

Inventory & Research Working Group (IRWG)

Meeting Notes

Monday, February 22, 2021 (6:00 pm – 8:00 pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Lyn Lunsted; Chuck Dimitry; Alissa Denham-Robinson
- Regrets:** Jim Charlton; Ann Gillespie; Brian Kowalesicz
- Also Present:** David Addington (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist); Hannah Kosziwka (Student Intern); Carol Priamo (Beasley Heritage Project and ACO Hamilton Region Branch Board)

RECOMMENDATIONS

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

1. The Inventory & Research Working Group recommends that **48 Garner Road West, Ancaster** be removed from the Municipal Heritage Register.
2. The Inventory & Research Working Group recommends that **322 Mt Albion Road** be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the *Ontario Heritage Act* (see Appendix A for supporting documents)- Deferred to the April 2021 Hamilton Municipal Heritage Meeting
3. The Inventory & Research Working Group recommends that **2299 Troy Road, Mount Carmel United Church** be added to the Municipal Heritage Register (see Appendix B for supporting documents).

NOTES

1. **Chair's Remarks**
Janice welcomed all present.
2. **Declarations of Interest**
None.
3. **Review & Approval of Meeting Notes, January 25, 2021**
Approved by general consensus.

4. Staff Presentations by Alissa Golden:

A) Beasley Inventory Batch 3 Update with Presentation by Carol Priamo

Carol gave a brief PowerPoint presentation to the IRWG on listings for Batch 3 of the Beasley Inventory project, which were primarily residential buildings on Catharine Street North and March Street North. Of the 167 properties that were surveyed and evaluated, Carol is recommending 123 buildings, classified as either *character-defining* or *character-supporting*, be added to the Register. Supporting materials were also shared with the IRWG.

Staff advised that the Batch 3 recommendations will proceed to HMHC at a future date, and that an IRWG recommendation to HMHC to approve the listings is not required at this time. After receiving the Batch 3 recommendations, the IRWG was supportive of the proposed Register listings.

B) 48 Garner Road West, Ancaster

Staff presented information from the owner at 48 Garner Road West confirming that the home was built in 1945 replacing a previous circa 1850 home. The owner requested to have 48 Garner Road West, Ancaster removed from the Municipal Heritage Register. Both staff and the IRWG support the removal of the property from the Register and noted that the property would remain listed on the Inventory (*see Recommendation #1 above*).

5. Staff Presentation – David Addington: 322 Mt Albion Road

Staff presented information on 322 Mt Albion Road, also known as the Jame M. Lottridge House. This house is the last remaining building that was originally part of a large farm estate. Staff has also completed an Inventory Form and Preliminary Evaluation of 322 Mt Albion Road (see Appendix A), and explained the rationale for adding the property to the register. After review, the IRWG recommend that 322 Mt Albion Road be added to the Register and to staff's work plan for potential designation (*see Recommendation #2 above*).

6. Places of Worship Update – Alissa Golden

This item is being brought forward to the next IRWG Meeting on March 22, 2021.

Note: staff has reviewed all documents pertaining to Places of Worship submitted so far, and anticipates bringing Stoney Creek listings forward at the next meeting. Summaries for Wards 4, 6, 7, and 8 will be circulated to the IRWG prior to the next meeting.

7. Other Business:

A) 2299 Troy Road, Mount Carmel United Church – Lyn Lunsted

The IRWG supported Lyn's request to add this property to the Municipal Heritage Register. Lyn will update the inventory and evaluation forms and send to Alissa Golden along with pictures. After discussion and review, the IRWG recommend that 2299 Troy Road, Mount Carmel United Church be added to the Register (*see Recommendation #3 above*).

B) 452 & 454 Upper Wellington Semi-Detached – Graham Carroll

Graham brought the above listing to the attention of the IRWG. The semi-detached is a popular style in the lower city, but unique for this area of the Mountain. The 452 & 454 Upper Wellington Semi-Detached property has been added to the Inventory, and Graham will do further research on the property.

C) Farewell – David Addington

IRWG members wished David Addington farewell and best wishes in his new position.

8. Adjournment and Next Meeting Date

The meeting was adjourned at 7:58PM

Next meeting: March 22, 2021, 6:00-8:00 PM (WebEx Online)

322 Mt. Albion Road, Hamilton – James M. Lottridge House

Lot 32, Concession 5, Township of Saltfleet



East/front Elevation – date unknown (source: 'From the Mountain to the Lake: The Red Hill Creek Valley', Walter G. Peace, 1998)



East elevation (left) and north elevation (right) (source: historicalhamilton.com)



East elevation – June 2019 (source: Google streetview)

Design/Physical Value:

The property at 322 Mt. Albion Road features a large, two storey, double brick farm house built circa 1891-93 for James M. Lottridge. The design of the house displays the Queen Anne style along with classical features. It has double polygonal projecting bays topped with a semi-turreted roof form integrated within the home's hip roof facing onto Mt. Albion Road. The window openings are tall and rectangular with a one-over-one sash profile. The east elevation features bold stone coursing over the windows and stone sills while the windows of the south elevation are emphasized by prominent stone lintels. There is a thin, tall chimney stack with decorative string coursing on the east side of the house and a rectangular roof cresting centered upon the roof of the front section of the home.

The entrance to the home is not within the east elevation facing the street, rather the north and south elevations of the home each have prominent entrances within narrow projecting pavilions that are centered on both the north and south elevations. Each projection displays classical design characteristics in its gabled roof forms with returned eaves and decorative door surrounds together with the symmetrical composition of each facade. The entrance on the north elevation has a portico with gable roof supported by a twin set of columns. It is speculated the home may have been built as a double house for two brothers of the Lottridge family or as a residence for both James M. Lottridge and a manager of the farm operation, Mr. James W. Jardine.

The home once had intricately detailed double height verandahs on each elevation which have been removed. Additionally, there was decorative moulding along the cornice which also has been removed.

It is believed that James M. Lottridge had this home designed to be a replica of his family's residence that was located at 266 Bay Street South, Hamilton which is no longer extant. While there are a significant number of Queen Anne inspired homes in the central Hamilton area, the James M. Lottridge home at 322 Mount Albion Road is a rare surviving example of a large farm house designed in the Queen Anne style in the Mt. Albion area.

Historical/Associative Value:

The 1875 Historical County Atlas shows J&J Jardine as the owners of the subject property at Lot 32, Concession 5 in Saltfleet township. The 1883 Wentworth County Gazetteer and Directory notes Joseph W. Jardine as the owner of property at Lot 32, Concession 5 and who was also the Reeve of Saltfleet on Wentworth County Council.

James M. Lottridge was a businessman, brewer and the President of the Hamilton Jockey Club. He had purchased the 200 acre Vine Vale farm in 1892 which consisted of over 200 acres including the subject property, and by 1893, he had acquired the adjacent Glen farm, which was also 200 acres, to create a large 400 acre farm. Vine Vale farm was a large stock farm that also housed and bred thoroughbred race horses, grew fruit, grapes, grain and hops which were dried in barns that were located along the pond above Albion Falls. The hops were used in beer production at the Spring brewery on Bay St. which later was known as the Grand-Lottridge Brewing Co. and was owned by Lottridge's father in law Peter Grant.

The former owner of the farm, J.W Jardine had business dealings with James M. Lottridge and stayed on as the farm manager after he sold the farm to Mr. Lottridge. He lived at the home which was also said to have been the headquarters of Mr. Lottridge's business operations.

The farm property, which included the brick house, large barns, hop kilns and a woodshed was sold to the Peace family in 1901 for \$11,500. The Peace farm remained in operation until the late 1960's.

Mr. James Balfour (1854-1917) is believed to be the architect of the home who had also designed Mr. Lottridge's home on Bay Street South as well as the Hamilton Jockey Club at the Central Hamilton Fairgrounds. The contractor was Mr. Fred W. Schwendeman, of the Hamilton Hydraulic Works.



1875 Historical County Atlas showing the approximate area of the future J.M Lottridge house in red

Contextual Value:

The house is situated on what was once a large farm property which stretched east to include what is now the Glendale Golf Club.

The former farm lands surrounding the dwelling has changed substantially with the late 20th residential subdivision surrounding the former Lottridge property along the west side of Mt. Albion Road. The James M. Lottridge home is physically and historically linked to its surroundings and the former farming use of the lands that surrounded the Red Hill Creek Valley.

The dwelling's scale, design, age and historical associations together with its substantial setback from the street and siting on an expansive lot starkly contrasts this home from the surrounding modern residential development along the west side of Mt. Albion Road, and as a result, is a community landmark.

Mount Carmel United Church

2299 Troy Rd., Troy

Troy Episcopal Methodist Church, named Mount Carmel, now known as Troy United Church, was built in 1873 in Troy. It replaced a smaller church built in 1844, across the road. When the first formal church was dismantled a small piece of wood inscribed E.M. Chapel, AD 1844, was retained and later placed in a prominent corner at the front of the new church.

In order to get the funds to build the church, the old church was auctioned off for \$500. It was purchased by Robert Clement who took it down and rebuilt it as a barn on his farm. Public subscriptions were solicited for the new church, fifteen members promised from \$300 to \$700 each and many pledged their labour. The lot was purchased for \$218.00 from A. Coleman.

The tender to construct the building was won by Mellish and Watts for \$7,128. Troy could supply local stone, lumber, brick and mortar.

When the corner stone was laid on June 1, 1873 by Bishop Richardson, a dinner was served and .50¢ a plate was charged. Dedication subscriptions brought in \$2,398. In all, 87 church members subscribed to the building fund.

The Architect William Mellish (1807 – 1895), from Brantford. He was born in London, England in 1807, was active as a builder, contractor and later as an architect in Brantford, Ont. He emigrated to Canada in 1841 and worked in Toronto for two years before moving to Brantford to begin a contracting business. He hired John J. Russell as a carpenter and later formed a partnership with him. By 1851 they were advertising themselves as builders, carpenters and contractors. Over the years his firm was responsible for the design of a number of public buildings in the area, such as the Waterloo County Court House & Jail, Huron County Court House in Goderich, the railway station in Brantford and numerous churches in Brantford, Troy, Cainsville, Hamilton (Gore Street Methodist Church), St. Mary's and Norwich.

The contractor was a Mr. Watts, also from Brantford.

The church was forty by sixty five feet and constructed of red and white (buff) brick. The front of the church was made of brick from the Brantford brickyard (\$10 per thousand bricks) and the rest were made in the Troy brickyard owned by Samuel Wood, purchased at \$6 for 1,000 bricks. The stained glass for the windows was from London, Ontario.

The name Mount Carmel was suggested by Dr. Carmen, who later became superintendent of the Methodist Church of Canada, and was a frequent visitor to the village.

The stained glass windows were most likely made by Robert Lewis, who, in the 1871 census is listed as a stained glass merchant, dealing in church windows and stained glass for dwellings. An artist, George Noble, was also part of his household. Robert Lewis went on to be the founder and owner of the Ontario Stained Glass Works in London, Ontario. He also made windows for St. John's Anglican Church at Arva in 1875. (Daniel Brock, *Fragments from the Forks: London Ontario's Legacy*. London & Middlesex Historical Society, 2011)



The handcrafted sofa, designed and built by the local cabinetmaker, John Roelofson, fits neatly into the alcove at the back of the altar.

When the new church was built, an organ was purchased and for many years the choir and organist sat in the gallery. The minister sat on the circular couch in the alcove and the pulpit stood before them. Then the choir moved down to the northwest corner and later to the alcove with the organ.

Four small coal oil lamps and 1 large lamp were hung from ceiling plaster medallions.



The square benches in the basement are relics of the old church. The walls were white plaster marked off with large bricks in red lines. The seats were quite straight with curved armrests painted pink and trimmed with light brown.

APPENDIX B: 2299 TROY ROAD

The church was redecorated in 1908. The seats were sold to members for \$3.00 each, the walls were painted green and cream and new pews, pulpit, bench, choir seats and clock were purchased.

In 1934 it was redecorated rose-beige with touches of royal blue.

In 1973 the interior was repainted and the roof repaired.

In 1993 the church was again repaired and rededicated. Renovations included a new roof, and restoration of many of the original features such as the wood-grained pews, faux fresco with blue skies and the gold angels painted on the ceiling.



1991 – Flamborough Archives photo

2001 –



Flamborough Archives photos



Current day photos

