FINAL REPORT

April 12, 2016

CULTURAL HERITAGE IMPACT ASSESSMENT

The Former Anglican Church of St. Thomas Parsonage
18 West Avenue South
City of Hamilton, Ontario

Submitted to:
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Report Number: 1547492-1000-R01

Distribution:

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Executive Summary

In March 2016, Golder Associates Ltd. was retained by Tim Welch Consulting Inc., on behalf of Sacajawea Non-profit Housing Inc., to conduct a Cultural Heritage Impact Assessment (CHIA) of the former St. Thomas Anglican Parsonage at 18 West Avenue South in the City of Hamilton, Ontario. The Study Area includes a two-storey brick residence, a front lawn and gardens, and space for vehicle parking. Although the Parsonage does not have formal heritage recognition, it is included on the City of Hamilton's (the City) *Inventory of Buildings of Architectural and/or Historical Interest*. It is also adjacent to, and associated with, the municipally designated former Anglican Church of St. Thomas.

Sacajawea Non-profit Housing Inc. has a conditional offer to purchase the property from the current owners, non-profit organization Good Shepherd Centres, and is proposing to demolish the Parsonage and construct a two-storey, stacked townhouse and parking facilities for First Nations households. Given the potential heritage value of the property and its adjacency to a municipally designated structure, the City requested a CHIA be conducted as part of the application for the proposed development.

Following guidelines provided in the Ministry of Tourism, Culture and Sport's (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process,* and the City of Hamilton's *Official Plan* and other municipal heritage policies, this CHIA includes: a land use history to identify heritage themes and understand the property within a regional context; results of a field investigation conducted to identify potential built heritage resources and cultural heritage landscapes; an evaluation of any identified resources using criteria prescribed in *Ontario Regulation 9/06*; and an assessment of whether the development will negatively impact cultural heritage resources on the property or those of the adjacent Church of St. Thomas.

The CHIA determined that:

- The Parsonage at 18 West Avenue South in the City of Hamilton ***has*** heritage value or interest, and ***is*** identified by the City of Hamilton as being of cultural heritage value or interest. This heritage value is based on its:
  - Association with the architecturally and socially significant Church of St. Thomas;
  - Association with significant Hamilton architect Albert H. Hills;
  - High degree of craftsmanship exhibited on the exterior masonry and carpentry, and interior carpentry;
  - Prominence on West Avenue South, achieved through its scale, massing, and placement on a large and open lot; and,
  - High level of exterior and interior preservation.

From this, the CHIA determined that the proposed development of 18 West Avenue South:

- ***Will*** result in significant impacts to the cultural heritage attributes of both 18 West Avenue South and the municipally designated Church of St. Thomas.

Consequently, Golder recommends that future development of 18 West Avenue South plan for the Parsonage to be:

- ***Rehabilitated*** through actions such as masonry repair and drainage improvement to ensure long-term survival of the property's heritage attributes;
- ***Conserved*** by incorporating the building and site sympathetically and compatibly into any new design proposal; and,
- ***Adaptively reused*** for a function that balances the objectives of heritage conservation with economic and social sustainability.

Personnel

Project Director	Carla Parslow, Ph.D. (P243), Associate, Senior Archaeologist
Project Manager	Jamie Lemon, M.A., Project Archaeologist
HIA Lead	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
Historical Research	Kendra Patton, M.A., Archaeologist
	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
Field Investigations	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
	Chris Lemon, B.Sc., Archaeologist
Report Production	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
	Kendra Patton, M.A., Archaeologist
	Shannen Stronge, M.A., Project Coordinator
	Liz Yildiz, Environmental Group Administrator
Maps & Illustrations	Dave Hoskings, CAD/GIS Team Leader
	Henry Cary, Ph.D., CAHP, RPA, Built Heritage Specialist / Archaeologist
Senior Review	Carla Parslow, Ph.D. (P243), Associate, Senior Archaeologist

Acknowledgments

Tim Welch Consulting Inc.	Suzanne Swanton, Housing Consultant
City of Hamilton	Alissa Golden, MCIP, RPP, Cultural Heritage Planner
	Chelsey Tyers, BES, Cultural Heritage Planner

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APPENDICES

1.0 INTRODUCTION

In March 2016, Golder Associates Ltd. (Golder) was retained by Tim Welch Consulting Inc., on behalf of Sacajawea Non-profit Housing Inc., to conduct a Cultural Heritage Impact Assessment (CHIA) of the former St. Thomas Anglican Parsonage[1] (the Parsonage) at 18 West Avenue South in the City of Hamilton, Ontario (the Study Area) (Figure 1 and Figure 2). The 0.28-acre Study Area includes the two-storey brick Parsonage, a front lawn and gardens, and spaces for vehicle parking. Although the Study Area does not have any formal recognition, it is included on the City of Hamilton's (the City) *Inventory of Buildings of Architectural and/or Historical Interest* (Volume 2) and is adjacent to, and associated with, the municipally designated former Anglican Church of St. Thomas (designated under By-law No. 92-293 [Appendix A]).

Sacajawea Non-profit Housing Inc. has a conditional offer to purchase the property from the current owners, non-profit organization Good Shepherd Centres, and is proposing to demolish the Parsonage and construct a two-storey, stacked townhouse and parking facilities for First Nations households. Given the potential heritage value of the property and its adjacency to a municipally designated structure, the City requested a CHIA be conducted as part of the application for the proposed development.

Following guidelines provided in the Ministry of Tourism, Culture and Sport's (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (2005) and the City's *Urban Hamilton Official Plan* (*Section 3.4.2.12 Cultural Heritage Impact Assessments*, 2015) and *Infosheet: Cultural Heritage Impact Assessments* (2014), this document provides:

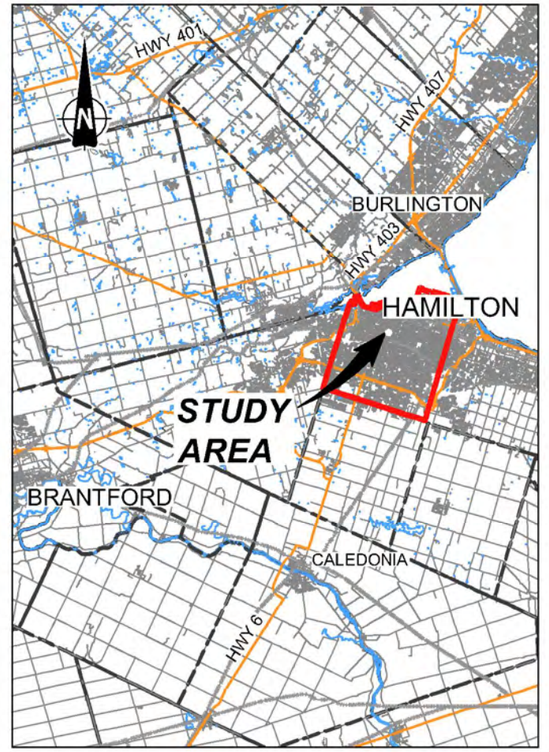
- A background on the purpose and requirements of an CHIA and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context and history;
- An inventory of the built and landscape features on the property, and an evaluation and statement of their significance;
- A description of the proposed development and a summary of potential adverse impacts; and,
- An options analysis and recommendations to ensure that heritage attributes on the property are conserved.

1.1 Measurement Units

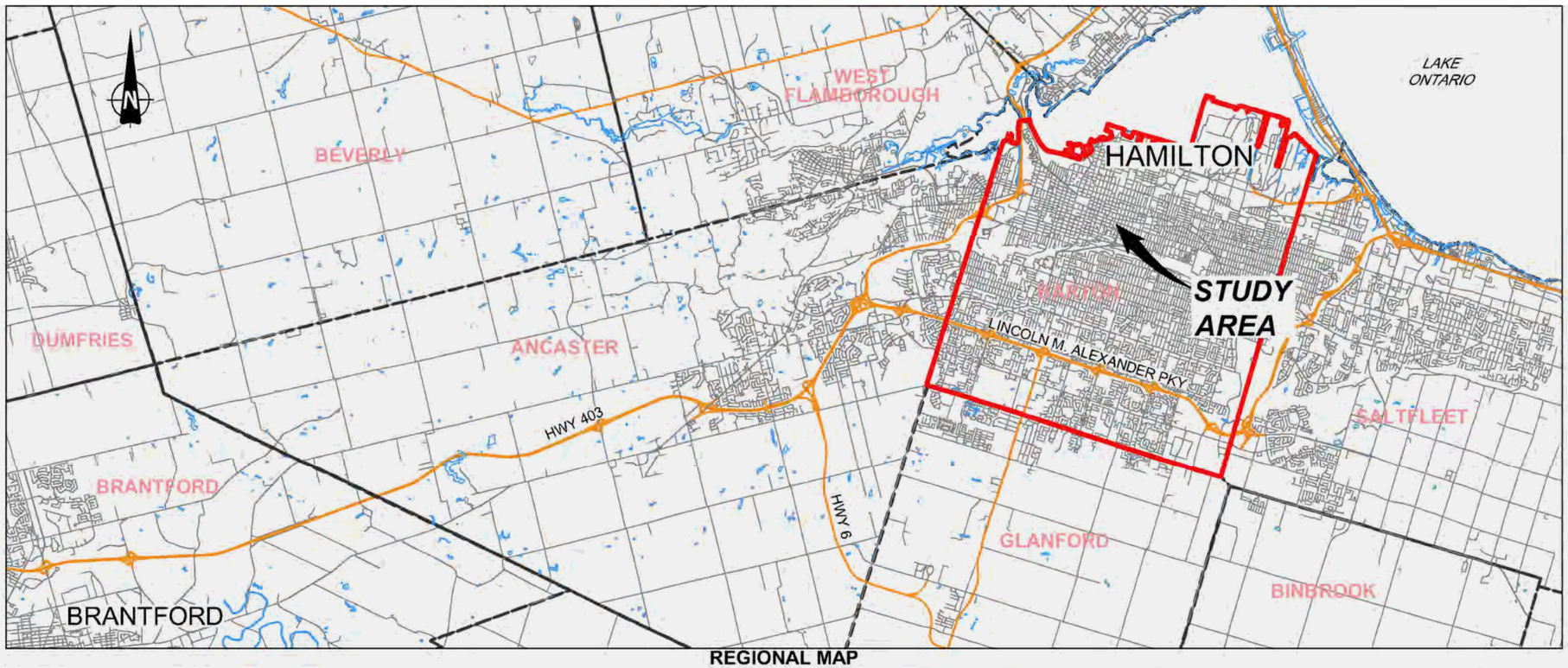
This report uses the metric system for descriptions of distance and area, but employs the Imperial system for all structural dimensions. The use of Imperial (or US Customary units) for describing heritage structures is generally preferred since most structures —including the Parsonage— were constructed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

[1] The term 'Parsonage' has been selected since early 20th century references to the property use this name, and because the word best describes a church residence generally; terms such as rectory, vicarage, or church house refer to architecture built for specific levels of the clergy, and in earlier usage referred only to land rights rather than assets (Jennings 2009:3).

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 GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2015;

LAMPMAN CONSULTING LTD., SITE PLAN, DWG No. S-1, FEBRUARY 2/ 2016;

BING AERIAL IMAGE AS OF MARCH 30, 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.

PROJECT

HERITAGE IMPACT ASSESSMENT
18 WEST AVENUE SOUTH
HAMILTON, ONTARIO

TITLE

LOCATION MAP

Golder Associates

PROJECT No.		1547492	FILE No.	1547492-R01001
			SCALE AS SHOWN	REV. 0
CADD	DCH	Apr 1/16		
CHECK				

FIGURE 1

Drawing file: 1547492-R01001.dwg Apr 02, 2016 — 10:07am

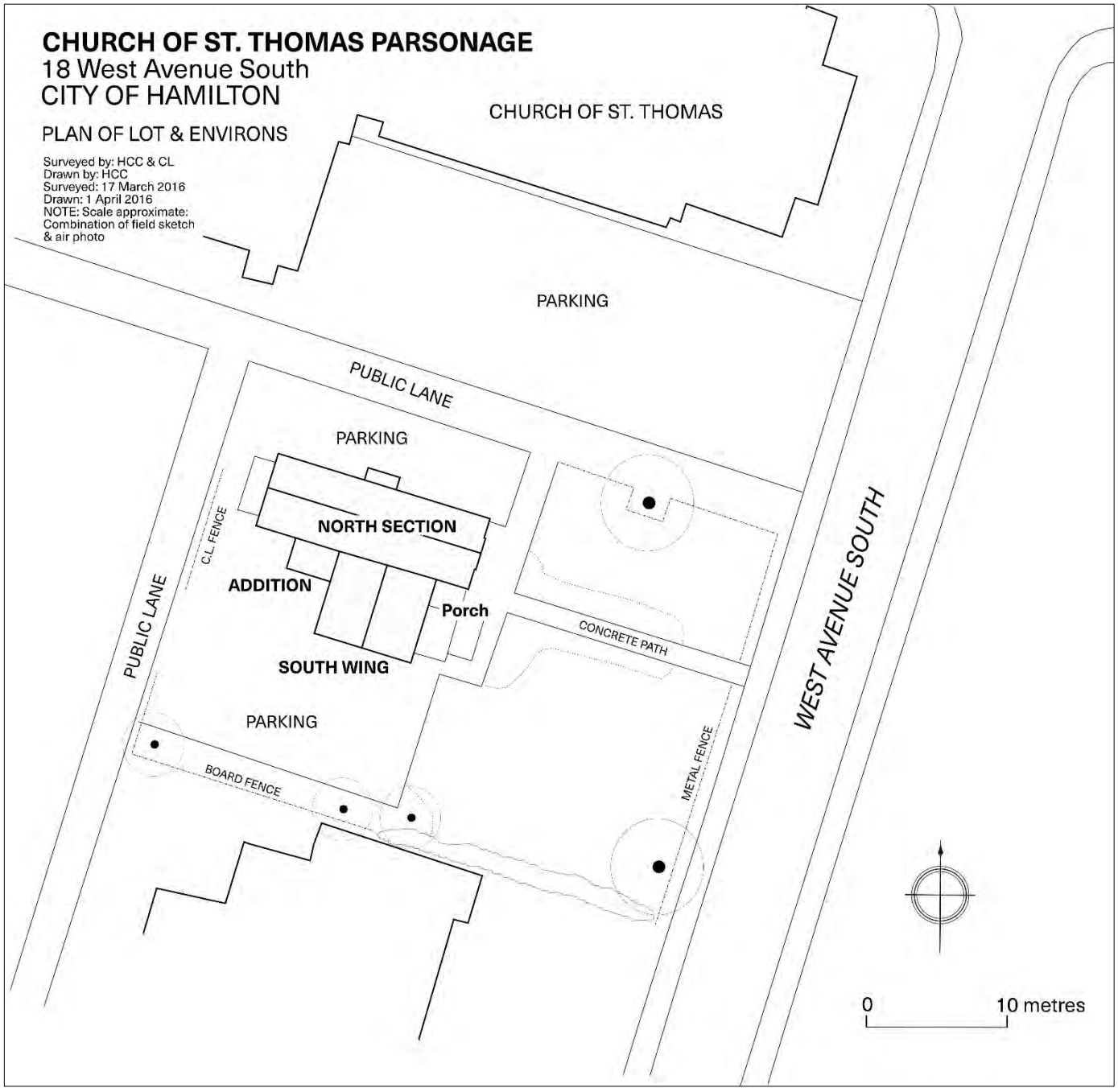


Figure 2: Key plan for built elements within the Study Area

2.0 POLICY FRAMEWORK

2.1 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* states that all decisions affecting land use planning 'shall be consistent with' PPS 2014, and both documents identify the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest as also matters of provincial interest. Additionally, PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines *significant* built heritage as those resources that are 'valued for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as 'the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attribute, and integrity are retained.'

Identifying significant heritage resources and determining the most appropriate conservation option is often achieved through a Heritage Impact Assessment (HIA), the purpose of which is defined in the MTCS *Heritage Resources in the Land Use Planning Process* as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Evaluation of cultural resources within an HIA is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

1) 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) 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 a community.

3) 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.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *Ontario Heritage Act*.

To determine the effect a development or site alteration may have on a built heritage resource or cultural heritage landscape, the MTCS *Heritage Resources in the Land Use Planning Process* outlines six potential direct or indirect impacts:

- **Destruction** of any, or part of any, significant heritage attributes, or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features; or
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Additionally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize an HIA, although municipal documents may also provide an outline.

2.2 The *Ontario Heritage Act* and Municipal Policies

The *Ontario Heritage Act* enables municipalities and the Province to designate individual properties and districts as being of cultural heritage value or interest. At a secondary level, the Province or municipality may 'list' a property on a municipal register to indicate its potential cultural heritage value or interest.

The City maintains a *List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act* for the Towns of Ancaster, Dundas and Flamborough, the Township of Glanbrook, and the Cities of Hamilton and Stoney Creek that includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Individual buildings or structures designated under Part V of the *Ontario Heritage Act* within the Heritage Conservation Districts (HCDs) of Cross-Melville, Durand-Markland, Hamilton Beach, MacNab-Charles, Mill Street, St. Clair Avenue, and St. Clair Boulevard*;* and,
- Archaeological sites designated under Part VI of the *Ontario Heritage Act.*

City's *List of Designated Properties* includes the Church of St. Thomas, which was designated under By-law 92-939 and afforded protection under Part IV of the *Ontario Heritage Act*.

'Listed' properties not designated under Part IV or Part V are identified by the City on its *Register of Property of Cultural Heritage value or interest.* The City also maintains an *Inventory of Buildings of Architectural and/or Historical Interest* with addresses of individual properties and an inventory of cultural heritage landscapes. The Study Area is included on the *Inventory.*

At the City, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the *Ontario Heritage Act*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

2.3 City of Hamilton Official Plan

The City's *Official Plan,* adopted in 2009 and last consolidated in December 2015, informs decisions on issues such as future land use, physical development, growth, and change within the City limits for the next 30 years. Section 3.4 in the *Official Plan* addresses the goals and policies for cultural heritage resources, which includes 'tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value.' It also extends this definition to 'intangible heritage, such as customs, ways-of-life, values, and activities,' and ones that 'represent local, regional, provincial, or national heritage interests and values.' Importantly, under Section 3.4.2.6, the City:

- 'Recognizes there may be *cultural heritage properties* that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest nor designated under the *Ontario Heritage Act*, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.'

The sections of the Official Plan relevant to this CHIA and the proposed development are outlined below and are considered in Section 9.1 of this CHIA when discussing the mitigation options for the Study Area.

2.3.1 Cultural Heritage Impact Assessments

Section 9.1.10 defines the purpose of a CHIA, and stipulates one is required for development proposals when there is 'potential to adversely affect':

- 'Properties designated under any part of the *Ontario Heritage Act* or *adjacent* [emphasis in original] to designated under any part of the *Ontario Heritage Act*;

- Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or *adjacent* to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- A registered or known archaeological site or *areas of archaeological potential*;
- Any area for which a *cultural heritage conservation plan statement* has been prepared; or,
- Properties that comprise or are contained within *cultural heritage landscapes* that are included in the Register of Property of Cultural Heritage Value or Interest.'

The *Official Plan* also stipulates that a CHIA should follow the components and guidelines outlined in a separate policy (*Infosheet: Cultural Heritage Impact Assessments* [2014]), and that if an affected cultural heritage resource cannot viably be rehabilitated or reused, the applicant may be required to 'thoroughly' document the cultural resource 'for archival purposes.'

2.3.2 Heritage Conservation and New Development

Cultural heritage conservation in relation to new development in downtown areas of the City is addressed in Section 3.4.3.2 and Section 3.4.3.3, which outline that the City 'shall ensure that new *development* respects and reflects the design of surrounding heritage buildings,' and that new development 'containing heritage buildings or '*adjacent* to a group of heritage buildings' shall:

- 'Encourage a consistent street orientation in any new building forms;
- Maintain any established building line of existing building(s) or built form by using similar setbacks from the street;
- Support the creation of a continuous street wall through built forms on streets distinguished by commercial blocks or terraces;
- Encourage building heights in new buildings that reflect existing built form wherever possible and encourage forms that are stepped back at upper levels to reflect established cornice lines of *adjacent* buildings or other horizontal architectural forms or features; and,
- Reflect the character, massing, and materials of surrounding buildings.'

The City further advises that new construction 'respect the heritage context' and that alterations to existing resources:

- 'Maintain the basic relations of the horizontal divisions of the building;
- Maintain original façade components and materials whenever possible;
- Replicate the original parts and materials wherever possible; and,
- Remove elements that are not part of or hide the original design.'

Finally, the City emphasizes the importance of place for cultural heritage resources, specifically for built heritage. Section 3.4.5.2 states that 'there shall be a presumption in favour of retaining the built heritage resource in its original location', and the next sections specify that:

- Relocation of built heritage resources shall only be considered where it is demonstrated by a cultural heritage impact assessment that the following options, in order of priority, have been assessed:
  - Retention of the building in its original location and original use; or,
  - Retention of the building in its original location, but adaptively reused.
- Where it has been demonstrated that retention of the built heritage resource in its original location is neither appropriate nor viable the following options, in order of priority, shall be considered:
  - Relocation of the building within the area of development; or,
  - Relocation of the building to a sympathetic site.
- Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more or the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:
  - Preserving and displaying of fragments of the former buildings' features and landscaping;
  - Marking the traces of former locations, shapes, and circulation lines;
  - Displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and,
  - Generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3.-Urban Design Policies.'

2.3.3 Secondary Plans and Master Plans

Cultural heritage management is sometimes addressed under Secondary Plans or Master Plans, but the Study Area is not subject to these additional policies.

2.4 Design Guidelines for Heritage Conservation Districts

Although non-binding since the Study Area is not within an HCD designated under Part V of the Ontario Heritage Act, it is often advised that new development consider the principles outlined in municipal HCD plans. There are seven HCDs in the City — Cross-Melville, Durand-Markland, Hamilton Beach, MacNab-Charles, Mill Street, St. Clair Avenue, and St. Clair Boulevard— each of which has a District Plan that illustrates how new construction or development should be compatible with the heritage attributes of the HCD. These Plans were not requested as part of this study but generally HCD plans provide guidance on achieving compatibility through building height and proportion, number of openings, rhythm of elements and spacing, materials, architectural details, roof shape, landscaping, scale, horizontality and verticality, and orientation to the street (Falkner 1977:198-203).

2.5 Federal and International Heritage Policies

No federal heritage policies are applicable to the Study Area, although many of the municipal and provincial policies detailed above align in approach to that of the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010). This document was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)* and the 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*.

3.0 SCOPE AND METHOD

To assess the Study Area, Golder undertook:

- Archival and secondary source research of documents relevant to the Study Area;
- Field investigations to document and identify any cultural heritage resources within the Study Area, and to understand the Study Area's wider built and landscape context; and,
- Resource evaluation using recognized cultural heritage policy and conservation guidelines.

A large number of primary and secondary sources, including historic maps and fire insurance plans, aerial imagery, photographs, and newspaper and research articles were compiled from the Ontario Archives and other sources, The City also provided a wealth of documents to aid in this study. At the request of Sacajawea Non-profit Housing Inc., an overview of the pre-contact and indigenous history of the region was included, and is excerpted from Golder's archaeological report on the Study Area.

Field investigations were conducted on March 17, 2016 using methods and techniques comparable to a Level 4 survey as defined in the *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2006). This included photographing all features in the Study Area (including the interior of the Parsonage) with a Nikon D5300 digital single reflex camera and Samsung Galaxy S6, and documenting the architectural features using a *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada, 1980), measured sketches, and a contour gauge duplicator to record moulding profiles. The cultural landscape was documented following methods outlined Page *et al.* (1998) *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*.

From the collected information, and in consultation with the City's heritage planners, the Study Area was evaluated under *O. Reg. 9/06* to determine if it met the criteria for a cultural heritage resource. The new development was also evaluated for any potential negative impacts it may have on identified cultural heritage resources in the Study Area or adjacent properties using the criteria provided in the MTCS *Heritage Resources in the Land Use Planning Process*. A number of widely used and recognized manuals relating to evaluating significance and determining impacts to cultural heritage resources were also consulted, including:

- *The Evaluation of Historic Buildings* (Parks Canada, 1980);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (OHF, 1993);

- *Ontario Heritage Tool Kit: Heritage Property Evaluation - A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (MTCS, 2006);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010);
- *Canadian Register of Historic Places: Writing Statements of Significance* (Parks Canada, 2011); and,
- 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).

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The Study Area is in southwestern Ontario, approximately 2.7 km south of Burlington Bay, which is at the west corner of Lake Ontario. It is also within the Iroquois Plain physiographic zone, an area of rolling terrain encompassing much of the Lake Ontario shoreline from Cobourg to Niagara, and just a kilometre south of the Study Area is the Niagara Escarpment. The physiographic context of the Study Area can be further defined as within the Ontario Lakehead subsection of the Iroquois Plain, and is a composed of well-drained, stone-free and sandy loam soil plains (Chapman & Putnam 1984:190).

The Study Area is nearly equidistant between Spencer Creek and Redhill Creek, both of which run east toward Lake Ontario 6 km north and 6.5 km south, respectively. Trees in the vicinity of the Study Area are almost exclusively deciduous species of oak, maple and linden, but with coniferous species such as fir and spruce also present, though more typically on the slopes of the Escarpment.

Under a kilometre east of the Study Area is the downtown core of Hamilton, and the property itself is on a block bordered by Main Street East on the north, West Avenue South on the east, Claremont Access and Hunter Street East in the south, and Wellington Street South on the west. The Study Area is 40 m south from the southwest corner of Main Street East and West Avenue South and fronts onto West Avenue South. It is bounded immediately to the north by a narrow lane running east-west that separates the Study Area from the Church of St. Thomas, and on the west by another narrow lane that runs north-south, and parallel with, West Avenue South. South of the Study Area is a residential property with a three-storey apartment building.

The structures immediate to the Study Area are a mix of low-rise commercial and medium-density residential housing. Along and close to Main Street East are relatively large commercial buildings, such as the Canadian Tire Store immediately east of the Study Area, while Wellington Street South and West Avenue South are lined with late-19th to late-20th century single detached, double semi-detached, and apartment blocks that do not exceed five storeys. Unlike the buildings along Main Street East, both the older and newer structures along Wellington Street South and West Avenue South are set-back from the street, but not as much as the Parsonage.

4.2 Cultural Chronology

The cultural chronology of the south-central Ontario is briefly summarized in Table 1.

Table 1: Cultural Chronology of South-Central Ontario, based on chapters in Ellis and Ferris (eds.) (1990)

Period	Characteristics	Time Period	Comments
Early Paleo-Indian	Fluted Projectiles	9000 - 8400 B.C.	spruce parkland/caribou hunters
Late Paleo-Indian	Hi-Lo Projectiles	8400 - 8000 B.C.	smaller but more numerous sites
Early Archaic	Kirk and Bifurcate Base Points	8000 - 6000 B.C.	slow population growth
Middle Archaic	Brewerton-like points	6000 - 2500 B.C.	environment similar to present
Late Archaic	Lamoka (Narrow Points)	2000 - 1800 B.C.	increasing site size
	Broad Points	1800 - 1500 B.C.	large chipped lithic tools
	Small Points	1500 - 950 B.C.	introduction of bow hunting, emergence of true cemeteries
Early Woodland	Meadowood Points	950 - 400 B.C.	introduction of pottery
Middle Woodland	Dentate Stamp and Pseudo-Scallop Shell Impressed pottery	400 B.C. - A.D. 500/800	increased sedentism
Late Woodland	Princess Point Complex	A.D. 500 - 1050	introduction of corn
	Early Ontario Iroquoian	A.D. 900/1000 - 1300	emergence of agricultural villages
	Middle Ontario Iroquoian	A.D. 1300 - 1400	long longhouses (100m +)
	Late Ontario Iroquoian	A.D. 1400 - 1650	tribal warfare and displacement
Contact Aboriginal	Seneca, Mississaugas, Six Nations	A.D. 1650 - present	early written records and treaties
Late Historic	Euro-Canadian	A.D. 1785 - present	European settlement

4.3 Pre-contact Indigenous History

Previous archaeological assessments and research surveys have demonstrated that the area now occupied by the City of Hamilton was intensively occupied by pre-contact Indigenous people. The following subsections outline the general cultural or temporal periods recognized for southern Ontario.

4.3.1 Paleo Period

The first human occupation of southern Ontario began just after the end of the Wisconsin Glacial period. Although there was a complex series of ice retreats and advances which played a large role in shaping the local topography, southwestern Ontario was finally ice free by 12,500 years ago. The first human settlement can be traced back 11,000 years, when this area was settled by Indigenous groups that had been living south of the Great Lakes. These early Indigenous inhabitants have been called ‘Paleo-Indians’, which literally means ‘old or ancient Indians’ (Ellis and Deller 1990:37).

Our current understanding of Early Paleo period settlement patterns suggest that small bands, consisting of probably no more than 25-35 individuals, followed a pattern of seasonal mobility extending over large territories (Ellis and Deller 1990:54). One of the most thoroughly studied of these groups followed a seasonal round that extended from as far south as Chatham to the Horseshoe Valley north of Barrie. Early Paleo sites tend to be located in elevated locations on well-drained loamy soils. Many of the known sites were located on former beach ridges associated with Lake Algonquin, the post-glacial lake occupying the Lake Huron/Georgian Bay basin. There are a few extremely large Early Paleo sites, such as one located close to Parkhill, Ontario, which covered as much as six hectares (Ellis and Deller 1990:51). It appears that these sites were formed when the same general locations were occupied for short periods of time over the course of many years. Given their placement in locations conducive to the interception of migratory mammals such as caribou, it has been suggested that they may represent communal hunting camps (Ellis and Deller 1990:51). There are also smaller Early Paleo camps scattered throughout the interior of southwestern Ontario, usually situated adjacent to wetlands. The most recent research suggests that population densities were very low during the Early Paleo period (Ellis and Deller 1990:54). Because this is the case, Early Paleo sites are exceedingly rare.

While the Late Paleo period (8400-8000 B.C.) is more recent, it has been less well researched, and is consequently more poorly understood. By this time the environment of southwestern Ontario was coming to be dominated by closed coniferous forests with some minor deciduous trees (Ellis and Deller 1990:60). It seems that many of the large game species that had been hunted in the early part of the Paleo period had either moved further north, or as in the case of the mastodons and mammoths, become extinct (Ellis and Deller 1990). As in the early Paleo period, late Paleo period peoples covered large territories as they moved about in response to seasonal resource fluctuations. On a province wide basis Late Paleo-Indian projectile points are far more common than Early Paleo materials, suggesting a relative increase in population (Ellis and Deller 1990:62). The end of the Paleo period was heralded by numerous technological and cultural innovations which may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

4.3.2 Archaic Period

During the Early Archaic period (8000-6000 B.C.), the jack and red pine forests that characterized the Late Paleo-Indian environment were replaced by forests dominated by white pine with some associated deciduous trees (Ellis *et al*. 1990:68-69). One of the more notable changes in the Early Archaic period is the appearance of side and corner-notched projectile points. Other significant innovations include the introduction of ground stone tools such as celts and axes, suggesting the beginnings of a simple woodworking industry (Ellis and Deller 1990:65). The presence of these often large and not easily portable tools suggests there may have been some reduction in the degree of seasonal movement, although it is still suspected that population densities were quite low, and band territories large.

During the Middle Archaic period (6000-2500 B.C.) the trend to more diverse toolkits continued, as the presence of netsinkers suggest that fishing was becoming an important aspect of the subsistence economy. It was also at this time that ‘bannerstones’ were first manufactured (Ellis *et al.* 1990:65). Bannerstones are carefully crafted ground stone devices that served as a counterbalance for ‘atlatls’ or spear-throwers. Another characteristic of the Middle Archaic is an increased reliance on local, often poor quality chert resources for the manufacturing of projectile points. It seems that during earlier periods, when groups occupied large territories, it was possible for them to visit a primary outcrop of high quality chert at least once during their seasonal round. However, during the

Middle Archaic, groups inhabited smaller territories that often did not encompass a source of high quality raw material. In these instances lower quality materials which had been deposited by the glaciers in the local till and river gravels were utilized. This reduction in territory size was probably the result of gradual region-wide population growth which led to the infilling of the landscape (Ellis *et al*. 1990:67). This process resulted in a reorganization of Indigenous subsistence practices, as more people had to be supported from the resources of a smaller area.

During the latter part of Middle Archaic, technological innovations such as fish weirs have been documented as well as stone tools especially designed for the preparation of wild plant foods. It is also during the latter part of the Middle Archaic period that long distance trade routes began to develop, spanning the northeastern part of the continent. In particular, native copper tools manufactured from a source located northwest of Lake Superior were being widely traded (Ellis *et al.* 1990:66). By 3500 B.C. the local environment had stabilized in a near modern form (Ellis *et al.* 1990:69).

During the Late Archaic (2500-900 B.C.) the trend towards decreased territory size and a broadening subsistence base continued. Late Archaic sites are far more numerous than either Early or Middle Archaic sites, and it seems that the local population had definitely expanded. It is during the Late Archaic that the first true cemeteries appear (Ellis *et al.* 1990:66). Before this time individuals were interred close to the location where they died. During the Late Archaic, if an individual died while his or her group happened to be at some distance from their group cemetery, the bones would be kept until they could be placed in the cemetery. Consequently, it is not unusual to find disarticulated skeletons, or even skeletons lacking minor elements such as fingers, toes or ribs, in Late Archaic burial pits. The appearance of cemeteries during the Late Archaic has been interpreted as a response to increased population densities and competition between local groups for access to resources. It is argued that cemeteries would have provided strong symbolic claims over a local territory and its resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses (Ellis *et al.* 1990:66-67, 106, 117).

This suggestion of increased territoriality is also consistent with the regionalized variation present in Late Archaic projectile point styles. It was during the Late Archaic that distinct local styles of projectile points appear. Also during the Late Archaic the trade networks which had been established during the Middle Archaic continued to flourish. Native copper from northern Ontario and marine shell artifacts from as far away as the Mid-Atlantic coast are frequently encountered as grave goods (Ellis *et al.* 1990:117; Ellis *et al.* 2009:824-825). Other artifacts such as polished stone pipes and banded slate gorgets also appear on Late Archaic sites. One of the more unusual and interesting of the Late Archaic artifacts is the ‘birdstone’ (Ellis *et al.* 1990:111). Birdstones are small, bird-like effigies usually manufactured from green banded slate.

4.3.3 Woodland Period

The Early Woodland period (900-200 B.C.) is distinguished from the Late Archaic period primarily by the addition of ceramic technology. While the introduction of pottery provides a useful demarcation point for archaeologists, it may have made less difference in the lives of the Early Woodland peoples. The first pots were very crudely constructed, thick walled, and friable. It has been suggested that they were used in the processing of nut oils by boiling crushed nut fragments in water and skimming off the oil (Spence *et al.* 1990:137). These vessels were not easily portable, and individual pots must not have enjoyed a long use life. There have also been numerous Early Woodland sites located at which no pottery was found, suggesting that these poorly constructed, undecorated

vessels had yet to assume a central position in the day-to-day lives of Early Woodland peoples. Other than the introduction of this rather limited ceramic technology, the life-ways of Early Woodland peoples show a great deal of continuity with the preceding Late Archaic period. For instance, birdstones continue to be manufactured, although the Early Woodland varieties have "pop-eyes" which protrude from the sides of their heads (Spence *et al.* 1990:129). Likewise, the thin, well-made projectile points which were produced during the terminal part of the Archaic period continue in use. However, the Early Woodland variants were side-notched rather than corner-notched, giving them a slightly altered and distinctive appearance. The trade networks which were established in the Middle and Late Archaic also continued to function, although there does not appear to have been as much traffic in marine shell during the Early Woodland period (Spence *et al.* 1990:129). During the last 200 years of the Early Woodland period, projectile points manufactured from high quality raw materials from the American Midwest begin to appear in southern Ontario (Spence *et al.* 1990:138).

In terms of settlement and subsistence patterns, the Middle Woodland (200 B.C.-900 A.D.) provides a major point of departure from the Archaic and Early Woodland periods. While Middle Woodland peoples still relied on hunting and gathering to meet their subsistence requirements, fish were becoming an even more important part of the diet (Spence *et al.* 1990:151). Some Middle Woodland sites have produced literally thousands of bones from spring spawning species such as walleye and sucker. Nuts such as acorns were also being collected and consumed (Spence *et al.* 1990:134). In addition, Middle Woodland peoples relied much more extensively on ceramic technology. Middle Woodland vessels are often decorated with hastily impressed designs covering the entire exterior surface and upper portion of the vessel interior. Consequently, even very small fragments of Middle Woodland vessels are easily identifiable. It is also at the beginning of the Middle Woodland period that rich, densely occupied sites appear on the valley floor of major rivers. Middle Woodland sites are significantly different in that the same location was occupied off and on for as long as several hundred years. Because this is the case, rich deposits of artifacts often accumulated. Unlike earlier seasonally utilized locations, these Middle Woodland sites appear to have functioned as base camps, occupied off and on over the course of the year. There are also numerous small upland Middle Woodland sites, many of which can be interpreted as special purpose camps from which localized resource patches were exploited. This shift towards a greater degree of sedentism continues the trend witnessed from at least Middle Archaic times, and provides a prelude to the developments that follow during the Late Woodland period.

The Late Woodland period began with a shift in settlement and subsistence patterns involving an increasing reliance on corn horticulture (Fox 1990:185; Smith 1990; Williamson 1990:312). Corn may have been introduced into southwestern Ontario from the American Midwest as early as 600 A.D. (Fox 1990:174; Williamson 1990:312). However, it did not become a dietary staple until at least three to four hundred years later. The first agricultural villages in southwestern Ontario date to the 10th century A.D. (Williamson 1990:291). Unlike the riverine base camps of the Middle Woodland period, these sites are located in the uplands, on well-drained sandy soils.

Categorized as ‘Early Ontario Iroquoian’ (900-1300 A.D.), many archaeologists believe that it is possible to trace a direct line from the Iroquoian groups which inhabited southwestern Ontario at the time of first European contact, to these early villagers. Village sites dating between 900 and 1300 A.D., share many attributes with the historically reported Iroquoian sites, including the presence of longhouses and sometimes palisades. However, these early longhouses were actually not all that large, averaging only 12.4 metres in length (Dodd *et al.* 1990:349; Williamson 1990:304-305). It is also quite common to find the outlines of overlapping house structures, suggesting that these villages were occupied long enough to necessitate re-building. The Jesuits reported that the Huron moved their villages once every 10-15 years, when the nearby soils had been depleted by farming and conveniently collected

firewood grew scarce (Pearce 2010). It seems likely that Early Ontario Iroquoians occupied their villages for considerably longer, as they relied less heavily on corn than did later groups, and their villages were much smaller, placing less demand on nearby resources. Judging by the presence of carbonized corn kernels and cob fragments recovered from sub-floor storage pits, agriculture was becoming a vital part of the Early Ontario Iroquoian economy. However, it had not reached the level of importance it would in the Middle and Late Ontario Iroquoian periods. There is ample evidence to suggest that more traditional resources continued to be exploited, and comprised a large part of the subsistence economy. Seasonally occupied special purpose sites relating to deer procurement, nut collection, and fishing activities, have all been identified (Williamson 1990:317). While beans are known to have been cultivated later in the Late Woodland period, they have yet to be identified on Early Ontario Iroquoian sites (Williamson 1990:291).

The Middle Ontario Iroquoian period (1300-1400 A.D.) witnessed several interesting developments in terms of settlement patterns and artifact assemblages. Changes in ceramic styles have been carefully documented, allowing the placement of sites in the first or second half of this 100-year period. Moreover, villages, which averaged approximately 0.6 hectares in extent during the Early Ontario Iroquoian period, now consistently range between one and two hectares. House lengths also change dramatically, more than doubling to an average of 30 metres, while houses of up to 45 metres have been documented. This radical increase in longhouse length has been variously interpreted. The simplest possibility is that increased house length is the result of a gradual, natural increase in population (Dodd *et al*. 1990:323, 350, 357; Smith 1990). However, this does not account for the sudden shift in longhouse lengths around 1300 A.D. Other possible explanations involve changes in economic and socio-political organization (Dodd *et al*. 1990:357). One suggestion is that during the Middle Ontario Iroquoian period small villages were amalgamating to form larger communities for mutual defence (Dodd *et al.* 1990:357). If this was the case, the more successful military leaders may have been able to absorb some of the smaller family groups into their households, thereby requiring longer structures. This hypothesis draws support from the fact that some sites had up to seven rows of palisades, indicating at least an occasional need for strong defensive measures. There are, however, other Middle Ontario Iroquoian villages which had no palisades present (Dodd *et al.* 1990:358). More research is required to evaluate these competing interpretations. The lay-out of houses within villages also changes dramatically by 1300 A.D. During the Early Ontario Iroquoian period villages were haphazardly planned at best, with houses oriented in various directions. During the Middle Ontario Iroquoian period villages are organized into two or more discrete groups of tightly spaced, parallel aligned, longhouses. It has been suggested that this change in village organization may indicate the initial development of the clans which were a characteristic of the historically known Iroquoian peoples (Dodd *et al.* 1990:358).

Initially at least, the Late Ontario Iroquoian period (1400-1650 A.D.) continues many of the trends which have been documented for the proceeding century. For instance, between 1400 and 1450 A.D. house lengths continue to grow, reaching an average length of 62 metres. One longhouse excavated on a site southwest of Kitchener stretched an incredible 123 metres (Lennox and Fitzgerald 1990:444-445). After 1450 A.D., house lengths begin to decrease, with houses dating between 1500-1580 A.D. averaging only 30 metres in length. Why house lengths decrease after 1450 A.D. is poorly understood, although it is believed that the even shorter houses witnessed on historic period sites can be at least partially attributed to the population reductions associated with the introduction of European diseases such as smallpox (Lennox and Fitzgerald 1990:405, 410). Village size also continues to expand throughout the Late Ontario Iroquoian period, with many of the larger villages showing signs of periodic expansions. The Late Middle Ontario Iroquoian period and the first century of the Late Ontario Iroquoian period was a time of village amalgamation. One large village situated in London expanded one-fifth of its size (Anderson

2009) and one village north of Toronto have been shown to have expanded on no fewer than five occasions (Ramsden 1990:374-375). These large villages were often heavily defended with numerous rows of wooden palisades, suggesting that defence may have been one of the rationales for smaller groups banding together.

After 1525 A.D. communities of pre-contact Indigenous peoples of the Late Ontario Iroquoian period who had formerly lived throughout southwestern Ontario as far west as the Chatham area moved further east to the Hamilton area. During the late 1600s and early 1700s, the French explorers and missionaries reported a large population of Iroquoian peoples clustered around the western end of Lake Ontario. They called these people the 'Neutral', because they were not involved in the on-going wars between the Huron and the League Iroquois located in upper New York State. It has been satisfactorily demonstrated that the Late Ontario Iroquoian communities which were located in southwestern Ontario as far west as the Chatham area were ancestral to at least some of the Neutral Nation groups (Lennox and Fitzgerald 1990; Smith 1990:283). For this reason the Late Ontario Iroquoian groups which occupied southwestern Ontario prior to the arrival of the French are often identified as 'Prehistoric Neutral'. They occupied a large area extending along the Grand River and throughout the Niagara Peninsula as far east as Fort Erie and Niagara Falls (Lennox and Fitzgerald 1990:448).

4.3.4 Registered Archaeological Sites and Previous Archaeological Assessments

The Ontario Archaeological Sites Database (OASD), maintained by the MTCS, was consulted in order to determine if any archaeological sites had been identified within one kilometre of the study area (MTCS 2016). This database contains archaeological sites registered according to the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13 km west to east and approximately 18.5 km north to south. Each Borden Block is referenced by a four-letter designator and sites within a block are numbered sequentially as they are found; the Study Area is within Borden Block *AhGx.*

No archaeological sites are registered within 1 km of the Study Area, and there have been no known archaeological report or investigations conducted within 50 metres of the Study Area (MTCS 2016). The closest registered site (AhGx-224, the Whitehern Site) is located approximately 1.2 kilometres west of the Study Area and is a historical Euro-Canadian homestead. It is possible the lack of known sites in close proximity to the Study Area reflects limited archaeological survey, rather than a low number of sites. A 2004 inventory of registered archaeological sites within the City of Hamilton lists hundreds of pre-contact Indigenous archaeological sites and presumably more have been identified since 2004 (City of Hamilton 2004).

4.4 Post-Contact or Historic Indigenous History

The post-contact Aboriginal occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking peoples by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the 17th century and beginning of the 18th century (Schmalz 1991).

The nature of their settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory. However, despite this shift, 'written accounts of material life and livelihood, the correlation of historically recorded villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to Iroquoian systems of ideology and thought' (Ferris 2009:114). As a result, First Nations peoples of

southern Ontario have left behind archaeologically significant resources throughout southern Ontario which show continuity with past peoples, even if they have not been recorded in historical Euro-Canadian documentation.

The Study Area is within lands that were part of Treaty Number 3, made between the Mississaugas and the Crown on December 7, 1792. As detailed in the below passage, Treaty Number 3:

> *...was made with the Mississa[ug]a Indians 7th December, 1792, though purchased as early as 1784. This purchase in 1784 was to procure for that part of the Six Nation Indians coming into Canada a permanent abode. The area included in this Treaty is, Lincoln County excepting Niagara Township; Saltfleet, Binbrook, Barton, Glanford and Ancaster Townships, in Wentworth County; Brantford, Onondaga, Tusc[a]r[o]ra, Oakland and Burford Townships in Brant County; East and West Oxford, North and South Norwich, and Dereham Townships in Oxford County; North Dorchester Township in Middlesex County; South Dorchester, Malahide and Bayham Township in Elgin County; all Norfolk and Haldimand Counties; Pelham, Wainfleet, Thorold, Cumberland and Humberstone Townships in Welland County* (Morris 1943:17-18).

4.5 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 Study Area was 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'ile Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships. In 1816, Wentworth County was created within 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 3). 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).

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged 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 Beasely 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 in 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

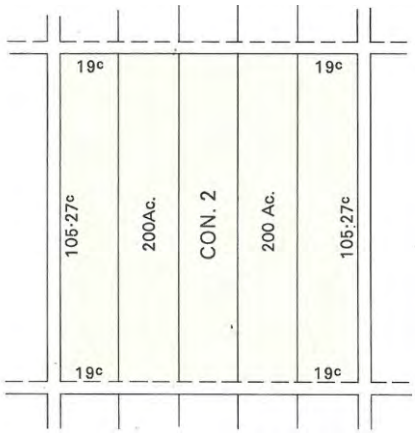


Figure 3: The single front survey system, used from 1783 to1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Gentilcore 1969:61)

status. James Kirkpatrick and Samuel Ryckman, both of whom had aided Jones on the land survey, were generously compensated for their labour: Rykman 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 was 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 19th century was marred by a failed investment in the Great Western Railway and the depression of 1857-58, but Hamilton eventually recovered and by the 1870s had emerged as a manufacturing centre, earning the moniker of being the 'Birmingham of Canada', then later 'Steeltown' (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 20th 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).

4.6 Study Area

Under Jones' initial survey, the Study Area was part of Lot 12, Concession 3, but this was subdivided into town lots in the first half of the 19th century. A chronology compiled by the City (Appendix B) records the first change occurring on October 27, 1847, when the area became part of Plan 223 owned by Hugh B. Wilson. The following year, Wilson sold the two lots of the Study Area —Lots 55 and 56— to Russel Prentiss, but after a quick series of transactions the lots were under the ownership of Ebenezer Stinson by November 1850. Stinson also owned the north-south oriented Lots 16 and 17 on the southwest corner of Main Street East and West Avenue South, and in 1869 he donated these and Lots 55 and 56 to the Anglican Diocese of Niagara for the church and parsonage of St. Thomas, the third Anglican church to be established in Hamilton (Cuming et al 2004:148) (Figure 4).

The cornerstone of the Church of St. Thomas was laid on July 1, 1869 and had been completed by 1870 (McMaster 2016) as had, it is presumed, the Parsonage on Lots 55 and 56. St. Thomas' first rector and the owner of the Study Area lots was Reverend Dr. Edmund Neville (Lovell 1871). Originally from England, he had been ordained later in life and was a popular minister at several churches throughout the United States before moving to Hamilton with his wife Elizabeth (Neville 1860, Census 1871). Edmund died in 1875 and was replaced by Rev. James B. Richardson, but he lived at 13 West Avenue South on the opposite side of the street, and Elizabeth retained the property until 1880, when all of Lot 56 and part of Lot 55 was sold to Maria Ames. In the 1881 Census and 1887 assessment rolls for the property (which until 1891 was 6 West Avenue South) list Johnathan Ames and his family, and the 1885 directory names Ames' profession as manufacturer.

Figure 4: Portion of the 1875 County Atlas. Outlined in red are Lots 55 and 56, which are south of the Lots 16 and 17, occupied by the Church of St. Thomas (courtesy City of Hamilton).

In 1888, the property passed to Christina M. Howell, with the city directory for the following year indicating that Fred. J. Howell, a lithographer of unknown relation to Christina, had moved to the property. A decade later, the City assessment rolls still list Fred Howell as resident of 18 West Avenue South, but in 1907 Christina Howell sold the lots of the Study Area to Hannah E. Morgan. It was not until 1913 that the property returned to ownership of the Diocese of Niagara, and it was explicitly stated that the property:

- 'Should be held "as a site for a parsonage of the Church and Parish of Saint Thomas, in Hamilton, in the Diocese of Niagara"; and,
- The property would never be mortgaged, except for structural repair to the parsonage or to repair damage caused by calamity.' (Cannon 1991).

Whether it was occupied immediately by a member of the clergy is unknown but in the 1920 Census rector William Robertson and his wife and daughter (both named Muriel) were enumerated.

A building permit filed in 1954 indicates that the parsonage was to be converted to apartments and a 'Church Room', but by the end of the decade it appears to have ceased functioning as a parsonage altogether, possibly being used only as meeting space until 1962, when it was listed as a residential, single family dwelling. Whether this residence was for the clergy is unknown but the address marked on a 1964 building permit reads 'Rector of the Church of St. Thomas, 18 West Avenue South', suggesting that the building had returned to its original use as a parsonage. However, the application was also to use the building as a Sunday school and provide accommodations for four lodgers.

In 1983 the Study Area was granted to the Church of God of Prophecy and the same year the Anglican Church moved their records from the Parsonage to the Church of St. Thomas. Over the next several years a variety of proposals were submitted to change the building's use, a period that also saw the designation of the Church of St. Thomas as a municipal heritage site (1992) and its sale to the Carisma Pentecostal Church (1997). On July 18, 2001, the Study Area was purchased by Good Shephard Non-profit Homes for use as offices.

5.0 STRUCTURAL HISTORY

Although the precise date of construction for the Parsonage cannot be determined, it is likely to have been built during the same period as the Church of St. Thomas (1869-1870) and by the same architect. By the time he received the commission for St. Thomas, Albert Harvey Hills was well-known, having designed the Hamilton Crystal Palace, opened by the Prince of Wales in 1860, as well as a number of other institutional, commercial and residential buildings (Appendix C).

If it can be assumed that Hills did design the Parsonage, then based on the available photographs, Fire Insurance Plans, and results of the field investigation, his plan has survived largely intact. Surprisingly, given the age of the building and its urban location, there are no clearly defined periods of structural change, but rather minor actions through time. As such, the structural history can be divided into only two phases: the initial construction and occupation until the late 20th century; and the minor changes known to have occurred in the late 20th century to early 21st century.

5.1 Phase 1: 1870 to circa 1970

The earliest visual evidence for the Parsonage is the 1876 Bird's Eve view of Hamilton, which shows the northwest side of the Study Area (Figure 5). The north face of the structure has the projecting bay and roughly the same window arrangement as seen today, but the ground floor windows are narrower and from the structural evidence it is clear the Bird's Eye artist has simplified the fenestration. There appears to be a single-storey addition with shed roof extending from the west end-wall, which is seen in later depictions. The southwest single-storey addition is may also be depicted although, if so, it is drawn out of proportion. The 1893 Bird's Eye is drawn from the same direction but at a larger scale, resulting in a much lower level of detail. From this drawing all that can be discerned is the two-storey height of the building. It does not show the northwest wood wing, and instead depicts the west end wall as having a window and entrance.

A photograph of St. Thomas dating to 1890s includes the northeast portion of the Parsonage in the frame, but few details can be discerned except for a shadow on the northeast corner of the Parsonage that could indicate a rainwater leader that ran down the wall at this location (Figure 6).

The 1911 Fire Insurance Plan provides the first clear details of the structure and indicates that the southwest single-storey addition had been added by this date (Figure 7). Also shown is a single-storey wood wing extending north from the west end wall, which could be the same one depicted in the 1876 Bird's Eye. The plan shows a porch that surrounds the south and east walls of the south wing, while the property boundaries appear unchanged from those of today. A distant view of the Parsonage is found in a 1919 oblique air photo recently digitized by the British Museum (Figure 8). It was evidently taken in the summer, since the tree cover is thick and obscures all details of the building except for the north section's east-west running gable roof and an off-set chimney extending through the roofline nearer the west gable.

Unfortunately, few details can be seen on the 1954 air photo (Figure 9) and, interestingly, the 1964 Fire Insurance Plan shows less detail than that of the 1911 version (Figure 10). Missing for instance is the southwest addition, but more glaring is that the building is now drawn with an L-shaped plan. The porch is not shown, which may in fact be correct since during the same year the rector applied to have it removed and replaced with a '8' x 7'

concrete top and one step, footing 4'0'' below grade'. The 1964 Fire Insurance Plan does show the northwest wood wing, and the symbol 'P' marked on the plan denotes that the roof was covered in asphalt shingle.

Historic images of the interior have not been found but it is believed that, like the exterior, the changes have been minimal. The most significant internal modifications may have taken place in 1954, when the permit to have the second floor apartment was issued.

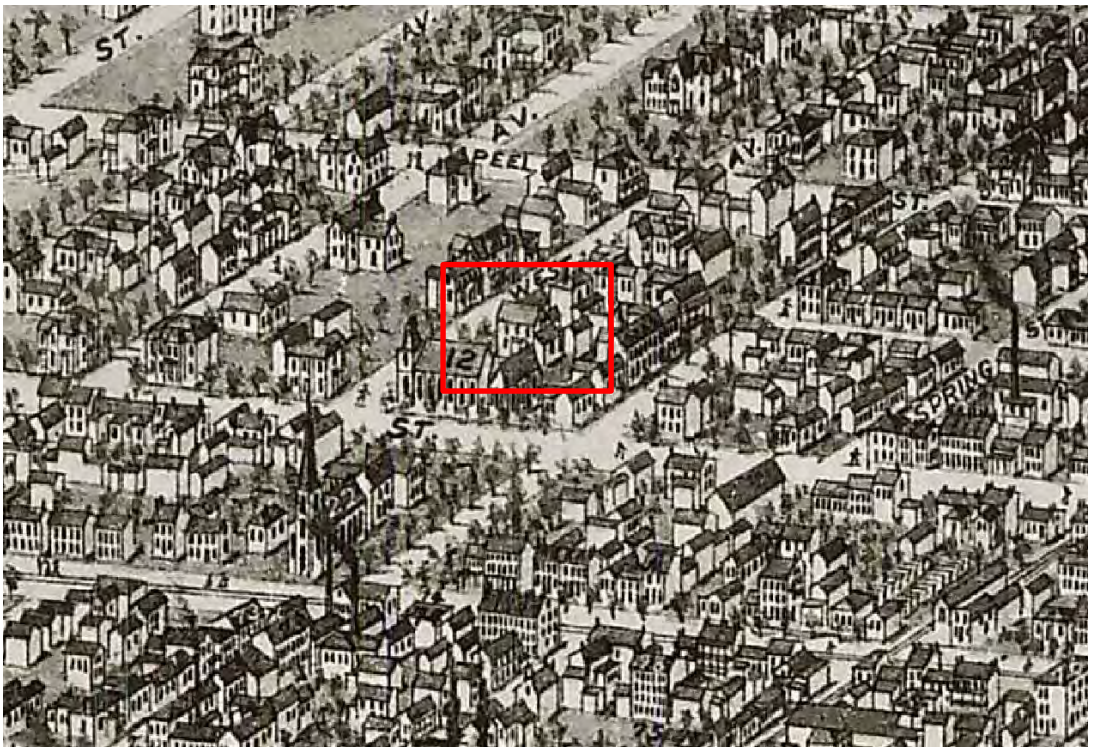


Figure 5: Portion of the 1876 Bird's Eye showing the Study Area, outlined in red (courtesy City of Hamilton)

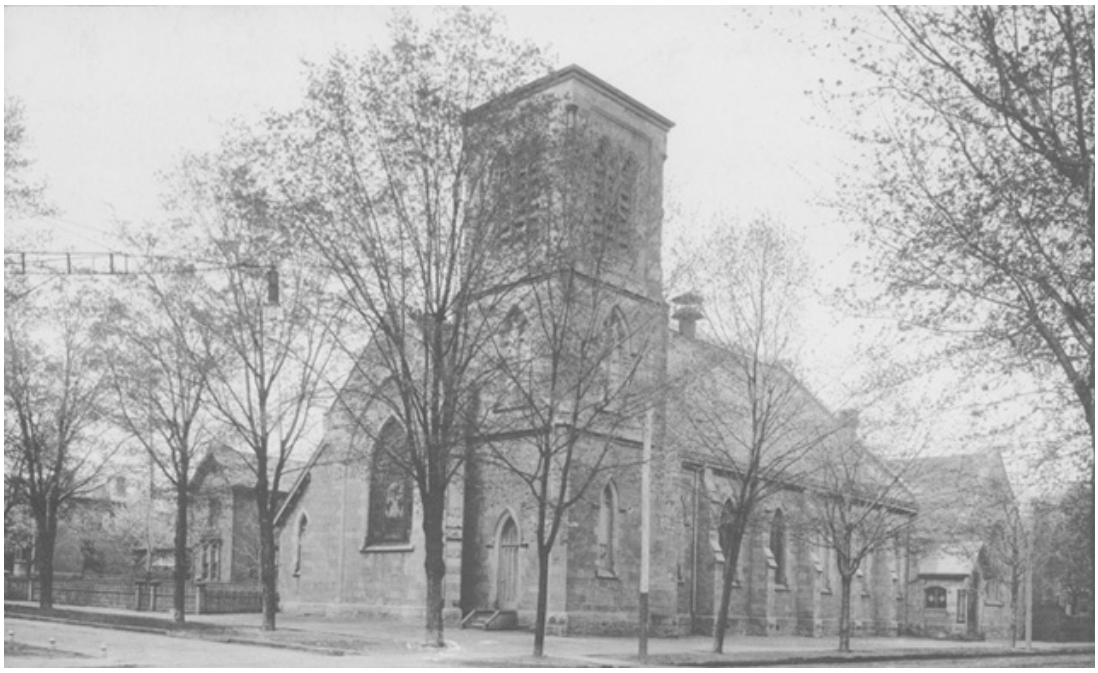


Figure 6: 1890s photograph of the Church of St. Thomas (right) and Parsonage (left). An iron fence with pillars can be seen at lower left (HPL_32022189075241 courtesy the City of Hamilton).

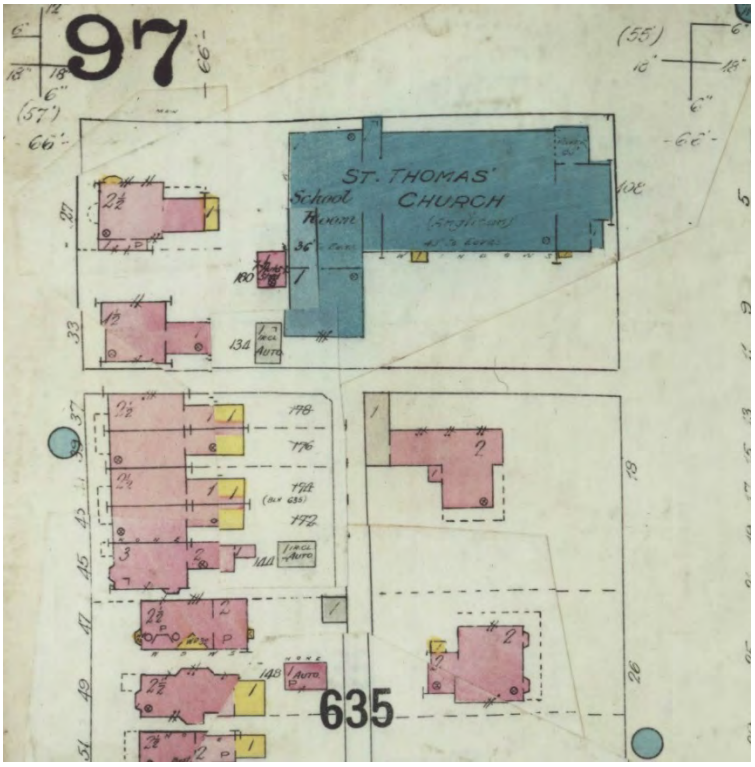


Figure 7: 1911 Goad Fire Insurance Plan of the Study Area, showing the northwest wood wing and porch around the east and south façades (Ontario Archives).

Figure 8: Portion of the 1919 oblique aerial photograph 'Collegiate Institute. Hamilton, Ont. From an Aeroplan' (HS85/10/35984 British Library Online Collection).

Figure 9: 1954 air photo of the Study Area (1954-R26-4311-160 Ontario Archives)

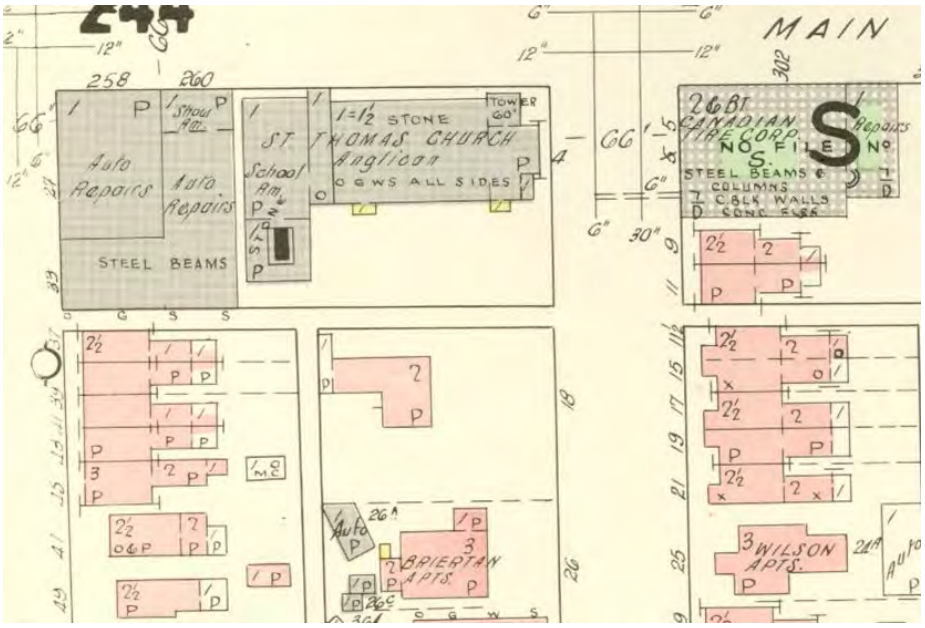


Figure 10: Portion of the 1964 Hamilton Fire Insurance Plan, Sheet 244 (courtesy City of Hamilton)

5.2 Phase 2: circa 1970 to 2016

The most noticeable change to the Parsonage in the recent period was removal of the northwest wood wing. It is unknown when this was done: its demolition is not recorded in the building permit records after 1964 and it does not appear on the earliest Google Earth imagery (2004) for the Study Area. Other changes have been more minor and include:

- Door replacement and in-fill of the west end-wall entrance;
- Replacement of the original wood windows with steel inserts;
- Removal of the chimney;
- Creation of the southwest fire escape (window-to-door conversion, wood railing, and fire escape stairway installation); and,
- Interior office renovations (hanging ceilings on the second level, changes to the second-floor landing, and creation of kitchen and office storage areas)

5.3 Landscape Change, 1870-2016

The photo sequence since the 1890s also indicates that landscape change has been minimal. In the earliest photographs the Study Area was enclosed by a low, possibly iron, fence with large pillars (Figure 6). This appears to have been removed by the early 20th century, since a photo of St. Thomas in the City collection shows only a single rail fence with pillars either side of the east-west laneway (Figure 11). Although dated to the 1890s, this

photo must have been taken after 1908 since it also shows the chancel extension that was built in that year. There was no fencing in 1990 when the site was inventoried by the City, but a metal fence has been added since.

The central path to the east façade door can be clearly seen in the 1954 air photo, and could date to the early twentieth century if not earlier, since it can just be seen in the corner of the post-1908 photo. Although recently paved in concrete it appears to follow the historic path.

Parking along the north side of the Parsonage was in place by 1991 (Figure 12), and according to building permits an additional three spaces were added in 2001. Client representative Suzanne Swanton, who worked in the building, related that there were several large trees on the property prior to the change in ownership to Good Shepherd. These can be seen north and south of the Parsonage in the 1954 air photo.

Figure 11: Post 1908 photograph of the Church of St. Thomas. The central path to the Parsonage can be seen at left (HPL_32022189075266 courtesy City of Hamilton).

Figure 12: 1991 file photograph of the Parsonage (courtesy City of Hamilton).

6.0 RESOURCE DESCRIPTIONS

6.1 Cultural Landscape

The Study Area lot is a 0.28-acre irregular rectangle that is oriented east-west and measures 29.772 m on the east frontage, 37.086 m on the north boundary, 30.525 m on the west boundary, and 37.137 m on the south boundary. The property is flat and rises very gradually in all directions toward the footprint of the Parsonage, which is in the northeast corner of the lot (Figure 13 and Figure 14).

On the eastern half of the lot there is maintained lawn north and south of the paved pathway leading directly from the sidewalk of West Avenue South to the east porch of the Parsonage. Branches of the path lead directly north to a parking area, and directly south and west to the concrete ramp running south from the porch. The western half property is covered in asphalt and marked for vehicle parking along the north wall of the Parsonage, and along the south property line (Figure 15). Two mature deciduous trees stand in the southeast corner and northeastern portion of the property line, respectively, and more recent plantings are found along the south property line and east border of the south parking area.

The east and northeast boundary is demarcated by a low, metal vertical rail fence with narrow round pillars, while the south boundary is marked on the southeast by a low hedge, and on the southwest by a low vertical board fence. The west boundary is open to allow for vehicle access but there are sections of low chain-link fence at the southwest corner and centre-west portions of the property line. There is no feature marking the northwest boundary apart from the seam where the new section of parking area meets the laneway.

Vehicle access from West Avenue South and Wellington Street South is via the east-west laneway on the north side of the Study Area, and from the north-south laneway running up the centre of the block. This latter route is only accessed by driving across private parking lots further south, as its opening to Hunter Street East was blocked

when the Claremont Access was established. The flat topography, low landscape features and small number of mature trees allow for clear views of adjacent properties, particularly from the top two levels of the Parsonage.

Several of these adjacent properties are on the City's heritage inventory. Looking out from the east side of the Study Area are clear views of 21, 29, 31, and 33 West Avenue South (Figure 16 and Figure 17), and from the west boundary of the Study Area the rear façades of 45, 47, 49, and 51 Wellington Street South can be seen (Figure 18). The clearest, and still unencumbered historic view is to the north overlooking the designated Church of Saint Thomas at 16 West Avenue South. Visual connections at street level between the Church and Parsonage are still strong looking toward the Study Area from the north, south and west on West Avenue South, and looking north from the laneway west of the Study Area (Figure 19 and Figure 20).

6.1.1 Cultural Landscape – Figures

Figure 13: Central path and gardens leading to the east entrance of the Parsonage.

Figure 14: View facing northwest of the Parsonage showing the flat and gently rising topography.

Figure 15: View facing southeast showing the west side of the Study Area.

Figure 16: View from the Study Area of the mixed 19th and 20th century residential housing.

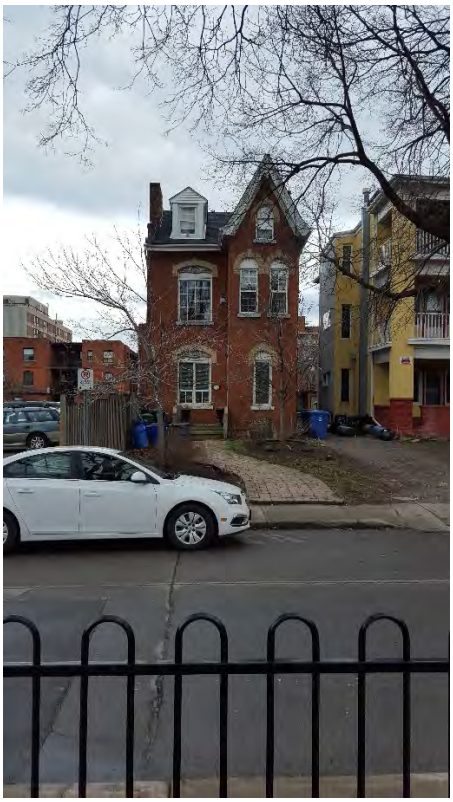


Figure 17: View facing east from the Study Area of the residence at 21 West Avenue South.

Figure 18: View facing southwest from the Parsonage of the rear façades of structures along Wellington Street South.

Figure 19: View facing west of the Parsonage and Church of St. Thomas.

Figure 20: View facing southwest of the Church of St. Thomas and the Parsonage from approximately the same location as the 1890s photograph (Figure 6).

6.2 Church of St. Thomas Parsonage

6.2.1 General Description

The Parsonage is a single-detached, three-bay, and two-storey structure with overall dimensions of 53 feet (± 3 inches) east-west by 38 feet 8 inches (± 2 inches) north-south (Figure 21). The wall height of the south wing from top of the plinth to the bottom of the frieze is 22 feet 5 inches. The building's T-shaped plan —composed of a north section and south wing— is oriented with the short end wall of the north section, and the long, east façade and entrance of the south wing, parallel with West Avenue South. The long façade of the north section faces the Church of Saint Thomas (Figure 22, Figure 23, Figure 24, Figure 25, and Figure 26).

6.2.2 North Section and South Wing

The north section measures 53 feet by 18 feet 2 inches and has two ground-level projecting bays: a 7 foot 11 inch wide bay window on the east end wall that extends 4 ½ inches from the wall, and an 8-foot wide bay that extends 3 feet 1 ¼ inches north from the north wall. The south wing measures 20 feet 8 inches north-south and is 24 feet wide at the south end wall.

The wall construction of the Parsonage is in red brick, some overfired, and averages 8 × 3 ¾ × 2 ¼ inches. These are laid with recessed joints that are relatively thick and the lime mortar includes small aggregate. Interestingly, the east façade was laid entirely in stretcher bond and has been repointed in finer aggregate, possibly Portland cement (Figure 27). The other three sides, however, were laid in American or common bond with five stretcher courses between each header course. The 16-inch wall thickness as seen through openings suggests there is a space between the outer and inner wythes. At the base of the wall is a wider brick plinth five courses high and on the north and west end wall there is a rough-squared stone foundation (as viewed from the basement) that is covered in cement parging on the exterior (Figure 28). The foundation on the exterior stands approximately 1 ½ feet high but in the basement stands approximately 6 feet high.

The roof over both the north section and south wing is a medium gable with projecting eaves and plain, metal-clad fascia. The mould wood soffits and wide friezes are partially hidden, and there are evenly-spaced and thick wood brackets with a Gothic abacus profile. On the east, west, and south gables the verges are projecting, there is a simple metal-clad moulded fascia, and a moulded wood soffit and wide frieze with prominent, evenly-spaced and thick Gothic abacus brackets (Figure 29 and Figure 30). There is no chimney piercing the roof, and small vents are only present on the south and west roof slopes of the north section and south wing. All gutters and rain water leaders are late-20th century prefabricated thin steel.

The window openings are symmetrically placed and tall, with a typical ground-level window measuring 8 feet 6 ½ inches high by 2 feet 9 ½ inches wide (Figure 31). Each has a bush-hammered stone lug sill with chiselled margin, and over the flat arch, vertical joint head is a label formed in a single course of brick. A divergence from this pattern is found on the east ground-level bay, which has paired windows separated by brick, and which is topped by a moulded wood entablature (Figure 32). At its base is a smooth, moulded stone lug sill. Three combined windows on the second level of the east end wall have a smooth stone lug sills and flat heads but lack a vertical joint arch. A similar pattern to the east ground-floor bay is seen on the north façade ground-level windows, with the exception that above these window heads is a large label that rises in the centre. The north ground-level bay also differs from the east bay in that it has unseparated paired windows with a continuous moulded smooth stone lug sill and wood entablature above (Figure 33). There are also narrow windows on the east and west sides of the north

projecting bay. All the ground and second floor windows are late-20th century steel inserts with a combination of large fixed sash and horizontal, sliding-sash glazing.

In the east and south gables are round oculi surrounded in relief with header brick and small rounded keys at each quarter turn (Figure 34). Within the laminated wood frames are round panes of glass covered on the exterior by a frame of quatrefoil-shaped moulding. The west gable oculus is identical to the others with the exception that the brick surround is not in relief and the quarter-turn keys are absent.

The main entrance is on the east façade of the south wing, near the corner where the south wing meets the north section. Although now obscured (but also protected) on the exterior by a glazed metal storm door with side lights and large transom, the original wood side panels and lights, large four-pane transom, and single-leaf, vertical three-panel door are still extant (Figure 35 and Figure 36). On the west end wall is another entrance which is considerably taller than the east entrance and surrounded at its head by a label identical to those over the windows. This suggests the opening was originally a window but was later converted to a door to access to the now-demolished northwest wood wing. A single-leaf, metal storm door also covers this entrance, which is known from the interior to be a 20th century fire door. On the brick above this entrance is a linear stain indicating where the roof of the northwest wood addition once was.

Two entrances, spaced symmetrically apart, are also present on the south end wall of the south wing, but have been in-filled with cinder block on the interior and are only just visible above grade on the exterior (Figure 37). Unlike all other fenestration they have segmental heads with voussoirs formed from two rows of header brick. The full of height of these as seen in the basement is approximately 3 foot 3 inches, indicating they must have been associated with exterior steps that have since been filled in and covered in asphalt. The purpose of these openings is unknown but could be to facilitate moving coal fuel into the basement.

Investigation of the basement revealed a further three openings that are not visible on the exterior. One is a doorway on the south façade of the south wing that is in-filled and for which there is no corresponding indication of an entrance on the exterior, and there are openings on the north wall and southwest wall of the north section that may have originally been windows set in wells.

In addition to the architectural ornament already described, there is a cast-iron and decorative metal railing enclosing the flat roof of the north projecting bay, which forms a balconet outside the centrally located second-floor window. This balconet access has since been barred by a window and plain panel.

6.2.3 South-west Addition

The brick addition set in the southwest junction of the north section and south wing measures 7 feet 7 inches north south by 11 feet east-west (Figure 38). It is a single storey in height and has a flat roof that is ornamented with a moulded wood frieze and an overhanging soffit and eave. On the south wall is a window built to match those of the main portion of the house, while on the west wall is a central, single-leaf five-panel wood door that has the same label and stone sill as the windows. Unlike the rest of the Parsonage the southwest addition has a fine aggregate concrete plinth that is bevelled at the junction with the brick wall. The roof has a simple wood railing that connects to the metal railing of a fixed steel fire escape. Access to this rooftop from the interior is via a window opening that has been extended at the bottom and in-filled with brick at the top. The brickwork of this in-fill is expertly done however, and uses old brick probably removed from the base of the window.

6.2.4 East Porch

The east porch has a shed roof with metal flashing and fascia, and covers the corner formed at the junction of the south wing and south wall of the north section (Figure 39). The pillars themselves are made with late 20th century steel hollow square bar stock but hold together thin sections of curvilinear cast iron which may have been salvaged from an earlier structure. The porch base is constructed in poured concrete and there is an accessibility ramp that slopes to the south. The wood of the earlier porch is still visible in the masonry of the south wing and extends from the east façade to roughly two-thirds the width of the south end wall.

6.2.5 Interior

The Parsonage interior has four levels —basement, ground level, second level, and attic— most of which retain their original configuration and trim-work.

6.2.5.1 Basement

The door and stairway to the basement is through a room in the west portion of the north section, and the basement space is divided into the north section and the south wing, the latter separated from the north section by a wall and entered through a wooden door.

Although unfinished, the basement stands approximately six feet high and has a thin concrete floor. In the north section are the electrical and water services, including the original, large diameter iron drainage pipes that have since been switched to PVC. At the junction with the south wing there is a red-brick wall as well as brick pillars that appear to demarcate a former enclosed area, possibly for cold storage (Figure 40). Another significant feature is a large squared-stone chimney base, which is located near the stair access.

In addition to the foundation and openings mentioned above, the basement also provides a picture of the floor construction. For this, large circular sawn 12 × 3 inch floor joists running north-south are covered by 6-inch wide floor boards oriented east-west (Figure 41).

6.2.5.2 First Level

The entranceway, as mentioned above, retains the 19th century panelling, glazing, door, and mouldings, as do the doorways to the rooms in the south wing and north section. The north and south walls of the entrance passage have tall moulded baseboard and a moulded chair rail. The stairway has dark stained, turned-wood balusters and a combined turned wood and octagonal-shaped newel post with a newel cap carved as a rosette (Figure 42 and Figure 43). The railing is rounded and has an up-easing from the newel post that does not appear to have been built in segments but rather shaped as a single, curved rail section. There are curvilinear skirt brackets on the white-painted stringers, and there are also mouldings beneath the tread nosing (Figure 44). On the wall side of the stair case is a tall and rounded baseboard and above it a moulded chair rail. At the second level the stairs turn 90 degrees on a sharp curve, which the woodwork follows. Beneath it is a segmental arch formed with plasterwork (Figure 45).

The ground level is divided into eight spaces: three large offices in the north section, a room in the southwest addition, three rooms in the south wing, and the central passage which includes the east entranceway, the stairway to the second level, and a corridor to the southwest addition and north section rooms.

Although hanging ceilings have been installed in the north section rooms, many original features can still be seen, such as the tall baseboard, moulded window surrounds, and the panelling and trim work in the north-bay window. In the southeast room there is the original ceiling height, large moulded window surrounds and tall baseboard, as well as what appears to be an original oak storage cabinet built into the room's west wall (Figure 46 and Figure 47). In the centre of the room's south wall is an iron and granite coal fireplace. A projecting section of wall associated with this fireplace indicates the location of the chimney.

The two rooms in the west side of the south wing have been converted to bathrooms, and apart from the original baseboard, the southwest addition has been converted to modern office storage.

6.2.5.3 Second Level

On the second level there is a central passageway and seven rooms: a kitchen and bathroom are in the west end of the north section, and the remaining rooms in the north section and south wing are offices. Preservation on this floor is less evident than the ground level as there is hanging ceiling throughout and changes have been made to the landing. However, there are still the original moulded window and door surrounds and baseboard (Figure 48 and Figure 49). Access to the attic is through a narrow staircase next to the kitchen.

6.2.5.4 Attic

The attic is divided into just three rooms: one in the south wing, and a large room and small room in the north section. There is original lathe-and-plaster throughout that, in some cases, is covered in original wallpaper (Figure 50). The floorboards are rough finished tongue-and-groove and clearly circular sawn. There is thinner, but original, baseboard and mouldings. The remnants of the large chimney can be seen in the centre-west portion of the north section and curved flues for the south wing fireplace are visible in the south wall (Figure 51 and Figure 52). A square cut in the north wall of the north section provides access to see the top of the wall, rafters, and rear side of the lathe-and-plaster (Figure 53).

6.2.6 Church of St. Thomas Parsonage – Figures

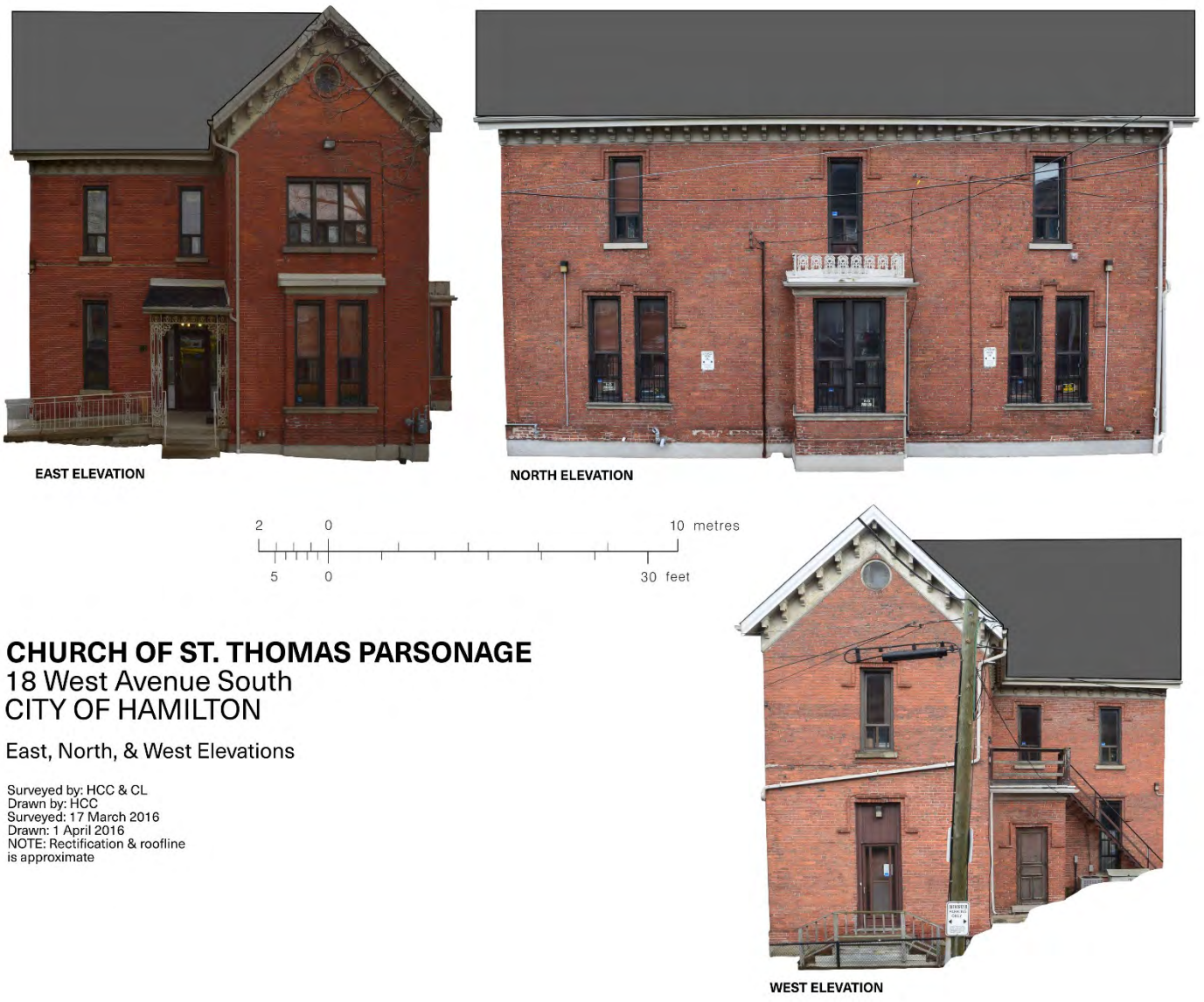


Figure 21: Rectified photography of the east, north, and west façades of the Parsonage.

Figure 22: The south and east façades of the Parsonage.

Figure 23: The south façade of the Parsonage.

Figure 24: South and west façades of the Parsonage.

Figure 25: North and west façades of the Parsonage.

Figure 26: East and north façades of the Parsonage.

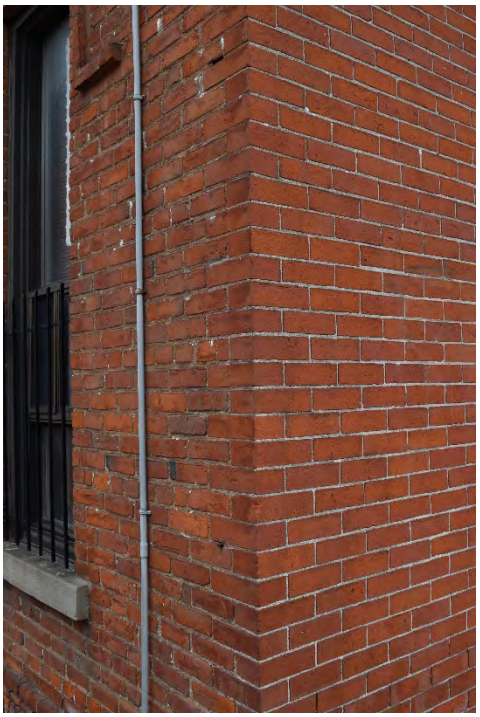


Figure 27: The southeast corner of the Parsonage showing the difference in brick bonding between the east façade (right) and south façade (left).

Figure 28: The brick plinth and parging over the squared stone foundation at the southwest corner of the north section.

Figure 29: View of the east gable showing the frieze and brackets.

Figure 30: Close-up of the Gothic-abacus brackets and moulded frieze.

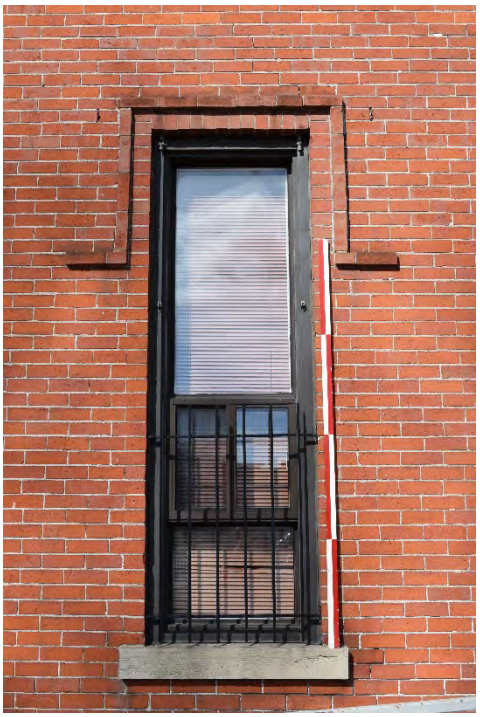


Figure 31: A typical window, ground level.

Figure 32: The east projecting bay.

Figure 33: The north projecting bay, facing southwest.

Figure 34: View of the oculus and quatrefoil window on the south gable.

Figure 35: The central entrance with storm door.

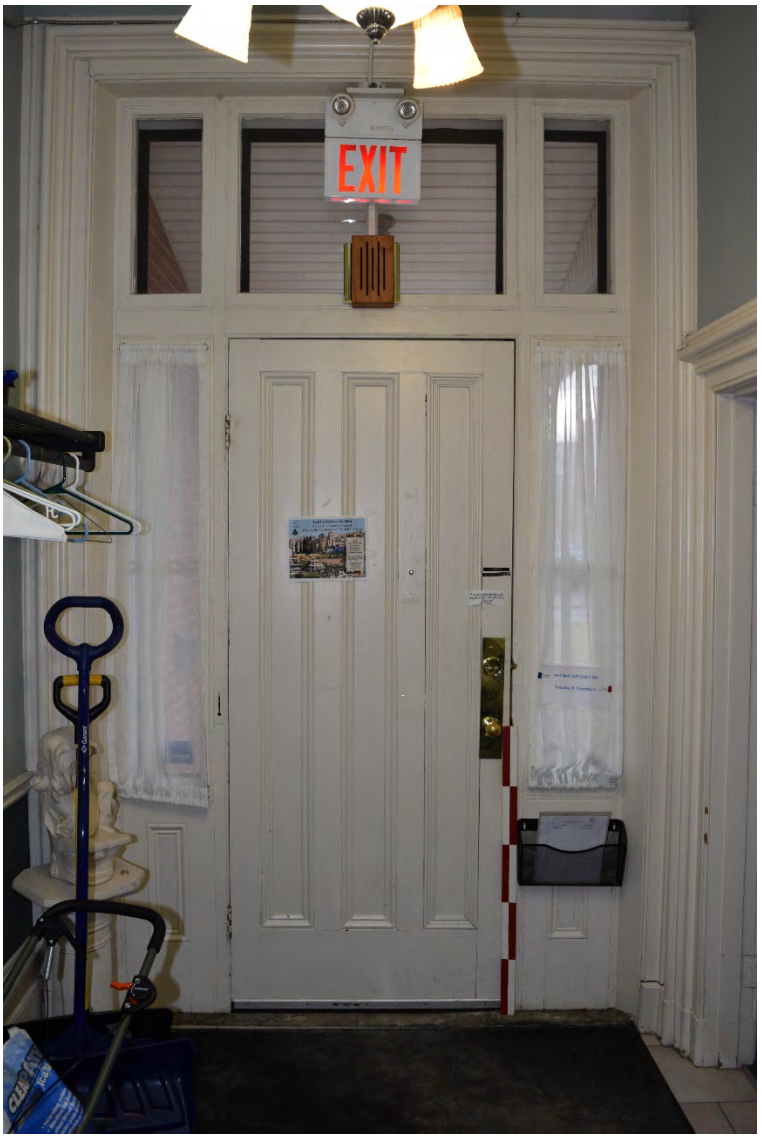


Figure 36: Interior view of the central entrance showing the surviving woodwork.

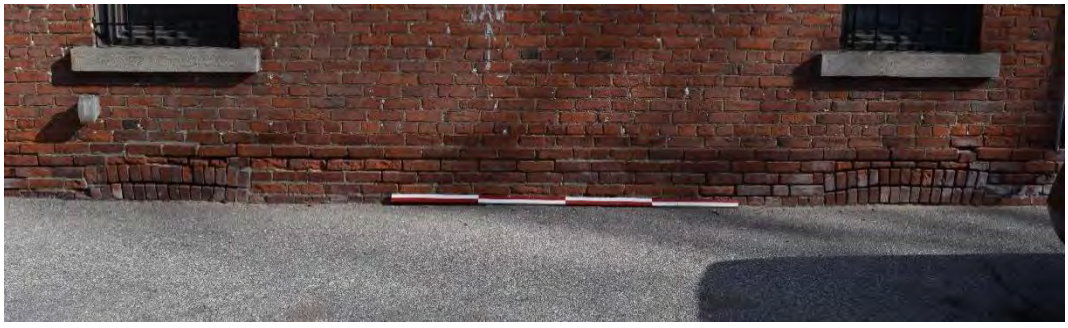


Figure 37: The two brick arches seen in the plinth of the south end wall. .

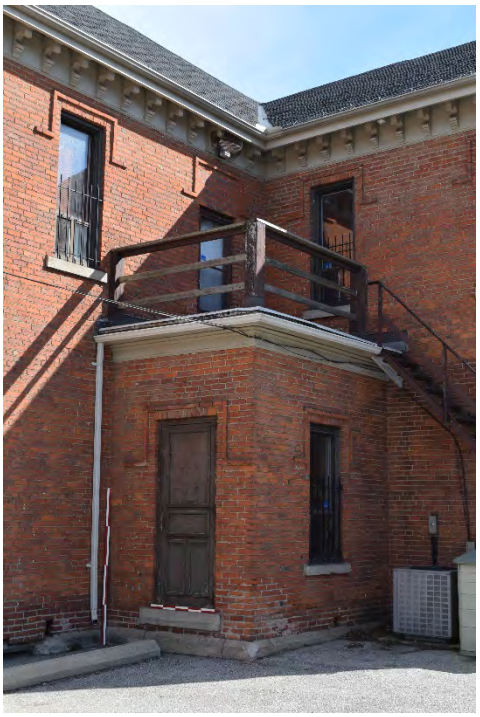


Figure 38: The southwest addition.

Figure 39: The east porch. Wood remnants of the earlier porch can be seen in the masonry above the present shed roof.

Figure 40: The southeast corner of the basement in the north section.

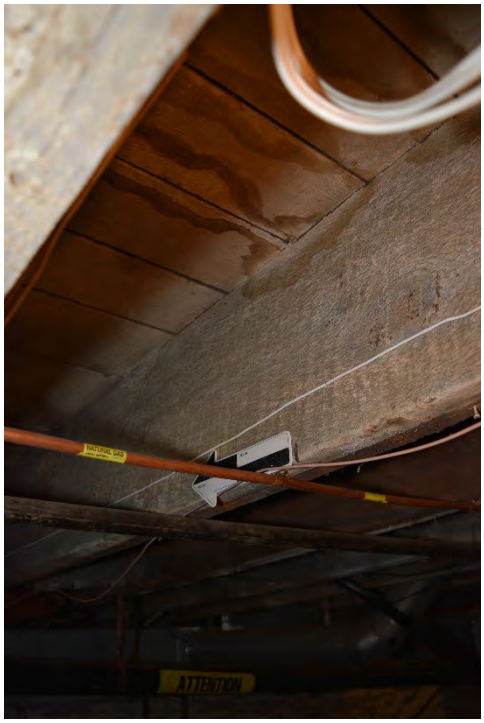


Figure 41: Circular saw marks are visible on the joists.

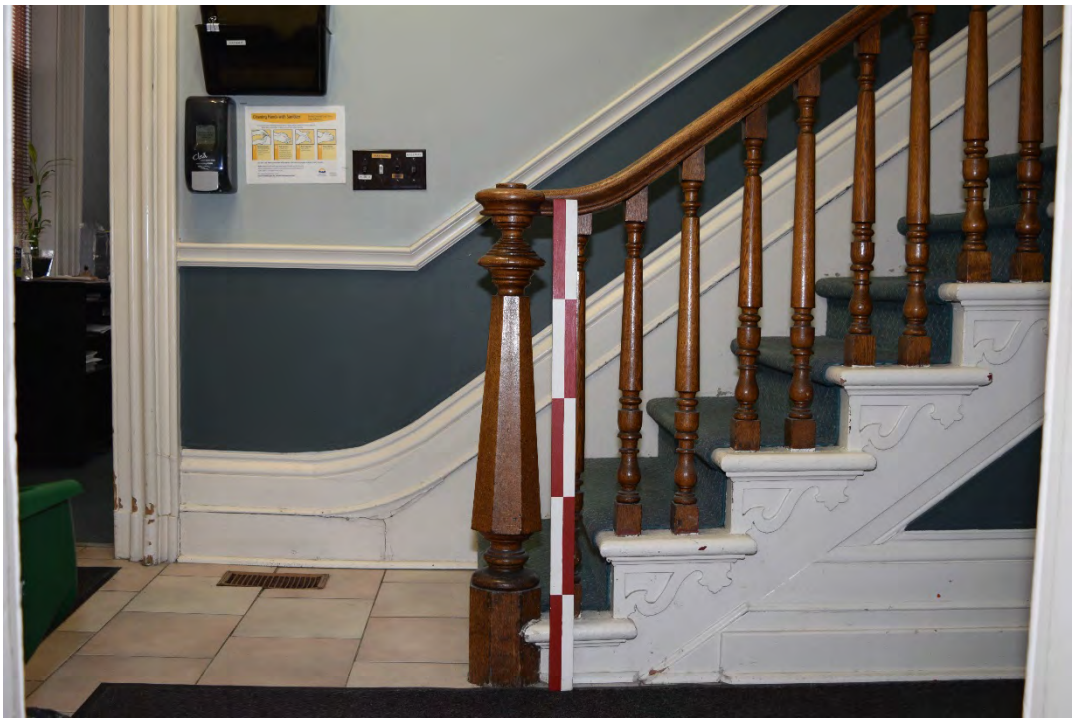


Figure 42: The newel post and baseboard trim associated with the central stairway.

Figure 43: Rosette carving in the newel post cap.

Figure 44: Curvilinear skirt brackets on the stair stringers.

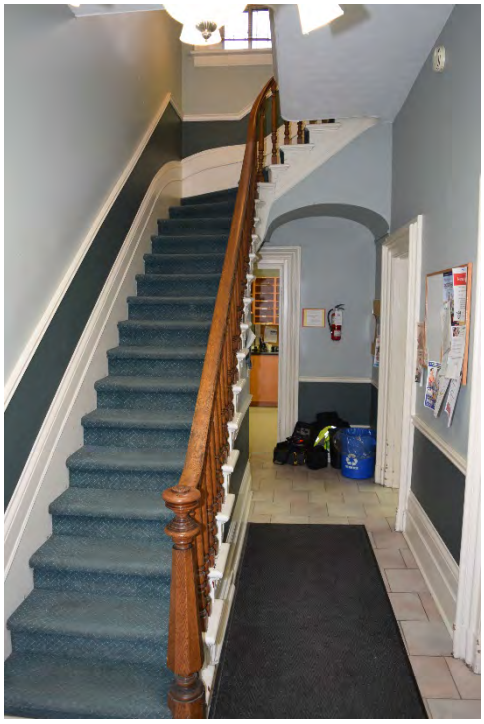


Figure 45: The stairway and associated arch.

Figure 46: Door and window surrounds in the southeast room.

Figure 47: Built-in oak cabinet and fireplace (left, behind the aluminum cabinet).

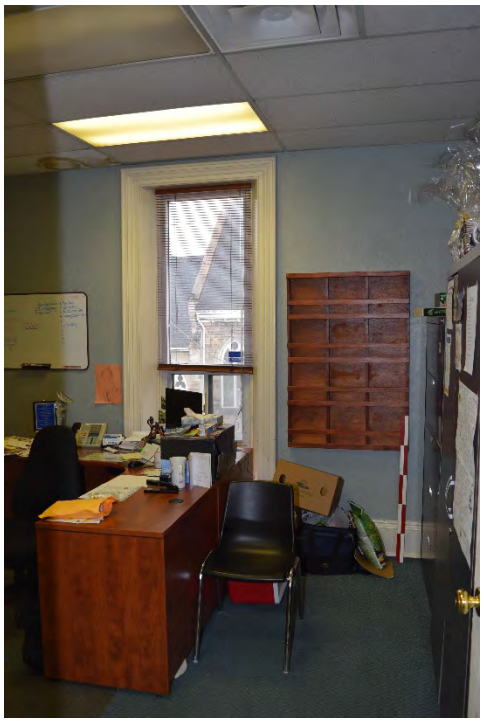


Figure 48: Hanging ceiling, window surrounds and baseboard on the second level.

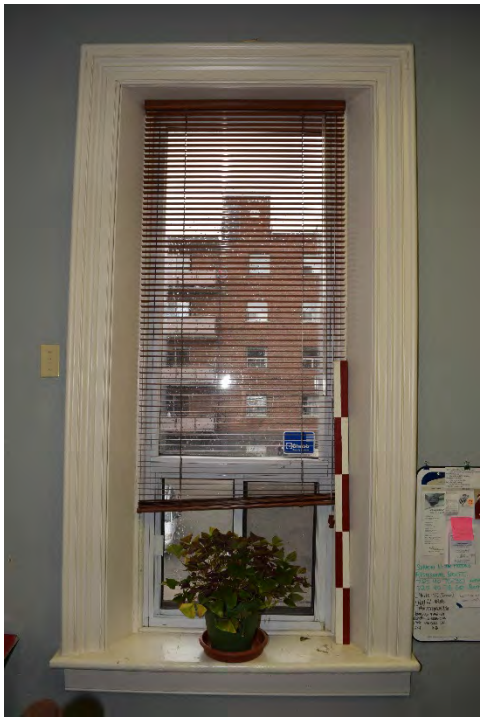


Figure 49: Second level window.

Figure 50: Wallpaper, door, and baseboard of the small room in the north section.

Figure 51: View of the south wing attic showing the quatrefoil window and flues.

Figure 52: The chimney base in the north section attic.

Figure 53: View of the top of the wall, rafters, and lathe-and-plaster through the small access hole.

6.3 Interpretation, Heritage Integrity, and Physical Condition

6.3.1 Interpretation

Although there is no historical evidence to conclusively attribute the Parsonage to architect Albert Harvey Hills, the structure's association with the Church of St. Thomas and shared architectural elements both suggest it was part of Hills' 1869-70 commission for the parish. Like the Church, the Parsonage was built in the Gothic Revival style, a fashion that profoundly influenced vernacular architecture in Canada during the second half of the 19th century. The style had emerged in 1830 from religious revivalism in Britain, and for ecclesiastical architecture the medieval forms and ornament was strongly advocated by architects, notably Augustus Welby Pugin and John Ruskin, as well as Anglican religious groups, all of whom came to see the Gothic Revival as the only 'true Christian style' (Stamp 1986:148). This extended to the design of parsonages, although in contrast to the 'archaeologically correct' churches, the designs were simpler and often composed in cheaper materials such as brick. A search of 'rectories' and 'parsonages' in the Canadian Inventory of Historic Buildings found no comparable examples to the style of the Parsonage, but the combination of stone church with brick parsonage appears to relatively widespread.

In Pugin's own designs can be seen many of the elements seen in the 18 West Avenue South Parsonage. For the Presbytery of St. Maries Uttoxeter he used the T-plan at a quartrefoil in the façade gable, while for the Presbytery of St. Mary's Brewood in Staffordshire, built in 1843, he used the T-plan and three-combined windows for the gable façade (Figure 54). Pugin was also concerned with setting and for many of his suburban designs he set them at a distance from street, just as is seen with the Church of St. Thomas Parsonage (Hill 2003:151,157-159).

The distance between the parsonage and church was also an important consideration, with an 1856 manual on church architecture recommending that:

> 'The Parsonage should stand on or near to the church lot; and no church can convey a perfect idea to the mind of its completeness where the dwelling of the clergyman is not near it; or, as is too often the case in our country villages, it altogether remote from it. There is an unaccountable dreariness in the sight, akin to the feeling produced by the appearance of a tenantless palace, or a noble fortification without a sentinel within hail — a ward without a warder. No: such should not be the case. The man of prayer should be close to the house of prayer. His eye should be on his master's mansion; and the same flowers that bedecked his own parterre should lend their fragrance and their beauty to the surrounding of the holy temple of his care and love' (Dyer 1856:43-44)

This connection between church and parsonage was sometimes also reinforced by architectural detail. Like the Church of St. Thomas, the Parsonage has a quatrefoil oculus on the same gable facing West Avenue South and its heavy wood frieze brackets are similar to those made in stone for the Church. Interestingly, these brackets are also seen down the street on the Gothic Revival double semi-detached residences at 29 and 31 West Avenue South.

The surviving interior woodwork is also typical of residences with connections to a religious institutions. The 1883 Presbyterian Manse in Lunenburg, Nova Scotia —to quote just one example— has similar prominent mouldings, panelling, door and window surrounds, as well an elaborate curving stairway and granite topped coal fireplace.

Figure 54: A presbytery designed by Pugin with similar features to the Parsonage, including construction in brick, orientation of the T-plan, central entrance, and the combined windows (from Hill 2003:159).

6.3.2 Heritage Integrity

Although the MTCS *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MTCS, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06*, it does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criteria, yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'. More detail with which to judge integrity is provided in the City's *Framework for Cultural Heritage Evaluation* under 'Location integrity' and 'Built integrity' but, like Kalman, these focus more on definition than methodology.

Research commissioned by Historic England in 2004, however, proposed a method for determining levels of change in conservation areas (The Conservation Studio 2004) that also has utility for evaluating individual structures. To evaluate the heritage integrity of the Parsonage, Kalman and the City's criteria have been combined with the Historic England approach in the table below:

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	18 West Avenue South	None	100	Very Good	Original site and lot size
Footprint	T-plan	Southwest addition constructed before 1911	100	Very Good	No comment
Wall	Brick	Repointing on east façade	100	Very Good	No comment
Doors	Wood	Fire door on west façade, metal storm doors on west and east façades	90	Good	The metal storm door system on the east façade is removable and has protected the original glazing, wood framing, and the door. Only the door on the west façade of the north section has been replaced.
Windows	Wood	Steel insert	70	Good	Although all the wood frame windows have been replaced, the openings with flat arch and vertical joint, the labels, and the lug and continuous sills survive. Two windows have been modified to create doorways, and the basement windows and wells have been in-filled
Roof	Unknown covering, wood fascia, frieze, soffit, and brackets	Asphalt shingle	90	Very good	Apart from the asphalt shingles and metal clad fascia, the roof maintains its original shape and details
Chimneys	Two	Both removed	50	Fair	The chimneys have only been removed above the roofline and survive intact within the structure
Water systems	Unknown	Steel gutters and rain water leaders	0	Poor	No comment
Exterior decoration	Window lug sills and labels, quatrefoil windows with brick surrounds, roof brackets, cast iron balconet	None	100	Very Good	The rating of Very Good only represents the available information – in the absence of historic photos it is difficult to determine if additional decoration has been removed.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Porches	*Porch of unknown appearance on south and east façades of south wing*	Replaced with poured concrete porch and accessibility ramp with shed roof and cast iron decoration	50	Fair	While the porch has been removed, the evidence to reconstruct its height has not, and the current design appears to incorporate earlier ornamental ironwork
Interior plan	*All details of interior plan are unknown but likely follow existing divisions*	Two bathrooms in ground level south wing, changes to second level landing	90	Very Good	No comment
Interior walls	Lathe-and-plaster	Some sections replaced with plasterboard	70	Good	The extent of change to the walls is unknown but the presence of original baseboard, chair rails, and door and window surrounds suggests that much of the original wall fabric is intact
Interior trim	Thick wood baseboard, chair rails, window and entrance surrounds	Minimal replacement	90	Very good	The extent of change to the interior trim was not calculated but even in renovated spaces the tall moulded trim is still extant
Interior features (e.g., hearth, stairs, doors)	Wood doors, granite and iron fireplace heating fixtures, built-in storage	Hanging ceiling, composite doors, laminate flooring	90	Very Good	There is a significant level of preservation for interior features, including original heating and vent systems
Landscape features	Central path, iron fences	Fences removed then replaced, asphalt parking, tree removal	80	Good	No significant landscaping. The Good rating is based on roughly 50% of the lot being covered in asphalt.
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			**78**	**Very Good**	**Rating of Very Good is based on original element survival rate of between 75-100%**

6.3.3 Physical Condition

Overall the condition of the foundations, exterior walls, roofing, and interior of the Parsonage ranges from fair to excellent condition. There is no sagging in the rooflines and no significant masonry damage, although some mortar joints have cracked and opened on the south façade of the south wing, especially in the segmental arches of the in-filled basement entrances (Figure 55). In the south wall of the basement there is relatively widespread efflorescence. Some sagging is also evident over a blind window on the south façade of the north section.

However, these observations are based solely on non-specialist, non-systematic, superficial inspection and should not be used to determine the overall structural integrity of the building.

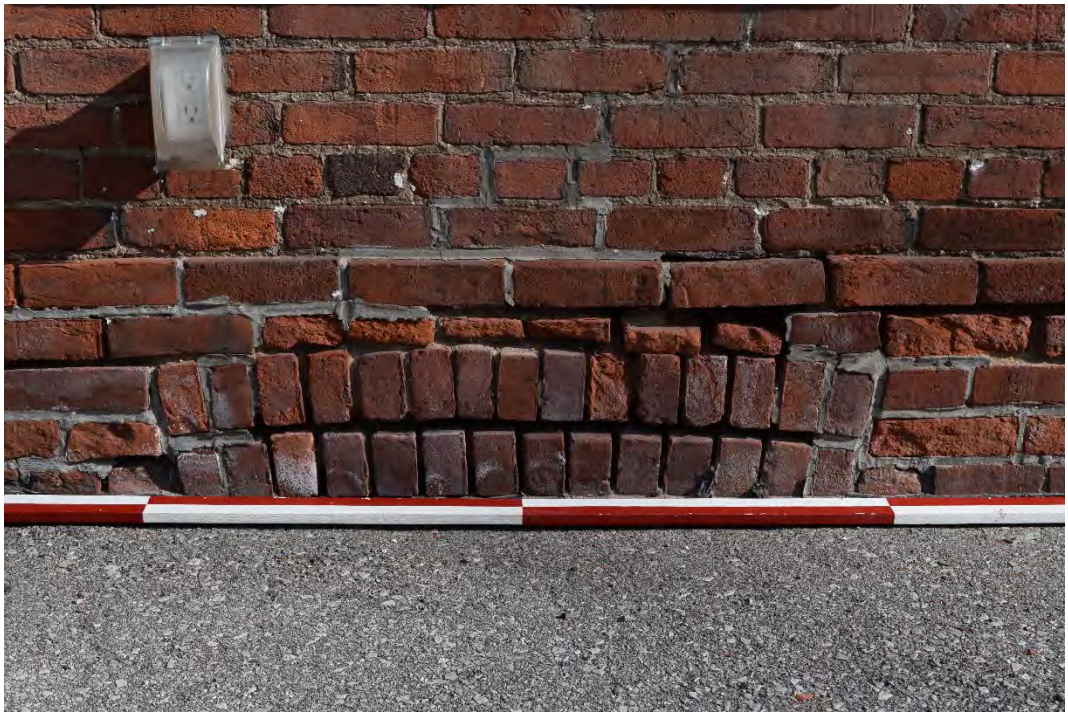


Figure 55: Mortar damage and brick displacement on the south wall of the south wing.

7.0 EVALUATION UNDER *O. REG. 9/06*

The Study Area was visually evaluated to identify attributes of cultural heritage value or interest using the criteria prescribed in *O. Reg. 9/06*. This evaluation was not intended to determine if any of the structures were eligible for listing or designation, but rather to identify potential cultural heritage resources located within the Study Area.

7.1 Design/ Physical Value

Criteria	Evaluation
Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Meets criteria. Rationale: The City's *Inventory* notes three other rectories/parsonages —490 Hunter Road (Flamborough), 2623 Binbrook Road (Binbrook), and on Main Street Flamborough (Lot 12, Concession 1)— but none are specified within urban Hamilton. A search of the Canadian Inventory of Historic Places (historicplaces.ca) using the term 'rectory' and limited to Ontario returned 31 results, one of which is in urban Hamilton (stone rectory associated with Christ's Church Cathedral, 252 James Street and which is protected by Ontario Heritage Trust Easement). A search with the term 'parsonage' returned five results. Given the geographic size of Ontario and considering that historically churches and ecclesiastical residences were central to each community large or small in the Province, the Parsonage is a rare surviving example of its type. The Parsonage's brick construction is also representative of its type, as is its Gothic Revival massing, plan and details. Apparently unique compared to other Ontario parsonages is the scale and height of the structure. Additionally, the Parsonage has a relatively unique level of preservation.
Displays a high degree of craftsmanship or artistic merit.	Meets criteria. Rationale: Several elements the Parsonage display a high degree of craftsmanship including: ■ The brick masonry with a stretcher bond, 'public' east façade and American bond for the other sides to a height of two tall storeys; ■ Flat arch vertical joint window heads and brick labels, and bush hammered with chiselled margin, and moulded stone lug and continuous sills; ■ Moulded soffit, frieze, and Gothic abacus-profile brackets; ■ Oculi with decorative brick surrounds; ■ Large east entrance with wood door, transom, and sidelights; and, ■ Interior wood baseboard, door and window surrounds, and stairway.

Criteria	Evaluation
Demonstrates a high degree of technical or scientific achievement.	Does not meet criteria. Rationale: Although built to a high degree of craftsmanship, the Parsonage is a residential structure that does not demonstrate a high technical or scientific achievement.

7.2 Historical/ Associative Value

Criteria	Evaluation
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Meets criteria. Rationale: The Parsonage is associated with both a significant individual (Hamilton architect Albert H. Hills) and the Anglican Church, a religious institution widely regarded as the 'official' church of the Canadian colonies, and which remained a significant social organization in the early history of post-Confederation Canada.
Yields, or has the potential to yield information that contributes to an understanding of a community or culture.	Meets criteria. Rationale: Study of the Parsonage can contribute to a small but growing body of knowledge on the architectural design and use of religious residences (Jennings 2009; Hill 2003), but also has connections with social history in the City of Hamilton and those of other colonial contexts (e.g., Smith 2003).
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Meets criteria. Rationale: The Parsonage reflects the varied work of Hamilton architect A.H. Hill, which included not only large public and institutional works such as the Hamilton Crystal Palace and Church of St. Thomas, but also residential architecture such as the Parsonage.

7.3 Contextual Value

Criteria	Evaluation
Is important in defining, maintaining or supporting the character of an area.	Meets criteria. Rationale: In combination with the Church of St. Thomas, the Parsonage —with its surrounding open space, set back from the road, and architectural features that match those on the church and elsewhere on the street— is important for defining the religious, institutional, and residential character of West Avenue South near Main Street East.
Is physically, functionally, visually or historically linked to its surroundings.	Meets criteria. Rationale: The Parsonage is physically, functionally, visually, and historically linked to the extant Church of St. Thomas, and is visually linked through similar materials, design, and scale. It is also functionally linked through its former residential purpose with other late 19th century and early 20th century residences on West Avenue South and Wellington Street South.
Is a landmark.	Potentially meets criteria. Rationale: The massing and height of the building, combined with its large and cleared surrounding lot and setback from the road, as well as its association as the Parsonage of the Church of St. Thomas, makes it a probable candidate to be considered a landmark.

7.4 Results of Cultural Heritage Evaluation

This evaluation determined that:

- The Parsonage, including its surrounding lot, at 18 West Avenue South in Hamilton ***has*** heritage value or interest, and ***is*** identified by the City of Hamilton as being of cultural heritage value or interest.

This values derives from the Parsonage's:

- Function as a parsonage associated with the architecturally and socially significant Church of St. Thomas;
- Expertly executed exterior carpentry and masonry, with a high degree of carpentry craftsmanship evident on the interior;
- Association with significant Hamilton architect Albert H. Hills; and,
- Prominence on West Avenue South, achieved through its scale, massing, and placement on a large and open parcel.

Additionally, this evaluation determined that:

- The Parsonage should be considered for listing on the City's *Register of Property of Cultural Heritage value or interest*.

7.5 Statement of Cultural Heritage Value

7.5.1 Description of Historic Place

Based on the current understanding of the site, the following description of historic place is proposed:

> The Parsonage, at 18 West Avenue South in the City of Hamilton, is adjacent to and associated with the former Anglican Church of St. Thomas at the southwest corner of Main Street East and West Avenue South. The tall, two-storey and three-bay brick residence, with a T-plan and projecting bay windows, is situated on a large and flat urban lot with paths, deciduous trees and hedges, and is set back a distance from its frontage on West Avenue South.

7.5.2 Heritage Value

Based on the current understanding of the site, the following description of historic value is proposed:

> Believed to have been constructed in 1870, the Parsonage is associated with Hamilton's third Anglican church, the Church of St. Thomas at 16 West Avenue South. Both the church and parsonage are attributed to significant Hamilton architect Albert Harvey Hills, who was also responsible for building Hamilton's Crystal Palace and many other religious, institutional, and residential structures in the City of Hamilton and surrounding former townships.
>
> The parsonage is built in a sparse Gothic Revival style and even incorporates elements for religious residential architecture introduced by the main advocate for the Gothic Revival, Augustus Pugin (1812-1852). These elements include the gable-roofed, three-bay and two-storey T-plan oriented with a gable and façade facing the street, projecting bay with three aligned windows, and a round oculi in the gables with quatrefoil windows. Other ornament includes brick labels, square-arch vertical joint heads, and stone lug sills at the windows, and large Gothic abacus-profile roof brackets on a moulded frieze.
>
> The main entrance from West Avenue South is now covered by a modern storm door but behind it is the original wood panel door with large four-pane transom and side lights. The level of craftsmanship seen on the exterior also survives on the interior with tall moulded baseboard, and moulded door and window surrounds adorning nearly all the rooms and corridors. A curving central stairway with curvilinear skirt brackets, turned wood balusters, and turned, carved, and cut newel post is prominent when first entering the building and provides access to the largely intact second floor level.
>
> The 0.28-acre lot is relatively unchanged since the Parsonage was built, and has a central path and large front lawn interspersed with mature deciduous trees and hedges. The central path to the east entrance is accentuated by the building's set back from West Avenue South, and the still open surrounding area allows for strong visual connections between the Parsonage and the Church of St. Thomas. Overall, changes to the Parsonage building, property, and viewscapes have been minimal since the late 19th century.

7.5.3 Heritage Attributes

The heritage attributes of the property are the:

- T-plan oriented with a gable and façade facing West Avenue South and set back from the road;
- Tall, two-storey massing;
- Brick construction combining a squared-stone foundation, five-course brick plinth, and stretcher bond pattern for the east façade and American/ common bond for all other sides;
- Tall window openings with single-course brick labels, flat arch vertical joint heads, and bush hammered with chiselled margin stone lug sills;
- Projecting, ground-level bays with combined windows surrounded with flat arch vertical joint heads and moulded stone lug sills;
- Round oculi on each gable with decorative brick surrounds and quatrefoil windows;
- A moulded frieze and soffit, and large Gothic abacus-profile brackets at the eaves and gables;
- An early, single-storey addition with bevelled concrete plinth and wood door with brick label and stone threshold;
- Large central entrance with vertical panel door, four-pane transom and side lights with panels;
- An central curved stairway with curvilinear skirt brackets, turned wood balusters, and a turned, carved, and cut newel post;
- Prominent interior mouldings around the entrances and windows, and tall moulded baseboards; and,
- A surviving coal fireplace with granite top.

8.0 PROPOSED UNDERTAKING AND IMPACTS

8.1 Description of Undertaking

Sacajawea Non-Profit Housing Inc., an Aboriginal social housing provider, has a conditional offer to purchase the Study Area from Good Shepherd Centres and is proposing to demolish the existing building and develop a two-storey, 16-unit stacked townhouse design building comprised of one and two bedroom apartments for smaller First Nations households.

The proposed site plan indicates that the new building would be placed with a 3 m setback from West Avenue South, have 2.3-m side yards, and overall would measure 26.16 m north-south and 17.68 m wide. The west, or rear, side of the property is designated for parking (Figure 56). A concept drawing of the new building's elevations has not yet been produced.

8.2 Proposed Undertaking – Figures

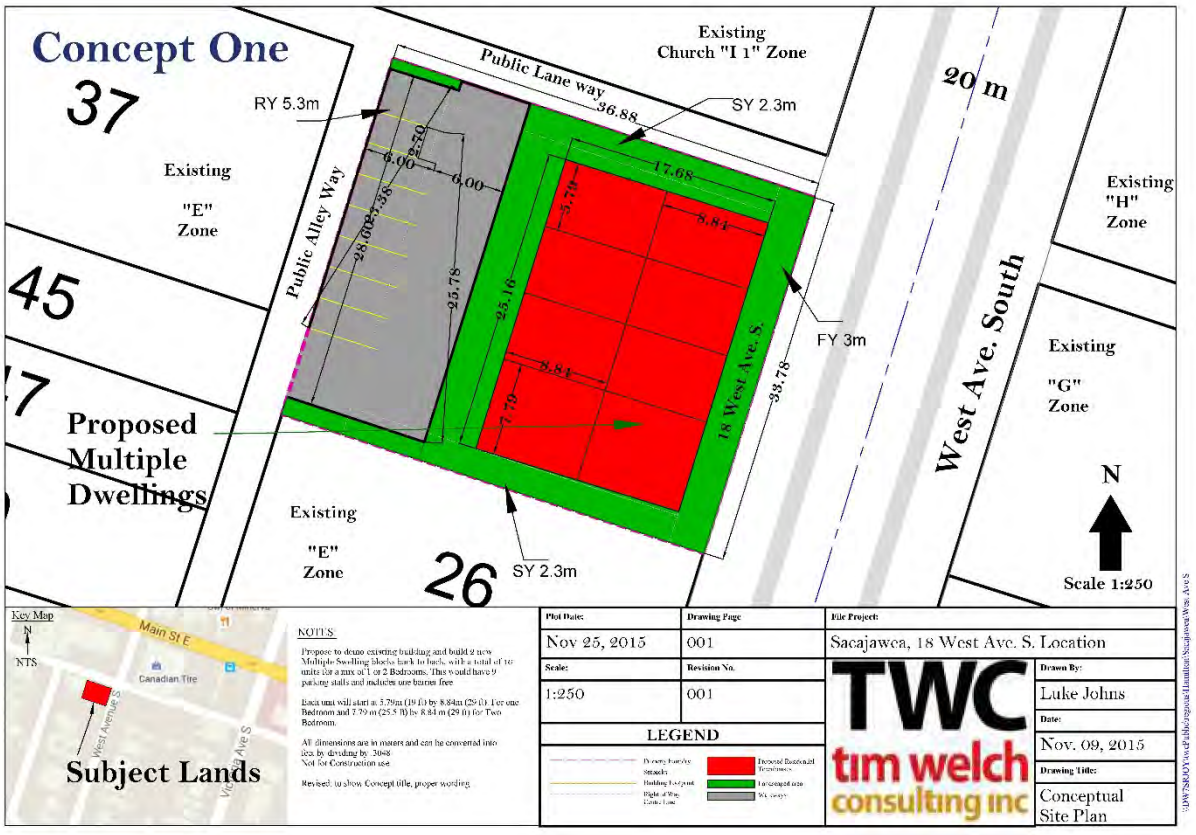


Figure 56: Proposed development plan for the Study Area.

8.3 Potential Impacts

Following criteria provided in the MTCS *Heritage Resources in the Land Use Planning Process,* the proposed development of the Study Area was assessed for six potential direct or indirect impacts to cultural resources identified in the Study Area and those in the adjacent municipally designated Church of St. Thomas.

Criteria	Evaluation
***Destruction** of any, or part of any, significant heritage attributes, or features.*	**Study Area** Significant impact. Rationale: All heritage attributes identified with the Study Area would be destroyed.
	Church of St. Thomas No impact. Rationale: The development is limited to the Study Area.
***Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance.*	**Study Area** Significant impact. See rationale under 'Destruction' above.
	Church of St. Thomas Unknown. Rationale: In the absence of a conceptual elevation, it is difficult to determine if the new development will result in an unsympathetic or incompatible alteration of the streetscape in the vicinity of the Church of St. Thomas.
***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.*	**Study Area** Significant impact. See rationale under 'Destruction' above.
	Church of St. Thomas No impact. Rationale: The two-storey height of the proposed development and its distance from the Church is unlikely to cause impact from shadow,
***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship.*	**Study Area** Significant impact. See rationale under 'Destruction' above.
	Church of St. Thomas Significant impact. Rationale: The development would sever the historical and functional connection between the Church and Parsonage and serve to not only isolate the Church from the historic architecture further south on West Avenue South, but also surround it on all four sides with modern development. The church is currently surrounded by late 20th century development only on Main Street East, and views to the south are a mix of open space, and historic and recent architecture.

Criteria	Evaluation
Direct or indirect obstruction *of significant views or vistas within, from, or of built and natural features.*	**Study Area** Significant impact. See rationale under 'Destruction' above.
	Church of St. Thomas Significant impact. See rationale under 'Isolation' above.
A change in land use *such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.*	**Study Area** No impact. The residential function will continue the historic land use.
	Church of St. Thomas No impact. The residential function will continue the historic land use.

8.4 Results of Impact Assessment

From this evaluation, the proposed development of the Study Area as currently proposed:

- ***Will*** result in significant impacts to the cultural heritage attributes of 18 West Avenue South and the municipally designated Church of St. Thomas.

9.0 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

There is no single, correct way to mitigate the impacts of new construction on historic structures. Best practice for heritage conservation generally attempts *minimal intervention*, that is, maintaining the building in as close to the condition it was encountered. In reality, however, economic and/or technical site considerations may require an alternate method to conserve the cultural heritage value of the structure or property.

As a result of the impact assessment, Golder has identified four conservation options, which are:

1) Preserve and maintain as is: retain the Parsonage unaltered and continue the current usage;

2) Incorporate the Parsonage into new construction and rehabilitate it for compatible uses;

3) Relocate and rehabilitate for new compatible uses; and,

4) Preserve by record and commemorate: document the Parsonage through written notes, measured drawings and photographic records, then demolish. The building may be then commemorated through interpretive signage or displays.

An options analysis for each mitigation option is provided below.

9.1 Mitigation Options Analysis

Option		Advantages	Disadvantages	Comment
1	Preserve and maintain as is: retain the Parsonage unaltered and continue the current usage	This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all heritage attributes of the property. The preservation also conforms to Section 3.4.5.2 of the *Official Plan*, which states that the City 'shall encourage the retention and conservation of *significant built heritage resources* in their original locations' and that 'there shall be a presumption in favour of retaining the built heritage resource in its original location'.	Preservation is not a 'do nothing' approach: to ensure the buildings do not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. Execution of a maintenance program for a building of this scale may, over the long term, prove costly and drain human resources.	While minimum intervention is the most preferred approach, this sometimes proves detrimental to long-term sustainability, since some potential property purchasers find minimal intervention as imposing too many constraints on future development.
2	Incorporate the Parsonage into new construction and rehabilitate it for compatible new uses	As defined in the Parks Canada *Standards & Guidelines*, rehabilitation and re-use can 'revitalize' a historic place. Not only are structures repaired and in some cases restored when adapted for new uses, they are regularly maintained and protected, and the heritage attributes are understood, recognized, and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable	Adapting the building to new uses may still prove difficult given the number of heritage attributes, and incorporating the structure into new development will introduce further design constraints; the impacts of shadow, differences in scale, orientation and setback, and architectural compatibility would all have to be considered when drafting architectural plans for the new structures.	Incorporation and rehabilitation is one of most common conservation approaches since it balances new development with retention and appreciation of architectural and social heritage. However, it also requires innovative solutions to overcome design constraints, and some decisions for adaptive re-use —regardless of how

Option		Advantages	Disadvantages	Comment
		than new builds, even though they may require more specialized planning and trades to undertake.		well they are rationalized— will inevitably draw criticism from the public or heritage and planning professionals.
3	Relocate and rehabilitate for new compatible uses	This option would retain the Parsonage in its current form and perhaps reinstate it to a surrounding that gives it prominence and offers it long-term protection. As mentioned under Conservation Option 2, rehabilitation and re-use can 'revitalize' a historic place.	Relocation is sanctioned under Section 3.4.5.4 of the *Official Plan* in cases 'where it has been demonstrated that retention of the built heritage resource in its original location is neither appropriate nor viable'. However, the Parsonage does not meet either criteria as it is both appropriate for its immediate residential surroundings and for its connections with the adjacent Church of St. Thomas. Relocation would thus sever the significant visual and historical relationship between Church and Parsonage, but also potentially remove the building from its geographic connections with the neighbourhood. If a suitable new site cannot be found in the downtown, the historical association with urban Hamilton would also be severed. All of this would serve to significantly reduce the authenticity of a relocated Parsonage as a heritage structure.	Relocating and subsequently maintaining a heritage structure is not without challenges and the owner of the new location may find that conserving the relocated Parsonage over the long term is economically unsustainable.

Option		Advantages	Disadvantages	Comment
4	Preserve by record and commemorate: document the Parsonage through written notes, measured drawings and photographic records, then demolish. The building may be then commemorated through interpretive signage or displays	Through detailed investigations, the construction, architecture, and history of the Parsonage would be better understood, and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the public through the local library or other public repository, and also through commemorative signage or digital exhibits.	Demolition would result in a tangible element of the City's architectural heritage to be lost, and result in further attrition of the City and Ontario's stock of historic sites. It would also sever a historic and visual relationship between the Parsonage and adjacent Church of St. Thomas Demolishing the Parsonage through application for a demolition permit is an extended process that carries with it the risk of public resistance from private, local, provincial, or national heritage stakeholders, and censure from municipal and federal government.	Preservation by record is the least desirable conservation option, but may be appropriate in cases where the structural integrity of a building is poor and it is prohibitively expensive or technically difficult to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. This is not the case with the Parsonage: the structural integrity appears to be good and there are few contemporary examples, especially in the City.

9.2 Results of Mitigation Options Analysis

The option that best balances economic viability and the long-term sustainability of the Parsonage as a valued historic resource with intact heritage attributes, and one that also minimally impacts the heritage attributes of the Church of St. Thomas is:

- Incorporate the Parsonage into new development and rehabilitate it for compatible new uses (Option 2).

This option will:

- Sustainably conserve a tangible example of the City's significant architectural heritage on its original site;
- Support understanding of the heritage significance of the designated Church of St. Thomas; and,
- Retain the Parsonage within its geographic and historical setting.

10.0 RECOMMENDATIONS

To aid conservation of heritage attributes and contribute to the long-term sustainability, Golder recommends that the Parsonage at 18 West Avenue South be:

- ***Rehabilitated*** through actions such as masonry repair and drainage improvement to ensure long-term survival of the property's heritage attributes;
  - Create an inspection and monitoring schedule that specifically addresses the heritage attributes of the Parsonage.
  - Golder can provide advice on developing this schedule but guidance is also available in published sources such as *Maintenance of Historic Buildings: A Practical Handbook* (2011).
- ***Conserved*** by incorporating the building and its site sympathetically and compatibly into any new design proposal;
  - Develop a ***heritage conservation plan*** that outlines how the heritage attributes of the Parsonage will be preserved, protected, and enhanced during future actions at the site.
  - When planning new construction, consider designs that are compatible with the existing site and form, materials, and massing of the Parsonage and associated Church of St. Thomas.
- ***Adaptively reused*** for a function that balances the objectives of heritage conservation with economic and social sustainability; and,
- ***Listed*** on the City's *Register of Property of Cultural Heritage value or interest.*

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12.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport, Programs and Services Branch, Cultural Division, 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 Sacajawea Non-profit Housing Inc. (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.

13.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.

Henry Cary, Ph.D., CAHP, RPA
Built Heritage Specialist/Archaeologist

Carla Parslow, Ph.D.
Associate, Senior Archaeologist

HC/CAP/ly/lb

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APPENDIX A

City of Hamilton By-law No. 92-239 to Designate: Land Located at Municipal No. 16 West Avenue South As Property of Historic and Architectural Value and Interest

Province of Ontario

Document General

Form 4 – Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

1348444

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'92 10 9 15 00

D. McNabb

LAND REGISTRAR/REGISTRATEUR

(1) Registry [X] Land Titles [ ] (2) Page 1 of 34 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

Designating By-law

(5) Consideration

Nil Dollars $

(6) Description

All of Lots 16, 17 and 18 on the South Side of Main Street, bounded by Wellington Street, West Avenue and Hunter Street, Plan 223 and the southern limit of Main Street conforms to Plan BA Number 783, registered as Instrument Number 400464 A.B., in the City of Hamilton, The Regional Municipality of Hamilton-Wentworth

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription [ ] New Easement [ ] Plan/Sketch (b) Schedule for: Description [ ] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

By-law No. 92-239, attached.

Continued on Schedule [ ]

(9) This Document relates to Instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
(Applicant)		
By its Solicitor,		
Art Zuidema		1992 10 08

(11) Address for Service 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

16 West Avenue South,
Hamilton, Ontario
L8N 2S1

(15) Document Prepared by:

City of Hamilton
Law Department
P.O. Box 2040, 71 Main St. W
Hamilton, Ontario
L8N 3T4 40-098/92.2

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27
Total	

Bill No. C-98

The Corporation of the City of Hamilton

BY-LAW NO. 92-239

To Designate:

LAND LOCATED AT MUNICIPAL NO. 16 WEST AVENUE SOUTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 16 West Avenue South and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

   (i) to cause a copy of this by-law, together with reasons for the designation, to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

   (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this 29th day of September A.D. 1992.

City Clerk Mayor

CERTIFIED A TRUE COPY

ACTING CITY CLERK

(1992) 11 R.P.D.C. 1, June 30

Schedule "A"

To

By-law No. 92- 239

16 West Avenue South, Hamilton, Ontario

All of Lots 16, 17 and 18 on the South Side of Main Street, bounded by Wellington Street, West Avenue and Hunter Street, Plan 223 and the southern limit of Main Street conforms to Plan BA Number 783, registered as Instrument Number 400464 A.B., in the City of Hamilton, The Regional Municipality of Hamilton-Wentworth.

Schedule "B"

to

By-law No. 92- 239

Church of Saint Thomas

16 West Avenue South, Hamilton, Ontario

Context

The Church of Saint Thomas, built in 1869-70, is located at the south-west corner of Main Street East and West Avenue South in the Stinson Neighbourhood. Although little remains along this section of Main of the former streetscape of late 19th and early 20th century buildings, which once included First United Church (now the site of the high-rise development known as First Place), the Church of Saint Thomas still serves as an important neighbourhood landmark. Today, the church presents its best appearance from West Avenue South, a residential street characterized by a pleasant mix of late Victorian housing, including the former 1870s brick rectory directly south of the church, and several early 20th century, low-rise apartments.

Architectural Significance

Designed by Hamilton architect, Albert H. Hills, the Church of Saint Thomas is one of the city's major 19th century Gothic Revival churches and among the last to be constructed of stone. With its asymmetrical form featuring a square corner tower, this church is very similar in design to All Saints Anglican Church, erected three years later. Exterior additions to the original church include the Sunday School added to the rear in 1874 (now the parish hall), the upper section of the tower completed in 1883, and the extension of the chancel in 1908. These additions, all executed in stone with Gothic Revival detailing, together with the original church form a visually unified complex which has been preserved intact.

Historical Significance

Historically important as the third oldest Anglican Church in Hamilton, the parish of Saint Thomas was founded in 1856 as a mission of Christ's Church to serve Anglicans from the city's growing east end. When the congregation outgrew its first church building, erected in 1857 at the corner of Wilson and Emerald Streets, the present church was built on land donated by Ebenezer Stinson.

Designated Features

Important to the preservation of the Church of Saint Thomas are the original features of the north, south and east facades of the 1870 church building, including the stone masonry walls, buttresses, chimneys and carved mouldings, the windows and stained glass, and the doorways. Excluded is the former Sunday School addition on the west side of the church.

APPENDIX B

Chronology - 18 West Avenue South, Hamilton
Complied by the City of Hamilton

Chronology – 18 West Avenue South, Hamilton

Date	Legal Description	Ownership	Change/Event	Notes/Reference
October 27, 1847	H.B. Wilson Survey, RP 223	H.B. Wilson	Plan of the lots in the H.B. Wilson Survey	
				Instrument No. 141835 provided that: - the property would be held "as a site for a parsonage of the Church and Parish of Saint Thomas, in Hamilton, in the Diocese of Niagara"; and - the property would never be mortgaged, except for structural repair to the parsonage or to repair damage caused by any calamity.
August 1, 1848 – October 2, 1850	Plan 223, Lot 56 and 55		**Bargain and Sale:** Hugh B. Wilson; Russel Prentiss	Instrument C11
November 2, 1850	Plan 223, Lot 56 and 55		**Deed:** John Erwin & al; Douglas Prentiss & al	Instrument C56
November 2, 1850	Plan 223, Lot 56 and 55		**Bargain and Sale:** Trustees of Russel Prentiss; Ebenezer Stinson	Instrument C59
April 5, 1869	Plan 223, Lot 56 and 55		**Bargain and Sale:** Ebenezer Stinson; Edmund Neville	Instrument 3031
1876				Brosius Birds Eye View shows building with similar massing/ footprint as existing building with former rear frame shed to west, side bay window to north
October 16, 1880 – October 21, 1880	Plan 223, Lot 56 and Part Lot 55 (all lot 55 except the south 4')		**Bargain and Sale:** Elizabeth Neville Widow; Maria H. Ames	Instrument 22169
Pre 1883			Photograph showing Church of St. Thomas prior to bell tower completed in 1883. Estimated date of 1870s or early 1880s.	Image shows what looks like 18 West Ave S building to the left.
May 5, 1888 – June 27, 1888	Plan 223, Lot 56 and Part Lot 55		**Bargain and Sale**: Maria H. Ames & al; Christina M. Howell	Instrument 40923
1898			1898 Fire Insurance Plan showing two-storey brick building with wrap-around veranda along south and east facades and rear one-storey	

Date	Legal Description	Ownership	Change/Event	Notes/Reference
			frame addition	
c. 1899			Photograph showing Church of St. Thomas	Image shows 18 West Ave S building with decorative fencing around property.
September 12, 1907 – September 25, 1907	Plan 223, Lot 56 and Part Lot 55		**Bargain and Sale:** Christina M. Howell; Hannah E. Morgan & al trustees	Instrument 99356
December 24, 1912 – January 18, 1913	Plan 223, Lot 56 and Part Lot 55		**Grant:** Hannah E Morgan & al trustees; The Synod of the Diocese of Niagara	Instrument 141835; Notes: to be used as parsonage to perform duty
April 1, 1954		Church of St. Thomas	**Survey Plan** by MacKay & MacKay showing part of the lands of the Church of St. Thomas in the block bounded by West Ave, Hunter, Wellington and Main Streets	Plan shows frame garage at rear (west) façade of brick building parallel to western alleyway. Both the west and north alleyways are shown as 12' wide.
May 3, 1954		Church of St. Thomas	**Building Permit No. B 466** for establishing the use of a Sunday school and one apartment.	Application form indicates that prior to 1950, the building was used as a "Residence". The proposed use for the building is identified as "Church Room on 1st floor, apartment on 2nd floor". A total of 4 lodgers are proposed. The application further describes that the first floor will be used for church meetings. Floor plans submitted with application identify building as "Church of St. Thomas Rectory"
1957		Church of St. Thomas	**Church of St. Thomas Centenary Year Program (1857-1957)**	Program identifies that the church assistant is located at 18 West Avenue South and the Rector, Reverend Canon E.H. Costigan, lives at 102 Grant Avenue.
c. 1959			Believed to have ceased to be a rectory	Correspondence in file with lawyer
June 18, 1962		Church of St. Thomas	**Building Permit HA 8137** for replacement of hot water boiler	Application form lists occupancy of building as "Church House"
January 22, 1962		Church of St. Thomas	**Plumbing Permit No. PD 6090**	Building use listed as residential, single family dwelling
May 27, 1964		Church of St. Thomas	**Building Permit No. 18085** to remove existing veranda and replace with 8' x 7' concrete top and one step, footing 4'0'' below grade.	Permit identifies property has a 100'10'' x 120', with a 37'2'' front yard set back. Application form identifies address of applicant as: "Rector of the Church of St. Thomas, 18 West Avenue South, Hamilton"
February 8, 1983	Plan 223, Lot 56, Part Lot 55	Wardens of the St. Thomas Church	**Request for information on outstanding work orders** from E.J. E. Alfred Barrister and Solicitor RE: Church of God of Prophecy purchase of 18	

Date	Legal Description	Ownership	Change/Event	Notes/Reference
			West Ave S from Wardens of the St. Thomas Church	
April 20, 1983		Church of St. Thomas	Request for a new municipal number for the Church (File No. 221)	Letter indicates the reason for the new number: "Requested by secretary of the Church because the church offices are moving from their present quarters located at 18 West Avenue South to the Church proper."
April 28, 1983	Plan 223, Lot 56, Part Lot 55	Incumbent and Church Wardens of the Church of St. Thomas in the Diocese of Niagara	Grant: Incumbent and Church Wardens of the Church of St. Thomas in the Diocese of Niagara; Church of God of Prophecy of Canada	Instrument 242926 CD
c. 1984			Believed to have been sold	Correspondence in file with lawyer
September 11, 1986	Hugh B. Wilson's Survey, Registered Plan 223, Part of Lot 55, All of Lot 56		Building Location Survey by Sidney W. Woods Inc	Instrument No. 242926 C.D.
August 23, 1988	Plan 223, Part Lot 55, Lot 56	Church of God of Prophecy of Canada	**Request for information on outstanding work orders** from Cass and Bishop Barristers and Solicitors RE: Seidel p/f Church of God of Prophesy of Canada	
September 6, 1988		Church of God of Prophecy of Canada	**Zoning Verification Certificate** requested by Cass & Bishop, proposed use of condominiums	
January 11, 1989	Plan 223, Lot 56, Part Lot 55		**Zoning Verification Certificate** requested by Rosenblood, Renaud, Spitale Barristers and Solicitors, proposed use of Multiple Dwelling or High Density	Certificate indicates the present use is a Church.
January 31, 1989	Plan 223, Lot 56, Part Lot 55	Church of God of Prophecy of Canada	**Transfer:** Church of God of Prophecy of Canada; LIUNA Local 837 Health and Welfare Plan	Instrument 493156
April 12, 1990	Plan 223, Lot 56, Part of Lot 55		**Survey Plan** by MacKay & MacKay showing property. Church not included.	Plan shows public right-of-way off West Ave South and that the rear frame garage has been removed.
March 26, 1991			**By-law No. 91-56** to amend Zoning By-law No. 6593 Notwithstanding By-law No. 6593, permit commercial uses including: dental office, business and professional offices and an optician's establishment – within the existing	

Date	Legal Description	Ownership	Change/Event	Notes/Reference
			building.	
September 29, 1992			By-law No. 92-239 to designate 16 West Avenue South approved by Council	
April 1996			St. Thomas Anglican Church closed by the Anglican Diocese of Niagara and put up for sale.	Correspondence in the file for 16 West Avenue South
1997			Carisma Pentecostal Church purchases former St. Thomas Anglican Church	Correspondence in the file for 16 West Avenue South
May 26, 2000	PIN17177-0016 (LT); Plan 62R-15447; RP 223, Part of Lot 55 and All of Lot 56		**Survey Plan** by MacKay, MacKay & Peters Limited showing property. Church not included.	
2001			**Site Plan Application DA-01-013**	
July 18, 2001	Registered Plan No. 223, Lot 56, Plan 223, south side of King st; RP 62R 15447, Part Lot 55; Plan 223, South side of King St, as in CD493156.	Good Shepherd Non-Profit Homes	**Variance Application A-01:90** Approved to permit expansion of existing parking area for the established office use by the addition of three parallel parking spaces adjacent to the public alley to the north	Application form indicates “existing building on site is the former manse to the existing church to the north”. Area: 1118.64 square meters (29.772m x 37.086m) Staff comments on application identify property is listed on Inventory.

APPENDIX C

Biography of Albert Harvey Hills, from Dictionary of Architects of Canada

HILLS, Albert Harvey (1816-1878), an early and important Hamilton architect, was the son of a Loyalist family that fled from New England during the War of 1812 and settled at Trois Rivieres, Que. Hills was born there on 5 August 1816 and brought to Hamilton, Ont. the following year by his family. In the late 1830's he opened a builder's office with his brother Horace H. Hills, and carried on the trade for several years until 1846 when he began to practice as an architect under his own name, and was '...prepared to superintend all kinds of Grecian and Italian Villas, Elizabethan and Swiss cottages, public buildings, and trusts his fifteen years experience will give satisfaction' (Hamilton Gazette, 25 March 1847, 1, advert. first published 21 Sept. 1846). During his early career he made frequent expeditions to the Canadian northwest but a serious accident during one trip necessitated the amputation of a leg, an event that may be related to the sudden bankruptcy of the Hills company of builders and carpenters in 1848 (British Colonist [Toronto], 28 April 1848, 3). He withdrew from active building and joined the staff of the Great Western Railway in 1853-55, but returned to the profession in 1856 and the following year formed a partnership with the German-born Frederick Kortum in October 1857 (Globe [Toronto], 1 Oct. 1857, 3). Their collaboration was short-lived however, and dissolved in early 1859 (Hamilton Times, 10 Feb. 1859, 2). Shortly after Hills received one of the most important commissions of his career, that for the Hamilton Crystal Palace, an immense glass shed completed the following year and opened by the Prince of Wales in September, 1860. Hills was an adept designer who possessed a sophisticated knowledge of the repetoire of styles which were emerging during the rapid growth of the southern Ontario region in the mid-nineteenth century. It may be claimed that was the first to introduce the 'full ornamental Gothic' to commercial architecture in Hamilton with his unique and imposing designs for Carpenter's new store in 1847. From 1868 he was assisted by his son Lucien Hills who took over the practise in 1876. Hills died in Hamilton on 25 November 1878 and was buried at Hamilton Cemetery (obituary in Spectator [Hamilton], Evening Edition, 26 Nov. 1878, 4; biog. in Dictionary of Hamilton Biography, i, 1981, 103; inf. Stephen Otto, Kent Rawson, Toronto)

A.H. HILLS

(works in Hamilton unless noted)

JOHN STREET NORTH, at Market Street, commercial block for Mr. Carpenter, 1847 (Hamilton Gazette, 9 Aug. 1847, 3, descrip.)

PORT MAITLAND, ONT., residence for W.J. Hickes, 1852 (Hamilton Gazette, 4 March 1852, 3, advert.)

MacNAB STREET PRESBYTERIAN CHURCH, MacNab Street South at Hunter Street West, 1856 (Spectator [Hamilton], 12 Feb. 1856, 2, t.c.)

KNOX PRESBYTERIAN CHURCH, James Street North at Cannon Street, manse and addition to the church, 1856 (Spectator [Hamilton], 27 Feb. 1856, 3, t.c.)

ROYAL HOTEL, James Street North at Merrick Street, 1856-57; burned 1935 (Spectator [Hamilton], 14 Feb. 1856, 3, t.c.; Globe [Toronto], 9 Oct. 1857, 2, descrip.)

BURLINGTON HEIGHTS, overlooking the Dejardins Canal, a monument for the victims of the Great Western Railway disaster, 1857 (Spectator [Hamilton], 30 March 1857, 2, descrip.)

UNITED PRESBYTERIAN CHURCH, Jackson Street West at MacNab Street South, 1857-58 (Semi-Weekly Spectator [Hamilton], 29 April 1857, 2; Globe [Toronto], 3 April 1858, 2, descrip.; watercolour perspective drawing by Hills in the possession of the Church as of 2011; inf. Paul Grimwood, Hamilton)

HILLS & KORTUM

SECOND METHODIST CHURCH, John Street North at Rebecca Street, enlargement, 1858 (Spectator [Hamilton], 23 March 1858, 2, t.c.)

JOHN STREET NORTH, at King William Street, two stores for Philip Martin, 1858 (Spectator [Hamilton], 13 May 1858, 3, t.c.)

CENTRAL SCHOOL, Hunter Street West at Park Street South, additions and alterations, 1858 (Spectator [Hamilton], 19 June 1858, 3, t.c.)

A.H. HILLS

Ecclesiastical Works

WEST FLAMBOROUGH TOWNSHIP, Christ Church [Anglican], Highway No. 8 at Bullock's Corners, near Dundas, Ont., 1864 (Canadian Churchman [Kingston], 17 Aug. 1864, 2, descrip.; Waterdown-East Flamborough Heritage Society, From West Flamborough's Storied Past, 2003, 50-51, illus. & descrip., but lacking attribution)

PRIMITIVE METHODIST CHURCH, Hughson Street North at Gore Street, 1864-67 (Spectator [Hamilton], 23 Aug. 1864, 2, t.c.; 1 Feb. 1867, 2, descrip.)

BEVERLY TOWNSHIP, West Flamborough Presbyterian Church at Orkney, Highway No. 8 at Middletown Road, 1865-67 (Presbyterianism in West Flamboro Church 1833-1908, 48-9, illus.; Waterdown-East Flamborough Heritage Society, From West Flamborough's Storied Past, 2003, 22-23, illus. & descrip.)

CENTENARY METHODIST CHURCH, Main Street West near James Street, 1866-68 (Spectator [Hamilton], 3 April 1866, 2, t.c.; 24 Oct. 1868, 2, descrip.; Hamilton Evening Times, 22 Feb. 1868, 3, descrip.)

METHODIST CHURCH, Pearl Street North at Napier Street, 1867 (Hamilton Evening Times, 22 Aug. 1867, 3)

ST. THOMAS ANGLICAN CHURCH, Main Street East at West Avenue, 1869-70; Parish Hall, 1874 (Spectator [Hamilton], 2 July 1869, 2, descrip.; dwgs. for school house at Ontario Archives, D. Coll., 966-67)

CHRIST CHURCH ANGLICAN CATHEDRAL, James Street North near Robert Street, additions, 1872 (Spectator [Hamilton], 4 April 1872, 2, t.c.)

LORETTO CONVENT, King Street West at Ray Street, major addition, 1873 (Spectator [Hamilton], 27 Nov. 1873, 3, descrip.)

Institutional Works

CRYSTAL PALACE, at the Hamilton Exhibition Grounds, 1859-60; demol. 1891 (Spectator [Hamilton], 5 July 1860, 2, illus. & descrip.; Globe [Toronto], 20 Sept. 1860, 2, descrip.)

WENTWORTH COUNTY GAOL, Court House Square, addition, 1866 (Spectator [Hamilton], 17 July 1866, 3, t.c.)

PUBLIC MARKET, John Street North at Market Street, 1866; additions 1869 (Spectator [Hamilton], 13 Sept. 1866, 2, t.c.; 21 Sept. 1869, 2, t.c.)

ST. PATRICK'S WARD SCHOOL, Hunter Street East near Liberty Street, addition and improvements, 1868 (Spectator [Hamilton], 5 June 1868, 2, t.c.)

ST. MARY'S WARD SCHOOL, 1868 (Spectator [Hamilton], 24 Sept. 1868, 3, t.c.)

DUNDURN CASTLE, York Street, conversion of the mansion of Sir Allan MacNab into a Deaf & Dumb Asylum for the Province of Ontario, 1869 (Spectator [Hamilton], 5 Oct. 1869, 2, t.c.; Daily Telegraph [Toronto], 8 Oct. 1869, 1, descrip.)

ST. LAWRENCE WARD SCHOOL, Wellington Street North near Cannon Street, 1869 (Spectator [Hamilton], 12 May 1869, 2, t.c.; 20 Nov. 1869, 2, descrip.)

PRIMARY SCHOOL, Main Street West at Queen Street, 1870 (Spectator [Hamilton], 20 May 1870, 2, t.c.)

ANCASTER, ONT., Township Hall, 1871 (Spectator [Hamilton], 6 Feb. 1871, 2, t.c.; M. MacRae & A. Adamson, 1983, Cornerstones of Order, 1983, 210, illus.)

MARY STREET PUBLIC SCHOOL, Mary Street at Wilson Street, extension and addition of top storey, 1872 (Spectator [Hamilton], 11 July 1872, 2, t.c.)

BOY'S HOME, on the Crawford farm east of the Delta, 1873 (Spectator [Hamilton], 20 Jan. 1873, 3, descrip.)

CHILDREN'S HOME, addition and outbuildings, 1873 (Spectator [Hamilton], 26 March 1873, 2, t.c.)

FIRE HALL, Ward Three, 1874 (Spectator [Hamilton], 16 Oct. 1874, 2, t.c.)

FIRE HALL, Ward Four, 'adjoining the Military Prison on the Crystal Palace Grounds', 1875 (Spectator [Hamilton], 10 May 1875, 2, t.c.)

WENTWORTH COUNTY REGISTRY OFFICE, John Street South at Jackson Street East, 1875 (Evening Times [Hamilton], 4 Aug. 1875, 2, t.c.)

CENTRAL FIRE STATION, Hughson Street North near King William Street, 1875; addition, 1876 (Spectator [Hamilton], 18 Oct. 1875, 2, t.c.; 23 June 1876, 2, t.c.)

Commercial and Industrial Works

KING STREET WEST, at MacNab Street, store for G.R. Terwilliger, 1867 (Spectator [Hamilton], 4 Oct. 1867, 2, descrip.)

KING STREET EAST, 'The Pharmacy', a store for Thomas Lawrence & Co., 1868 (Hamilton Evening Times, 3 March 1868, 3, descrip.)

WANZER SEWING MACHINE CO., King Street East at Catharine Street, addition, 1869 (Spectator [Hamilton], 26 May 1869, 2, t.c.)

MERRICK STREET, at MacNab Street North, commercial block for Moore & Davis, 1870 (Spectator [Hamilton], 31 Jan. 1870, 2, t.c.)

JAMES TURNER & CO., Hughson Street South near King Street East, warehouse, 1870 (Spectator [Hamilton], 20 April 1870, 2, t.c.)

WOOD & LEGGATT CO., King William Street near Hughson Street North, warehouse, 1869; addition, 1871 (Spectator [Hamilton], 28 June 1869, 2, t.c.; 23 May 1871, 2, t.c.)

BANK OF MONTREAL, King Street West near James Street, additions and alterations, 1870 (Spectator [Hamilton], 2 July 1870, 2, t.c.)

TUCKETT & BILLINGS TOBACCO CO., King Street West near Bay Street, major addition, 1870-71; addition, 1876 (Spectator [Hamilton], 4 July 1870, 2, t.c.; 11 July 1871, 2, descrip.; 29 Jan. 1876, 2, t.c.)

SANFORD, McINNES & CO, King Street East at John Street, additions and alterations to store, 1870 (Spectator [Hamilton], 13 Oct. 1870, 2, t.c.)

JOHN STREET SOUTH, at Jackson Street East, block of four stores and dwellings for S. Davis, 1871 (Spectator [Hamilton], 7 Feb. 1871, 2, t.c.; 13 Feb. 1871, 3)

HESPELER, ONT., Hespeler Sewing Machine Co., factory, 1871 (Spectator [Hamilton], 15 July 1871, 2, t.c.)

RUTHERFORD & CO., Hughson Street North at Guise Street, glass works, 1871 (Spectator [Hamilton], 13 Feb. 1871, 3)

J.C. FIELDS CO., King Street West near MacNab Street, store, 1871-72; demol. (Spectator [Hamilton], 13 Feb. 1871, 3; 11 Jan. 1872, 3, descrip.)

CORNWALL, ONT., cotton mill for the Cornwall Cotton Manufacturing Co., 1872 (Globe [Toronto], 2 April 1872, 4, t.c.; Mail [Toronto], 21 May 1872, 3, t.c.)

GURNEY & WARE CO., John Street North at Colbourne Street, weigh scale factory, 1872 (Spectator [Hamilton], 6 Dec. 1872, 3, descrip.)

LISTER BLOCK, James Street North at Rebecca Street, major addition of six stores, 1873 (Spectator [Hamilton], 20 Jan. 1873, 3, descrip.)

KING STREET WEST, opposite Charles Street, hotel for John Mitchell, 1873 (Spectator [Hamilton], 21 March 1873, 3, descrip.)

JAMES STREET NORTH, factory for John P. Pronguey, 1873-74 (Spectator [Hamilton], 5 May 1873, 2, t.c.; 30 Sept. 1874, 2, t.c.)

MANSION HOUSE HOTEL, King Street West at Park Street, for William Fitzgerald, 1873 (Spectator [Hamilton], 10 July 1873, 3)

MOUNTAIN VIEW HOTEL, on Hamilton Mountain, major addition, 1873 (Spectator [Hamilton], 27 Nov. 1873, 3, descrip.)

BURLINGTON BEACH, ONT., Ocean House Hotel, 1875; burned 1895 (Spectator [Hamilton], 5 Jan. 1875, 2, t.c.; inf. Robert Hamilton, Hamilton, Ont.)

Residential Works

HANNAH STREET EAST, near James Street south, alterations and repairs to residence with new carriage house and stables for William E. Sanford, 1868 (Spectator [Hamilton], 18 June 1868, 2, t.c.)

JAMES STREET SOUTH, residence for John McPherson (Spectator [Hamilton], 13 Feb. 1871, 3)

WEST MARKET STREET, near Queen Street, block for 5 houses for James Horsburgh, 1871 (Spectator [Hamilton], 13 Feb. 1871, 3)

ANCASTER, ONT., residence for Mrs. William Kern, 1876 (Spectator [Hamilton], 7 April 1876, 2, t.c.)

Competitions

HAMILTON, ONT., City Hall & Market Building, 1857. Hills received Second Premium for his design submitted under the pseudonym 'Qui uti seit si bona' (Spectator [Hamilton], 2 April 1857, 2). The First Prize was awarded to Frederick Kortum, with whom Hills was later appointed joint architect for the project (Spectator [Hamilton], 29 Sept. 1857, 2; 13 Oct. 1857, 2, descrip.)

STRATFORD, ONT., High School, 1877. A.H. Hills (or more likely his son, Lucien) was one of 34 entrants who submitted a design for this project, but his scheme was not premiated (Stratford Beacon, 5 Oct. 1877, 2). The winning design was prepared by McCaw & Lennox of Toronto