



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 19, 2018
SUBJECT / REPORT NO:	Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the <i>Ontario Heritage Act</i> (Ward 12) (PED18094)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Jeremy Parsons (905) 546-2424 Ext. 1214
SUBMITTED BY:	Steve Robichaud Director of Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 1021 Garner Road East, Ancaster, shown in Appendix “A” to Report PED18094, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to PED18094, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 1021 Garner Road East, Ancaster under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED18094.

EXECUTIVE SUMMARY

The subject property is located at 1021 Garner Road East, Ancaster within part of Lot 52, Concession 3 within the former Township of Ancaster. The property is a 0.67 acres parcel of land that contains a one and a half storey single detached stone dwelling built ca. 1854-1858 (known as the Lampman House) and a one and a half storey detached garage. The subject property is located on the north side of Garner Road East, between Raymond Road and Springbrook Avenue (see Appendix “A” to Report PED18094).

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The property is listed on the City's Inventory of Buildings of Architectural and / or Historical Interest and identified as Site Specific Policy – Area A in the Meadowlands Neighbourhood IV Secondary Plan, which requires retention of the Lampman House.

An application for a Demolition Permit was submitted to the City on March 9, 2018 for the Lampman House and associated detached garage and at the time of preparation of the staff report, the application for a Demolition Permit was still under review. The property's current status as an inventoried property does not provide any protection from demolition of the heritage resource.

Based on the preliminary assessment conducted by staff and the Cultural Heritage Impact Assessment (CHIA) submitted by Detritus Consulting Limited in 2014, staff are of the opinion that the subject property contains sufficient cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Staff are recommending that the subject property be designated to provide long term protection to the heritage resource.

Alternatives for Consideration – See Page 10

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Not applicable.

Staffing: Not applicable.

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act*, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Section 30 of the Act affirms that if a notice of intention to designate (NOID) a property is issued by Council, under Section 29, then the Demolition Permit in review would be voided as of the day the NOID is given.

Section 30 of the Act also affirms that the Heritage Permit process (as outlined in Sections 33 and 34) becomes in force and effect as of the day the NOID is given, requiring Council (or delegate) approval for any modifications that is deemed to be likely to alter the heritage attributes proposed in the Statement of Cultural Heritage Value or Interest found in Appendix “B” to Report PED18094.

Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

HISTORICAL BACKGROUND

Historical records indicate that the German-born Lampman family arrived in New York State in 1750, having left Stockheim, Germany. Frederick Lampman (1722-1789) is noted as serving as a sergeant in the Halenbeck Company of the New York Militia during the French and Indian War (1754-1763). Loyal to the British Crown during the American Revolutionary War (1775-1783), the Lampmans feared persecution from American Patriots and subsequently immigrated to British Canada in 1784. Frederick, his wife Katrina (1727-1799) and their adult children initially settled in Stamford Township, Welland County.

Their son Matthias (1761-1830) squatted on 200 acres at Lot 52, Concession 3, Township of Ancaster, before being allotted a Crown Land Grant for the land around 1792-1793. Matthias married Eve Bowman in 1777 and together had seven children. A research report conducted by Doreen Book and Dan Carty of Ancaster’s Local Architectural Conservation Advisory Committee (LACAC) in 1982 notes that after settling the land, Matthias built a substantial log house which may have sat in front of the present stone house at 1021 Garner Road East (see Appendices “D” and “G” to Report PED18094). According to a journal entry held at the Wentworth County Land Registry, Matthias and Eve may have been murdered by aggravated members of a First Nations community in 1830 (see Appendices “G” and “H” to Report PED18094 for more information). The burial places of Matthias and Eve do not appear to be noted in any historical sources.

The fifth of their seven children, John Lampman (1801-1864), is credited with building the stone dwelling sometime between 1854 and 1858. John is noted in the Detritus report as possibly having been a veteran of the War of 1812, although he would have been only 13 at the end of the conflict (see Appendix “H” to Report PED18094). John and his wife had twelve children and died in 1864.

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The Lampmans were active members of the New Connection / Connexion Methodist sect, a Protestant nonconformist tradition which seceded from the Wesleyan Methodist Church. One historical source claims that the New Connexion sect held its first meeting in Canada in the Lampman House (Ancaster Township Historical Society, *Ancaster: A Pictorial History*, 2001). The New Connection sect was amalgamated into the Methodist Church of Canada in 1874 and later the United Church of Canada in 1925.

When John Lampman built the house in the 1850s, it is noted that he made a series of design accommodations to allow for the hosting of gatherings and funerals within the building. The front hall, doorway, and upper room were made wide to allow for the passage of coffins and pallbearers. The stairs, which may have been altered since original construction, are noted as having been built straight for the same purpose. A large room on the upper floor was reputedly used for church services (see Appendix “G” to Report PED18094).

Garner Road (previously known as Highway No. 53) was once a unique cultural heritage landscape of localized religious settlement. The 7 km stretch of road between Shaver Road and Glanaster Road was previously known as “Methodist Row” as a result of the location of numerous Methodist churches and settlers with active religious affiliations. There were a series of home churches as well as established churches on the road, including: Bowman United Church, Bethesda United Church, the White Brick Church (non-active), and Garner’s Corners Church (demolished) (Jim Green, “Bowman United Church Cemetery,” in *A Grave Matter: Cemeteries of Ancaster*, 2006).

The land title search by Book and Carty notes that Matthias Lampman divided the 200 acres in half and sold the southerly 100 acre parcel to his son John in 1830. After John’s death in 1864, the estate was split in half again and split between his eldest son Peter and the surviving children. In 1947, it appears that a 4.5 acre parcel on which the stone house sat was severed from the 50 acre lot. The remainder of the 45.5 acre parcel was sold to the Director of the *Veterans Land Act* for a total of \$6,000, presumably retained for potential post-war veteran housing. The Lampman House currently sits on a 0.67 acre lot.

The property is listed on the City’s Inventory of Buildings of Architectural and / or Historical Interest, having been originally surveyed by Ancaster’s Local Architectural Conservation Advisory Committee (LACAC) in 1982 (see Appendix “G” to Report PED18094).

The subject property was later identified in advance of the development of surrounding lands within the Background Report: Meadowlands Neighbourhoods III, IV, and V, Class Environmental Assessment Master Plan (2000).

In 2004, the Secondary Plan for the Meadowlands Neighbourhood IV was completed by City staff and incorporated recommendations found within the Background Report. Enacting By-law No. 04-035 amended the former Town of Ancaster Official Plan (OPA 98) to add the Meadowlands Neighbourhood IV Secondary Plan, including “Special Policy Area A” which mandates the preservation of the existing dwelling at 1021 Garner Road East. In 2016, a City Wide Housekeeping Amendment (OPA 64) (By-law No. 16-256) modified this special policy within the Meadowlands Neighbourhood IV Secondary Plan, eliminating a repetitive sentence while maintaining the direction of the policy (see Appendices “E” and “F” to Report PED18094).

In June, 2014, the City of Hamilton received a Formal Consultation application for the development of the adjacent greenfield lands located at 1001, 1009, and 1035 Garner Road East (FC-14-033). Cultural Heritage staff required the submission of a Cultural Heritage Impact Assessment (CHIA) in order to assess the impacts of the development of the adjacent lands on the subject property.

In November, 2014, the City received a completed CHIA which assessed the cultural heritage value of the subject property and provided recommendations to mitigate the impact of adjacent development, including providing adequate landscape buffering to screen proposed buildings and facilitate design that is compatible with the historic resource (see Appendix “H” to Report PED18094).

In February, 2015, the City received formal applications for an Urban Hamilton Official Plan (UHOP) Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands located at 1001, 1009, and 1035 Garner Road East (UHOPA-15-001, ZAC-15-003, 25T-201501). As part of comments on this application, Cultural Heritage staff required revisions and re-submission of the CHIA report to further address impacts of the adjacent development on the subject property.

On April 8, 2015, the CHIA report was reviewed by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee. The Working Group offered the following recommendations to be considered by the applicant and the Hamilton Municipal Heritage Committee:

- “That the three storey dwellings at 1001, 1009, and 1035 Garner Road East be placed to the rear of the property;
- That the applicant consider revising the location of the proposed parking area at 1001, 1009, and 1035 Garner Road East, to another on site location; and,
- That 1021 Garner Road East be added to the Register of Properties of Cultural Heritage Value or Interest.”

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On June 4, 2015, the Hamilton Municipal Heritage Committee recommended that the subject property be added to the City's Register of Properties of Cultural Heritage Value or Interest (Register), as per the recommendations made by the Policy and Design Working Group (Item 5, Report 15-005).

On June 16, 2015, the Planning Committee deferred the recommendation to add the property to the Register to allow the Ward Councillor and staff more time to consult with the property owner (Report 15-010). This item was not immediately acted upon and was transferred to the Planning Committee's Outstanding Business List.

On September 16, 2016, the City of Hamilton received a Preliminary Cultural Heritage Resource Assessment for the Ancaster Elevated Water Reservoir Municipal Class Environmental Assessment (Archaeological Services Inc.). The Report identified the subject property, included in the City's Inventory, as a built heritage resource with historical, contextual, and design features (see Appendix "I" to Report PED18094).

On March 9, 2018, Building Division staff received a Demolition Permit Application for the stone dwelling and detached garage on the subject property. As of the time of preparation of the staff report, this application is currently in review by the Building Division.

On March 16, 2018, Planning staff met with the property owner to discuss the Demolition Permit and plans for the property. Staff were informed that the owner was intending to sell the lands for future development but was open to retaining the Lampman House and reintegrating it into redevelopment plans.

On March 21, 2018, Planning staff hosted a second meeting with the property owner and a prospective buyer to discuss support for reintegrating the Lampman House into future development plans.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The recommendations of this Report are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). The policies also provide that 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*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

Volume 2, Section B 2.6.8 – Ancaster Secondary Plans, Area and Site Specific Policies of the UHOP outlines the City’s direction to retain the dwelling (see Appendices “E” and “F” of Report PED18094 for more information):

“B.2.6.8.1 For the lands located at No. 1021 Garner Road East, and identified on Map B.2.-1 –Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy – Area A, the following shall apply:

- a) To preserve and maintain the historic / architectural significance of this dwelling, any future development of these lands shall incorporate the existing single detached dwelling which is listed on the City’s Inventory as potentially being of historically / architectural significance. (OPA 64)”

The recommendations of this Report comply with this policy.

RELEVANT CONSULTATION

Staff have set up a meeting with the property owner on April 10, 2018, which is occurring after the writing of this Report. Staff have also notified the Ward Councillor of the recommendations of this Report. As of the writing of this Report, staff have not received any concerns from the Ward Councillor with respect to the staff recommendation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process, and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws. The evaluation of the cultural heritage

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value of the subject property has been guided by the research and assessment carried out through the CHIA report completed in 2014, attached as Appendix “H” to Report PED18064.

Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value.

As outlined below, based on staff’s cultural heritage evaluation and the evaluation conducted by Detritus Consulting Ltd. in the CHIA attached as Appendix “H” to Report PED18094, the subject property is identified as satisfying four of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories. Staff note that this evaluation was based on a review of the exterior of the property from the public right-of-way as well as historical research and photographs. It would be reasonable to assume that further cultural heritage evaluation of the interior of the heritage resource could reveal that the property meets more criteria and / or identifies more heritage attributes.

1. Design / Physical Value:

- i. The property is a representative example of an architectural style and a unique construction method.

The Lampman House is a representative example of the modest architecture that Loyalist settlers employed during the early to mid-19th century. The stone dwelling was built in the vernacular application of the Neo-Classical style that was fairly common throughout the region at the time. The form continues the symmetry, simplicity, and formality of the Georgian tradition. Stone dwellings of this type and quality are increasingly underrepresented in Hamilton. The unique design modifications made to the original construction of the building to accommodate religious life within the New Connexion Methodist sect are distinctive and unusual.

The Lampman House is built with rubble stone material and features cut stone quoins, stone voussoirs, and a decorative entrance with sidelights and a transom (original features have been altered). A number of other

unsympathetic modifications include: the removal of easterly chimney, the attachment of the modern pedimented portico, and the installation of a large modern rear addition.

- ii. The Property does not appear to display a high degree of craftsmanship or artistic merit.
- iii. The property does not appear to demonstrate a high degree of technical or scientific achievement.

2. Historical / Associative Value:

- i. The property does have direct associations with a group, organization or institution that are significant to the community.

The property has direct associations with the Lampman family, a group of early European settlers who contributed to the development of rural Ancaster and the formation of the New Connexion Order in Canada.

- ii. The subject property does have the potential to yield information that contributes to an understanding of a community or culture.

The property was settled and occupied by the Lampman family for over 100 years and may have contained other structures on site, including an early log home built by Matthias Lampman. Given that the Lampman House doubled as a gathering place for early adherents to the New Connexion sect, the building also has the potential to yield further information on this faith tradition. Staff did not conduct an interior evaluation of the house and, as such, are unable to determine which original features of significance remain.

- iii. The property is not known to reflect the work and ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The designer of the Lampman House is assumed to have been former property owner John Lampman (1801-1864), not a well-known architect or designer.

3. Contextual Value:

- i. The property is not important in defining, maintaining or supporting the character of the area.

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The character of Garner Road has changed extensively over recent years as a result of extensive low-density residential development. As such, the rural context in which the Lampman House originally sat has gradually been erased. Although Garner Road still contains a number of rural churches and maintains agricultural uses to the south, the house is currently surrounded on three sides by the Garner Town Estates development. The house is no longer associated with agricultural fields or agricultural outbuildings.

- ii. The property is historically linked to its surroundings.

The property contains an historic stone dwelling that has been a part of the rural landscape along Garner Road for at least 160 years. The Lampman House was purposed towards use for church and funeral services for local adherents of a small Protestant religious sect unique in Canada. The building is located along a section of Garner Road formerly referred to as “Methodist Row” because of the number of house and purpose-built churches. Historically, the Lampman House was also once located adjacent to a frame house built by Peter Lampman in 1896. This Gothic Revival structure, located at 1061 Garner Road East, was demolished sometime after 1982.

- iii. The property is not considered a landmark.

Although the Lampman House is admired by locals and passersby, it is not considered to be a landmark that defines the area or the region.

Conclusion:

Based on staff’s cultural heritage evaluation and the evaluation conducted by Detritus Consulting Ltd. in the CHIA attached as Appendix “H” to Report PED18094, staff determine that the subject property meets four of the nine criteria set out in Ontario Regulation 9 / 06. As such, staff are of the opinion that the Lampman House located at 1021 Garner Road East, Ancaster is of cultural heritage value, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Accordingly, staff recommends designating the subject property according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18094 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18094.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate or decline to designate the property.

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Decline to Designate:

By declining to designate, the municipality would be unable to ensure long-term, legal protection to this significant heritage resource (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing provincial and municipal policies, including Site Specific Policy – Area A (see Appendices “E” and “F” to Report PED18094).

Without designation, the property would not be eligible for the City’s heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

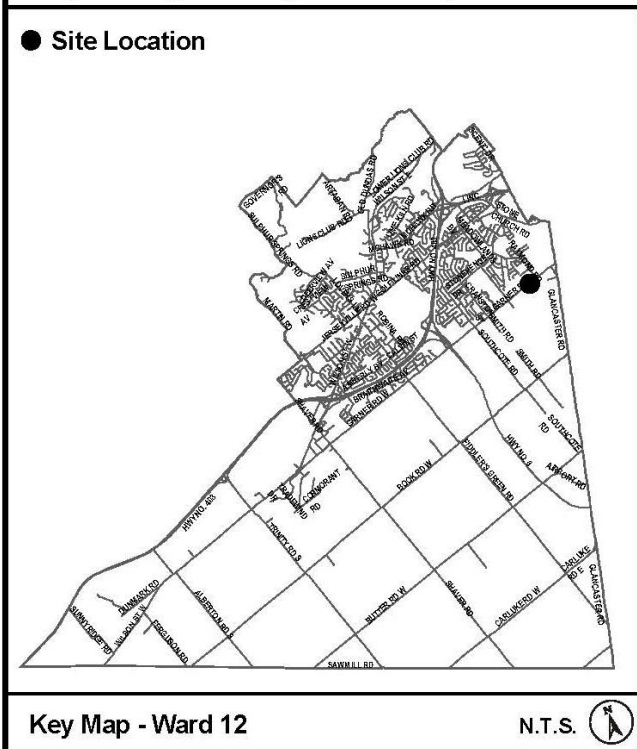
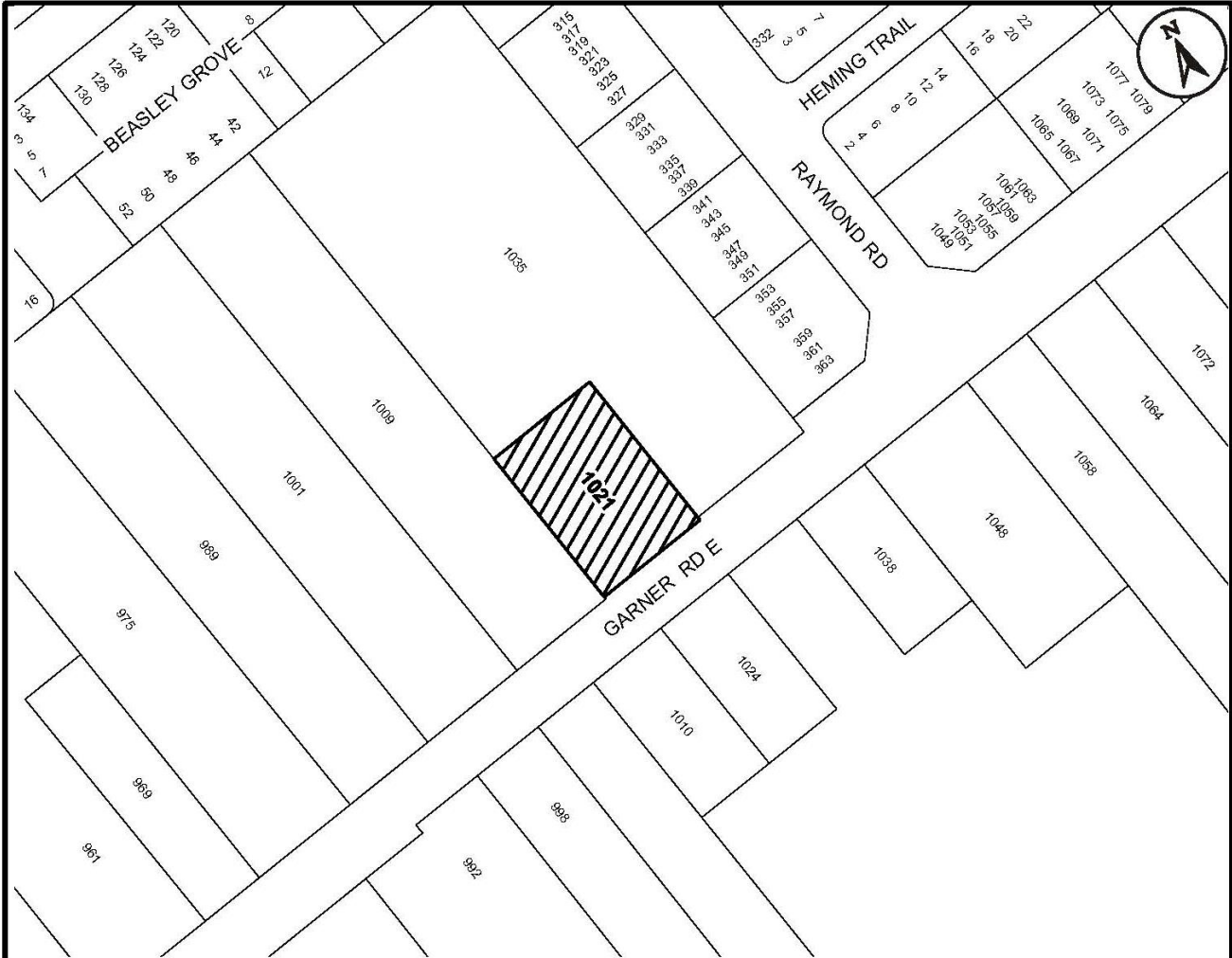
- Appendix “A”: Location Map
- Appendix “B”: Statement of Cultural Heritage Value or Interest and Designation of Heritage Attributes
- Appendix “C”: Notice of Intention to Designate
- Appendix “D”: Photographs and Figures
- Appendix “E”: Excerpt from Site Specific Policy Area A (B.2.6.8.1) within Volume 2, Chapter B – Ancaster Secondary Plans, UHOP
- Appendix “F”: Map B.2.6.1 – Meadowlands Neighbourhood IV Land Use Plan, UHOP
- Appendix “G”: LACAC Research Report (1982)
- Appendix “H”: Cultural Heritage Impact Assessment (2014)
- Appendix “I”: Excerpt from Preliminary Cultural Heritage Resource Assessment for the Ancaster Elevated Water Reservoir Municipal Class Environmental Assessment (2016)

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JP:mo




Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 1021 Garner Rd E	Date: March 13, 2018
Appendix "A"	Scale: N.T.S.
Planner/Technician: JP/VS	

Subject Property

 1021 Garner Road East, Ancaster
(Lampman House)

N.T.S. 

Statement of Cultural Heritage Value or Interest

1021 Garner Road East, Ancaster (Lampman House)

Description of Historic Place

The Lampman House is a one and a half storey stone dwelling that was constructed ca. 1854-1858 in the Neo-Classical architectural style. The dwelling is located along Garner Road within the original settlement lands of the Lampman family (Lot 52, Concession 3, Ancaster Township). The property is addressed as 1021 Garner Road East, Ancaster and is located on the north side of Garner Road East, between Raymond Road and Springbrook Avenue.

Statement of Cultural Heritage Value

The property at 1021 Garner Road East, Ancaster has cultural heritage value as a stone dwelling built between 1854-1858 by John Lampman and as representative example of Neo-Classical architecture with Georgian and Classical Revival elements. The Lampman House includes decorative quoins, voussoirs, sidelights, and a transom window. The modest, symmetrical plan was typical of Loyalist architecture in Ontario at the time.

The Lampman family were German-American Loyalists who settled in British Canada following the American Revolutionary War. John Lampman and his family were formational members of the establishment of the New Connection Methodist sect in Canada, a Protestant denomination which seceded from the Wesleyan Methodist Church. Some sources indicate that the sect’s first meeting in Canada was held in the Lampman House.

The property is significant in its historical associations with the Lampman Family, one of the region’s earliest settler families and United Empire Loyalists. Contextually, the property was once part of a much larger parcel of land granted to Matthias Lampman in 1792-93. The Lampman House was also once located adjacent to a frame house built by Peter Lampman in 1896 (since demolished) at 1061 Garner Road East. The property is located along Garner Road East, formerly known as “Methodist Row” and is nearby a number of historic churches forming part of this unique cultural landscape of religious settlement.

Heritage Attributes

The heritage attributes of the property at 1021 Garner Road East, Ancaster that display its cultural heritage value include:

South (Front) Façade:

- Symmetrical three-bay façade profile;
- Limestone rubble walls;

- Sandstone cut quoin corner blocks;
- Roof profile and roofline;
- Westerly chimney;
- Symmetrical windows including sills and stone voussoirs; and,
- Entrance envelope including,
 - o Front door;
 - o Sidelights; and,
 - o Transom window.

West, East, and North (Rear) Elevations:

- Limestone rubble walls;
- Sandstone cut quoin corner blocks;
- Roof profile and roofline;
- Stone voussoirs; and,
- All windows, doors, and connections to stone masonry.

Notice of Intention to Designate 1021 Garner Road East, Ancaster (Lampman House)

The City of Hamilton intends to designate 1021 Garner Road East, Ancaster, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property at 1021 Garner Road East, Ancaster has cultural heritage value as a stone dwelling built between 1854-1858 by John Lampman and as representative example of Neo-Classical architecture. The Lampman House includes decorative quoins, voussoirs, sidelights, and a transom window. The modest, symmetrical plan was typical of Loyalist architecture in Ontario at the time.

The Lampman family were German-American Loyalists who settled in British Canada following the culmination of the American Revolutionary War. John Lampman and his family were formational members of the New Connection Methodist sect in Canada, a Protestant denomination which seceded from the Wesleyan Methodist Church. Some sources indicate that the sect's first meeting in Canada was held in the Lampman House.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Hamilton, this xxth day of xx, 2018.

Janet Pilon
City Clerk
Hamilton, Ontario

CONTACT: Jeremy Parsons, Planner II, Cultural Heritage, Phone: (905) 546-2424 ext. 1214, E-mail: Jeremy.Parsons@hamilton.ca

Website: www.hamilton.ca/heritageplanning



Figure 1: View of the subject property, facing northwest, from Garner Road East. Note the small parcel size and the soil disturbance on adjacent lands as part of ongoing construction activities (Parsons, 2018).



Figure 2: View of the subject property, facing northeast. Note the curvilinear driveway pattern which has been in place for many years (Google Streetview, 2017).



Figure 3: A closer image of the subject property. Note the location of the westerly chimney (the easterly chimney was removed sometime after 1982). The prominent, pedimented modern portico was modeled after a previous portico which was replaced sometime after 1982 (Paul Dolanjski, 2009).



Figure 4: North-facing image of the subject property (Parsons, 2018).



Figure 5: A closer image of the Lampman House's limestone masonry, comprising walls of rubble or fieldstone and cut sandstone quoin blocks (Parsons, 2018).



Figure 6: The modern cross-gabled two-car garage northeast of the existing dwelling (Parsons, 2018).



Figure 7: The earliest known photograph of the Lampman House. The family shown in the photograph may be John Lampman's widow and grandchildren. Note the lack of a gabled portico and the simple, symmetrical proportions. Courtesy of Harold Lampman (Ancaster Township Historical Society, *Ancaster: A Pictorial History*, 2001).



Figure 8: Members of the Lampman family in front of the remains of a log house, likely the original Matthias Lampman log home. Courtesy of Harold Lampman (ATHS, *Ancaster: A Pictorial History*, 2001).

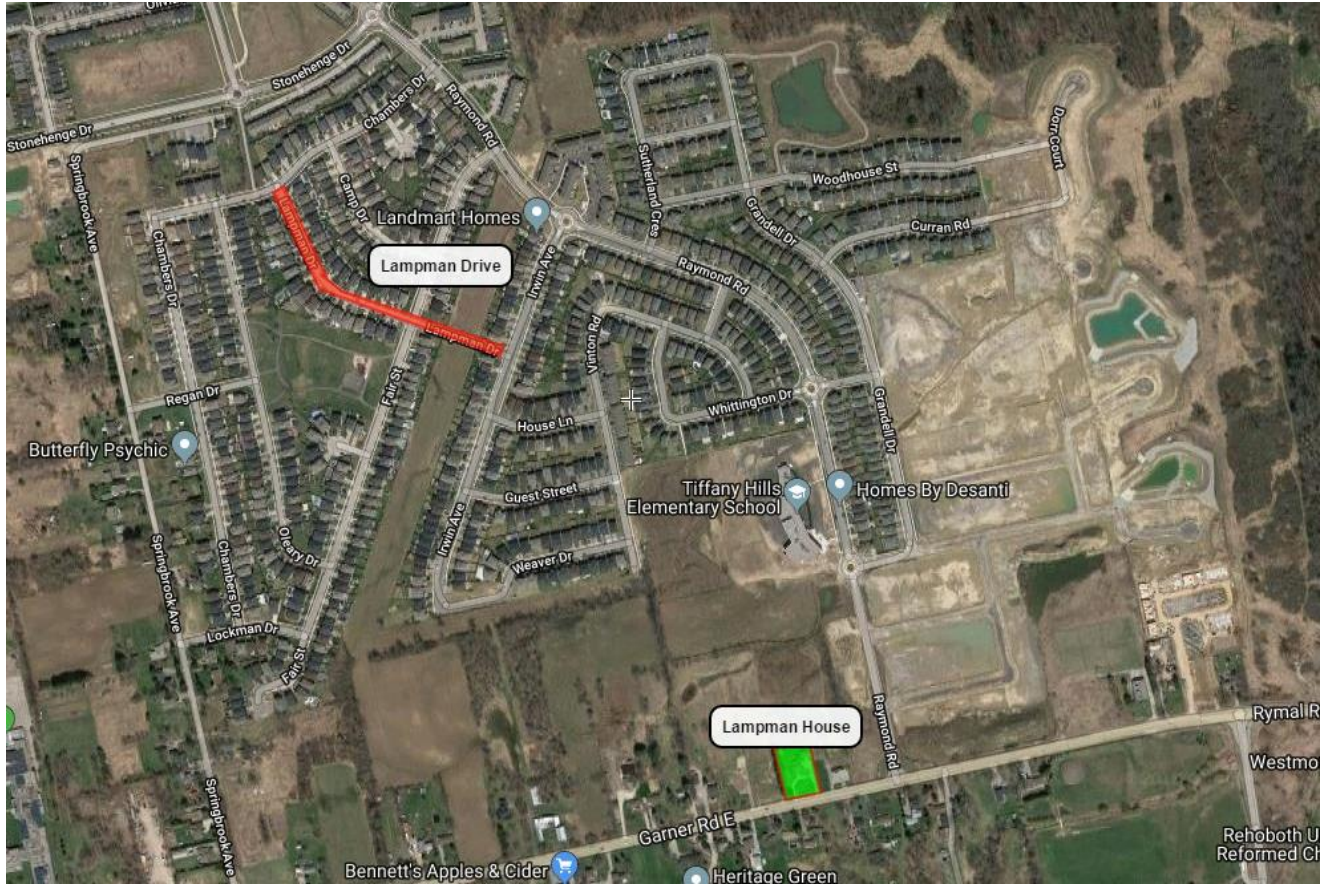



Figure 9: Map showing the location of newly-created Lampman Drive, northwest of the Lampman House (Google Maps).


Garner Town Estates Floor Plans



The Rousseau

These gorgeous town homes take their name from a great example of Victorian architecture, the Rousseau Hotel, built in 1832.

ROUSSEAU FLOOR PLANS



The Tisdale

These stunning freehold town homes are named after the oldest building in Ancaster, the Tisdale House, built in 1806.

TISDALE FLOOR PLANS

Figure 10: Promotional material produced by A. DeSantis Developments Ltd. for the Garner Town Estates subdivision located adjacent to the subject property. Note the pastiche townhouse designs and the naming of styles after early Ancaster settlers (www.desantis.com).



THE ROUSSEAU TOWNS
 THE ROUSSEAU STREET TOWNS
 THE TISDALE URBAN TOWNS


www.desantis.com

Site plan is an artist concept and subject to change without notice. E. & O.E.

Figure 11: Promotional site plan for the Garner Town Estates subdivision. Note the capitalization made on the Lampman House, denoted by a historic plaque emblem (www.desantis.com).

Volume 2, Chapter B – Ancaster Secondary Plans

2.6.8 Area and Site Specific Policies

Site Specific Policy – Area A

2.6.8.1 For the lands located at No. 1021 Garner Road East, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area A, the following policy shall apply:

- a) To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. **(OPA 64)**

Site Specific Policy – Area B

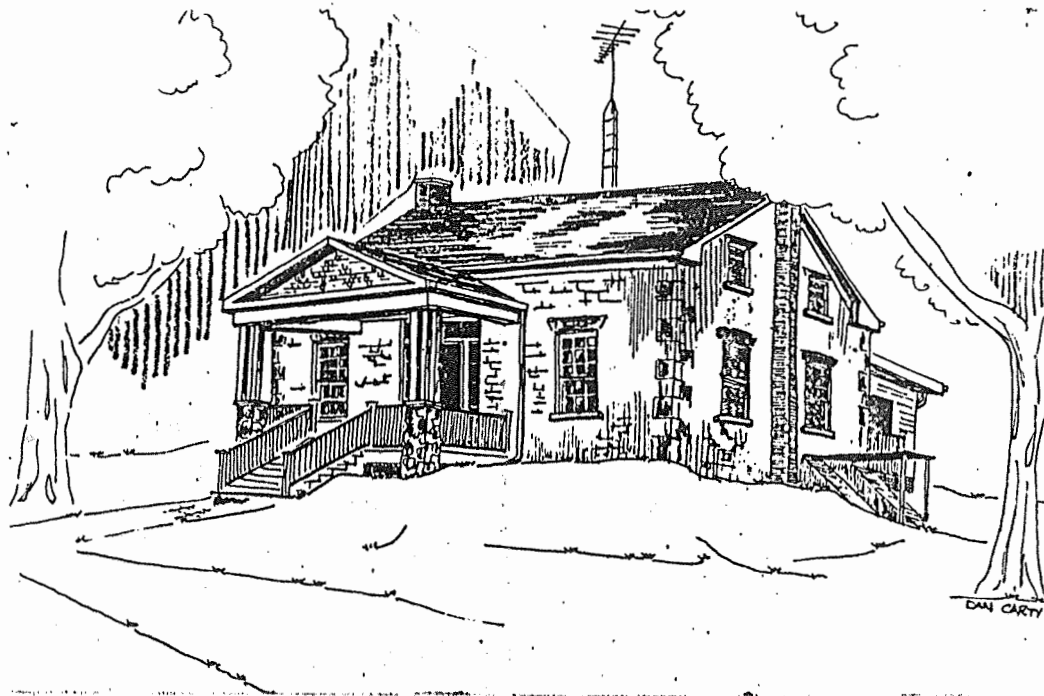
2.6.8.2 For the lands located at No. 927 Garner Road East, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area B, the following policies shall apply:

- a) The existing property contains an existing agricultural livestock operation (pig farm). This agricultural operation can continue to operate after the adoption of this Secondary Plan and as development occurs on adjacent lands.
- b) The keeping of livestock has the potential to create nuisance impacts on residential development in proximity to the structures used for the keeping of livestock as a result animal odours, noise and possibly traffic. During the draft plan of subdivision and/or condominium stage or severance, the owner developing lands within 120 metres of Site Specific Policy – Area B shall be required to advise future property owners through an appropriate agreement, that there may be odours, noise or other nuisance impacts associated with the keeping of livestock on these lands.



~~66~~ 66

The Lampman Stone House
1021 Hwy. 53 E.



By Doreen Book &
Dan Carty

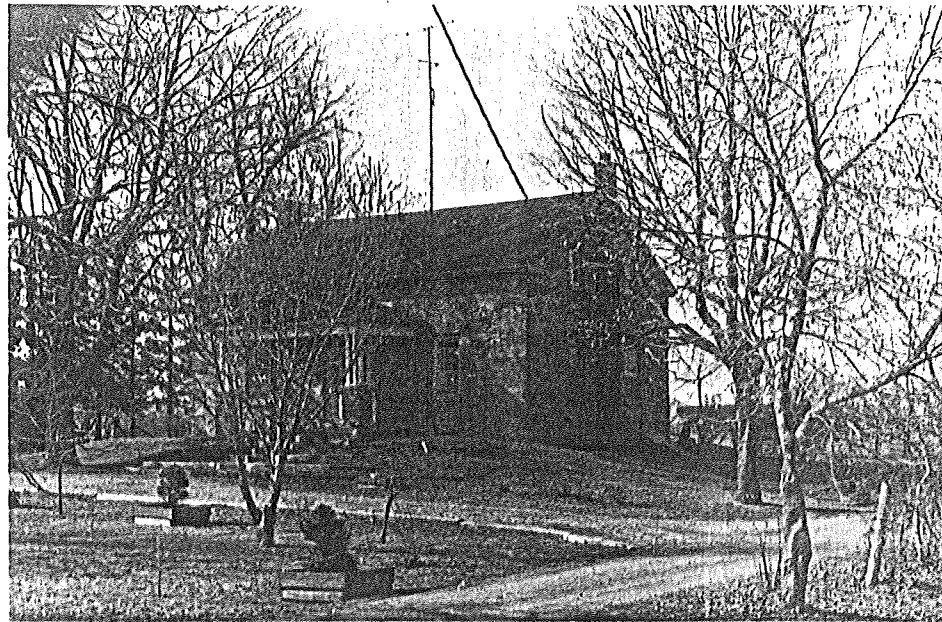
Local Architectural Conservation Advisory Committee
Ancaster

1982

Introduction

The Lampman Stone House, located at 1021 Hwy #53 E., is one home in Ancaster's collection of century-old buildings. Built between 1854-58, it has withstood many changes. Generations of people have passed through the doors, but only a select few have lived here and shaped the destiny of the house. From the builder, John Lampman, to the present owners, Mr. & Mrs. B. Finlay, the building has recorded its own history so that we may probe into its' heritage.

This report will include data (from books, newspapers and other documents), architectural data (mainly from observation) and photographs, so that this collection may be preserved for generations to come.



The Lampman Stone House as seen in a 1967 photograph.

History

At 1021 Highway #53, there stands a century-old stone home. This home is historically important because it was built by a member of the Lampman family. Lampman is an important and dominant name in the history of the Township of Ancaster.

Frederick Lampman (1722-1789) and his wife Katrina (1727-1799), original Loyalists, left Stockheim (near Essen in Germany) in 1750, and came to New York.

Frederick and Katrina first came to Canada to Stamford Township settling on lot 100. It is here that they were buried.

Frederick and Katrina's son Matthias, was one of the first settlers in the Township of Ancaster. In 1798, Matthias squatted on 200 acres of land bounded by lot 52 concession 3, as a Loyalist in his own right. That same year, The Crown granted the land to Matthias. He had chosen this area because of the good limestone pastureland, knowing that he would be farming the land and raising cattle.

Matthias died in 1830. No one is certain of his burial place, although two places are suggested; Cooley cemetery just outside Ancaster, or Garner cemetery at the corner of Highway #53 and Southcote Rd.. One source

believes that Matthias, and his wife Eve (nee Bowman), were both brutally murdered by the Renegade Indians.¹

After first settling on the land, Matthias built a good substantial log house which probably sat in front of the present stone house at 1021 Highway #53. This type of structure was common then. It was built with two adjoining sections; one for the family and one for the livestock. These early settlers believed that their cattle were just as important as their family, so they had to protect their livestock from any wild animals which may have inhabited the unfenced land.

Neither part of the building would have had more than one or two windows as there was no glass available; they were covered with cloth that let the light through, as well as the cold.

The old stone house was built by John Lampman¹ sometime between 1854 and 1858. As can be seen by the title search at the end of this report, the house has changed hands many times since John Albert Lampman's death. The search shows that the SW $\frac{1}{4}$ 50 acre lot was not divided until 1947, when the stone house lot became 4 $\frac{1}{2}$ acres. Presently, the house sits on $\frac{2}{3}$ of an acre. In July 1979, John and Patricia Hastings sold the premises to Barry and Deirdre Finlay. The Finlay's are the present owners of this beautiful stone house.

Among its many attractive features, the stone building has a large wooden door opening into the master bedroom. (see photo 4) Looking at this door, one notices the cross on the back of it. The Lampmans were a religiously devout group of people, and since their Lutheran pastors did not accompany them to Canada, they had to start their own religion. There were many religious splinter groups, but The New Connection is the one with which the Lampmans were involved. The cross on the door was used as the front of a church, as the family funeral services were held in this room. The width of the door is explained by the fact that two men standing abreast had to be able to carry a coffin out of the room, downstairs, and outside. The decorative parts of the door do not display any religious symbolism, but rather the Germans' great talent in fancy, decorative woodwork.

Architecture

On lot #52, concession III, in the Town of Ancaster, there stands a rectangular stone house which may be 125 years old. This 1½ storey home sits on a lot (approximately ¾ acre) which has 142' frontage on Highway #53 E. (see site plan pg. 12)

This limestone, random rubble building has only a few stones which are actually cut to size. These stones form the four vertical edges of the house, as this was the practice with the construction of stone buildings. (see photo 2). The 22" stone foundation encloses the 5' high cellar. A one storey, aluminum sided family room was added to the back of the house in 1978-79. There was also an addition built on the roof which is believed to have been constructed in the 1940's. This shed-type dormer, on the north side of the roof, provides additional headroom for about ⅔ the length of the house. Each end gable terminates in a plain boxed cornice which is considered to be an eaves return. (see photo 2.)

The original porch on the front facade was removed some years ago. It has been replaced with a tongue and groove platform. The pedimented gable above this porch is supported by six short columns and two stone pillars. (see photo 1) Contained within the

pediment section of the gable are decorative tiles. (see photo 3,) There is also a frieze which trims the three sides of this roof. (see photo 1) The frieze is decorated with a string of dentils.

On each side of the porch there is a 9/6* double hung window. These are set in rectangular structural openings. They have radiating stone voussoirs (without a pronounced keystone), plain surrounds, and wooden lug sills. The main floor windows also have modern screens on them. The windows on the upper floor are 6/6** double hung. These have modern storm windows on them, but the original fenestration can be seen through the storms.

Contained within the porch is a beautiful doorway. This panelled wooden door has a 3-pane transom and two 4-pane sidelights with recessed bases. The woodwork is painted white. (see photo 1.)

The most interesting feature about the outside of the house is the various types of lintels that are used. From any one angle, you may see cut stone lintels.

* 9 panes of glass on upper sash; 6 panes on lower sash

** 6 panes of glass on upper sash; 6 panes on lower sash

(Figure 1), radiating brick voussoirs, and radiating stone voussoirs (see photo 2). The lintel on the basement window around back is a piece of lumber.

Around the back (on the north facade), to the west of the added room, there is a doorway which has been stoned up. (see photo 3) When a doorway or window is made non-functional it may suggest changes inside the house. On the other side of this wall is a large sitting room and fireplace. This room was supposedly used as a kitchen. Off to the side were three small rooms which also had an exterior door. (see floor plan pg. 13) It was common in those days to have three rooms serve as: pantry, cold room (for milk, butter, etc.), and laundry room. Today you can see the scars in the walls and ceiling where the partitions once were. This larger room is now used as the kitchen. In the sitting room there is a rounded corner which conceals modern plumbing. This rounded corner made it necessary to seal off the door.

The trim inside this 2000 sq. ft. house is Upper Canada Neo Classic in style. This is indicated by the multiples of sharp deep moulding of the profile. (see pg. 14) The unusual trim around the door of the master bedroom is about 12" wide all around. The door itself has some intricate woodwork; the history of this door has already been discussed in the historical section of this report.

It is suspected that the stairway is not original. Scars on the wall underneath these stairs suggest that the original stairs have been moved. It is believed that coffins were once carried up and down the stairs for funeral services. Since the doorway and hall were made especially wide, I would think that the original stairs would have been straight. The sharp turn in the stairs today, would make it impossible to carry a coffin from one floor to another.

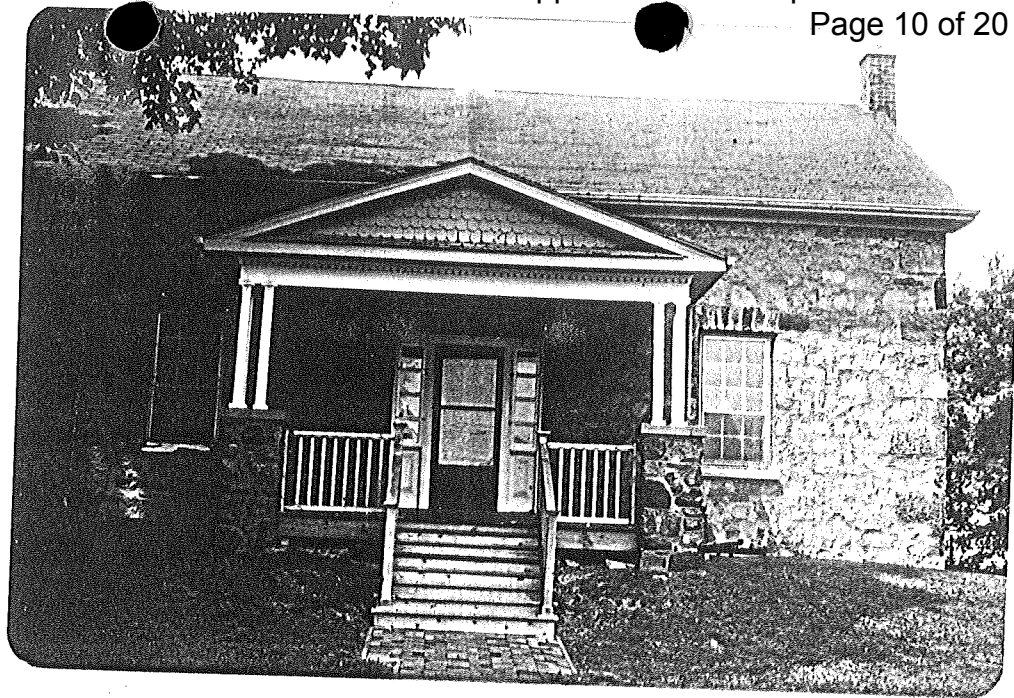


Photo. 1. Note the full pedimented gable, the unusual decorative tile within the gable, and the frieze and dentils supporting it. Framed within the gable and two stone pillars is a door with matching sidelights.

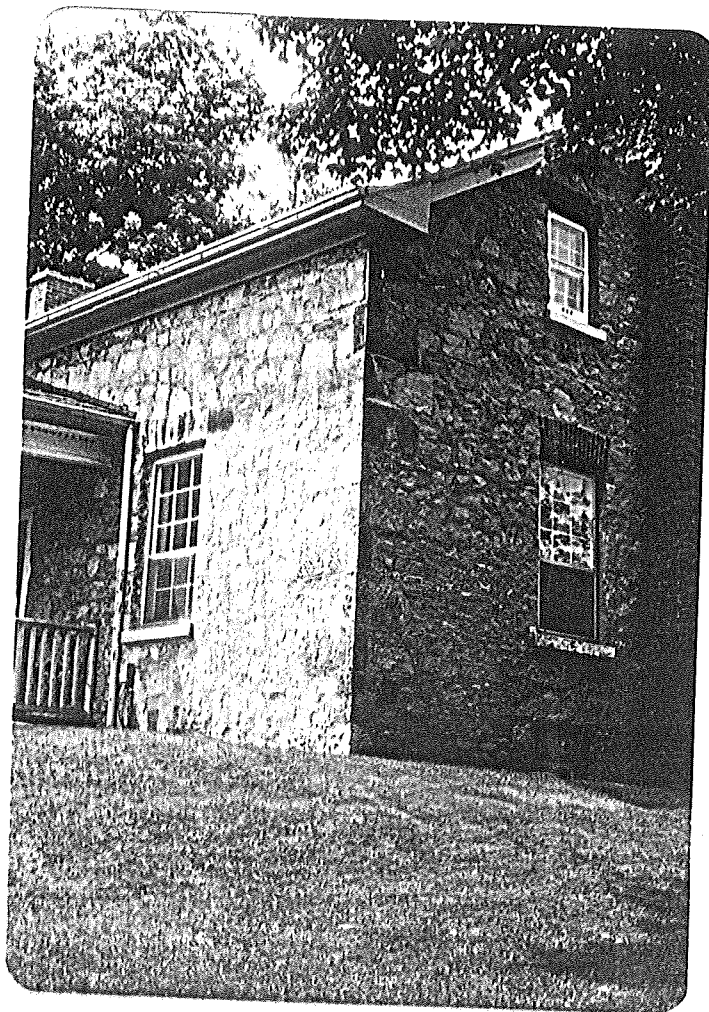


Photo 2. The only stones which are cut to size are the ones forming the vertical edges of the structure. The eaves return is in the form of a plain boxed cornice. Of particular interest are the various lintels that were used. Note the wedge shaped stones, the single cut stone, and the flared bricks.

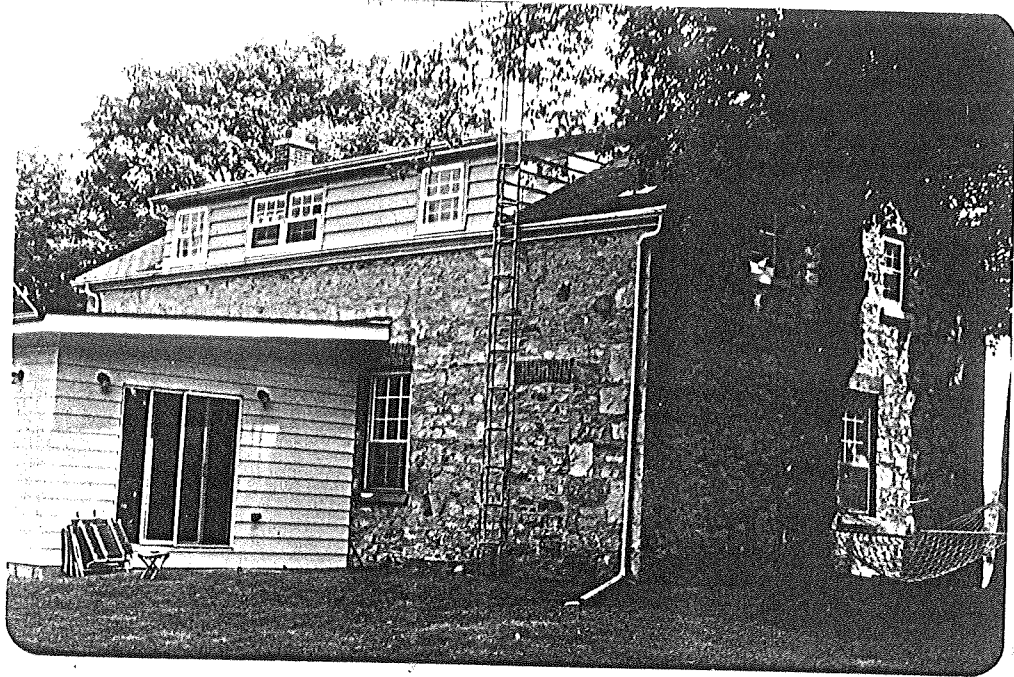
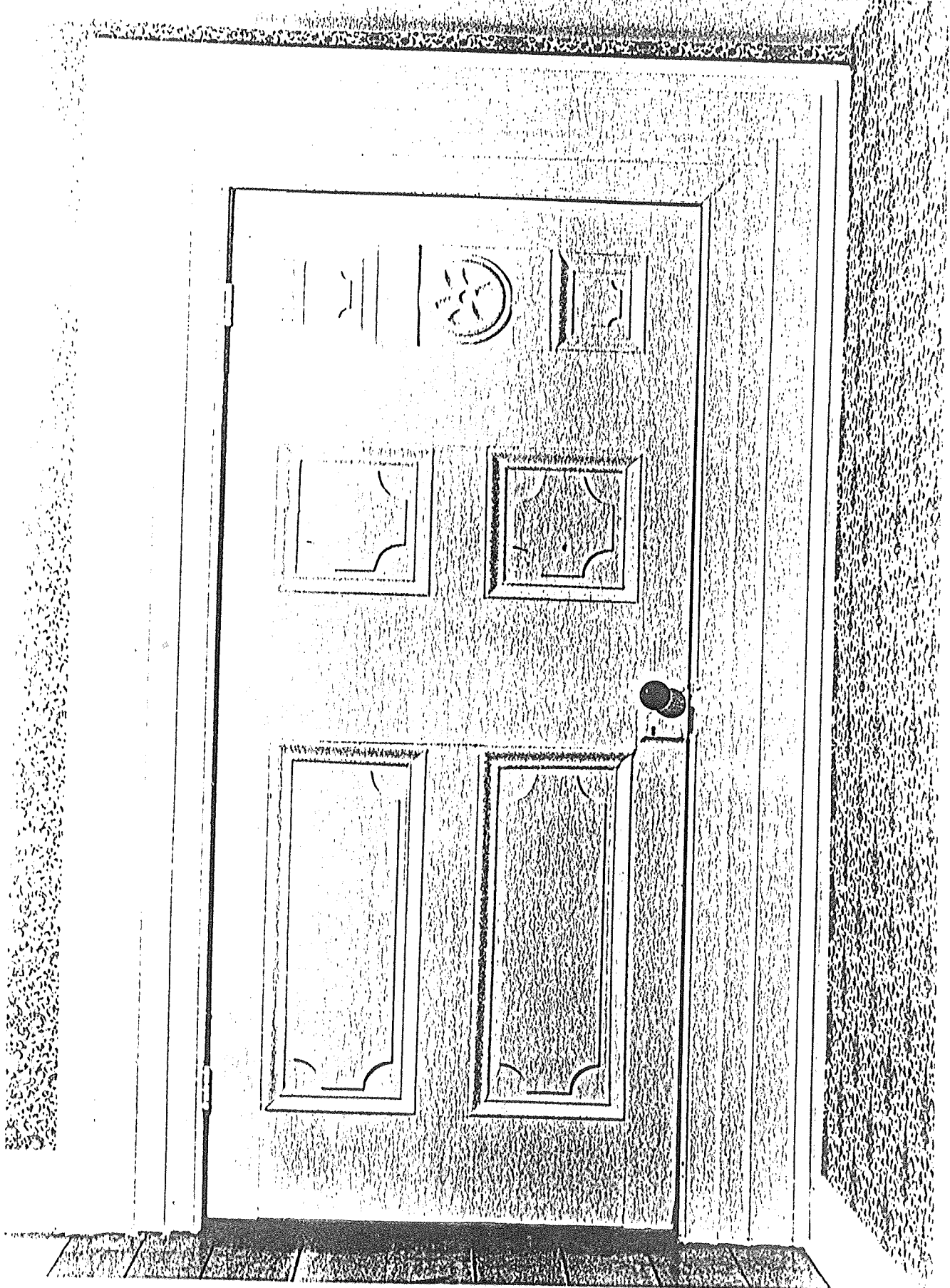


Photo 3. From the rear of the house you can see the shed-type dormer, the added family-room, and the doorway which has been stoned up.

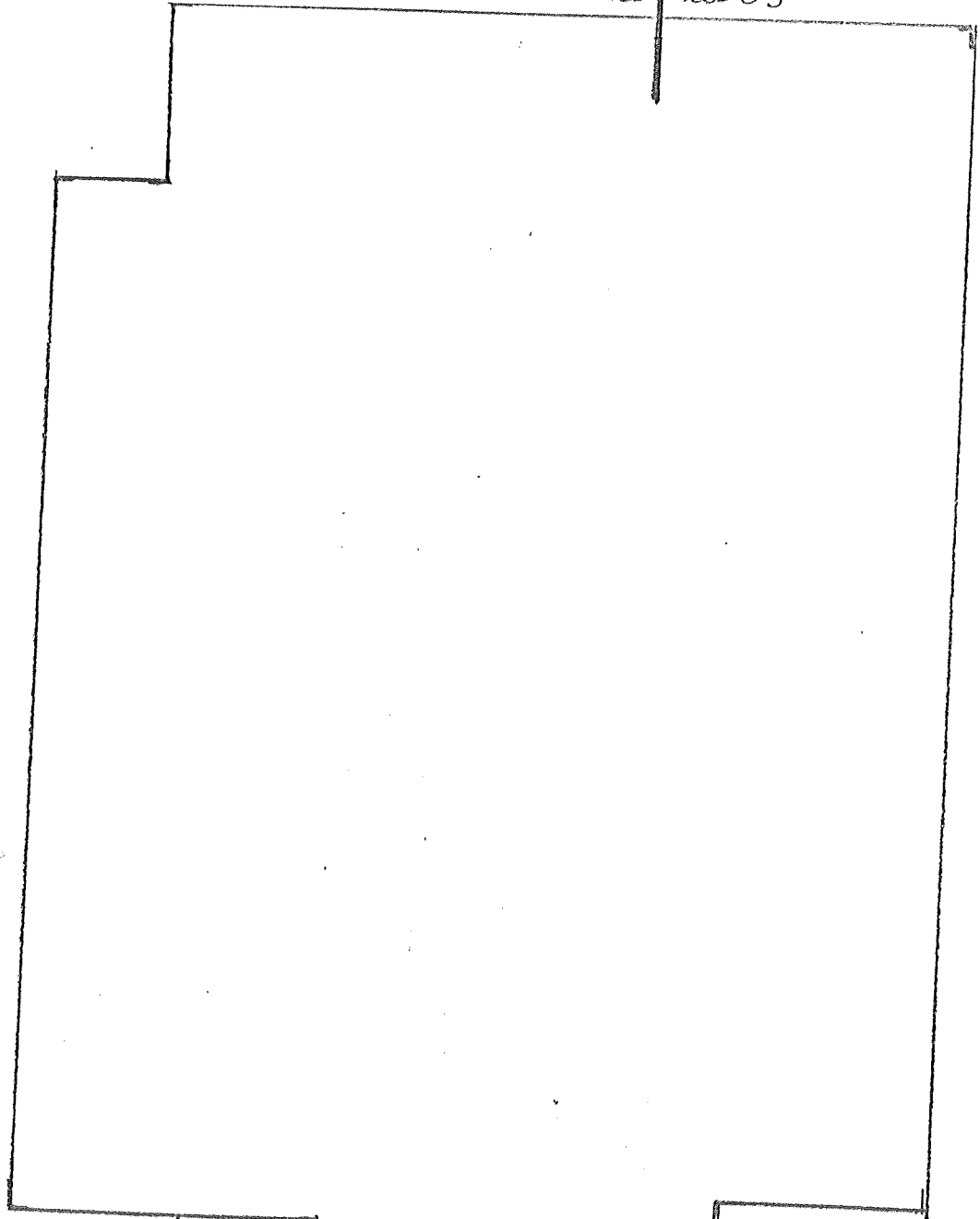
Photo 4. This is the door which may have had religious ties.



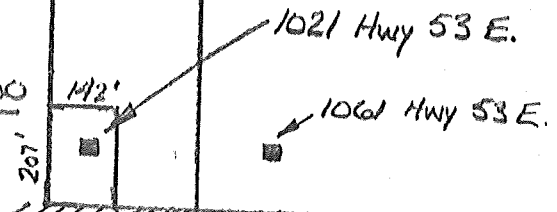


SITE PLAN

lot 52 | lot 53



Roll no. 280-16600
approx. 2/3 acres.



1021 Hwy 53 E.

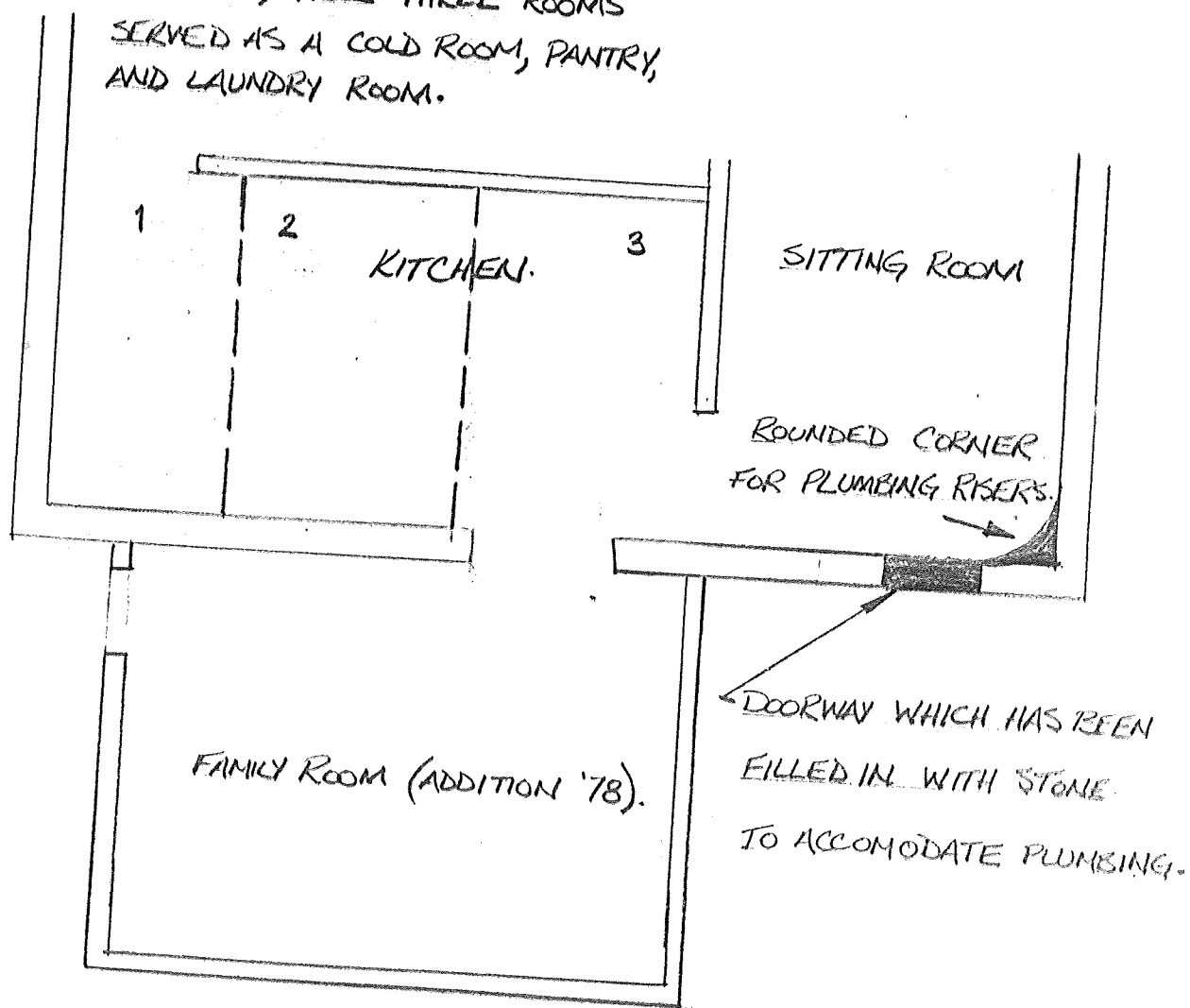
1061 Hwy 53 E.



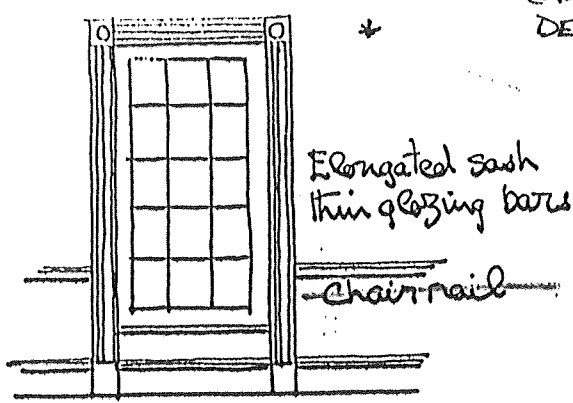
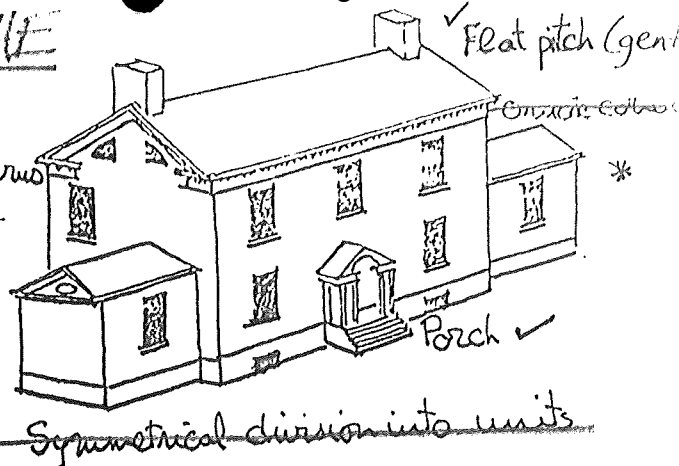
Hwy. #53 E.
- not to scale -

ROUGH FLOOR PLAN SHOWING EXISTING
WALLS AND REMOVED WALLS (DOTTED LINES)
not to scale.

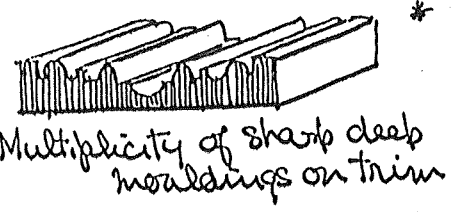
BEFORE THE TWO WALLS WERE
REMOVED, THESE THREE ROOMS
SERVED AS A COLD ROOM, PANTRY,
AND LAUNDRY ROOM.



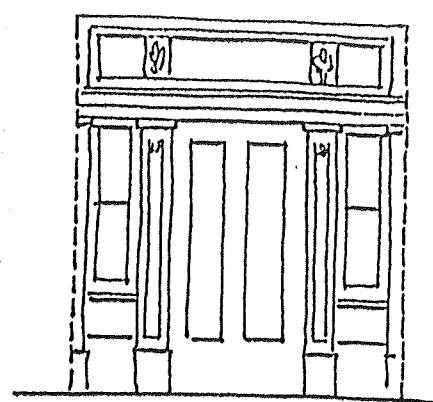
CHARACTERISTICS OF THE STYLE



INTERIOR VIEW OF A WINDOW

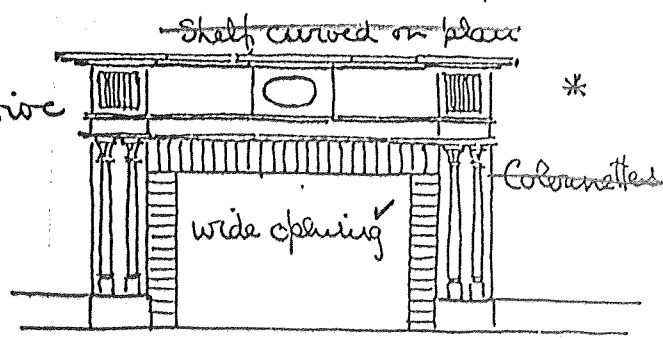


* UPPER CANADA NEO CLASSIC (LOYALIST)
1810-1835
- pale colours popular ✓



✓ square headed front doorways
One or two panel doors common

DOORWAY IS CANADA WEST CLASSICAL REVIVAL (1835-1855)



MOST FEATURES OF THE HOUSE COULD BE LABELLED UPPER CANADA NEO-CLASSIC, ALTHOUGH IT DOESN'T HAVE ALL OF THE TYPICAL CHARACTERISTICS. THE DOOR IS DEFINITELY CLASSICAL REVIVAL AND NOT NEO CLASSIC.

Registrata No.	Grantor	Grantee	Instrument	Date	Land	Consideration	Remarks
102	The Crown	Mathias Lampman	L.P.	Dec, 1788	All 200 acres		<u>Legend</u> L.P. = Land Patent
332	Matthias Lampman	John Lampman	BFS	March, 1830	S 1/2 = 100a.	\$ 5	BFS = Bargain & Sale Pt. = part of
6774	John A. Lampman		Will	July, 1864			a = acres Val. Con. = Valuable
6777	Eve & James Breakenridge et al.	Peter & John A. Lampman	Release of Legacies	July, 1893	S 1/2 = 100a	\$ 1.00 & Val. Con.	ux = wife et al = & others
6788	John A. Lampman et ux	Martha M. Smoke	BFS	March, 1893	SW 1/4 = 50a.	\$ 4200.	L.P. = Land Patent
833A	Martha M. & George W. Smoke	John & Moses Peer	BFS	July, 1900	SW 1/4 = 50a.	\$ 4,600.	
9181	John Peer et ux Moses Peer, bachelor	Charles Arthur Marshall	BFS	March, 1904	SW 1/4 = 50a.	\$ 4,500.	
15337	Charles A. Marshall et ux.	Manson W. Oakes	Grant	March, 1930	SW 1/4 = 50a.	\$ 100 & Val. Con.	
16419	Manson W. Oakes	Anson H. Pottruff	Grant	April, 1, 1922	SW 1/4 = 50a.	\$ 100 & Val. Con.	
16440	Anson H. Pottruff	Thomas Harpwood	Grant	April 12, 1933	SW 1/4 = 50a.	\$ 100 & Val. Con.	
19172	Thomas Harpwood, & his wife Ada	Isaac W. Kelly & Harriet A. Jones	Quit Claim	Feb. 28, 1939	SW 1/4 = 50a	\$ 100 & Val. Con Aff't Value	
21960	Harriet A. Jones	Isaac W. Kelly	Grant	Nov 30, 1940	S 1/4 = 50a	\$ 1500 Aff't Val.	
24247	Isaac W. Kelly et ux.	Harold A. Hepworth	Grant	Oct., 1945	SW 1/4 = 50a	\$ 100 & Val. Con	

Register No	Grantor	Grantee	Instrument	Date	Land	Consideration	Remarks
54797	Harold A. Hepworth	Director, The Veterans Land Act	Grant	June, 1947	Pt. SW 1/4 = 4.545 a.	\$ 6,500 Afft. Val.	
25696	Directory of The Veterans Land	Donald C. McCullough	Grant	April, 1949	Pt. SW 1/4 = 4.545 a.	\$ 6,500 Afft. Val.	
25697	Donald C. McCullough et ux	Gordon B. Hamilton	Grant to Uses	April, 1949	Pt. of SW 1/4 = 4.545 a.	\$ 100 \$ Val. Con. Afft. Val.	as in # 25696
34103	Gordon B. Hamilton	W. Victor Young	Grant	April, 1956	Pt. of SW 1/4 = 4.545 a.	\$ 100 \$ Val. Con.	
	W. Victor Young et ux.	Charlotte L. Young	Grant	Jan., 1960	Pt. SW 1/4 = 4.545 a.	\$ 100 \$ Val. Con.	Pt. = 4.545 a. of SW 1/4 being 500' on N.S. Hwy 53 & on N. x 660' on E & W com. on N.S. Hwy 53 at middle line between E & N 1/2 lot 52
156189 HL	Charlotte L. Young	Charlotte H. Briggs	Grant	Mar. 8, 1961	Pt. SW 1/4 = 4.545 a.	\$ 100 \$ Val. Con.	" "
65067 HL	Charlotte H. Briggs	Charlotte Louise Young	Grant	Mar. 8, 1961	Pt. SW 1/4 = 4.545 a.	\$ 100 \$ Val. Con.	as in Pt. 2 in 156189 HL Pt. = 4.545 a.
338851	Charlotte L. Young, W. Victor Young	Michael Smykaluk	Grant to Uses	Oct. 19, 1965	SW corner	\$ 200 \$ Val. Con.	Pt. = 142' 0" on N 1/2 S 207' 0" on E & W com S S lot dist. S W from SE L lot 52 then W
	Michael Smykaluk	John M. Hastings & Patricia L. Hastings his wife joint tenants	Grant	Dec. 22, 1976	SW corner	\$ 100 \$ Val. Con.	as in 332251 HL ex Pt. 3 of 20 on 62R-1600 + Pt 3 is a road allowance
	John M. Hastings & Patricia L. Hastings	Barry & Deirdree Finlay		July, 1979			

Endnotes

- 1 A Mrs. Hanley said that Phoebe Lampman was taken in by the Smiths after her parents were murdered. Phoebe Lampman was either the daughter or granddaughter of Matthias Lampman.

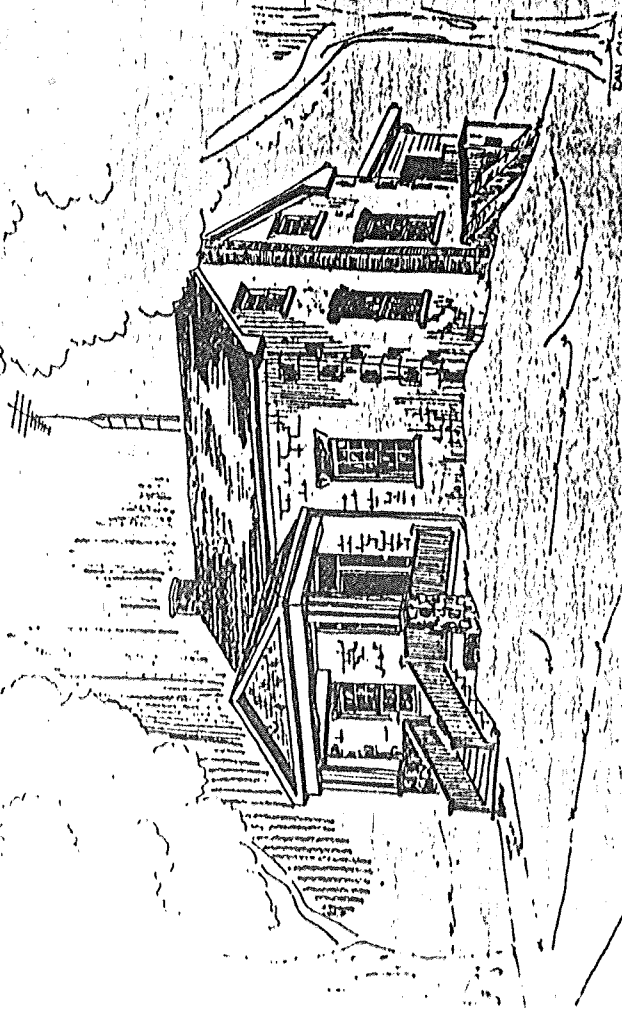
- 2 It is possible that the breezeway between the two adjoining log buildings was made into a solar-type room to try to help the sick children.

References

1. Land Registry Office: Ancaster Township land title search- Journal #15.
2. Ancaster Township Historical Society. Ancaster's Heritage, 1973.
3. The Lampman Family Biography and Genealogy: The Ontario Archives in Toronto.
4. Microfilmed title deeds: The Ontario Archives in Toronto.
5. The following interviews were conducted:
Mrs. Harold Lampman
Mr. Mike Smykaluk
Mr. & Mrs. Barry Finlay
Thank-you for your time and help

Remember When ...

1021 Highway 53 East



by Doreen Book and Dan Cary

The New Connection Religion had its birth in Ancaster back in the 1830's-1840's.

When the Lampman Family brought their Lutheran faith from the state of New York to Canada around that time, they were without their pastors. Their first place of gathering in the township was in the home of one of its leaders, John Lampman. This was a stone house and is located at 1021 Highway No. 53 E.

When Lampman built the house, sometime between 1854-58, he made a number of provisions in the construction of it to accommodate family funeral services.

The front doorway and hall were made especially wide to allow free movement of a coffin and its pallbearers. The stairs, as they are today, have a sharp turn in them. It is believed that these stairs have been altered since their first construction. The original stairs would have been straight, so that a coffin could easily be carried from one floor to another.

At the top of the stairway, to the right, there is another door which is particularly wide. This door leads into a large room

which is now used as a master bedroom. On the back of this door are unusual markings and intricate woodwork. Apparently the ornamental woodwork at the top of the door does not have direct religious connotation. The markings below this, however, form a simple cross. This door, then, may have been the focal point of an early day funeral service.

The temporary use of the Lampman's home provided, not only a necessary service, but also a meeting place for friends, relatives, and neighbours. The early development of the township is accredited to men like John Lampman, who were able to organize and pioneer services for the community.

Each room in this Ontario Vernacular home had a specific function. Common to this style of house were three small rooms on the ground floor. These were used as a pantry, cold room, and laundry room. Walls were torn down, scars were left on the ceiling, and these three small rooms were converted to one spacious kitchen. An addition was put on the roof in the 1940's, and a family room was added to the back in the late 70's. Today, the building is a home for a family of three.

NEW CONNECTION: The New Connection Religion has its birth in Ancaster back in the 1830's and 1840's, at this house on Highway No. 53. When

The View from Here with Paul Mitchison

Particularly impressive are the pen and ink sketches of the old buildings, drawn with great skill and attention to detail by Dan Cary, a student working for Ancaster's Local Architectural Conservation Advisory Committee (LACAC). Dan and Doreen Book prepare the histories and bring them to our office every week, and with any luck, we should have four or five more before the summer's up.

When I approached them with the idea, I thought we might have to end up taking our own picture of the buildings, and write the

histories up from facts they'd provide to us. So a note of thanks to LACAC for allowing the weekly articles to be part of the routine for the students.

Cultural Heritage Impact Assessment

City of Hamilton

'Lampman House'

1021 Garner Road East, Ancaster, City of Hamilton



Prepared for: A. DeSantis DeVelopments Limited.

Prepared by:

Detritus Consulting Ltd.

archaeology~heritage

69 Claremont Avenue, Kitchener Ontario, N2M 2P5

Tel. 519-744-7018

www.detcon.net

With the assistance of:

Benjamin Clare, MCIP, RPP, A.J. Clarke and Associates Ltd.

November 2014

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1.0 Purpose

This Cultural Heritage Impact Assessment was identified as a submission requirement for Official Plan and Zoning By-law Amendment applications by the City of Hamilton and was prepared according to the City of Hamilton's Terms of Reference for Cultural Heritage Impact Studies. The proposed development is located at 1001, 1009 and 1035 Garner Road East and is adjacent on three sides to the property at 1021 Garner Road East which is part of the Meadowlands Neighbourhood IV Secondary Plan area. This property contains a single detached 1.5 story house of stone construction and an associated garage (Maps 1-5, Photographs 1-5).

Due to the presence of the stone house which is a documented 19th Century built heritage resource, this property is included in the City's *Inventory of Buildings of Architectural and/or Historical Interest* and identified as Site Specific Policy – Area A in the Meadowlands IV Secondary Plan.

The following policy applies to the subject property: *To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. Any future development scenario for these lands shall incorporate this dwelling.*

A Heritage Impact Assessment is required under the policies of the Urban Hamilton Official Plan for development adjacent to properties included in the City's Inventory or otherwise identified as being of cultural heritage value or interest.

The proposed development will retain the subject property in its current state resulting in minimal impacts to the built heritage resource. However, the proposed new development, in close proximity to a historic property, could create issues of transition between the two should the new buildings or their associated landscaping and location clash with the existing heritage structure. This assessment seeks to address potential adverse impacts to this resource and provide recommendations for mitigation.

The specific components of the Cultural Heritage Impact Assessment Terms of reference that will be addressed within this study include:

- a location plan showing and describing the contextual location of the site
- a conceptual site plan
- an identification and evaluation of the potentially affected cultural heritage resources, including detailed site history, containing textual and graphic documentation;

- a description of the proposed development
- a description of all cultural heritage resources to be affected by the development
- a description of the effects upon the cultural heritage resources by the proposed development
- a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resources, including: the means by which the existing cultural heritage resources shall be integrated within the proposed development
- photographic records, maps, and other documentary materials found during historical research and present-day photographs of the property
- a detailed list of cited materials.

2.0 Introduction

The subject property is located at 1021 Garner Road East which is located on the north side of Garner Road East, west of Glanaster Road in the Town of Ancaster within the City of Hamilton (See Maps 1-4). The lot has a depth of 61.02 m on the east side and 63.15m on the west with a frontage of 43.29m (Map 5). It should be noted that the rear property line is currently in dispute and no official survey of the property could be obtained. The lot has a total surface area of approximately 2684 square metres. The subject property is legally described as *Part of Lot 52 in the 3rd Concession, Geographical Township of Ancaster now within the City of Hamilton*.

2.1 Planning Context

The project area is located within the Meadowlands Neighbourhood IV Secondary Plan area, within which it is designated part Low Density Residential 2B and Part Low Density Residential 3B. There is a site specific policy for the subject property as discussed in Section 1. There is currently an application by the proponent to amend the Official Plan and the Zoning By-law for the lands within the project area (excluding the subject property). The purpose of the Zoning By-law Amendment will be to amend the zoning from the currently applicable Institutional "I" Zone to a to-be-determined site-specific zone that will enable the implementation of the proposed development.

3.0 Research and Analysis

3.1 History of the Cultural Heritage Resource

The Township of Ancaster was established and named by Lieutenant Governor John Graves Simcoe in 1793 after the Duke of Ancaster and Kesteven (Ancaster Township Historical Society, 2014). Following the Revolutionary War, United Empire Loyalists moved in to the region and many were given land grants. The area had natural advantages including fertile soil, abundant fast flowing streams ideal for mills and a strategic position at a break in the Niagara Escarpment where a well-known and used aboriginal trail eventually known as the 'Mohawk Road' existed. Two of these trails intersected where the Ancaster village centre would be constructed (Heron Trips 2014). The township was given additional access to settlers as surveying for military roads proceeded followed by property surveys.

In 1791 James Wilson and his business partner Richard Beasley established a town site which became known as Wilson's Mills. The modest collection of buildings included a general store, blacksmith shop, distillery and tavern. Wilson's mill itself was located only a short distance away. Jobs at the mill attracted workers who required the services provided by the other shops and the enterprise was a quick success. Wilson Street in Ancaster takes its name from James Wilson and winds along the same path on which the original buildings were erected (Henderson, 2014). In 1794 James Wilson sold his business to Jean Rousseaux who then became the leading citizen of the village. Rousseaux owned a general store and hotel; built a brewery and distillery and in addition held virtually every important bureaucratic position available, including magistrate, tax collector and school teacher. He also built the Union Hotel on Wilson Street which would later become infamous as the site of the Bloody Assize trials in 1814 when settlers from Niagara and London districts, many of them American immigrants, were tried for treason and eight were hanged (Archives of Ontario, 2014).

Within two years of the naming of the township and Wilson's departure, Wilson's Mills began to be referred to by residents as Ancaster village. Ancaster's location and good start prompted Lieutenant Governor Simcoe to consider it as a candidate for the capital of Upper Canada prior to choosing York (Ancaster Past Present and Future, 2014).

In 1798 the Hatt brothers, Richard and Samuel, built a mill and opened a second road to Ancaster. In 1800 Ancaster was selected as the turn off point on the colonial mail route to Queenston. In 1805 the Hatt brothers purchased half the original town site and began subdividing it for lots (Dictionary of Canadian Biography, 2014). By 1810 Ancaster was home to 400 people but had nearly doubled by 1817 (Wikipedia, Ancaster Ontario, 2014). The growth of the village proceeded on course over the rest of the century but

Ancaster gradually fell behind Dundas and Hamilton as the leading centre of Wentworth. Even so, it was considered a prosperous and beautiful community and was a popular choice for wealthy Hamilton industrialists to build country estates.

At the time of publication of the Illustrated Historical Atlas of Wentworth in 1876, the project area was part of Lot 52 in Concession 3, Ancaster Township (Map 4). The project area is shown to belong to the Lampman Heirs on this map and a structure is depicted near the south end of the property. The 'Lampman Heirs' refers to the descendants of Frederick Lampman (1722-1789) and his wife Katrina (1727-1799). The Lampmans immigrated to the American Colonies, arriving in New York in 1750 from Stockheim (near Essen) in Germany (Book and Carty, 1982). There is documentary evidence of their son Matthias Lampman (1761-1830), a United Empire Loyalist arriving in Upper Canada in 1784 and it is reasonable to assume his parents accompanied him (Eve Bowman, 2014).

Matthias Lampman first settled in Stamford Township and then moved to Ancaster Township about 1786 where he squatted on 200 acres in Lot 52 of the 3rd Concession (Eve Bowman, 2014). Mathias Lampman was given a Crown Patent for Lot 52 in the Third Concession. The date of the Patent is not known but based on other records it was probably about 1792-93 (Find A Grave, 2014). Mathias Lampman married Eve Bowman in 1777 in Albany New York and together they had seven children (Canadian Headstones, 2014). John, the fifth of these children is listed as a Sergeant in the War of 1812 though he was 11 years old at the outbreak of hostilities (Canadian Headstones, 2014). John and his older brother Peter appear to have split the estate of their father on his death in 1830 and sold the north half of the lot. A journal entry in the Registry book at the Wentworth County Land Registry indicates Matthias Lampman and his wife may have been murdered by renegade members of the First Nations community in 1830.

John Lampman (1801-1864) had twelve children with his wife and constructed the stone house at the project area sometime between 1854 and 1858. According to the Ancaster Township Historical Society the date of construction was 1854 though the basis for this could not be determined. In 1864 John Lampman died and the estate was split between Peter Lampman, John's eldest son and the surviving children. The subject property remained within the Lampman family until 1893.

3.2 Description of Heritage Attributes

3.2.1 Architectural Background

The main house on the property at 1021 Garner Road East (referred to henceforth as Lampman House) can be described as a Neo-Classical Cottage, or an Ontario Cottage plan within the Neo-Classical tradition. The Neo-Classical derives from the Georgian architectural style. Some architectural historians might describe it as a Georgian cottage. An explanation of these terms and how they relate to the subject property is in order.

The Georgian style refers to several types of architecture which originated and became popular during the reign of the first four King Georges during the 18th and early 19th Century in Britain. This was a period of political stability and economic growth as the British Empire began to expand and wealth poured into the British Isles.

The main attributes of Georgian architecture are:

- A simple box like plan with one or two stories
- A central panel front door often topped with a transom, or arched window and or an elaborate crown
- A decorative cornice
- Multi paned windows arranged symmetrically beside and above the doorway

Other common features include double sided chimneys and central roof porticos.

One of the main influences on Georgian architecture of the 18th Century were the designs of 16th Century Venetian architect Palladio. Palladio's architecture followed strict mathematical formulas and suited design to setting. Palladian architecture became a sub style of Georgian and was most prominent in Colonial American and Canadian Georgian architecture (Ontario Architecture, 2014). The Palladian style of Georgian that became popular in England featured balanced facades and minimal ornamentation. This style suited Upper Canada perfectly where, especially during the first decades of the 19th Century, the home's most important functions were to permit survival and transmit the culture of the old country to the colonies.

Another development within Britain in the 18th Century was the 'classical craze.' The new science of archaeology, the rediscovery of ancient cities like Pompeii and Herculaneum, and the wealth that allowed Britons to travel throughout Europe, especially Greece and Italy, contributed to an influx of classical influence in art, fashion and architecture. This is usually expressed within Georgian architecture through a

detailing which was more refined, elegant and light hearted than the traditional Georgian.

The typical Neo-Classical characteristics in Upper Canada and particularly in Ancaster are:

- The front door is central with glass sidelights and a transom, usually fan shaped.
- The door may have optional pilasters to look like columns or a small portico with or without real pillars.
- The two front windows are always 12 pane sash windows.
- There is a double chimney, one at each end of the house.
- The corners are usually finished in sandstone decorative quoins.

(Stone Houses of Ancaster, 2014)

The Neo-Classical style in Upper Canada really emerges after the War of 1812. At that time many of the inhabitants of Upper Canada were second or third generation Loyalist Immigrants from the United States. These loyalists were most often forced through necessity to build simple log cabins in the days between the end of the Revolutionary War and the war of 1812. After the war, and with population and the economy expanding these immigrants had the means to build more permanent homes usually timber framed but in certain areas - one of them Hamilton - of stone (Building Styles, Neo-Classical, 2014). The influx of Scots into Upper Canada, among them a number of skilled stone masons, contributed to this trend. By the 1840's stone houses were becoming increasingly common aided by the appearance of pattern books from Britain allowing the wide dissemination of Georgian and Neo-Classical detailing in Upper Canadian architecture (Building Styles, Neo-Classical, 2014). The Lampman House is the product of these converging developments.

3.2.2 Description of the Heritage Resource

Lampman House shows off its Neo Classical and Georgian architectural heritage through a number of design features. The basic building plan is a simple rectangular box shape with a width .625 of the length. This sort of ratio is common among Georgian residences. The width of the building is approximately equal to its height. The one and a half story structure contains a central door way and two windows spaced equally from the doorway giving the building the symmetry and balance required of this architectural style (Photo 1). Only one chimney now remains on the west side of the building but photographs from 1982 show that at one time two chimneys existed as one

would expect from a house of this type (Book and Carty 1982). The rear or north side of the upper story has been modified with the addition of a large dormer that runs approximately 60% of the length of the roof (Photo 3). A large, modern, vaulted one story frame addition is attached to the ground floor. As a result many of the architectural details on the north side are obscured. This is at least the second addition that was built in this location. An earlier one constructed in 1978-79 and documented by Book and Carty in 1982 was smaller and revealed a stoned up doorway near the northwest corner of the building on the north wall.

On the east side there is another doorway near the northeast corner permitting entry to the cellar (Photo 4). Both this door and the blocked doorway on the north side are topped with stone voussoirs. The house has four windows on its east side, two on the upper story and two directly below giving it a balanced effect. On the west side there are two upper story windows but only one on the ground floor set slightly off centre.

The walls and foundation are constructed of limestone and rubble or fieldstone for the most part but the corners are composed of large cut dark sandstone blocks formed into quoins. This is particularly obvious on the south corners. The north corners appear to incorporate smaller buff coloured blocks with fieldstone. The roof is composed of asphalt shingle with what appears to be painted wood soffits and fascia board.

On the front of the structure is a large portico topped by a pedimented open gable roof with a pitch of 4-12. The original porch was removed and replaced prior to 1982. The porch base features four wide stone steps leading to a wooden tongue in groove platform. The porch roof is attached to the south wall of the house at the roof line and supported by two large wooden columns. It features asphalt shingles and wood trim with simple dentil style mouldings.

The doorway is flanked by two sidelights with a transom above. The door itself is of natural wood with two parallel panels while the trim around the transom and sidelights is white like the rest of the exterior trim. The transom and sidelights appear to be recent as they are not as described when the house was first investigated in 1982.

The windows on the south side are double hung and paneled 9 over 6 with a ratio of 2:1 in height to width (as are all windows in the house). Each window is rectangular and topped with slightly radiating stone voussoirs. Though apparently not original, each window now features white window shutters. The windows on the east wall are interesting. The upper windows which are 6/6 casement style, are topped by dark limestone lintels. However the lower story (9/6 double hung) windows are topped by red brick voussoirs with light coloured mortar (Photo 4). These appear to have replaced the original stone voussoirs. On the west side dark lime stone lintels top all the windows. Again the lower story is 9/6 double hung while the upper windows appear

to be 6/6 casement. All of the windows have stone sills which are finely cut and may be of 20th Century manufacture.

The pitch of the main roof appears to be 7-12 and the roof type is open gable where the side walls ascend to the roof peak rather than being squared off at the height of the front and rear eaves.

In overall impression the structure is unmistakably Georgian but it also retains enough Neo-Classical features to be identified as a Neo-Classical cottage. The central door with transom and sidelights, the two equidistant front windows - now with 15 panels, perhaps a later alteration, the sandstone quoins. The double chimney is now unfortunately missing and the pedimented porch, though certainly classical in nature is somewhat oversized for the house. The window shutters are not period but nevertheless the house retains enough of its original character to be easily recognizable for what it is.

Unfortunately we were not permitted to examine the house interior during this assessment. Based on the thorough survey conducted by Book and Carty in 1982, many of the true neo-classical features and details of historical interest are located inside. These include wide wood trim with deep relief mouldings and intricately carved woodwork, especially on the door to the master bedroom which has a cross on its interior side. According to sources interviewed by Book and Carty, the Lampman's belonged to the New Connexion Order and held services in the master bedroom. The New Connexion was a group of evangelical Methodists who arrived from England in 1837 (The Canadian Encyclopedia, Methodism, 2014). This door is described as exceptionally wide allowing for the entry and removal of caskets by pallbearers (Book and Carty, 1982).

3.3 Evaluation of Heritage Significance

An evaluation of the built heritage resource at the subject property was completed according to the criteria outlined in Regulation 9/06 of the Ontario Heritage Act for determining cultural heritage value or interest. This is often used to determine whether a property may be designated under Section 29 of the Act if it meets one of the following criteria:

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*

2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

3. *The property has contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.*

An evaluation against the criteria outlined in Regulation 9/06 follows:

Criteria 1. Design/Physical Value

Lampman House is a good example of the Neo-Classical Ontario Cottage style. It is also a good example of the Scottish stone house tradition. It displays many of the features that are characteristic of the architectural styles it derives from including its balance and symmetry, the incorporation of quoins, voussoirs, a central door with a transom and sidelights, paneled windows and its overall dimension and scaling. The setting of the house is very compatible set back from the road with a horseshoe driveway and mature trees. Separation from neighbouring houses is 38m clear on the east side and 29m clear

on the west it is not packed into a streetscape featuring modern houses that would make it seem out of place. Overall the house is in good condition.

Some original and important features have been altered to the detriment of the Lampman House. These include the removal of the original porch/portico and the construction of a new one that, though classical in aspect, seems too large for the main house. The east chimney has been removed and the stone voussoirs topping the ground floor windows on the east side have been replaced with brick. The windows on the main south side are 9/6 rather than the typical 6/6 and this could be an alteration although there are plenty of examples of vernacular design in the Ontario Cottage format. A large modern addition has been attached to the rear of the house but this is not visible when viewing the front (south side) façade. The craftsmanship is good but not exceptional.

In summary: Lampman House is not rare or unique, it does not display a high degree of craftsmanship, artistic merit or technical/scientific achievement. But it is a representative example of an architectural style and construction method.

Criteria 2. Historical/Associative Value

Lampman House is associated with the early development of Ancaster Township. Although it was built by his son, it has an association with Matthias Lampman, who, though not an historic personage, was one of the earliest immigrants to Ancaster Township in 1786. This however is not a direct association. The construction of Lampman house, not undertaken until the 1850's, occurs well after the early formative development of Ancaster village and township. The house is a good example of stone masonry and has interior design features that may have potential to shed some light on the rural 19th Century community in Ancaster Township and in particular the New Connexion Order of Methodists. The builder or designer of the Lampman House is not known. In summary there may be the potential to yield important information about a community or culture as described above.

Criteria 3. Contextual Value

The character of Garner Road East in the vicinity of the subject property has been significantly altered in the years since Lampman House was built. The 1876 Illustrated Atlas of Wentworth County shows that along the stretch of road that includes Lots 51 to 54 there were four farmsteads and one church (Map 4). Today there are over 30 homes, businesses and farms in that same stretch. The area is becoming more suburban and less rural while a strong and increasing commercial/industrial element has also become

established. Lampman House, because it is surrounded by 20th century structures, though not in close proximity, unfortunately no longer serves to define, maintain or support the character of the area. But strictly adhering to this logic allows one to argue that because of new development, older original and often historic structures no longer fit in with the character of a neighbourhood. This is often because planning and building regulations have not maintained the original character of these neighbourhoods. Lampman house does not meet criterion 3. i., and it is not impressive enough in size or aspect to serve as a landmark. But it is functionally, physically, visually and historically linked to at least its immediate surroundings as a reminder of the historic foundations of the area. In summary Lampman House meets criteria 3. ii. of Regulation 9/06.

4.0 Statement of Significance

Lampman House at 1021 Garner Road East has cultural heritage value and interest. It meets 3 of 9 criteria under Regulation 9/06 of the Ontario Heritage Act. It is:

- representative of a style, type, expression, material or construction method,
- has the potential to yield, information that contributes to an understanding of a community or culture and
- is physically, functionally, visually or historically linked to its surroundings.

5.0 Description of Proposed Development

The proposed development will include approximately 116 residential units within a 3.16 hectare property. It will consist of block townhouses and maisonette dwellings with heights of two and three stories. The street plan includes a network of private roads with some street townhouses fronting on the future Beasley Grove. A plan of the proposed development is included in the Maps Section (Map 5).

6.0 Potential Impacts to the Heritage Resource

There will be no direct impacts to the heritage resource as Lampman House and the surrounding property at 1021 Garner Road East is to be retained. The main consideration is how best to integrate this structure and surrounding property into the proposed development which will be adjacent on the east, west and north sides. The presence of modern two and three story structures, especially the larger townhouse blocks may present issues with massing and scale between the two types of architecture, transition between the two properties and incompatibility in overall architectural style and detailing. The presence of three story town houses close to the property lines on either side of 1021 Garner Road East with building materials and design elements that show no congruity with the existing structure would be undesirable and create a clash between the two properties. Similarly, landscaping and grades which are incompatible with those at the subject property would be jarring and create negative visual impact on the existing property and heritage structure.

The proposed development is still in the planning stages and no elevations have been drawn yet. The design, building materials and detailing are yet to be decided and to a degree the proponent is awaiting the recommendations within this assessment report to inform and shape the new development.

7.0 Mitigation Strategies

7.1 Massing and Scale

Lampman House is a 1.5 story residence with approximately 2000' of interior floor space. In order to translate the values of this relatively modest structure we must first deal with its relative proportions. We were not permitted to enter the property and directly measure the structure, but from photographs we can see the length of the structure relative to its height at the eaves along the south side is 2.75:1. The length of the structure relative to its maximum height is 1.6:1. The width of the structure relative to its maximum height is 1:1. The roof pitch is 7-12. These are common ratios on Georgian buildings and easy to duplicate if not for an entire three story structure, than through compartmentalizing and echoing these ratios in parts of that new structure. It is crucial to understand that by duplicating the ratios present in Lampman House we are not calling for a modern copy of a historic home but rather a design which is deferential

and in some way reminiscent, even if it is only at an intuitive level, within a modern structure.

The use of these ratios in the design of the new building, in at least some aspects could greatly enhance the harmonious coexistence between the two designs. This could be through:

- the use of the 2.75:1 ratio on each story or each section on the townhouses or maisonettes along the front elevations or the 1:1 ratio of height to width along the sides.
- the incorporation of 2:1 height to width ratios for windows
- the use of a 7-12 pitch for the roofs
- a length to width ratio of 1.6:1 for structures or parts of structures

Although we have not seen elevations and cannot comment on the proposed mass of the buildings, negative impacts would be minimized by keeping the proposed structures to a reasonable size. It appears the first story at Lampman House has 9' ceilings. Limiting ceiling height of the new structures at this level would curtail some of the height imbalance that occurs between 1.5 story and 3 story buildings.

The transition in height between the two story heritage building and the proposed three story townhouse block located to the west is mitigated by the distance between the two structures (40m) and the presence of tall, mature trees in the intervening green space.

7.2 Building Materials and Design Features

The primary and definitive construction material used for Lampman House is stone; limestone and sandstone with buff or tan and dark brown/grey as the primary colours and complimentary (usually slightly darker) grout. The use of architectural stone in some way within the new structures would create a strong connection between the new development and the existing structure. Examples of how stone could be used are as follows:

- use of stone quoins along the corners of the new buildings
- walls or sections of walls (highlights) with architectural or natural stone
- stone lintels or sills for windows

There are many design features inherent in the Georgian and Neo-Classical styles and within Lampman House that could be incorporated in some way into the new construction. These include:

- balance and symmetry in positioning of windows and doorways
- double chimneys (even though the second chimney at Lampman House has been removed it once existed and is a definitive feature of Georgian architecture).
- main entry doors that feature transoms and or sidelights
- paneled windows
- window and door voussoirs

7.3 Transition (Landscaping, buffering, lighting)

The conceptual plan for the proposed development calls for a separation of 22.8m between Building 5 (3 stories) and Lampman House and a separation of 22.4m between Building 8 (2 stories) and Lampman House. The space between the proposed buildings will be occupied by driveways, a 6m wide roadway additional parking spaces and a buffer area of 5.03m on the west side and a minimum of 4.71m on the east side (approximately double that nearer the road). (Map 5

Recommendations for this aspect of transition include:

- Maintaining green space buffers between parking and property lines
- Wherever possible, preserving mature trees along the Garner Road East street scape. There is a row of large mature trees separating the subject property from the property adjacent to the west along the property line. These should be preserved where possible.
- Planting shrubs, hedges, etc. to create a boundary between the east limit of the subject property and the new development and to create a landscape surrounding the new buildings not out of congruence with what currently exists in the vicinity.
- Maintaining the grade to match with the existing heritage structure and planting a similar grass species.

Lampman House is set back approximately 34.75m from the edge of Garner Road East. Typical building setbacks along the north side of Garner Road East in the vicinity of the subject property are 30 to 40 metres. It should be noted that setbacks of 30 to 40 metres to streets, especially Garner Road East – a designated major arterial road in the City of Hamilton’s Urban Official Plan - contradicts the City of Hamilton’s site plan guidelines

pertaining to building orientation and interaction with the street. Buildings within new developments, such as the proposed residential development surrounding 1021 Garner Road East, should have buildings toward the street edge creating a sense of enclosure and enhancing the streetscape in urban areas.

Lighting should be kept to a safe standard but care should be taken not to overwhelm the area with light pollution as the subject property and properties in the vicinity have minimal lighting. The use of lamp hoods to direct lighting only where needed and the placement of vegetative buffers between lighting at the new development and the subject property to ensure this should be employed.

The buildings of the proposed development are set back approximately 22m (Building 4) and 9m (Building 7) according to the Conceptual Plan (Map 5).

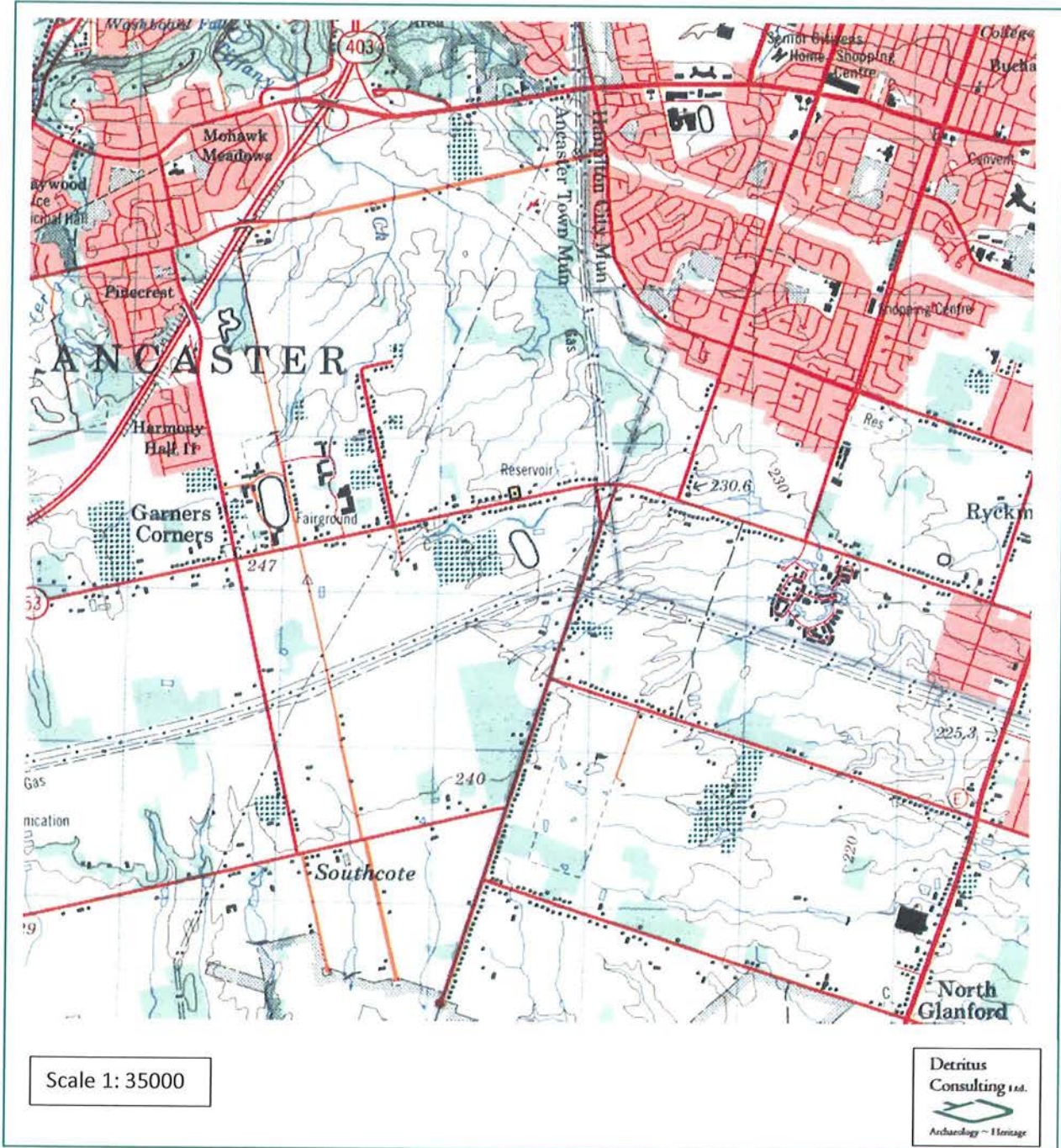
8.0 Conclusion

The subject property contains a 1.5 story stone house constructed by John Lampman about 1854 in the Neo-Classical Ontario Cottage style. This dwelling has been examined against the criteria set out in Regulation 9/06 of the Ontario Heritage Act and it meets three of the criteria for designation under Part IV, Section 29 of the Ontario Heritage Act. As such it is a significant heritage resource and should be protected against adverse impacts associated with any proposed development.

A proposal for two and three story townhouse and maisonette development has been brought forth for lands adjacent to and surrounding the subject property on three sides. While the subject property is to be retained, there could be some adverse impacts in having a new development located close by and surrounding this heritage structure. As such, recommendations have been made on incorporating building materials, design features and architectural ratios and proportions into the new structures. Recommendation on how to integrate the new structures with the existing streetscape and heritage building have also been made. Should these recommendations be taken into account in the design of the new structures and the overall plan of the development, there should be minimal adverse impact to the existing built heritage structure.

Appendix A - Maps

1. Subject Property Location



2. Satellite View of the Subject Property and Environs



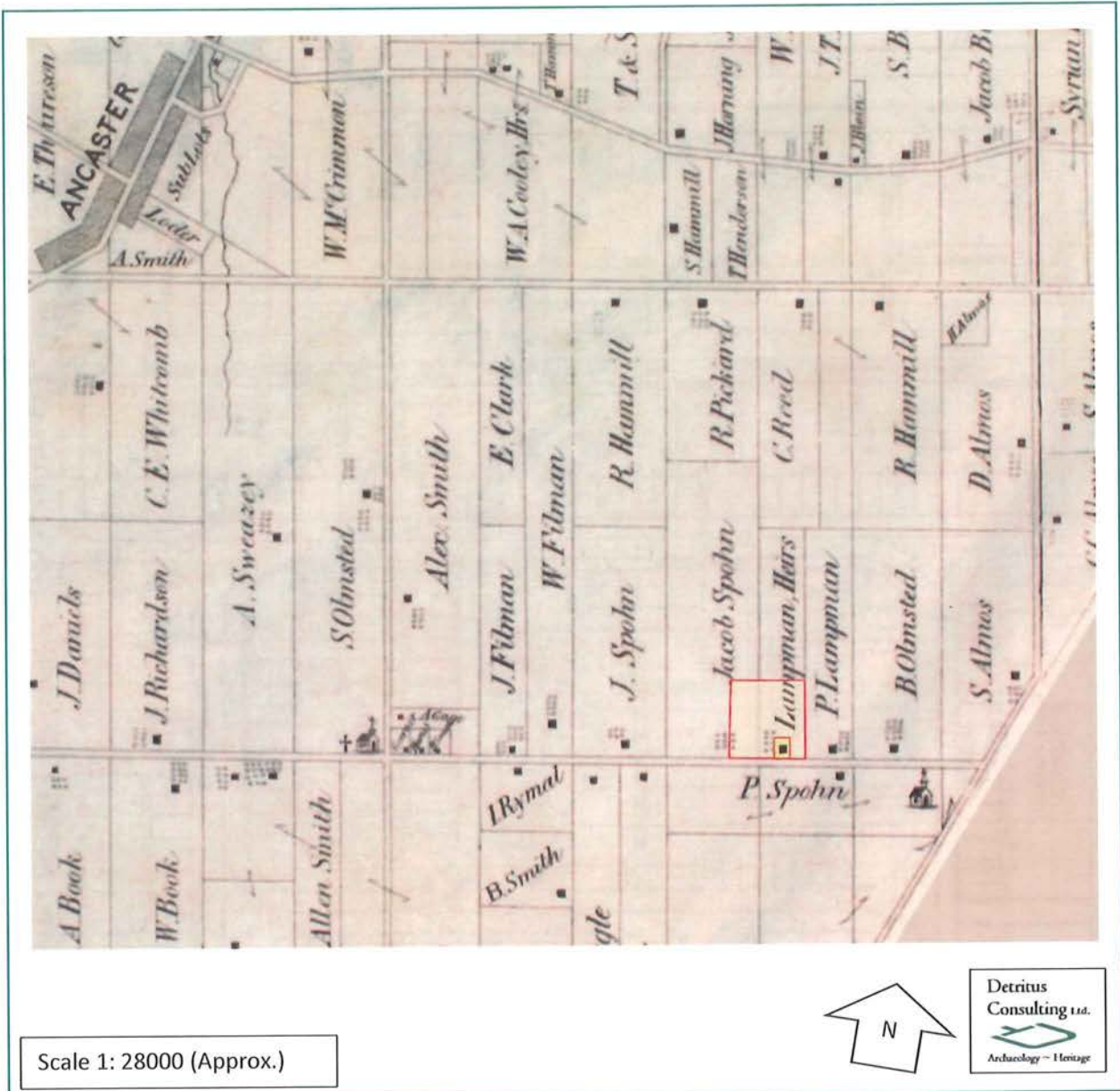
Scale 1: 6000



3. Satellite View of the Subject Property



4. Part of the 1876 Illustrated Historical Atlas of Wentworth



Photographs



1. Lampman House south elevation



2. Facing southwest corner



3. North elevation (direct shot obscured by trees)



4. East elevation



5. Facing southeast corner

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Glossary

Façade -the side of a building that faces an open space, such as a street. This is typically the front side of the building.

Gable - features found on pitched roofs they generally protrude from the angled roofline providing extra space and headroom as well as a window opening.

Lintel - a horizontal architectural member supporting the weight above an opening, as a window or a door.

Pediment - (in classical architecture) a low gable, typically triangular.

Portico - a covered entrance to a building such as a small porch but more formal, or a covered walkway.

Quoin - large stone blocks or coloured bricks used to adorn the corners of buildings.

Voussoirs - usually curved bricks turned on edge to form a decorative arch above a window.

Qualifications of the Author

Garth E. Grimes B. A., B. Ed., Consulting Archaeologist: Provincial License Number P017

Garth Grimes is senior archaeologist at Detritus Consulting Ltd. He has 25 seasons of experience in Ontario archaeology and has directed and reported on hundreds of sites ranging from 19th Century Euro-Canadian ghost towns to Paleo-Indian campsites. In addition to his work in field archaeology Mr. Grimes, through his firm, has assisted the City of Guelph in implementing their Archaeological Master Plan and has worked as a heritage consultant to The City of Waterloo, The City of Kitchener and the Regional Municipality of Waterloo. Mr. Grimes is a former member of the Kitchener L.A.C.A.C (now Heritage Kitchener) and has performed a number of Built Heritage and Cultural Heritage Landscape assessments for the Regional Municipalities of Halton, Niagara and Waterloo, the County of Brant and the Cities of St. Catharines and Brantford. Mr. Grimes is a member of the Ontario Association of Professional Archaeologists.

Work Anthology

2014

Built and Cultural Heritage Assessment of Ninth Line, Halton County

Study of all built heritage features along route proposed for road widening

2012

Built Heritage Assessment for Niagara Watermain Project

Cultural heritage assessment of all built heritage resources along proposed watermain route

2010

Cultural Heritage Assessment of the Episcopal Methodist Rectory, Hamilton

The former rectory of what is now Trinity Hannon Church in Hamilton was thoroughly documented prior to redevelopment.

2007

River Road Re-alignment Class EA, Brant County

Stage 1 archaeological and built heritage assessment for a proposed road re-alignment.

2002

Lincoln County Courthouse, St. Catharines

Heritage assessment of historic courthouse grounds prior to historic renovation.

2002

Cockshutt - Massey Harris Site Built Heritage Assessment, Brantford

Built heritage assessment of the former Cockshutt and Massey Harris industrial complex prior to redevelopment.

Also contributing:



Benjamin Clare MCIP, RPP

A.J. Clarke and Associates Ltd.

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- Mr. Anthony DeSantis, DeSantis DeVelopments Ltd.

Resource	Type	Address/Location	Recognition	Description	Photograph(s)
BHR 9	Residence	1021 Garner Road East Located near Site 6	Inventory of Buildings of Architectural and/or Historical Interest "Lampman Stone House", currently in process of being listed to the Heritage Register	<p>Historical:</p> <ul style="list-style-type: none"> Built c.1854 by John Lampman Associated with early agricultural development in Ancaster <p>Design:</p> <ul style="list-style-type: none"> One-and-a-half storey stone farmhouse with neo-classical features, including three-bay symmetrical front facade, central entrance with transom and sidelights, gable roof, brick chimney, and large decorative stone quoining Rear one-storey addition and modern rear shed dormer Front portico is also a modern addition Landscape features include U-shaped driveway and mature vegetation <p>Context:</p> <ul style="list-style-type: none"> Set back from the road No longer associated with agricultural fields or agricultural outbuildings 	 <p>Southeast elevation of the residence at 1021 Garner Road East Source: ASI 2016</p>
CHL 1	White Brick Church and Cemetery	99 Garner Road East (formerly Hwy 53 East) Located near Site 4	Inventory of Places of Worship	<p>Historical:</p> <ul style="list-style-type: none"> Present church was built in 1857 on land donated by John Rymal Cemetery interments are largely from the nineteenth century <p>Design:</p> <ul style="list-style-type: none"> The church features a front-facing gable roof, wood fascia and return eaves, white brick exterior, stone foundations, gothic window and front door opening, and large wood panel double door on the front elevation Concrete steps with four risers lead from a grassy open space in front of the church Gravestones are located to the north and west of the church, and the property is surrounded by modern post-and-wire fencing A wooded area is located to the east of church <p>Context:</p> <ul style="list-style-type: none"> The church and cemetery are located in close proximity to Garner Road East at the corner of Anson Drive The property serves as a distinctive community and historical landmark 	 <p>Oblique view of the north elevation of the residence at 4 Garner Road East Source: ASI 2016</p>