

Hamilton City Hall
71 Main Street West
Heritage Committee
Hamilton, ON L8P 4Y5

Judy Hughes

November 12, 2024

I am writing on behalf of the Troy Women's Institute to request that the Heritage designation be removed from the Troy Schoolhouse in Troy. We want autonomy over the building we own and believe the information we are providing will assist the committee in making the right decision.

Attached to this letter is documentation regarding the reasons for designation and why we believe that the building no longer meets the criteria of a Heritage building. We have contacted 6 restoration companies regarding the restoration of the exterior of the schoolhouse. Some contractors came for a site visit. Some had no interest in quoting a price unless we had the funding. I also have one quote (the least expensive) for vinyl siding.

As a not-for-profit organization we do not have a Canada Revenue Agency (CRA) number that is now required to apply for any grants. This is a big blow to us. We want to restore the exterior of our building by covering it with vinyl siding. This will be a more financially sound investment for us.

We want to ensure that the Troy Schoolhouse continues to be available for future generations of families. Our hall is the perfect place for our community to gather. It is Health Certified, is accessible, reasonably priced, air conditioned and local.

Our building is rented on a regular basis to families in our rural community to gather for showers, anniversaries, end of life celebrations, birthdays, fundraising dinners, craft show, entrepreneurs using our health certified kitchen, Christmas, Easter, Thanksgiving family dinners, Church services, to name a few. We offer weekly outreach Programs for Seniors "The Wheel of Fitness", and the Men's Coffee Club.

In order to achieve our goals, and have a long lasting solution, the vinyl siding is a more cost effective approach. The building will no longer require the continued upkeep of paint. We are all aware that paint over paint guarantees more flakes, more peeling and more exposed wood which results in more rotting wood. The building has been painted before so we know this to be true. To be honest it is a waste of money to "scrape and paint".

How will we pay for vinyl siding? We will send a letter to the community requesting their financial support and/or gifts in kind. We have found in the past that community members are more likely to contribute when they see the results their donation makes and how it impacts the rural community in which we live.

In closing, we are asking the Heritage Committee to grant the Troy Women's Institute request, to remove the Heritage designation from the Troy Schoolhouse.

Judy Hughes, Past President
On behalf of Troy Women's Institute Members

Brenda Goodbrand, President /
Judy Hughes, Past President
Joan King, Secretary
Trish James, Treasurer
Linda Crawford
Cheryl Bielefeld

Milka Sanderson
Wendy Lindsay
JoAn Glaves
Jackie Riddle
Jane Devito
Lois Hunt

**As per email dated August 23, 2024
from Dawn Cordeiro
Cultural Heritage Planner**

Reasons for Designation from By-law 95-67-H

HISTORICAL SIGNIFICANCE

“By 1962, with the advent of modern and larger consolidated schools, the structure was considered to be outdated and impractical”

Response

agree

“The building became known as the Troy Women’s Institute Hall”

agree

Currently

“the building is used by Troy Women’s Institute”

agree – purchased by WI in 1965

“Library”

disagree – in my 48 years it has never been a library

“the 4-H Girls Club”

disagree – 4-H is **not** a girls club, its designed to “Learn by doing” for both males and females. They do not meet in our hall.

“a co-operative nursery school”

disagree - nursery school ceased to exist in 2004

ARCHITECTURAL SIGNIFICANCE

“Troy School is perhaps the only remaining wooden school building extant in Hamilton-Wentworth”.

? during my research I could find no information to corroborate this statement. I stand to be corrected.

1. “Constructed with Shiplap siding”

disagree - Shiplap siding is described as “board overlaps the top ¼ inch of its lower neighbor to produce a stable and weather-proof joint”. We have some boards that fit that description but the majority do not.

2.“It’s plain rectangular shape is enlivened by a large central tower”

disagree – there is no central tower. The tower base is all that remains.

3.“There are four round headed windows on the front façade of the building which are symmetrically arranged on either side of the tower”

agree/disagree – replacement windows. Sashes were rotten allowing water to penetrate building

the tower itself contains a round-headed double window with a central circular lozenge above the two lights”

agree/disagree – replacement window. There are no lights.

5. “Above this window is a charming and unusual “rose” window with delicate wooden tracery in a Catherine Wheel design”

agree/disagree– replacement window

6. “The tower also contains the two original side entrances which were crowned by round-headed transoms with double lights and lozenge decoration”

disagree – there are NO original side entrances or lights

7. “These have been partially covered by the addition of two shed-like constructions”

disagree – There are NO shed like constructions

8. “The tower is crowned by a simple decorative cornice”

disagree – the cornice disintegrated when the leaking roof was replaced

9. “and a bellcast mansard roof which contains an elaborate pedimented dormer containing a date/name plaque”

agree/disagree - the mansard roof remains but not in its original state.

disagree – sadly the elaborate pedimented dormer containing a date/name plaque disintegrated when the roof was replaced.

10. “The portion of the tower which contained the bell was dismantled during renovations which took place in the 1950’s, but the decorative base of this structure still remains”

disagree – It is my understanding that the actual bell tower came down in a severe wind storm. In my 48 years I never saw that piece of history. The replaced base remains but without decoration.

DESIGNATED FEATURES

YOU “Important to the preservation of the Troy School are all original exterior features including, but not limited to, the original shiplap siding and wooden trim; the tower with its round-headed double window, “rose” window, elaborate pedimented dormer, and its bellcast mansard roof; and the four round-headed windows on the front façade. The interior of the building is excluded from designation.”

ME What you suggest as “important preservation of the Troy School” shiplap siding is minimal and rotting, wooden trim no longer exists, the windows are all replacements, the four round-headed windows are all replacements. The only remaining feature is the replaced mansard roof minus the trim.

CLOSING

have respectfully responded to "Reasons for Designation from By-law 95-67-H" in your email dated August 23 2024. I have either agreed or disagreed to the By-law by including an explanation of how I reached my conclusion. Much of the data included in your email is outdated. I/We the Troy Women's Institute trust that the attached clarifications will provide the necessary information for the Heritage Committee to reassess our request for declassification of the Heritage designation. The wood cladding is not consistent with "Shiplap" siding description. Large flakes of paint are peeling leaving the majority of the wood exposed. We have contacted restoration companies for quotes. Most are in excess of \$100,000.

Dawn Cordeiro gave us the name of Jason BeBee in Toronto who provided a quote of \$108,000 based on the above information given to him. He did not make a site visit. He also said in his email dated September 5, 2024 that "scrape and paint (\$68,000)" does not include removal of all paint or adding sealant to exposed wood. Most importantly in my mind is Jason's comment "the exterior wood siding would still need painting every 5 years or so" as part of its regular maintenance". We don't have the \$68,000. required for the current Quote let alone the expense of continued painting every 5 or so years.

The \$40,000. for wood replacement does not mention "shiplap siding". What type of wood would be used? Would the current price of \$40,000. be honoured if additional wood replacement would be required?

The current exterior "paint and scrape" for \$68,000. And the replacement wood for \$40,000. is not a financially sound investment when the paint and scrape for \$68,000. needs to be repeated in "5 or so years".

We, the Troy Women's Institute, request that the Heritage designation be removed from the Troy Schoolhouse. We want autonomy in order to make financial decisions that are in our best interest. We simply want to preserve our hall for the benefit of our community.

Judy Hughes, Past President
Troy Women's Institute
On behalf of Troy Women's Institute members listed below.

- | | | |
|-----------------------------|------------|----------------|
| Brenda Goodbrand, President | [Redacted] | [Redacted] |
| | | Mimi Sanderson |
| Joan King, Secretary | [Redacted] | Wendy Lindsay |
| Trish James, Treasurer | [Redacted] | JoAn Graves |
| Linda Crawford | [Redacted] | Jackie Riddle |
| Cheryl Bielefeld | [Redacted] | Jane DeVito |
| Lois Hunt | [Redacted] | Judy Hughes |



Dated April 22nd 19 65

PUBLIC SCHOOL BOARD
OF THE TOWNSHIP
SCHOOL AREA OF BEVERLY

TO

THE TROY WOMEN'S
INSTITUTE

Troy, Ont.

Deed of Land
SITUATE

Township of Beverly

Newsome and Gilbert, Limited, Toronto

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

316523

No. H. D.
I certify that the within instrument
was duly entered and registered in
the Registry Office for the Registry
Division of Wentworth on Microfilm
For Beverly
at 3:28 o'clock PM of the
18 day of JUN A. D. 1965

A Cannon
REGISTRAR

NT
600

✓ JOHN F. MAHONY, Q. C.
BARRISTER & SOLICITOR
DUNDAS . ONTARIO

PLAN

SHOWING

PART OF LOT 7
CONCESSION 3

IN THE

OWNSHIP OF BEVERLY

SCALE: 1" = 30'

THE KING'S HIGHWAY No. 5
DEPOSITED PLAN No. 396 MISC.



ROAD ALLOWANCE BETWEEN LOTS 6 & 7

LOT

LANDS OF WHYTECK

7

CONCESSION 3

LANDS OF THE TROY UNITED CHURCH

3

N 11° 18' 30" W

253.29'

TOWNSHIP

AREA = 0.54 ACRES:

127.18' N 10° 52' 30" W

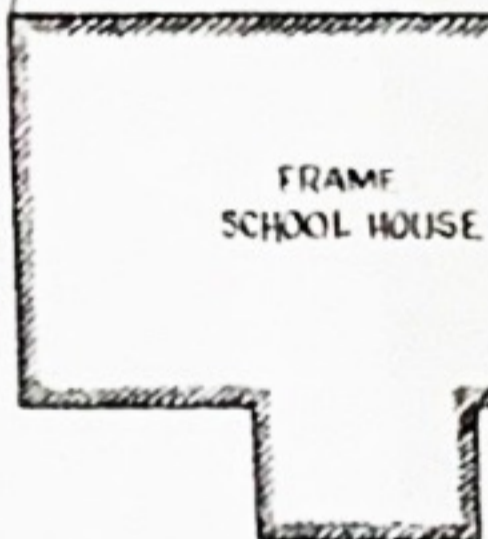
95.96' N 11° 57' 30" W

OF

BEVERLY

LANDS OF THE
DEPARTMENT OF HIGHWAY
ONTARIO
DEP. PLAN No. 396 M

N 87° 45' 30" W
101.37'



FRAME
SCHOOL HOUSE

FENCE 1 1/2" NORTH
& 1 1/2" EAST

SCHOOL LOT CORNER ACCORDING
TO DEP. PLAN No. 396 MISC.

SQ IRON BAR

FENCE 1 1/2" NORTH
WIDE FENCE ?
SQ IRON BAR

POST

59 1/2"

18 1/2"

17' 10 1/2"

17' 10 1/2"

BEND

FOUND ROUND IRON BAR
POST & WIRE FENCE

POST & WIRE FENCE

END FENCE POST 3.3" NORTH
SQ IRON BAR

FOUND
SQ IRON BAR

SQ IRON BAR

227.90'

99.0'

N 74° 55' 30" E