

Inventory & Research IRWG (IRWG)

Meeting Notes

August 22, 2022 (6:00pm-8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Graham Carroll; Alissa Denham-Robinson; Lyn Lunsted, Ann Gillespie (Guest Presenter)
- Staff Present:** Chloe Richer (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist),
- Regrets:** Jim Charlton; Brian Kowalesicz; Chuck Dimitry
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RECOMMENDATIONS

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

1. 175 Lawrence Road, Hamilton (The Hamilton Pressed Brick Co.)

- a) The Inventory & Research Working Group recommends that **175 Lawrence Road, Hamilton**, be added to the Municipal Heritage Register as a non-Designated Cultural Heritage Landscape.
- b) That HMHC should review and discuss if additional protection beyond the Register is warranted.

During their discussion, the Working Group was split as to whether or not this property should be added to Staff's Designation Work Plan as a cultural heritage landscape;

Should HMHC wish to make a recommendation, the following text could be used: *"That **175 Lawrence Road, Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the Ontario Heritage Act, due to its physical/design, historical/associative and contextual value as a rare and last remaining example of a brickworks associated with the industrial development of Hamilton and its association with the Hamilton Pressed Brick Company".*

2. 206 Main Street W., Hamilton (Arlo House)

- a) The Inventory & Research Working Group recommends that **206 Main Street W., Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its

physical/design, historical/associative and contextual value and its association with prominent manufacturer/businessman F.F. Dalley. Arlo House is a remaining representative example of a detached home designed in the Italianate style, located within Hess Village and the Downtown core.

3. 3 Main St., Dundas (Dundas Valley Masonic Temple)

- a) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to the Municipal Heritage Register as a non-Designated Property.
- b) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative and contextual value and its association with prominent lawyer and local businessman B.B. Osler and with the Valley Lodge and Freemasonry's roots in the Town of Dundas. This property is considered the earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and in Hamilton.
- c) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be considered as a priority for review under the Downtown Dundas Built Heritage Inventory Project.

NOTES

1. Chair's Remarks

Welcome to all.

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes – May 30, 2022

Meeting notes were approved by consensus.

Note: By consensus, the I&R Working Group agreed to forward these Meeting Notes of August 22, 2022 directly to the Hamilton Municipal Heritage Committee, in order to meet deadlines prior to the upcoming Municipal Election.

4. Staff Presentation – Chloe Richer: 175 Lawrence Road, Hamilton (The Hamilton Pressed Brick Co.) – Cultural Heritage Assessment dated June 22, 2022, as prepared by ERA Architects Inc.

Chloe provided a brief description of the above noted property, which is only on the Inventory of Heritage Properties as this time. Refer to the CHA for full description and details.

Located at 175 Lawrence Road in Hamilton, the property formerly known as the Hamilton Pressed Brick Company was founded in 1907 by Henry New. It's location at the base of the

Niagara Escarpment provided readily available natural materials that were pressed into bricks and baked on-site in large beehive kilns; each having a capacity of 150,000 bricks. In 1910 the company expanded and became The Hamilton Pressed Brick Co. Ltd. Later in 1953, the company was purchased by Collinwood Shale, Brick and Supply Company of Cleveland, Ohio. Over the years that followed, on-site clay deposits became depleted, forcing the company to begin importing both raw materials and used bricks to be ground down. By 1988, the site was baking 12 million bricks per year at the Lawrence Road property. During this time, they also saw the collapse of some of their kilns. By 2005, only 1 historic kiln remained along with four modern kilns.

After 113 years of production, the site finally ceased operations in 2020. In 2021, a fire led to the demolition of the roof of Kiln 1 and the collapse of its walls.

The site currently consists of the following:

- Office Building (1907)
- Brick manufacturing Complex (including Drying Shed)
- Beehive kiln and west chimney
- East chimney
- Yard office
- Later steel kilns
- Later front office
- Later entrance landscape feature

The Formal Consultation Application was received by Heritage Planning Staff. During Pre-Consultation discussions the Owner expressed their wish to apply to demolish some structures on the site. The Owner expressed concerns with trespassing and life safety.

In consultation, staff requested a Cultural Heritage Assessment to be prepared to review the property's historic context and to gain a better understanding of the existing heritage resources. This would help to inform the decisions and actions moving forward.

For timing and coordination, Heritage Planning Staff have provided their comments to the Building Department, in order to meet prescribed deadlines. Chloe has followed-up with Building Officials. Staff comments have identified which buildings should be retained, based on the finds of the CHA. The property Owner is aware of the key findings and how to move forward.

The CHA, as prepared by ERA Architects Inc., included colour-coded mapping to show the age of the structures on site and photographs illustrating the existing conditions. The Working Group reviewed ERA's recommendations as outlined in the CHA, dated June 22, 2022 (Please refer to this document for additional details and recommendations).

Working Group members offered the following notes to be forwarded along to the heritage consultant:

- That photos should be credited to the original source – the CHA only notes photo credit to Vintage Hamilton. Vintage Hamilton credits all original photo sources for reference.
- Provide more detail in the Commemoration Plan.
 - The Working Group observed that there could be challenges with this site. For example: Commemoration might need to take place off-site as public access is not available past the existing train tracks.

- Long-term plan for the property is unknown. Provide potential opportunities to be explored.
- The Working Group disagreed with the heritage consultant's findings – "*While a prominent feature, the property is not important in defining, maintaining and supporting the character of the area which is defined by the residential area to the north, Gage Park to the northwest, and the naturalized areas to the east and immediately north along the Niagara Escarpment*"

In review of the documentation, the I&RWG recommends the following:

- That **175 Lawrence Road, Hamilton**, be added to the Municipal Heritage Register as a non-Designated Cultural Heritage Landscape.
- That HMHC should review and discuss if additional protection above the Register is warranted. In further discussion, the Working Group was split as to whether or not this property should be added to Staff's Designation Work Plan as a cultural heritage landscape.

Should HMHC wish to make a recommendation, the following text could be used:
"*That **175 Lawrence Road, Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the Ontario Heritage Act, due to its physical/design, historical/associative and contextual value as a rare and last remaining example of a brickworks associated with the industrial development of Hamilton and its association with the Hamilton Pressed Brick Company*".

5. Staff Presentation – Alissa Golden: POW (Places of Worship Project) – Stoney Creek

Alissa Golden provided an overview of the project status.

A review of heritage Places of Worship within Stoney Creek was originally completed by a former HMHC and I&R WG volunteer prior to resigning from the Working Group. Alissa Golden has completed a review of this work and provides recommendations as follows:

Stoney Creek

- Draft recommendations include 7 Register Additions and 2 designation candidates identified.
- For Designation (Significant Built Resources) – Recommended:
 - Taplestown United Church - 413 Mud St. E and
 - St. George's Reformed Anglican Church – 653 Mud St.
- Character Defining Resources (4 churches)
- Character-Supporting Resources (2 churches)
- Inventory Properties (8 churches)
- Properties Recommended to be removed from Inventory (7 churches)

After review and discussion, the Working Group suggested the following revisions:

1. That St. Francis Xavier Roman Catholic Church – 304 Hwy 8, be moved from Character Defining to Significant Built Resource)
2. That the Church of the Redeemer – 25 Lake Avenue South be moved from Character-Defining to Significant Built Resource.

Next Steps:

Evaluations moving forward will include Flamborough (Lyn Lunstead) and Ward 3 (Janice Brown). Review of these Places of Worship will take place in late Fall 2022.

Once a review of all wards has been completed, the group feels it would be good to move from a Ward-by-Ward review to an overall City review; to gain a more wholistic perspective on the Places of Worship Built Inventory Project and the recommendations coming forward.

6. Preliminary Inventory & Research – Arlo House, 206 Main Street W., Hamilton – Janice Brown

This is the third iteration of property research. Originally, Arlo House was reviewed by LACAC, and more recently under the Downtown Built Inventory Project. Currently the property is listed on the Municipal Heritage Register as a non-Designated property.

Janice provided an overview of the property including the following points:

- A single detached building – 2 storeys
- Located at the corner of Main St. W. and Hess St. (corner lot)
- Forms part of Hess Village (a cluster of Victorian buildings)
- The building is designed in the Tuscan / Italianate style
- Estimated to be constructed c.1850

The design includes:

- Hip roof – asphalt shingle
- L-shaped plan
- Segmented front doors and wood windows
- Projecting eaves
- 3 parged chimneys
- Includes multiple additions (1-1/2 storeys)
- Current exterior is stucco cladding, but originally would have been brick construction

The Dalley family (of Dalley Shoe Polish) had owned the property when it was a residential use (1908) – many interior alterations were completed at that time by Mrs. Dalley.

Based on current observations:

- The property is occupied. The first floor is a Dentistry Office and Sleep Wellness Office. The second floor is currently vacant (available for lease)
- The interiors have been heavily modified. There are only a few original interior features remaining; (for example: some wood window trim).
- The front entrance has some original features (stained glass window, ceiling, etc.)

In review of the Built Heritage Evaluation Form, the property is currently Identified as Character Defining. The Working Group recommends that this property be identified as a Significant Built Resource. This is especially significant where other properties immediately adjacent to Arlo House have been lost to development pressures and intensification.

In review of the documentation, the I&RWG recommends the following:

- a) The Inventory & Research Working Group recommends that **206 Main Street W., Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative, contextual value and its association with prominent manufacturer/businessman F.F. Dalley. Arlo House is a remaining representative example of a detached home designed in the Italianate style, located within Hess Village and the Downtown core.

7. Update / Status – Masonic Hall, 3 Main St., Dundas – Ann Gillespie

Some concern for this property was raised during the previous meeting of I&R WG when it was publicly announced in June that the building was currently vacant and advertised for sale.

Located at the prominent intersection of King & Main Streets, the property could be vulnerable to increasing development pressures within downtown Dundas and subject to demolition and re-development. This property is Inventoried and is surrounded by other inventoried properties, which are non-registered and non-designated; giving this property no protection under the *Ontario Heritage Act*.

It has been suggested that the intention is to adaptively re-use the property, but at the time of this meeting, both the purchaser and their intention for the property were unknown.

It should be noted that the Downtown Dundas Built Heritage Inventory Project will be commencing in Fall 2022. This property will form part of this review.

Ann provided an overview of the property including the following points:

- 3 Main Street forms part of a streetscape of mid-late 19th century architecture.
- Constructed c.1876 (or earlier).
- The property had been occupied by the Valley Lodge – Masonic Lodge C (Free Masons). The Free Masons have a long history in Dundas; associated with not only this property but also prominent members of the community.
- Originally constructed for a local lawyer/businessman B.B. Osler – Valley Lodge A.F. & A.M. No. 100 moved in as the anchor tenant on the 2nd floor; while the ground floor was used as commercial space (occupied by the Desjardins Canal Company).
- Later sold to Henry F. Powel in 1886, the Lodge remained the tenant until purchasing the building for themselves in 1945.
- With pandemic lockdowns limiting fundraising activities and as membership was diminishing in recent years, the Masons chose to sell and temporarily relocate to the nearby West Flamborough Masonic Temple in Greenville.
- The 3 Main Street property was put up for sale when it became vacant.

Design notes include the following:

- Designed in the 2nd Empire Style – one of best examples in Dundas. Other examples have been lost.
- The Architect / Builder are unknown.
- Masonic Hall was located on the 2nd floor.
- The First Floor included a Banquet Hall w. kitchen, Library.

- The Basement includes barrel-vault construction.

Based on current observations (and use of archival photographs):

- The building appears to retain some original architectural features; however,
- Some features appear to have been lost:
 - Galvanized iron work appears to have fallen off existing dormers
 - Some of the wood cornice work appears to have been lost
 - Roof was 2-colour slate, (diochromatic slate work)
 - Mansard roof slate replaced by asphalt shingles
 - Storefront has been lost over time
 - Loss of ornamental features on the cupola – window openings have been removed

In review of the Built Heritage Evaluation Form, the property is currently identified as

- Earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and Hamilton (only a few other later examples still exist – Treble Hall (Hamilton) and Lang Apartments (Dundas).
- Artistic design has been compromised, but craftsmanship of surviving features is still significant.
- Demonstrates linkages to historic figures/groups – association with established organizations.
- Contextual value – important in defining the area.
- Identified as a Significant Built Resource and worthy of designation.
- Has potential for restoration and adaptive reuse.

In review of the documentation, the I&RWG recommends the following:

- a) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to the Municipal Heritage Register as a non-Designated Property.
- b) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative and contextual value and its association with prominent lawyer and local businessman B.B. Osler and with the Valley Lodge and Freemasonry's roots in the Town of Dundas. This property is considered the earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and in Hamilton.
- c) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be considered as a priority for review under the Downtown Dundas Built Heritage Inventory Project.

8. **New Business:** N/A

9. **Meeting Adjourned:** 8:30 PM

Next Meeting: Monday September 26th, 2022 (6pm - 8pm)