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**To:** [Kolar, Loren](#); [Carson, Katie](#)  
**Subject:** Correspondence re 34 Lloyminn - Carl Galli  
**Date:** January 27, 2021 2:39:17 PM  
**Attachments:** [letter to HMHC jan 27, 2021 re 34 Lloyminn ancaster.pdf](#)

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**From:** Carl [REDACTED]  
**Sent:** January 27, 2021 2:38 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; Bishop, Kathy <[Kathy.Bishop@hamilton.ca](mailto:Kathy.Bishop@hamilton.ca)>; Golden, Alissa <[Alissa.Golden@hamilton.ca](mailto:Alissa.Golden@hamilton.ca)>  
**Subject:** 34 Lloyminn - Hamilton Municipal Heritage Committee Meeting January 29, 2021

Hello

Attached is our submission regarding our objection to including 34 Lloyminn Ave. in Ancaster on the Municipal Heritage Register

Carl Galli  
NGE Land Holdings Inc.



**NGE LAND HOLDINGS INC.**

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January 27, 2021

Hamilton Municipal Heritage Committee  
City Of Hamilton

**VIA Email: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)**

**RE: 34 LLOYMINN AVENUE ANCASTER**

As owners of the above noted property, we are objecting to the property being included on the Municipal Heritage Register ("MHR"). We feel that the property exhibits few if any of the attributes to be considered a heritage property, other than the fact that part of the structure was built in or around 1854. We have more fully detailed our reasons below.

***The House – Style***

As noted in the Ancaster Pre-Confederation Inventory Form (the "Form"), the "Architectural Style / Influence - Vernacular". By definition: vernacular is "...architecture concerned with domestic and functional rather than public or monumental buildings". In addition, all signs of the architecture have been covered over and, in some cases, removed completely to a point where little if any of the original structure can be recognized.

***The House – Structure***

The original house has been significantly modified over the years to a point where there is very little left to consider it heritage.

- Approximately 50% of the house as it stands now is not original. The addition on the back (added late 1970's) and the Breezeway and Garage (added in or around 1946).
- There are no architectural significant features to the house. The original home was a cottage and is a large one-story rectangle home with no distinguishing features and a simple hip roof which may not even be the original roof.
- All original exterior windows and doors (and most if not all interior doors) have been replaced and or removed from the home. In the 1980's, some glass panes may have been used on the newer windows, however they appear to no longer be on site. The six over six windows noted in the Form are not original as evidenced by the old storage shed/outhouse which used to be on the property.



- The original outhouse/storage shed in the backyard had a collapsed (roof) and was unsafe (walls were unstable). It was removed in 2016. This structure had the original 12 pane windows, but they were broken from the roof/building collapse.
- Approximately 50% of the original back foundation and back wall was removed and replaced with a common block wall during a renovation (Late 1970's).
- All items of historical significance were either removed by the former owners (fireplace mantel, Chandelier, Iron works from roof etc.) or items were donated to the Fieldcote Museum in Ancaster (ship flagpole that stood in front of the house and other items).
- The exterior bricks, that remains from the original house, were Stucco /plastered over and are no longer visible. As indicated, some of the bricks were removed completely during the renovations.
  - The addition behind the house and breezeway/garage, is clad in white bricks from the 1970's.
- The southeast corner of the house has a foundation problem. It appears a repair was attempted some time ago which did not work, and the corner is deteriorating.
- There is significant leaking in the old basement of the house which cannot be accessed for repair from the exterior due to the location of the Breezeway.
- There is structural problem under the new basement floor in the back addition, near where the new block wall was added.
  - The new basement floor is bulging upwards.
- Almost all original walls have been covered over or removed during past renovations and are not visible.

In summary, the original house has been modified and renovated so many times over the years that very little of the original style or structure is evident in the home. In addition, it appears that all items of historical significance have either been removed, destroyed or donated.

### ***Historical Significance***

As indicated above, all items of historical significance appear to have been removed from the house and or donated to the Fieldcote Museum.

The Form indicates that the property is associated with "Local Military History". To date, we have not found any indication or evidence that this is correct. The only indication of any military association is that the first owner of the home served in the military about 15 years before building the home (in the 1830's) and the last owner of the home, Dr. Famer served as a reservist (after World War II)



before purchasing the home in 1962. There appears to be no record or any military activity on the property at any time in the past.

In addition, the original property was filled with Oak Trees (only one or two remain on the property). The largest oak tree on the property, which was badly rotted, recently fell into a neighbor's yard during a storm. The original 200 acre property was partly cleared of oak trees in the 1860's becoming farmland and later an apple orchard before eventually becoming a subdivision.

### **Conclusion**

Based on the above, we see no reason for the property to be added to the MHR. The history of the house is well documented (1981 report by Janet Wilson) however the drawing attached to the report is very inaccurate. Little if anything of historical significance remains at the property since most has been removed / destroyed and or donated. Also, there appears to be no historical or military significance to the location. Part of the house is a simple cottage built in or around 1854 in an oak forest that was eventually cleared as farmland and is now part of a subdivision (a common story in the area).

Based on the City Brochure, "Heritage Designation Process", the section entitled "What are the criteria for evaluating the heritage value or significance of a property?", 34 Lloyminn does not appear to meet, in any material way, any of the three criteria:

1. The property appears to have no design value or physical value based on the criteria that makes it necessary for preservation.
2. The house has no historical value or associative value based on the criteria.
3. The house has no contextual value based on the criteria.

Therefore, we see no reason to have this property added to the MHR.

Yours very truly,  
**NGE Land Holdings Inc.**



Per: Carl Galli, CA, CBV

Cc Alisa Golden  
Lloyd Ferguson