

August 18, 2020

Written Delegation Submission to the Hamilton Municipal Heritage Committee
Regarding the Notice of Intention to Designate the Property at 1389 Progreston
Road, former Town of Flamborough.

Submitted by Mark Shoalts, P.Eng., CAHP

Thank you for the opportunity to address you with respect to the Notice of Intention to Designate the property at 1389 Progreston Road, Carlisle. You have my full report in your agenda package but because of two statements in particular that have been made in the Statement of Cultural Heritage Value or Interest I feel that it is important to re-emphasize some points. The Statement asserts that the present house has been built around and represents "significant additions to Kievel's original log cabin". This statement is false and is not based on nor supported by any visit to the property or investigation by the authors of the Statement. There is no log cabin or any portion of a log cabin in the existing house. The second assertion that is concerning is an item in the list of Heritage Attributes: "...covered porch with wooden columns and decorative bargeboard". The porch is very clearly and unequivocally a late 20th century addition with deteriorating finger-jointed pine posts available at any lumberyard and, more unfortunately, installed upside down.

The existing residence at 1389 Progreston Road in Carlisle was originally a modest 1 ½ storey late-nineteenth century single family dwelling and it has had numerous alterations and additions over the years. At present, it is visibly deteriorated both inside and out, and has serious building envelope issues that are directly related to and/or causing many of the immediately apparent major problems. It is in need of substantial repairs, in part because of some site and grading issues and in part because of the original construction method and materials. The structure has some serious problems and because of the type of construction, it is very difficult to properly repair it. The house would require essentially 100% interior refinishing subsequent to the necessary structural repairs and the building systems replacement.

In light of the dubious claims in the Statement of Cultural Heritage Value, the extensive alterations to the building, and the enormous expense of compensating construction required to maintain the remnants of the building that are salvageable, it is our recommendation that the house be replaced with a new, sympathetically designed residence.