

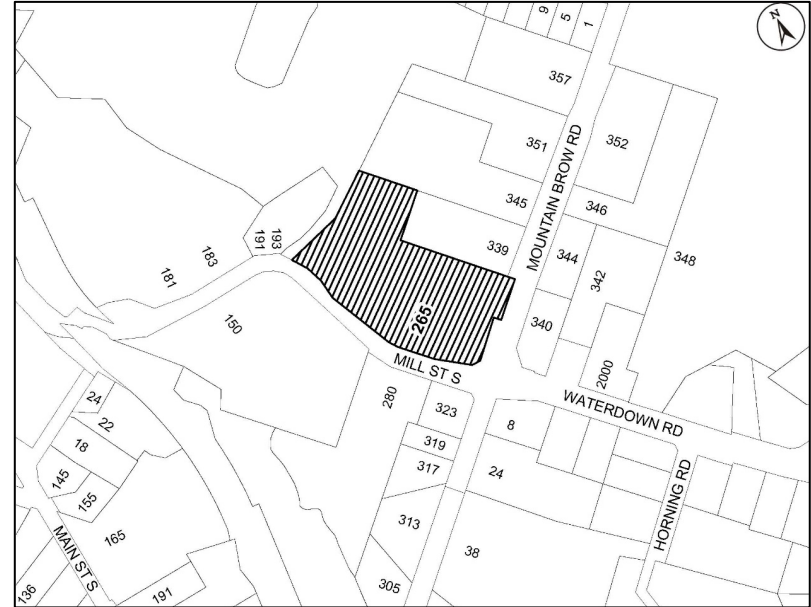


Recommendation To Designate 265 Mill Street South, Flamborough (Braebourne)

September 27, 2024

Hamilton Municipal Heritage Committee

265 Mill Street South, Flamborough



November 2019 - Property listed on Municipal Heritage Register.

March 2021 – Owner applies for Zoning By-law Amendment

April 2022 – Added to Staff’s designation workplan as a low priority

March 2023 - Prioritized for Designation by January 1st, 2025



Recommendation for Designation Under Part IV of the OHA

265 Mill Street South, Flamborough

Ontario Regulation 9/06 Criteria (6 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 5)
- Contextual (Criteria #7, 8)



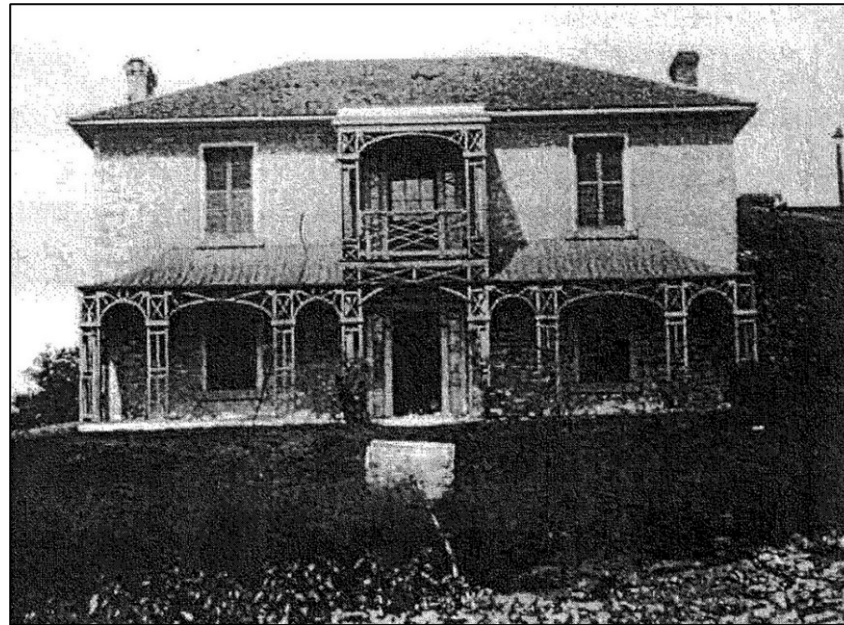
Design / Physical Value

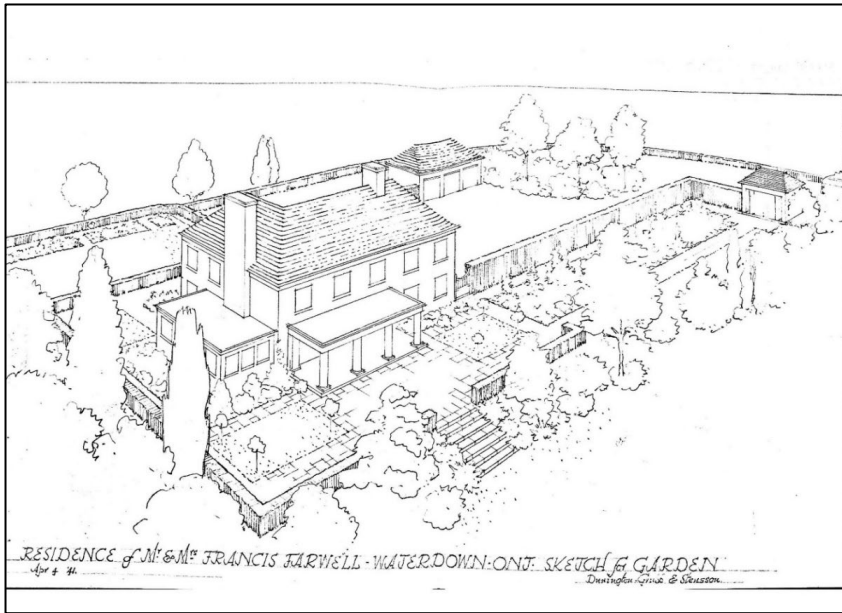
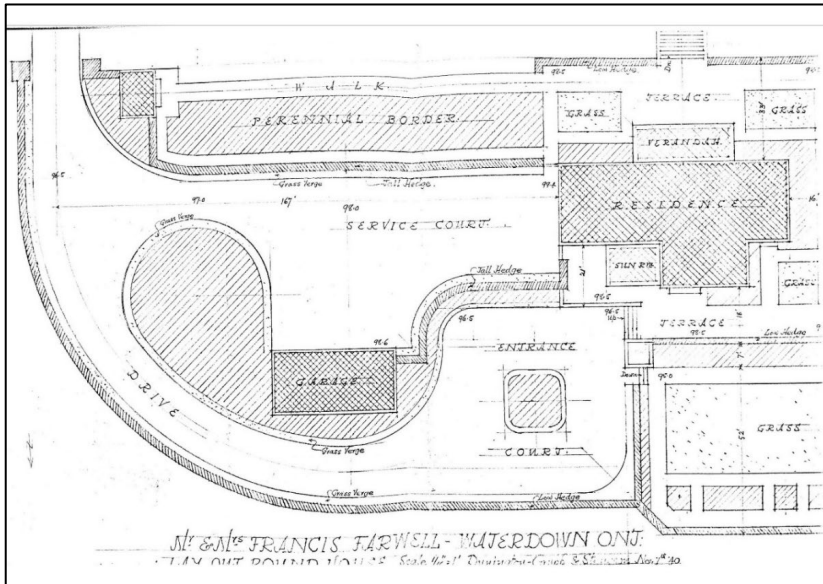
1. The property is a **representative example** of the **Neoclassical style** applied to a dwelling.
2. The property displays a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property is associated with several **prominent Waterdownians**.
5. The property has the **potential** to yield information that **contributes** to an understanding of Waterdown as a **nineteenth-century industrial community**.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community





Contextual Value

7. The property defines the **historic former industrial character** of the surrounding area.
8. The property is **visually, historically and physically linked to its surroundings.**
9. The property is not considered to be a local landmark.



Statement of Cultural Heritage Value or Interest (Summary)

The two-storey stone structure at **265 Mill Street South** was built in 1846. It has design value as a **representative example** of a **dwelling** in the **Neoclassical** style of architecture which displays a **high degree** of **craftsmanship**.

The historical value of the property lies in its association with several prominent industrialists and businesspeople, including mill-owner **John Cummer** (1797-1868) and his son **Lockman** (1827-1907); wealthy banker and politician **Lieutenant-Governor Sir William Pearce Howland** (1811-1907); Hamilton industrialist **Robert Livingston Innes** (1872-1935); and bus-line owner **Francis Farwell** (1894-1966).

Contextually, this property is **important** in **defining** the **historic former industrial character** of the area and is **visually, historically and physically linked** to its surroundings.

Description of Heritage Attributes

(Summary)

- All elevations and roofline of the two-storey stone structure, including its:
 - Brick chimney;
 - Hip roof with projecting eaves and moulded cornice and brick chimney to the west;
 - Symmetrical three-bay front elevation;
 - Rough cut, rubble-stone walls;
 - Venetian window with wooden surround with pilasters and brackets supporting moulded cornice;
 - Six-over-six hung windows with working shutters;
 - Stone voussoirs and tooled stone lug sills on window and door openings;
 - Paneled wooden front door flanked by sidelights and wooden surround with wooden paneling, pilasters and brackets supporting moulded cornice; and,
 - Stone foundation.
- One-storey sunroom side wing to the west, including its:
 - Flat roof;
 - Six-over-nine hung wood windows; and,
 - Wooden shingle siding.



Description of Heritage Attributes (Continued)

- Front (South) elevation of the stone first-storey side wing to the east, including its six-over-six hung wood windows with stone voussoirs and lug sills.
- Interior features of the centre hallways to the first and second floor, including:
 - Wooden baseboards; and,
 - Central Quarter-sawn American white oak staircase.

The key contextual attributes include its:

- Location on raised topography at the top of Mill Street South overlooking Smokey Hollow; and,
- Deep setback from Mountain Brow Road with lawns sweeping down to public right-of-way.



Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 265 Mill Street South, Flamborough (Braebourne)**, shown in Appendix "A" attached to Report PED24169, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24169, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (a) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.



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QUESTIONS?



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THANK YOU