

8.1(a)

REPORT ON THE HOUSE & PROPERTY, 880 CENTRE ROAD

The house and property at 880 Centre Road, originally known as 'Flamborough Hall' is located in the northern half of Lot 7, Concession 5 in the former township of East Flamborough and now the City of Hamilton. It has recently been sold after being owned by Dr. & Mrs. Hendrik Scholtens for the past thirty three years. The property consists of a large two storey red brick house, construction date 1888-1890, several farm outbuildings and 42 acres of a working farm.

Assessment Roll # 303.510.10800

Farming has been carried on continuously on the 880 Centre Road property since 1829, beginning with the first owner-occupier, John Binkley to the present, a total of 188 years. A variety of farming has been carried on, from the mixed farming of the 19th century under Binkley ownership to the specialized animal husbandry of the 20th century as practised during the Buzza and Scholtens ownership. Since the 1960s, the owners of the property, John DeVries (Flamborough Centre Properties) and Dr. Hendrik Scholtens have not practised full-time farming in the traditional sense, both owners using the property to supplement their income

A variety of outbuildings remain on the property connected to farming operations, including one very large wooden barn located almost directly behind the rear of the house and erected to house dairy and beef cattle and finally sheep. Originally two additional buildings were on the property, just across the driveway from the house, but today, only one of the one storey frame dwellings erected during the 1930s to provide housing for farm employees remains.

Situated on a slight rise in the land to overlook Centre Road and approached up a short driveway, this very fine two-storey red brick Victorian house, known locally as "Flamborough Hall" was erected during the last years of the 1880s, almost certainly to house Peter Binkley's family after the south half of the Lot 7, Concession 5 property, where the family house was originally located, was sold to Wellington S. Griffin and a new one was required as the family moved to the north half of the lot. On the East Flamborough Township map in the 1875 Illustrated Atlas of Wentworth County, it clearly shows just a single Binkley house being located in the south half of the lot. By 1903 and the publication of a second Wentworth Atlas, the township map shows both the new house in the north half and the original one in the south half.

The house illustrates several of the changes that began to reflect the growing prosperity of Canadian farmers after 1870. Gone is the traditional central gable, replaced by double gables on the front façade, with steeper roof lines adding height and balance to the larger house and decorated with elegant bargeboard. The chimneys are brick and maybe the original ones for the house.

The front façade of the house is broken by a projecting bay on the south side, with the north front façade recessed behind a verandah with decorative columns and brackets. The verandah was restored in the early 1990s by Alan Fair, recommended by the Cambridge L.A.C.A.C. for his excellent restoration work and based on an archival photograph of the house and verandah taken during World War 1 and held by the Flamborough Archives. The large wooden front door with transom and side lights opens onto the verandah and maybe original.

There is a 20th century frame addition at the rear of the house that contains an entrance way, a mud room and extension of the kitchen area that is not visible from Centre Road.



(A small collection of colour photographs are attached taken November 2017)

The first owner-occupant of Lot 7, Concession 5, East Flamborough Township was David Binkley who acquired the property in 1829.

Executors of Samuel Street, Niagara to John Binkley, all 200 acres, Lot 7, Concession 5 East Flamborough Township, B. & S. £225 19 January 1829, Registered 8 January 1835 Document # 384. East Flamborough Township Land Registry Abstract Index Book 1 Crown to 1860 Flamborough Archives

John Binkley (1777-1848) was the eldest son of Marx/Marks Binkley (1748-1805). During his lifetime he purchased and sold property in townships around the Head-of-the Lake, including Barton Township and East and West Flamborough Township and was an example of early American settlers who came to Upper Canada after the American Revolutionary War with the sole purpose of acquiring land for their children at the cost of swearing allegiance to the British Crown. He was born in Lancaster County, Pennsylvania and accompanied his father to Upper Canada, arriving at the Head-of-the-Lake in 1798. His father purchased 102 acres in part of Barton Township that became known as the Gore of Ancaster in 1803 which John inherited on the death of his father in 1805 and sold to Samuel Bamberger for £125 a year later.

After the War of 1812, John Binkley submitted a claim for £75 siting damages to his barn, loss of crops and beehives in 1813 and 1814 by both British soldiers and First Nations warriors.

In February 1818 John Binkley acquired Lot 11, Concession 3 West Flamborough Township from Captain Samuel Smith that was transferred to his son George Smith by his 1848 Will.

Besides the Lot 7, Concession 5 East Flamborough property, the Crown awarded him the 200 acres Patent of neighbouring Lot 6, Concession 5 East Flamborough Township on 20 December 1840 that went to his son William in 1848.

John Binkley died 9 June 1848 and was buried with his wife, Nancy Gringrich in the Marx Binkley Cemetery, West Hamilton.

"Died yesterday afternoon, John Binkley Esq., aged 72 years. Friends and acquaintances are requested to attend the funeral from his late residence near Dundas on Sunday the 11th instant at three o'clock." Hamilton Spectator 10 June 1848.

Reference Material for the John Binkley ownership:

- Jardine, David, West Hamilton a Village and a Church, Hamilton, The West Hamilton Heritage Society 1992 pgs. 1-2
- West Flamborough Township Centennial Committee, West Flamborough Township Centennial 1850-1950 Dundas 1950 pgs. 23, 85 (Picture of John Binkley), 88
- Wray, Sylvia, Flamborough Obituary Notices 1835-1859, Flamborough, The Waterdown-East Flamborough Heritage Society 1996 pg.1
- Lootens, Marsha, An Inventory of Heritage Buildings in the Township of East Flamborough, Private Printing, 2008 pgs. 57-58.

Just prior to John Binkley's death in June 1848, all 200 acres of Lot 7, Concession 5 East Flamborough Township were transferred to his son, Abraham Binkley, with no record of the monetary cost entered in the Land Registry Book.

John Binkley to Abraham Binkley, all 200 acres Lot 7, Concession 5, East Flamborough Township, B. & S. 28 April 1848 Registered 13 June 1848 Document # A58. East Flamborough Township Land Registry Abstract Index Book 1 Crown to 1860 Flamborough Archives

During the 1820s, land north of the Waterdown settlement received its first settlers. During the decade, the 5th Concession of East Flamborough Township saw the arrival of its first settlers, such as the Baker, Finlay, Foster and Creen families occupying lots, clearing land of timber stands, constructing log cabins and houses and starting to farm. While John Binkley may not have lived on the farm, his son, Abraham certainly did. Abraham Binkley (c.1812-1865) was born in Upper Canada. He died in East Flamborough Township on 20 January 1865 aged 53 years and 10 months and buried in the Union Cemetery, Waterdown.

Abraham Binkley is documented as farming all 200 acres of Lot 7, Concession 5 on the 1851-1852 Agricultural Census of East Flamborough Township.

Besides farming, during the 1850s and 1860s Abraham Binkley was listed as a Tanner and Currier in both Canadian and Wentworth County Directories, almost certainly using the tributary of the Grindstone Creek that crosses the property of Lot 7 for this small industrial enterprise.

On 25 January 1854, a notice in the Hamilton Spectator reported Abraham Binkley elected as the Councillor for Ward 3 of East Flamborough Township.

In 1854, Abraham and his wife severed one acre from their property for the School Trustees of School Section No. 4, although the transaction was not officially recorded until 1863. Located in the northern half of the lot, the one room frame building was in use until 1927, when it was replaced with a brick structure, the frame building being moved to become a private residence at Flamborough Centre. (This one acre of severed school property would be referenced in all future transactions of the lot.)

Abraham Binkley et ux to The School Trustees School Section No. 4, 1 acre, Lot 7, Concession 5, East Flamborough Township, \$80, 20 June 1863 Registered 12 October 1863 Document # 300
East Flamborough Township Land Registry Abstract Index Book 1 Crown to 1860

Reference Material for the Abraham Binkley ownership:

- Wray, Sylvia, and they came to East Flamborough Township, Waterloo, The Waterdown-East Flamborough Heritage Society 2003 pg. 54
- Hamilton Branch, Ontario Genealogical Society, Union Cemetery, Waterdown, Hamilton, Private Printing 1977
- Wray, Sylvia, Agricultural Census of East Flamborough Township, Flamborough, The Waterdown-East Flamborough Heritage Society 1986.
- Waterdown Listing as a Tanner, The Canada Directory for 1857=58, Montreal 1858 pg.869.
- Waterdown & Bakersville Listings as Tanner & Currier, County of Wentworth and City of Hamilton Directories for 1867, 1868.
- Forsyth, Scott, The Scott Forsyth Scrapbook of Newspaper Articles on Flamborough from The Hamilton Spectator 1852-1897, Flamborough 2015 pg. 2A
- Darlison, Jessica, An Inventory of Flamborough Schools, Flamborough, The Waterdown-East Flamborough Heritage Society 2011

Following his death, Abraham Binkley's property of Lot 7, Concession 5 East Flamborough Township passed to his son Peter Binkley.

Abraham Binkley to Peter Binkley, all 200 acres, Lot 7, Concession 5 East Flamborough Township, Will, 17 January 1865 Registered 15 March 1865 Document # 565
East Flamborough Township Land Registry Abstract Index Book 1 Crown to 1860

Peter Binkley, Born 23 March 1843, died 3 January 1903 aged 60 years and his wife Hannah Celista Horning (? -1925) are buried in the Union Cemetery, Waterdown

They are recorded on the 1881, 1891 and 1901 Census Returns for East Flamborough Township.

Peter Binkley is shown as the owner of all 200 acres of Lot 7, Concession 5 East Flamborough Township in the 1875 Illustrated Atlas of Wentworth County. The township map shows the location of the Binkley's original house on the south half of the lot and the school building on the north half.

In 1888, Lot 7 Concession 5 East Flamborough Township was divided in half, with the south half sold to Wellington S. Griffin of East Flamborough Township.

With the sale of the southern part of Lot 7, a new red brick two storey house, known as 'Flamborough Hall' was built c.1888-1890 in the northern part for the Peter Binkley family as shown on the East Flamborough Township map in the 1903 Imperial Atlas of Wentworth County, together with the Flamborough Centre School House.

Executors of Abraham Binkley's Will to Wellington S. Griffin, 100 acres S½ Lot 7, Concession 5 East Flamborough Township, B. & S., \$8000 8 December 1888 Registered 8 December 1888

Document # 4870

East Flamborough Township Land Registry Abstract Index Book 2

Flamborough Archives

Reference Material for the Peter Binkley ownership:

- Hamilton Branch, Ontario Genealogical Society, Union Cemetery, Waterdown, Hamilton, Private Printing 1977
- The Illustrated Atlas of Wentworth County, Toronto, Page & Page 1875 pg.23
- The Imperial Atlas of Wentworth County 1903 pgs. 15-16
- 1881, 1891 & 1901 Census Returns for the Township of East Flamborough Township, Wentworth County – Ontario Archives

Following the death of Peter Binkley in 1903, the northern half of Lot 7, Concession 5, East Flamborough Township passed to Morley Blake Binkley (? -1924)

Hannah C. Binkley, Mary E. Binkley, B. Binkley, Executors of Peter Binkley to Morley Blake Binkley , 100acres, Lot 7, Concession 5 East Flamborough Township, minus 1 acre for S.S. No.4, B. & S., 23 April 1906 Registered 23 April 1906 Document # 7903

Hannah C. Binkley, Mary E. Binkley B. Binkley, Executors of Peter Binkley & Ella M. Binkley to Morley B. Binkley, 100 acres, Lot 7, Concession 5 East Flamborough Township, minus 1 acre for S.S. No.4, Concession of Mortgage, 5 September 1917, Registered 11 September 1917

Document # 9940

East Flamborough Township Land Registry Abstract Index Book 2

(Mortgage of \$2500 Discharged 28 June 1929 Document # 9940 recorded in Book 3)

In 1921, after almost a century of continuous ownership by the Binkley family of East Flamborough, Lot 7, Concession 5, East Flamborough Township was sold out of Binkley family.

Hannah C. (wife of Peter Binkley), Mary E. (by her atty. E. G. Binkley), Morley B. Binkley, Executors & Trustees of Peter Binkley, Jean L. Binkley (wife of Morley B.) to George Frazer Buzzza, Rear or N½ Lot 7, Concession 5 East Flamborough Township, 100 acres (excluding 1 acre to School Trustees S.S. No.4), for consideration of \$1 plus mortgage of \$18,000 10 August 1921 Registered 13 October 1921 Document # 10807

East Flamborough Township Land Registry Abstract Index Book 3
Flamborough Archives

(Mortgage with Ewart G. Binkley discharged 25 August 1925)

George F. Buzza et ux to George A. Buzza & Isabelle J. (his wife) Joint Tenants, Grant, N½ Lot 7, Concession 5 East Flamborough Township, 100 acres (minus 1 acre for S.S. No. 4), \$1 25 August 1925, Registered 25 August 1925

East Flamborough Township Land Registry Abstract Index Book 3

During the ownership of George A. & Isabell J. Buzza, two Right of Easement s and the Right to Maintain Poles are recorded

The Hydro Electric Power Company of Ontario, 30 December 1930 Registered 17 February 1931 Document # 13005

East Flamborough Township Land Registry Abstract Index Book 3

The Hydro Power Commission of Ontario, 24 November 1938 Registered 3 May 1946 Document # 16719

East Flamborough Township Land Registry Abstract Index Book 4
Flamborough Archives

Isabell Buzza (Widow of George F. Buzza) to Ruth Evelyn Buzza, N½ Lot 7, Concession 5 East Flamborough Township, 100 acres except 1 acre of S.S. No. 4, Grant \$1, 8 February 1952 Registered 22 February 1952 Document # 21686

East Flamborough Township Land Registry Abstract Index Book 5
Flamborough Archives

Ruth E. Buzza to Trustees of S.S. No.4, small additional piece of property from N½ Lot 7, Concession 5 East Flamborough Township (legal description included) 30 April 1954 Registered 26 May 1954 Document # 24950

East Flamborough Township Land Registry Abstract Index Book 5

Ruth E. Buzza to Francis C. Organ, Rear or North ½ Lot 7, Concession 5 East Flamborough Township (except property of S.S. No. 4) B. & S. \$50,000 15 September 1954 Registered 20 September 1954 Document 25554

East Flamborough Township Land Registry Abstract Index Book 5

Ruth Evelyn Buzza (c.1904-1996) was born in the Master Bedroom of Dundurn Castle, Hamilton and spent the first five years of her life there. Her father, Samuel Weaver, a gardener and horticulturist had been employed by the previous owner, Senator McInnes and when the castle was sold to the City of Hamilton in 1899, Mr. Weaver was appointed the first Superintendent of Parks Hamilton and given the castle to live in, requiring him to maintain the building when it opened to the public on 24 May 1900.

After World War 1, the Weaver family came to Waterdown and operated a General Store on Main Street South. Ruth Weaver married John Aiden Buzza in 1923 and moved to his family's farm on Centre Road, where her husband, John A. Buzza was killed in a terrible farming accident involving a tractor in 1952. Although the property was sold, Ruth Buzza remained living in the house and continued the farm's dairy operations into the 1960s with the help of hired men.

Reference Material for the Buzza Family Ownership:

- Burlington Central High School, Remembering the Past Volume 4, No. 1 1981 pgs. 21-23
- The Flamborough Review 31 January 1996, Kitching Scrapbook No. 30 Flamborough Archives
- Conversation with Dr. Hendrik Scholtens, Flamborough 18 November 2017

The Flamborough Archives does not own the later East Flamborough Township Land Registry Abstract Index Books that cover the period 1960 to the present, so I am unable to document the remaining legal history of the property.

In 1969, the northern half of Lot 7, Concession 5 East Flamborough Township was sold to John DeVries and his company, Flamborough Centre Properties. Born in Holland, Mr. DeVries immigrated to Canada after World War 2.

His name first appears in the Mountsberg area of East Flamborough, recorded as a builder and then purchasing property on which he built houses. In 1969 he purchased 14 acres of Lot 1, Concession 12, rebuilt a stone house on the property that had been destroyed by fire and sold in 1973; in 1972 he purchased a building lot in Lot 7, Concession 12, fronting onto Centre Road; during the 1970s he built a number of houses on Lot 3, Concession 12, after the Wigood property was sold in 1965;; in 1977, Flamborough Centre Properties purchased most of the Josiah Mount farm Lot 5, Concession 12. During the DeVries ownership of Lot 7, Concession 5 East Flamborough Township the property continued to be operated as a farm under John Devries' Son Peter.

Sometime during the early 1970s, John Devies severed off property between 880 Centre Road and the 6th Concession Road East for development of the John Martin Sub-Division that fronts onto the 6th Concession Road – reducing the property at 880 Centre Road to a 42 acre farm.

In 1984 Flamborough Centre Properties sold to Dr. & Mrs. Hendrik Scholtens the 42 acre property at 880 Centre Road continued as a farm with sheep and lambs raised for the Hamilton's Greek Orthodox community with no further severance of the property taking place.

Reference Material:

- The Mountsberg Historical Society, The Mountsberg Heritage (Revised Edition) Private Printing 2015 pgs.26, 28, 35, 46
- Conversation with Dr. Hendrik Scholtens, Flamborough 18 November 2017