

# BUILT HERITAGE INVENTORY FORM

Address \_\_\_\_\_ Community \_\_\_\_\_

Also known as \_\_\_\_\_ Legal Description \_\_\_\_\_

P.I.N. \_\_\_\_\_ Roll No. \_\_\_\_\_ Ward \_\_\_\_\_ Neighbourhood \_\_\_\_\_

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) \_\_\_\_\_ Architect / Builder / Craftsperson (if known) \_\_\_\_\_

Massing: ☐ Single-detached ☐ Semi-detached, related ☐ Semi-detached, unrelated ☐ Row, related ☐ Row, unrelated ☐ Other \_\_\_\_\_

Storeys: ☐ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ 3 ☐ 3 ½ ☐ 4 or more ☐ Irregular ☐ Other \_\_\_\_\_

Foundation Construction Material: ☐ Stone ☐ Brick ☐ Concrete ☐ Wood ☐ Other \_\_\_\_\_ Finish: \_\_\_\_\_

Building Construction Material: ☐ Brick ☐ Frame (wood) ☐ Stone ☐ Log ☐ Other \_\_\_\_\_ Finish: \_\_\_\_\_

Building Cladding: ☐ Wood ☐ Stone ☐ Brick ☐ Stucco ☐ Synthetic ☐ Other \_\_\_\_\_ Finish: \_\_\_\_\_

Roof Type: ☐ Hip ☐ Flat ☐ Gambrel ☐ Mansard ☐ Gable ☐ Other \_\_\_\_\_ Type: \_\_\_\_\_

Roof Materials: ☐ Asphalt Shingle ☐ Wood Shingle ☐ Slate ☐ Tile/Terra Cotta ☐ Tar/Gravel ☐ Metal ☐ Other \_\_\_\_\_

## Architectural Style / Influence:

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

**Notable Building Features:**

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

Notes: \_\_\_\_\_

**Context:**Historic Context Statement: ☐ Yes ☐ No Name of HCS Area: \_\_\_\_\_☐ Streetscape (Residential / Commercial) ☐ Terrace / Row ☐ Complex / Grouping ☐ Landmark☐ Multi-address parcel (list addresses): \_\_\_\_\_ ☐ Other \_\_\_\_\_☐ Related buildings: \_\_\_\_\_**Plan:** ☐ Square ☐ Rectangular ☐ L ☐ U ☐ T ☐ H ☐ Cross ☐ Irregular ☐ Other \_\_\_\_\_**Wings:** \_\_\_\_\_ **Setback:** ☐ Shallow ☐ Deep ☐ At ROW ☐ Other \_\_\_\_\_ ☐ Corner Lot**Accessory Features and Structures:**☐ Features (e.g. stone wall, fountain): \_\_\_\_\_☐ Structures (e.g. shed, outbuilding): \_\_\_\_\_**Additional Notes:** \_\_\_\_\_**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:	Date:	Survey Area:
Staff Reviewer:	Date:	

# PRELIMINARY EVALUATION

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

## Classification:

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

## Recommendation:

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

<b>Evaluated by:</b>	<b>Date:</b>
<b>HMHC Advice:</b>	<b>Date</b>
<b>Planning Committee Advice:</b>	<b>Date:</b>
<b>Council Decision:</b>	<b>Date:</b>
<b>Database/GIS Update:</b>	<b>AMANDA Update:</b>

## 6 Websters Falls Road (Springdale)

Preliminary Cultural Heritage Assessment – March 2018

Prepared by Greg MacPherson

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### Introduction

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

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



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

## Historical, Contextual, and Architectural Background

### Site History:

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



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

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



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

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



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

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

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

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

#### Architecture and Design:

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

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

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



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

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





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

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



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

## **Cultural Heritage Evaluation**

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

### ***a. Design / Physical Value***

#### **1. The property has design value or physical value because it,**

- i. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method;**
- ii. Displays a high degree of craftsmanship or artistic merit; or**
- iii. Demonstrates a high degree of technical or scientific achievement;**

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

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

### ***b. Historical / Associative Value***

#### **2. The property has historical value or associative value because it,**

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

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

*c. Contextual Value*

**3. The property has contextual value because it,**

- i. is important in defining, maintaining or supporting the character of an area,**
- ii. is physically, functionally, visually or historically linked to its surroundings, or**
- iii. is a landmark.**

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

## Sources

*Architectural Report – Hendry Home*; Flamborough LACAC, 1991

*Historical Report – Hendry Home*; Flamborough LACAC, 1991

*From West Flamborough's Storied Past: A Celebration of West Flamborough Township's Heritage*; Waterdown-East Flamborough Heritage Society, 2003

*Bullock's Corners Heritage Conservation District Stud*; Alexander Temporale and Associates Inc, 1991

*Ontario Architecture*; [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Shannon Kyles, 2016

*Township of West Flamboro, Province of Ontario 1850-1950: Centennial Celebration*; Township of West Flamboro, 1950

*Dundas Centennial 1847-1947*; Town of Dundas, 1947