



Hamilton

BUILT HERITAGE INVENTORY FORM

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

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

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

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

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

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

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

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

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

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

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

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

Architectural Style / Influence:

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

Other Regency Cottage

Notable Building Features:

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

Notes:

Context:

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

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

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

Accessory Features and Structures:

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

Additional Notes:

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

Related Files: _____

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

Additional Documentation and Research Attached (if applicable):

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

PRELIMINARY EVALUATION

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

Classification:
<input type="checkbox"/> Significant Built Resource (SBR)
<input type="checkbox"/> Character-Defining Resource (CDR)
<input checked="" type="checkbox"/> Character-Supporting Resource (CSR)
<input type="checkbox"/> Inventory Property (IP)
<input type="checkbox"/> Remove from Inventory (RFI)
<input type="checkbox"/> None

Recommendation:
<input type="checkbox"/> Add to Designation Work Plan
<input checked="" type="checkbox"/> Include in Register (Non-designated)
<input type="checkbox"/> Remove from Register (Non-designated)
<input type="checkbox"/> Add to Inventory – Periodic Review
<input type="checkbox"/> Inventory – No Further Review (Non-extant)
<input type="checkbox"/> No Action Required

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

Kinburn Cottage (2235 Upper James St. Mount Hope)

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

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

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

Graham Carroll

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