

Inventory & Research Working Group

Recommendations

Monday, August 24, 2020 (6:00 pm)

City of Hamilton Webex Virtual Meeting

Present: Janice Brown (Chair); Ann Gillespie (Secretary); Alissa Denham-Robinson; Graham Carroll; Lyn Lunsted; Chuck Dimitry; Rammy Saini
Jim Charlton

Regrets: Joachim Brouwer; Brian Kowalesicz

Also present: Miranda Brunton, City of Hamilton Cultural Heritage Planner
David Addington, City of Hamilton Cultural Heritage Planner
Alissa Golden, Heritage Project Specialist

RECOMMENDATIONS:

THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

- 1) That the pre-confederation property located at 187-189 Catharine Street North, Hamilton be included on the Municipal Register of Properties of Cultural Heritage Value or Interest based on the cultural heritage evaluation presented in Appendix A (attached); and,

That the property also be added to the list of Buildings and Landscapes of Interest in the YELLOW category.

- 2) That the property at 24 Blake Street (former "Eastcourt" carriage house) be added to the Municipal Register of Properties Cultural Heritage Value or Historical Interest and added to staff work plan for designation with a medium-high priority based on the cultural heritage evaluation presented in Appendix B (attached).
- 3) The following properties be added to the City Register of Non-designated properties of cultural/heritage value and/or historical interest: 9751 Twenty Road West, 2081 Upper James, 311 Rymal Road East, 7105 Twenty Road West, 623 Miles Road and 9445 Twenty Road West.

A summary of the key reasons for the recommendations and details can be found in Appendix C (attached).

4.4.2 Ontario Regulation 9/06 Evaluation

The following evaluation is intended to assess the property against the criteria in Ontario Regulation 9/06 (Table 6).

Table 6: Evaluation of 187-189 Catharine Street North using Ontario Regulation 9/06

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:

Yes. The property at 187-189 Catharine Street North meets this criterion. The residence is a pre-Confederation residential building that is an early example of a residential building in the City of Hamilton. Additionally, the building's stone composition is not common within the City of Hamilton.

ii. displays a high degree of craftsmanship or artistic merit:

Yes. The property at 187-189 Catharine Street North meets this criterion. The cut stone materials express a high degree of craftsmanship. Furthermore, though the interior was not evaluated in person by ASI, photographs provided to ASI suggest that other original materials within the building may include the wooden flooring, wooden trim around the windows, wooden baseboards, the fireplace and crown moulding. Some of these elements may be indications of high degrees of craftsmanship or artistic merit but would require further exploration as part of a designation by-law.

iii. demonstrates a high degree of technical or scientific achievement:

No. The property at 187-189 Catharine Street North does not demonstrate a high degree of technical or a 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:

Yes. The property at 187-189 Catharine Street North meets this criterion. The property is associated with the theme of pre-Confederation residential development within the City of Hamilton.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

No. The property at 187-189 Catharine Street North is not anticipated to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

No. The architect of the building on the property at 187-189 Catharine Street North is currently unknown.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

No. The residential character of Catharine Street North consists of two-storey residential buildings and a continuous streetscape with few gaps between buildings. The massing and architectural character of the residence at 187-189 Catharine Street North is not consistent with the character of the surrounding area and therefore is not particularly important in defining, maintaining, or supporting the character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings:

No. Though the residence at 187-189 Catharine Street North has been physically, visually and historically linked to its location on the west side of Catharine Street North, its surroundings are not particularly significant, and a structure of this type, style and appearance could be located in any neighbourhood near Hamilton's downtown core. Furthermore, the residence's architecture is not consistent with that of the area and there is no significant relationship between this building and surrounding buildings. Furthermore, its immediate surroundings have changed over time due to the removal of the house at 185 Catharine Street North, which was located immediately behind the property, and the evolution of the property at 183 Catharine Street North.

iii. is a landmark:

No. The property at 187-189 Catharine Street North is not a landmark.

4.5 Proposed Statement of Cultural Heritage Value or Significance

187-189 Catharine Street North

The property at 187-189 Catharine Street North in the City of Hamilton is a mid-nineteenth century, pre-Confederation residential semi-detached building. The one-and-a-half storey stone building is located on the west side of Catharine Street North, north of Cannon Street East and south of Robert Street.

The building at 187-189 Catharine Street North is a pre-Confederation residential building that is an early example of a residential building in the City of Hamilton and representative of the theme of pre-Confederation development within the City. The use of stone in residential buildings was at its peak in Hamilton during the mid-nineteenth century, though there are few examples of stone residential buildings left within the City of Hamilton. Many of Hamilton's remaining pre-Confederation stone residences are prominent residential buildings that contain a high degree of craftsmanship and have maintained a high degree of architectural integrity. The building at 187-189 Catharine

Appendix "A" to August 24, 2020 Inventory and Research Working Group meeting notes
Excerpts from Cultural Heritage Impact Assessment, ASI, July 2020

Street North is not consistent with the architectural standards set by other mid-1800s stone residences in the city, though the building does incorporate the cut stone material known as local Whirlpool sandstone, which is an expression of a high degree of craftsmanship.

Heritage Attributes:

- The one-storey scale, form and massing of the building
- The stone materials, including cut stone façade and field stone foundation

Former “Eastcourt” Carriage House, 24 Blake Street, Hamilton **STATEMENT OF CULTURAL HERITAGE VALUE**

Background

The former carriage house at 24 Blake Street is the only surviving remnant of the four-acre “Eastcourt” estate, once situated south of Main Street East between Sherman Avenue and Blake Street (beyond the City limits in the 1890s). The impressive Second Empire style mansion with the same namesake is believed to have been built for Joseph Lister as a showcase for his prosperous furniture manufacturing business. There is no evidence that he ever lived there but in the mid-1890s, his son and business partner, John Hoodless, moved there with his wife Adelaide and their three children, where they remained until Adelaide’s untimely death in 1910. Shortly after this tragic event, John and his only son moved out and the estate was sold, likely to the developer who subdivided much of the property into lots for single-family homes fronting onto Sherman Avenue and Blake Street. The Hoodless mansion was then converted to a multiple residential building and named the Eastcourt Apartments. By the second half of the 20th century, the once splendid mansion had entered a period of decline and neglect, leading to its final fate of demolition circa 1970. Since then its former carriage house has suffered both neglect and vandalism but still remains standing as the only tangible evidence of the once magnificent Eastcourt estate.

Physical / Design Value

The former carriage house presently occupies the back portion of the rear yard of the early 20th century residence at 24 Blake Street. The outbuilding is unique in that it represents a miniature version of the flamboyant Second Empire style of Eastcourt: a brick masonry structure with a Mansard roof and arched window and door openings replicating those of the main residence. Even its segmental masonry arches were embellished with cast-iron ornaments identical to those of the main house. For a building of its size and function, the former carriage house displays a high degree of craftsmanship and artistic merit. Furthermore, it represents a late and rare example of the use of cast-iron ornamentation (except for roof crestings and finials) in Ontario’s residential architecture of the second half of the 19th century. By the late 1880s, cast iron had been largely replaced by galvanized iron, a form of sheet metal, which became very popular for fabricating ornate cornices and window surrounds, mainly for commercial buildings, with cast iron being relegated to storefronts for which it served both a structural and ornamental function.

Historical/ Associative Value

The Eastcourt estate – its mansion, landscaped grounds and outbuildings, are associated with both an important furniture making business in Hamilton, J. Hoodless & Son, and more significantly, with Adelaide Hoodless (nee Hunter in 1857), who gained national and

international recognition for promoting women’s rights and education. She championed the cause of gaining better training for women in homemaking skills, first introducing cooking classes to Hamilton’s first YWCA, and later pushing for the introduction of “domestic science” into the public school curriculum. In the Hamilton area, she also played an instrumental role in the formation of a Women’s Institute, to bring domestic education to rural women (a movement which rapidly spread around the world), in establishing the Ontario Normal School of Domestic Science and Art in Hamilton in 1900; and in the founding of the Macdonald Institute of Home Economics in Guelph. Tragically, her life of numerous major accomplishments over a relatively short span of time, was tragically cut short, when she collapsed and died while speaking in Toronto on February 26th, 1910 at the age of only 52.

Contextual Value

Due to its well-hidden location with no presence on any streetscape, the former Eastcourt carriage house is important in supporting but not defining the character of the area. It serves as a tangible reminder of the Eastcourt estate, which at the time would have had a very prominent presence on Main Street East, with its architecturally impressive mansion and outbuildings surrounded by attractively landscaped grounds, all viewed against the backdrop of the Niagara escarpment. The former carriage house is linked historically to its surroundings, by the previously described historical associations.

NOTE: This evaluation is based on a more detailed background research report, completed by Ann Gillespie in August 2020.

Summary of the key reasons for the recommendations and associated materials

9751 Twenty Road West

The property at 9751 Twenty Road West is a storey and half single detached Gothic Revival farm house, constructed in 1850 on lands first granted in 1802 by the crown in the Mount Hope Area. Jacob Smith, was the first pioneer to arrive to the Mount Hope area in 1790. This was followed several years later by more early settlers. Jacob had 13 children who had acquired property in the Mount Hope area including Obedia Smith, the owner in 1850 at the time of the construction of 9751 Twenty Road West

Based on this preliminary research, 9751 Twenty Road West meets three criteria under Ontario Regulation 9/06. Its design is representative of mid 19th century Gothic Revival farm house; it is associated with a potentially significant person and it yields information that contributes to the understand of community. Lastly it is important in supporting the character of the area. ("Glanford Recollections & Reflections" – Sandy Smith, pages 251-254, ND; LACAC Inventory 1984)

HOUSE: Conc. 2, Lot 2.

Present Owner: Jerry Sullivan
9751 Twenty Rd.
Mt. Hope
679-4397

Crown Patentee: Jacob Smith in 1836

First Settler: Jacob Smith in 1836

Date of Construction: 1850's

Owner at the time: Obedia Smith

Foundation:

- full basement with stone walls
- dirt floor

Structure:

- one and a half storey, single house
- exterior walls are two bricks thick
- lath and plaster on the inside
- the ceilings are all plaster
- has the original trim, doors, staircase, windows and baseboards
- there are six doors off of the dining room
- the floors are made of wide boards
- no additions, although the kitchen has been remodelled
- has the original gothic pointed window
- has bevelled brick design
- has the common brick bond

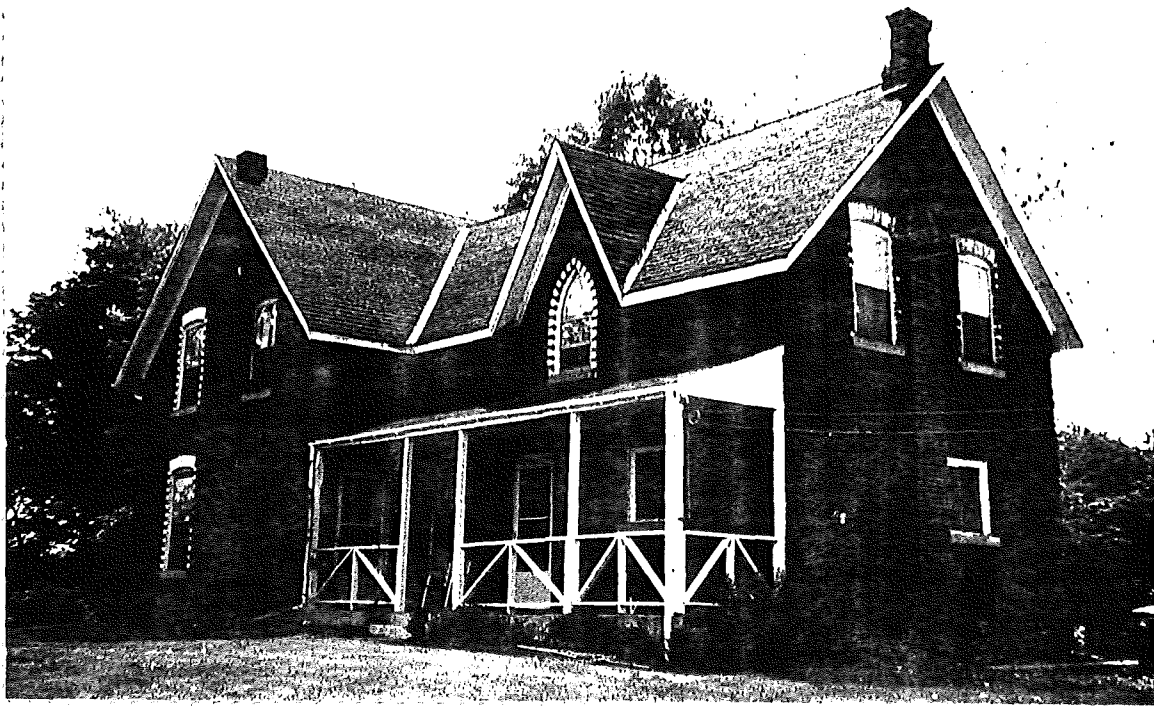
Roof:

- was wooden shingles, now asphalt shingles
- were originally five bracket chimneys, now there is one



WEST VIEW ↑

- brick relieving arches over windows and doors
- wall dormer with pointed arch window



NORTH & EAST VIEWS ↑

- wall dormer with pointed arch window
- porch
- corbeled chimney caps

2081 Upper James (also 2081 Highway 6)

The first settler on this property was Thomas Choate and Francis Hartwell in 1818 who were United Empire Loyalists. The initial two-story stone structure was constructed in 1854 and a brick expansion of was added in 1874. The home is a rare, early example of gothic revival architecture on the Hamilton mountain (formerly Barton township). The materials in the construction were sourced locally including the quarry stone and brick from the Ed Dickenson Brickyard. Most of the wood is from locally sourced pine trees.

The home is in excellent condition in 2020 with many original features based on an in-person viewing from public rights of way by a heritage committee member in December of 2019. The key external features of heritage interest are the quarry stone front facade, the gingerbread treatment on the eaves, original doors, two double stone chimneys, two-foot thick stone walls, and front dormer above the entrance with a pointed arch window, shutters, and flat arches over the first-floor windows. (Source: 1984 LACAC report).

Based on this preliminary research, 2081 Upper James Street appears to meet two criteria under Ontario Regulation 9/06. Its design is representative of mid 19th century Gothic Revival farm house. Secondly, it is associated with a potentially significant person.

HOUSE: Conc. 2, Lot 6.

Present Owner: Peter Fletcher
2081 Hwy. 6, Mt. Hope
679-6483

Crown Patentee: Francis Hartwell in 1818

First Settler: Thomas Choate in 1819 & Francis Hartwell in 1818

Date of Construction: -1854 was when the stone part was built

-1874 was when the brick part on the back
was added

Built by: the brick part was built by George Coon

Foundation:

- in the stone section, the basement is divided by stone partitions, there are stone walls under every room
- the north part has a brick floor, the south has a dirt floor
- the front of the house is quarry stone cut into squares

Structure:

- quarry stone was used
- in the beginning there was just plaster on the inside, because of condensation they added strapping, lath and plaster
- has plaster ceilings
- has pine, tongue and groove floors
- is a single, two storey house
- has two original stairways, with no throughway upstairs
- has all the original doors, pine trim, original shutters,
- has wainscotting in the kitchen
- the pine is from local timber
- the gingerbread outside has been removed

Roof:

- was originally hand made cedar shakes, now is asphalt shingle
- are two double chimneys made of stone
- has a brick chimney in the middle
- were two stone fireplaces and one brick oven

Point of Interest:

- the stone walls are approximately two feet deep
- has an unusual diagonal fireplace in the living room with a wrought iron fire cover
- the brick addition was made from brick from the Ed. Dickenson brickyard
- Mr. Springer owned the land when the stone house was built



WEST (FRONT) VIEW ↑

- wall dormer with pointed arch window
- flat arches over windows on first floor
- chimneys set in at an angle
- gable roof



SOUTH (SIDE) VIEW ↑

- wall dormer

311 Rymal Road East

The Young family originally settled this area of Hamilton mountain (formerly Barton township) and maintained a large farmstead for many years. It is believed that one of the sons of James F. Young built the existing two-story structure in 1898. This property and the Young family cemetery on Upper Wellington will be the last remaining link to the Young family after the adjacent cottage at 323 Rymal Road East is demolished. The home appears to be rare, early example of Italianate architecture in this part of Hamilton mountain.

The home has been well kept into 2020 with what appears to be many original features based on an in-person viewing from public rights of way by a heritage committee member in December, 2019. The key external features of heritage interest are the front door and entry patio, tall arched windows and standing brick lintels, the decorative brick patterns in several facades of the house, the elaborate eaves and supporting corbels, and tall stone chimney. There have been several later additions at the back and side of the house.

Based on this preliminary research, 311 Rymal Road East meets two criteria under Ontario Regulation 9/06. Its design is representative of an Italianate architecture farm house. Secondly, it is associated with a potentially significant early settler family and what appears to be the last surviving home from this family.

Source:

Cultural Heritage Impact Assessment – 323 Rymal Road Eat, Former Barton Township, Wentworth County, now City of Hamilton, Ontario. Golder. April 2019.

https://itvpgisapp.hamilton.ca/deltafs/Images/Cultural_Heritage/HeritageReports/CHIA_323RymalRoadEast.pdf

7105 Twenty Road East

The home at 7105 Twenty Road east, erected circa 1860 is a rare example of the Gothic Revival style once common in the area. The front with double door entry and matching bay windows and sharply peaked dormer is well balanced. The double bricked home with a stepped course is very well-maintained condition. The property helps support the character of the area.

All windows appear to be replacement glass within original openings and the front door is original with a replacement transom. The front verandah is not all original but the roof and dental appear moldings appear to be.

There has been an addition to the south elevation on south and east sides with a board and batten cladding. Appears to be a three-season style room.

This information relates to the Crown Patentee: William Johnson Kerr (1787 – April 23, 1845) he was a [political figure](#) in [Upper Canada](#).

Born in 1787, the son of [Robert Kerr](#) and grandson of Sir [William Johnson](#). He was a captain in the Indian Department and participated in the War of 1812. William Kerr justice of the peace in the [Gore District](#) in 1828. He served as superintendent for the Burlington Bay Canal project, alongside Michael Tipson. In 1832, no longer sympathetic to the reform cause, he took part in an assault on [William Lyon Mackenzie](#) in [Hamilton](#) and was charged and fined.

He had married Elizabeth Brant, the daughter of [Joseph Brant](#) (Thayendanegea), and, on John Brant's death in 1832, his son William Simcoe was chosen as Brant's successor. Kerr also led members of the Six Nations during the [Upper Canada Rebellion](#). He died at Wellington Square ([Burlington](#)) in 1845.

HOUSE: Conc. 2, Lot 10.

Present Owner: H. Pederson
7105 Twenty Rd.
Mt. Hope
679-6329

Crown Patentee: William Johnson Kerr in 1806

First Settler: Sam Kern N $\frac{1}{2}$ in 1835
David Kern Jr. S $\frac{1}{2}$ in 1835

Date of Construction: about 1860

Owner at the time: William Robinson, who was a retired sea captain
who kept horses.

Foundation:

- full basement consisting of three rooms
- the partitions are made of stone
- the walls are made from field stone
- the floor was dirt, now it is cement

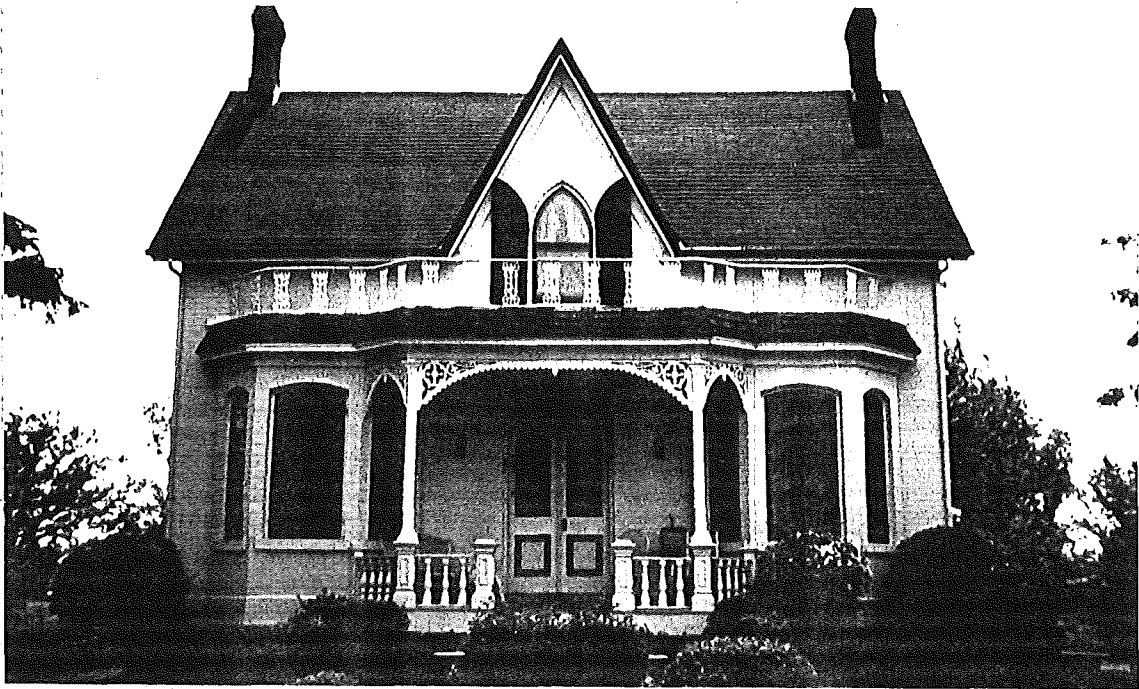
Structure:

- is a two storey, single house with a small attic
- is a double brick house, with lath and plaster on the inside
- has mixed maple and cherry floors downstairs and pine upstairs
- has the original trim, baseboards, and staircase
- has the original wainscot in the kitchen and window panels
- the front door is original and so is the stained glass in it
- transom over the door has been replaced
- some of the windows and all the doors are original
- the ceilings are 10-11' high and were originally plastered, two have been redone with tin
- the side verandas are original
- the front (north) veranda has been enlarged and the rod iron railings are not original

- picture frame molding in the living room
- there are three decorative light fixtures

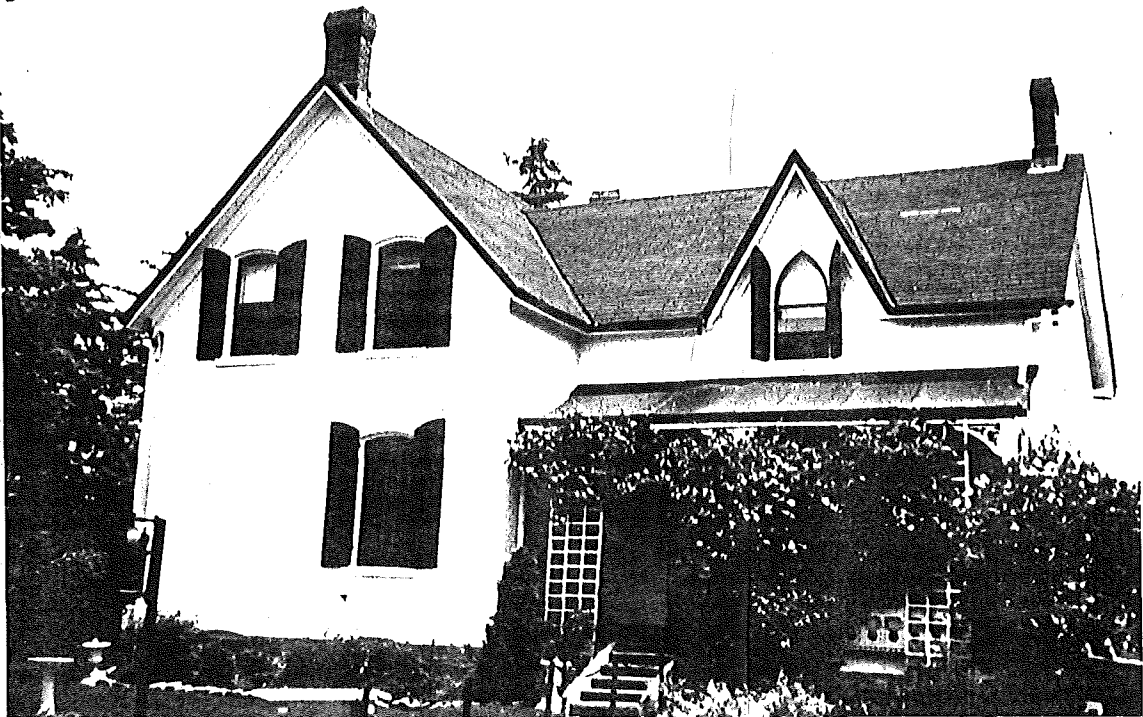
Roof:

- originally cedar shingles, now there is asphalt shingles
there were three chimneys which are still there, but one has
been rebuilt
- the roof on the porches were corrugated tin



NORTH (FRONT) VIEW ↑

- bay windows
- brick relieving arches over windows and doors
- double front doors with a transom
- wall dormer with pointed arch window



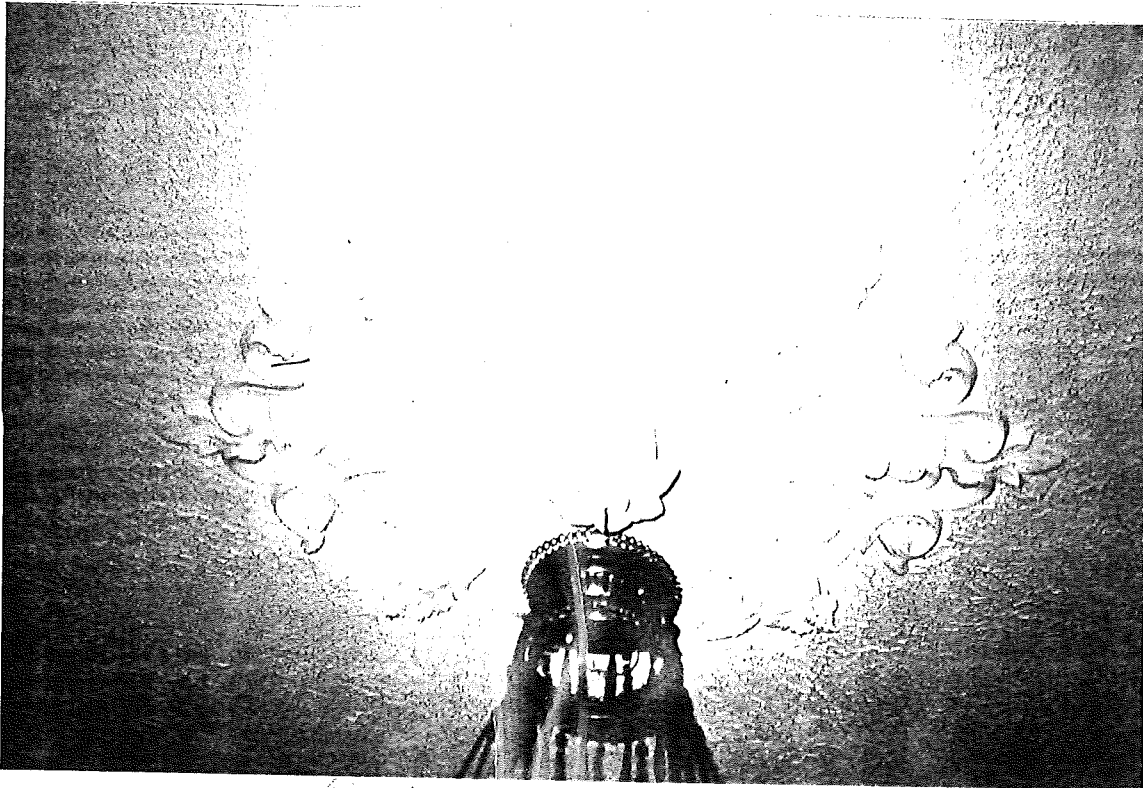
WEST (SIDE) VIEW ↑

- wall dormer with a pointed arch window
- corbelled chimney caps
- side veranda



EAST (SIDE) VIEW ↑

- wall dormer with pointed arch window
- gable roof
- side veranda



ORIGINAL ↑

- decorative plaster light fixture

623 Miles Road (formally 627 Miles Road)

This Gothic home was erected in 1881 in Hannon by J. Bradt. The original front section is of brick construction is has symmetrical windows openings with the peaked dormer centered over the front entry. The back-frame section was a summer kitchen and has now been incorporated into the main house. A smaller addition has been attached to the north side of the kitchen.

All windows appear to have been replaced within the original openings. A porch has been added to the west facade and decks to the south and east. There is a label mold in brick over the gable window opening on the west facade. The lot appears largely unaltered from what would be the original though the old drive shed behind the home appear to be in a state of advanced decay.

This home shows some artistic merit with the brick label mold and supports character of rural landscape of Hannon (LACAC 1984).

HOUSE: Conc. 2, Lot 11.

Present Owner: L. R. Ormerod
627 Miles Rd.
Mt. Hope
679-4323

Crown Patentee: Rebecca Mercle N. part in 1802
Frederick Markle S. part in 1802
Mary Griffin in 1802

First Settler: Henry Hagle in 1817

Date of Construction: 1881

Builder: J. Bradt

Owner at the time:

Foundation:

- the house was built in two parts. The brick part (west) was built first and the back (east) section was added
- there is a full basement under the brick part with stone walls
- the floor is now cement, but was originally dirt
- the back part was originally a summer kitchen and is on a stone foundation, there is a crawlspace underneath

Structure:

- is a single house with all ceilings plastered
- the brick part is a one and a half storey house, the back was a one storey but now is two storey
- the exterior walls are three bricks thick on the first floor and two bricks thick on the second floor
- the inside is 2x5" pine studs, lath and horse hair plaster
- has the original front door, staircase, some trim and baseboards
- the floors in the house are made of pine boards 2½" thick

Roof:

- was covered with cedar shingles, but is now asphalt shingles
- are two bracket chimneys built into the walls, not in use today



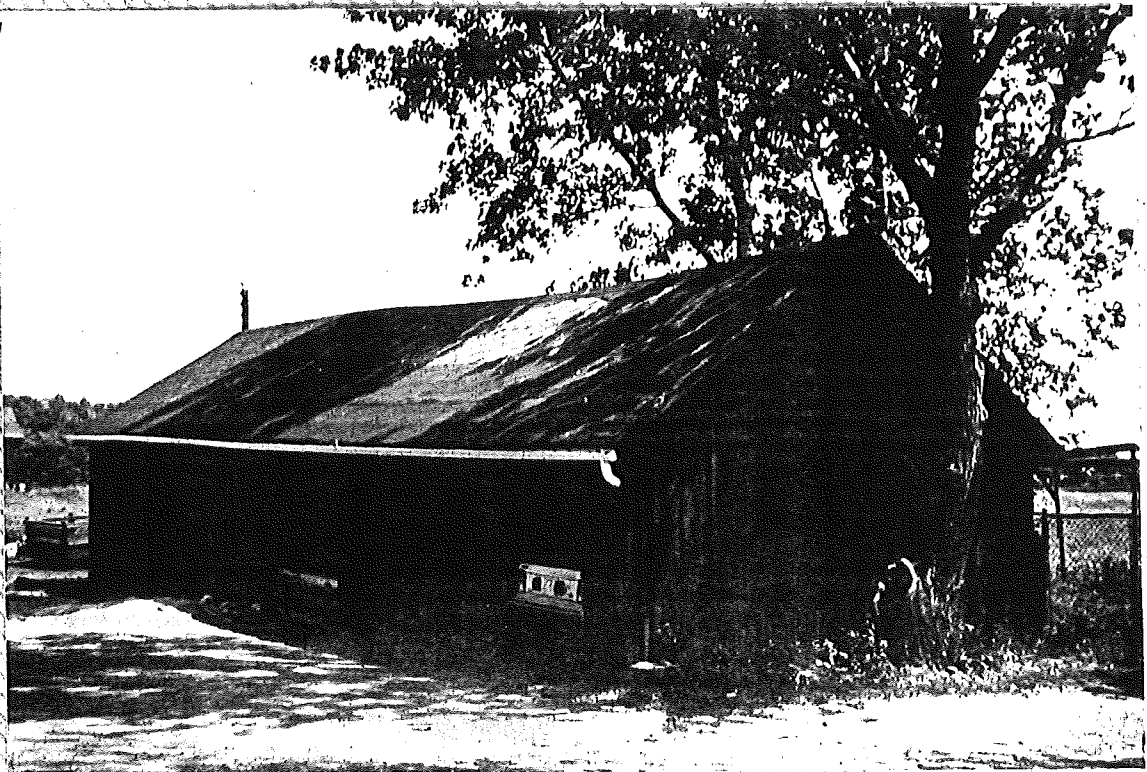
WEST (FRONT) VIEW ←

- brick relieving arches over windows and doors
- wall dormer with pointed arch window
- window in wall dormer has a label mold
- original trim



SOUTH (SIDE) VIEW ↑

- gable roof



DRIVESHED ↑

WEST & NORTH VIEWS

- original boards and batten

DRIVESHED: Conc. 2, Lot 11.

Present Owner: L. R. Ormerod
627 Miles Rd.
Mt. Hope
679-4323

Crown Patentee: Rebecca Mercle N. part in 1802
Frederick Markle S. part in 1802
Mary Griffin in 1802

First Settler: Henry Hagle in 1817

Foundation:

- has no foundation

Structure:

- has the original board and batten siding

- the wooden beams were pinned with wooden pegs and braced the same
as a barn would be

Roof:

- was originally cedar shingle, now has asphalt roll roof

9445 Twenty Road West* (*The Marshall Family's 'Rose Farm'*)

(NOTE: This property has already been documented as the subject of a CHIA (Cultural Heritage Impact Assessment) by Golder Associates, which concluded that the property was worthy of inclusion on the Heritage Register.) Below is summarized and sourced from Golder's report dated June 27, 2018.

Constructed in 1874 for the Marshall family, the property is a representative example of a late 19th century side hall plan Gothic Revival farmhouse. Other key attributes that reflect the design or physical value include its gable roof with curvilinear vergeboard, segmental arch and pointed windows with buff brick voussoirs and date stone reading "Alex. Marshall A.D. 1874". A high degree of craftsmanship or artistic merit is demonstrated through its well-executed masonry construction, including low hip roof with curvilinear modillions or brackets, segmental arch wood windows and doors and dichromatic brick quoins.

Alexander Marshall Sr. purchased the land for his son Alexander Marshall Jr. who lived on the property with his wife Marcia and their seven (7) children from 1874 until his death in 1927. They named the house 'Rose Farm'. The Marshall family played a significant role in the overall development of Glanbrook as Alexander Marshall Sr. opened a local lime quarry; which was in operation until the late 1920s.

The setting of the property is rural with rolling landscape and remnants of orchards and crops from the property's former use as a farm. A pond to the south of the properties connects to a watercourse running west to east, and forested hedgerows serve as a divider between neighbouring properties. 9445 Twenty Road West is bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James to the east and Twenty Road West to the north. Originally part of a farm, the house is surrounded by other early 20th century properties with newer development to the north and south.

HOUSE: Conc. 2, Lot 3.

Present Owner: Fred Dorr
9445 Twenty Rd.
Mt. Hope
679-4651

Crown Patentee: James Cooley in 1802

First Settler: Samuel Stafford in 1805

Date of Construction: 1874

Owner at the time: Alec Marshall

Foundation:

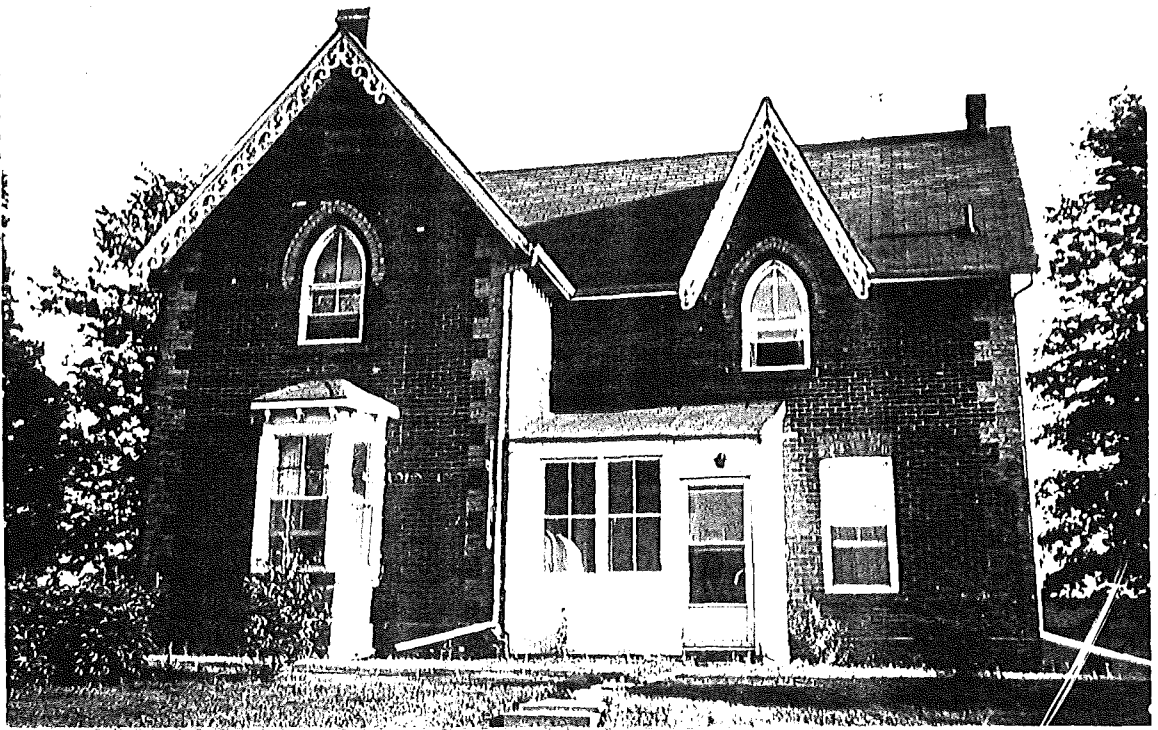
- there is a full basement under the front part of the house
- the walls were made of quarry stone from Gallagher's quarry and were three feet thick
- under the back part of the house there is a crawlspace with a stone foundation about 3' deep
- the floor is cement

Structure:

- the front part of the house has two storeys, but the back has one and a half storeys
- the front part of the house has walls that are two bricks thick
- has original windows, staircase, some pine trim, baseboards, and window panels
- has the original front door with transom, side lights
- the floors are made of pine
- there is a partition in the house which is two bricks thick
- three ceilings in the house have decorative plaster light fixtures
- there is a tongue and groove front porch which was added prior 1927

Roof:

- was cedar shingles, now is asphalt shingles
- originally there were four chimneys on the house, there are still four chimneys but they have been redone



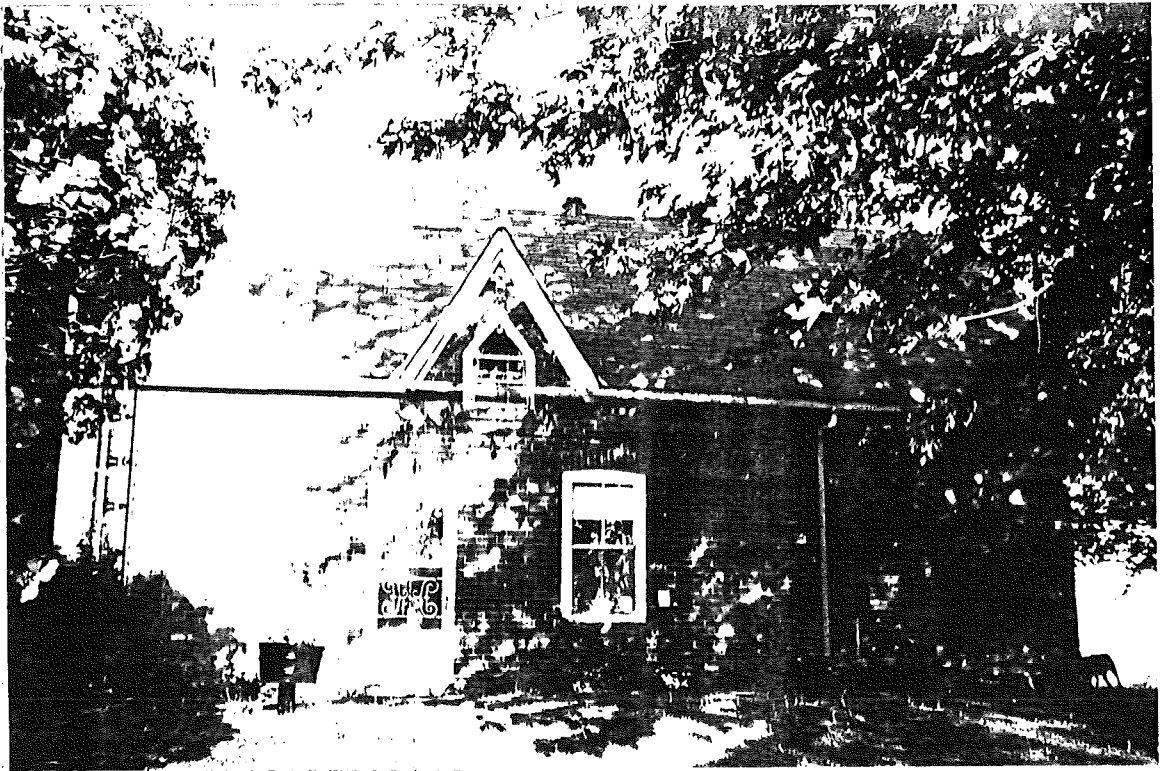
NORTH (FRONT) VIEW ↑

- brick relieving arches over windows
- wall dormer and original trim
- corbel table
- bay window



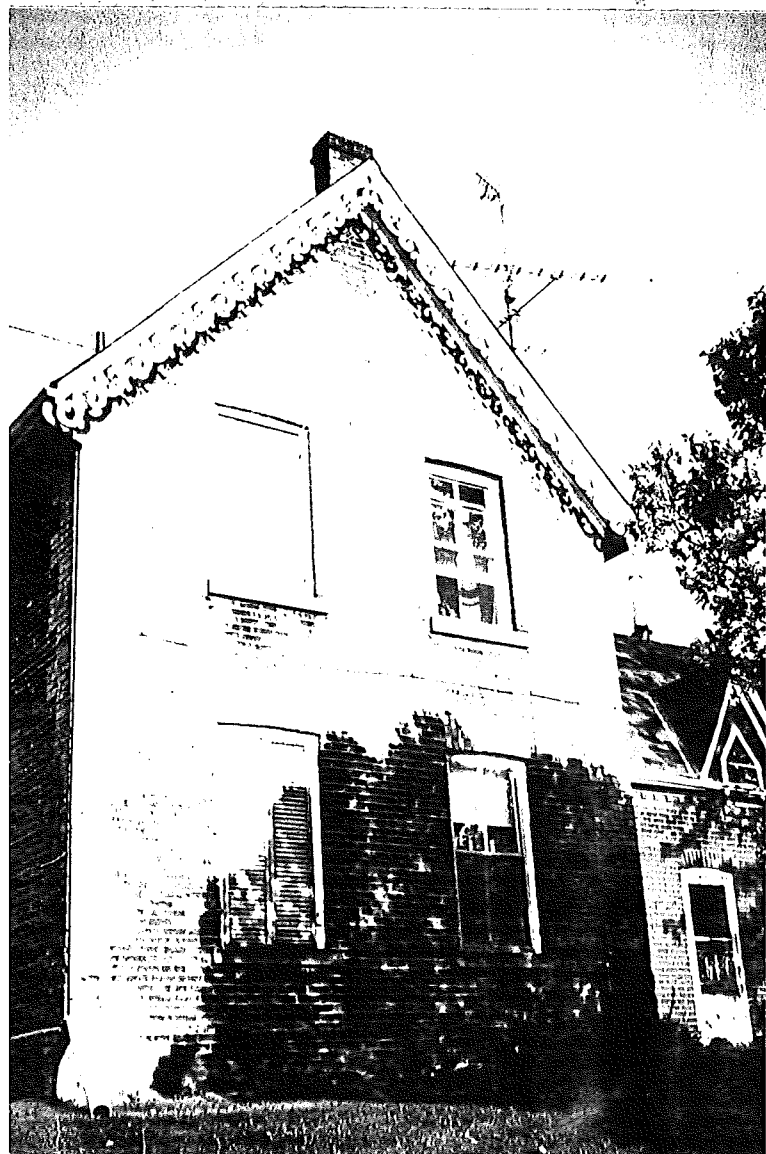
EAST (SIDE) VIEW ↑

- wall dormers
- pointed arch window in one dormer
and a triangular window in the other
dormer



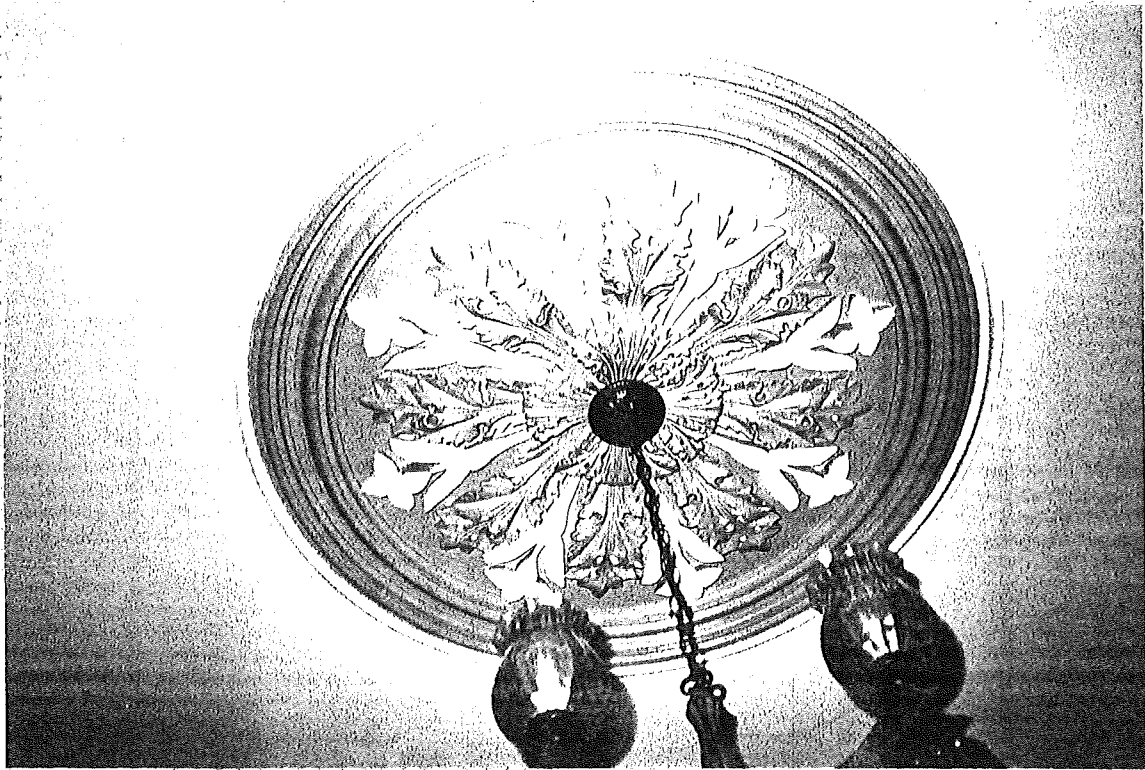
WEST (SIDE) VIEW ↑

- brick relieving arches over doors
- wall dormer with triangular window



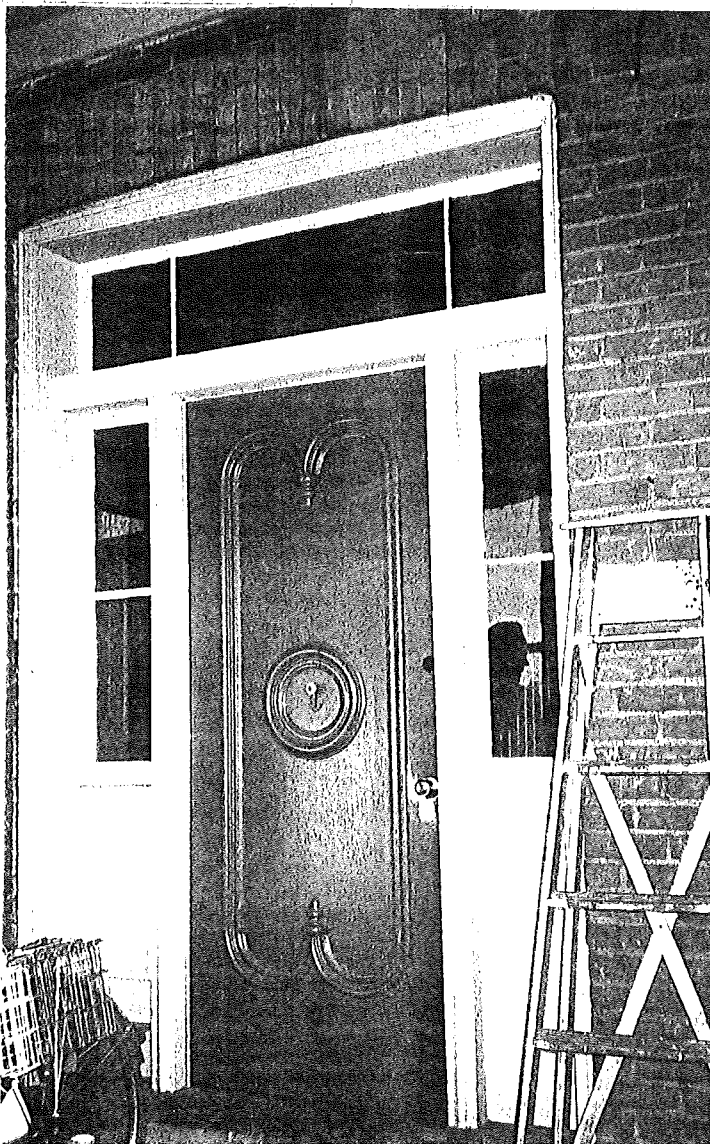
WEST (SIDE) VIEW ←

- original trim
- gable roof
- bevel brick detail



ORIGINAL ↑

- patterned decorative plaster
light fixture



ORIGINAL ←

- front door and transom and
side lights