

Regarding 99 Creighton Rd. For HMHC Meeting Friday April 28, 2023 from Margaret Stowe
Letter and comments on the conclusions and statements made by the CHIA report.
Please read letter, on pages 1 and 2, at the meeting, and distribute document for further reading.

Dear Hamilton Municipal Heritage Committee,

Regarding the house at 99 Creighton Rd Dundas. I sincerely ask that you delay demolition and reconsider the heritage status and value of 99 Creighton Rd by considering the true history of the house and property, and not the history as presented in the CHIA report which contains a faulty and inaccurate history and interpretation of this property. I have studied this property and written about it, and I recommend that this report should not be used as a definitive history of this property. Decisions about its heritage (which will enable demolition) were made based on this report.

I can't present the whole history here but I urge you to learn about it before deciding on demolition. This document contains a lot of it. I have sent Chloe Richer my story of the property (unfinished and not for distribution yet), the list of owners (filling the 100 year gap), corrections in the CHIA Property History, and this 17-page document as well which addresses key errors and the report's conclusions. It contains a lot of good information for your consideration. There is some repetition when addressing different points. Though a couple of names were mentioned (but without context), the history presented in the CHIA report is virtually unrecognizable from the real story, and its conclusions, are just wrong.

Examples

- "The property is not...historically linked to its surroundings. There is no evidence to suggest that this property has any links to its surroundings."
- "The property does not have direct associations with....person, activity, organization, or institution that is significant to the community."
- "The minimal amount of information that is available for the institution and its previous owners suggests that the association is not significant. Therefore, the Property does not have any direct associations that are significant to the community."
- "The property is not important in defining, maintaining, or supporting the character of the area. "
- "An analysis of historic and topographic maps as well as aerial photographs suggests that the cent structure is not the Greening Wire Works factory...The structure that is directly associated with them appears to have been removed.. The current structure does not appear to be the same structure as the Greening Wire Works factory.

These statements shock me every time I read them. This building and property has a huge historical link to the surroundings and the community, and all CHIA has done is take them away, robbing 99 Creighton of its heritage. Since 1872, when Timothy Greening moved into 223 Governor's Rd., then built the landmark factory in 1875, it was owned and inhabited by two of Dundas's most important historical characters for 100 years. You would never know that from the CHIA report.

CHIA presented no timeline or scenario of the human activity through time, no story at all, which is the very thing that creates historical significance. And then to declare that there is none. I can't focus on the bigger 'story' here, but this document addresses some key errors and the report's conclusions, in the hope that you will want to seek out the story and look at it again. It has deep historical connections to Dundas and to the whole area. Although it has had additions, the original factory building, in the middle, is still there, and visible. The first concrete building in Dundas. It should be preserved for the sake of its heritage. And at this point we shouldn't be tearing anything down that was built in 1875.

I don't know everything, there are many things to learn and mysteries I'd love to solve, but that's what makes this property so interesting. I would like to see this house survive. It has been repurposed all of its life, and it could have a future. It would be wonderful to see it set up for living again. It's an elegant and charming building, with lovely landscaping. It has added such character to this corner for so long. It defines this corner.

Thanks, and I hope this document helps.

Margaret Stowe

First, erroneous land sales info - none of these people below have anything do with 99 Creighton Rd or this property and should be disregarded.

From CHIA Property History

“Hugh Bennet and Robert Somerville purchased one of these parcels on 27 November 1841 for £200. The property was then mortgaged to Ralph Leeming for £650 in 1842. In 1854, Ralph Leeming sold the property to John Gordon for £2000 John Gordon then mortgaged it to Ralph Leeming, who sold it to Eliza Spiner in 1863. A few days later, Eliza Spiner sold the property to John Tucker.”

Ditto for this table, except for the first and (part of) the last (though the first date should be 1808)

Appendix "B" to Report PED23068 Page 80 of 85							
March 2023		LHC Heritage Planning & Archaeology Inc.			LHC0282		
Table 6: 99-101 Creighton Road Ownership							
No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	11 Nov 1817		The Crown	Michael Showers Sons		All
TR 227 M 1374	B + S	5 Jan 1818	2 Feb 1818	Michael Showers et al Attorney at law of Michael Showers	Richard Hatt		All
H 869	Q.C.	31 May 1834	14 July 1834	Samuel Hatt, son of Richard Hatt	John O. Hatt	£250	All
N 251	B + S	27 Nov 1841	27 Nov 1841	William Hatt	Hugh Bennet and Robert Somerville	£200	Pt
N 516	Mortgage	5 June 1842	7 July 1842	Robert Somerville	Ralph Leeming et ux	£650	Pt; Dis
P 314	B + S	21 Nov 1845	21 Nov 1845	Ralph Leeming et ux	Thomas Hatt	£1000	Pt.
P 315	B + S	21 Nov 1845	21 Nov 1845	Thomas Hatt	Ralph Leeming	£1000	Pt.
B/2 300	B + S	19 Aug 1854	29 Aug 1854	Ralph Leeming and wife	John Gordon	£2000	Pt.
B/2 301	Mortgage	19 Aug 1854	29 Aug 1854	John Gordon et ux	Ralph Leeming	£445.15	Pt.; Dis
C 530	Release	21 Feb 1861	25 Feb 1861	Ralph Leeming	John Gordon		Pt.; Mtg 301 B/2
Gap							
5825 AB	Pt. Dis.	5 Jan 1966	7 Mar 1966	Hartley Chappel	Donald Blackadar and Lorraine	2.00 + val con	Pt. mge. 302617 HL

FURTHER, clarification

- 1) No, A. Crosby never owned this land or ever lived at 223 Governor's
- 2) No, Capt Gordon never owned this land

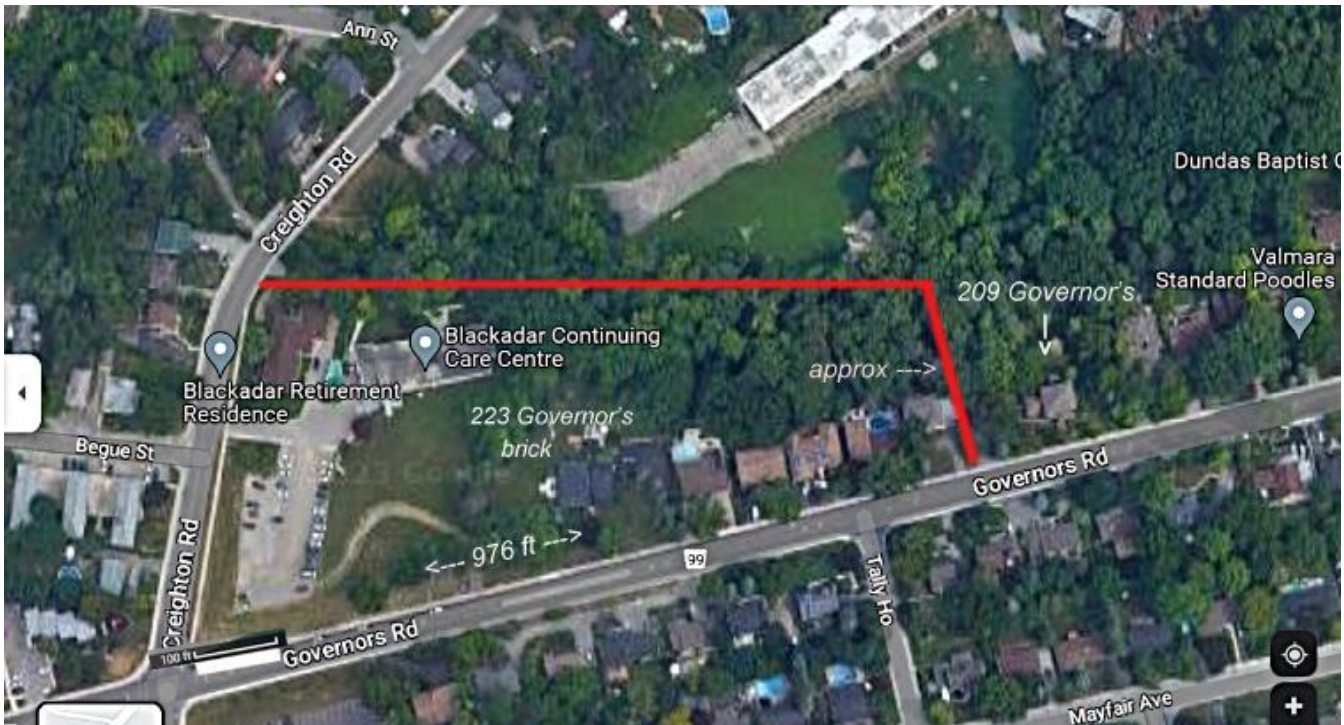
Without even knowing who owned the property, the report made negative definitive statements and conclusions about its heritage value.

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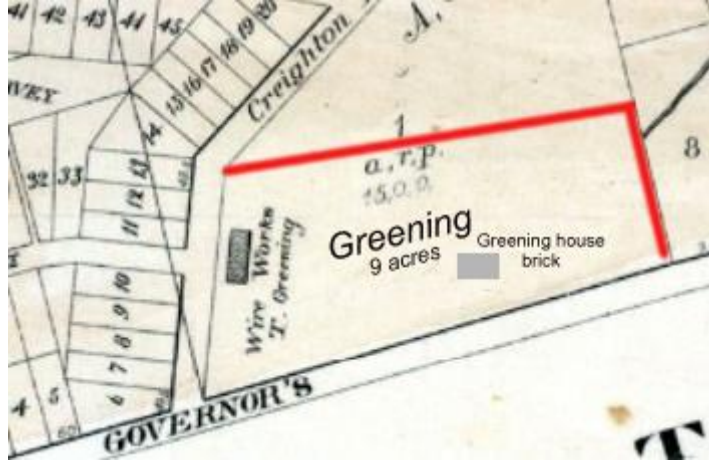
### Size of the property

Below is the original size of the property, from 1869. The CHIA report was unaware of this. It was 9 acres and 223 Governor's Rd is the original house that goes with the property, lived in by the property's owners since 1872 (purchased in 1869). When the factory building (99 Creighton) was converted to a house (part house part factory), the Greening family lived there as well. The property wasn't split into two (3 acres and 6 acres) until 1921, and the Maw family lived on the property, in both houses, for 60+ years, from 1904.

\*Note, the top red line below is not a straight line, it curves with the creek. The red line is for illustration.



Here is the corrected 1875 map. They built the factory that year which created a landmark building on that corner. [Size and position not technically accurate but shows how important it was.]

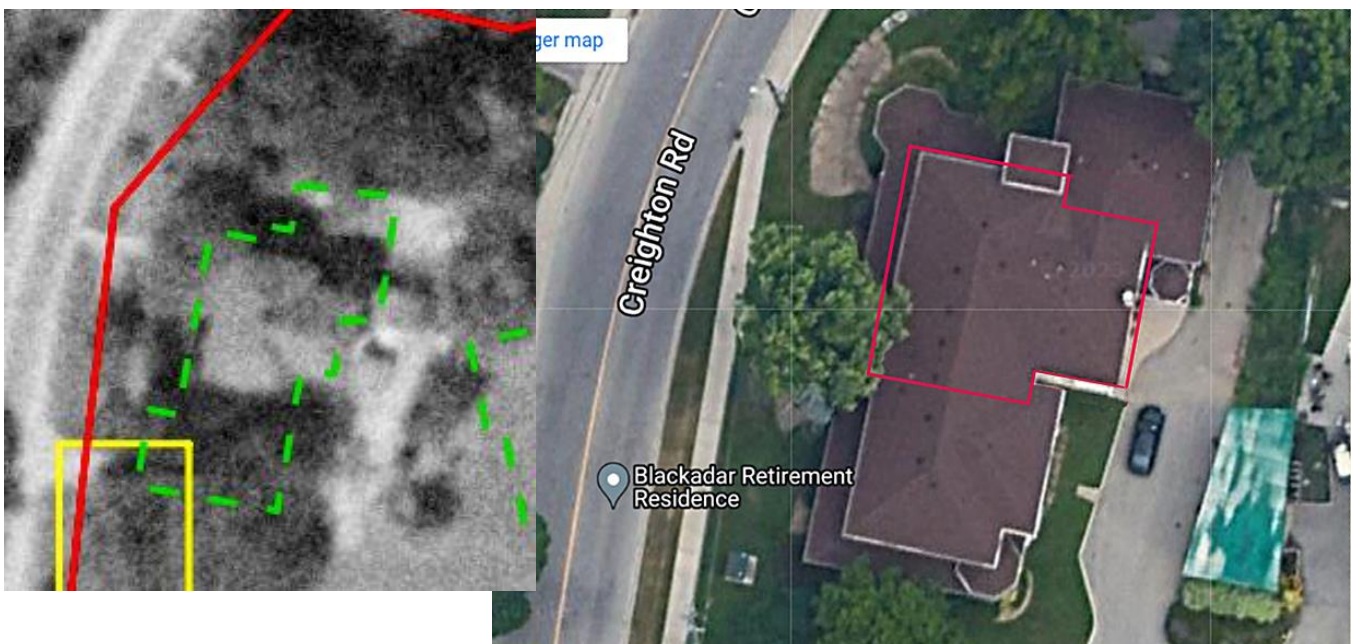


**BELOW** - the original shape of the factory house superimposed on the current building.

The factory was a concrete building. CHIA reported that the current building is a concrete building yet still said that it wasn't the factory. It had been converted into first factory/house, then later it was "two semi-detached stucco houses."

When asked if the house appeared to have been two houses when they bought it, the Blackadar family answered: YES.

- it had a thick center wall, basement thick walls
- it had about four fireplaces
- it had two hallways upstairs
- the front door entered to two places
- they confirmed this was the shape of the house, had a concrete foundation, sand and stone, crumbly in one spot



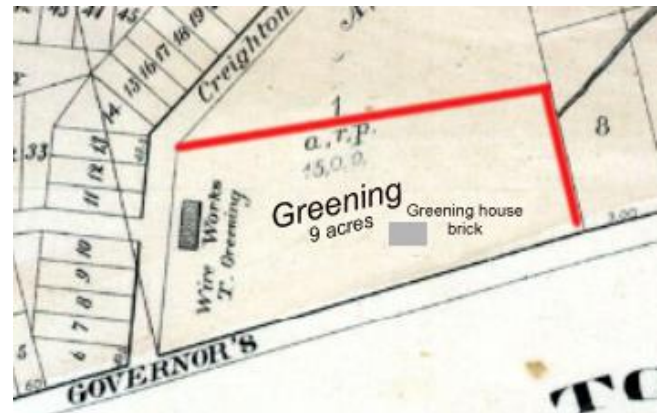
## ADDRESSING SOME OF CHIA'S CONCLUSIONS

### First, the “yellow rectangle” – (see bottom photo) Section 4.5 page 25 Property History

“An analysis of historic and topographic maps as well as aerial photographs suggests that the current structure is not the Greening Wire Works factory. The 1875 atlas map indicates that the location of the factory was further south than the current structure.”

The brand new Greening Wire Works was given prominent landmark status on the 1875 atlas map. It was hand drawn on the map with exaggerated size and position. I believe it was meant to convey the importance that this brand new landmark factory to the area, and not to be a technical drawing of size, shape or position.

Yet, this massing and position has been presented by CHAI as the definitive size, shape and position of the factory, and anything on the property outside of this yellow rectangle area seen below (like the existing house) can NOT be the original building, concluding that the original factory was torn down and the existing building built later.



You can see the ubiquitous “yellow rectangle” below, superimposed on all of the aerial maps. The shape and location of the original house is clearly visible, and this would be the same shape as the original factory building when it was built. This house is deeply connected to its surrounding.

This faulty interpretation is then passed on to Hamilton Heritage and other decision makers and used as proof that there is no history here at 99 Creighton Rd.



## 1) Not linked to its surroundings

“The property is not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this property has any links to its surroundings.” Page 50

This is simply wrong. This building is linked to its surroundings to its core. It practically defines this corner. The CHIA report has stripped 99 Creighton of its historical links to the surroundings.

- Physically – the original part of his building (the center part) has been in that exact spot since 1875. This corner has been a landmark since 1851 when Creighton Rd was opened, a monumental moment for Dundas. And the Greening factory put this corner on the map! (literally)

- Functionally – This Greening factory building employed 8-10 people who came there from Dundas to work. Fifteen years earlier, in 1860, Timothy Greening and half-brother Benjamin had created the first wireworks in the Dominion. Greening’s was the first wire manufactured in Dundas. In their downtown factory, they had employed 4-5 men, at Creighton Rd, twice as many. When Greening needed more living space he turned the factory into a factory house. It was a multifunctional adaptable building. Since becoming Blackadar Retirement Home in the late 1960s, this building has been home to elderly people from Dundas and this area. It has functionally served the community immensely, becoming almost iconic in Dundas.

- Visually – this building has been a visual marker in Dundas since it was built. I grew up on Creighton and Highland Hills, There was no greater visual marker for us than the Blackadar building. The Greening factory was the most prominent thing displayed on the 1875 map. Everyone who knows Dundas knows this Blackadar building even if they don’t know its full history. It has looked different over time but it has always reliably been there on that corner. And it is a good looking building, with a very pleasing style.

- Historically - This building was so important to the area that it was shown with great size and prominence on the 1875 map. 99 Creighton Rd and 223 Governor’s Rd are linked, they are the same property. The original Greening property was 9 acres stretching down to TallyHo and included both houses. This property was owned and inhabited by two of Dundas’s more important historical characters, Timothy Greening (who with his brothers, started the first wireworks factories in Canada, and the larger-than-life John Maw, master Dundas machinist, head of Greening wireworks in Hamilton for 10+ years. And so much more. This building and property are so interesting, so full of heritage, with mysteries yet to solve.

## 2) Not the original building, Greening structure has been removed. Section 5.3 page 39

“The parcel of land has direct associations with Timothy and Nathan Greening and Greening Wire Works; however, the structure that is directly associated with them appears to have been removed.” Page 49

First, “direct associations” is a quite an understatement. The Greening family owned that property and worked and lived there, at both 223 Governor’s and 99 Creighton for 20+ years. Their factory created a landmark building on that corner. The CHIA report concluded that “there is no evidence that this structure has any links to its surrounding.”

### Removed?

There is absolutely no evidence of this.

- CHIA itself stated that the existing building is a “concrete” building. The Greening factory was a concrete building. No one has asked the question – Why would someone tear down a concrete building that had been made into two houses and build another concrete building which they made into two houses. (Who would build a new house out of concrete anyway?) This makes zero sense. And it’s all based on the “yellow rectangle.”

- By whom, and when? – no scenario of timeline or human activity was presented to support this.

- The proof would be easy - 3-4 inches of digging would prove there was another large concrete building there, as the concrete foundation just like the existing house would still be there, left after they leveled the building. This area further south where CHIA purports that the factory was (using that “yellow rectangle,”), was nothing but large trees and grass since the turn of the century and likely long before that. The remains of a concrete foundation would still be there. Decisions to demolish are made on these statements. So let’s do a dig, and find out. Easy.

### NOT THE SAME BUILDING?

” “The Greening Wire Works factory formerly located on this property is reported to be the first concrete building in Dundas. Based on an aerial image and historic and topographic map analysis (Section 4.5), **the current structure does not appear to be the same structure as the Greening Wire Works factory.**”

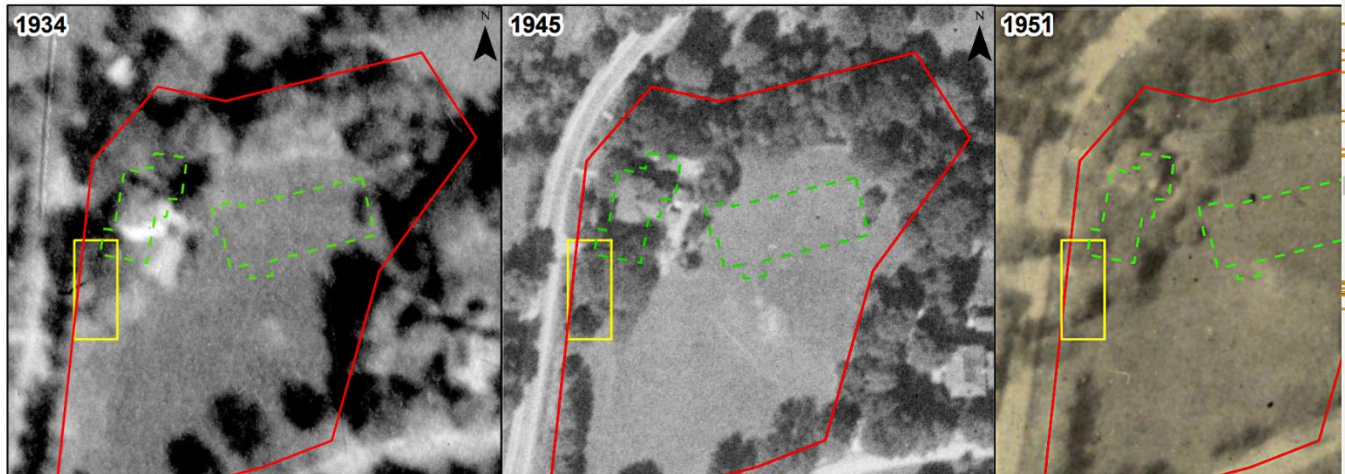
The “yellow rectangle” once again. Therefore, this isn’t the factory.

### 3) Few clues to original form, style or massing

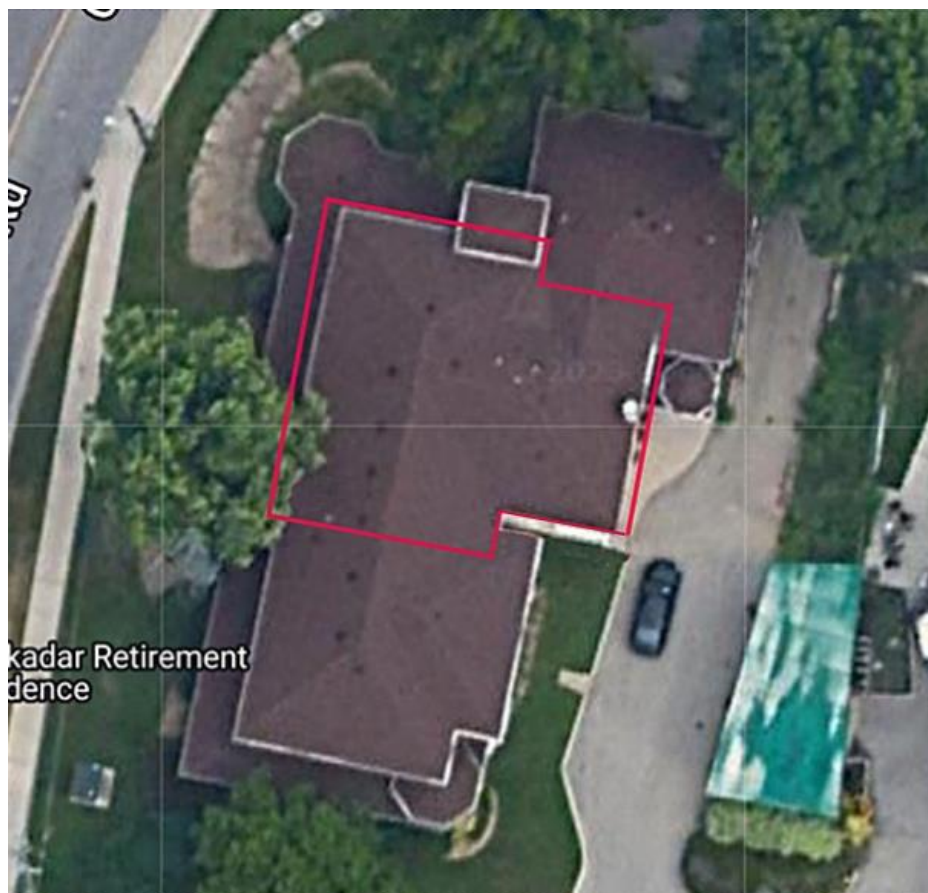
“The current iteration of the building provides few clues to the original form, style or massing of the previous residence which may have been incorporated into the current structure. There is no evidence to suggest that this property meets this criterion.” Page 49

There is a big clue – the existing house. A depiction of the original form, style and massing is on these maps. 1934, 1945 and 1851.

CHIA is basing the size and massing issue only on the “yellow rectangle.” This is faulty.



The original shape and size superimposed on the existing building.





#### 4) Not important

“The property is not important in defining, maintaining, or supporting the character of the area. “ page 50

99 Creighton Rd, the Blackadar house, DEFINES that corner. Anyone who lives there knows that.

99 Creighton Rd belongs with the house at 223 Governor’s Rd. They have always been connected. Their history is the same. The corner would not be the same without 99 Creighton.

This house adds so much character to this corner, and it is unique in the area, such a pleasing style. There are few old houses around now, few reminders of the past. 99 Creighton is such a reminder. That house is practically an icon sitting there by the creek, a comforting sight. One would destroy another bit of Dundas heritage. The character of that corner will be gone completely. [Is that a good thing?]

### 5) Table 7 – Directory listings, page 75 – Where’s the story

These directory listings are good, of course, but they don’t mean much unless you tell the story. This Table tells no story at all without context and connection, and none is made, and so the history of the house, property and people is never told.

Reading this list, one would never know the story.

For example, CHIA has simply said –  
Irwin’s 1880-81,

- No Greenings in Dundas or West Flamboro
- No Maws in Dundas or West Flamboro

Saying this in isolation means little. This suggests nothing going on, they aren’t there, so no real historical significance. In fact, they were both there, and it was good times for both Greening and Maw.

- In 1880-81 – Yes Greenings. Timothy and Maria Greening were living in their brick house on his property (223 Governor’s Rd). The others were living in the converted factory house, and the wire business continued there too.
- In 1880-81 – Yes Maws. The Maws were there too, living up the road. John still ran his machine works in Dundas, as one of the most respected and successful townsmen. He had been making various equipment for Greening for almost 20 years. The Greenings and the Maws remained connected families for 100 years.

There is so much history in this property.

## 6) Not unique

“The property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.” Page 48

That is EXACTLY what it is. 99 Creighton *\*IS\** a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Completely unique.

It is the ONLY house of this style in the area, maybe even in Dundas. It was built as a concrete factory building and converted to a house and factory space.

And regarding the additions, these also create a completely unique building in the area, and very sympathetic to the era of its mother building.

You can see the original factory part here, with its ‘wing’ section shown on the left. North and south additions were added but the original factory section remains.



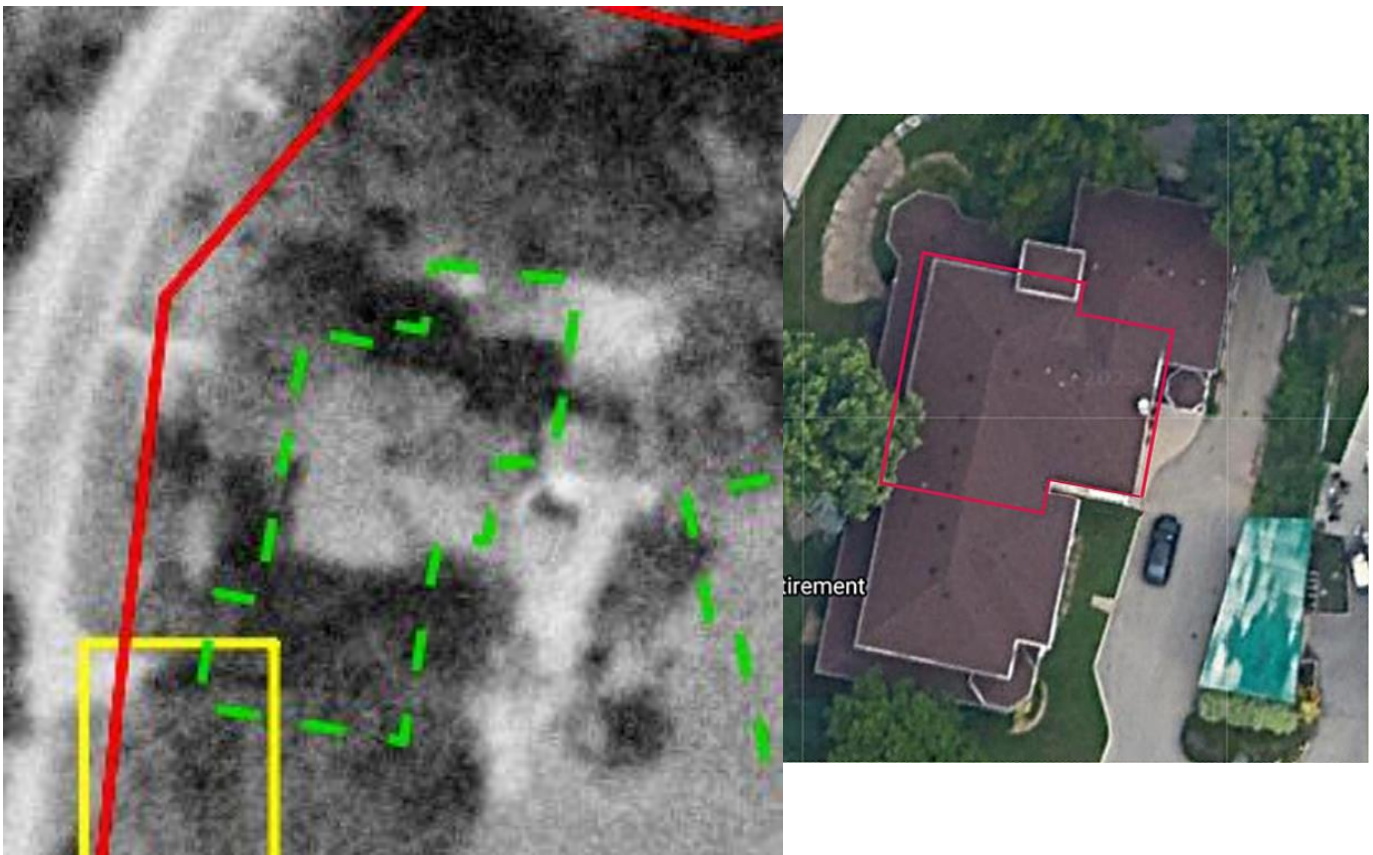
## 7) Style of residential architecture

“It appears that the extant building incorporates some of a previous residential structure that occupied the Property. However, in its current iteration, the Property is not representative of a specific style of residential architecture, nor is a previous form, style or massing easily discernable or legible.”

As discussed above, this structure DOES represent a highly unique form of residential architecture, and a previous form, style or massing *\*is\** easily discernable and legible on the aerial maps. As explained previously, the 1934, 1945 and 1951 maps are pretty much exactly the way it was when it was built. It remained a square-ish building with a wing section. The progression of shape is easily discernable on the aerial maps through time, and that shape fits the extant building.

The 1934 and 1945 and 1951 maps clearly show the size and shape of the house, likely basically the same as when it was built. Subsequent maps show the additions. The original shape is easily seen as the red shape on the right below, which easily fits in with the 1968-70 and the 1999-2000 additions. Blackadar family has confirmed that this red outline on the right was the shape when they bought it.

Left 1945, right, 2023.



### 8) Not a landmark Page 50 No. 9.

“This property is not a landmark. Although it is prominent and unique in its context, there is no indication that this property is a marker in the community.”

No indication? This has been a marker building in Dundas from the day it was built in 1875. When Greening built his factory there, it created the first landmark building in the area, and that landmark status continued right through the Blackadar era to the present.

Sarah Crichton opened Creighton Rd in 1851 (which went right through her property), and the corner of Governor’s and Creighton became a forever landmark. It was monumental for Dundas, the first access to Dundas from Governor’s Rd. Greening’s factory literally put that corner “on the map.” The 1875 map shows how important its landmark status was. It is drawn with exaggerated size and prominence, and though not exact in size and location, this strong portrayal is a testament to how important that building was to the area. The factory was brand new in 1875 and employed 8 to 10 men. People came to the corner to work every day, and carts carried materials and products in and out of Dundas.

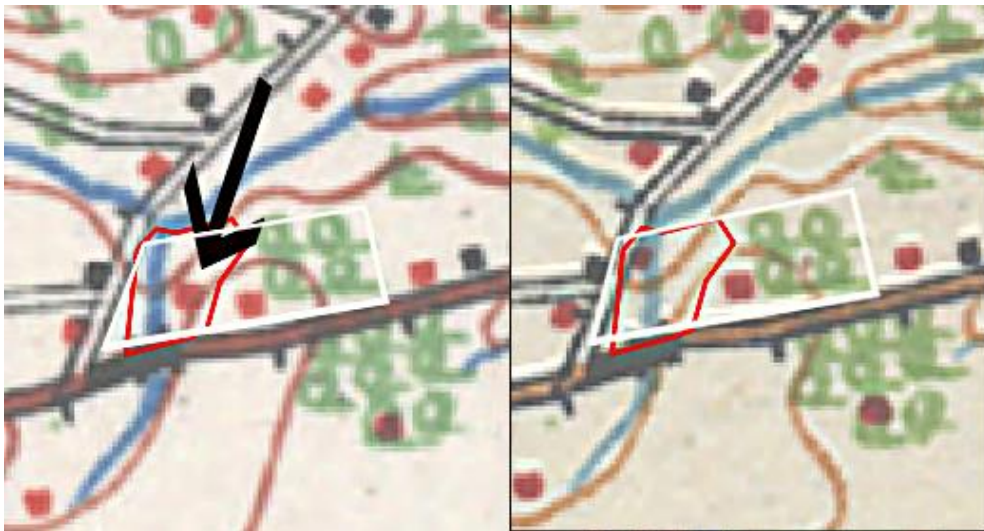
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9) Regarding the 1909 aerial map

“The 1909 topographic map indicates no structures along Creighton Road within the Property – “

Yes, there is a structure on the 1909 map, isn't just in the wrong place.

Left 1909, right 1919



CHIA – (regarding the above) “...it does depict a brick or stone building along Governor’s Road (the dot on Governor’s Rd). A residence is depicted in a similar location to the extant building on the 1919, 1923, and 1938 topographic maps,”

This “brick building” on Governor’s Rd went with the property, it was where the Greening family lived when they moved to Governor’s Rd. And the white outline (above) shows the property size as it was in 1909 and 1919. [CHIA’s outline in red, the current size]

*Note – my top white line is not really a straight line, it curves with the creek, and the line of the creek appears to be not in the right place.

10) 223 Governor's Rd – heritage impact

“The property’s potential cultural heritage value and heritage attributes will not be affected.” p53

The report shows 223 Governor's Rd in the “Nearby Heritage Properties” section Table 3. p38. (Note, A. Crosby did not live there or own it)

The heritage of 223 Governor's Rd has already been affected. 223 Governor's Rd is the house that goes with this property. It's a separate lot now but historically 223 Governor's is the main house on this property, and was occupied by the owners of this property. The factory house 99 Creighton Rd. was an addition to the property, not a property unto itself like it is now. Even when the property was split in 1921, both houses were occupied by the same family for 60+ years.

Many of CHIA's conclusions refer to “links to its surroundings.” The heritage report has broken 223 Governor's Rd's link to its surroundings, disconnected it to the property that was its own including the factory house. And the report disconnected 99 Creighton's links also. And when 99 Creighton Rd is gone (and then a tower built), 223 Governor's links to its surroundings will be severed. The heritage of 223 Governor's Rd has already been affected. It will be alone, except for the 226 people staring down from their balconies. The house's name is Starfield, but never a field or sunset will ever be seen again.

Yes, this property's heritage will be affected.

Notice the road going down the hill. That's got to be old, maybe older than the property.



Photo by Margaret Stowe

11) No association significant to the community

“The property does not have direct associations with....person, activity, organization, or institution that is significant to the community.”

I hardly know what to say here. Some of Dundas’s most important people were directly associated with this property.

Richard Hatt, who originally owned this land, was the founder of Dundas.

Sarah (Hatt) Crichton owned the land for three decades. She was one of Dundas’s most important and interesting land developers, creating the Crichton Survey. The 99 Creighton property was part of the Crichton Survey.

The Greening Wire Works is one of Dundas’s proudest early businesses. Timothy and his brother emigrated here and their factories were the first wire works in Canada. Timothy’s was the first wire business in Dundas.

John Maw’s tool and machine businesses were well known and prominent. His shop in Dundas dominated a whole block. He also worked for Greening for many years.

Blackadar Retirement Home has been highly respected in Dundas for 50 years.

12) Trivialize Blackadar, and minimal information on owners

“In addition, the Property is directly associated with the Blackadar Retirement Residence, the Blackadar Continuing Care Centre and Donald and Lorraine Blackadar; however, the minimal amount of information that is available for the institution and its previous owners suggests that the association is not significant. Therefore, the Property does not have any direct associations that are significant to the community in its current state.”

This is a statement by people who don't know what they're talking about. The Blackadar Retirement Home is practically an institution in Dundas. Their contribution to the care of the elderly in Dundas for 50+ years is hugely notable. Blackadar had a large association with the community. The report appears to know nothing about our community.

“However, the minimal amount of information that is available for the institution and its previous owners...”

There is information about all of the owners, enough to create a story about this building and the property. CHIA completely missed the boat on this, yet they declared the house and property to have no heritage value.

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The end