



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 18-005
Date: May 10, 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

4. DELEGATION REQUESTS

- *4.1 Jim Long, Diocese of Hamilton, respecting Item 8.1 Recommendation to Designate 378 Main Street East, Hamilton (PED18089)
- *4.2 Peter Lampman, Good Shepherd, Hamilton, respecting Item 8.1 Recommendation to Designate 378 Main Street East, Hamilton (PED18089)
- *4.3 Megan Hobson, Heritage Consultant, respecting Item 8.2, Policy and Design Working Group Notes and the property at 122 Augusta Street, Hamilton.

8. DISCUSSION ITEMS

- 8.3 Inventory & Research Working Group Meeting Notes - March 26, 2018
 - *8.3.a Appendix A, B and C to Inventory & Research Working Group Notes

4.1

Form: Request to Speak to Committee of Council

Submitted on Saturday, April 28, 2018 - 1:57 pm

==Committee Requested==

Committee: Advisory/Sub-Committee

Name of Sub-Committee: Heritage Committee

==Requestor Information==

Name of Individual: Jim Long

Name of Organization: The Diocese of Hamilton

Contact Number: (905) 528-7988 (2260)

Email Address: jlong@hamiltondiocese.com

Mailing Address:

700 King Street West

Hamilton, Ontario

L8P 1C7

Reason(s) for delegation request:

To discuss the heritage report prepared for Cathedral Boys' High School 378 Main Street, Hamilton

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Monday, April 30, 2018 - 1:21 pm

==Committee Requested==

Committee: Advisory/Sub-Committee

Name of Sub-Committee:

Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: Peter Lampman

Name of Organization: Good Shepherd

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:
[REDACTED]

Reason(s) for delegation request:

The report entitled 378 Main Street East, Hamilton (Former Cathedral Boys' School) Statement Of Cultural Heritage Value Or Interest And Description Of Heritage Attributes contains statements which sterilize the future use of the building if the property is designated under the Ontario Heritage Act.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

4.3

Form: Request to Speak to Committee of Council

Submitted on Wednesday, May 2, 2018 - 11:38 am

==Committee Requested==

Committee: Advisory/Sub-Committee

Name of Sub-Committee: Municipal Heritage Committee

==Requestor Information==

Name of Individual: Megan Hobson

Name of Organization:

Megan Hobson Built Heritage Consultant

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:

[REDACTED]

Reason(s) for delegation request: Heritage Impact
Assessment of 122 Augusta Street, Hamilton

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes



Hamilton

BUILT HERITAGE INVENTORY FORM

Address 224 Robina Road Community Ancaster

Also known as Stanley Roscoe House Legal Description PLAN 1035 LOT 33

P.I.N. 174360220 Roll No. 251814035007800 Ward 12 Neighbourhood Maple Lane

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
Year (if known) 1955 Architect / Builder / Craftsperson (if known) Stanley Roscoe

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other 3 level side split

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other glass Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: Flat, sloping angular roof

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|--|---|--|--|---|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input checked="" type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other <u>Mid-century Modern (1933-1965)</u> | | | | |

Notable Building Features:

- Porch: _____
- Verandah: _____
- Balcony: _____
- Door(s) : _____
- Stairs: ^{interior staircase} _____
- Fire wall: _____
- Windows: rectangular, customized and follow roof shape
- Sill(s): _____
- Lintel(s): _____
- Shutters: _____
- Quoins: _____
- Voussoirs: _____
- Cornice: large fascia
- Tower/Spire
- Dome
- Finial
- Pilaster
- Capital
- Panel
- Column
- Bargeboard
- Transom
- Side light
- Pediment
- Woodwork
- Date stone
- Cresting
- Eaves: _____
- Verges: _____
- Dormer: _____
- Chimney: low, rectangular, modern
- Parapet: _____
- Bay: _____
- Other skylights visible at rear

Notes: *- Exemplifies the Mid-Century Modern typology (residential): long, low-pitched roof, large rectangular windows, combination of materiality, an open concept interior, an incorporated carport/garage, and simple functionality with an emphasis on horizontal lines. (JP)*

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ Setback: Shallow Deep At ROW Other at northern terminus of road Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

*- 1 of 2 examples of Roscoe's residential designs in Hamilton (RS).
- Interior contains a number of unique, custom features such as vertical wood panelling, exposed overhead beams, double-hearth decorative brick chimney, suspended kitchen cabinetry (JP)*

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ron Sinclair	Date: May 1, 2018	Survey Area: ANC
Staff Reviewer: Jeremy Parsons	Date: May 3, 2018	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input checked="" type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input checked="" type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> building <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- Significant Built Resource (SBR)
- Character-Defining Resource (CDR)
- Character-Supporting Resource (CSR)
- Inventory Property (IP)
- Remove from Inventory (RFI)
- None

Recommendation:

- Add to Designation Work Plan
- Include in Register (Non-designated)
- Remove from Register (Non-designated)
- Add to Inventory – Periodic Review
- Inventory – No Further Review (Non-extant)
- No Action Required

Evaluated by: Ron Sinclair	Date: May 1, 2018
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

Roscoe Residence (224 Robina Road, Ancaster)

The Roscoe Residence was designed by prominent architect Stanley Roscoe in the late 1950's and built as his family home in 1960. Roscoe (1921-2010), came to Hamilton in 1951 and served as the Staff Architect for the City of Hamilton and then established his own practice specializing in municipal buildings.

His Ancaster home is one of two mid-century modern homes that he designed. The other is located in Westdale/West Hamilton.

Stanley Roscoe is best known for Hamilton City Hall which is a designated property. Other notable achievements include Nora Frances Henderson Hospital, a collaboration with J.D. Kyles; the Westdale Library; Hamilton Health building; the Burlington Golf and Country Club as well as many elementary and secondary schools for the local school board.

He was inducted into to the Construction Hall of Fame in 2003.

Ron Sinclair

Source: The Construction Hall of Fame Internet site (Stanley Roscoe)



Hamilton

BUILT HERITAGE INVENTORY FORM

Address	2235 Upper James Street	Community	Glanbrook
Also known as	Kinburn Cottage	Legal Description	CON 2 PT LOT 6 GL GB
P.I.N.	173970005	Roll No.	251890222000800
Ward	11	Neighbourhood	Mount Hope

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) ca. 1842 Architect / Builder / Craftsperson (if known) unknown

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Stores: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input checked="" type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
- Other Regency Cottage

Notable Building Features:

- Porch: portico Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
- Verandah: _____ Lintel(s): ^{soldier course} _____ Dome Transom Verges: _____
- Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
- Door(s) : replaced Quoins: _____ Pilaster Pediment Chimney: _____
- Stairs: _____ Voussoirs: _____ Capital Woodwork Parapet: _____
- Fire wall: _____ Cornice: _____ Panel Date stone Bay: _____
- Windows: Appear to be wood windows on facade Column Cresting Other roof lantern cupola

Notes:

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____ Structures (e.g. shed, outbuilding): _____
- _____ Large attached addition (ca. 1880's) later modified.

Additional Notes:

Fairly unadorned Regency Cottage with the exception of a unique roof lantern.

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Graham Carroll	Date: March 31, 2018	Survey Area: GLAN
Staff Reviewer: Jeremy Parsons	Date: May 3, 2018	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input checked="" type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input checked="" type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> building <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- Significant Built Resource (SBR)
- Character-Defining Resource (CDR)
- Character-Supporting Resource (CSR)
- Inventory Property (IP)
- Remove from Inventory (RFI)
- None

Recommendation:

- Add to Designation Work Plan
- Include in Register (Non-designated)
- Remove from Register (Non-designated)
- Add to Inventory – Periodic Review
- Inventory – No Further Review (Non-extant)
- No Action Required

Evaluated by: Graham Carroll	Date: March 31, 2018
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

Kinburn Cottage (2235 Upper James St. Mount Hope)

The family associated with the cottage had a long history in Glanford Township. The Thomas Choate (elder) family moved from New Hampshire in 1798. The home was constructed by Choate and occupied by his family continuously until 1955.

By 1841 Thomas had amassed land holdings of 1,284 acres and was prominent in the area as a farmer and community leader. He was involved in the formation of Glanford Township and was often referred to as “the father of Glanford Township”. Members of the Choate family were involved in establishing the congregation and the building of St. Paul’s Anglican Church in Mount Hope. A building that is significant in the community and remains an active congregation dating from 1851.

After Thomas Choate’s death in 1889, his son Asa was the owner of Kinburn Cottage and resided there until his retirement in 1917. Thomas Norman Choate returned to run the family farm and lived in Kinburn Cottage until his death in 1955. The last of the Choate holdings including the Cottage were sold in 1957, bringing to an end of 150 years of the family’s presence in Glanford.

Graham Carroll

Source: Glanford: Recollections and Reflections, (1985) Glanford Heritage Society



Hamilton

BUILT HERITAGE INVENTORY FORM

Address 6 Webster's Falls Road, Flamborough Community Bullock's Corners
 Also known as Springdale Legal Description CON 1 PT LOT 11 FW FLM
 P.I.N. 174860146 Roll No. 251830216001600 Ward 14 Neighbourhood Bullock's Corners / Greensville

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) ~1810 or 1850 Architect / Builder / Craftsperson (if known) Hector McKay

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|--|--|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other <u>Referred to as "Wilderness Georgian"</u> | | | | |

Notable Building Features:

- Porch: _____ Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
 Verandah: _____ Lintel(s): _____ Dome Transom Verges: _____
 Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
 Door(s) : _____ Quoins: _____ Pilaster Pediment Chimney: flanking chimneys
 Stairs: _____ Voussoirs: _____ Capital Woodwork Parapet: _____
 Fire wall: _____ Cornice: _____ Panel Date stone Bay: _____
 Windows: _____ Column Cresting Other _____

Notes:

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
 Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
 Multi-address parcel (list addresses): _____ Other _____
 Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: 2 **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

Features (e.g. stone wall, fountain):

Structures (e.g. shed, outbuilding):

Cut stone gates at entrance

Shed

Additional Notes:

Additions at east and west facade, plus rear of dwelling.

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Greg MacPherson	Date: March 26, 2018	Survey Area: FLAM
Staff Reviewer: Jeremy Parsons	Date: March 26, 2018	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input checked="" type="checkbox"/> theme <input checked="" type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> building <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- Significant Built Resource (SBR)
- Character-Defining Resource (CDR)
- Character-Supporting Resource (CSR)
- Inventory Property (IP)
- Remove from Inventory (RFI)
- None

Recommendation:

- Add to Designation Work Plan
- Include in Register (Non-designated)
- Remove from Register (Non-designated)
- Add to Inventory – Periodic Review
- Inventory – No Further Review (Non-extant)
- No Action Required

Evaluated by: Greg MacPherson	Date: March 26, 2018
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

6 Websters Falls Road (Springdale)

Preliminary Cultural Heritage Assessment – March 2018

Prepared by Greg MacPherson

Introduction

The dwelling at 6 Websters Falls Road, Flamborough, also known as “Springdale” is situated on a grassy lot defined by mature trees and a small hill which divides the property into nearly even northern and southern halves. To the north and east of the property is Spencer Gorge Conservation area, which contains Webster’s Falls, the street’s namesake and former site of Joseph Webster Jr’s – Springdale’s third owner – mill complex. To the south is a private woodlot and to the west is a large dwelling located on a similarly sized lot.

The property comprises a large stone dwelling built in the ‘Wilderness Georgian’ style, with estimated construction dates ranging from circa 1810 to 1850. The property is currently listed in the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest, but is not designated under Part IV or V of the *Ontario Heritage Act*, and is not listed on the City of Hamilton’s Register of Property of Cultural Heritage Value or Interest. This report provides a preliminary evaluation of the dwelling using Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest as outlined in the *Ontario Heritage Act*.



Figure 1: Front Facade of 6 Websters Falls Rd (Woolcott Realty, 2018)

Historical, Contextual, and Architectural Background

Site History:

All lots within West Flamborough's Concession 1 were originally granted to soldiers who had fought under the British Crown in the American Revolution. Lot 11, Concession 1 (which contains the subject property) was granted to John Showers, a member of the Butlers Rangers Regiment, between 1787 and 1797. Showers likely never settled the property and sold 73 acres of the northern portion of the lands to Richard Hatt in 1800. Hatt was a prominent businessman in Dundas, where a street still bears his name, and held large tracts of land in the surrounding areas. Hatt's executors sold the 73 acres to Joseph Webster shortly after his death in 1819.



Figure 2: 1875 Township of Flamboro West Map, Illustrated Historical Atlas of the County of Wentworth

Joseph Webster was an English born officer of the British Army who likely came to Canada in 1809 following the birth of his first son Joseph. A stone dwelling with a distillery beneath it allegedly existed on the property when it was purchased by

Webster. Sources suggest that this was built by Hector McKay, a close associate of Hatt, in approximately 1810. It appears that McKay never owned the subject lands, but did own the adjacent 122 acres of Lot 11, Concession 1 and part of Lot 10, Concession 1, which Webster purchased in 1822. It is unclear if the McKay dwelling is that which remains on the property, however it is possible. In 1831, Webster sold off 130 acres of the property to Joseph Spencer, notable for constructing the Gore Grist Mills in 1834. Soon after selling, Webster returned to England and passed his remaining land to his oldest son.

Joseph Webster Jr. constructed a grist mill and rebuilt the distillery on the property soon after acquiring them from his father, calling it the “Ashbourne Grist Mills”. Webster Jr. added to the complex in 1842, adding a flour mill, barley mill, and oatmeal mill. Another addition followed in 1855 when a mill for cotton batting production and a cooper shop making flour barrels were constructed. At the time, the Ashbourne Mill was one of the largest operating in Upper Canada. Webster’s mills, along with those of William Bullock (the eventual namesake of Bullock’s Corners) led to an influx of residents and the establishment of Bullock’s Corners as a bustling commercial centre.



Figure 3: Illustration of Ashbourne Mills (Township of West Flamborough Centennial Celebration, 1850 - 1950)

Webster Jr. was a very prominent citizen in the West Flamborough and Dundas area. In 1831 he helped fundraise a new road from Bullocks Corners to Freelon, and in 1848 excavated a new road from Dundas to Bullocks Corners. In 1850, at the establishment of West Flamborough Township, Webster became Ward 2's first elected councillor and later the town Reeve.

Webster continued to operate his milling business until his death in 1886. In 1891, the mills were sold to George H. Harper and W.S Merrill by Webster's executors. It appears that the land containing the house may have been severed at this time, as one of Webster Jr's sons remained in the house until 1923.

The Ashbourne Mill burned down in 1898, and it was replaced with the area's first (Ontario's second) electric power plant in 1899 after the land was purchased by the Bank of Hamilton. The plant burned down in 1901, and in 1917 the Bank of Hamilton sold the lands to the Town of Dundas for use as a park, now part of Spencer Gorge Conservation Area.

Architecture and Design:

This grand stone home, erected as early as 1810, is an immaculately preserved Georgian dwelling, dubbed a 'Wilderness Georgian' due to its rugged simplicity. Situated on pristine grounds and built into the crest of a small hill, this was once the home of industrialist Joseph Webster Jr. and possibly the headquarters of his immense mill complex.

The home's two-storey front façade displays classic 5-bay Georgian proportions. Nine double hung, six-over-six windows, each topped with a stone lintel and flanked by wooden shutters, surround a centrally located entrance. A plain stone lintel with a wormed, flared keystone caps the front door, itself surrounded by an original wood trim transom and sidelights to either side. Large stone quoins, the same material as the façade, surround the front entrance. Two large stone chimneys sit at the far left and right sides of the side gabled roof.

Local stone, presumably hand cut, makes up the front elevation while the rear and sides are composed of local rubble stone. This masonry style is known colloquially as a “Queen Anne Front, Mary Jane Back”, where the front’s luxe stone exudes wealth and power to visitors while the sides and rear, which they would never see, are comparatively quaint.



Figure 4: Front entrance to dwelling, showing transom, sidelights, lintel and quoins (Shannon Kyle, Ontario Architecture)

Identical additions, likely built in the early to mid-20th century, flank the east and west facades. The additions are each supported by what appears to be concrete pillars which complement the traditional style of the original dwelling. One addition serves as a sunroom, the other a screened in porch. A third addition at the rear, clad in light blue siding and built into the hill, connects to the western addition creating a lower third storey.



Figure 5: Front facade showing eastern addition (Flamborough Archives, 2002)

The interior of the dwelling is equally well maintained. Windows and doors feature elaborate moulding, reflecting the wealth of the original builder. Moulded recessed panels sit beneath the sitting room's windows, and a grand fireplace serves as a centre piece for both the sitting and dining rooms. Narrow plank maple hardwood runs through the home. The upstairs is less ornate, with plain baseboards and simple moulding, but still largely original. The basement features stone floors and moulded wood walls, and is almost church like in appearance. The beams throughout the house were likely added in the 1950s, but nonetheless suit the aesthetic of the home.



Figure 6: Sitting room, Stone fireplace, original wood floors, moulded wood panels visible (Woolcott Realty, 2018)

Cultural Heritage Evaluation

The following “Criteria for Determining Cultural Heritage Value or Interest, Ontario Regulation” under the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 (enabling statute) have been adapted by Hamilton’s Municipal Heritage Committee, firstly, to recommend properties for listing on the Heritage Register and secondly, for designation under the Ontario Heritage Act.

a. Design / Physical Value

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;**

This stone dwelling is representative of the Georgian style favoured by many of Upper Canada’s earliest settlers. While the style itself is not particularly rare, the dwelling would be a very early example of the style and one of Hamilton’s oldest buildings if it was in fact constructed circa 1810. The dwelling is unique in its construction, having a front façade constructed with local cut stone, and side and rear facades constructed with local rubble (a “Queen Anne front, Mary Jane back”).

The dwelling is utilitarian but subtly elegant, displaying a high degree of craftsmanship. Stone lintels top each window along the front façade, as well as the front entrance. An original transom and moulded sidelights surround the front entrance, itself topped with a lintel and decorative keystone and encircled by stone quoins the same material as the façade.

b. Historical / Associative Value

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.**

The dwelling at 6 Websters Falls Road was once the home of Joseph Webster, a locally significant businessman and citizen. On what was once the same property as the home (much now belonging to the Hamilton Conservation Authority) Webster developed a large mill complex, a significant contributor to the growth of Bullock's Corners as a local trade centre and once one of the largest in Upper Canada. Webster was also the Town of West Flamborough's first Ward 2 Councillor, its second Reeve, and lead the fundraising and development of two roads: one from Freilton to Bullock's Corners, and one from Dundas to Bullock's Corners.

c. Contextual Value

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.**

Joseph Webster's home serves as a reminder of the industrial heritage of Bullock's Corners and the surrounding area, once the seat of Webster's milling empire. The house is also a physical representation of the lives of some of Flamborough's earliest Loyalist settlers, being sturdy and utilitarian but equally elegant and constructed with local materials.

Sources

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