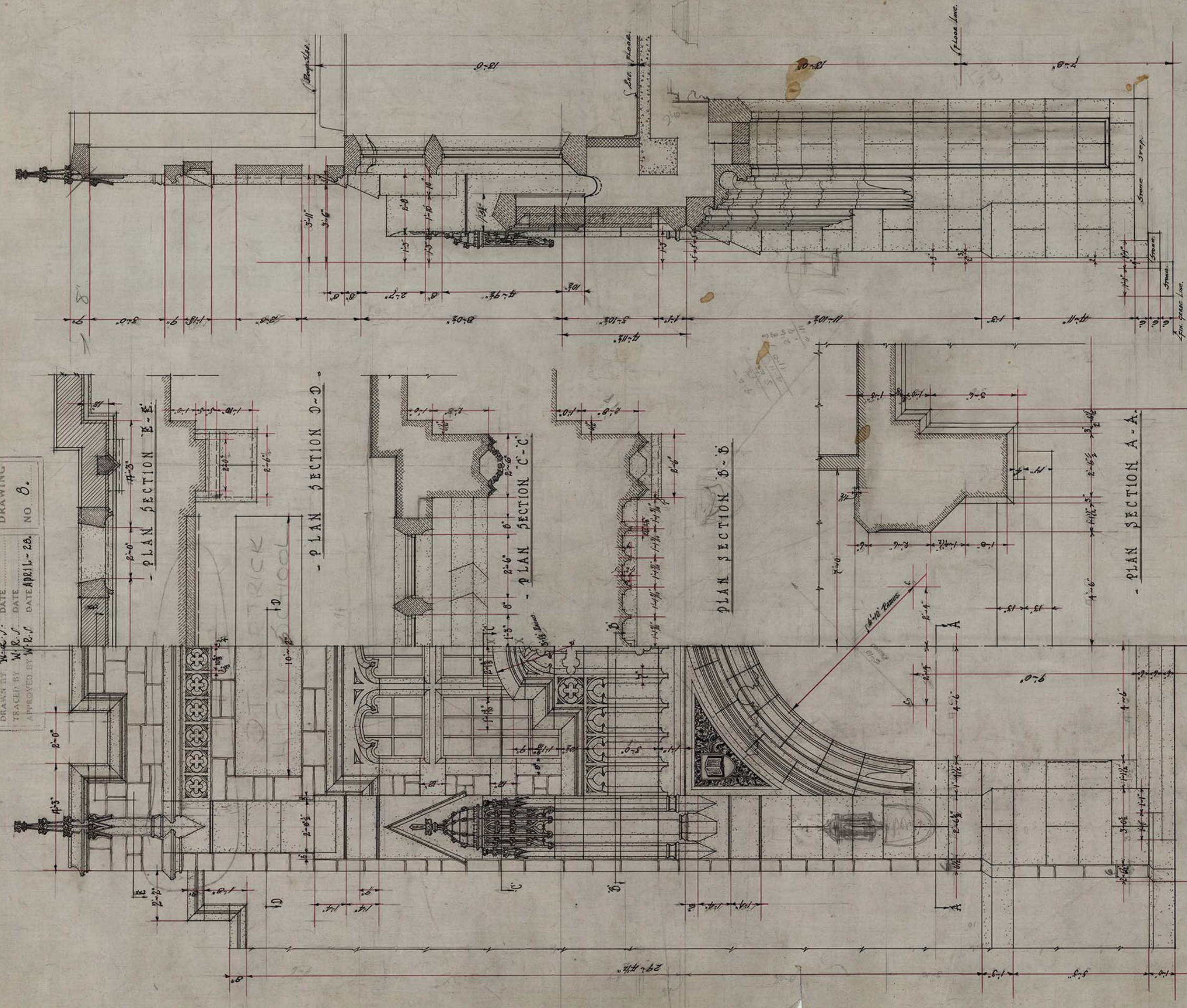
DRAWN BY *C.H.* DATE *25/10* DRAWING  
 TRACED BY *C.H.* DATE \_\_\_\_\_ NO. *7*  
 APPROVED BY *C.H.* DATE *MAR 28*

Fig. 9  
 38

HUTTON AND SOYLER  
ARCHITECTS HAMILTON, ONT.

TITLE: CATHOLIC HIGH SCHOOL  
COR. EMERALD AND MAIN STREETS  
FOR THE SEPARATE SCHOOL  
BOARD OF HAMILTON.

DRAWN BY: M.R.S. DATE: \_\_\_\_\_  
TRACED BY: M.R.S. DATE: \_\_\_\_\_  
APPROVED BY: W.R.S. DATE: APRIL - 20. NO. 8.



HALF ELEVATION  
SCALE: 1/2 IN = 1 FOOT.

SECTION

25/8

Fig. 10  
39



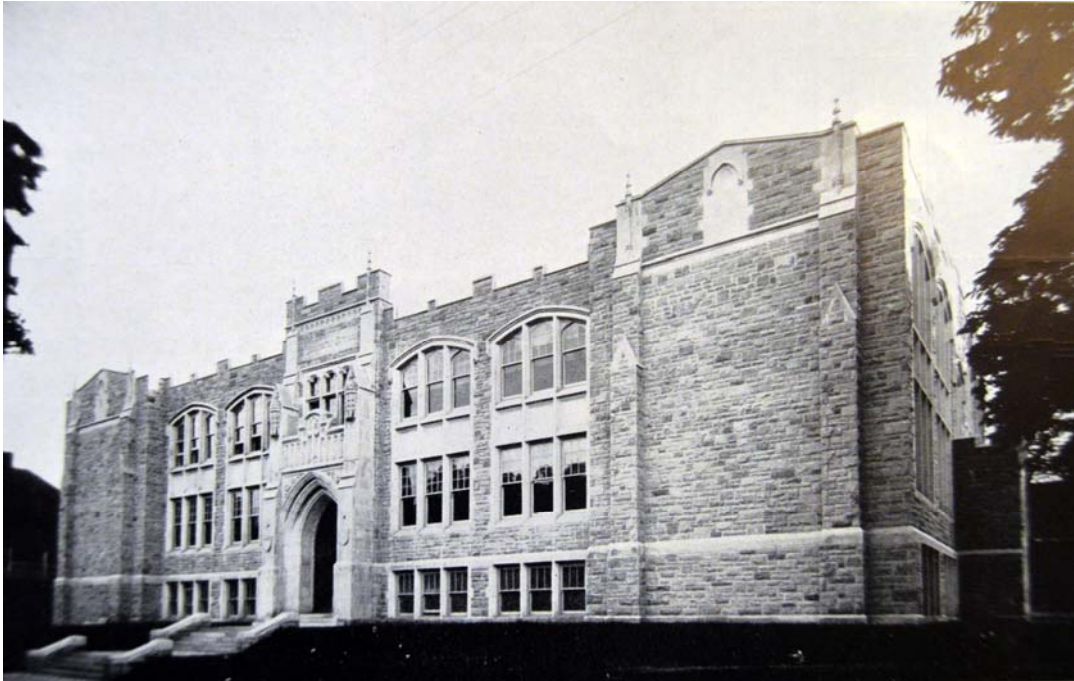


Fig. 11 Corner view of front facade and west elevation in 1929, reproduced from "The Cathedral Separate School, Hamilton, Ontario," *The Journal of the Royal Architectural Institute of Canada* V. 6 N. 7 (July 1929), p. 269.

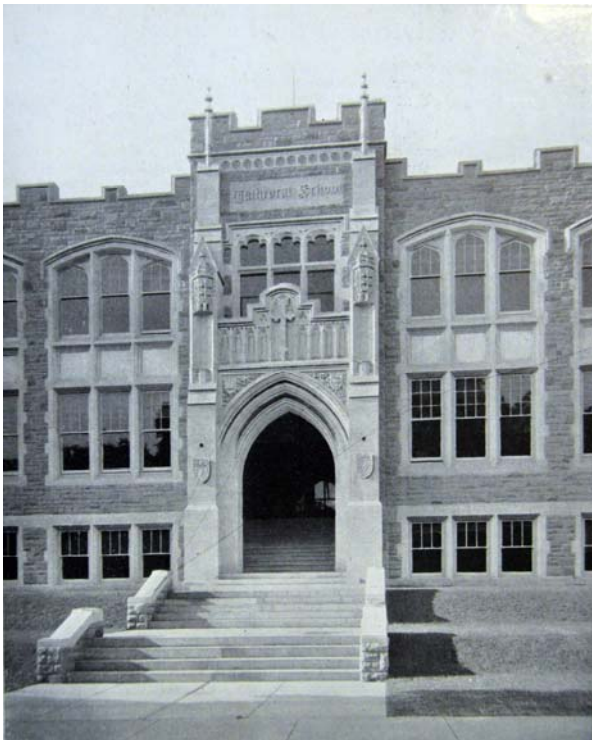


Fig. 12 Detail of front facade in 1929, *op. cit.*, p. 271. Note the stone steps out front.

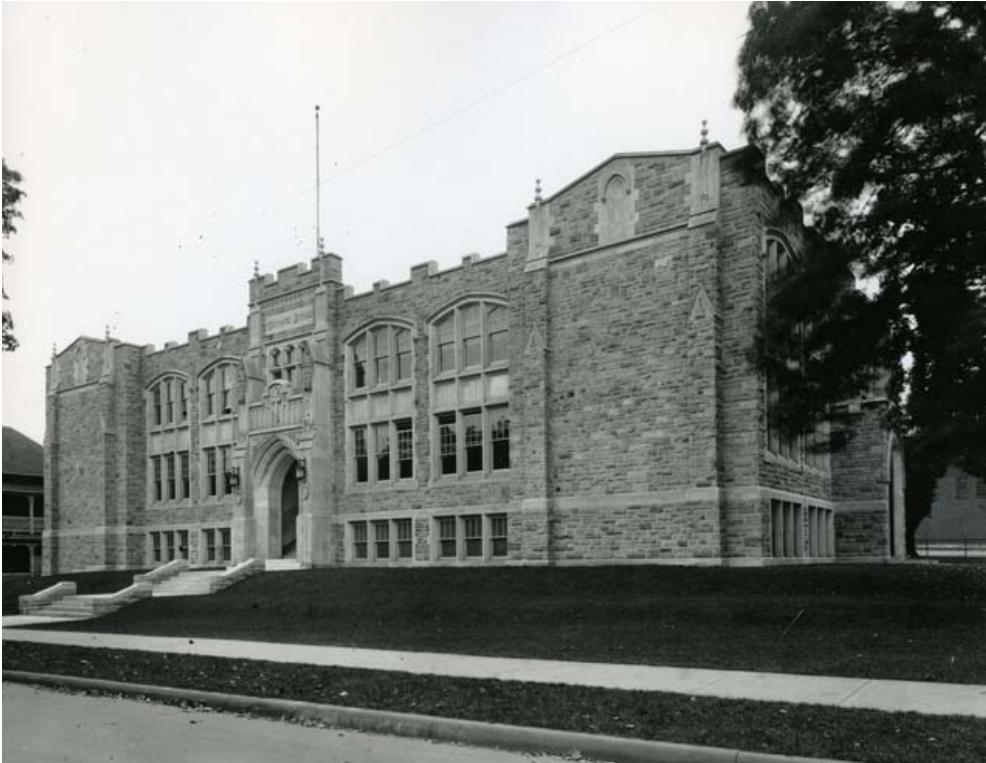


Fig. 13 Superior Engravers, Corner view of front facade and west elevation in 192?, PreView Database, Hamilton Public Library.

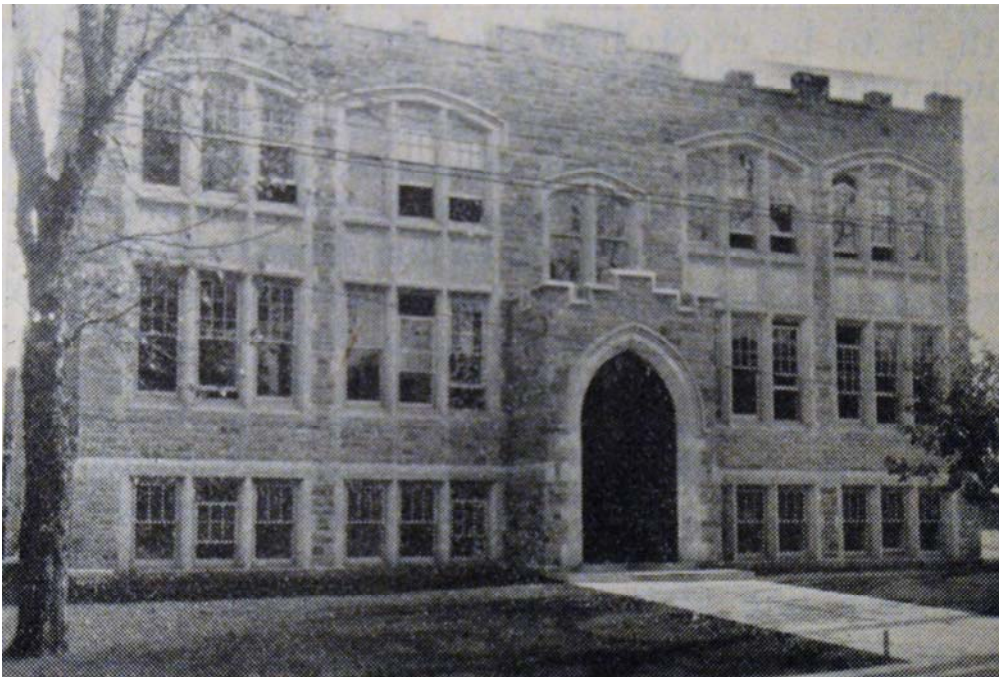


Fig. 14 West facade in 1928, reproduced from "Imposing Stone School in Hamilton," *Contract Record and Engineering Review* V. 42 N. 46 (14 Nov. 1928), p. 1189.

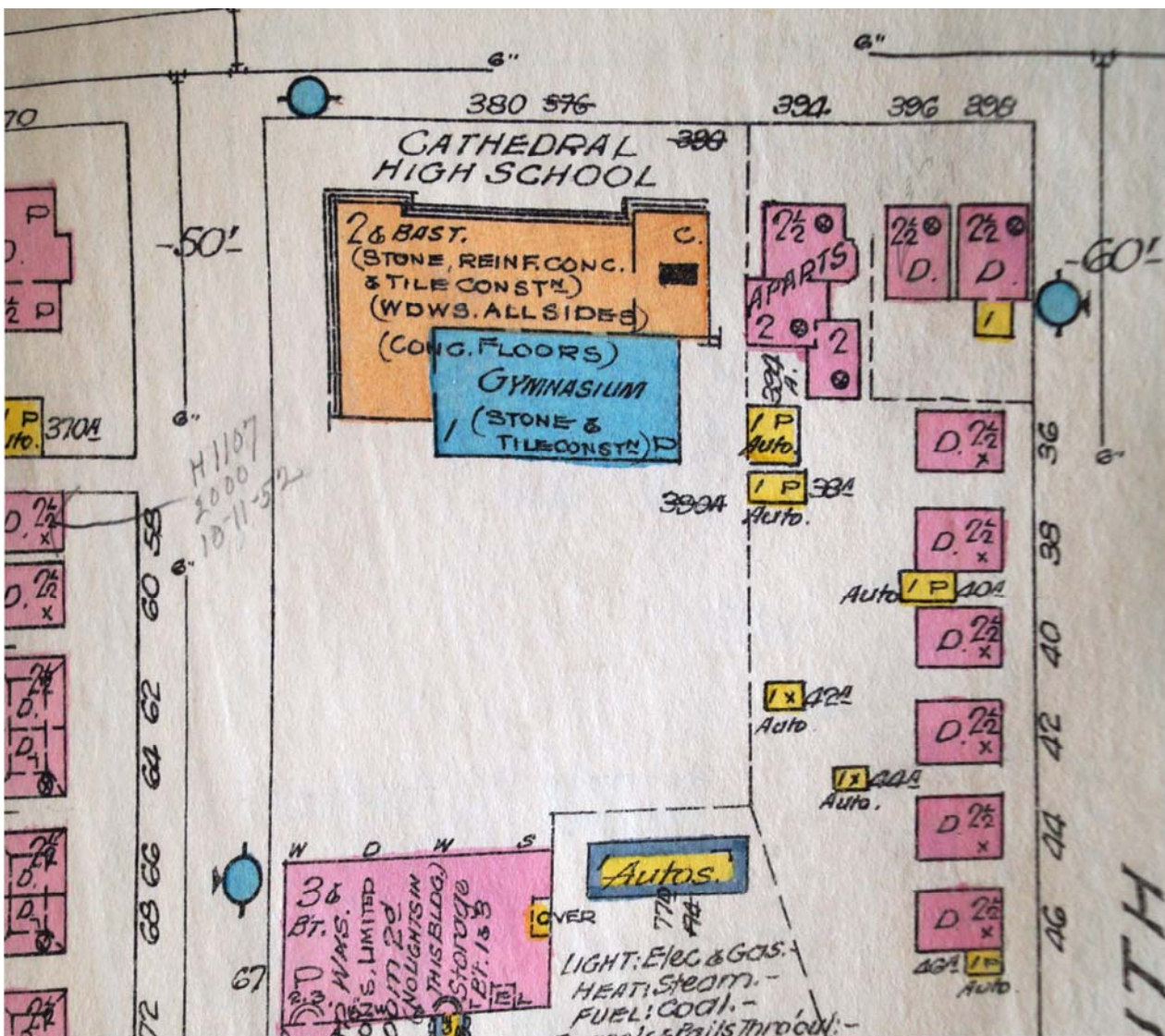


Fig. 15 Underwriters Survey Bureau Ltd., "Insurance Plan of the City of Hamilton, Ontario" (Toronto & Montreal: Underwriters Survey Bureau, 1927, revised to 1933) V. 2, Pl. 242, Hamilton Central Library.



Fig. 16 Emerald Street South (west) facade of Memorial Wing in 1951

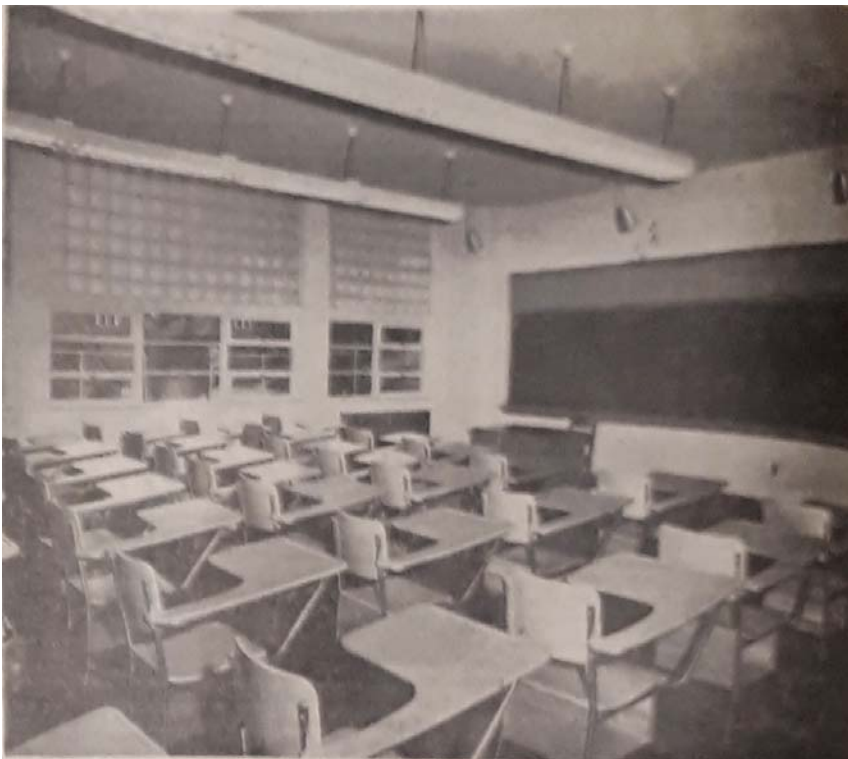


Fig. 17 Typical classroom in Memorial Wing, 1951

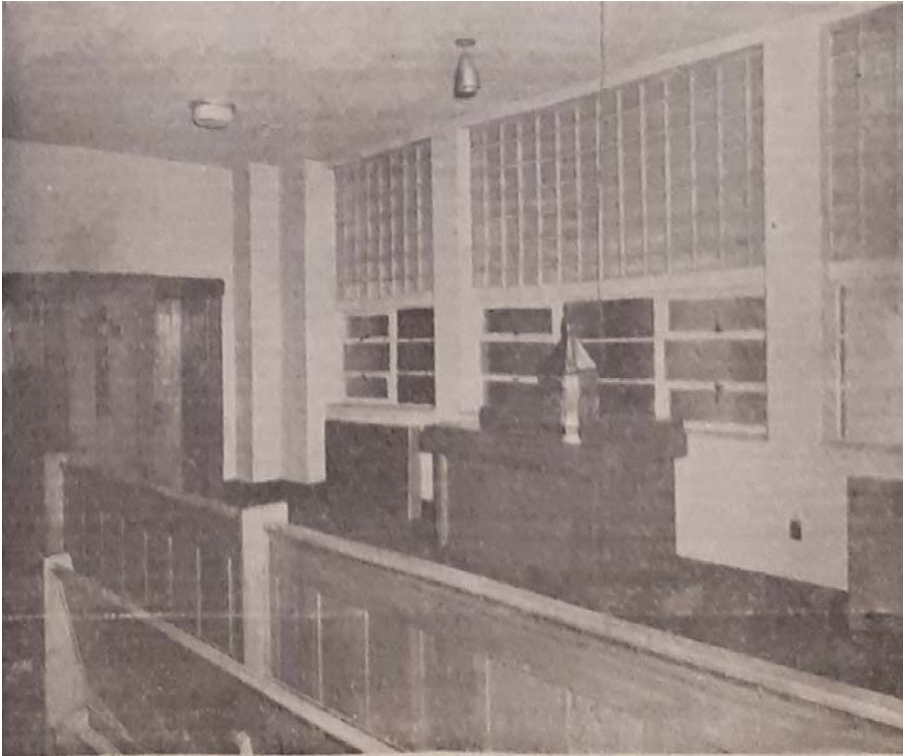


Fig. 18 Chapel in Memorial Wing, 1951

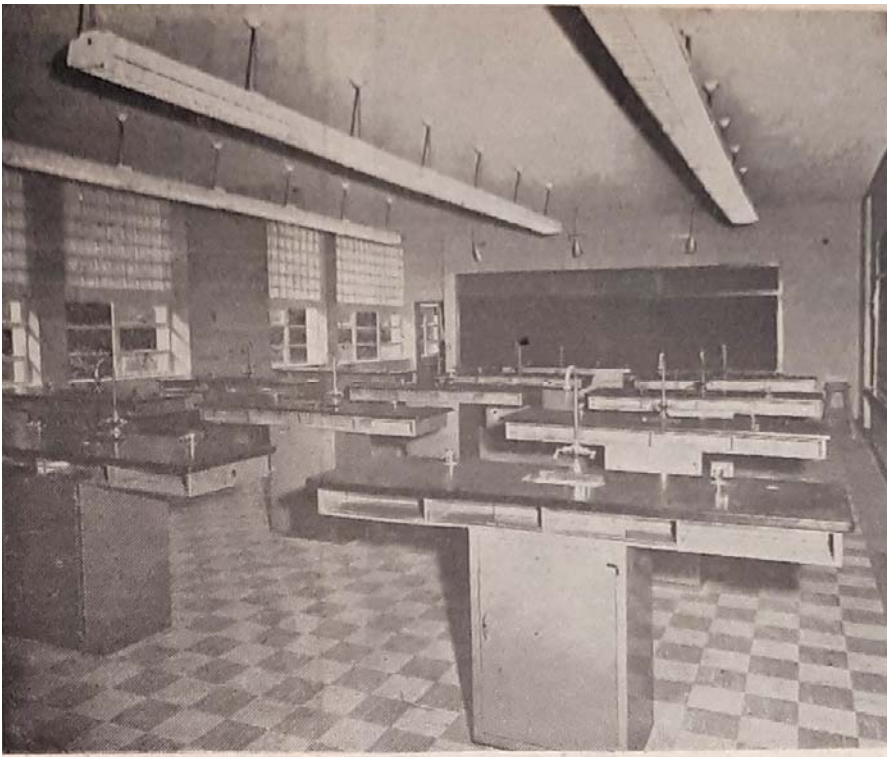


Fig. 19 Science lab in Memorial Wing, 1951



Fig. 20 Site plan, showing present-day layout of school on its lot



Fig. 21 Front facade of 1928 building as seen from north side of Main Street East



Fig. 22 Another view of front facade



Fig. 23 Front facade as seen from Emerald Street South



Fig. 24 "Memorial Public School, Hamilton, Ontario" (Niagara Falls, Ont.: F.H. Leslie Ltd., n.d.), [www.hamiltonpostcards.com/pages/schools.html](http://www.hamiltonpostcards.com/pages/schools.html).





Fig. 25 Hutton & Souter, "Delta Collegiate," photograph of front facade, n.d., Archives of Ontario, C 12-2-0-1, Container B-868, Barcode B230391.



Fig. 26 Front entrance bay



Fig. 27 Another view of entrance bay



Fig. 28 Front entrance terrace



Fig. 29 Front entrance portal



Fig. 30 Close-up view of portal, looking inside entry porch



Fig. 31 Triangular stone panel (spandrel) shouldering portal's pointed arch and carved with the "lamp of learning" and foliage



Fig. 32 Wrought-iron gate across portal



Fig. 33 Cast-iron lamp mounted on buttress framing portal, with carved crest below



Fig. 34 Another view of lamp and crest



Fig. 35 View as seen inside the entry porch, looking up the marble staircase to the doorway into the school's front vestibule



Fig. 36 Detail of marble staircase and wainscoting (dado)



Fig. 37 Entry porch's plaster ceiling relief in a pattern of grape vines and Tudor roses



Fig. 38 Entry's porch lamp hanging from vaulted ceiling. Note how pointed arches have been incorporated into the cast-iron lamp.





Fig. 39 Cast-iron door handle and escutcheon on stained oak and glazed doorway into vestibule. Note pointed arch in the design of the escutcheon.



Fig. 40 Front entrance bay above portal



Fig. 41 Detail of entablature over portal, depicting the Christian cross as a botonée or cathedral cross



Fig. 42 Elaborately carved gablet on buttress



Fig. 43 Another view of gablet



Fig. 44 Name plaque embossed with the words, "Cathedral School"



Fig. 45 Windowed bays to either side of the entrance bay. Note this view shows the bays east of the entrance bay.



Fig. 46 A variety of bosses at the end of hood-moulds over the uppermost windows. Note the boss in the shape of a Tudor rose on the left.



Fig. 47 Yet another boss

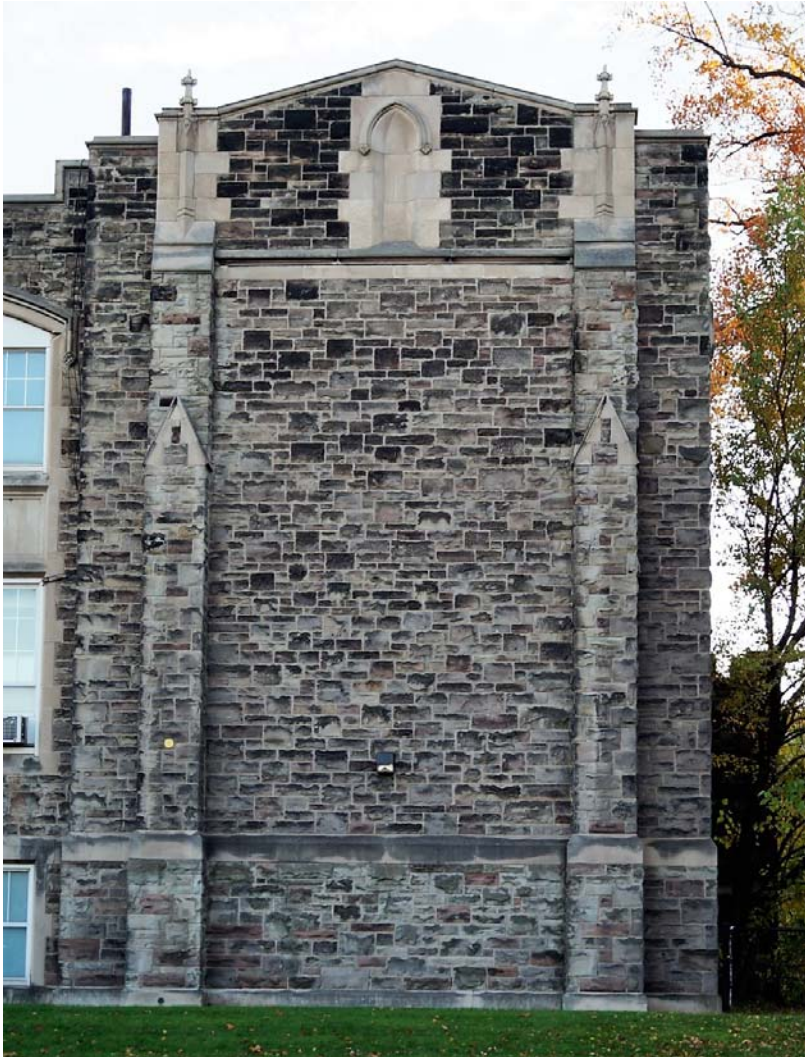


Fig. 48 Western end bay on front facade



Fig. 49 Gablet on buttress and cap of buttress



Fig. 50 Buttress cap rising to a finial





Fig. 51 Eastern view of school, showing from left to right: brick-clad wing from 1951, one-storey frame addition, re-clad chimney stack and three bays in the 1928 building



Fig. 52 East facade of 1928 building



Fig. 53 East entrance bay

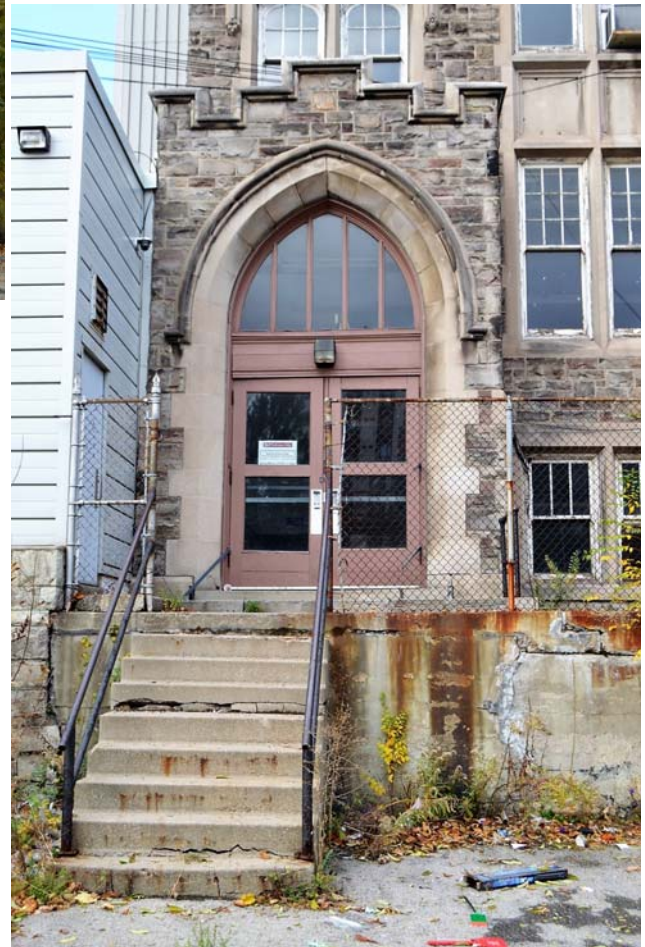


Fig. 54 East entrance vestibule



Fig. 55 East entrance vestibule, showing how it projects from the east facade



Fig. 56 Pair of windows in east entrance bay



Fig. 57 Triple basement window in east facade



Fig. 58 Tripartite upper-floor windows in east facade



Fig. 59 Detail from upper-floor windows, showing hood-moulds that terminate in either a Tudor rose in full bloom or a rose in bud



Fig. 60 East facade battlements



Fig. 61 South elevation of 1928 building, with corner of 1951 wing on the left and one-storey addition on the right



Fig. 62 East or rear elevation of 1951 wing



Fig. 63 Another view of the east elevation of 1951 wing



Fig. 64 West facades of 1928 building and 1951 wing facing Emerald Street South



Fig. 65 West facade of 1928 building



Fig. 66 West entrance vestibule





Fig. 67 Pair of windows in west entrance bay



Fig. 68 Triple basement window in west facade



Fig. 69 Upper-floor windows in west facade



Fig. 70 Detail showing where stone-clad west facade meets wing's brick-clad west facade



Fig. 71 1951 west facade bay of windows grouped as three per floor



Fig. 72 1951 west facade entrance bay



Fig. 73 Entrance into wing



Fig. 74 Wall-mounted lamp at wing's entrance



Fig. 75 South or rear elevation of 1951 wing. Note how the front doorway's stone embrasure wraps around the corner to the south elevation and how the stone cornice also does the same.

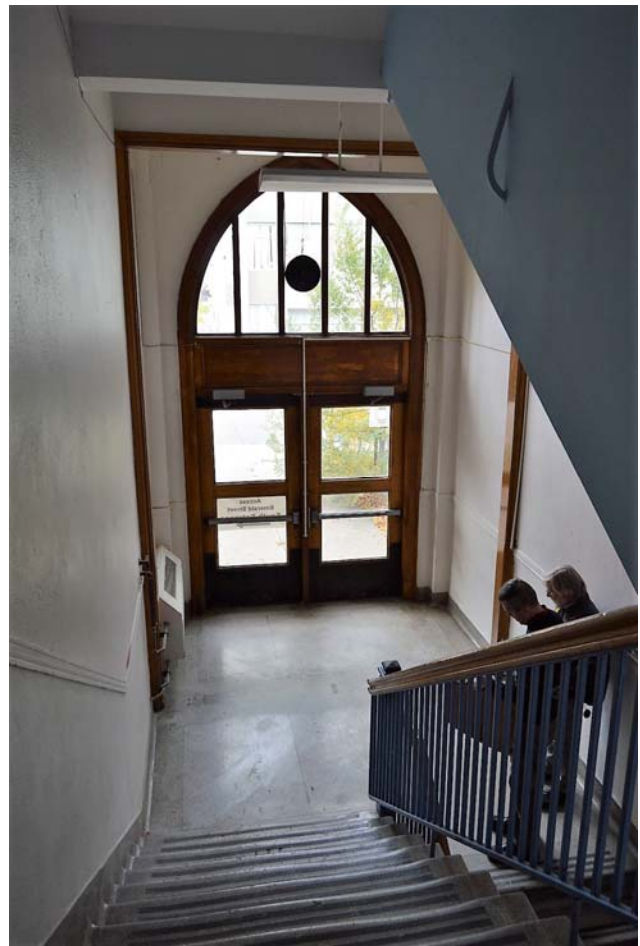


Fig. 76 West entrance vestibule and stairwell, looking west to outdoors



Fig. 77 West entrance staircase immediately past west entrance vestibule, looking up to the ground floor and down to the basement. Note the metal newel post, metal balusters, wood handrail and terrazzo risers and treads – all dating to the 1928 construction.



Fig. 78 Another view of the west entrance staircase



Fig. 79 Place on ground floor where the east-west corridor meets the north-south corridor. Note fire separation partition and fire doors to the left of the frame, door to the administration office, wood-framed transom light over the north-south corridor opening, and terrazzo floor in a checkerboard pattern.



Fig. 80 Transom light over north-south corridor opening



Fig. 81 Doorway to administration office (Room 213)





Fig. 82 Channelled plywood wainscoting in administration office



Fig. 83 Another view of administration office, illuminated by windows in the front facade



Fig. 84 Doorway to room adjoining administration office



Fig. 85 Room adjoining administration office



Fig. 86 Front entrance vestibule with fire separation partition on left of frame. Note holes in floor where the vestibule doors once stood.



Fig. 87 East-west ground-floor corridor, looking east from front entrance vestibule to fire separation partition and fire doors



Fig. 88 Doorway to Room 214 on ground floor



Fig. 89 Doorway to Room 215

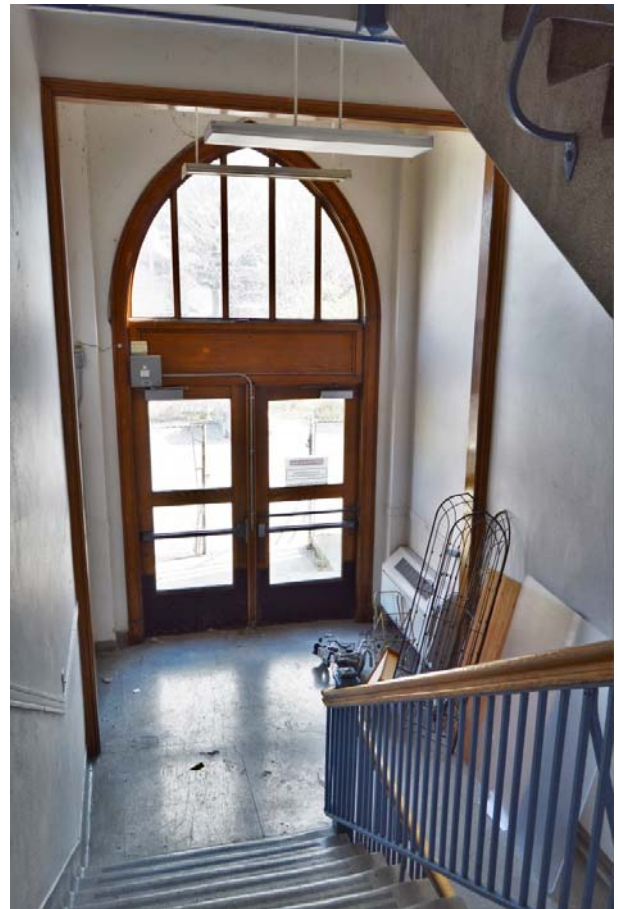


Fig. 90 East entrance vestibule



Fig. 91 East entrance stairwell and staircase

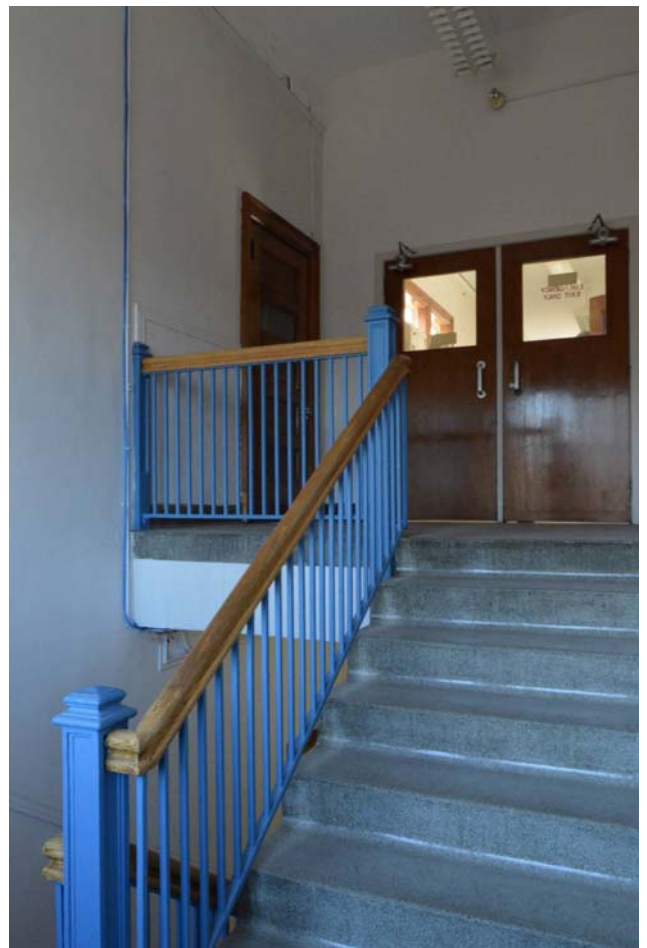


Fig. 92 East staircase, looking up to the upper-floor corridor



Fig. 93 East stairwell windows with original oak ledge and wood sash

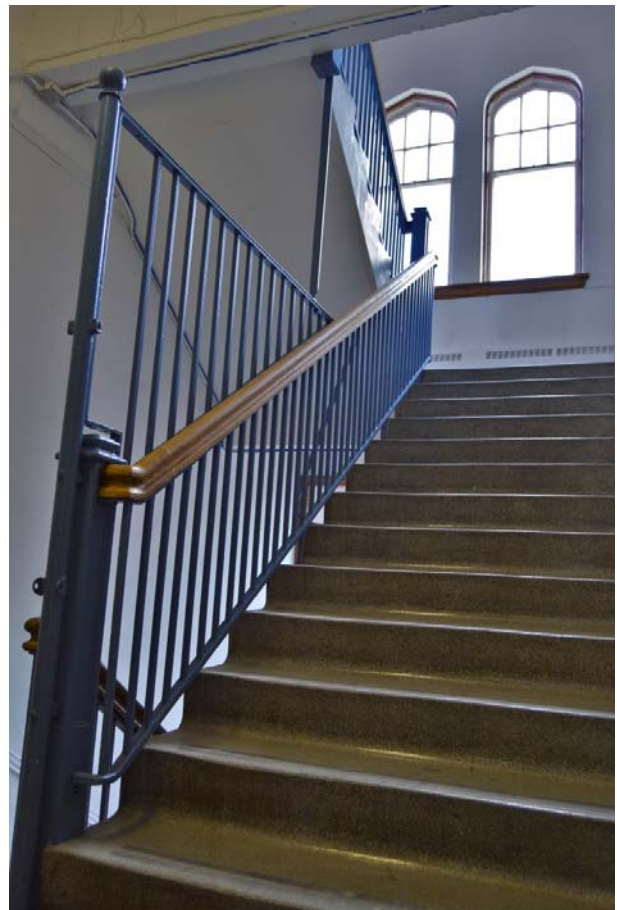


Fig. 94 West staircase, rising up to landing illuminated by stairwell windows identical to those on the east



Fig. 95 East-west corridor on upper floor, looking east. Note south wall of corridor (on the right of the frame) is directly beside the external south wall.



Fig. 96 Plain terrazzo floor (grey field with darker border) and oak doorways on upper floor





Fig. 97 South-facing window pair on upper-floor corridor



Fig. 98 Detail of oak surrounds for south-facing window pair



Fig. 99 Room 26 on upper floor



Fig. 100 Another view of Room 26



Fig. 101 Room 26 terrazzo floor marred with holes



Fig. 102 Room 26 blackboard/tack board, built-in cabinet, door and chair rail



Fig. 103 Room 26 detail of grey terrazzo floor, brownish terrazzo border and baseboard, built-in oak cabinet, oak chair rail and oak door casing



Fig. 104 Room 26 oak chalk ledge

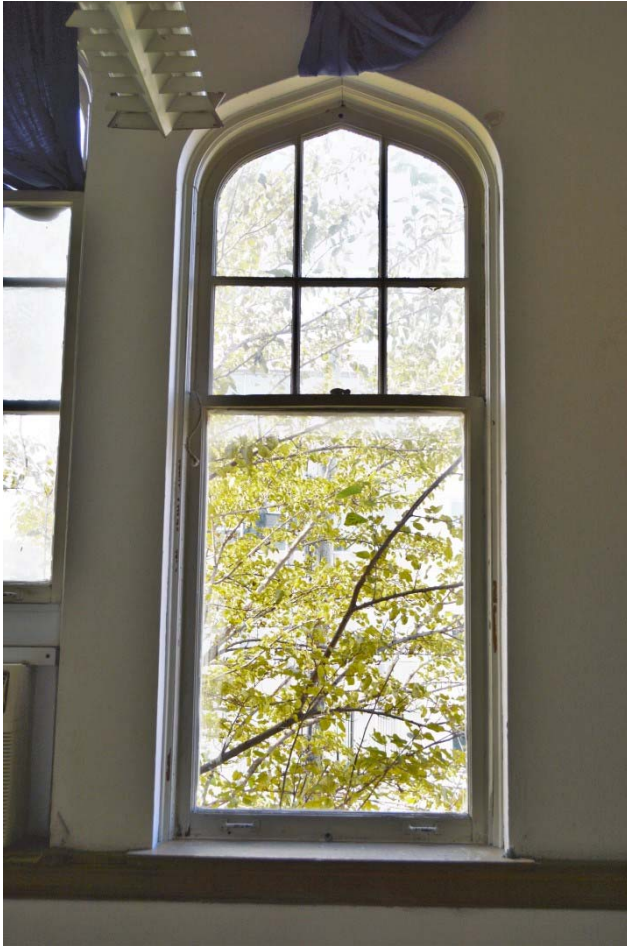


Fig. 105 Original wood window sash in Room 26



Fig. 106 Room 27 corridor doorway



Fig. 107 Room 27



Fig. 108 Room 28



Fig. 109 Another view of Room 28



Fig. 110 Room 28 tripartite windows. Note that the sash on the left is original and the sash on the right is a replacement.



Fig. 111 Room 28 tripartite window in front facade entrance bay



Fig. 112 Another view of Room 28





Fig. 113 Narrow Room 29 with oak cabinets along one wall



Fig. 114 Detail of Room 29 cabinets



Fig. 115 Room 30



Fig. 116 Room 25 on south side of east-west corridor

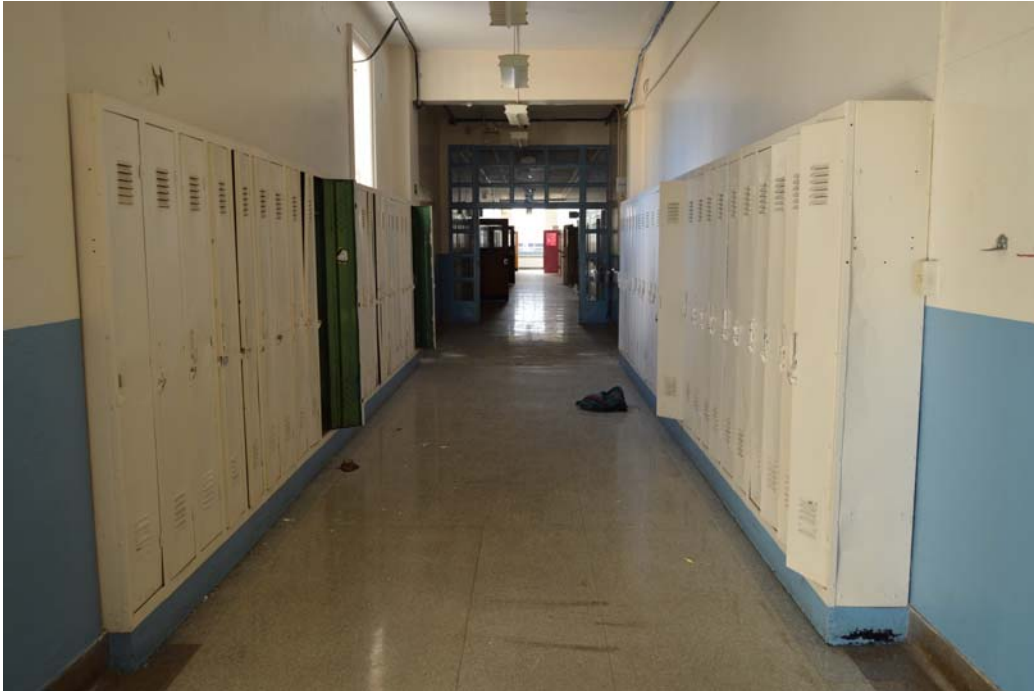


Fig. 117 North-south corridor on upper floor, looking south to 1951 wing



Fig. 118 East-west corridor in basement, looking east. Note grey terrazzo floor with darker terrazzo border.



Fig. 119 Room 108 corridor door in basement



Fig. 120 Room 111 corridor door



Fig. 121 Room 102 (gymnasium) corridor doors



Fig. 122 Inside gymnasium doors.  
Note how the double doors are deep set.



Fig. 123 Gymnasium, looking east toward altered stage. Note the industrial window sash.



Fig. 124 Proscenium arch



Fig. 125 Another view of the arch



Fig. 126 Detail of arch



Fig. 127 Gymnasium, looking west. Note ceiling trusses.



Fig. 128 Gymnasium ceiling trusses





Fig. 129 Basement stairs, looking up to east vestibule entrance

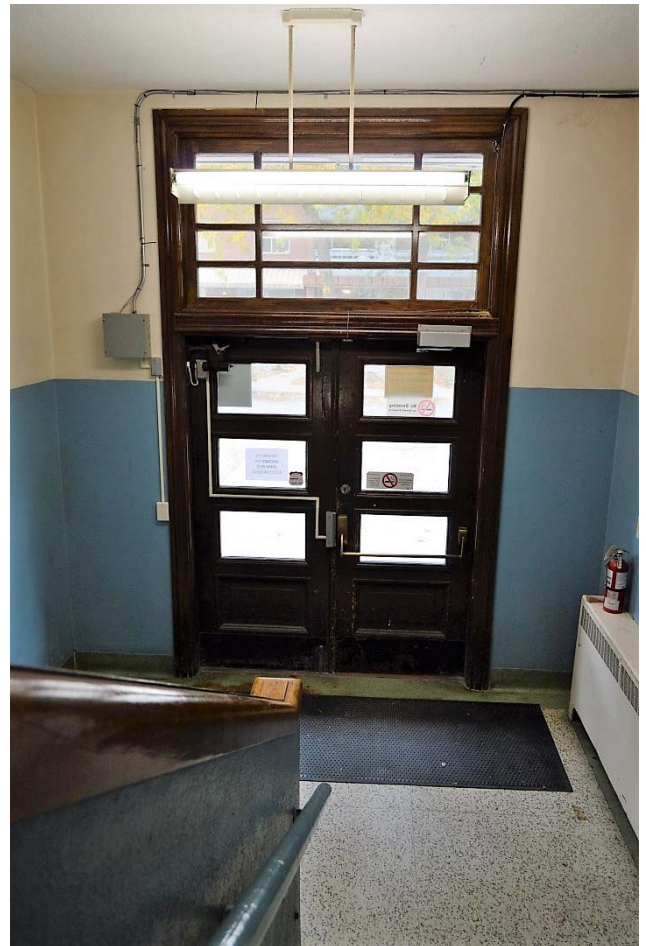


Fig. 130 Inside wing's entrance in wing's southwest corner



Fig. 131 Stairwell inside entry to wing, looking up to the ground floor and down to the basement

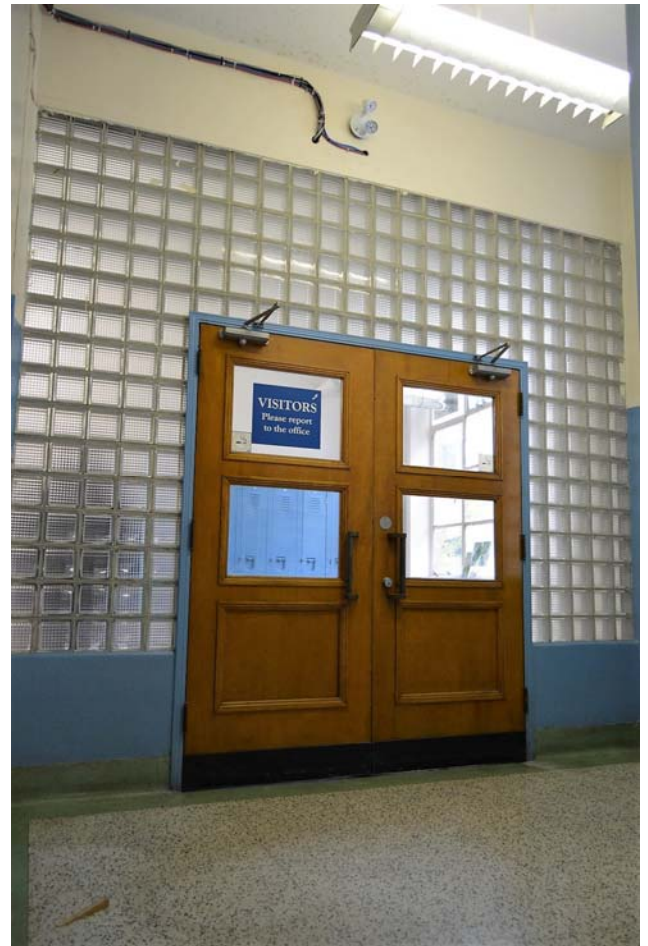


Fig. 132 Ground-floor entrance wall of glass blocks centred by double wood-and-glazed doors



Fig. 133 Ground-floor lobby, looking west to entrance wall.  
Note patterning of grey and brownish terrazzo for the lobby's floor.



Fig. 134 Ground-floor lobby, looking south to multi-paned industrial sash window. Note how the window casts light on the star motif in the terrazzo floor.



Fig. 135 Detail of window in ground-floor lobby. Note bronze hardware for the operable sash as well as the travertine marble sill.



Fig. 136 Ground-floor lobby, looking east. Note rounded northeast corner and how the terrazzo border and baseboard curve around it. An alteration to the original layout, the blue wall on the north side of the lobby is a partition used to enclose a control room for the former school's present use as a halfway house for prisoners entering back into society. The door opening leads to a room in the wing's southeast corner.



Fig. 137 Ground-floor room in wing's southeast corner, looking south. Note the operable steel sash windows with bronze hardware and travertine marble sills.



Fig. 138 Ground-floor room in wing's southeast corner, looking north to a wall of plywood cupboards



Fig. 139 Ground-floor north-south corridor, looking north. Note grey terrazzo floor with brownish terrazzo border and base and metal-and-glass frame of sidelights and transom light crossing the corridor.

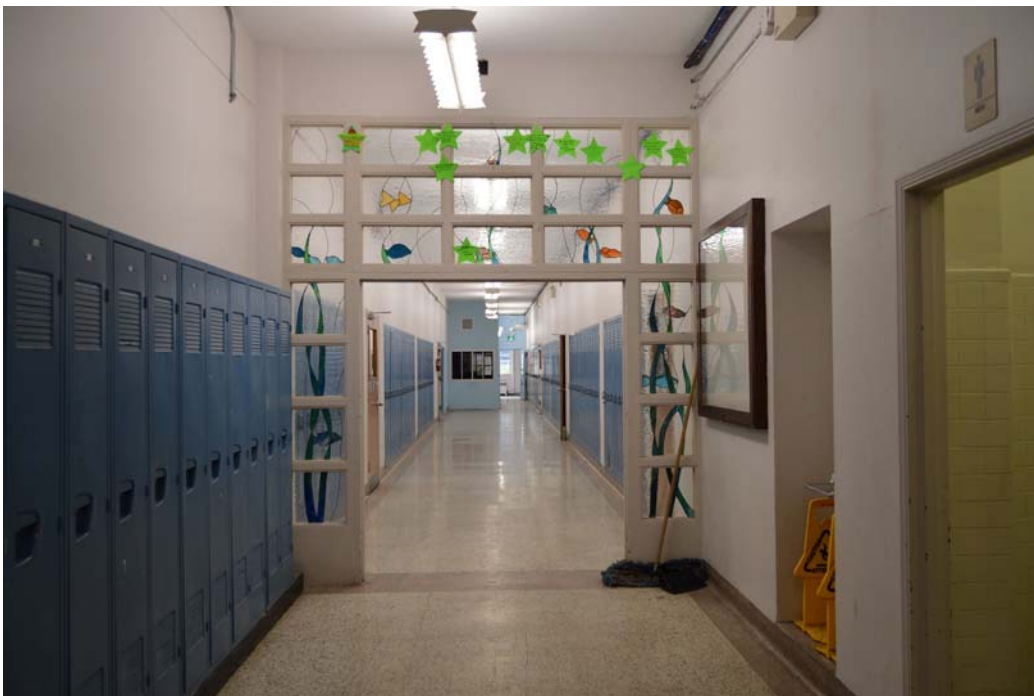


Fig. 140 South-facing view, showing metal-and-glass frame across ground-floor corridor. Note control room jutting into the corridor where the corridor meets the lobby.



Fig. 141 Detail showing where wing's ground-floor corridor in grey and brownish terrazzo meets 1928 building's checkerboard terrazzo



Fig. 142 Sample room on ground floor. Note cork floor from 1951 construction.



Fig. 143 Another view of a sample room on ground floor.  
Note wall niche and blackboard from 1951 construction.



Fig. 144 Detail of upper-floor corridor where terrazzo floor in  
wing meets terrazzo floor in 1928 building





Fig. 145 Typical door to upper-floor classroom



Fig. 146 Typical upper-floor classroom. Note cork floor and tripartite window with fixed glass block uppers and operable clear glass lowers.



Fig. 147 Upper-floor washroom. Note the green-and-black tiled wainscoting and the window pair with glass block uppers and clear glass lowers.



Fig. 148 Staircase down to basement



Fig. 149 Basement entrance at foot of stairs



Fig. 150 Basement cafeteria-auditorium, looking north



Fig. 151 Detail of cafeteria's terrazzo floor laid in a checkerboard pattern

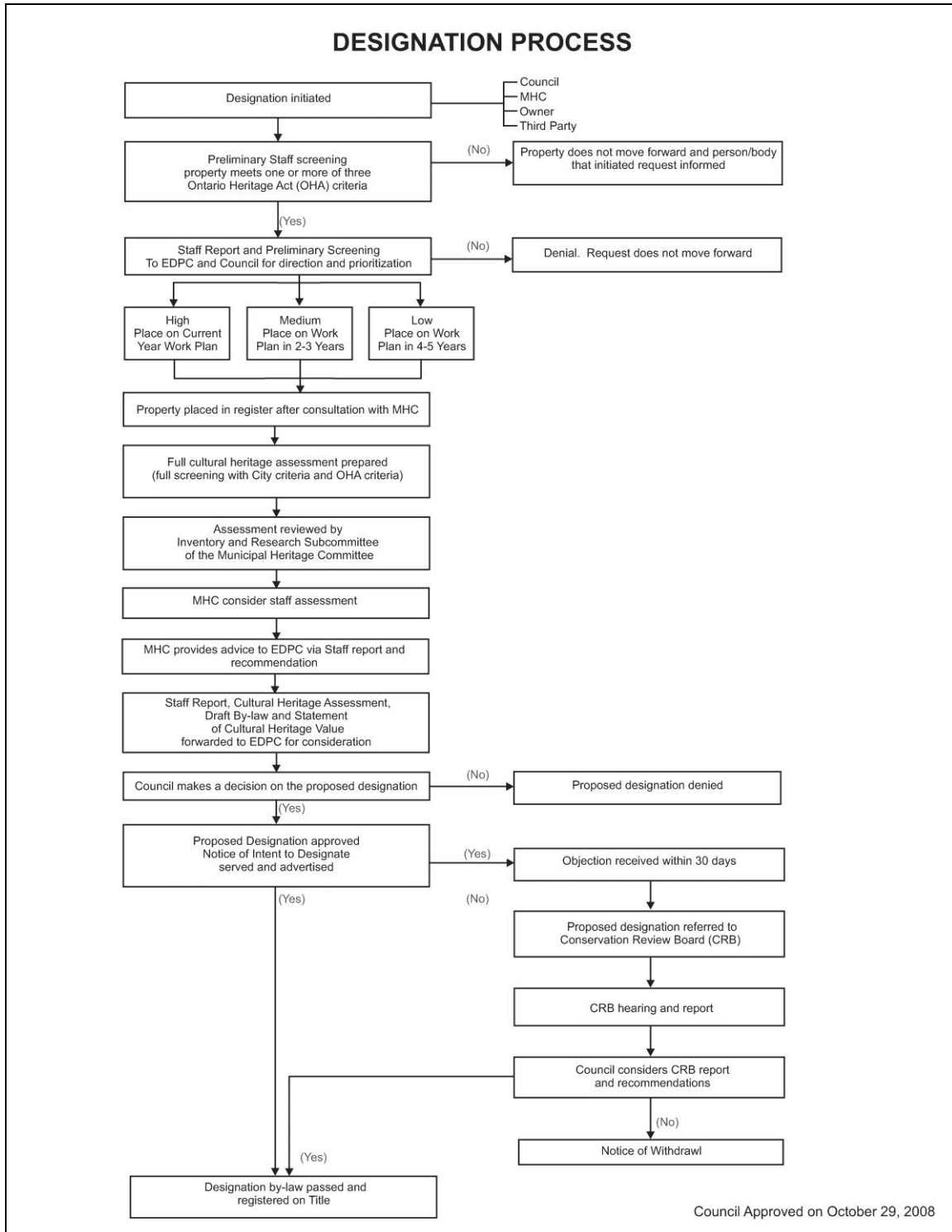


Fig. 152 Exit stairs from the cafeteria east to the schoolyard outdoors



Fig. 153 North-south corridor in wing's basement, looking from the cafeteria northward to the east-west basement corridor of the 1928 building











**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
 Planning Division

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT / REPORT NO:</b>	Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the <i>Ontario Heritage Act</i> (Ward 12) (PED18094)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Jeremy Parsons (905) 546-2424 Ext. 1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director of Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the designation of 1021 Garner Road East, Ancaster, shown in Appendix "A" to Report PED18094, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to PED18094, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 1021 Garner Road East, Ancaster under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18094.

### EXECUTIVE SUMMARY

The subject property is located at 1021 Garner Road East, Ancaster within part of Lot 52, Concession 3 within the former Township of Ancaster. The property is a 0.67 acres parcel of land that contains a one and a half storey single detached stone dwelling built ca. 1854-1858 (known as the Lampman House) and a one and a half storey detached garage. The subject property is located on the north side of Garner Road East, between Raymond Road and Springbrook Avenue (see Appendix "A" to Report PED18094).

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*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 2 of 11**

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The property is listed on the City's Inventory of Buildings of Architectural and / or Historical Interest and identified as Site Specific Policy – Area A in the Meadowlands Neighbourhood IV Secondary Plan, which requires retention of the Lampman House.

An application for a Demolition Permit was submitted to the City on March 9, 2018 for the Lampman House and associated detached garage and at the time of preparation of the staff report, the application for a Demolition Permit was still under review. The property's current status as an inventoried property does not provide any protection from demolition of the heritage resource.

Based on the preliminary assessment conducted by staff and the Cultural Heritage Impact Assessment (CHIA) submitted by Detritus Consulting Limited in 2014, staff are of the opinion that the subject property contains sufficient cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Staff are recommending that the subject property be designated to provide long term protection to the heritage resource.

***Alternatives for Consideration – See Page 10***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: Not applicable.

Staffing: Not applicable.

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act*, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Section 30 of the Act affirms that if a notice of intention to designate (NOID) a property is issued by Council, under Section 29, then the Demolition Permit in review would be voided as of the day the NOID is given.

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 3 of 11**

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Section 30 of the Act also affirms that the Heritage Permit process (as outlined in Sections 33 and 34) becomes in force and effect as of the day the NOID is given, requiring Council (or delegate) approval for any modifications that is deemed to be likely to alter the heritage attributes.

Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

## **HISTORICAL BACKGROUND**

Historical records indicate that the German-born Lampman family arrived in New York State in 1750, having left Stockheim, Germany. Frederick Lampman (1722-1789) is noted as serving as a sergeant in the Halenbeck Company of the New York Militia during the French and Indian War (1754-1763). Loyal to the British Crown during the American Revolutionary War (1775-1783), the Lampmans feared persecution from American Patriots and subsequently immigrated to British Canada in 1784. Frederick, his wife Katrina (1727-1799) and their adult children initially settled in Stamford Township, Welland County.

Their son Matthias (1761-1830) squatted on 200 acres at Lot 52, Concession 3, Township of Ancaster, before being allotted a Crown Land Grant for the land around 1792-1793. Matthias married Eve Bowman in 1777 and together had seven children. A research report conducted by Doreen Book and Dan Carty of Ancaster's Local Architectural Conservation Advisory Committee (LACAC) in 1982 notes that after settling the land, Matthias built a substantial log house which may have sat in front of the present stone house at 1021 Garner Road East (see Appendices "D" and "G" to Report PED18094). According to a journal entry held at the Wentworth County Land Registry, Matthias and Eve may have been murdered by aggravated members of a First Nations community in 1830 (see Appendices "G" and "H" to Report PED18094 for more information). The burial places of Matthias and Eve do not appear to be noted in any historical sources.

The fifth of their seven children, John Lampman (1801-1864), is credited with building the stone dwelling sometime between 1854 and 1858. John is noted in the Detritus report as possibly having been a veteran of the War of 1812, although he would have been only 13 at the end of the conflict (see Appendix "H" to Report PED18094). John and his wife had twelve children and died in 1864.

The Lampmans were active members of the New Connection / Connexion Methodist sect, a Protestant nonconformist tradition which seceded from the Wesleyan Methodist Church. One historical source claims that the New Connexion sect held its first meeting

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 4 of 11**

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in Canada in the Lampman House (Ancaster Township Historical Society, *Ancaster: A Pictorial History*, 2001). The New Connection sect was amalgamated into the Methodist Church of Canada in 1874 and later the United Church of Canada in 1925.

When John Lampman built the house in the 1850s, it is noted that he made a series of design accommodations to allow for the hosting of gatherings and funerals within the building. The front hall, doorway, and upper room were made wide to allow for the passage of coffins and pallbearers. The stairs, which may have been altered since original construction, are noted as having been built straight for the same purpose. A large room on the upper floor was reputedly used for church services (see Appendix “G” to Report PED18094).

Garner Road (previously known as Highway No. 53) was once a unique cultural heritage landscape of localized religious settlement. The 7 km stretch of road between Shaver Road and Glancaster Road was previously known as “Methodist Row” as a result of the location of numerous Methodist churches and settlers with active religious affiliations. There were a series of home churches as well as established churches on the road, including: Bowman United Church, Bethesda United Church, the White Brick Church (non-active), and Garner’s Corners Church (demolished) (Jim Green, “Bowman United Church Cemetery,” in *A Grave Matter: Cemeteries of Ancaster*, 2006).

The land title search by Book and Carty notes that Matthias Lampman divided the 200 acres in half and sold the southerly 100 acre parcel to his son John in 1830. After John’s death in 1864, the estate was split in half again and split between his eldest son Peter and the surviving children. In 1947, it appears that a 4.5 acre parcel on which the stone house sat was severed from the 50 acre lot. The remainder of the 45.5 acre parcel was sold to the Director of the *Veterans Land Act* for a total of \$6,000, presumably retained for potential post-war veteran housing. The Lampman House currently sits on a 0.67 acre lot.

The property is listed on the City’s Inventory of Buildings of Architectural and / or Historical Interest, having been originally surveyed by Ancaster’s Local Architectural Conservation Advisory Committee (LACAC) in 1982 (see Appendix “G” to Report PED18094).

The subject property was later identified in advance of the development of surrounding lands within the Background Report: Meadowlands Neighbourhoods III, IV, and V, Class Environmental Assessment Master Plan (2000).

In 2004, the Secondary Plan for the Meadowlands Neighbourhood IV was completed by City staff and incorporated recommendations found within the Background Report. Enacting By-law No. 04-035 amended the former Town of Ancaster Official Plan (OPA 98) to add the Meadowlands Neighbourhood IV Secondary Plan, including “Special

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 5 of 11**

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Policy Area A” which mandates the preservation of the existing dwelling at 1021 Garner Road East. In 2016, a City Wide Housekeeping Amendment (OPA 64) (By-law No. 16-256) modified this special policy within the Meadowlands Neighbourhood IV Secondary Plan, eliminating a repetitive sentence while maintaining the direction of the policy (see Appendices “E” and “F” to Report PED18094).

In June, 2014, the City of Hamilton received a Formal Consultation application for the development of the adjacent greenfield lands located at 1001, 1009, and 1035 Garner Road East (FC-14-033). Cultural Heritage staff required the submission of a Cultural Heritage Impact Assessment (CHIA) in order to assess the impacts of the development of the adjacent lands on the subject property.

In November, 2014, the City received a completed CHIA which assessed the cultural heritage value of the subject property and provided recommendations to mitigate the impact of adjacent development, including providing adequate landscape buffering to screen proposed buildings and facilitate design that is compatible with the historic resource (see Appendix “H” to Report PED18094).

In February, 2015, the City received formal applications for an Urban Hamilton Official Plan (UHOP) Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands located at 1001, 1009, and 1035 Garner Road East (UHOPA-15-001, ZAC-15-003, 25T-201501). As part of comments on this application, Cultural Heritage staff required revisions and re-submission of the CHIA report to further address impacts of the adjacent development on the subject property.

On April 8, 2015, the CHIA report was reviewed by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee. The Working Group offered the following recommendations to be considered by the applicant and the Hamilton Municipal Heritage Committee:

- “That the three storey dwellings at 1001, 1009, and 1035 Garner Road East be placed to the rear of the property;
- That the applicant consider revising the location of the proposed parking area at 1001, 1009, and 1035 Garner Road East, to another on site location; and,
- That 1021 Garner Road East be added to the Register of Properties of Cultural Heritage Value or Interest.”

On June 4, 2015, the Hamilton Municipal Heritage Committee recommended that the subject property be added to the City’s Register of Properties of Cultural Heritage Value or Interest (Register), as per the recommendations made by the Policy and Design Working Group (Item 5, Report 15-005).

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On June 16, 2015, the Planning Committee deferred the recommendation to add the property to the Register to allow the Ward Councillor and staff more time to consult with the property owner (Report 15-010). This item was not immediately acted upon and was transferred to the Planning Committee's Outstanding Business List.

On September 16, 2016, the City of Hamilton received a Preliminary Cultural Heritage Resource Assessment for the Ancaster Elevated Water Reservoir Municipal Class Environmental Assessment (Archaeological Services Inc.). The Report identified the subject property, included in the City's Inventory, as a built heritage resource with historical, contextual, and design features (see Appendix "I" to Report PED18094).

On March 9, 2018, Building Division staff received a Demolition Permit Application for the stone dwelling and detached garage on the subject property. As of the time of preparation of the staff report, this application is currently in review by the Building Division.

On March 16, 2018, Planning staff met with the property owner to discuss the Demolition Permit and plans for the property. Staff were informed that the owner was intending to sell the lands for future development but was open to retaining the Lampman House and reintegrating it into redevelopment plans.

On March 21, 2018, Planning staff hosted a second meeting with the property owner and a prospective buyer to discuss support for reintegrating the Lampman House into future development plans.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The recommendations of this Report are consistent with this policy.

### **Urban Hamilton Official Plan:**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)). The policies

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 7 of 11**

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also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

Volume 2, Section B 2.6.8 – Ancaster Secondary Plans, Area and Site Specific Policies of the UHOP outlines the City’s direction to retain the dwelling (see Appendices “E” and “F” of Report PED18094 for more information):

“B.2.6.8.1 For the lands located at No. 1021 Garner Road East, and identified on Map B.2.-1 –Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy – Area A, the following shall apply:

- a) To preserve and maintain the historic / architectural significance of this dwelling, any future development of these lands shall incorporate the existing single detached dwelling which is listed on the City’s Inventory as potentially being of historically / architectural significance. (OPA 64)”

The recommendations of this Report comply with this policy.

## **RELEVANT CONSULTATION**

Staff have set up a meeting with the property owner on April 10, 2018, which is occurring after the writing of this Report. Staff have also notified the Ward Councillor of the recommendations of this Report. As of the writing of this Report, staff have not received any concerns from the Ward Councillor with respect to the staff recommendation.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process, and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws. The evaluation of the cultural heritage value of the subject property has been guided by the research and assessment carried out through the CHIA report completed in 2014, attached as Appendix “H” to Report PED18064.

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**Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:**

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value.

As outlined below, based on staff's cultural heritage evaluation and the evaluation conducted by Detritus Consulting Ltd. in the CHIA attached as Appendix "H" to Report PED18094, the subject property is identified as satisfying four of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories. Staff note that this evaluation was based on a review of the exterior of the property from the public right-of-way as well as historical research and photographs. It would be reasonable to assume that further cultural heritage evaluation of the interior of the heritage resource could reveal that the property meets more criteria and / or identifies more heritage attributes.

**1. Design / Physical Value:**

- i. The property is a representative example of an architectural style and a unique construction method.

The Lampman House is a representative example of the modest architecture that Loyalist settlers employed during the early to mid-19<sup>th</sup> century. The stone dwelling was built in the vernacular application of the Neo-Classical style that was fairly common throughout the region at the time. The form continues the symmetry, simplicity, and formality of the Georgian tradition. Stone dwellings of this type and quality are increasingly underrepresented in Hamilton. The unique design modifications made to the original construction of the building to accommodate religious life within the New Connexion Methodist sect are distinctive and unusual.

The Lampman House is built with rubble stone material and features cut stone quoins, stone voussoirs, and a decorative entrance with sidelights and a transom (original features have been altered). A number of other unsympathetic modifications include: the removal of easterly chimney, the attachment of the modern pedimented portico, and the installation of a large modern rear addition.

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 9 of 11**

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- ii. The Property does not appear to display a high degree of craftsmanship or artistic merit.
- iii. The property does not appear to demonstrate a high degree of technical or scientific achievement.

**2. Historical / Associative Value:**

- i. The property does have direct associations with a group, organization or institution that are significant to the community.

The property has direct associations with the Lampman family, a group of early European settlers who contributed to the development of rural Ancaster and the formation of the New Connexion Order in Canada.

- ii. The subject property does have the potential to yield information that contributes to an understanding of a community or culture.

The property was settled and occupied by the Lampman family for over 100 years and may have contained other structures on site, including an early log home built by Matthias Lampman. Given that the Lampman House doubled as a gathering place for early adherents to the New Connexion sect, the building also has the potential to yield further information on this faith tradition. Staff did not conduct an interior evaluation of the house and, as such, are unable to determine which original features of significance remain.

- iii. The property is not known to reflect the work and ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The designer of the Lampman House is assumed to have been former property owner John Lampman (1801-1864), not a well-known architect or designer.

**3. Contextual Value:**

- i. The property is not important in defining, maintaining or supporting the character of the area.

The character of Garner Road has changed extensively over recent years as a result of extensive low-density residential development. As such, the rural context in which the Lampman House originally sat has gradually been erased. Although Garner Road still contains a number of rural churches and maintains agricultural uses to the south, the house is currently surrounded on three sides by the Garner Town Estates development. The house is no longer associated with agricultural fields or agricultural outbuildings.

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**SUBJECT: Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the *Ontario Heritage Act* (Ward 12) (PED18094) - Page 10 of 11**

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- ii. The property is historically linked to its surroundings.

The property contains an historic stone dwelling that has been a part of the rural landscape along Garner Road for at least 160 years. The Lampman House was purposed towards use for church and funeral services for local adherents of a small Protestant religious sect unique in Canada. The building is located along a section of Garner Road formerly referred to as “Methodist Row” because of the number of house and purpose-built churches. Historically, the Lampman House was also once located adjacent to a frame house built by Peter Lampman in 1896. This Gothic Revival structure, located at 1061 Garner Road East, was demolished sometime after 1982.

- iii. The property is not considered a landmark.

Although the Lampman House is admired by locals and passersby, it is not considered to be a landmark that defines the area or the region.

**Conclusion:**

Based on staff’s cultural heritage evaluation and the evaluation conducted by Detritus Consulting Ltd. in the CHIA attached as Appendix “H” to Report PED18094, staff determine that the subject property meets four of the nine criteria set out in Ontario Regulation 9 / 06. As such, staff are of the opinion that the Lampman House located at 1021 Garner Road East, Ancaster is of cultural heritage value, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Accordingly, staff recommends designating the subject property according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18094 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18094.

**ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate or decline to designate the property.

**Decline to Designate:**

By declining to designate, the municipality would be unable to ensure long-term, legal protection to this significant heritage resource (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing provincial and municipal policies, including Site Specific Policy – Area A (see Appendices “E” and “F” to Report PED18094).

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Without designation, the property would not be eligible for the City's heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Clean and Green**

*Hamilton* is environmentally sustainable with a healthy balance of natural and urban spaces.

**Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A": Location Map
- Appendix "B": Statement of Cultural Heritage Value or Interest and Designation of Heritage Attributes
- Appendix "C": Notice of Intention to Designate
- Appendix "D": Photographs and Figures
- Appendix "E": Excerpt from Site Specific Policy Area A (B.2.6.8.1) within Volume 2, Chapter B – Ancaster Secondary Plans, UHOP
- Appendix "F": Map B.2.6.1 – Meadowlands Neighbourhood IV Land Use Plan, UHOP
- Appendix "G": LACAC Research Report (1982)
- Appendix "H": Cultural Heritage Impact Assessment (2014)
- Appendix "I": Excerpt from Preliminary Cultural Heritage Resource Assessment for the Ancaster Elevated Water Reservoir Municipal Class Environmental Assessment (2016)

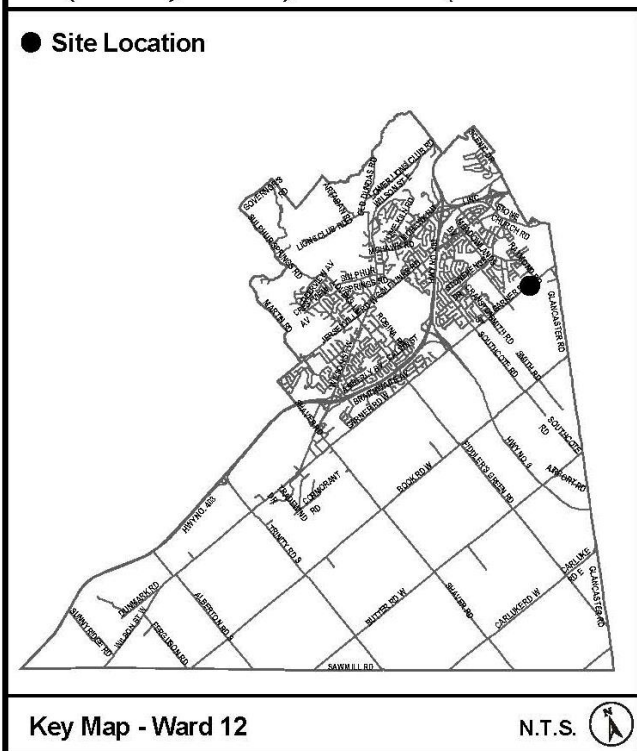
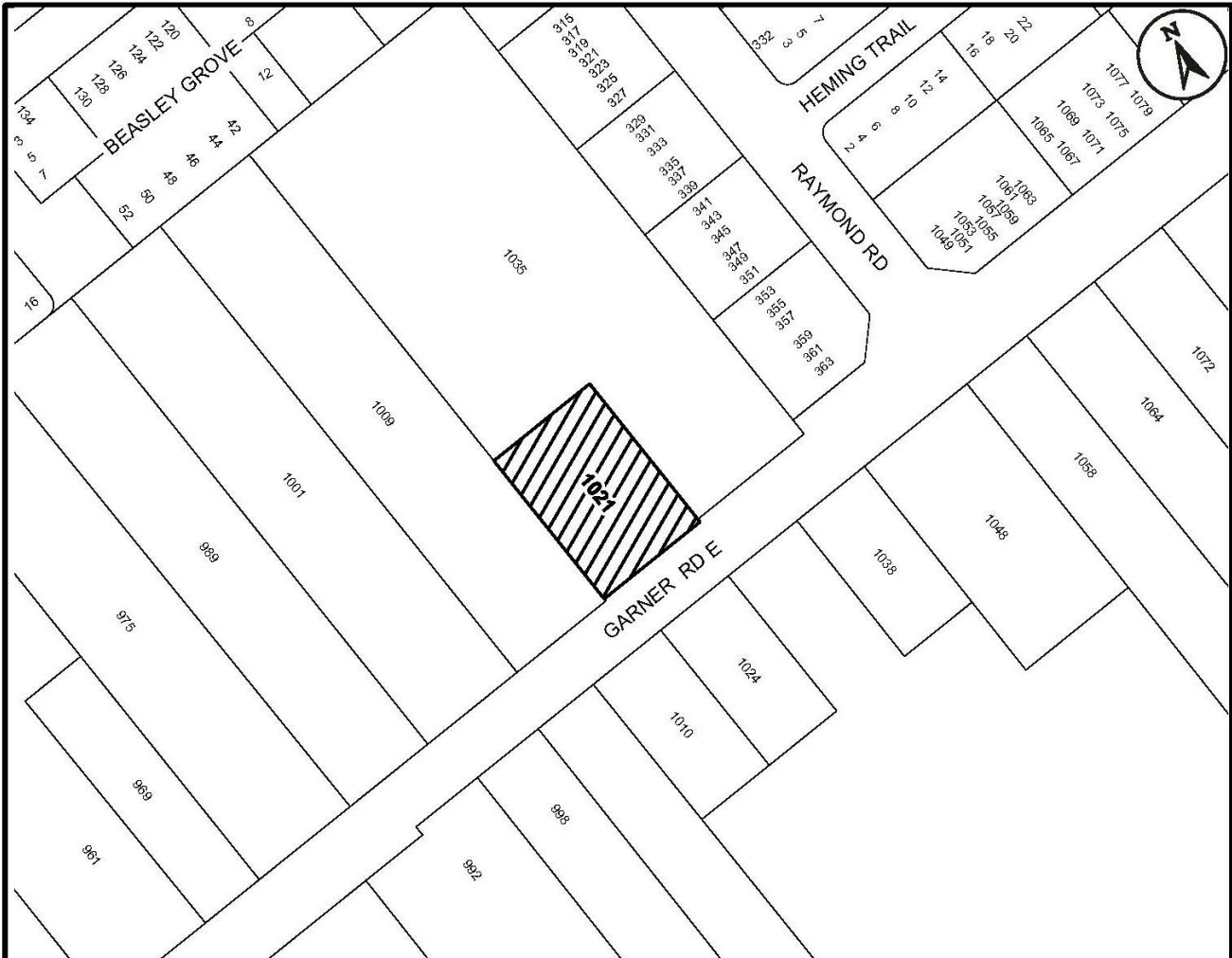
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<h2>Location Map</h2>		 <b>Hamilton</b>
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
<b>File Name/Number:</b> 1021 Garner Rd E	<b>Date:</b> March 13, 2018	
<b>Appendix "A"</b>	<b>Scale:</b> N.T.S.	<b>Planner/Technician:</b> JP/VS
<b>Subject Property</b>		
 1021 Garner Road East, Ancaster (Lampman House)		
<b>N.T.S.</b>		



## Statement of Cultural Heritage Value or Interest

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### 1021 Garner Road East, Ancaster (Lampman House)

#### Description of Historic Place

The Lampman House is a one and a half storey stone dwelling that was constructed ca. 1854-1858 in the Neo-Classical architectural style. The dwelling is located along Garner Road within the original settlement lands of the Lampman family (Lot 52, Concession 3, Ancaster Township). The property is addressed as 1021 Garner Road East, Ancaster and is located on the north side of Garner Road East, between Raymond Road and Springbrook Avenue.

#### Statement of Cultural Heritage Value

The property at 1021 Garner Road East, Ancaster has cultural heritage value as a stone dwelling built between 1854-1858 by John Lampman and as representative example of Neo-Classical architecture. The Lampman House includes decorative quoins, voussoirs, sidelights, and a transom window. The modest, symmetrical plan was typical of Loyalist architecture in Ontario at the time.

The Lampman family were German-American Loyalists who settled in British Canada following the culmination of the American Revolutionary War. John Lampman and his family were formational members of the establishment of the New Connection Methodist sect in Canada, a Protestant denomination which seceded from the Wesleyan Methodist Church. Some sources indicate that the sect's first meeting in Canada was held in the Lampman House.

The property is significant in its historical associations with the Lampman Family, one of the region's earliest settler families and United Empire Loyalists. Contextually, the property was once part of a much larger parcel of land granted to Matthias Lampman in 1792-93. The property is located along Garner Road East, formerly known as "Methodist Row" and is nearby a number of historic churches forming part of this unique cultural landscape of religious settlement.

#### Heritage Attributes

The heritage attributes of the property at 1021 Garner Road East, Ancaster that display its cultural heritage value include:

South (Front) Façade:

- Symmetrical three-bay façade profile;
- Limestone rubble walls;

- Sandstone cut quoin corner blocks;
- Roof profile and roofline;
- Westerly chimney;
- Symmetrical windows including sills and stone voussoirs; and,
- Entrance envelope including,
  - o Front door;
  - o Sidelights; and,
  - o Transom window.

West, East, and North (Rear) Elevations:

- Limestone rubble walls;
- Sandstone cut quoin corner blocks;
- Roof profile and roofline;
- All windows, doors, and connections to stone masonry; and,
- Unique sandstone voussoirs.



## **Notice of Intention to Designate 1021 Garner Road East, Ancaster (Lampman House)**

The City of Hamilton intends to designate 1021 Garner Road East, Ancaster, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

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

The property at 1021 Garner Road East, Ancaster has cultural heritage value as a stone dwelling built between 1854-1858 by John Lampman and as representative example of Neo-Classical architecture. The Lampman House includes decorative quoins, voussoirs, sidelights, and a transom window. The modest, symmetrical plan was typical of Loyalist architecture in Ontario at the time.

The Lampman family were German-American Loyalists who settled in British Canada following the culmination of the American Revolutionary War. John Lampman and his family were formational members of the New Connection Methodist sect in Canada, a Protestant denomination which seceded from the Wesleyan Methodist Church. Some sources indicate that the sect's first meeting in Canada was held in the Lampman House.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

### **Written Notice of Objection**

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Hamilton, this xxth day of xx, 2018.

R. Caterini  
City Clerk  
Hamilton, Ontario

**CONTACT:** Jeremy Parsons, Planner II, Cultural Heritage, Phone: (905) 546-2424 ext. 1214, E-mail: [Jeremy.Parsons@hamilton.ca](mailto:Jeremy.Parsons@hamilton.ca)

**Website:** [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



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**Volume 2, Chapter B – Ancaster Secondary Plans**

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**2.6.8 Area and Site Specific Policies****Site Specific Policy – Area A**

2.6.8.1 For the lands located at No. 1021 Garner Road East, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area A, the following policy shall apply:

- a) To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. **(OPA 64)**

**Site Specific Policy – Area B**

2.6.8.2 For the lands located at No. 927 Garner Road East, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area B, the following policies shall apply:

- a) The existing property contains an existing agricultural livestock operation (pig farm). This agricultural operation can continue to operate after the adoption of this Secondary Plan and as development occurs on adjacent lands.
- b) The keeping of livestock has the potential to create nuisance impacts on residential development in proximity to the structures used for the keeping of livestock as a result animal odours, noise and possibly traffic. During the draft plan of subdivision and/or condominium stage or severance, the owner developing lands within 120 metres of Site Specific Policy – Area B shall be required to advise future property owners through an appropriate agreement, that there may be odours, noise or other nuisance impacts associated with the keeping of livestock on these lands.





**Figure 1:** View of the subject property, facing northwest, from Garner Road East. Note the small parcel size and the soil disturbance on adjacent lands as part of ongoing construction activities (Parsons, 2018).



**Figure 2:** View of the subject property, facing northeast. Note the curvilinear driveway pattern which has been in place for many years (Google Streetview, 2017).



**Figure 3:** A closer image of the subject property. Note the location of the westerly chimney (the easterly chimney was removed sometime after 1982). The prominent, pedimented modern portico was modeled after a previous portico which was replaced sometime after 1982 (Paul Dolanjski, 2009).



**Figure 4:** North-facing image of the subject property (Parsons, 2018).



**Figure 5:** A closer image of the Lampman House's limestone masonry, comprising walls of rubble or fieldstone and cut sandstone quoin blocks (Parsons, 2018).



**Figure 6:** The modern cross-gabled two-car garage northeast of the existing dwelling (Parsons, 2018).



**Figure 7:** The earliest known photograph of the Lampman House. The family shown in the photograph may be John Lampman's widow and grandchildren. Note the lack of a gabled portico and the simple, symmetrical proportions. Courtesy of Harold Lampman (Ancaster Township Historical Society, *Ancaster: A Pictorial History*, 2001).



**Figure 8:** Members of the Lampman family in front of the remains of a log house, likely the original Matthias Lampman log home. Courtesy of Harold Lampman (ATHS, *Ancaster: A Pictorial History*, 2001).



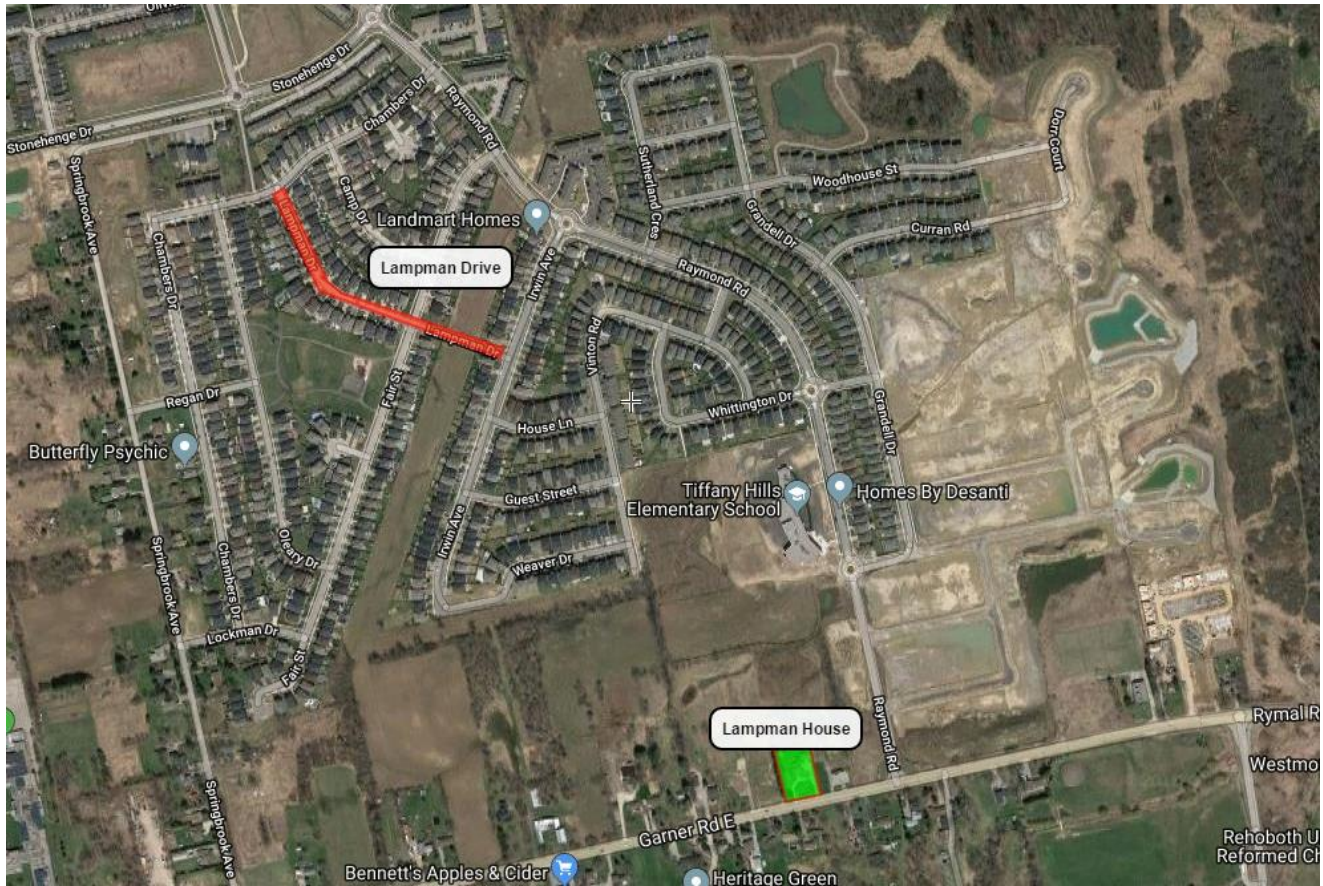



Figure 9: Map showing the location of newly-created Lampman Drive, northwest of the Lampman House (Google Maps).


### Garner Town Estates Floor Plans



**The Rousseau**

These gorgeous town homes take their name from a great example of Victorian architecture, the Rousseau Hotel, built in 1832.

**ROUSSEAU FLOOR PLANS**



**The Tisdale**

These stunning freehold town homes are named after the oldest building in Ancaster, the Tisdale House, built in 1806.

**TISDALE FLOOR PLANS**

Figure 10: Promotional material produced by A. DeSantis Developments Ltd. for the Garner Town Estates subdivision located adjacent to the subject property. Note the pastiche townhouse designs and the naming of styles after early Ancaster settlers ([www.desantis.com](http://www.desantis.com)).

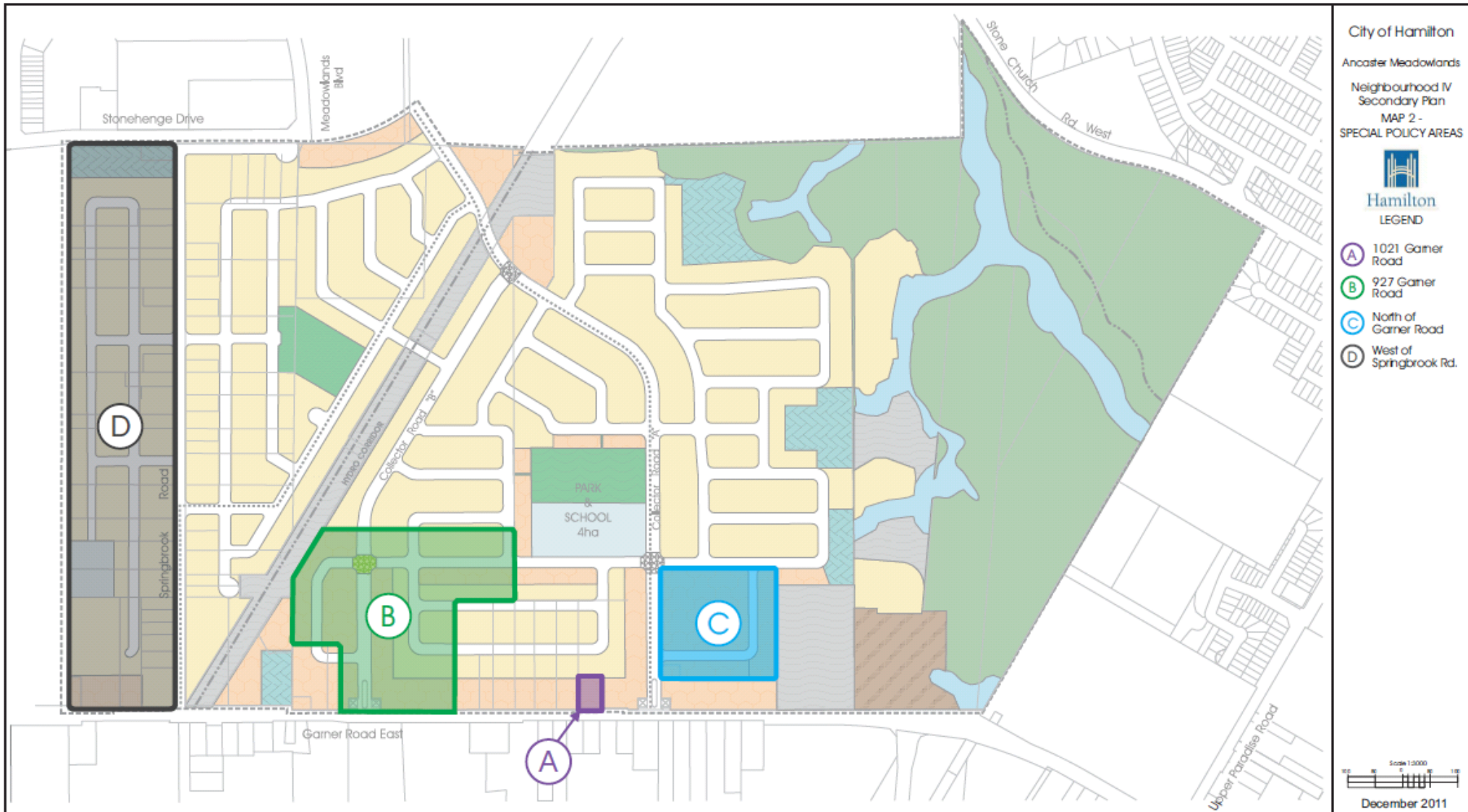


- THE ROUSSEAU TOWNS
- THE ROUSSEAU STREET TOWNS
- THE TISDALE URBAN TOWNS



Site plan is an artist concept and subject to change without notice. E. & O.E.

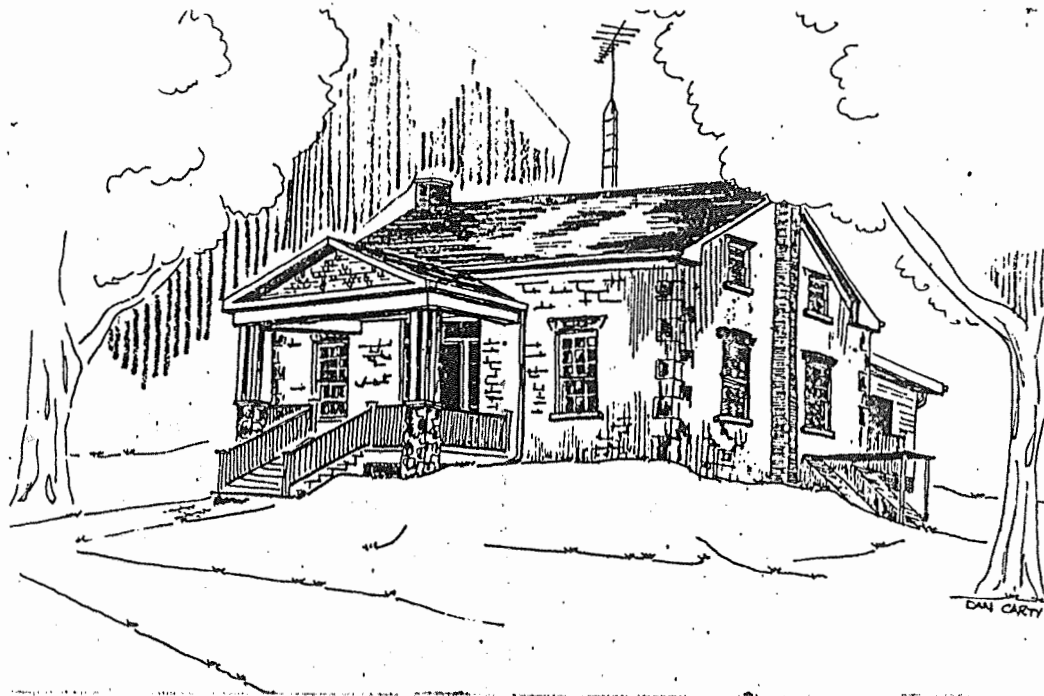
**Figure 11:** Promotional site plan for the Garner Town Estates subdivision. Note the capitalization made on the Lampman House, denoted by a historic plaque emblem ([www.desantis.com](http://www.desantis.com)).





~~66~~ 66

The Lampman Stone House  
1021 Hwy. 53 E.



By Doreen Book &  
Dan Carty

Local Architectural Conservation Advisory Committee

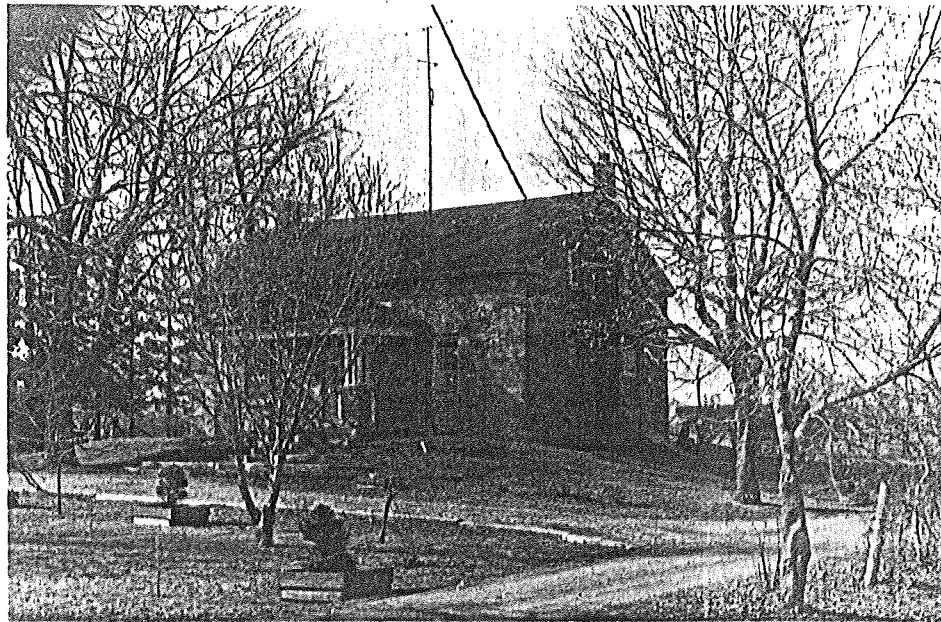
Ancaster

1982

### Introduction

The Lampman Stone House, located at 1021 Hwy #53 E., is one home in Ancaster's collection of century-old buildings. Built between 1854-58, it has withstood many changes. Generations of people have passed through the doors, but only a select few have lived here and shaped the destiny of the house. From the builder, John Lampman, to the present owners, Mr. & Mrs. B. Finlay, the building has recorded its own history so that we may probe into its' heritage.

This report will include data (from books, newspapers and other documents), architectural data (mainly from observation) and photographs, so that this collection may be preserved for generations to come.



The Lampman Stone House as seen in a 1967 photograph.

### History

At 1021 Highway #53, there stands a century-old stone home. This home is historically important because it was built by a member of the Lampman family. Lampman is an important and dominant name in the history of the Township of Ancaster.

Frederick Lampman (1722-1789) and his wife Katrina (1727-1799), original Loyalists, left Stockheim (near Essen in Germany) in 1750, and came to New York.

Frederick and Katrina first came to Canada to Stamford Township settling on lot 100. It is here that they were buried.

Frederick and Katrina's son Matthias, was one of the first settlers in the Township of Ancaster. In 1798, Matthias squatted on 200 acres of land bounded by lot 52 concession 3, as a Loyalist in his own right. That same year, The Crown granted the land to Matthias. He had chosen this area because of the good limestone pastureland, knowing that he would be farming the land and raising cattle.

Matthias died in 1830. No one is certain of his burial place, although two places are suggested; Cooley cemetery just outside Ancaster, or Garner cemetery at the corner of Highway #53 and Southcote Rd.. One source

believes that Matthias, and his wife Eve (nee Bowman), were both brutally murdered by the Renegade Indians.<sup>1</sup>

After first settling on the land, Matthias built a good substantial log house which probably sat in front of the present stone house at 1021 Highway #53. This type of structure was common then. It was built with two adjoining sections; one for the family and one for the livestock. These early settlers believed that their cattle were just as important as their family, so they had to protect their livestock from any wild animals which may have inhabited the unfenced land.

Neither part of the building would have had more than one or two windows as there was no glass available; they were covered with cloth that let the light through, as well as the cold.

The old stone house was built by John Lampman<sup>1</sup> sometime between 1854 and 1858. As can be seen by the title search at the end of this report, the house has changed hands many times since John Albert Lampman's death. The search shows that the SW $\frac{1}{4}$  50 acre lot was not divided until 1947, when the stone house lot became 4 $\frac{1}{2}$  acres. Presently, the house sits on  $\frac{2}{3}$  of an acre. In July 1979, John and Patricia Hastings sold the premises to Barry and Deirdre Finlay. The Finlay's are the present owners of this beautiful stone house.



Among its many attractive features, the stone building has a large wooden door opening into the master bedroom. (see photo 4) Looking at this door, one notices the cross on the back of it. The Lampmans were a religiously devout group of people, and since their Lutheran pastors did not accompany them to Canada, they had to start their own religion. There were many religious splinter groups, but The New Connection is the one with which the Lampmans were involved. The cross on the door was used as the front of a church, as the family funeral services were held in this room. The width of the door is explained by the fact that two men standing abreast had to be able to carry a coffin out of the room, downstairs, and outside. The decorative parts of the door do not display any religious symbolism, but rather the Germans' great talent in fancy, decorative woodwork.

Architecture

On lot #52, concession III, in the Town of Ancaster, there stands a rectangular stone house which may be 125 years old. This 1½ storey home sits on a lot (approximately ¾ acre) which has 142' frontage on Highway #53 E. (see site plan pg. 12)

This limestone, random rubble building has only a few stones which are actually cut to size. These stones form the four vertical edges of the house, as this was the practice with the construction of stone buildings. (see photo 2). The 22" stone foundation encloses the 5' high cellar. A one storey, aluminum sided family room was added to the back of the house in 1978-79. There was also an addition built on the roof which is believed to have been constructed in the 1940's. This shed-type dormer, on the north side of the roof, provides additional headroom for about ⅔ the length of the house. Each end gable terminates in a plain boxed cornice which is considered to be an eaves return. (see photo 2.)

The original porch on the front facade was removed some years ago. It has been replaced with a tongue and groove platform. The pedimented gable above this porch is supported by six short columns and two stone pillars. (see photo 1) Contained within the

pediment section of the gable are decorative tiles. (see photo 3, etc.) There is also a frieze which trims the three sides of this roof. (see photo 1) The frieze is decorated with a string of dentils.

On each side of the porch there is a 9/6\* double hung window. These are set in rectangular structural openings. They have radiating stone voussoirs (without a pronounced keystone), plain surrounds, and wooden lug sills. The main floor windows also have modern screens on them. The windows on the upper floor are 6/6\*\* double hung. These have modern storm windows on them, but the original fenestration can be seen through the storms.

Contained within the porch is a beautiful doorway. This panelled wooden door has a 3-pane transom and two 4-pane sidelights with recessed bases. The woodwork is painted white. (see photo 1.)

The most interesting feature about the outside of the house is the various types of lintels that are used. From any one angle, you may see cut stone lintels.

---

\* 9 panes of glass on upper sash; 6 panes on lower sash  
\*\* 6 panes of glass on upper sash; 6 panes on lower sash

(Figure 1), radiating brick voussoirs, and radiating stone voussoirs (see photo 2). The lintel on the basement window around back is a piece of lumber.

Around the back (on the north facade), to the west of the added room, there is a doorway which has been stoned up. (see photo 3) When a doorway or window is made non-functional it may suggest changes inside the house. On the other side of this wall is a large sitting room and fireplace. This room was supposedly used as a kitchen. Off to the side were three small rooms which also had an exterior door. (see floor plan pg. 13) It was common in those days to have three rooms serve as: pantry, cold room (for milk, butter, etc.), and laundry room. Today you can see the scars in the walls and ceiling where the partitions once were. This larger room is now used as the kitchen. In the sitting room there is a rounded corner which conceals modern plumbing. This rounded corner made it necessary to seal off the door.

The trim inside this 2000 sq. ft. house is Upper Canada Neo Classic in style. This is indicated by the multiples of sharp deep moulding of the profile. (see pg. 14) The unusual trim around the door of the master bedroom is about 12" wide all around. The door itself has some intricate woodwork; the history of this door has already been discussed in the historical section of this report.

It is suspected that the stairway is not original. Scars on the wall underneath these stairs suggest that the original stairs have been moved. It is believed that coffins were once carried up and down the stairs for funeral services. Since the doorway and hall were made especially wide, I would think that the original stairs would have been straight. The sharp turn in the stairs today, would make it impossible to carry a coffin from one floor to another.

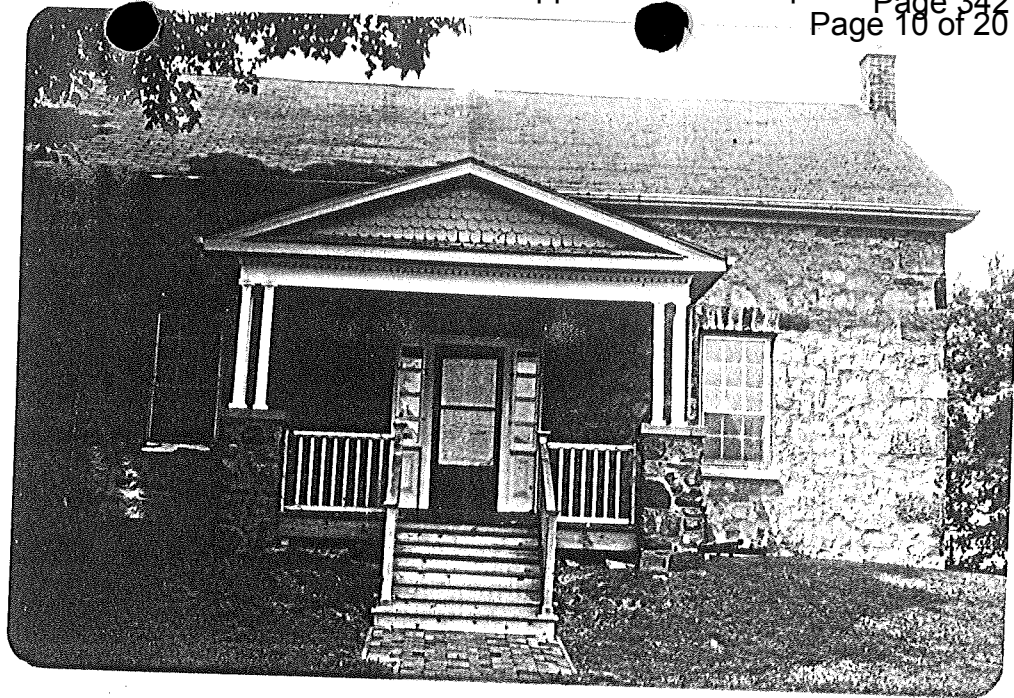


Photo. 1. Note the full pedimented gable, the unusual decorative tile within the gable, and the frieze and dentils supporting it. Framed within the gable and two stone pillars is a door with matching sidelights.

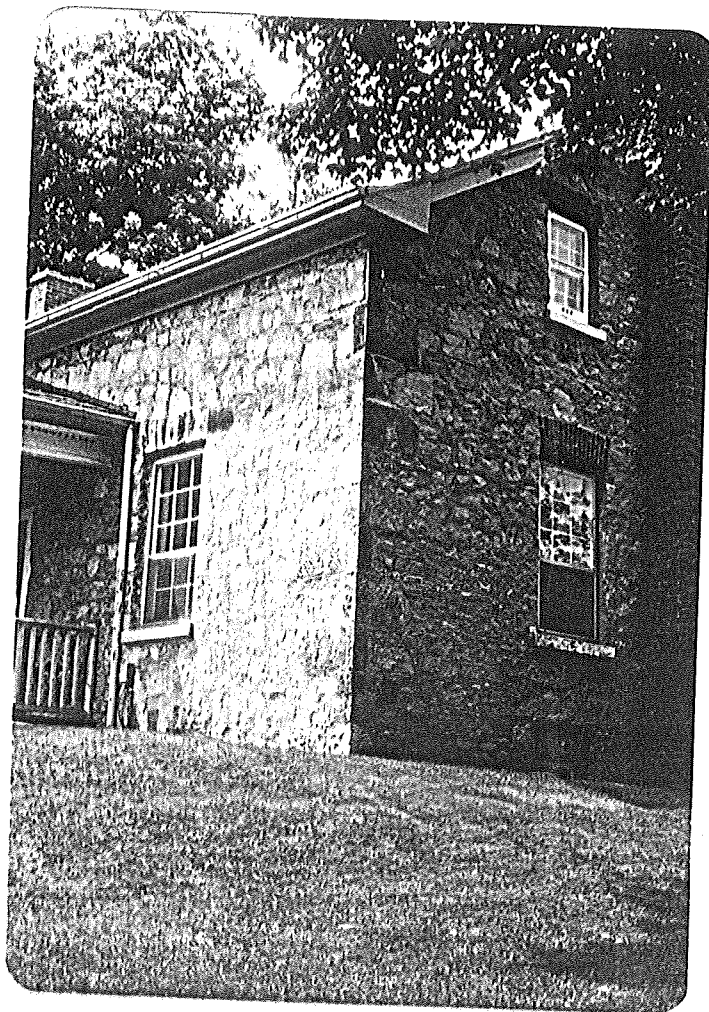


Photo 2. The only stones which are cut to size are the ones forming the vertical edges of the structure. The eaves return is in the form of a plain boxed cornice. Of particular interest are the various lintels that were used. Note the wedge shaped stones, the single cut stone, and the flared bricks.

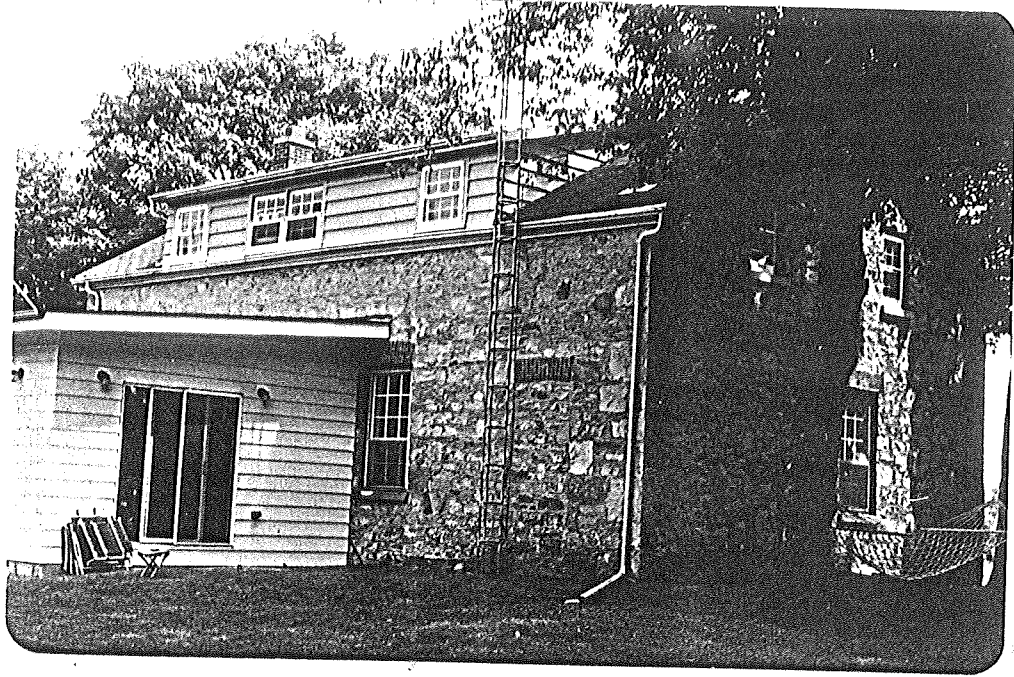
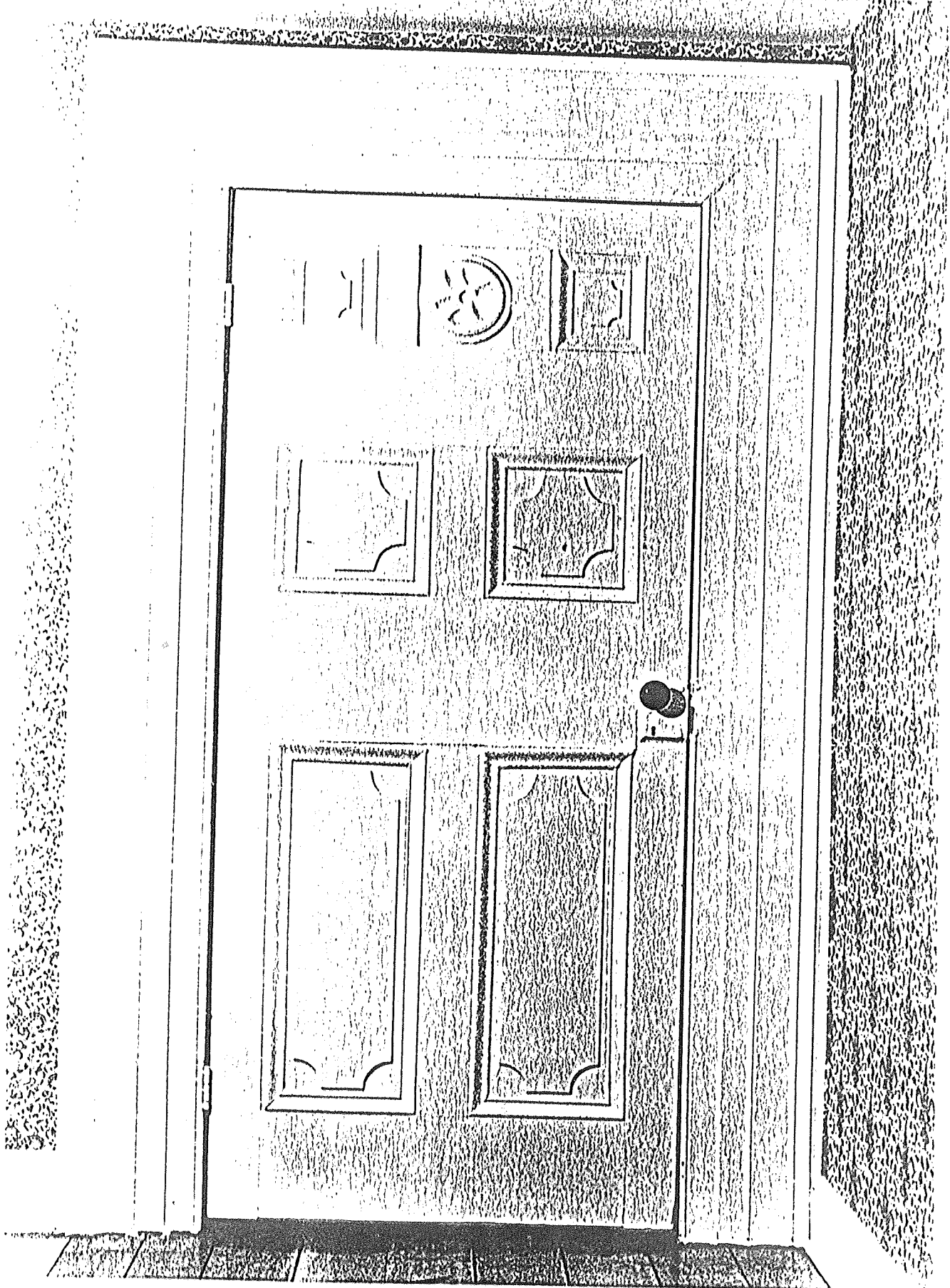


Photo 3. From the rear of the house you can see the shed-type dormer, the added family-room, and the doorway which has been stoned up.

Photo 4. This is the door which may have had religious ties.



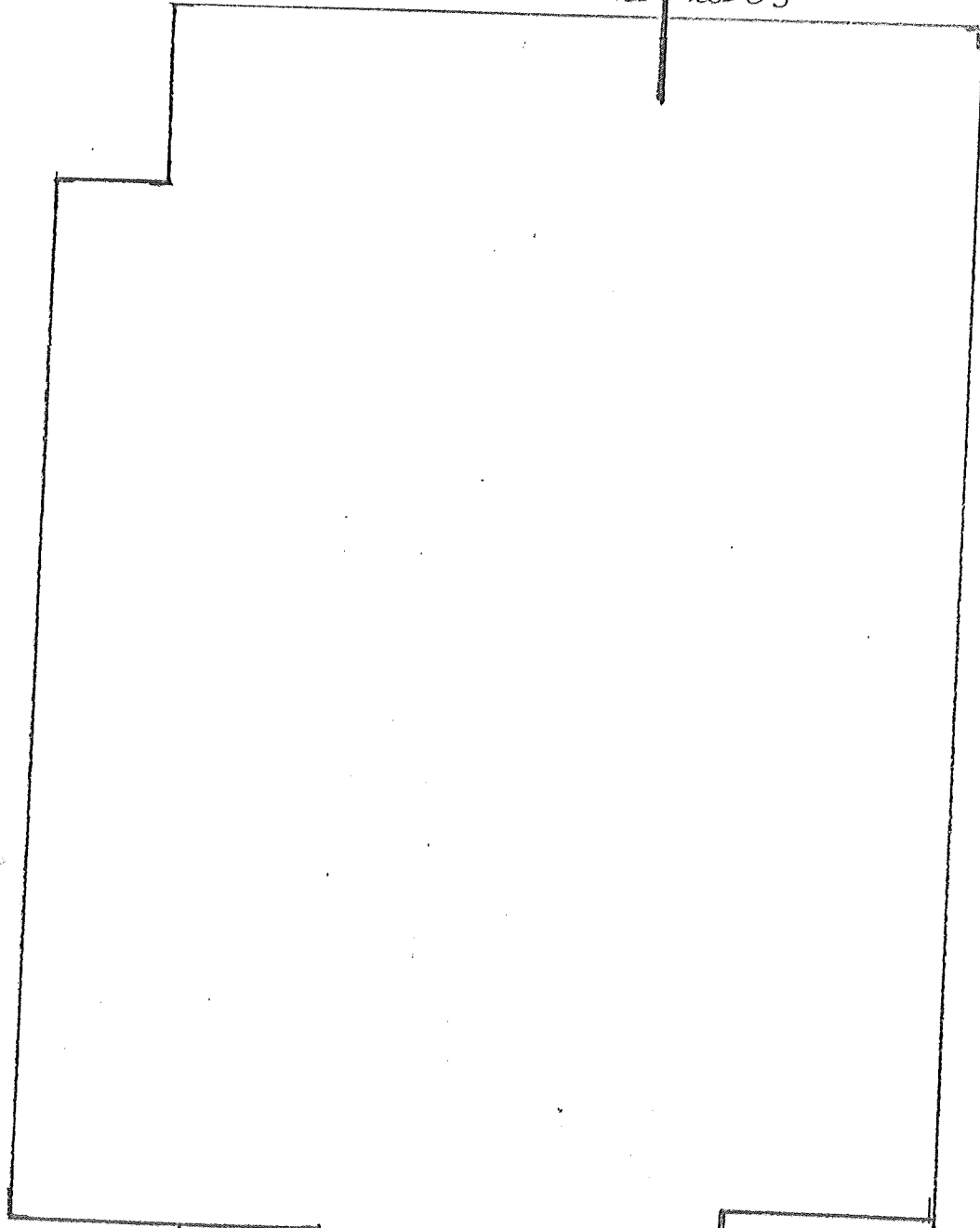


# SITE PLAN

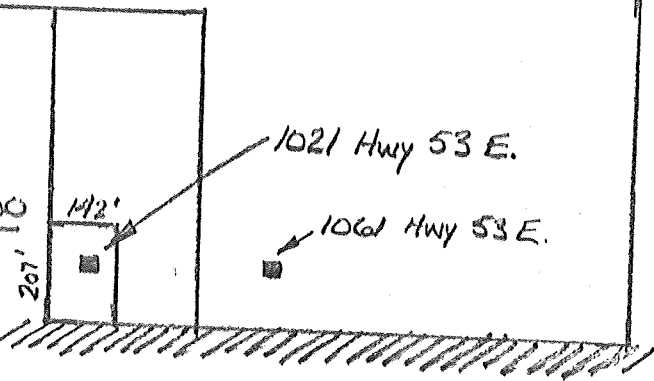
12.



lot 52 | lot 53



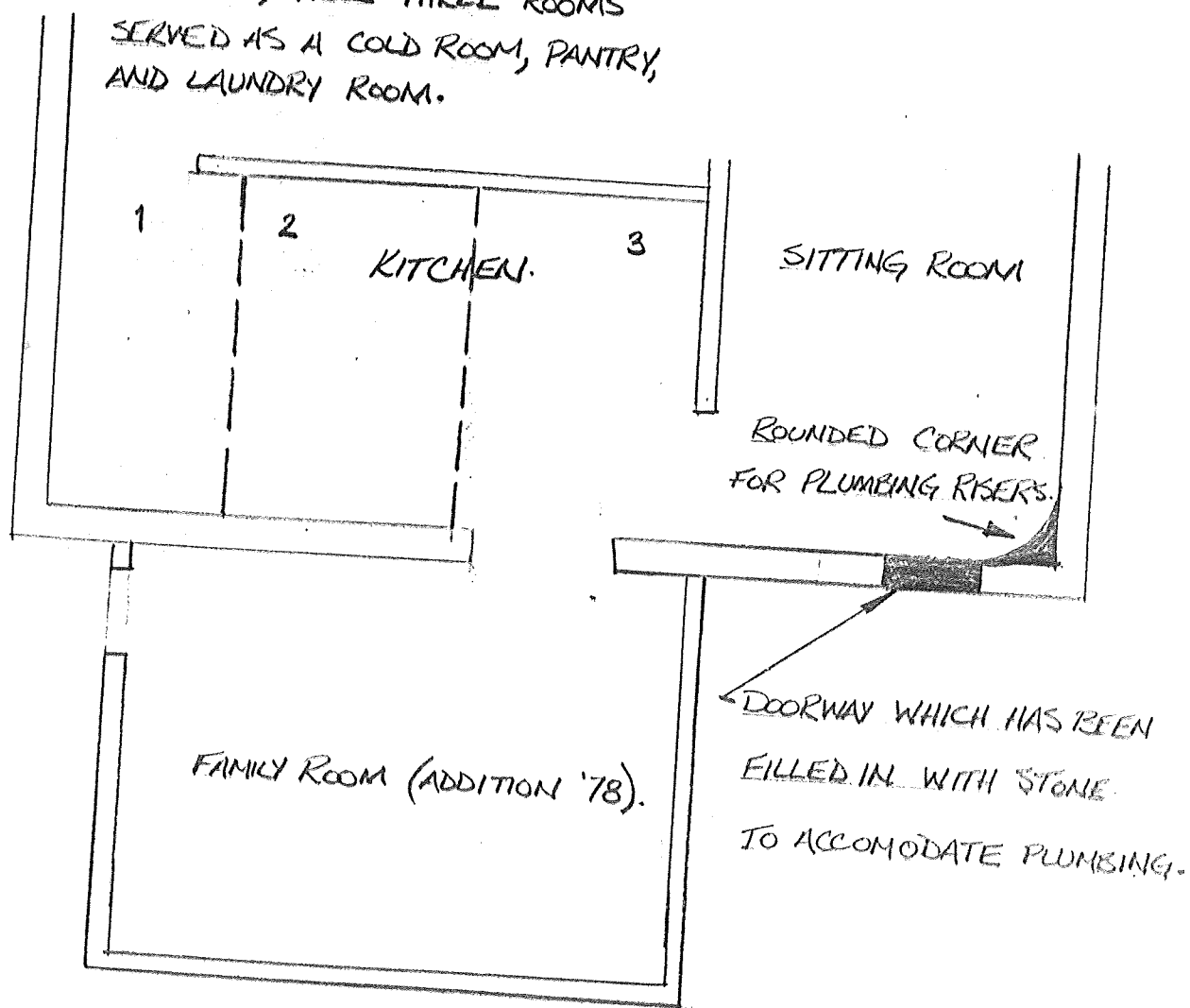
Roll no. 280-16600  
approx. 2/3 acres.



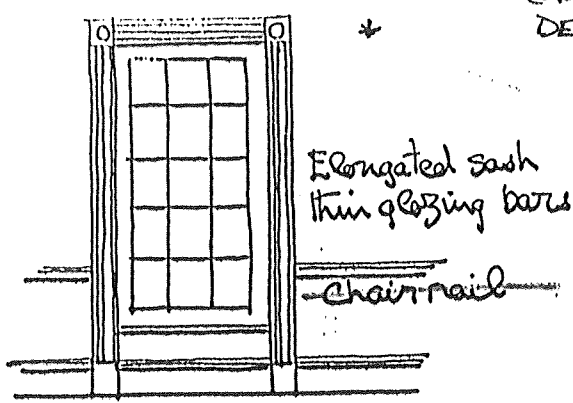
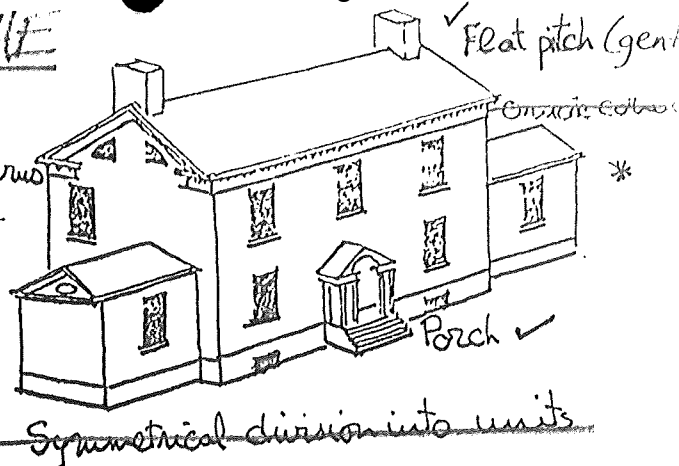
Hwy. #53 E.  
- not to scale -

ROUGH FLOOR PLAN SHOWING EXISTING WALLS AND REMOVED WALLS (DOTTED LINES.)  
not to scale.

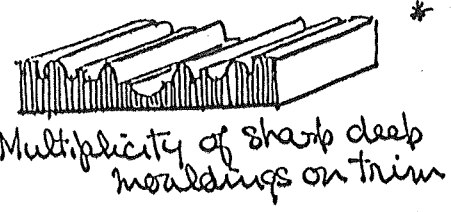
BEFORE THE TWO WALLS WERE REMOVED, THESE THREE ROOMS SERVED AS A COLD ROOM, PANTRY, AND LAUNDRY ROOM.



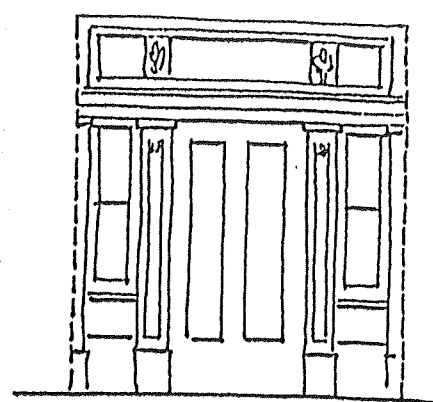
# CHARACTERISTICS OF THE STYLE



INTERIOR VIEW OF A WINDOW

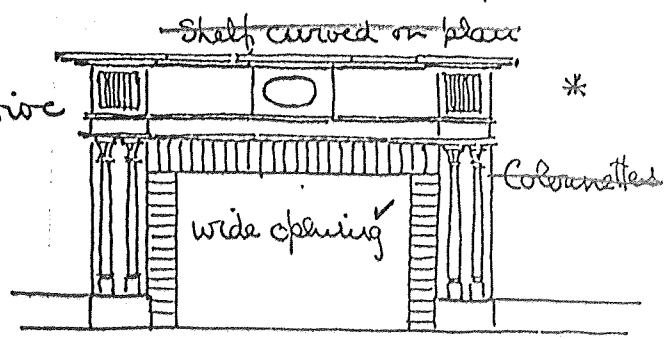


\* UPPER CANADA NEO CLASSIC (LOYALIST)  
1810-1835  
- pale colours popular ✓



✓ square headed front doorways  
One or two panel doors common

DOORWAY IS CANADA WEST CLASSICAL REVIVAL (1835-1855)



MOST FEATURES OF THE HOUSE COULD BE LABELLED UPPER CANADA NEO-CLASSIC, ALTHOUGH IT DOESN'T HAVE ALL OF THE TYPICAL CHARACTERISTICS. THE DOOR IS DEFINITELY CLASSICAL REVIVAL AND NOT NEO CLASSIC.

Registrata No.	Grantor	Grantee	Instrument	Date	Land	Consideration	Remarks
102	The Crown	Mathias Lampman	L.P.	Dec, 1788	All 200 acres		Legend L.P. = Land Patent
332	Matthias Lampman	John Lampman	BFS	March, 1830	S 1/2 = 100a.	\$ 5	BFS = Bargain & Sale Pt. = part of
6774	John A. Lampman		Will	July, 1864			a = acres Val. Con. = Valuable Consideration
6777	Eve & James Breakenridge et al.	Peter & John A. Lampman	Release of Legacies	July, 1893	S 1/2 = 100a	\$ 1.00 & Val. Con.	ux = wife et al = & others
6788	John A. Lampman et ux	Martha M. Smoke	BFS	March, 1893	SW 1/4 = 50a.	\$ 4200.	L.P. = Land Patent
833A	Martha M. & George W. Smoke	John & Moses Peer	BFS	July, 1900	SW 1/4 = 50a.	\$ 4,600.	
9181	John Peer et ux Moses Peer, bachelor	Charles Arthur Marshall	BFS	March, 1904	SW 1/4 = 50a.	\$ 4,500.	
15337	Charles A. Marshall et ux.	Manson W. Oakes	Grant	March, 1930	SW 1/4 = 50a.	\$ 100 & Val. Con.	
16419	Manson W. Oakes	Anson H. Pottruff	Grant	April, 1, 1922	SW 1/4 = 50a.	\$ 100 & Val. Con.	
16440	Anson H. Pottruff	Thomas Harpwood	Grant	April 12, 1933	SW 1/4 = 50a.	\$ 100 & Val. Con.	
19172	Thomas Harpwood, & his wife Ada	Isaac W. Kelly & Harriet A. Jones	Quit Claim	Feb. 28, 1939	SW 1/4 = 50a	\$ 100 & Val. Con Aff't Value	
21960	Harriet A. Jones	Isaac W. Kelly	Grant	Nov 30, 1940	SIV 1/4 = 50a	\$ 1500 Aff't Val.	
24247	Isaac W. Kelly et ux.	Harold A. Hepworth	Grant	Oct., 1945	SW 1/4 = 50a	\$ 100 & Val. Con	

Register No	Grantor	Grantee	Instrument	Date	Land	Consideration	Remarks
54797	Harold A. Hepworth	Director, The Veterans Land Act	Grant	June, 1947	Pt. SW 1/4 = 4.545 a.	\$ 6,500 Afft. Val.	
25696	Directory of The Veterans Land	Donald C. McCullough	Grant	April, 1949	Pt. SW 1/4 = 4.545 a.	\$ 6,500 Afft. Val.	
25697	Donald C. McCullough et ux	Gordon B. Hamilton	Grant to Uses	April, 1949	Pt. of SW 1/4 = 4.545 a.	\$ 1000 Val. Con. Afft. Val.	as in # 25696
34103	Gordon B. Hamilton	W. Victor Young	Grant	April, 1956	Pt. of SW 1/4 = 4.545 a.	\$ 1000 Val. Con.	
	W. Victor Young et ux.	Charlotte L. Young	Grant	Jan., 1960	Pt. SW 1/4 = 4.545 a.	\$ 1000 Val. Con.	Pt. = 4.545 a. of SW 1/4 being 500' on N.S. Hwy 53 on N. x 660' on E & W com. on N.S. Hwy 53 at middle line between E & N 1/2 lot 52
156189 HL	Charlotte L. Young	Charlotte H. Briggs	Grant	Mar. 8, 1961	Pt. SW 1/4 = 4.545 a.	\$ 1000 Val. Con.	" "
65067 HL	Charlotte H. Briggs	Charlotte Louise Young	Grant	Mar. 8, 1961	Pt. SW 1/4 = 4.545 a.	\$ 1000 Val. Con.	as in Pt. 2 in 156189 HL Pt. = 4.545 a.
338851	Charlotte L. Young, W Victor Young	Michael Smykaluk	Grant to Uses	Oct. 19, 1965	SW corner	\$ 200 Val. Con.	Pt. = 142' 0" on N 1/2 S 207' 0" on E & W com S S lot dist. S W from SE L lot 52 then with
	Michael Smykaluk	John M. Hastings & Patricia L. Hastings his wife joint tenants	Grant	Dec. 22, 1976	SW corner	\$ 1000 Val. Con.	as in 332251 HL ex Pt. 3 on E 2 R-1600 + Pt 3 is a road allowance
	John M. Hastings & Patricia L. Hastings	Barry & Deirdree Finlay		July, 1979			

Endnotes

- 1 A Mrs. Hanley said that Phoebe Lampman was taken in by the Smiths after her parents were murdered. Phoebe Lampman was either the daughter or granddaughter of Matthias Lampman.
  
- 2 It is possible that the breezeway between the two adjoining log buildings was made into a solar-type room to try to help the sick children.

References

1. Land Registry Office: Ancaster Township land title search- Journal #15.
2. Ancaster Township Historical Society. Ancaster's Heritage, 1973.
3. The Lampman Family Biography and Genealogy: The Ontario Archives in Toronto.
4. Microfilmed title deeds: The Ontario Archives in Toronto.
5. The following interviews were conducted:  
Mrs. Harold Lampman  
Mr. Mike Smykaluk  
Mr. & Mrs. Barry Finlay  
Thank-you for your time and help





# Cultural Heritage Impact Assessment

## City of Hamilton

'Lampman House'

1021 Garner Road East, Ancaster, City of Hamilton



Prepared for: A. DeSantis DeVelopments Limited.

Prepared by:

**Detritus Consulting Ltd.**

archaeology~heritage

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Tel. 519-744-7018

[www.detcon.net](http://www.detcon.net)

With the assistance of:

Benjamin Clare, MCIP, RPP, A.J. Clarke and Associates Ltd.

November 2014

## Table of Contents

<b>1.0 Purpose</b>	<b>3</b>
<b>2.0 Introduction</b>	<b>4</b>
2.1 Planning Context	4
<b>3.0 Research and Analysis</b>	<b>5</b>
3.1 History of the Cultural Heritage Resource	5
3.2 Description of Heritage Attributes	7
3.2.1 Architectural Background	7
3.2.2 Description of Heritage Resource	8
3.3 Evaluation of Heritage Significance	10
<b>4.0 Statement of Significance</b>	<b>13</b>
<b>5.0 Description of Proposed Development</b>	<b>13</b>
<b>6.0 Potential Impacts to the Heritage Resource</b>	<b>13</b>
<b>7.0 Mitigation Strategies</b>	<b>14</b>
7.1 Massing and scale	14
7.2 Building materials and design features	15
7.3 Transition	16
<b>8.0 Conclusion</b>	<b>17</b>
Appendices	
Subject Property Location	18
Satellite View of Subject Property and Environs	19
Satellite View of Subject Property	20
Part of the 1876 Illustrated Historical Atlas of Wentworth	21
Conceptual Plan of the Proposed Development	22
Photographs	23
Bibliography and Sources	26
Glossary	28
Author Qualifications and Acknowledgements	29

## 1.0 Purpose

This Cultural Heritage Impact Assessment was identified as a submission requirement for Official Plan and Zoning By-law Amendment applications by the City of Hamilton and was prepared according to the City of Hamilton's Terms of Reference for Cultural Heritage Impact Studies. The proposed development is located at 1001, 1009 and 1035 Garner Road East and is adjacent on three sides to the property at 1021 Garner Road East which is part of the Meadowlands Neighbourhood IV Secondary Plan area. This property contains a single detached 1.5 story house of stone construction and an associated garage (Maps 1-5, Photographs 1-5).

Due to the presence of the stone house which is a documented 19<sup>th</sup> Century built heritage resource, this property is included in the City's *Inventory of Buildings of Architectural and/or Historical Interest* and identified as Site Specific Policy - Area A in the Meadowlands IV Secondary Plan.

The following policy applies to the subject property: *To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. Any future development scenario for these lands shall incorporate this dwelling.*

A Heritage Impact Assessment is required under the policies of the Urban Hamilton Official Plan for development adjacent to properties included in the City's Inventory or otherwise identified as being of cultural heritage value or interest.

The proposed development will retain the subject property in its current state resulting in minimal impacts to the built heritage resource. However, the proposed new development, in close proximity to a historic property, could create issues of transition between the two should the new buildings or their associated landscaping and location clash with the existing heritage structure. This assessment seeks to address potential adverse impacts to this resource and provide recommendations for mitigation.

The specific components of the Cultural Heritage Impact Assessment Terms of reference that will be addressed within this study include:

- a location plan showing and describing the contextual location of the site
- a conceptual site plan
- an identification and evaluation of the potentially affected cultural heritage resources, including detailed site history, containing textual and graphic documentation;

- a description of the proposed development
- a description of all cultural heritage resources to be affected by the development
- a description of the effects upon the cultural heritage resources by the proposed development
- a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resources, including: the means by which the existing cultural heritage resources shall be integrated within the proposed development
- photographic records, maps, and other documentary materials found during historical research and present-day photographs of the property
- a detailed list of cited materials.

## 2.0 Introduction

The subject property is located at 1021 Garner Road East which is located on the north side of Garner Road East, west of Glanaster Road in the Town of Ancaster within the City of Hamilton (See Maps 1-4). The lot has a depth of 61.02 m on the east side and 63.15m on the west with a frontage of 43.29m (Map 5). It should be noted that the rear property line is currently in dispute and no official survey of the property could be obtained. The lot has a total surface area of approximately 2684 square metres. The subject property is legally described as *Part of Lot 52 in the 3rd Concession, Geographical Township of Ancaster now within the City of Hamilton*.

### 2.1 Planning Context

The project area is located within the Meadowlands Neighbourhood IV Secondary Plan area, within which it is designated part Low Density Residential 2B and Part Low Density Residential 3B. There is a site specific policy for the subject property as discussed in Section 1. There is currently an application by the proponent to amend the Official Plan and the Zoning By-law for the lands within the project area (excluding the subject property). The purpose of the Zoning By-law Amendment will be to amend the zoning from the currently applicable Institutional "I" Zone to a to-be-determined site-specific zone that will enable the implementation of the proposed development.

## 3.0 Research and Analysis

### 3.1 History of the Cultural Heritage Resource

The Township of Ancaster was established and named by Lieutenant Governor John Graves Simcoe in 1793 after the Duke of Ancaster and Kesteven (Ancaster Township Historical Society, 2014). Following the Revolutionary War, United Empire Loyalists moved in to the region and many were given land grants. The area had natural advantages including fertile soil, abundant fast flowing streams ideal for mills and a strategic position at a break in the Niagara Escarpment where a well-known and used aboriginal trail eventually known as the 'Mohawk Road' existed. Two of these trails intersected where the Ancaster village centre would be constructed (Heron Trips 2014). The township was given additional access to settlers as surveying for military roads proceeded followed by property surveys.

In 1791 James Wilson and his business partner Richard Beasley established a town site which became known as Wilson's Mills. The modest collection of buildings included a general store, blacksmith shop, distillery and tavern. Wilson's mill itself was located only a short distance away. Jobs at the mill attracted workers who required the services provided by the other shops and the enterprise was a quick success. Wilson Street in Ancaster takes its name from James Wilson and winds along the same path on which the original buildings were erected (Henderson, 2014). In 1794 James Wilson sold his business to Jean Rousseaux who then became the leading citizen of the village. Rousseaux owned a general store and hotel; built a brewery and distillery and in addition held virtually every important bureaucratic position available, including magistrate, tax collector and school teacher. He also built the Union Hotel on Wilson Street which would later become infamous as the site of the Bloody Assize trials in 1814 when settlers from Niagara and London districts, many of them American immigrants, were tried for treason and eight were hanged (Archives of Ontario, 2014).

Within two years of the naming of the township and Wilson's departure, Wilson's Mills began to be referred to by residents as Ancaster village. Ancaster's location and good start prompted Lieutenant Governor Simcoe to consider it as a candidate for the capital of Upper Canada prior to choosing York (Ancaster Past Present and Future, 2014).

In 1798 the Hatt brothers, Richard and Samuel, built a mill and opened a second road to Ancaster. In 1800 Ancaster was selected as the turn off point on the colonial mail route to Queenston. In 1805 the Hatt brothers purchased half the original town site and began subdividing it for lots (Dictionary of Canadian Biography, 2014). By 1810 Ancaster was home to 400 people but had nearly doubled by 1817 (Wikipedia, Ancaster Ontario, 2014). The growth of the village proceeded on course over the rest of the century but

Ancaster gradually fell behind Dundas and Hamilton as the leading centre of Wentworth. Even so, it was considered a prosperous and beautiful community and was a popular choice for wealthy Hamilton industrialists to build country estates.

At the time of publication of the Illustrated Historical Atlas of Wentworth in 1876, the project area was part of Lot 52 in Concession 3, Ancaster Township (Map 4). The project area is shown to belong to the Lampman Heirs on this map and a structure is depicted near the south end of the property. The 'Lampman Heirs' refers to the descendants of Frederick Lampman (1722-1789) and his wife Katrina (1727-1799). The Lampmans immigrated to the American Colonies, arriving in New York in 1750 from Stockheim (near Essen) in Germany (Book and Carty, 1982). There is documentary evidence of their son Matthias Lampman (1761-1830), a United Empire Loyalist arriving in Upper Canada in 1784 and it is reasonable to assume his parents accompanied him (Eve Bowman, 2014).

Matthias Lampman first settled in Stamford Township and then moved to Ancaster Township about 1786 where he squatted on 200 acres in Lot 52 of the 3<sup>rd</sup> Concession (Eve Bowman, 2014). Mathias Lampman was given a Crown Patent for Lot 52 in the Third Concession. The date of the Patent is not known but based on other records it was probably about 1792-93 (Find A Grave, 2014). Mathias Lampman married Eve Bowman in 1777 in Albany New York and together they had seven children (Canadian Headstones, 2014). John, the fifth of these children is listed as a Sergeant in the War of 1812 though he was 11 years old at the outbreak of hostilities (Canadian Headstones, 2014). John and his older brother Peter appear to have split the estate of their father on his death in 1830 and sold the north half of the lot. A journal entry in the Registry book at the Wentworth County Land Registry indicates Matthias Lampman and his wife may have been murdered by renegade members of the First Nations community in 1830.

John Lampman (1801-1864) had twelve children with his wife and constructed the stone house at the project area sometime between 1854 and 1858. According to the Ancaster Township Historical Society the date of construction was 1854 though the basis for this could not be determined. In 1864 John Lampman died and the estate was split between Peter Lampman, John's eldest son and the surviving children. The subject property remained within the Lampman family until 1893.

## 3.2 Description of Heritage Attributes

### 3.2.1 Architectural Background

The main house on the property at 1021 Garner Road East (referred to henceforth as Lampman House) can be described as a Neo-Classical Cottage, or an Ontario Cottage plan within the Neo-Classical tradition. The Neo-Classical derives from the Georgian architectural style. Some architectural historians might describe it as a Georgian cottage. An explanation of these terms and how they relate to the subject property is in order.

The Georgian style refers to several types of architecture which originated and became popular during the reign of the first four King Georges during the 18<sup>th</sup> and early 19<sup>th</sup> Century in Britain. This was a period of political stability and economic growth as the British Empire began to expand and wealth poured into the British Isles.

The main attributes of Georgian architecture are:

- A simple box like plan with one or two stories
- A central panel front door often topped with a transom, or arched window and or an elaborate crown
- A decorative cornice
- Multi paned windows arranged symmetrically beside and above the doorway

Other common features include double sided chimneys and central roof porticos.

One of the main influences on Georgian architecture of the 18<sup>th</sup> Century were the designs of 16<sup>th</sup> Century Venetian architect Palladio. Palladio's architecture followed strict mathematical formulas and suited design to setting. Palladian architecture became a sub style of Georgian and was most prominent in Colonial American and Canadian Georgian architecture (Ontario Architecture, 2014). The Palladian style of Georgian that became popular in England featured balanced facades and minimal ornamentation. This style suited Upper Canada perfectly where, especially during the first decades of the 19<sup>th</sup> Century, the home's most important functions were to permit survival and transmit the culture of the old country to the colonies.

Another development within Britain in the 18<sup>th</sup> Century was the 'classical craze.' The new science of archaeology, the rediscovery of ancient cities like Pompeii and Herculaneum, and the wealth that allowed Britons to travel throughout Europe, especially Greece and Italy, contributed to an influx of classical influence in art, fashion and architecture. This is usually expressed within Georgian architecture through a

detailing which was more refined, elegant and light hearted than the traditional Georgian.

The typical Neo-Classical characteristics in Upper Canada and particularly in Ancaster are:

- The front door is central with glass sidelights and a transom, usually fan shaped.
- The door may have optional pilasters to look like columns or a small portico with or without real pillars.
- The two front windows are always 12 pane sash windows.
- There is a double chimney, one at each end of the house.
- The corners are usually finished in sandstone decorative quoins.

(Stone Houses of Ancaster, 2014)

The Neo-Classical style in Upper Canada really emerges after the War of 1812. At that time many of the inhabitants of Upper Canada were second or third generation Loyalist Immigrants from the United States. These loyalists were most often forced through necessity to build simple log cabins in the days between the end of the Revolutionary War and the war of 1812. After the war, and with population and the economy expanding these immigrants had the means to build more permanent homes usually timber framed but in certain areas - one of them Hamilton - of stone (Building Styles, Neo-Classical, 2014). The influx of Scots into Upper Canada, among them a number of skilled stone masons, contributed to this trend. By the 1840's stone houses were becoming increasingly common aided by the appearance of pattern books from Britain allowing the wide dissemination of Georgian and Neo-Classical detailing in Upper Canadian architecture (Building Styles, Neo-Classical, 2014). The Lampman House is the product of these converging developments.

### 3.2.2 Description of the Heritage Resource

Lampman House shows off its Neo Classical and Georgian architectural heritage through a number of design features. The basic building plan is a simple rectangular box shape with a width .625 of the length. This sort of ratio is common among Georgian residences. The width of the building is approximately equal to its height. The one and a half story structure contains a central door way and two windows spaced equally from the doorway giving the building the symmetry and balance required of this architectural style (Photo 1). Only one chimney now remains on the west side of the building but photographs from 1982 show that at one time two chimneys existed as one



would expect from a house of this type (Book and Carty 1982). The rear or north side of the upper story has been modified with the addition of a large dormer that runs approximately 60% of the length of the roof (Photo 3). A large, modern, vaulted one story frame addition is attached to the ground floor. As a result many of the architectural details on the north side are obscured. This is at least the second addition that was built in this location. An earlier one constructed in 1978-79 and documented by Book and Carty in 1982 was smaller and revealed a stoned up doorway near the northwest corner of the building on the north wall.

On the east side there is another doorway near the northeast corner permitting entry to the cellar (Photo 4). Both this door and the blocked doorway on the north side are topped with stone voussoirs. The house has four windows on its east side, two on the upper story and two directly below giving it a balanced effect. On the west side there are two upper story windows but only one on the ground floor set slightly off centre.

The walls and foundation are constructed of limestone and rubble or fieldstone for the most part but the corners are composed of large cut dark sandstone blocks formed into quoins. This is particularly obvious on the south corners. The north corners appear to incorporate smaller buff coloured blocks with fieldstone. The roof is composed of asphalt shingle with what appears to be painted wood soffits and fascia board.

On the front of the structure is a large portico topped by a pedimented open gable roof with a pitch of 4-12. The original porch was removed and replaced prior to 1982. The porch base features four wide stone steps leading to a wooden tongue in groove platform. The porch roof is attached to the south wall of the house at the roof line and supported by two large wooden columns. It features asphalt shingles and wood trim with simple dentil style mouldings.

The doorway is flanked by two sidelights with a transom above. The door itself is of natural wood with two parallel panels while the trim around the transom and sidelights is white like the rest of the exterior trim. The transom and sidelights appear to be recent as they are not as described when the house was first investigated in 1982.

The windows on the south side are double hung and paneled 9 over 6 with a ratio of 2:1 in height to width (as are all windows in the house). Each window is rectangular and topped with slightly radiating stone voussoirs. Though apparently not original, each window now features white window shutters. The windows on the east wall are interesting. The upper windows which are 6/6 casement style, are topped by dark limestone lintels. However the lower story (9/6 double hung) windows are topped by red brick voussoirs with light coloured mortar (Photo 4). These appear to have replaced the original stone voussoirs. On the west side dark lime stone lintels top all the windows. Again the lower story is 9/6 double hung while the upper windows appear

to be 6/6 casement. All of the windows have stone sills which are finely cut and may be of 20<sup>th</sup> Century manufacture.

The pitch of the main roof appears to be 7-12 and the roof type is open gable where the side walls ascend to the roof peak rather than being squared off at the height of the front and rear eaves.

In overall impression the structure is unmistakably Georgian but it also retains enough Neo-Classical features to be identified as a Neo-Classical cottage. The central door with transom and sidelights, the two equidistant front windows - now with 15 panels, perhaps a later alteration, the sandstone quoins. The double chimney is now unfortunately missing and the pedimented porch, though certainly classical in nature is somewhat oversized for the house. The window shutters are not period but nevertheless the house retains enough of its original character to be easily recognizable for what it is.

Unfortunately we were not permitted to examine the house interior during this assessment. Based on the thorough survey conducted by Book and Carty in 1982, many of the true neo-classical features and details of historical interest are located inside. These include wide wood trim with deep relief mouldings and intricately carved woodwork, especially on the door to the master bedroom which has a cross on its interior side. According to sources interviewed by Book and Carty, the Lampman's belonged to the New Connexion Order and held services in the master bedroom. The New Connexion was a group of evangelical Methodists who arrived from England in 1837 (The Canadian Encyclopedia, Methodism, 2014). This door is described as exceptionally wide allowing for the entry and removal of caskets by pallbearers (Book and Carty, 1982).

### **3.3 Evaluation of Heritage Significance**

An evaluation of the built heritage resource at the subject property was completed according to the criteria outlined in Regulation 9/06 of the Ontario Heritage Act for determining cultural heritage value or interest. This is often used to determine whether a property may be designated under Section 29 of the Act if it meets one of the following criteria:

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

An evaluation against the criteria outlined in Regulation 9/06 follows:

### **Criteria 1. Design/Physical Value**

Lampman House is a good example of the Neo-Classical Ontario Cottage style. It is also a good example of the Scottish stone house tradition. It displays many of the features that are characteristic of the architectural styles it derives from including its balance and symmetry, the incorporation of quoins, voussoirs, a central door with a transom and sidelights, paneled windows and its overall dimension and scaling. The setting of the house is very compatible set back from the road with a horseshoe driveway and mature trees. Separation from neighbouring houses is 38m clear on the east side and 29m clear

on the west it is not packed into a streetscape featuring modern houses that would make it seem out of place. Overall the house is in good condition.

Some original and important features have been altered to the detriment of the Lampman House. These include the removal of the original porch/portico and the construction of a new one that, though classical in aspect, seems too large for the main house. The east chimney has been removed and the stone voussoirs topping the ground floor windows on the east side have been replaced with brick. The windows on the main south side are 9/6 rather than the typical 6/6 and this could be an alteration although there are plenty of examples of vernacular design in the Ontario Cottage format. A large modern addition has been attached to the rear of the house but this is not visible when viewing the front (south side) façade. The craftsmanship is good but not exceptional.

In summary: Lampman House is not rare or unique, it does not display a high degree of craftsmanship, artistic merit or technical/scientific achievement. But it is a representative example of an architectural style and construction method.

### **Criteria 2. Historical/Associative Value**

Lampman House is associated with the early development of Ancaster Township. Although it was built by his son, it has an association with Matthias Lampman, who, though not an historic personage, was one of the earliest immigrants to Ancaster Township in 1786. This however is not a direct association. The construction of Lampman house, not undertaken until the 1850's, occurs well after the early formative development of Ancaster village and township. The house is a good example of stone masonry and has interior design features that may have potential to shed some light on the rural 19<sup>th</sup> Century community in Ancaster Township and in particular the New Connexion Order of Methodists. The builder or designer of the Lampman House is not known. In summary there may be the potential to yield important information about a community or culture as described above.

### **Criteria 3. Contextual Value**

The character of Garner Road East in the vicinity of the subject property has been significantly altered in the years since Lampman House was built. The 1876 Illustrated Atlas of Wentworth County shows that along the stretch of road that includes Lots 51 to 54 there were four farmsteads and one church (Map 4). Today there are over 30 homes, businesses and farms in that same stretch. The area is becoming more suburban and less rural while a strong and increasing commercial/industrial element has also become

established. Lampman House, because it is surrounded by 20<sup>th</sup> century structures, though not in close proximity, unfortunately no longer serves to define, maintain or support the character of the area. But strictly adhering to this logic allows one to argue that because of new development, older original and often historic structures no longer fit in with the character of a neighbourhood. This is often because planning and building regulations have not maintained the original character of these neighbourhoods. Lampman house does not meet criterion 3. i., and it is not impressive enough in size or aspect to serve as a landmark. But it is functionally, physically, visually and historically linked to at least its immediate surroundings as a reminder of the historic foundations of the area. In summary Lampman House meets criteria 3. ii. of Regulation 9/06.

#### **4.0 Statement of Significance**

Lampman House at 1021 Garner Road East has cultural heritage value and interest. It meets 3 of 9 criteria under Regulation 9/06 of the Ontario Heritage Act. It is:

- representative of a style, type, expression, material or construction method,
- has the potential to yield, information that contributes to an understanding of a community or culture and
- is physically, functionally, visually or historically linked to its surroundings.

#### **5.0 Description of Proposed Development**

The proposed development will include approximately 116 residential units within a 3.16 hectare property. It will consist of block townhouses and maisonette dwellings with heights of two and three stories. The street plan includes a network of private roads with some street townhouses fronting on the future Beasley Grove. A plan of the proposed development is included in the Maps Section (Map 5).

## 6.0 Potential Impacts to the Heritage Resource

There will be no direct impacts to the heritage resource as Lampman House and the surrounding property at 1021 Garner Road East is to be retained. The main consideration is how best to integrate this structure and surrounding property into the proposed development which will be adjacent on the east, west and north sides. The presence of modern two and three story structures, especially the larger townhouse blocks may present issues with massing and scale between the two types of architecture, transition between the two properties and incompatibility in overall architectural style and detailing. The presence of three story town houses close to the property lines on either side of 1021 Garner Road East with building materials and design elements that show no congruity with the existing structure would be undesirable and create a clash between the two properties. Similarly, landscaping and grades which are incompatible with those at the subject property would be jarring and create negative visual impact on the existing property and heritage structure.

The proposed development is still in the planning stages and no elevations have been drawn yet. The design, building materials and detailing are yet to be decided and to a degree the proponent is awaiting the recommendations within this assessment report to inform and shape the new development.

## 7.0 Mitigation Strategies

### 7.1 Massing and Scale

Lampman House is a 1.5 story residence with approximately 2000' of interior floor space. In order to translate the values of this relatively modest structure we must first deal with its relative proportions. We were not permitted to enter the property and directly measure the structure, but from photographs we can see the length of the structure relative to its height at the eaves along the south side is 2.75:1. The length of the structure relative to its maximum height is 1.6:1. The width of the structure relative to its maximum height is 1:1. The roof pitch is 7-12. These are common ratios on Georgian buildings and easy to duplicate if not for an entire three story structure, than through compartmentalizing and echoing these ratios in parts of that new structure. It is crucial to understand that by duplicating the ratios present in Lampman House we are not calling for a modern copy of a historic home but rather a design which is deferential

and in some way reminiscent, even if it is only at an intuitive level, within a modern structure.

The use of these ratios in the design of the new building, in at least some aspects could greatly enhance the harmonious coexistence between the two designs. This could be through:

- the use of the 2.75:1 ratio on each story or each section on the townhouses or maisonettes along the front elevations or the 1:1 ratio of height to width along the sides.
- the incorporation of 2:1 height to width ratios for windows
- the use of a 7-12 pitch for the roofs
- a length to width ratio of 1.6:1 for structures or parts of structures

Although we have not seen elevations and cannot comment on the proposed mass of the buildings, negative impacts would be minimized by keeping the proposed structures to a reasonable size. It appears the first story at Lampman House has 9' ceilings. Limiting ceiling height of the new structures at this level would curtail some of the height imbalance that occurs between 1.5 story and 3 story buildings.

The transition in height between the two story heritage building and the proposed three story townhouse block located to the west is mitigated by the distance between the two structures (40m) and the presence of tall, mature trees in the intervening green space.

## 7.2 Building Materials and Design Features

The primary and definitive construction material used for Lampman House is stone; limestone and sandstone with buff or tan and dark brown/grey as the primary colours and complimentary (usually slightly darker) grout. The use of architectural stone in some way within the new structures would create a strong connection between the new development and the existing structure. Examples of how stone could be used are as follows:

- use of stone quoins along the corners of the new buildings
- walls or sections of walls (highlights) with architectural or natural stone
- stone lintels or sills for windows

There are many design features inherent in the Georgian and Neo-Classical styles and within Lampman House that could be incorporated in some way into the new construction. These include:

- balance and symmetry in positioning of windows and doorways
- double chimneys (even though the second chimney at Lampman House has been removed it once existed and is a definitive feature of Georgian architecture).
- main entry doors that feature transoms and or sidelights
- paneled windows
- window and door voussoirs

### 7.3 Transition (Landscaping, buffering, lighting)

The conceptual plan for the proposed development calls for a separation of 22.8m between Building 5 (3 stories) and Lampman House and a separation of 22.4m between Building 8 (2 stories) and Lampman House. The space between the proposed buildings will be occupied by driveways, a 6m wide roadway additional parking spaces and a buffer area of 5.03m on the west side and a minimum of 4.71m on the east side (approximately double that nearer the road). (Map 5

Recommendations for this aspect of transition include:

- Maintaining green space buffers between parking and property lines
- Wherever possible, preserving mature trees along the Garner Road East street scape. There is a row of large mature trees separating the subject property from the property adjacent to the west along the property line. These should be preserved where possible.
- Planting shrubs, hedges, etc. to create a boundary between the east limit of the subject property and the new development and to create a landscape surrounding the new buildings not out of congruence with what currently exists in the vicinity.
- Maintaining the grade to match with the existing heritage structure and planting a similar grass species.

Lampman House is set back approximately 34.75m from the edge of Garner Road East. Typical building setbacks along the north side of Garner Road East in the vicinity of the subject property are 30 to 40 metres. It should be noted that setbacks of 30 to 40 metres to streets, especially Garner Road East - a designated major arterial road in the City of Hamilton's Urban Official Plan - contradicts the City of Hamilton's site plan guidelines



pertaining to building orientation and interaction with the street. Buildings within new developments, such as the proposed residential development surrounding 1021 Garner Road East, should have buildings toward the street edge creating a sense of enclosure and enhancing the streetscape in urban areas.

Lighting should be kept to a safe standard but care should be taken not to overwhelm the area with light pollution as the subject property and properties in the vicinity have minimal lighting. The use of lamp hoods to direct lighting only where needed and the placement of vegetative buffers between lighting at the new development and the subject property to ensure this should be employed.

The buildings of the proposed development are set back approximately 22m (Building 4) and 9m (Building 7) according to the Conceptual Plan (Map 5).

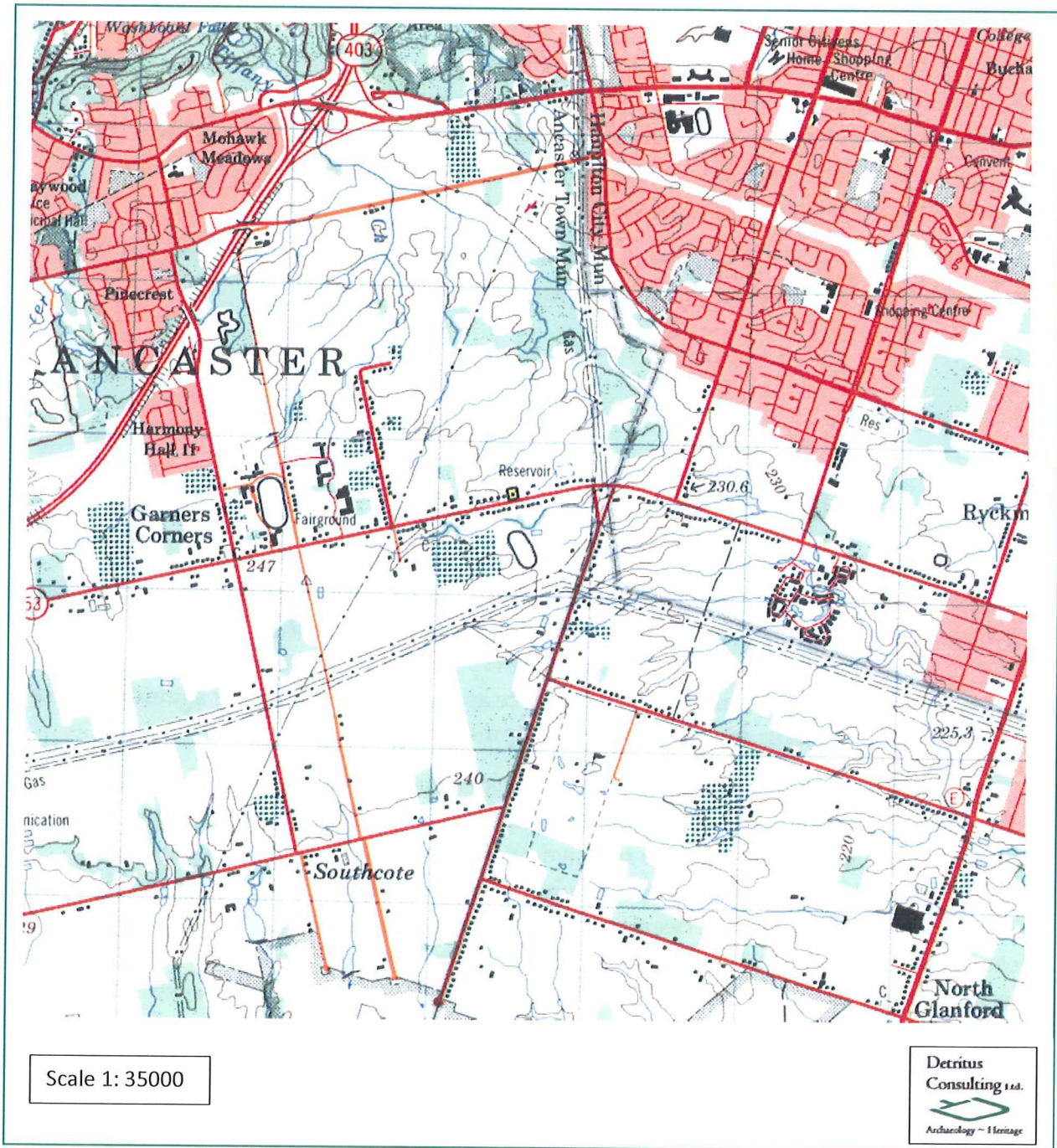
## 8.0 Conclusion

The subject property contains a 1.5 story stone house constructed by John Lampman about 1854 in the Neo-Classical Ontario Cottage style. This dwelling has been examined against the criteria set out in Regulation 9/06 of the Ontario Heritage Act and it meets three of the criteria for designation under Part IV, Section 29 of the Ontario Heritage Act. As such it is a significant heritage resource and should be protected against adverse impacts associated with any proposed development.

A proposal for two and three story townhouse and maisonette development has been brought forth for lands adjacent to and surrounding the subject property on three sides. While the subject property is to be retained, there could be some adverse impacts in having a new development located close by and surrounding this heritage structure. As such, recommendations have been made on incorporating building materials, design features and architectural ratios and proportions into the new structures. Recommendation on how to integrate the new structures with the existing streetscape and heritage building have also been made. Should these recommendations be taken into account in the design of the new structures and the overall plan of the development, there should be minimal adverse impact to the existing built heritage structure.

## Appendix A - Maps

### 1. Subject Property Location



2. Satellite View of the Subject Property and Environs



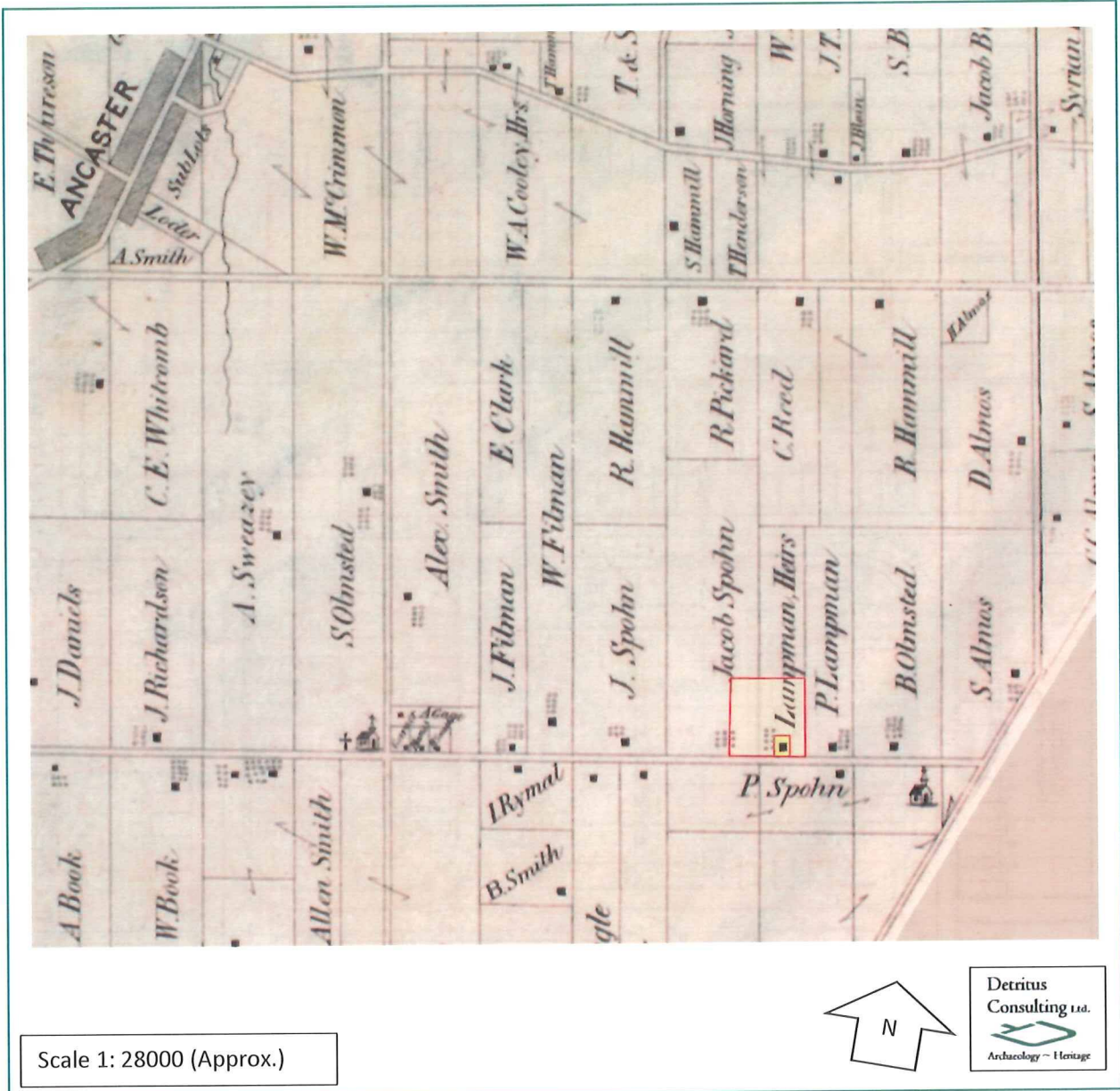
Scale 1: 6000



### 3. Satellite View of the Subject Property



4. Part of the 1876 Illustrated Historical Atlas of Wentworth





## Photographs



1. Lampman House south elevation



2. Facing southwest corner



3. North elevation (direct shot obscured by trees)



4. East elevation





5. Facing southeast corner

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## Glossary

Façade -the side of a building that faces an open space, such as a street. This is typically the front side of the building.

Gable - features found on pitched roofs they generally protrude from the angled roofline providing extra space and headroom as well as a window opening.

Lintel - a horizontal architectural member supporting the weight above an opening, as a window or a door.

Pediment - (in classical architecture) a low gable, typically triangular.

Portico - a covered entrance to a building such as a small porch but more formal, or a covered walkway.

Quoin - large stone blocks or coloured bricks used to adorn the corners of buildings.

Voussoirs - usually curved bricks turned on edge to form a decorative arch above a window.

## Qualifications of the Author

### **Garth E. Grimes B. A., B. Ed., Consulting Archaeologist: Provincial License Number P017**

Garth Grimes is senior archaeologist at Detritus Consulting Ltd. He has 25 seasons of experience in Ontario archaeology and has directed and reported on hundreds of sites ranging from 19<sup>th</sup> Century Euro-Canadian ghost towns to Paleo-Indian campsites. In addition to his work in field archaeology Mr. Grimes, through his firm, has assisted the City of Guelph in implementing their Archaeological Master Plan and has worked as a heritage consultant to The City of Waterloo, The City of Kitchener and the Regional Municipality of Waterloo. Mr. Grimes is a former member of the Kitchener L.A.C.A.C (now Heritage Kitchener) and has performed a number of Built Heritage and Cultural Heritage Landscape assessments for the Regional Municipalities of Halton, Niagara and Waterloo, the County of Brant and the Cities of St. Catharines and Brantford. Mr. Grimes is a member of the Ontario Association of Professional Archaeologists.

### Work Anthology

2014

#### **Built and Cultural Heritage Assessment of Ninth Line, Halton County**

Study of all built heritage features along route proposed for road widening

2012

#### **Built Heritage Assessment for Niagara Watermain Project**

Cultural heritage assessment of all built heritage resources along proposed watermain route

2010

#### **Cultural Heritage Assessment of the Episcopal Methodist Rectory, Hamilton**

The former rectory of what is now Trinity Hannon Church in Hamilton was thoroughly documented prior to redevelopment.

2007

#### **River Road Re-alignment Class EA, Brant County**

Stage 1 archaeological and built heritage assessment for a proposed road re-alignment.

2002

#### **Lincoln County Courthouse, St. Catharines**

Heritage assessment of historic courthouse grounds prior to historic renovation.

2002

#### **Cockshutt - Massey Harris Site Built Heritage Assessment, Brantford**

Built heritage assessment of the former Cockshutt and Massey Harris industrial complex prior to redevelopment.

Also contributing:



#### **Benjamin Clare MCIP, RPP**

A.J. Clarke and Associates Ltd.

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- Mr. George Martin, ERA Architects Inc.
- Mr. Anthony DeSantis, DeSantis DeVelopments Ltd.

Resource	Type	Address/Location	Recognition	Description	Photograph(s)
BHR 9	Residence	1021 Garner Road East  Located near Site 6	Inventory of Buildings of Architectural and/or Historical Interest  "Lampman Stone House", currently in process of being listed to the Heritage Register	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>Built c.1854 by John Lampman</li> <li>Associated with early agricultural development in Ancaster</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>One-and-a-half storey stone farmhouse with neo-classical features, including three-bay symmetrical front facade, central entrance with transom and sidelights, gable roof, brick chimney, and large decorative stone quoining</li> <li>Rear one-storey addition and modern rear shed dormer</li> <li>Front portico is also a modern addition</li> <li>Landscape features include U-shaped driveway and mature vegetation</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>Set back from the road</li> <li>No longer associated with agricultural fields or agricultural outbuildings</li> </ul>	 <p>Southeast elevation of the residence at 1021 Garner Road East Source: ASI 2016</p>
CHL 1	White Brick Church and Cemetery	99 Garner Road East (formerly Hwy 53 East)  Located near Site 4	Inventory of Places of Worship	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>Present church was built in 1857 on land donated by John Rymal</li> <li>Cemetery interments are largely from the nineteenth century</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>The church features a front-facing gable roof, wood fascia and return eaves, white brick exterior, stone foundations, gothic window and front door opening, and large wood panel double door on the front elevation</li> <li>Concrete steps with four risers lead from a grassy open space in front of the church</li> <li>Gravestones are located to the north and west of the church, and the property is surrounded by modern post-and-wire fencing</li> <li>A wooded area is located to the east of church</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>The church and cemetery are located in close proximity to Garner Road East at the corner of Anson Drive</li> <li>The property serves as a distinctive community and historical landmark</li> </ul>	 <p>Oblique view of the north elevation of the residence at 4 Garner Road East Source: ASI 2016</p>





**From:** Duclos, Bert (MTCS)  
**Subject:** Ministry of Culture Information for Municipal Heritage Committee - 2018 Ontario Heritage Conference  
**Date:** March 20, 2018 10:09:16 AM  
**Attachments:** [2018 Ontario Heritage Conference.pdf](#)

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**(To municipal staff liaison: Please pass this on to the chairperson of your municipal heritage committee)**

Dear Municipal Heritage Committee Chairperson,

Sponsored by Architectural Conservancy Ontario, Community Heritage Ontario, and the Canadian Association of Heritage Professionals, please see the attached from the organisers of the 2018 Ontario Heritage Conference, held this year in Sault Ste. Marie, June 7 – 9, 2018.

Detailed information is available at the conference websites

<http://www.ontarioheritageconference.ca/> and <https://www.facebook.com/2018-Ontario-Heritage-Conference-1871098529779336/> .

Best regards,

*Bert*

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*Ensuring the Past~Enlightening the Present~Enriching the Future*

**I am working with OPSEU and Proud to Serve You**

# 2018 Ontario Heritage Conference June 7-9, 2018 ~ Sault Ste. Marie, ON



## Ontario Heritage Conference Sault Ste. Marie 2018

The Sault Ste. Marie Municipal Heritage Committee invites and welcomes you to the 2018 Ontario Heritage Conference from June 7th to 9th. The inaugural conference was held in Sault Ste. Marie in 1988 and we are excited and honoured to have the event return to our city for its 30th anniversary!

Sault Ste. Marie is situated at the hub of three of the Great Lakes on the shores of the historic St. Marys River rapids, where for centuries Indigenous Peoples gathered to hold annual meetings, trade, and fish. A junction point for hardy fur traders and intrepid explorers on their westward trek, Sault Ste. Marie is one of the oldest European settlements in the province.

We have chosen "What Have We All Achieved?" as the overarching theme of the conference to give us the opportunity to reflect on our past efforts and also to look ahead with renewed vigour as we continue our work to preserve heritage in our respective communities.

The conference will be a time to showcase the changes in our community over the past 30 years, learn from our colleagues and share successes and challenges. Conference attendees can expect a varied itinerary featuring inspiring guest speakers, visits to local heritage landmarks and opportunities to experience all that Sault Ste. Marie has to offer.

We look forward to seeing you in June!

Jeanette Cowen  
Conference Co-Chair

Lloyd Beilhartz  
Conference Co-Chair

## Inspiring Places of Faith

Places of Faith are at the core of so many communities, yet many face significant challenges. We have tailored resources and services to help.

### A Partnership for Places of Faith

**This new collaboration between the National Trust and Faith and the Common Good, is dedicated to offering hope, inspiration and solutions to communities grappling with places of faith at risk. Together, we bring proven strategies and training that unlock challenging situations and sites, with the ultimate goal of enhancing the social, spiritual and cultural health of the community.**

**We work with faith communities and their community stakeholders, who could be downsizing, growing, selling, buying or redeveloping their place of faith, who want to work with municipalities, developers and others within their community to create vitality and purpose with these special buildings. Visit the Events page to learn about upcoming webinars and training opportunities. Interested in speaking with someone about your place of faith? Contact Robert Pajot at 1-866-964-1066 ext. 233.**



Faith & the  
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# News

## About Us

Faith & the Common Good (FCG) is a national, interfaith network (charity registration # 82827 6121 RR0001) founded in 2000 on the belief that our diverse faith congregations and spiritual communities can be powerful role models for the common good. Our network is composed of people of faith, hope, and spirit who, despite our differences in theology, dress and culture, share a calling to protect our ecosystem and a passion for community service.

## Contact

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