



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name and Content. Fields include TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, and SIGNATURE.

RECOMMENDATIONS

- (a) That Council, in accordance with the advice provided by the Hamilton Municipal Heritage Committee, advise the landowner that is has no objection to the demolition of the existing house at 1389\_Progreston Rd. (the "Property") and the construction of the new house at 1389 Progreston Rd. in accordance with the architectural plans presented to Hamilton Municipal Heritage Committee;
(b) That the revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to Report PED20125(a), be approved;
(c) That the revised Notice of Intention to Designate, attached as Appendix "B" to Report PED20125(a), be approved;
(d) That, as recommended by the Municipal Heritage Committee, Council withdraw the existing Notice of Intent to Designate and issue of a new revised Notice of Intent to Designate 1389 Progreston Road;
(e) That the Clerk be directed to serve a notice of withdrawal of the Notice of Intention to Designate (as approved by Council on April 22, 2020, and issued on April 23, 2020) on

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**SUBJECT: Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the *Ontario Heritage Act* (PED20125(a)) (Ward 15) - Page 2 of 6**

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the owner of 1389 Progreston Rd. and the Ontario Heritage Trust, and to cause the notice to be published in a newspaper having general circulation in the municipality and provided to the Conservation Review Board (refer to Appendix "C" of PED20125(a));

- (f) That the Clerk be directed to issue a new Notice of Intent to Designate 1389 Progreston Rd., Carlisle (Flamborough) under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value, in accordance with Report PED20125(a);
- (g) That if there are no objections to the designation in accordance with the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council for adoption;
- (h) That if there are objections to the designation in accordance with the *Ontario Heritage Act*, the Clerk be directed to refer the designation to the Conservation Review Board for review; and,
- (i) That if the designation is referred to the Conservation Review Board, the City Solicitor and appropriate staff be directed to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

#### **EXECUTIVE SUMMARY**

At the Hamilton Municipal Heritage Committee (HMHC) meeting on August 17, 2020, the Committee considered Report PED20125. The report provided an overview of the events leading up to the designation of the property located 1389 Progreston Road, Carlisle, summarized the reasons for designation of the property, and the report recommended that the designation be maintained with the existing Statement of Cultural Heritage Value or Interest. This Statement of Cultural Heritage Value or Interest included the existing house as an identified heritage attribute of the property. Mr. Dennison (the property owner), and his team of consultants, delegated to the HMHC and advised that the existing house was in significant disrepair and it was not feasible to restore, repair or incorporate as part of a new house. The Committee supported the designation of the subject property but was undecided on whether to continue to include the existing house as part of the heritage designation and deferred the report to the September 17, 2020 HMHC meeting for further consideration. A site visit with staff and members of HMHC was held the on Friday September 11, 2020.

At the September 17, 2020 HMHC meeting, the HMHC recommended the continued designation of the property but requested revisions to the Statement of Cultural Heritage Value or Interest and related materials. The revisions included: removing the existing house as an identified heritage attribute of the property, including the ruins of the Progreston Woolen Mill as an identified heritage attribute, and revising all references to 'Evergreen Farm' to 'Progreston Woolen Mill' (refer to Appendix "D" of Report PED20125(a)).

The purpose of this report is to provide the HMHC with the revised Statement of Cultural Heritage Value or Interest, the revised Notice of Intention to Designate and provide recommendations to Council on how to proceed in order to enact the revisions.

**Alternatives for Consideration – See Page 5**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Refer to PED20125 for a summary of financial, staffing and legal implications.

**HISTORICAL BACKGROUND**

During the HMHC meeting on August 20, 2020, the Committee reviewed Report PED20125 and Mr. Dennison (the property owner), with his team of consultants, delegated to the HMHC regarding his intentions to demolish the existing house and construct a new house on the property in the location of the existing house. Mr. Dennison and his consultants advised that the existing house was beyond repair and it would not be feasible to restore the house or incorporate portions of the old house into the new house. They maintained that the design of the new house reflected the existing house.

Following the review of the report and the delegations, the HMHC was in support of the designation of the property but remained undecided as to whether the existing house should remain as a heritage attribute of the property. Mr. Dennison invited the members of the HMHC to visit the site to view the condition of the existing house to assist with their decision. The HMHC agreed to a site visit and deferred their decision on the recommendation of PED20125 to the September 17, 2020 HMHC meeting.

Five members of the HMHC, the Cultural Heritage Planner, and Mr. Dennison attended the property on Friday September 11, 2020. The site visit included a tour of the existing house, the bank barn, the drive shed, ruins and a large portion of the landscape. Additionally, a full set of architectural plans for the proposed house was available for the attending members of the HMHC to review.

At the September 17, 2020, HMHC meeting, the committee discussed the findings of the members who attended the site visit, mostly focusing on the current state of the building. Mr. Dennison also delegated to the Committee expressing his support for the designation of the property, without the house as an identified heritage attribute, and suggested the inclusion of the ruins of Progreston Woolen Mill as an identified heritage attribute of the property. Mr. Dennison also requested that any reference to the property as the 'Evergreen Farm' be replaced by 'Progreston Woolen Mill', since the title

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'Evergreen Farm' did not accurately reflect the function of the property.

The HMHC concluded that the property was worthy of designation but felt that the existing house was beyond restoration or repair and, therefore, supported the property owner's request to remove the house as an identified heritage attribute of the property. The HMHC also supported including the ruins of the Progreston Woolen Mill as an identified heritage attribute of the property and supported Mr. Dennison's request to remove any reference to the 'Evergreen Farm' and replace it with 'Progreston Woolen Mill' in descriptions of the property. Finally, the HMHC supported the demolition of the existing house and the construction of the new house as per the partial rendering shown to the HMHC during their August 20, 2020 meeting.

To ensure that the HMHC had the opportunity to review the revised Statement of Cultural Heritage Value or Interest and Notice of Intention to Designate, the Committee directed staff to report back with the revised and necessary materials (refer to Appendix D of Report PED20125(a)). The revised Statement of Cultural Heritage Value or Interest is included in Appendix "A" to Report PED20125(a) and the revised Notice of Intention to Designate is included in Appendix "B" to Report PED20125(a).

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Refer to PED20125 for a summary of applicable policy.

## **RELEVANT CONSULTATION**

Refer to PED20125 for a summary of the relevant consultation. The recommendations have been prepared in consultation with the City of Hamilton Legal Services Division.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Report PED20125 provides a summary of the intent of municipal designation, how designation is achieved, and the analysis of the property under Ontario Regulation 9/06 for designation under the *Ontario Heritage Act*.

During the September HMHC meeting the HMHC required the following changes to the Statement of Cultural Heritage Value or Interest (refer to Appendix D of Report PED20125(a)):

- Exclude the existing house as an identified heritage attribute of the property;
- Include the ruins of the Progreston Woolen Mill to the list of identified heritage attributes of the property; and,
- Remove any reference to the 'Evergreen Farm' and replace it with 'Progreston Woolen Mill' in descriptions of the property.

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The revised Statement of Cultural Heritage Value or Interest is included in Appendix "A" to Report PED20125(a) and the revised Notice of Intention to Designate is included in Appendix "B" to Report PED20125(a).

## **ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council generally considers two alternatives: agree to designate property or decline to designate property. In this instance as Council has already issued a Notice of Intent to Designate, the Committee could recommend that Council withdraw the existing Notice of Intent to Designate and issue a new Notice of Intent to Designate in accordance with the recommendations herein. Council could also decide to proceed with the Notice of Intent to Designate as issued or withdraw it without any replacement.

### **1) Maintain existing designation as per the Issued Notice of Intent to Designate**

The revised Statement of Cultural Heritage Value or Interest, and corresponding NOID, is the result of discussions and negotiations between City staff, the Hamilton Municipal Heritage Committee and the property owner. However, Council may choose to maintain the existing designation as per the Issued Notice of Intent to Designate (NOID). Although this alternative does provide long-term, legal protection to this significant heritage resource, it does not reflect the efforts of City staff, the Hamilton Municipal Heritage Committee and the property owner to create an amicable solution to an issue that is currently under appeal. If Council chooses this option, the current appeal will move forward to review at the Conservation Review Board.

### **2) Withdraw designation**

In withdrawing the designation, without issuing a new designation, the municipality would be unable to provide long-term, legal protection to this significant heritage resource. Designation provides protection against inappropriate alterations, new construction and demolition.

Furthermore, without designation, the property would not be eligible for the City's heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the owner's right to sell a property.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Clean and Green**

*Hamilton* is environmentally sustainable with a healthy balance of natural and urban spaces.

**Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings, and public spaces that create a dynamic City.

**Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A" - Revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "B" - Revised Notice of Intention to Designate
- Appendix "C" - Notice of Withdrawal of Notice of Intention to Designate
- Appendix "D" - Excerpt from Hamilton Municipal Heritage Committee Minutes 20-005

## 1389 Progreston Road, Carlisle (Flamborough)

### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

#### Statement of Cultural Heritage Value or Interest

The subject property is located at 1389 Progreston Road, Carlisle. The irregularly-shaped 10.4-acre property is located on the northwest corner of Progreston Road and Green Springs Road, near its intersection with Bronte Creek (formally Twelve Mile Creek), in the Carlisle Settlement Area, in the former Township of East Flamborough, in the City of Hamilton. On this property, the buildings and structures of cultural heritage value and interest include the detached bank barn and stone rubble ruins of the Progreston Woolen Mill.

#### HISTORICAL / ASSOCIATIVE VALUE

The subject property, known as the Progreston Woolen Mill, is comprised of a wood-frame bank barn constructed circa 1900 and the ruins of the Progreston Woolen Mill. The historical value of the property lies in its association with James Kievel, Freeman Green and the establishment and early development of the historic settlement area of Progreston. James Kievel first purchased the lot in 1855 and built a saw mill with a waterwheel at the foot fall of the Twelve Mile Creek (now Bronte Creek), multiple other mill related buildings and a log house. Kievel, Andrew Paton, Joseph Tansley and William Campbell, laid out what would become known as Progresstown (later Progreston).

Freeman Green, a carpenter and son of 'Billy Green the Scout', and his wife Harriet Ann Howard purchased 10 acres from James Kievel in 1869. The purchased land included the owner's log house and a former grist mill building. The Greens then started a woolen mill in the former grist mill building, which would become known as the Progreston Woolen Mill. The Mill became an important pillar in the local economy, sourcing materials and labour from the local community. Freeman sourced and processed wool from local farmers and hired local knitters to knit such items as socks and mittens from yarn produced by the mill. In addition to running a successful woolen mill, Freeman invented an improvement for the spinning wheel, gaining him international recognition. This improvement included a pendulum apparatus and these spinning wheels were called the 'Freeman Green's Canadian Spinning Wheel'. Operation of the mill was passed through the Green family until the mill burnt down in 1911. Although the mill was not rebuilt, the Green family descendants started a small wood working business on site that also served the local community. In 1982, the Green family property was sold out of the family.

#### CONTEXTUAL VALUE

The contextual value of the property lies in its contribution to defining the historic character of the settlement area of Carlisle. The property is physically, visually,

functionally and historically linked to its surroundings, and is considered to be a local landmark. Physically, the property is located on the prominent corner of Progreton Road and Green Springs Road where it intersects with Bronte Creek, in the historic settlement area formerly known as Progreton. Visually and architecturally, the bank barn and the ruins of the Progreton Woolen Mill are reminders of the history of the site and both support, as well as define, the historic character of the settlement area of Carlisle. Historically, the property is associated with prominent members of the local community, namely James Kievel and Freeman Green, who were instrumental in the establishment and development of Progresstown. Functionally, the property's location alongside Bronte Creek was integral to the operation of the Green's woolen mill (no longer existent) which was a pillar of the local economy. The property is a rare example of the few mill industrial homesteads within the Flamborough area, with ruins of the Progreton Woolen Mill and intact bank barn.

### **Description of Heritage Attributes**

The cultural heritage value of the property municipally known 1389 Progreton Road, Carlisle, and colloquially as the Progreton Woolen Mill, resides in the following heritage attributes that are related to the cultural heritage value described above:

- All four elevations of the detached bank barn, including its:
  - gable roof;
  - stone foundation, including existing window and door openings;
  - vertical wooden board cladding; and,
  - location as it is built into the sloping landscape.
  
- The ruins of the Progreton Woolen Mill, including its:
  - remaining stone rubble foundations; and,
  - location within the landscape.



CITY OF HAMILTON

## Notice of Intention to Designate

### 1389 Progreston Road, Carlisle (Flamborough) – Progreston Woolen Mill

The City of Hamilton intends to designate 1389 Progreston Road, Carlisle (Flamborough), under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

#### Statement of Cultural Heritage Value or Interest

Freeman Green, son of 'Billy Green the Scout', and his wife Harriet Ann Howard purchased the property from James Kievel in 1869. The property included a grist mill and multiple other mill related buildings, all constructed by Kievel in the mid-1800s. In the early 1870s, Freeman and Harriet started a woolen mill in the former grist mill building. The Progreston Woolen Mill became an important pillar in the local economy as the mill processed wool from local farmers and employed local knitters. In addition to processing wool, the mill also produced yarn and blankets. Operation of the mill was passed through the Green family, until it burnt down in 1911. The wood framed barn with a rubble stone foundation and the rubble stone ruins of the Progreston Woolen Mill are physical reminders of the history of the site. The property is important in supporting the historic character of the area and maintaining the historic fabric of the Carlisle area and is physically, visually, and historically linked to its surroundings. The heritage attributes of the property include all four elevations of the bank barn and the ruins of the Progreston Woolen Mill.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2020.

Andrea Holland, City Clerk  
Hamilton, Ontario

**CONTACT:** Miranda Brunton, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [Miranda.Brunton@hamilton.ca](mailto:Miranda.Brunton@hamilton.ca)

**Website: [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)**

CITY OF HAMILTON

## **Notice of Withdrawal of Notice of Intention to Designate**

### **1389 Progreston Road, Carlisle (Flamborough)**

The City of Hamilton withdraws the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough) issued on April 23, 2020. On the same day as this Notice of Withdrawal, the City will be publishing a new revised Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough), under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2020.

Andrea Holland, City Clerk  
Hamilton, Ontario

**CONTACT:** Miranda Brunton, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [Miranda.Brunton@hamilton.ca](mailto:Miranda.Brunton@hamilton.ca)

**Website: [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)**

Excerpt from Hamilton Municipal Heritage Committee Minutes 20-005. The Minutes were approved by Council on October 14, 2020.

**Hamilton Municipal Heritage Committee  
Report 20-005**

**September 17, 2020  
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**2. Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (deferred at the August 20, 2020 meeting) (Item 10.1)**

That the recommendations in Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) be amended as follows:

- (a) That maintenance of the designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) shown in Appendix "A" to Report PED20125, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario s Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED20125, be revised to exclude the house, include the stone ruins and revise any reference of the property from the Evergreen Farm to the 'Progreston Woolen Mill';
- (c) That staff report back to the next Hamilton Municipal Heritage meeting with the necessary materials for the committee to review regarding the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough); and
- (d) That a commemorative plaque describing the history of the property will be erected by the with input and approval from the HMHC