

CULTURAL HERITAGE ASSESSMENT

**314 WILSON STREET EAST
LOT 45, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF ANCASTER, WENTWORTH COUNTY
CITY OF HAMILTON, ONTARIO**

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EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was contracted by the City of Hamilton to prepare a Cultural Heritage Assessment of 314 Wilson Street East, Ancaster, for potential designation under Part IV of the *Ontario Heritage Act*. The subject property is located on the east side of Wilson Street East, at the southeast corner of the intersection of Wilson Street East and Church Street. As part of the Council-approved designation process, the City requires a Cultural Heritage Assessment be prepared to identify the cultural heritage value and significant cultural heritage features of the subject property.

The subject property at 314 Wilson Street East was historically located on Part of Lot 45, Concession 2 within the former Township of Ancaster, Wentworth County, Ontario. The property is bounded by Church Street to the south, Wilson Street to the west, the former Ancaster Town Hall to the south, and residential lots to the east. The building known as the Tisdale House was originally located at 413 Wilson Street East, also within Lot 45, Concession 2. The property is currently designated under the *Ontario Heritage Act* (By-law 78-86) which was passed to protect the frame, one-and-a-half storey Richard Hammill House built in 1860. The By-law explicitly identifies external elements of the physical structure but does not extend to the landscape or other structures on the property. The subject of this report is the one-and-a-half storey frame structure to the east of the Hammill House, which was relocated to the property in 2000. Known as the Tisdale House, this structure is claimed to be the oldest residence in Ancaster and was relocated from its original location at 413 Wilson Street East.

The cultural heritage evaluation of 314 Wilson Street East following City of Hamilton criteria and *Ontario Heritage Act* Regulation 9/06 has determined that the property retains cultural heritage value or interest and is a good candidate for designation under Part IV of the *Ontario Heritage Act*.



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1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by the City of Hamilton to prepare a Cultural Heritage Assessment of 314 Wilson Street East, Ancaster, for potential designation under Part IV of the *Ontario Heritage Act*. The subject property is located on the east side of Wilson Street East, at the southeast corner of the intersection of Wilson Street East and Church Street.

The subject property at 314 Wilson Street East was historically located on Part of Lot 45, Concession 2 within the former Township of Ancaster, Wentworth County, Ontario. The property is bounded by Church Street to the south, Wilson Street East to the west, the former Ancaster Town Hall to the south, and residential lots to the east. The building known as the Tisdale House was originally located at 413 Wilson Street East, also within Lot 45, Concession 2. The property is currently designated under the *Ontario Heritage Act* (By-law 78-86) which was passed to protect the frame, one-and-a-half storey, Richard Hammill House built in 1860. The By-law explicitly identifies external elements of the physical structure but does not extend to the landscape or other structures on the property. This subject of this report is the one-and-a-half storey frame structure to the east of the Hammill House, which was relocated to the property in 2000. Known as the Tisdale House, this structure is claimed to be the oldest residence in Ancaster and was relocated from its original location at 413 Wilson Street East.

This research was conducted under the project direction of Joel Konrad, Cultural Heritage Specialist, ASI. The present report follows the *Cultural Heritage Assessments for Designation of: 1062 Golf Club Road, Glanbrook (former Woodburn Hall); 312 Wilson Street East, Ancaster (Tisdale House); and, 1065 Highway 8, Stoney Creek (Coachhouse) Terms of Reference* (prepared in April 2016; revised November 11, 2016) and provided by Jeremy Parsons, Planner II, Cultural Heritage, at the City of Hamilton. Research was completed to investigate and evaluate the existence of any cultural heritage resources within the study area. Following guidelines provided in the City of Hamilton's *Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* (2016) and *Cultural Heritage Assessment Report Outline* (2016), this document will provide:

- a description of property location, describing the physical location, legal description, and dimensions of the property (Section 2.0);
- a description of the physiographic context of the property (Section 3.0);
- a description of the settlement context of the property, including the broad historical development of Ancaster and the subject property itself based on archival research (Section 4.0);
- a description of the subject property including its heritage characteristics (Section 5.0);
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance (Section 6.0);
- recommendation as to whether or not the subject property should be designated under the *Ontario Heritage Act* and accompanying statement of cultural heritage value or interest and list of heritage attributes if applicable (Section 7.0);
- a list of sources used in the compilation of this report (Section 8.0);
- a description of qualifications of the authors of the report (Section 9.0); and
- photographic plates (Appendix A).



1.1 Municipal Consultation

The subject property is located in the City of Hamilton. A search of publically accessible heritage inventories, including the City of Hamilton's Register of Property of Cultural Heritage Value or Interest, the Ontario Heritage Properties Database, and the Canadian Register of Historic Places revealed that the property at 314 Wilson Street East, Ancaster is a Registered Non-Designated property on the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest. Communication with the City of Hamilton has consisted of email communications, phone communications, and meetings.

1.2 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, the City of Hamilton's Official Plan, and project-specific Terms of Reference (2016). The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property. The City of Hamilton's *Cultural Heritage Assessments for Heritage Designation of: 1062 Golf Club Road, Glanbrook (former Woodburn Hall); 314 Wilson Street East, Ancaster (Tisdale House); and, 1065 Highway 8, Stoney Creek (Coachhouse) Terms of Reference* (prepared in April 2016; revised November 11, 2016) provides policy direction, methodology, and associated evaluation criteria for the undertaking.

The City of Hamilton's Official Plan (Section 3.4, 2014 consolidation) sets out a number of policies with regard to cultural heritage resources, including heritage designation:

3.4.2.3 The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the *Ontario Heritage Act*, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.

The City may further refine these criteria and provide guidelines for their use as appropriate.

1.2.1 *Ontario Heritage Act Regulation 9/06*

Ontario Heritage Act Regulation 9/06 provides a set of criteria, grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the potential heritage property meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under the *Ontario Heritage Act*.

1.2.2 *City of Hamilton Framework for Cultural Heritage Evaluation*

In addition to the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act*, the City of Hamilton has adopted their own framework to



evaluate the potential cultural heritage value of a property. These criteria “seek to provide a consistent means of examining and determining the cultural heritage value or interest of real property” (City of Hamilton 2016:15). The criteria outlined by the city are to be used either as “stand-alone” or in conjunction with those outlined in Ontario Regulation 9/06 in the designation of heritage properties. Criteria relating to Built Heritage are described in Section 3 and are as follows:

Historical Associations

1. Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?
2. Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?
3. Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?

Architecture and Design

4. Architectural merit: what is the architectural value of the resource?
5. Functional merit: what is the functional quality of the resource?
6. Designer: what is the significance of this structure as an illustration of the work of an important designer?

Integrity

7. Location integrity: is the structure in its original location?
8. Built integrity: is the structure and its components parts all there?

Environmental Context

9. Landmark: is it a visually conspicuous feature in the area?
10. Character: what is the influence of the structure on the present character of the area?
11. Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?

Social Value

12. Public perception: is the property or feature regarded as important within its area?

1.3 Methodology

Archival research was carried out by ASI to examine the land use history of the subject site and to determine the significance of the property’s design, associative, and contextual value within the context of nineteenth-century trends in historical development patterns and Georgian residential construction within the City of Hamilton and historical Township of Ancaster and Wentworth County. A field review was then carried out to conduct photographic documentation and to collect on-site data necessary for establishing the site’s heritage significance.



2.0 PROPERTY LOCATION

The subject property at 314 Wilson Street East is in southwestern Ontario, within Lot 45, Concession 2 of the former Township of Ancaster, Wentworth County, now part of the City of Hamilton (Figures 1 and 2). The property is located on the east side of Wilson Street East, at the southeast corner of the intersection of Wilson Street East and Church Street. The property is bounded by Wilson Street East to the west, Church Street to the north, residential property to the east, and Ancaster’s former Town Hall (designated under Part IV, By-law 76-101) to the south.

The legal description for the property is Part of Lot 45, Concession 2, Ancaster, part of Plan 1 & 2 62R17086, S/T VM266296, City of Hamilton, and its roughly rectangular shape is oriented approximately northwest-southeast and encloses 1,163.3 square metres (0.3 acres). The property measures 41.2 m in length and 27.6 m in width.

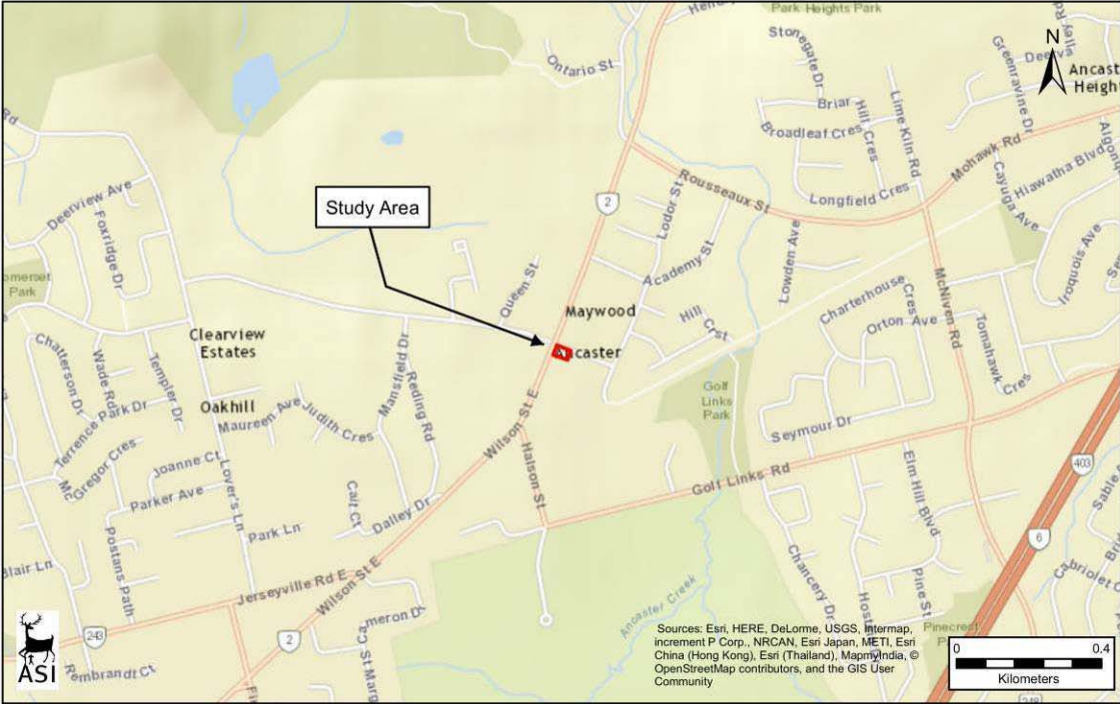


Figure 1: Location of study area in the City of Hamilton
Base Map: (c) Open Street Map contributors, Creative Commons





Figure 2: Location of the study area in the City of Hamilton.

Source: City of Hamilton Terms of Reference 2016

3.0 PHYSIOGRAPHIC CONTEXT

The Norfolk Sand Plain physiographic region is a wedge-shaped feature that extends from the Lake Erie shoreline and tapers northward to a point in Brantford on the Grand River (Chapman and Putnam 1984:153-154). The region encompasses an area of 3,134 square kilometres and consists of sands and silts that were deposited as a delta in glacial Lakes Whittlesey and Warren. A massive discharge of meltwater from the Grand River area entered the lakes between the ice front and the moraines to the northwest, building the delta from west to east as the glacier withdrew, thus covering most of the area west of the Galt Moraine with sand. In the vicinity of the subject property, glaciolacustrine deep water sediments belonging to mainly glacial Lake Warren and younger deposits and consisting of stratified to varved silt and clay, minor sand, are overlain by veneer of sand (Zone 10) (Cowan 1972: Map 2240).

4.0 SETTLEMENT CONTEXT

4.1 Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject property is located on Part of Lot 45, Concession 2 within the former Township of Ancaster, Wentworth County, Ontario. It is located on the east side of Wilson Street East, on the southeast corner of



the intersection of Wilson Street East and Church Street, and features a one-and-a-half storey, frame Georgian residence known as the Tisdale House.

4.2 Township Survey and Settlement

4.2.1 Ancaster Township

The land within Ancaster Township was acquired by the British from the Mississaugas in 1784. The first township survey was undertaken in 1793, and the first legal settlers occupied their land holdings two years later. The township is said to have been named after a town in Lincolnshire, England. Ancaster was initially settled by disbanded soldiers, mainly Butler's Rangers, and other Loyalists following the end of the American Revolutionary War. In 1805, Boulton noted that this township contained both excellent and indifferent soils. By the 1840s, the township was noted for its fine farms (Boulton 1805:79; Smith 1846:6; Armstrong 1985:141; Rayburn 1997:11).

4.2.2 Village of Ancaster

This thriving post office town is situated on part Lots 44 and 45 in Concession 2, Ancaster Township. During the nineteenth century, several historical roadways converged here such as Sulphur Springs Road, the Old Dundas Road, the Mohawk Road and Wilson/Main Street (Highway 2). It was first settled by Jean Baptiste Rousseau and James Wilson in the late 1790s. Wilson built a mill, after which the settlement was known as "Wilson's Mills," but it was later known as "Rousseau's Mills" after Wilson was bought out by his partner. Around 1800, the village was named Ancaster after a town in Lincolnshire, England. In July 1814, the court at Ancaster tried 15 men who were found guilty of treason, eight of which were hanged at Burlington Heights on 20 July 1814. The event was the largest mass hanging in Canadian history and became known as the "Bloody Assizes," so-called for the Courts of Assize, or periodic criminal courts held in the British World during the nineteenth century. Registered plans of subdivision for this village exist from 1867. In 1875, the village contained the Town Hall, four churches, two cemeteries, three hotels, one school, one blacksmith shop, "an extensive knitting factory," iron foundry, carding and woollen mills, an agricultural implement factory, several stores, and a telegraph office. The population was about 600 (Crossby 1873:19; Winearls 1991:598; Scott 1997:12; Rayburn 1997:11-12; Fischer & Harris 2007:148).

4.3 Historic Map Review

The 1856 *Map to Accompany Report on Water Supply* and the 1875 *Illustrated Historical Atlas of the County of Wentworth* were reviewed to determine the potential for the presence of nineteenth-century historical features within or adjacent to the subject property. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

The 1856 map demonstrates that the both Wilson Street East and Sulphur Springs Road are historically surveyed roads (Figure 3). No historical features are depicted within or adjacent to the subject property lot. The 1875 map demonstrates that at this point the subject property was within the developing lands that made up the Village of Ancaster (Figure 3). There is no indication on the 1875 map as to who owned



the property at this time. The Village of Ancaster is illustrated as being developed on both sides of Wilson Street East, between present day Jerseyville Road East and Rousseaux Street.

In addition to nineteenth-century mapping, historical mapping and aerial photographs for the twentieth century were examined. This report presents images from 1923, 1943, 1952, 1954, 1960, and 1996. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during this period.

The 1923 topographic map of Grimsby labels Wilson Street East as a metalled road and shows both Sulpher Springs Road and Church Street as being unmetalled at this time and in their present alignment (Figure 5). The mapping indicates that a structure existed within the subject property at this time. Adjacent to the subject property are structures to the west, north, and east.

The 1943, 1952, 1954, and 1960 aerial photographs show the study area in the same state as previous mapping (Figure 6 to Figure 9). It is clear that there are structures within and around the subject property, though it is unclear as to type. The general area around the subject property continued to develop through the mid to late twentieth century.

The 1999 NTS map of Hamilton-Grimsby shows that development continued to increase in the vicinity of the study area during the late twentieth century (Figure 10). No individual structures are illustrated within the subject property but the colouring indicates that the general area was densely populated by this time. The adjacent property to the south is labelled as a Municipal Hall.

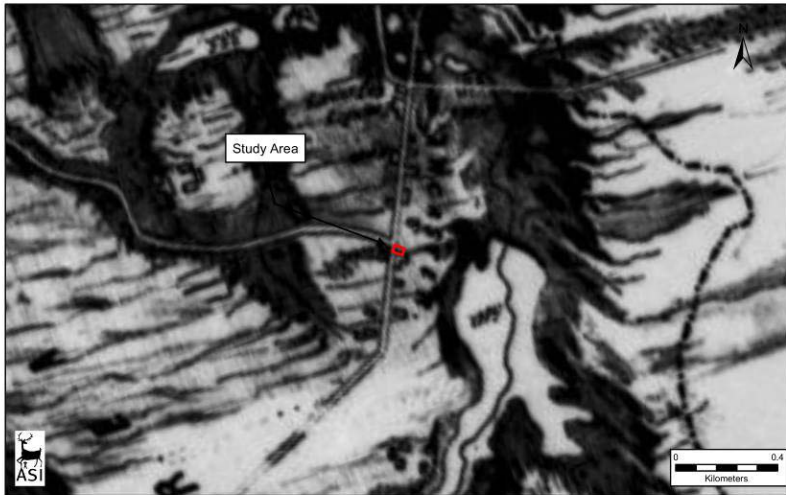


Figure 3: Study area located on 1856 mapping
Base Map: Keefer 1856



Figure 4: Study area located on 1875 mapping
Base Map: Page and Smith 1875



Figure 5: Study area located on 1923 topographic mapping
Base Map: Department of National Defence 1923



Figure 6: Study area located on 1943 aerial photography
Base Map: Ontario Department of Lands and Fores 1943



Figure 7: Study area located on 1951 aerial photography
Base Map: National Air Photo Library 1951



Figure 8: Study area located on 1954 aerial photography
Base Map: Archives of Ontario 1954



Figure 9: Study area located on 1960 aerial photography
Base Map: Canadian Aero Service Ltd. 1960

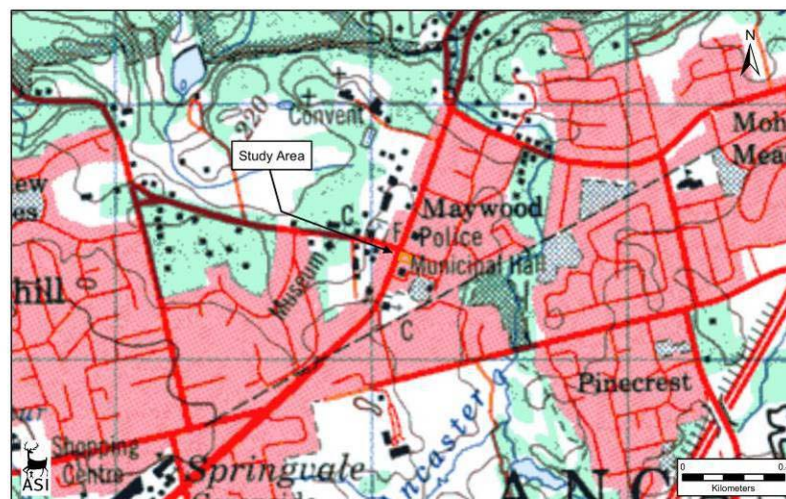


Figure 10: Study area located on 1996 topographic mapping
Base Map: Department of Natural Resources 1996

4.4 Land Use History

The following land use history is adapted from Appendix A of the Tisdale House Historic Structures Report, 'The Tisdale House, Ancaster, Ontario' (Grimwood 2008) and additional research conducted using a combination of land registry records, historical mapping, census records, assessment/collector rolls, and local history resources where available. Historically, the study area is located on Part of Lot 45, Concession 2 within the former Township of Ancaster, Wentworth County. The subject built heritage resource, known locally as the Tisdale House, was originally located at 413 Wilson Street East, also part of Lot 45, Concession 2, before being moved to its current location on the subject property in 2000. The Tisdale House is thought to be the oldest house in Ancaster, and having been moved from its original context, does not currently share a contextual history with the subject property. The land use history presented here instead details a history of the house itself to provide contextual and background information for the assessment conducted.

4.4.1 *The Tisdale Family*

The Tisdales arrived in Canada in 1783 when Ephraim Tisdale moved his family from Freetown, Massachusetts to New Brunswick. The first Tisdales to arrive in Ancaster were his sons. According to the family history prepared by Paul Grimwood (May 2008), Ephraim Tisdale and his wife, Ruth Strange, had 13 children--five daughters and eight sons. Seven of the Tisdale sons would eventually move to Upper Canada; Ephraim Jr., Lot, John, William, Joseph, Samuel, and Matthew all arrived in Ontario through Long Point at different times between 1798 and 1808.

Lot, Joseph, Samuel, and Matthew partnered together with Mr. Benjamin Mead to run a general mercantile business in Charlotteville, near Long Point, Ontario. The business was established in 1810 when Joseph visited New Brunswick and returned with a new bride and a stock of merchandise. It appears that Lot Tisdale already visited Ancaster at this point: in May of 1809 he is recorded as having purchased part of Lot 44, Concession 2. After the mercantile partnership was dissolved, Lot is reported to have migrated to Ancaster, later settling in Burford. The property purchased in Lot 44, Concession 2 was sold in 1827 at the instigation of his brother, Samuel.

Samuel Tisdale first appears in Ancaster records in 1816, when he partnered with Samuel Andruss to sell goods under the firm of Andruss & Tisdale. Samuel and his wife, Charlotte, had 2 children, Marvin D. L. (born in 1820) and Asenath Euphemia Teresa (born 1829). Samuel Tisdale died in 1853, though it is unclear where both he and his wife are buried. Their children and their niece Charlotte Ann Goodenough (born in 1841 to Samuel's sister, Phoebe Ann) continued to live in Ancaster until about 1880 before moving to Windsor.

4.4.2 *Archival Records*

Transaction history for any of the 'Village Lots' located within the historical Ancaster Village centre located in Lot 45, Concession 2 is unclear. The 200 acre lot was subdivided and sold off in quarter to half acre lots early in the nineteenth century. There are occasional references to village lots by number but there is no plan available that indicates their location.

The Crown Patent for all 200 acres of Lot 45, Concession 2, in the township of Ancaster was granted to James Wilson in 1800, though he had settled on the land by 1789. The lot was quickly subdivided and small parcels are recorded to have been bought as early as 1816. An unrecorded transaction



between James Wilson and Samuel Andruss likely took place during these times because in 1816 Samuel Andruss is recorded as selling half of a lot to Samuel Tisdale. In 1818 the assessment roll notes that Andruss and Tisdale owned two frame houses, under two storeys, and a third two storey house. This two storey house is recorded again in 1819 as belonging to Lot Tisdale, despite there being no record that Lot owned any land in Lot 45, Concession 2. In 1839 Samuel Tisdale sold the land recorded as “Lot 6” to Alexander Stover Milne. Although there is no record of Alexander Milne ever having sold the land, it is likely that the land passed to his sister, Anna Maria McKay (widow of Alexander Robertson McKay), who received a mortgage from her brother in 1858. In 1874 Mrs. McKay sold the property to Henry O’Neil. The 1881 census returns (Enumeration District 147, page 29) record Henry O’Neil as a 41 year old Roman Catholic tinsmith who lived with his wife Hannah, 38, and their eight children: Sarah, 17, Jerome, 15 (also noted as a tinsmith), Arthur, 13, Mary Kate, 11, Francis, 9, Fred, 7, Harry, 5, and Josephine, 2. Henry O’Neil took out a mortgage for the property at 413 Wilson Street in 1885 before selling the property in 1906 to Mary Elizabeth Moore. The house remained in the Moore family through the twentieth century.

4.4.3 Land Use History Summary

The Tisdale House was originally located at 413 Wilson Street East, also within Lot 45, Concession 2. Land registry records for Lot 45 are difficult to follow as a portion of the lot, including the subject property and the original Tisdale House property, was subdivided into ‘Village Lots’ early in the nineteenth century and no map exists to illustrate the arrangement of these village lots.

The chronology of ownership for the original Tisdale House property at 413 Wilson Street East can be reconstructed as follows: Samuel Tisdale built the house prior to 1827 and sold the land, recorded as Lot 6, to Alexander Stover Milne in 1839. The property then passed from Alexander Milne to his sister, Anna Maria McKay at some point prior to 1858. In 1874, Mrs. McKay sold the property to Henry O’Neil, who in turn sold the property to Mary Elizabeth Moore in 1906. The land and house remained in the Moore family through the twentieth century.

The first written description of this house appears in 1897; “Close by Tweedle-Dum and Tweedle-Dee, as those two kilns have long been called, stands a house which claims to be of some antiquity, and which at present is undergoing a thorough overhauling at the hands of its new owner, but the very oldest house in Ancaster is said, by competent authority, to be what was formerly known as the Tisdale house, but which now forms part of a store” (Lauder 1897). A sketch is included to accompany the description (Figure 11), however it is unclear whether the house discussed is actually the house previously located at 413 Wilson Street East. Grimwood (2008) points out that the house did not have a new owner in 1897, however Henry O’Neil took out a mortgage in 1885 and this could account for the funds needed to renovate the house.

The Tisdale House, facing south originally, was moved from its original location at 413 Wilson Street East to its present location on the subject property at 314 Wilson Street East in ca. 2000 because it was an impediment to expansion at Glendale Motors. Presently the house faces approximately west.



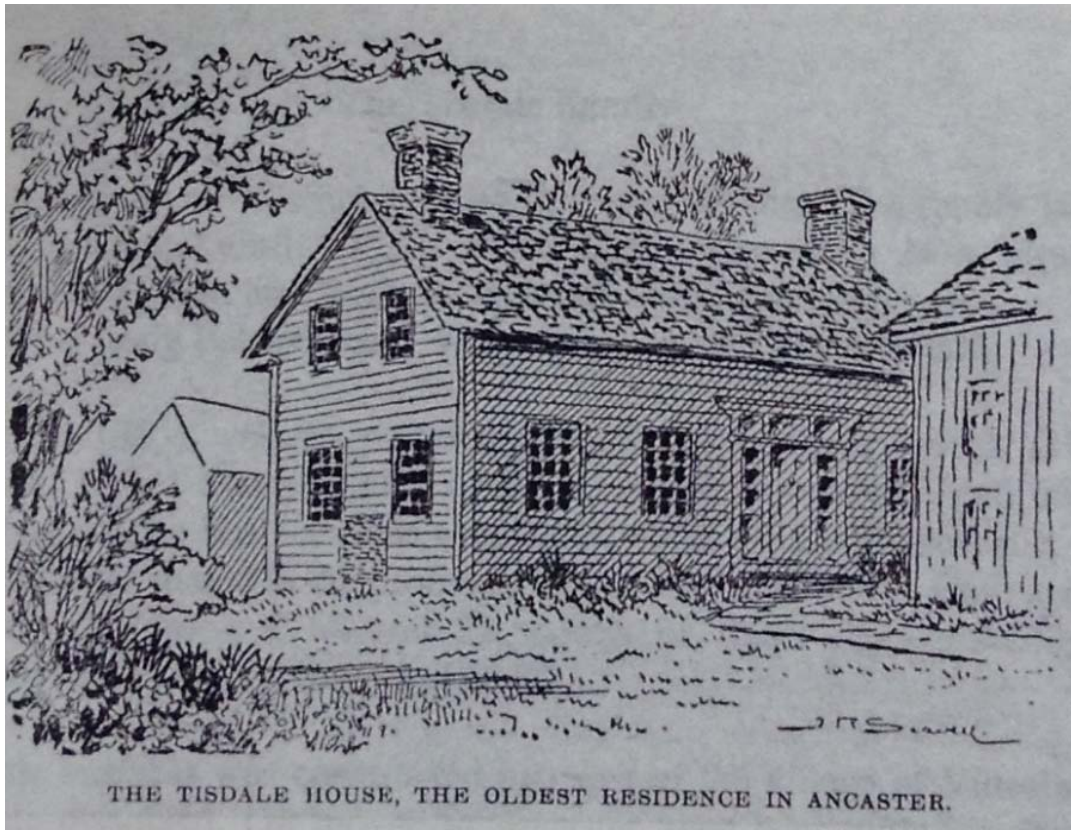


Figure 11: Sketch of the Tisdale House, prior to 1897

Source: Lauder 1897

5.0 PROPERTY DESCRIPTION

A field review was undertaken by Joel Konrad, Cultural Heritage Specialist, on 2 March 2017, to conduct photographic documentation of the property and to collect data relevant for completing a heritage evaluation. Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the study area. Photographic plates can be found in Appendix A.

The subject property at 314 Wilson Street East in the community of Ancaster, City of Hamilton, is located on the east side of Wilson Street East. The property is bounded by Church Street to the south, Wilson Street East to the west, the former Ancaster Town Hall to the south, and residential lots to the east. The property is currently designated under the *Ontario Heritage Act* (By-law 78-86) which was passed to protect the frame, one-and-a-half storey Richard Hammill House built in 1860. The By-law explicitly identifies external elements of the physical structure but does not extend to the landscape or other structures on the property. The subject of this report is the one-and-a-half storey frame structure to the east of the Hammill House, which was relocated to the property in 2000. Known as the Tisdale House, this structure is claimed to be the oldest residence in Ancaster and was relocated from its original location at 413 Wilson Street East.

5.1 Architectural Features

5.1.1 *Tisdale House: Exterior Description*

The subject structure, which was constructed ca. 1825, consists of a one-and-a-half storey Georgian structure with Neo-Classical elements, retaining features characteristic of these styles such as elaborate entry and dual chimneys. The one-and-a-half storey massing of the structure also reflects the Regency style popular in the early to mid nineteenth century. However, the hipped roof and large multi-pane windows occupying much of the facade, which are defining features of the Regency Cottage, are noticeably absent. The structure features a generally L-shaped footprint, with a side-gable, asphalt shingled roof. The original rectangular structure is clad in wood, clapboard siding while the square, shed-roof single-storey addition retains untreated board-and-batten siding. The structure retains two chimney stacks, one located at each gable end. The south stack was constructed during the structure's restoration, ca. 2000, and only serves an ornamental purpose. The building's foundations are composed of poured concrete obscured by stone cladding.

The front, generally west elevation, features a central entry with side-lights, carved wood lintel, and modern lights flanking the door opening. A wood and glass storm door and six-paneled wood door are located in the door opening. According to the Historic Structures Report (Sims 2008), the primary door, sidelights, pilasters, and cornice (lintel) are contemporaneous with the buildings construction. Fenestration on the west elevation consists of four openings, two on either side of the entry, each retaining a nine-over-six sash window, many of which were identified as original in 2008 (Sims 2008). However, many of the original sashes have been re-glazed resulting in the loss of most original glass.

The building retains a wood soffit on all elevations. Brick work located at the north elevation indicates the exterior of the first-floor fireplace, which is flanked by two nine-over-six sash windows. In addition to the first floor windows, two six-over-four sash windows are located on the second storey in each gable-end. A wooden ramp leading to a second entry in the modern addition is located on the south side of the building. The addition also features sash windows on the south, east, and north sides that were hung during the addition's construction in ca. 2000. Basement windows are located on the south, east, and north sides and protected by corrugated metal wells.

5.1.2 *Tisdale House: Interior Description*

The subject structure consists of a basement, ground floor, and half-storey located in the gable-roof and is currently occupied by the Hamilton Police Museum. The ground floor retains four rooms located in the original structure, which comprise the exhibitions for the Hamilton Police Museum, and one kitchen located in the modern addition at the rear of the structure. Of the three rooms in the original structure, only the central room, now used as office and storage space, retains some wide-plank wood flooring characteristic of early nineteenth-century construction, while the rest of the floors consist of twentieth-century wood slats. Conditions described in the 2008 building condition study have remained generally the same:

Throughout the original building interior a number of building features and techniques are common. Once the timber frame was erected the floor boards were installed on both levels. Next, the interior partitions were constructed using rough sawn planks, about 2" thick, placed on their flat and likely spaced about 2' apart. It was not uncommon to mortice them into the flooring below and beams above but none were exposed as part of this study.



The original plaster is still intact throughout most of the building. It is very thin (slightly less than ¼”) and fragile three coat plaster and is applied to accordion wood lath. In most areas the lath is nailed with small cut nails except for the west walls of the south room of the original structure where hand forged nails are used – this is likely indicative of a supply problem. The process of finishing the house interior was typical period practice whereby once the partition walls were built the interior trim was installed and then the wood lath. The application of the plaster followed and it was usually left for a year before painting.

In all ground floor rooms the exposed flooring is all 20th century materials. However, from the basement the underside of the wood floors can be clearly observed. The wood flooring under the rooms...is all of one type and, as it is consistent with period practice, it is believed to be original. Specifically, the boards show saw marks indicative of a reciprocating saw, they are random width ranging from 6-7” and 1 3/8” thick, and as they are rough sawn and vary slightly in thickness they are leveled over the joists by chopping out the underside with a framing hatchet. The top surfaces were planed smooth by hand with a jack plane and tongues and grooves on each edge would also have been applied by hand with moulding planes working from the top true surface (Sims 2008).

In addition, the report identifies that the stairs to the second floor appear to be original, though some treads have been replaced and the original plaster is intact throughout the stairwell and on the entire second floor. The floorboards and baseboards on the second floor are also identified as original.

Sims identifies some questions about the mechanics of cooking and heating systems in the structure, which he describes as “curious puzzles”:

As the only fireplace that ever existed in the present house was a small one in the parlour [at the north of the original structure], the large cooking fireplace must have been in a now missing wing. As the only original exterior doorway other than the main entrance is in [at the rear of the building] the kitchen wing must have been accessed through it. This kitchen wing could easily have been a pre-existing structure.

The now missing chimney cupboard...was not original as it was constructed against plaster and trim that had previously been painted a number of times. In the south wall...there is evidence of a stove pipe hole now filled with plaster on sawn lath. The most likely explanation is that this room was heated with a stove initially and the pipe passed through this wall to the kitchen fireplace chimney beyond. Stoves for heating were commonly used in Upper Canada early in the 19th century; they were made at Forges St. Maurice, near Trois-Rivieres, from the middle of the 18th century on and were commonly imported as well (Sims 2008).

5.2 Context and Landscape Features

In addition to the Tisdale House, the subject property consists of the Hammill House (designated under the *Ontario Heritage Act*) located at the corner of Church Street and Wilson Street East, a modern gazebo located to the south of the Hammill House, lawns on the south and north, and a small parking area adjacent to Church Street. A small public square with a plaque recounts the settlement and history of Ancaster and is located on the property at the corner of Wilson Street East and Church Street. Flagstone paths extend from the property to the south into the subject property, connecting



Wilson Street East with the former Ancaster Town Hall and current municipal buildings to the south of the property with the gazebo to the south of the Hammill House. The property also retains mature deciduous and coniferous plantings, although these appear to be sporadic and ornamental and do not reflect functional plantings used as wind breaks or to mark property boundaries. The only exception is the row of conifers at the east of the property delineating the boundary between 314 Wilson Street East and the residential properties to the east.

The Tisdale House has been recently relocated to the property but represents a contributing component of an evolved civic landscape that evokes an historical association with the early settlement of Ancaster. This association is embodied by the original Town Hall on the property to the south, the Tisdale House, the Hammill House, a monumental arch identifying local soldiers who fought for Canada located on the property to the south, and the small public square dedicated to elucidating the history of Ancaster. The relocation of the Tisdale House was spearheaded by local resident John Nelson, whose efforts to relocate and conserve the building demonstrate a high degree of local interest and stewardship.

6.0 CULTURAL HERITAGE EVALUATION

6.1 Comparative Context of Georgian Residences in Hamilton

The Georgian architectural style originated in England and was a dominant style throughout the reign of the first four Kings of the House of Hanover, George I-IV. In residential architecture, the style was defined by symmetrical, wide facades with generally shallow footprints, evenly-spaced, vertical sash windows, and side-gable roofs (Parks Canada 1980; Heritage Resource Centre 2009; McIlwraith 1999). The style was introduced to Upper Canada by United Empire Loyalists from the eastern United States for whom the Georgian was a direct association with the British Empire (McIlwraith 1999: 110).

As settlement increased in Upper Canada (Ontario) from the early nineteenth century, wealthy families attempted to recreate fashionable British and European architectural styles, creating a vernacular architecture that borrowed elements from generally standardized architectural forms. Log houses in Upper Canada were either rebuilt or replaced by more substantial residences, many of which took on the characteristic rectangular footprint, side gable, and symmetrical façade of the Georgian style (McIlwraith 1999: 109-110).

Georgian residential architecture generally consists of two or more floors, with half-storeys or single storeys a rarity. *Hamilton's Heritage Volume 5 – Reasons for Designation Under Part IV of the Ontario Heritage Act* supports this assertion: of the approximately 30 Georgian buildings designated under Part IV of the *Ontario Heritage Act* in the City of Hamilton, 26 are two storeys or more. Consequently, the Tisdale House, a one-and-a-half storey structure, is not demonstrative of common Georgian vernacular architecture in the City of Hamilton.

6.1.1 Protected Georgian Residences in the City of Hamilton

The following section contextualizes the Tisdale House by providing a comparative analysis of other properties of a similar type (i.e., single or one-and-a-half storey Georgian residence) in the municipality. As the property is located in the present City of Hamilton, Volume 5 of the City's heritage register, containing the reasons for designating individual properties under Part IV of the *Ontario Heritage Act*, was utilized to situate the property within its municipal context. At the time of writing, there were five Georgian residences less than two storeys designated under Part IV of the *Ontario Heritage Act*



in the City of Hamilton. A summary of each designated property is found in Appendix B of this report.

The designated buildings identified for this comparison were constructed between 1844 and 1860, with the George Lochner Cottage, located in Flamborough, the earliest of those reviewed. While all residences under review were constructed as the fashion for Georgian residential construction was generally on the wane, only the Tisdale House, constructed ca. 1825, can be placed firmly within the style's apotheosis in Upper Canada. In addition, the Tisdale House is the oldest Georgian house in the City of Hamilton when compared with other properties of the same style designated under the *Ontario Heritage Act* within the City.

Like the Tisdale House, the size and massing of four of the five houses reviewed for this comparison remain generally unaltered from their original construction. Only the Walter Chisholm/Laing House was substantially altered with its conversion to a carriage house in the early twentieth century. It is unclear how many structures reviewed retain original features, though the one-and-a-half storey brick residence at 140 Hatt Street in Dundas is recorded as maintaining its six-over-six sash windows, wood framing, sills, voussiors, muntins and glazing, and the frame residence at 2042 Jerseyville Road retaining much of its original six-over-six sash windows. Accordingly, the Tisdale House meets or exceeds the standards for existing fabric as expressed in designated structures of its type in the City of Hamilton.

Three of the four residences reviewed retain historical associations with residents who made meaningful contributions to civic life. The George Lochner Cottage is located on land associated with Peter Russell, a British Officer in the American War of Independence and later appointed Administrator of Upper Canada. Similarly, the Walter Chisholm/Laing Home was constructed by Walter Chisholm, the first Town Clerk of Dundas, and the Kelley house, which was constructed by the Kelly family who contributed to the development of Albion and is representative of the agricultural settlement of Ancaster. The Rising Sun Hotel, comprising a one-and-a-half storey Georgian building built in 1850, served as a stop along the stagecoach route between Hamilton and Milton, and was also home to the Baker family who resided in the area for over 100 years. Unlike these properties, the structure located at 140 Hatt Street in Dundas was owned by the patternmaker William Kyle, who was not particularly influential within the community. However, the by-law designating the structure located at 140 Hatt Street identifies the historical associations with the owner/occupant as contributing to the property's cultural heritage value. Similarly, the Tisdale House, though not associated with a local or regional civil servant, was constructed by a known family who owned a local mercantile business. Consequently, the Tisdale House reflects the standards for historical association expressed in designated properties with structures of its type in the City of Hamilton.

6.2 Application of City of Hamilton Evaluation Criteria

The following evaluation follows the City's guidance category for built heritage and references the *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. The evaluations have been prepared in consideration of comparative data regarding the design, historical/associative and contextual values of designated Georgian houses smaller than two storeys in the City of Hamilton, as presented above.



Table 1: Evaluation of 314 Wilson Street East using *City of Hamilton Framework for Cultural Heritage Evaluation*

Criteria	Analysis
1. Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	The Tisdale House is currently thought to be the oldest surviving residence in the community of Ancaster and evokes the area's early settlement. Although the house is no longer situated within its original town lot, it is still located at the nucleus of Ancaster's commercial and residential centre. Moreover, its current location adjacent to the former Ancaster Town Hall (built in 1870) and the Hammill House (built 1860) evoke a recollection of the settlement history and early civic life of the community. This history is recounted on a plaque located at the northwest corner of the property within a small public square. Therefore, the Tisdale House illustrates the historical theme of early settlement within the area.
2. Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?	The property is not known to meet this criterion at this time.
3. Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province, or nation?	The Tisdale House is associated with the Tisdale family who settled in Ancaster in the early nineteenth century. Samuel Tisdale operated a local business as early as 1816 and the family was associated with Ancaster until the late-nineteenth century. Subsequently, the Tisdale House demonstrates an association with a family that made a contribution to the community.

Architecture and Design

Criteria	Analysis
4. Architectural merit: what is the architectural value of the resource?	Built in ca. 1825, the former residence was constructed to reflect Georgian residences, though its material and one-and-a-half-storey point to a vernacular take on a defined style. The structure retains a side-gable roof, symmetrical facade, original multi-pane sash windows, original doors, and some original flooring. The most prominent feature of the structure is its original, ornate entry, which consists of a wood lintel and sidelights surrounding the original door. A comparative analysis revealed that the structure is the earliest known example of a Georgian building less than two-storeys in the City of Hamilton and has been expertly restored and conserved, with a sympathetic addition to the rear of the building. Therefore, the Tisdale House is considered to be of high architectural value.
5. Functional merit: what is the functional quality of the resource?	This structure does not appear to exhibit a high degree of functional, technical or scientific merit. It is not known to meet this criterion at this time.
6. Designer: what is the significance of this structure as an illustration of the work of an important	The property is not known to represent the work or ideas of a particular designer who is significant to the community.



Table 1: Evaluation of 314 Wilson Street East using *City of Hamilton Framework for Cultural Heritage Evaluation*

designer?	
Integrity	
Criteria	Analysis
7. Location integrity: is the structure in its original location?	The subject structure is not in its original location and thus does not meet this criterion.
8. Built integrity: is the structure and its components parts all there?	While the subject structure has undergone significant restoration, these alterations are deemed to have been sympathetic to the overall historical and architectural fabric of the structure. In addition, many of the original material is extant. Therefore, the Tisdale House meets this criterion.
Environmental Context	
Criteria	Analysis
9. Landmark: is it a visually conspicuous feature in the area?	While the Tisdale House is located on a prominent property in the community of Ancaster, adjacent to the former Ancaster Town Hall and the Hammill House, it is obscured from view from Wilson Street East, which is the primary thoroughfare in the community. As such, the structure is not known to meet the criterion at this time.
10. Character: what is the influence of the structure on the present character of the area?	Although the Tisdale House is generally obscured from view by the foliage and other adjacent buildings, the structure contributes to the character of the area architecturally, as a reflection of the nineteenth-century character of the adjacent buildings, and historically, through the structure's association with the early settlement of Ancaster. Therefore, the Tisdale House meets this criterion.
11. Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	The Tisdale House was moved from its original location, which has significantly detracted from its relationship to the surroundings within which it was constructed. However, the building currently maintains a physical and functional relationship with two other buildings that were constructed in the nineteenth century and evoke the residential, commercial, and civic life in Ancaster.
Social Value	
12. Public perception: is the property regarded as important within its area?	The relocation and subsequent restoration of the Tisdale House, as well as the present function as a civic museum, indicates a substantial regard for the importance of the structure within Ancaster.

6.2 Application of Regulation 9/06



Table 2: Evaluation of 314 Wilson Street East Road using Ontario Heritage Act Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The subject property meets this criterion (see criterion #4 above).
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The subject property meets this criterion (see criteria #1 and #3 above).
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property is not known to meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject property is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The subject property meets this criterion (see criterion #10 above).
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property meets this criterion (see criterion #11 above).
iii. is a landmark.	The property is not known to meet this criterion.



7.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The cultural heritage evaluation of 314 Wilson Street East following City of Hamilton criteria and *Ontario Heritage Act* Regulation 9/06 has determined that the property retains cultural heritage value or interest and is a good candidate for designation under Part IV of the *Ontario Heritage Act*.

The subject property at 314 Wilson Street East in the community of Ancaster, City of Hamilton, is located on the east side of Wilson Street East. The property is bounded by Church Street to the south, Wilson Street East to the west, the former Ancaster Town Hall to the south, and residential lots to the east. The property is currently designated under the *Ontario Heritage Act* (By-law 78-86) which was passed to protect the frame, one-and-a-half storey Richard Hammill House built in 1860. The By-law explicitly identifies external elements of the physical structure but does not extend to the landscape or other structures on the property. This subject of this report is the one-and-a-half storey frame structure to the east of the Hammill House, which was relocated to the property in 2000. Known as the Tisdale House, this structure is claimed to be the oldest residence in Ancaster and was relocated from its original location at 413 Wilson Street East.

7.2 Draft Statement of Cultural Heritage Value or Interest

Description of Property

The subject property is located at 314 Wilson Street East in the community of Ancaster, City of Hamilton. It is located on the east side of Wilson Street East, at the corner of Wilson Street East and Church Street. The property is bounded by Wilson Street East to the west, Church Street to the north, the former Ancaster Town Hall to the south, and residential properties to the east. The property contains the Tisdale House, the Hammill House (which is currently protected under the *Ontario Heritage Act*), a modern gazebo, and flagstone paths.

Statement of Cultural Heritage Value

The Tisdale House retains historical, architectural, and contextual value. The property is historically significant as it expresses themes of early settlement and commercial activity in the community of Ancaster. The house was constructed by Samuel Tisdale, a local merchant who with Samuel Andruss ran a mercantile business in the area beginning in 1816. In its current location adjacent to the Hammill House and former Ancaster Town Hall, the building supports the property's associations with early settlement in Ancaster, the physical remnants of which have largely disappeared, and civic and commercial activities more broadly.

The Tisdale House is also significant for its architectural value. The one-and-a-half storey Georgian residence retains a side-gable roof, symmetrical facade, original multi-pane sash windows, original doors, and some original flooring. The most prominent feature of the structure is its original, ornate entry, which consists of a wood lintel and sidelights surrounding the original door. The Georgian style in Ontario is associated with United Empire Loyalists who reproduced simpler variations of the popular British



style. This connection to the Empire was understood as an expression of fidelity in the years after the American Revolution. The structure has undergone substantial restoration activities within the last twenty years, at which time detailed conservation of the original architectural features was completed. The Tisdale House represents the oldest known house of its type in the City of Hamilton where few of the remaining Georgian residences are smaller than two storeys, indicating the Tisdale House is part of an underrepresented type within the City.

The Tisdale House retains contextual value as part of its current location adjacent to the Hammill House and the former Ancaster Town Hall. These properties comprise an evolved landscape that evokes Ancaster's early development and provides a civic space to engage with and learn about the history of the community. Situated between the adjacent buildings, the Tisdale House contributes to a greater understanding of the civic and commercial life of nineteenth-century Ancaster.

Heritage Attributes

Heritage attributes, i.e. character-defining elements of the Tisdale House include, but are not limited to

- One-and-a-half storey Georgian structure;
- Fenestration with sash windows;
- Original doors;
- Original entry, including lintel and sidelights;
- Clapboard siding;
- One-and-a-half storey scale;
- Current location adjacent to the Hammill House and the former Ancaster Town Hall.



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9.0 QUALIFICATIONS

Annie Veilleux

EDUCATION

M.A., Interdisciplinary Studies, York University, 2012
Diploma, Collections Conservation and Management, Sir Sanford Fleming College, 2006
B. A. Hons., Archaeology, University of Toronto, 2002

POSITION

Cultural Heritage Specialist and Manager, Cultural Heritage Division

PROFESSIONAL AFFILIATION

National Trust for Canada
Association of Critical Heritage Studies
Ontario Association for Impact Assessment
Ontario Archaeological Society

PROFESSIONAL EXPERIENCE

2014-present	Manager and Cultural Heritage Specialist, Cultural Heritage Division, ASI
2010 - 2013	Cultural Heritage Specialist/Project Manager, Built Heritage and Cultural Heritage Landscape Planning Division, ASI
2006 – 2009	Staff Archaeologist and Field Director, Planning Assessment Division, ASI
2006	Intern and Teaching Assistant, Archaeological Conservation Lab, Memorial University of Newfoundland
2001 - 2004	Project Archaeologist, Field Archaeologist, and Laboratory Assistant, ASI
2002 and 2003	Contract Researcher, Archaeology Department, University of Toronto

PROFILE

Ms. Veilleux's education and experience in cultural landscape theory, historical research, archaeology and collections management provide her an excellent grounding in the area of cultural heritage planning and management. With over fifteen years of experience in this field, her work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Ms. Veilleux have served as Project Manager and Cultural Heritage Specialist on numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. She has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and has assisted in a number of projects requiring Indigenous consultation and engagement. Ms. Veilleux is also fully bilingual in English and French and has served as a French language liaison on behalf of ASI.

AREAS OF EXPERTISE

- Heritage survey techniques
- Cultural heritage evaluation and impact assessment
- Consultation with the MTCS and heritage stakeholders
- Management of large scale heritage planning projects
- Identification and assessment of cultural heritage landscapes
- Thematic, archival, and oral historical research



- First Nations consultation and engagement programs

Joel Konrad

EDUCATION

Ph.D., History, McMaster University, 2011

M. A., History, University of Ottawa, 2006

B. A. (Honours.), History and Aboriginal Studies, Brock University, 2003

FURTHER EDUCATION

Post-Graduate Courses in Cultural Heritage Studies, University of Victoria, Victoria, B.C. (2012-2013)

- Cultural Heritage Stewardship and Sustainability
- Heritage Conservation in Context

POSITION

Heritage Specialist and Project Manager, Cultural Heritage Division

PROFESSIONAL AFFILIATIONS

Association of Critical Heritage Studies (ACHS)

Ontario Historical Society (OHS)

PROFESSIONAL EXPERIENCE

2013 – Present	Project Manager and Cultural Heritage Specialist, Cultural Heritage Division, ASI
2012 - 2013	Lecturer in History, Trent University, Peterborough, ON
2010 - 2011	Lecturer in History, University of Victoria, Victoria, B.C.
2010	Research Fellow, Brown University, Providence, R.I.
2006 – 2010	Teaching and Research Assistant, McMaster University, Hamilton, ON
2004-2006	Teaching and Research Assistant, University of Ottawa, Ottawa, ON

PROFILE

Dr. Konrad's education and experience in historical research, public history, and cultural heritage principles and practices have provided him with an excellent grounding in the area of cultural heritage planning and management. He has experience in the identification and evaluation of cultural heritage resources, as well as a keen interest in cultural and intellectual history, heritage policy and legislation, the history and conservation of industrial landscapes, architectural history, and the salvage of heritage buildings.

AREAS OF EXPERTISE

- Heritage Bridge Assessments
- Cultural Heritage Resource Assessments
- Heritage Impact Assessments
- Documentation and Commemoration Reports



Appendix A: Photographic Plates





Plate 1: West (front) elevation of the subject resource.



Plate 2: South elevation of the subject resource.



Plate 3: East and west elevations of the subject resource.



Plate 4: North and west elevation of the subject resource.



Plate 5: Detail of the stone cladding covering the concrete foundations.



Plate 6: View toward the entryway on the west elevation.



Plate 7: Oblique view of the west elevation.



Plate 8: View west toward the Hammill House from the west elevation of the Tisdale House.



Plate 9: Detail of the clapboard siding.



Plate 10: View toward the east elevation. Note the board-and-batten siding of the modern addition.



Plate 11: Detail of the clapboard siding at the east elevation.



Plate 12: Detail of the fenestration on the east elevation.



Plate 13: View toward the modern addition at the rear of the building.



Plate 14: View of the south room within the original structure.



Plate 15: View of the south room in the original structure.



Plate 16: View through the front hall toward the north room of the original structure.



Plate 17: View south toward the south room of the original structure.



Plate 18: View of the flooring in the central room in the original structure.



Plate 19: View into the central room from the hall way in the original structure.



Plate 20: View of the north room of the original structure.



Plate 21: View of the north room of the interior structure



Plate 22: View down the stairwell from the half-storey.



Plate 23: View of the interior of the half-storey.



Plate 24: View of the interior of the half-storey.



Plate 25: View of generally north from Wilson Street East. Note the relationship between the Tisdale House (right), the Hammill House (left), and the modern Gazebo (foreground).



Plate 26: Looking generally east from the interior of the property at 314 Wilson Street East. Note the relationship between the Tisdale House and the former Ancaster Town Hall.

Appendix B: Comparative Analysis

Sources:

- *Hamilton's Heritage- Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*
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- *Hamilton's Heritage Volume 5: Reasons for Designation under Part IV of the Ontario Heritage Act.*
(<https://d3fpllf1m7bbt3cloudfront.net/sites/default/files/media/browser/2014-12-16/hamiltons-heritage-volume-5.pdf>)

Walter Chisholm/Laing Home

15 Park St E



Date: 1860
By-law: 4213-95

Demolished:
Repealed:
National Recognition:
OHF Easement:
Municipal Easement:

Reasons for Designation:

HISTORICAL SIGNIFICANCE

15 Park Street E. was built in 1859-1860 by Walter Chisholm, the first Town Clerk of Dundas. On his death his niece, Mrs. Peter Laing, inherited the property. The Laings were a prominent family and all of the six sons became important citizens of the town. Peter, Robert and George were successful grocers and built the Laing Block on King St. Dr. Edgar Laing was a dentist and Walter Laing played the organ for St. James Church until his death.

In 1903 the house was sold to Mr. and Mrs. James Beatty Grafton who converted it to a carriage house adjoining their property on Cross St. Mr. Grafton was one of the town's wealthy business men, employing some 400 people in his stores.

In 1927 the property was purchased by Mr. Tom Folkes who operated a riding academy from 1935 until 1978. He was caretaker and later verger of St. James Church and a member of the choir. The present owners operate a pottery on the premises.

ARCHITECTURAL SIGNIFICANCE

15 Park Street E. was once a beautiful 1½ storey **Georgian** stone building. In 1903 it was converted to a coach house, giving the exterior an unusual but pleasing façade. At this time a 1½ storey brick stable and hayloft was added to the rear, but the original living quarters on the second and third floors were retained. Of its Georgian characteristics it retains the low-pitched gabled roof with large bracketed eaves and two single symmetrically placed stone chimneys on the side walls. Three well-shaped rectangular windows on the second storey of the facade have plain stone lintels and lugsills with plain wood trim around 6/6 sash windows. The ground floor of the facade maintains the symmetry.

The central door was cut away to allow access for the carriages and has a wooden porch shading it. The right window is now the entrance to the living

quarters with a glass transom and a plain wooden door with glass panels. The left window remains intact. The carriage doors have been replaced with two sliding glass doors. The ground floor is currently used as a pottery show room.

The right hand side of the stable has the original hayloft door and the hole above where a beam passed through to lift the hay to the second floor by rope and pulley. The rear window of the hayloft was converted to a door sometime after 1935 to give access to a porch and the rear yard. In 1993 the present owner built a small addition to the rear of the stable for his kilns, incorporating the porch and the door above. The rear door through which the horses were lead to pasture now provides access to this addition.

FEATURES TO BE DESIGNATED

The surviving elements of the stone facade and side walls including the low-pitched gabled roof and chimneys and the original windows with their lintels and lugsills, but excluding the sliding glass doors and wooden porch.

George Lochner Cottage

2463 Highway 5



Date: 1844
By-law: 84-79

Demolished:
Repealed:
National Recognition:
OHF Easement:
Municipal Easement:

Reasons for Designation:

This one-and-a-half storey clapboard dwelling, built prior to 1844 is a simple form of **Georgian** style architecture, a design unusual in Flamborough.

The four windows in the facade and the two in the east wall retain the original 9 over 6 double hung sashes, and the front doorway its sidelights.

It is historically significant, having been built on property originally of a 200 acre Crown grant to the Hon. Peter Russell, a British Officer in the American War of Independence, who emigrated to Upper Canada in 1796 and settled in Toronto. He was appointed Administrator of Upper Canada.

Dundas

140 Hatt St



Date: 1848
By-law: 04-064

Demolished:
Repealed:
National Recognition:
OHF Easement:
Municipal Easement:

Reasons for Designation:

140 Hatt Street possesses cultural heritage value, expressed in historical associations with the early development of Dundas and its association with William Kyle, owner and occupant, who worked as a skilled patternmaker for the Gartshore Foundry. The residence located on this property also has architectural value as an example of a one-and-a-half storey, vernacular interpretation of the **Georgian** architectural style. The house is also a rare surviving example of Pre-Confederation brick construction.

The Reasons for Designation apply to all elevations and the roof of the residence including all façades, entranceways, windows and chimneys, together with construction materials of brick, wood and glazing, building techniques, and specific interior features as follows:

Front (North) Façade:

- cornice and Symmetrical facade of five bays;
- Roof and roofline;
- six-over-six windows together with the openings, wood framing, sills, voussoirs, muntins and glazing;
- red brick laid in a Flemish bond; and,
- box moulded wood fascia.

Side (West) Elevation:

- Side gable together with brick parapets and double brick chimneys;
- window openings together with wood sills and brick voussoirs; and,
- red brick laid in a Common bond.

Rear (South) Elevation:

- Window openings together with wood sills and brick voussoirs; and,
- red brick laid in a Common bond.

Side (East) Elevation:

- Side gable together with brick parapets and double brick chimneys; and,
- red brick laid in a Common bond.

Interior:

- Fireplaces together with wood mantles, hearths and ring for hanging cooking pots;
- built-in cupboards with wood panelled doors in the living room;
- wide plank pine flooring on the first and second floor;
- wood doors on the first and second floor; and,
- closet staircase on the first floor between the living room and kitchen.

The Rising Sun Hotel

807 Centre Rd



Date: 1850
By-law: 86-121

Demolished:
Repealed:
National Recognition:
OHF Easement:
Municipal Easement:

Reasons for Designation:

The property formerly known as "The Rising Sun Hotel" is of considerable historical and architectural importance.

Built circa 1850, it is the only existing landmark of the now lost hamlet of Bakersville, once a busy settlement where Centre Road crosses Grindstone Creek.

As the Rising Sun Hotel, it served travellers along the stagecoach route between Hamilton and Milton for nearly half a century before closing in 1899. It was also home to members of the pioneering Baker family for well over a hundred years.

The one-and-a-half storey building is a vernacular version of the simple **Georgian** style that was popular in southern Ontario for a large part of the nineteenth century. The long, spacious veranda across the entire façade retains the original simplified classical columns supporting the roof. The original doorway near the centre of the facade has a six-panelled door and mullioned sidelights. Many of the six-on-six paned windows in the main part of the building retain the original glass.

The original door to the wine cellar below the former hotel bar is still in place. Steps to that outside entrance down which the barrels were rolled, are protected by a simple veranda.

The interior of this historic building contains many original features. These include wide pine floorboards; a long front hall and stairway; graciously proportioned ground floor rooms; original kitchen and storage pantry; and enclosed back stairs. The floor plan of the front section of this building is almost identical to that of the hotel in Upper Canada Village, which also dates from 1850.

Also situated on the property is the original brick smoke-house, one of the few still in existence in Flamborough.

