

# Cultural Heritage Impact Assessment

## City of Hamilton

'Lampman House'

1021 Garner Road East, Ancaster, City of Hamilton



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## Table of Contents

<b>1.0 Purpose</b>	<b>3</b>
<b>2.0 Introduction</b>	<b>4</b>
2.1 Planning Context	4
<b>3.0 Research and Analysis</b>	<b>5</b>
3.1 History of the Cultural Heritage Resource	5
3.2 Description of Heritage Attributes	7
3.2.1 Architectural Background	7
3.2.2 Description of Heritage Resource	8
3.3 Evaluation of Heritage Significance	10
<b>4.0 Statement of Significance</b>	<b>13</b>
<b>5.0 Description of Proposed Development</b>	<b>13</b>
<b>6.0 Potential Impacts to the Heritage Resource</b>	<b>13</b>
<b>7.0 Mitigation Strategies</b>	<b>14</b>
7.1 Massing and scale	14
7.2 Building materials and design features	15
7.3 Transition	16
<b>8.0 Conclusion</b>	<b>17</b>
Appendices	
Subject Property Location	18
Satellite View of Subject Property and Environs	19
Satellite View of Subject Property	20
Part of the 1876 Illustrated Historical Atlas of Wentworth	21
Conceptual Plan of the Proposed Development	22
Photographs	23
Bibliography and Sources	26
Glossary	28
Author Qualifications and Acknowledgements	29

## 1.0 Purpose

This Cultural Heritage Impact Assessment was identified as a submission requirement for Official Plan and Zoning By-law Amendment applications by the City of Hamilton and was prepared according to the City of Hamilton's Terms of Reference for Cultural Heritage Impact Studies. The proposed development is located at 1001, 1009 and 1035 Garner Road East and is adjacent on three sides to the property at 1021 Garner Road East which is part of the Meadowlands Neighbourhood IV Secondary Plan area. This property contains a single detached 1.5 story house of stone construction and an associated garage (Maps 1-5, Photographs 1-5).

Due to the presence of the stone house which is a documented 19<sup>th</sup> Century built heritage resource, this property is included in the City's *Inventory of Buildings of Architectural and/or Historical Interest* and identified as Site Specific Policy – Area A in the Meadowlands IV Secondary Plan.

The following policy applies to the subject property: *To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. Any future development scenario for these lands shall incorporate this dwelling.*

A Heritage Impact Assessment is required under the policies of the Urban Hamilton Official Plan for development adjacent to properties included in the City's Inventory or otherwise identified as being of cultural heritage value or interest.

The proposed development will retain the subject property in its current state resulting in minimal impacts to the built heritage resource. However, the proposed new development, in close proximity to a historic property, could create issues of transition between the two should the new buildings or their associated landscaping and location clash with the existing heritage structure. This assessment seeks to address potential adverse impacts to this resource and provide recommendations for mitigation.

The specific components of the Cultural Heritage Impact Assessment Terms of reference that will be addressed within this study include:

- a location plan showing and describing the contextual location of the site
- a conceptual site plan
- an identification and evaluation of the potentially affected cultural heritage resources, including detailed site history, containing textual and graphic documentation;

- a description of the proposed development
- a description of all cultural heritage resources to be affected by the development
- a description of the effects upon the cultural heritage resources by the proposed development
- a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resources, including: the means by which the existing cultural heritage resources shall be integrated within the proposed development
- photographic records, maps, and other documentary materials found during historical research and present-day photographs of the property
- a detailed list of cited materials.

## 2.0 Introduction

The subject property is located at 1021 Garner Road East which is located on the north side of Garner Road East, west of Glanaster Road in the Town of Ancaster within the City of Hamilton (See Maps 1-4). The lot has a depth of 61.02 m on the east side and 63.15m on the west with a frontage of 43.29m (Map 5). It should be noted that the rear property line is currently in dispute and no official survey of the property could be obtained. The lot has a total surface area of approximately 2684 square metres. The subject property is legally described as *Part of Lot 52 in the 3rd Concession, Geographical Township of Ancaster now within the City of Hamilton*.

### 2.1 Planning Context

The project area is located within the Meadowlands Neighbourhood IV Secondary Plan area, within which it is designated part Low Density Residential 2B and Part Low Density Residential 3B. There is a site specific policy for the subject property as discussed in Section 1. There is currently an application by the proponent to amend the Official Plan and the Zoning By-law for the lands within the project area (excluding the subject property). The purpose of the Zoning By-law Amendment will be to amend the zoning from the currently applicable Institutional "I" Zone to a to-be-determined site-specific zone that will enable the implementation of the proposed development.

## 3.0 Research and Analysis

### 3.1 History of the Cultural Heritage Resource

The Township of Ancaster was established and named by Lieutenant Governor John Graves Simcoe in 1793 after the Duke of Ancaster and Kesteven (Ancaster Township Historical Society, 2014). Following the Revolutionary War, United Empire Loyalists moved in to the region and many were given land grants. The area had natural advantages including fertile soil, abundant fast flowing streams ideal for mills and a strategic position at a break in the Niagara Escarpment where a well-known and used aboriginal trail eventually known as the 'Mohawk Road' existed. Two of these trails intersected where the Ancaster village centre would be constructed (Heron Trips 2014). The township was given additional access to settlers as surveying for military roads proceeded followed by property surveys.

In 1791 James Wilson and his business partner Richard Beasley established a town site which became known as Wilson's Mills. The modest collection of buildings included a general store, blacksmith shop, distillery and tavern. Wilson's mill itself was located only a short distance away. Jobs at the mill attracted workers who required the services provided by the other shops and the enterprise was a quick success. Wilson Street in Ancaster takes its name from James Wilson and winds along the same path on which the original buildings were erected (Henderson, 2014). In 1794 James Wilson sold his business to Jean Rousseaux who then became the leading citizen of the village. Rousseaux owned a general store and hotel; built a brewery and distillery and in addition held virtually every important bureaucratic position available, including magistrate, tax collector and school teacher. He also built the Union Hotel on Wilson Street which would later become infamous as the site of the Bloody Assize trials in 1814 when settlers from Niagara and London districts, many of them American immigrants, were tried for treason and eight were hanged (Archives of Ontario, 2014).

Within two years of the naming of the township and Wilson's departure, Wilson's Mills began to be referred to by residents as Ancaster village. Ancaster's location and good start prompted Lieutenant Governor Simcoe to consider it as a candidate for the capital of Upper Canada prior to choosing York (Ancaster Past Present and Future, 2014).

In 1798 the Hatt brothers, Richard and Samuel, built a mill and opened a second road to Ancaster. In 1800 Ancaster was selected as the turn off point on the colonial mail route to Queenston. In 1805 the Hatt brothers purchased half the original town site and began subdividing it for lots (Dictionary of Canadian Biography, 2014). By 1810 Ancaster was home to 400 people but had nearly doubled by 1817 (Wikipedia, Ancaster Ontario, 2014). The growth of the village proceeded on course over the rest of the century but

Ancaster gradually fell behind Dundas and Hamilton as the leading centre of Wentworth. Even so, it was considered a prosperous and beautiful community and was a popular choice for wealthy Hamilton industrialists to build country estates.

At the time of publication of the Illustrated Historical Atlas of Wentworth in 1876, the project area was part of Lot 52 in Concession 3, Ancaster Township (Map 4). The project area is shown to belong to the Lampman Heirs on this map and a structure is depicted near the south end of the property. The 'Lampman Heirs' refers to the descendants of Frederick Lampman (1722-1789) and his wife Katrina (1727-1799). The Lampmans immigrated to the American Colonies, arriving in New York in 1750 from Stockheim (near Essen) in Germany (Book and Carty, 1982). There is documentary evidence of their son Matthias Lampman (1761-1830), a United Empire Loyalist arriving in Upper Canada in 1784 and it is reasonable to assume his parents accompanied him (Eve Bowman, 2014).

Matthias Lampman first settled in Stamford Township and then moved to Ancaster Township about 1786 where he squatted on 200 acres in Lot 52 of the 3<sup>rd</sup> Concession (Eve Bowman, 2014). Mathias Lampman was given a Crown Patent for Lot 52 in the Third Concession. The date of the Patent is not known but based on other records it was probably about 1792-93 (Find A Grave, 2014). Mathias Lampman married Eve Bowman in 1777 in Albany New York and together they had seven children (Canadian Headstones, 2014). John, the fifth of these children is listed as a Sergeant in the War of 1812 though he was 11 years old at the outbreak of hostilities (Canadian Headstones, 2014). John and his older brother Peter appear to have split the estate of their father on his death in 1830 and sold the north half of the lot. A journal entry in the Registry book at the Wentworth County Land Registry indicates Matthias Lampman and his wife may have been murdered by renegade members of the First Nations community in 1830.

John Lampman (1801-1864) had twelve children with his wife and constructed the stone house at the project area sometime between 1854 and 1858. According to the Ancaster Township Historical Society the date of construction was 1854 though the basis for this could not be determined. In 1864 John Lampman died and the estate was split between Peter Lampman, John's eldest son and the surviving children. The subject property remained within the Lampman family until 1893.

## 3.2 Description of Heritage Attributes

### 3.2.1 Architectural Background

The main house on the property at 1021 Garner Road East (referred to henceforth as Lampman House) can be described as a Neo-Classical Cottage, or an Ontario Cottage plan within the Neo-Classical tradition. The Neo-Classical derives from the Georgian architectural style. Some architectural historians might describe it as a Georgian cottage. An explanation of these terms and how they relate to the subject property is in order.

The Georgian style refers to several types of architecture which originated and became popular during the reign of the first four King Georges during the 18<sup>th</sup> and early 19<sup>th</sup> Century in Britain. This was a period of political stability and economic growth as the British Empire began to expand and wealth poured into the British Isles.

The main attributes of Georgian architecture are:

- A simple box like plan with one or two stories
- A central panel front door often topped with a transom, or arched window and or an elaborate crown
- A decorative cornice
- Multi paned windows arranged symmetrically beside and above the doorway

Other common features include double sided chimneys and central roof porticos.

One of the main influences on Georgian architecture of the 18<sup>th</sup> Century were the designs of 16<sup>th</sup> Century Venetian architect Palladio. Palladio's architecture followed strict mathematical formulas and suited design to setting. Palladian architecture became a sub style of Georgian and was most prominent in Colonial American and Canadian Georgian architecture (Ontario Architecture, 2014). The Palladian style of Georgian that became popular in England featured balanced facades and minimal ornamentation. This style suited Upper Canada perfectly where, especially during the first decades of the 19<sup>th</sup> Century, the home's most important functions were to permit survival and transmit the culture of the old country to the colonies.

Another development within Britain in the 18<sup>th</sup> Century was the 'classical craze.' The new science of archaeology, the rediscovery of ancient cities like Pompeii and Herculaneum, and the wealth that allowed Britons to travel throughout Europe, especially Greece and Italy, contributed to an influx of classical influence in art, fashion and architecture. This is usually expressed within Georgian architecture through a

detailing which was more refined, elegant and light hearted than the traditional Georgian.

The typical Neo-Classical characteristics in Upper Canada and particularly in Ancaster are:

- The front door is central with glass sidelights and a transom, usually fan shaped.
- The door may have optional pilasters to look like columns or a small portico with or without real pillars.
- The two front windows are always 12 pane sash windows.
- There is a double chimney, one at each end of the house.
- The corners are usually finished in sandstone decorative quoins.

(Stone Houses of Ancaster, 2014)

The Neo-Classical style in Upper Canada really emerges after the War of 1812. At that time many of the inhabitants of Upper Canada were second or third generation Loyalist Immigrants from the United States. These loyalists were most often forced through necessity to build simple log cabins in the days between the end of the Revolutionary War and the war of 1812. After the war, and with population and the economy expanding these immigrants had the means to build more permanent homes usually timber framed but in certain areas - one of them Hamilton - of stone (Building Styles, Neo-Classical, 2014). The influx of Scots into Upper Canada, among them a number of skilled stone masons, contributed to this trend. By the 1840's stone houses were becoming increasingly common aided by the appearance of pattern books from Britain allowing the wide dissemination of Georgian and Neo-Classical detailing in Upper Canadian architecture (Building Styles, Neo-Classical, 2014). The Lampman House is the product of these converging developments.

### **3.2.2 Description of the Heritage Resource**

Lampman House shows off its Neo Classical and Georgian architectural heritage through a number of design features. The basic building plan is a simple rectangular box shape with a width .625 of the length. This sort of ratio is common among Georgian residences. The width of the building is approximately equal to its height. The one and a half story structure contains a central door way and two windows spaced equally from the doorway giving the building the symmetry and balance required of this architectural style (Photo 1). Only one chimney now remains on the west side of the building but photographs from 1982 show that at one time two chimneys existed as one



would expect from a house of this type (Book and Carty 1982). The rear or north side of the upper story has been modified with the addition of a large dormer that runs approximately 60% of the length of the roof (Photo 3). A large, modern, vaulted one story frame addition is attached to the ground floor. As a result many of the architectural details on the north side are obscured. This is at least the second addition that was built in this location. An earlier one constructed in 1978-79 and documented by Book and Carty in 1982 was smaller and revealed a stoned up doorway near the northwest corner of the building on the north wall.

On the east side there is another doorway near the northeast corner permitting entry to the cellar (Photo 4). Both this door and the blocked doorway on the north side are topped with stone voussoirs. The house has four windows on its east side, two on the upper story and two directly below giving it a balanced effect. On the west side there are two upper story windows but only one on the ground floor set slightly off centre.

The walls and foundation are constructed of limestone and rubble or fieldstone for the most part but the corners are composed of large cut dark sandstone blocks formed into quoins. This is particularly obvious on the south corners. The north corners appear to incorporate smaller buff coloured blocks with fieldstone. The roof is composed of asphalt shingle with what appears to be painted wood soffits and fascia board.

On the front of the structure is a large portico topped by a pedimented open gable roof with a pitch of 4-12. The original porch was removed and replaced prior to 1982. The porch base features four wide stone steps leading to a wooden tongue in groove platform. The porch roof is attached to the south wall of the house at the roof line and supported by two large wooden columns. It features asphalt shingles and wood trim with simple dentil style mouldings.

The doorway is flanked by two sidelights with a transom above. The door itself is of natural wood with two parallel panels while the trim around the transom and sidelights is white like the rest of the exterior trim. The transom and sidelights appear to be recent as they are not as described when the house was first investigated in 1982.

The windows on the south side are double hung and paneled 9 over 6 with a ratio of 2:1 in height to width (as are all windows in the house). Each window is rectangular and topped with slightly radiating stone voussoirs. Though apparently not original, each window now features white window shutters. The windows on the east wall are interesting. The upper windows which are 6/6 casement style, are topped by dark limestone lintels. However the lower story (9/6 double hung) windows are topped by red brick voussoirs with light coloured mortar (Photo 4). These appear to have replaced the original stone voussoirs. On the west side dark lime stone lintels top all the windows. Again the lower story is 9/6 double hung while the upper windows appear

to be 6/6 casement. All of the windows have stone sills which are finely cut and may be of 20<sup>th</sup> Century manufacture.

The pitch of the main roof appears to be 7-12 and the roof type is open gable where the side walls ascend to the roof peak rather than being squared off at the height of the front and rear eaves.

In overall impression the structure is unmistakably Georgian but it also retains enough Neo-Classical features to be identified as a Neo-Classical cottage. The central door with transom and sidelights, the two equidistant front windows - now with 15 panels, perhaps a later alteration, the sandstone quoins. The double chimney is now unfortunately missing and the pedimented porch, though certainly classical in nature is somewhat oversized for the house. The window shutters are not period but nevertheless the house retains enough of its original character to be easily recognizable for what it is.

Unfortunately we were not permitted to examine the house interior during this assessment. Based on the thorough survey conducted by Book and Carty in 1982, many of the true neo-classical features and details of historical interest are located inside. These include wide wood trim with deep relief mouldings and intricately carved woodwork, especially on the door to the master bedroom which has a cross on its interior side. According to sources interviewed by Book and Carty, the Lampman's belonged to the New Connexion Order and held services in the master bedroom. The New Connexion was a group of evangelical Methodists who arrived from England in 1837 (The Canadian Encyclopedia, Methodism, 2014). This door is described as exceptionally wide allowing for the entry and removal of caskets by pallbearers (Book and Carty, 1982).

### **3.3 Evaluation of Heritage Significance**

An evaluation of the built heritage resource at the subject property was completed according to the criteria outlined in Regulation 9/06 of the Ontario Heritage Act for determining cultural heritage value or interest. This is often used to determine whether a property may be designated under Section 29 of the Act if it meets one of the following criteria:

1. *The property has design value or physical value because it,*
  - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
  - ii. *displays a high degree of craftsmanship or artistic merit, or*
  - iii. *demonstrates a high degree of technical or scientific achievement.*
  
2. *The property has historical value or associative value because it,*
  - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
  - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
  
3. *The property has contextual value because it,*
  - i. *is important in defining, maintaining or supporting the character of an area,*
  - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
  - iii. *is a landmark.*

An evaluation against the criteria outlined in Regulation 9/06 follows:

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

Lampman House is a good example of the Neo-Classical Ontario Cottage style. It is also a good example of the Scottish stone house tradition. It displays many of the features that are characteristic of the architectural styles it derives from including its balance and symmetry, the incorporation of quoins, voussoirs, a central door with a transom and sidelights, paneled windows and its overall dimension and scaling. The setting of the house is very compatible set back from the road with a horseshoe driveway and mature trees. Separation from neighbouring houses is 38m clear on the east side and 29m clear

on the west it is not packed into a streetscape featuring modern houses that would make it seem out of place. Overall the house is in good condition.

Some original and important features have been altered to the detriment of the Lampman House. These include the removal of the original porch/portico and the construction of a new one that, though classical in aspect, seems too large for the main house. The east chimney has been removed and the stone voussoirs topping the ground floor windows on the east side have been replaced with brick. The windows on the main south side are 9/6 rather than the typical 6/6 and this could be an alteration although there are plenty of examples of vernacular design in the Ontario Cottage format. A large modern addition has been attached to the rear of the house but this is not visible when viewing the front (south side) façade. The craftsmanship is good but not exceptional.

In summary: Lampman House is not rare or unique, it does not display a high degree of craftsmanship, artistic merit or technical/scientific achievement. But it is a representative example of an architectural style and construction method.

### **Criteria 2. Historical/Associative Value**

Lampman House is associated with the early development of Ancaster Township. Although it was built by his son, it has an association with Matthias Lampman, who, though not an historic personage, was one of the earliest immigrants to Ancaster Township in 1786. This however is not a direct association. The construction of Lampman house, not undertaken until the 1850's, occurs well after the early formative development of Ancaster village and township. The house is a good example of stone masonry and has interior design features that may have potential to shed some light on the rural 19<sup>th</sup> Century community in Ancaster Township and in particular the New Connexion Order of Methodists. The builder or designer of the Lampman House is not known. In summary there may be the potential to yield important information about a community or culture as described above.

### **Criteria 3. Contextual Value**

The character of Garner Road East in the vicinity of the subject property has been significantly altered in the years since Lampman House was built. The 1876 Illustrated Atlas of Wentworth County shows that along the stretch of road that includes Lots 51 to 54 there were four farmsteads and one church (Map 4). Today there are over 30 homes, businesses and farms in that same stretch. The area is becoming more suburban and less rural while a strong and increasing commercial/industrial element has also become

established. Lampman House, because it is surrounded by 20<sup>th</sup> century structures, though not in close proximity, unfortunately no longer serves to define, maintain or support the character of the area. But strictly adhering to this logic allows one to argue that because of new development, older original and often historic structures no longer fit in with the character of a neighbourhood. This is often because planning and building regulations have not maintained the original character of these neighbourhoods. Lampman house does not meet criterion 3. i., and it is not impressive enough in size or aspect to serve as a landmark. But it is functionally, physically, visually and historically linked to at least its immediate surroundings as a reminder of the historic foundations of the area. In summary Lampman House meets criteria 3. ii. of Regulation 9/06.

#### **4.0 Statement of Significance**

Lampman House at 1021 Garner Road East has cultural heritage value and interest. It meets 3 of 9 criteria under Regulation 9/06 of the Ontario Heritage Act. It is:

- representative of a style, type, expression, material or construction method,
- has the potential to yield, information that contributes to an understanding of a community or culture and
- is physically, functionally, visually or historically linked to its surroundings.

#### **5.0 Description of Proposed Development**

The proposed development will include approximately 116 residential units within a 3.16 hectare property. It will consist of block townhouses and maisonette dwellings with heights of two and three stories. The street plan includes a network of private roads with some street townhouses fronting on the future Beasley Grove. A plan of the proposed development is included in the Maps Section (Map 5).

## 6.0 Potential Impacts to the Heritage Resource

There will be no direct impacts to the heritage resource as Lampman House and the surrounding property at 1021 Garner Road East is to be retained. The main consideration is how best to integrate this structure and surrounding property into the proposed development which will be adjacent on the east, west and north sides. The presence of modern two and three story structures, especially the larger townhouse blocks may present issues with massing and scale between the two types of architecture, transition between the two properties and incompatibility in overall architectural style and detailing. The presence of three story town houses close to the property lines on either side of 1021 Garner Road East with building materials and design elements that show no congruity with the existing structure would be undesirable and create a clash between the two properties. Similarly, landscaping and grades which are incompatible with those at the subject property would be jarring and create negative visual impact on the existing property and heritage structure.

The proposed development is still in the planning stages and no elevations have been drawn yet. The design, building materials and detailing are yet to be decided and to a degree the proponent is awaiting the recommendations within this assessment report to inform and shape the new development.

## 7.0 Mitigation Strategies

### 7.1 Massing and Scale

Lampman House is a 1.5 story residence with approximately 2000' of interior floor space. In order to translate the values of this relatively modest structure we must first deal with its relative proportions. We were not permitted to enter the property and directly measure the structure, but from photographs we can see the length of the structure relative to its height at the eaves along the south side is 2.75:1. The length of the structure relative to its maximum height is 1.6:1. The width of the structure relative to its maximum height is 1:1. The roof pitch is 7-12. These are common ratios on Georgian buildings and easy to duplicate if not for an entire three story structure, than through compartmentalizing and echoing these ratios in parts of that new structure. It is crucial to understand that by duplicating the ratios present in Lampman House we are not calling for a modern copy of a historic home but rather a design which is deferential

and in some way reminiscent, even if it is only at an intuitive level, within a modern structure.

The use of these ratios in the design of the new building, in at least some aspects could greatly enhance the harmonious coexistence between the two designs. This could be through:

- the use of the 2.75:1 ratio on each story or each section on the townhouses or maisonettes along the front elevations or the 1:1 ratio of height to width along the sides.
- the incorporation of 2:1 height to width ratios for windows
- the use of a 7-12 pitch for the roofs
- a length to width ratio of 1.6:1 for structures or parts of structures

Although we have not seen elevations and cannot comment on the proposed mass of the buildings, negative impacts would be minimized by keeping the proposed structures to a reasonable size. It appears the first story at Lampman House has 9' ceilings. Limiting ceiling height of the new structures at this level would curtail some of the height imbalance that occurs between 1.5 story and 3 story buildings.

The transition in height between the two story heritage building and the proposed three story townhouse block located to the west is mitigated by the distance between the two structures (40m) and the presence of tall, mature trees in the intervening green space.

## **7.2 Building Materials and Design Features**

The primary and definitive construction material used for Lampman House is stone; limestone and sandstone with buff or tan and dark brown/grey as the primary colours and complimentary (usually slightly darker) grout. The use of architectural stone in some way within the new structures would create a strong connection between the new development and the existing structure. Examples of how stone could be used are as follows:

- use of stone quoins along the corners of the new buildings
- walls or sections of walls (highlights) with architectural or natural stone
- stone lintels or sills for windows

There are many design features inherent in the Georgian and Neo-Classical styles and within Lampman House that could be incorporated in some way into the new construction. These include:

- balance and symmetry in positioning of windows and doorways
- double chimneys (even though the second chimney at Lampman House has been removed it once existed and is a definitive feature of Georgian architecture).
- main entry doors that feature transoms and or sidelights
- paneled windows
- window and door voussoirs

### **7.3 Transition (Landscaping, buffering, lighting)**

The conceptual plan for the proposed development calls for a separation of 22.8m between Building 5 (3 stories) and Lampman House and a separation of 22.4m between Building 8 (2 stories) and Lampman House. The space between the proposed buildings will be occupied by driveways, a 6m wide roadway additional parking spaces and a buffer area of 5.03m on the west side and a minimum of 4.71m on the east side (approximately double that nearer the road). (Map 5

Recommendations for this aspect of transition include:

- Maintaining green space buffers between parking and property lines
- Wherever possible, preserving mature trees along the Garner Road East street scape. There is a row of large mature trees separating the subject property from the property adjacent to the west along the property line. These should be preserved where possible.
- Planting shrubs, hedges, etc. to create a boundary between the east limit of the subject property and the new development and to create a landscape surrounding the new buildings not out of congruence with what currently exists in the vicinity.
- Maintaining the grade to match with the existing heritage structure and planting a similar grass species.

Lampman House is set back approximately 34.75m from the edge of Garner Road East. Typical building setbacks along the north side of Garner Road East in the vicinity of the subject property are 30 to 40 metres. It should be noted that setbacks of 30 to 40 metres to streets, especially Garner Road East - a designated major arterial road in the City of Hamilton's Urban Official Plan - contradicts the City of Hamilton's site plan guidelines



pertaining to building orientation and interaction with the street. Buildings within new developments, such as the proposed residential development surrounding 1021 Garner Road East, should have buildings toward the street edge creating a sense of enclosure and enhancing the streetscape in urban areas.

Lighting should be kept to a safe standard but care should be taken not to overwhelm the area with light pollution as the subject property and properties in the vicinity have minimal lighting. The use of lamp hoods to direct lighting only where needed and the placement of vegetative buffers between lighting at the new development and the subject property to ensure this should be employed.

The buildings of the proposed development are set back approximately 22m (Building 4) and 9m (Building 7) according to the Conceptual Plan (Map 5).

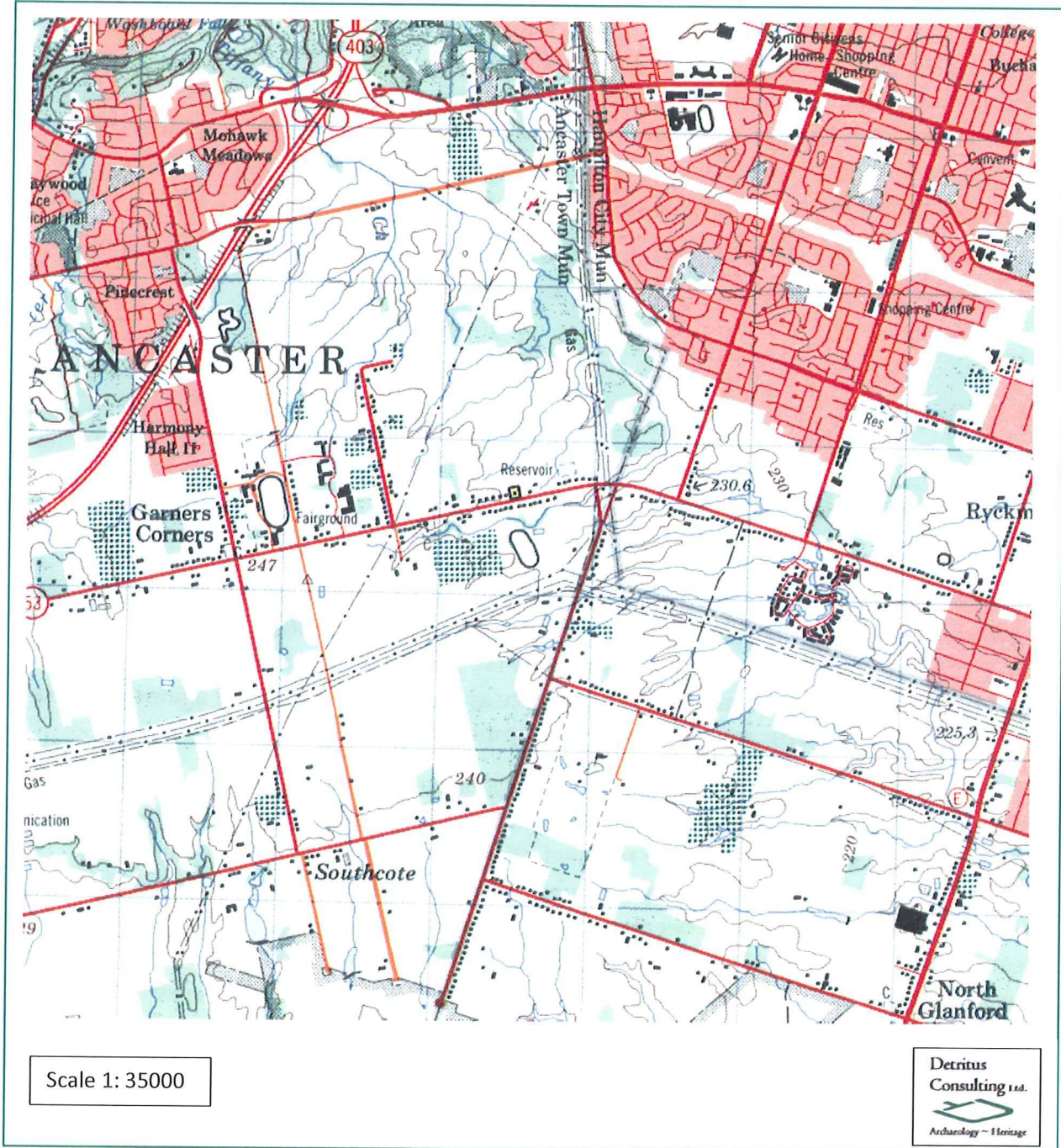
## 8.0 Conclusion

The subject property contains a 1.5 story stone house constructed by John Lampman about 1854 in the Neo-Classical Ontario Cottage style. This dwelling has been examined against the criteria set out in Regulation 9/06 of the Ontario Heritage Act and it meets three of the criteria for designation under Part IV, Section 29 of the Ontario Heritage Act. As such it is a significant heritage resource and should be protected against adverse impacts associated with any proposed development.

A proposal for two and three story townhouse and maisonette development has been brought forth for lands adjacent to and surrounding the subject property on three sides. While the subject property is to be retained, there could be some adverse impacts in having a new development located close by and surrounding this heritage structure. As such, recommendations have been made on incorporating building materials, design features and architectural ratios and proportions into the new structures. Recommendation on how to integrate the new structures with the existing streetscape and heritage building have also been made. Should these recommendations be taken into account in the design of the new structures and the overall plan of the development, there should be minimal adverse impact to the existing built heritage structure.

## Appendix A - Maps

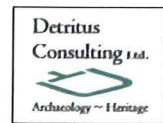
### 1. Subject Property Location



2. Satellite View of the Subject Property and Environs



Scale 1: 6000



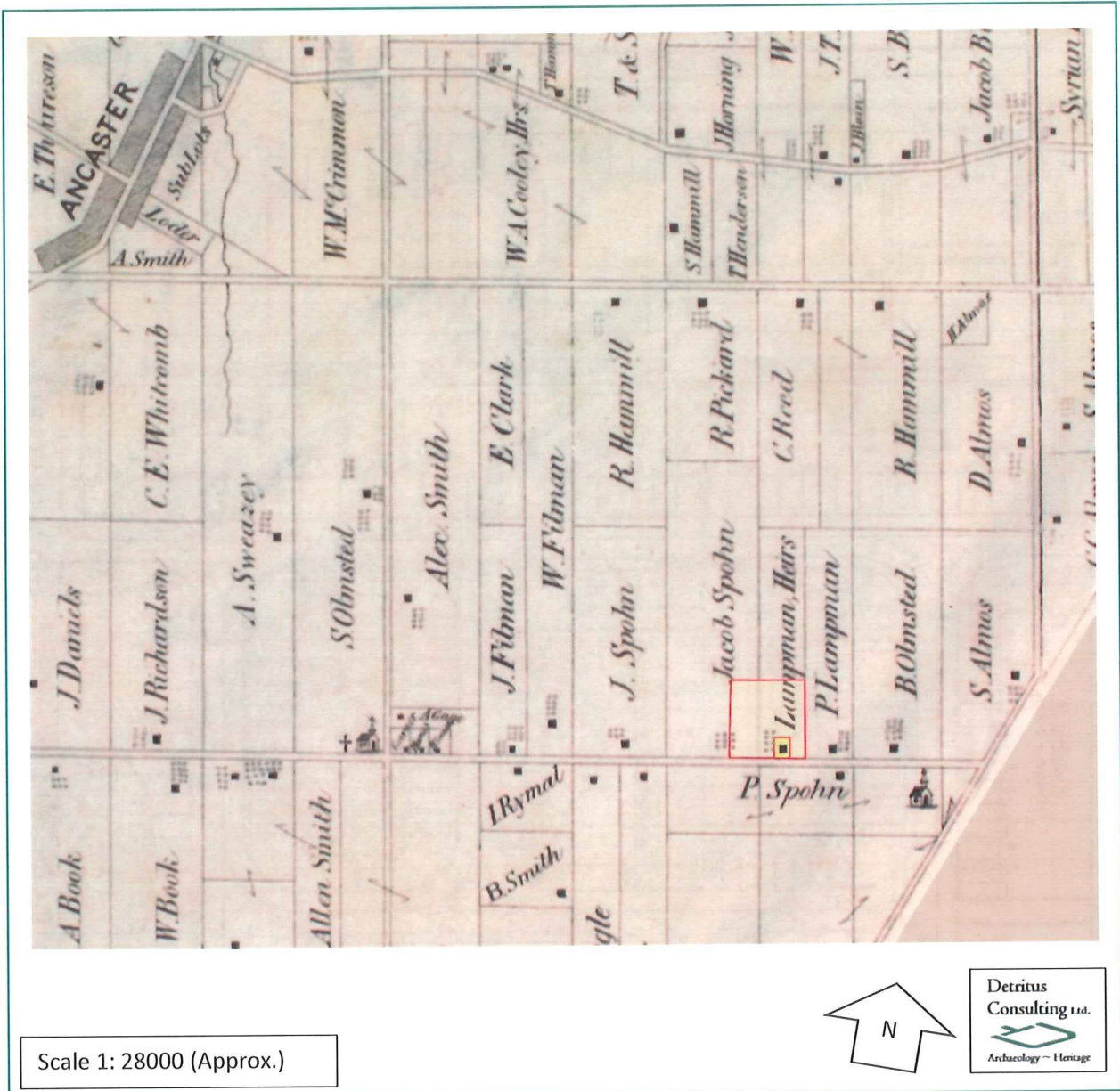
### 3. Satellite View of the Subject Property



Scale 1: 700



4. Part of the 1876 Illustrated Historical Atlas of Wentworth





## Photographs



1. Lampman House south elevation



2. Facing southwest corner



3. North elevation (direct shot obscured by trees)



4. East elevation





5. Facing southeast corner

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## Glossary

Façade -the side of a building that faces an open space, such as a street. This is typically the front side of the building.

Gable - features found on pitched roofs they generally protrude from the angled roofline providing extra space and headroom as well as a window opening.

Lintel - a horizontal architectural member supporting the weight above an opening, as a window or a door.

Pediment - (in classical architecture) a low gable, typically triangular.

Portico - a covered entrance to a building such as a small porch but more formal, or a covered walkway.

Quoin - large stone blocks or coloured bricks used to adorn the corners of buildings.

Voussoirs - usually curved bricks turned on edge to form a decorative arch above a window.

## Qualifications of the Author

### **Garth E. Grimes B. A., B. Ed., Consulting Archaeologist: Provincial License Number P017**

Garth Grimes is senior archaeologist at Detritus Consulting Ltd. He has 25 seasons of experience in Ontario archaeology and has directed and reported on hundreds of sites ranging from 19<sup>th</sup> Century Euro-Canadian ghost towns to Paleo-Indian campsites. In addition to his work in field archaeology Mr. Grimes, through his firm, has assisted the City of Guelph in implementing their Archaeological Master Plan and has worked as a heritage consultant to The City of Waterloo, The City of Kitchener and the Regional Municipality of Waterloo. Mr. Grimes is a former member of the Kitchener L.A.C.A.C (now Heritage Kitchener) and has performed a number of Built Heritage and Cultural Heritage Landscape assessments for the Regional Municipalities of Halton, Niagara and Waterloo, the County of Brant and the Cities of St. Catharines and Brantford. Mr. Grimes is a member of the Ontario Association of Professional Archaeologists.

### Work Anthology

2014

#### **Built and Cultural Heritage Assessment of Ninth Line, Halton County**

Study of all built heritage features along route proposed for road widening

2012

#### **Built Heritage Assessment for Niagara Watermain Project**

Cultural heritage assessment of all built heritage resources along proposed watermain route

2010

#### **Cultural Heritage Assessment of the Episcopal Methodist Rectory, Hamilton**

The former rectory of what is now Trinity Hannon Church in Hamilton was thoroughly documented prior to redevelopment.

2007

#### **River Road Re-alignment Class EA, Brant County**

Stage 1 archaeological and built heritage assessment for a proposed road re-alignment.

2002

#### **Lincoln County Courthouse, St. Catharines**

Heritage assessment of historic courthouse grounds prior to historic renovation.

2002

#### **Cockshutt - Massey Harris Site Built Heritage Assessment, Brantford**

Built heritage assessment of the former Cockshutt and Massey Harris industrial complex prior to redevelopment.

Also contributing:

#### **Benjamin Clare MCIP, RPP**

A.J. Clarke and Associates Ltd.

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