Presentation to Hamilton Urban Design Review Panel

Submission: November 18, 2021

Presentation: December 09, 2021

442, 450, 454, 462 Wilson Street East
Ancaster, On

26918993 Ontario Inc.
c/o IronPoint Capital Management Inc.

Official Plan Amendment
Zoning By-law Amendment

Application Number: UHOPA-21-023 and ZAC-21-049

MSAi

1. Context Plan

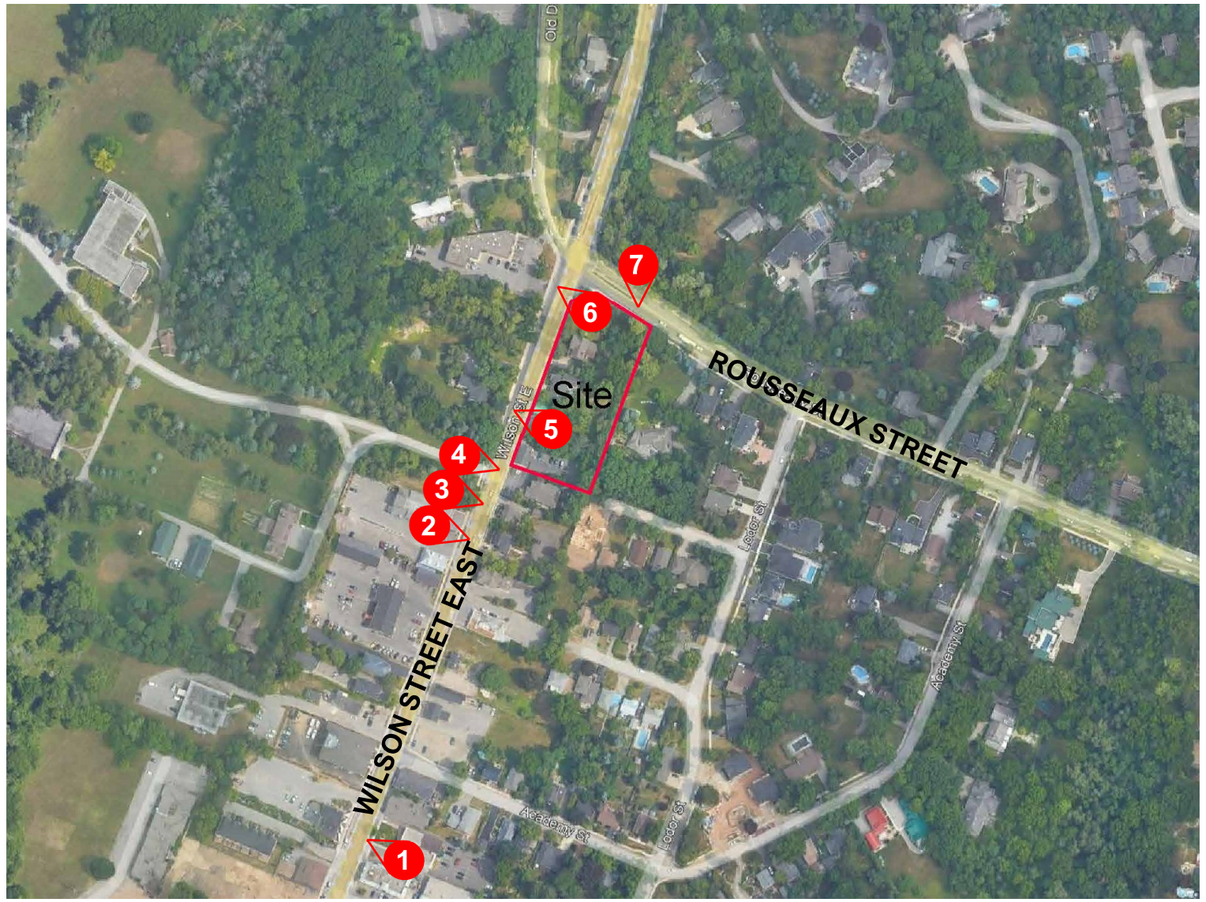


Image 01

Image 02

Image 03

Image 04

Image 07

Image 06

Image 05

Legend

Image 01 – 375 Wilson Street East

Image 02 – 426 Wilson Street East

Image 03 – 430 Wilson Street East

Image 04 – 436 Wilson Street East

Image 05 – 449 Wilson Street East

Image 06 – 469 Wilson Street East

Image 07 – Single Detached Dwelling fronting Rousseaux Street

2. Enlargement of Site

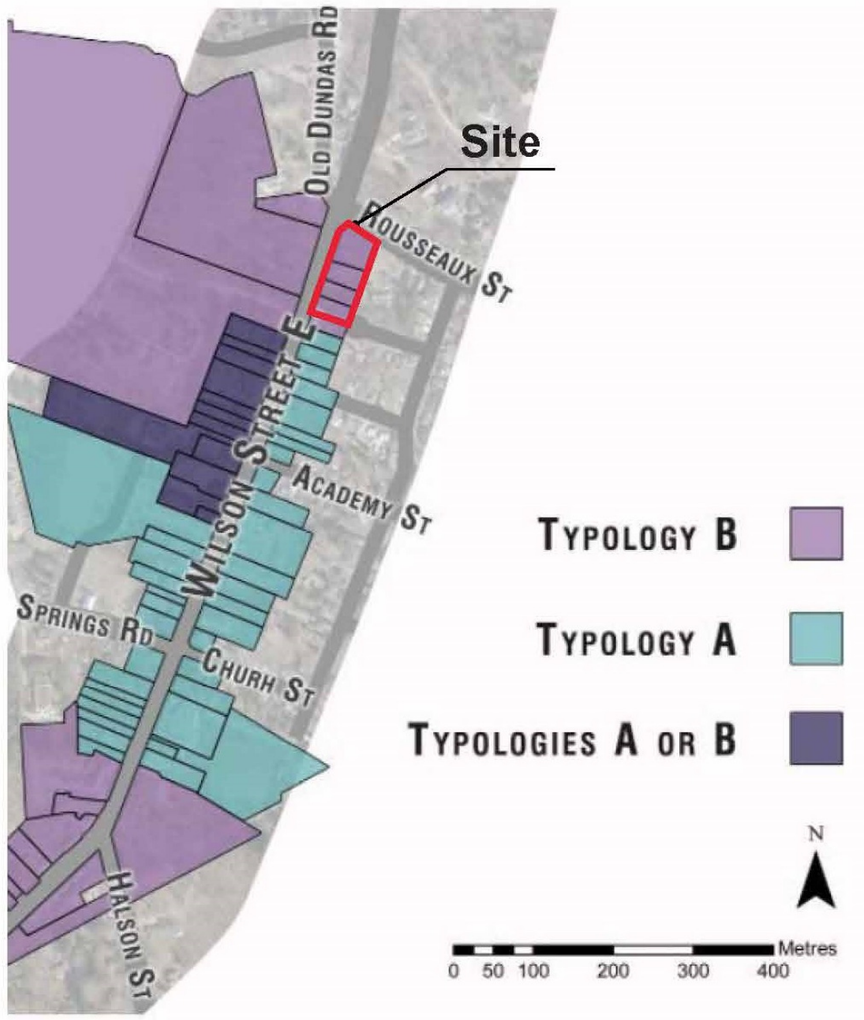
442 WILSON STREET EAST
Property at 442 Wilson Street East added with the building to be retained

450 WILSON STREET EAST
Property at 450 Wilson Street East added with the building to be retained

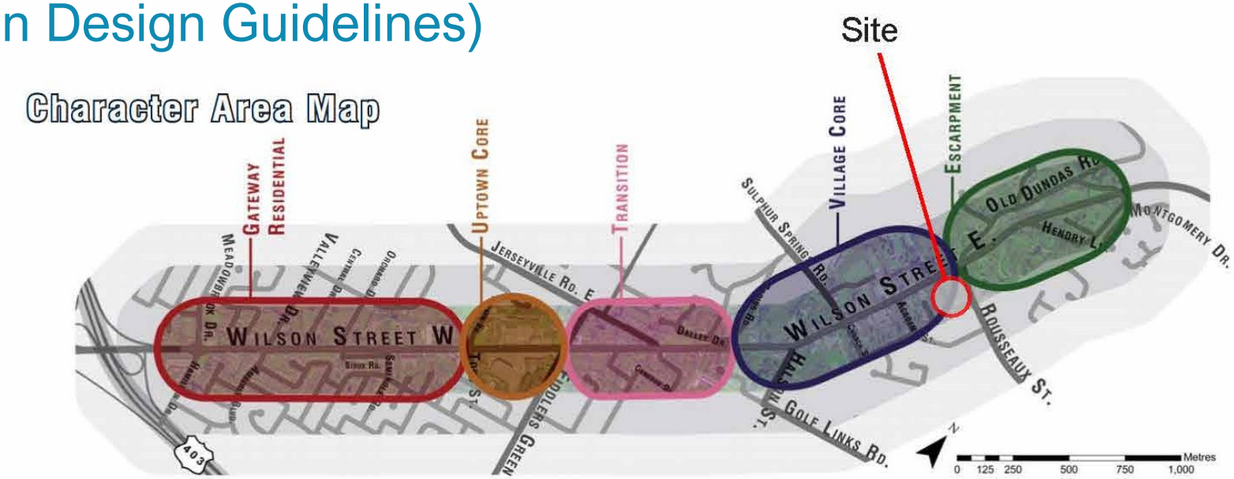
462 WILSON STREET EAST
Property at 462 Wilson Street East with previous "Brandon House" removed and materials retained for future design

454 WILSON STREET EAST
Property at 454 Wilson Street East added with building to be removed

3. Character Area Map (AWSSP Urban Design Guidelines)



Site located within Building Typology B

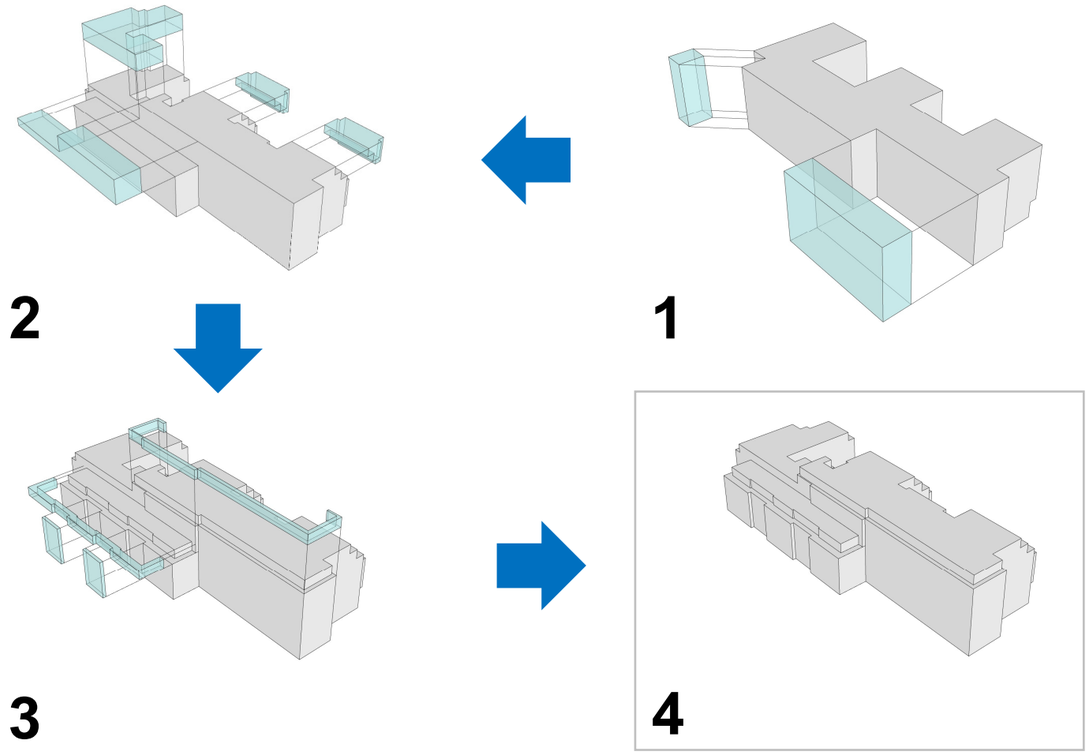


The Character Area Map outlined per the Ancaster Wilson Secondary Plan Urban Design Guidelines.

4. Design Brief

Design Intent

- A pedestrian-scaled and articulated podium that keeps within the urban scale of the Ancaster Village
- The building base along Rousseaux Street is scaled at 4-Storeys
- Along Wilson Street East the podium reduces to 2-3 Storey height given the natural grade of the site and to respect the heritage fabric
- The proposed site is to retain and restore the existing houses on 442 Wilson Street East and 450 Wilson Street East.
- A tall glass frame and a rectangular stone archway entrance is used to emphasize the corner of Wilson Street East and Rousseaux Street
- The building is cladded with a variety of natural materials in a pleasing subtle colour palette. Incorporated is the reclaimed stone from the Brandon House at the main entrance and most prominent location of the site.

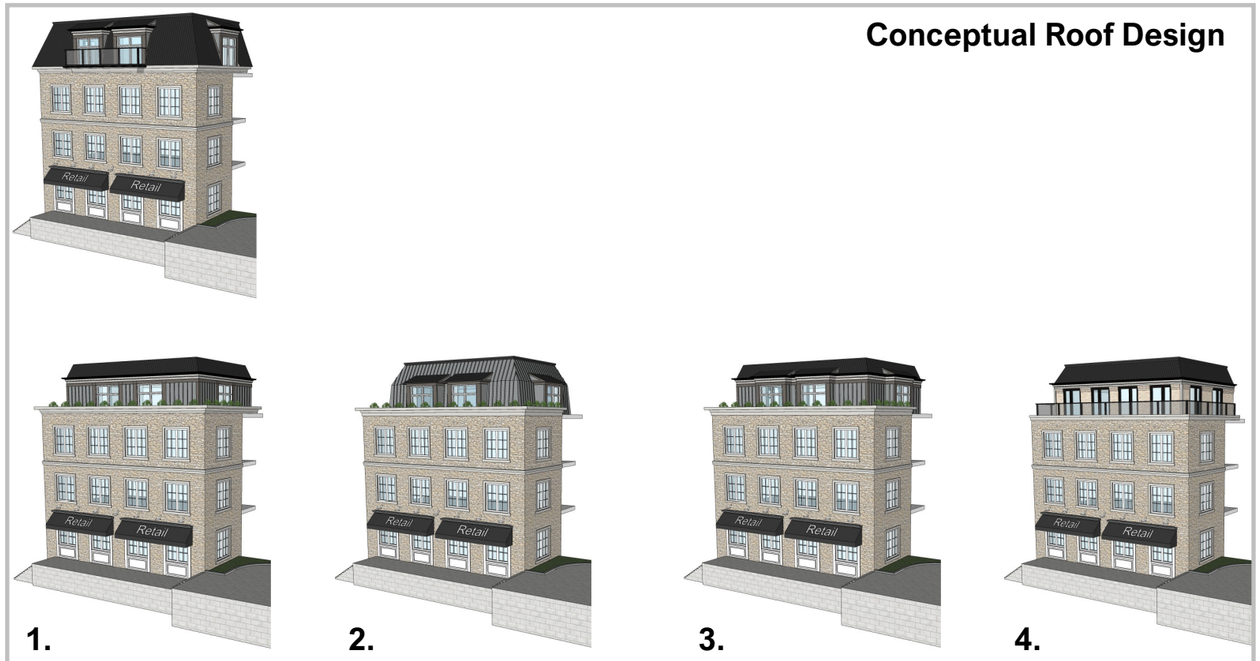


View from Wilson Street East and Rousseaux Street – Emphasizing the Reclaimed stone from the Brandon House

Retained & Restore the Existing Homes on 442 and 450 Wilson Street East

5. Design Progression

Conceptual Roof Design



1. **2.** **3.** **4.**

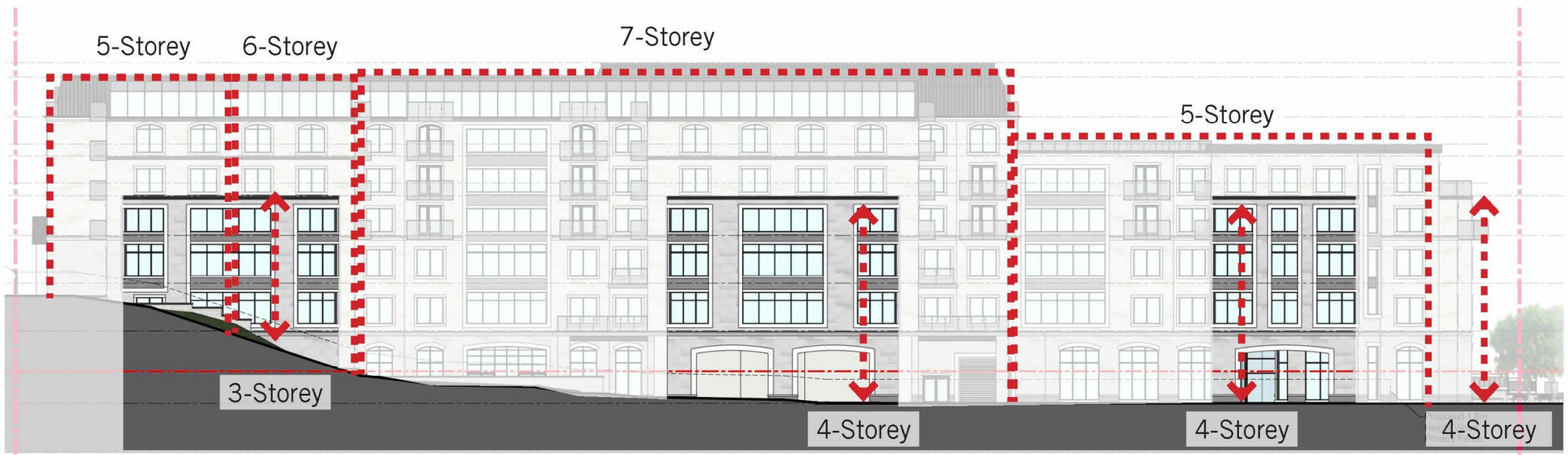
Original Concept
Elevation along Wilson Street East

Elevation Design
Retaining 442 & 450 Wilson Street East and maintaining a 2-3 Storey Podium frontage

Design Progression
Retaining 442 Wilson Street East and maintaining a 2-3 Storey Podium frontage

6. Massing Illustrations

Building Massing Along Wilson Street East



Building Massing Along Rear (Eastern) Property Line

7. Perspective Drawings

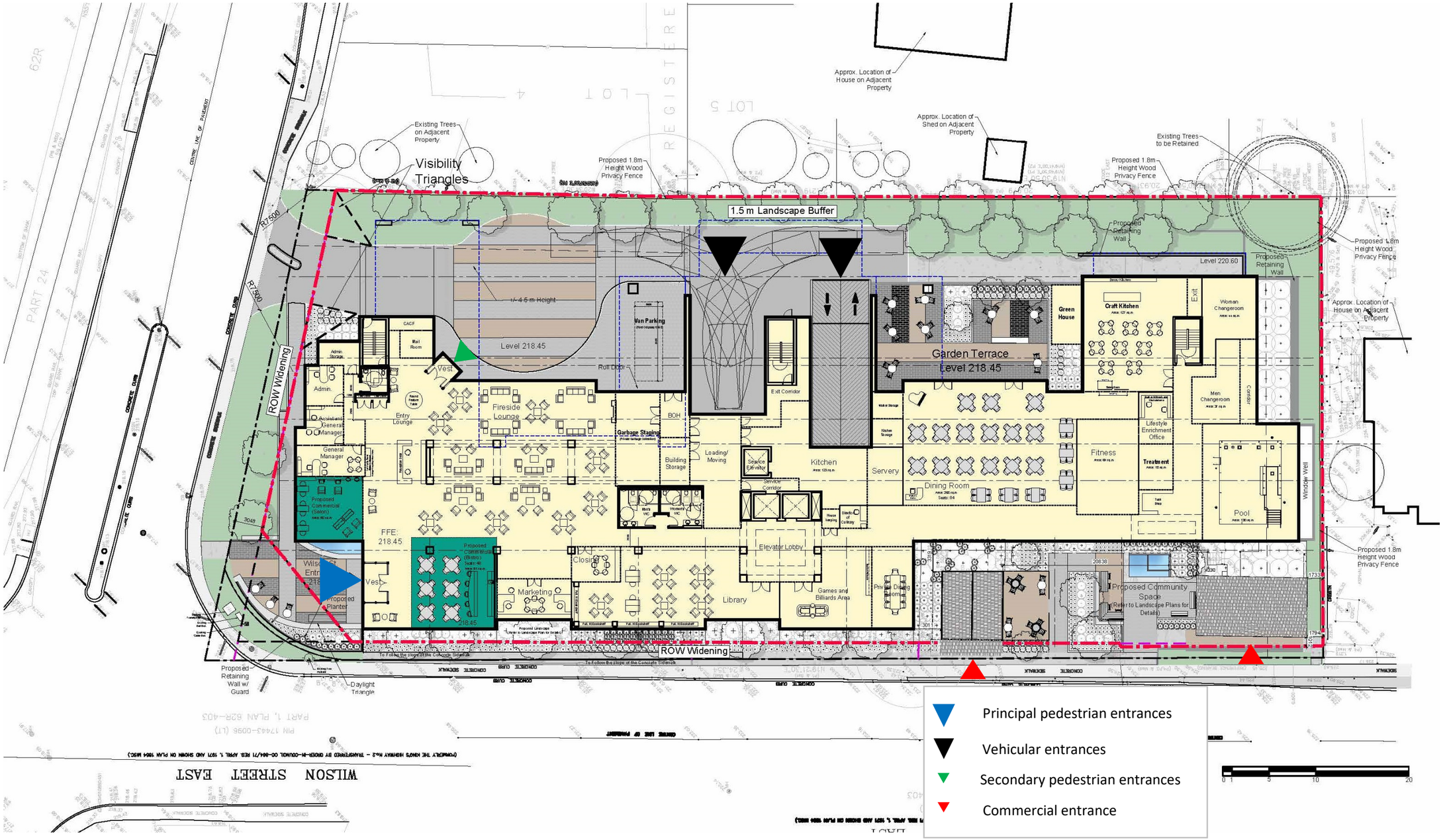
Perspective View 01

Perspective View 02

Perspective View 03

Perspective View 04

8. Site Layout and Circulation



9. Building Elevations

North Elevation
Rousseaux Street

East Elevation
Wilson Street East

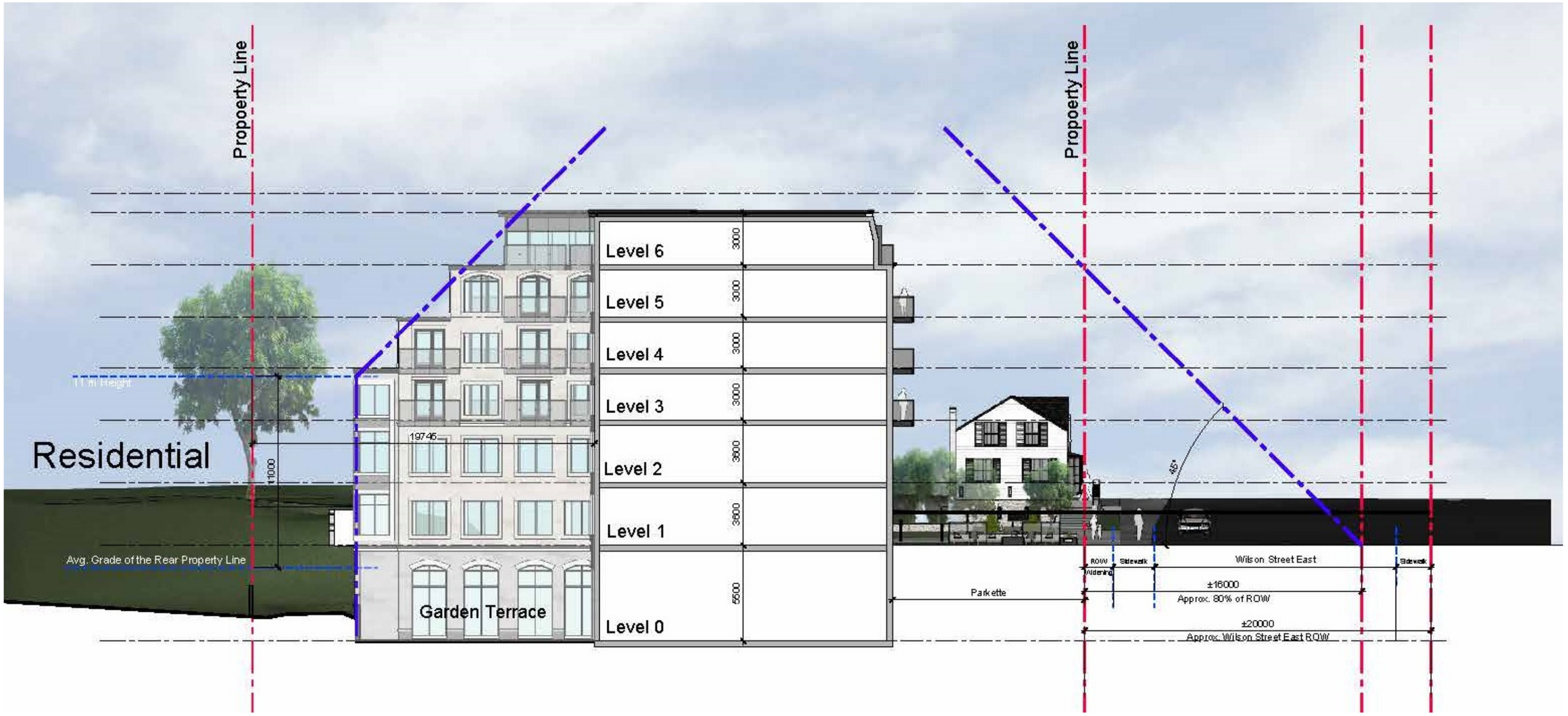
Legend

1. *Reclaimed Stone/ Stone to match from Brandon House*
2. *Beige Stone*
3. *Light Grey Stone*
4. *Metal Roof*

South Elevation

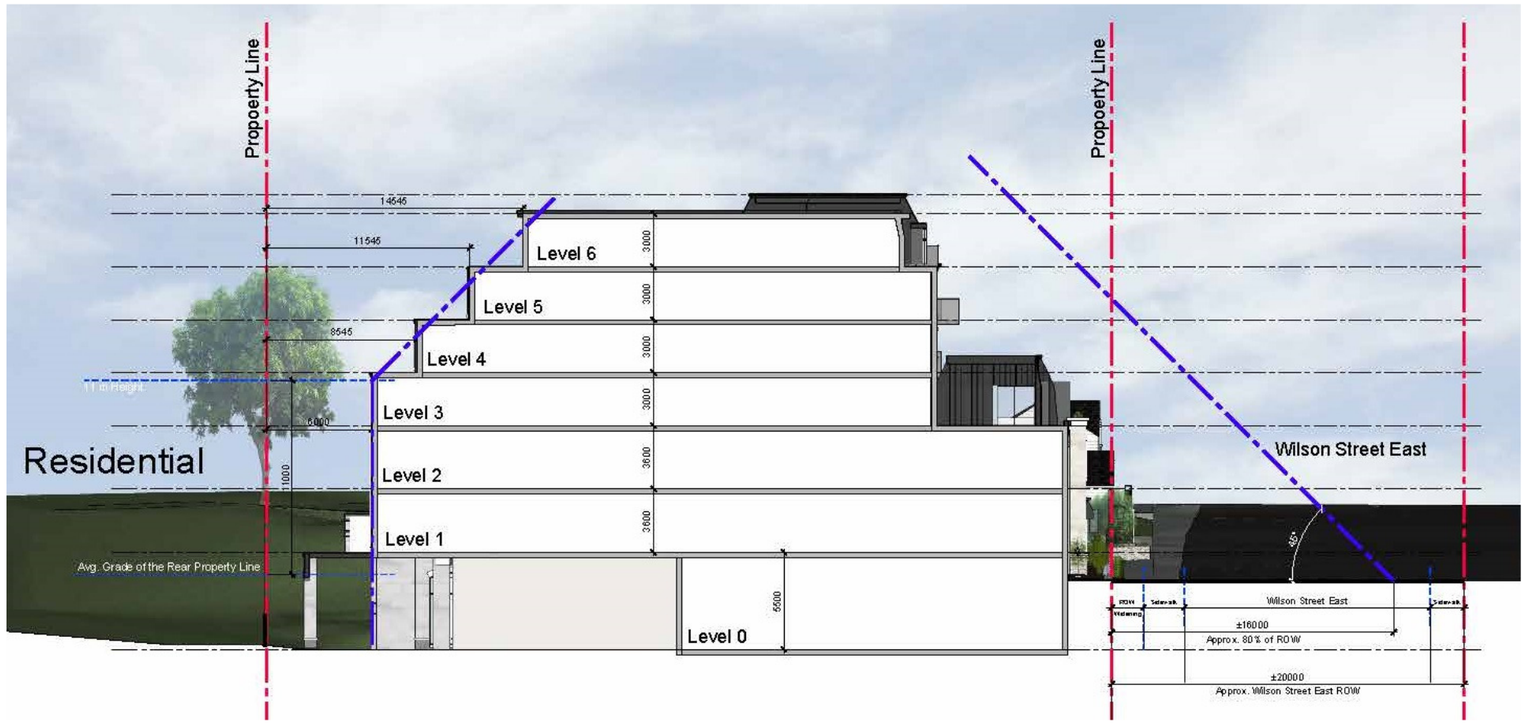
West Elevation

10. Angular Plane Analysis



Angular Plane
Wilson Street East

10. Angular Plane Analysis



Angular Plane
Wilson Street East

Rear Property – Perspective View
Winter Season

Rear Property – Perspective View
Summer Season

Angular Plane Diagram
Wilson Street East and Rousseaux Street

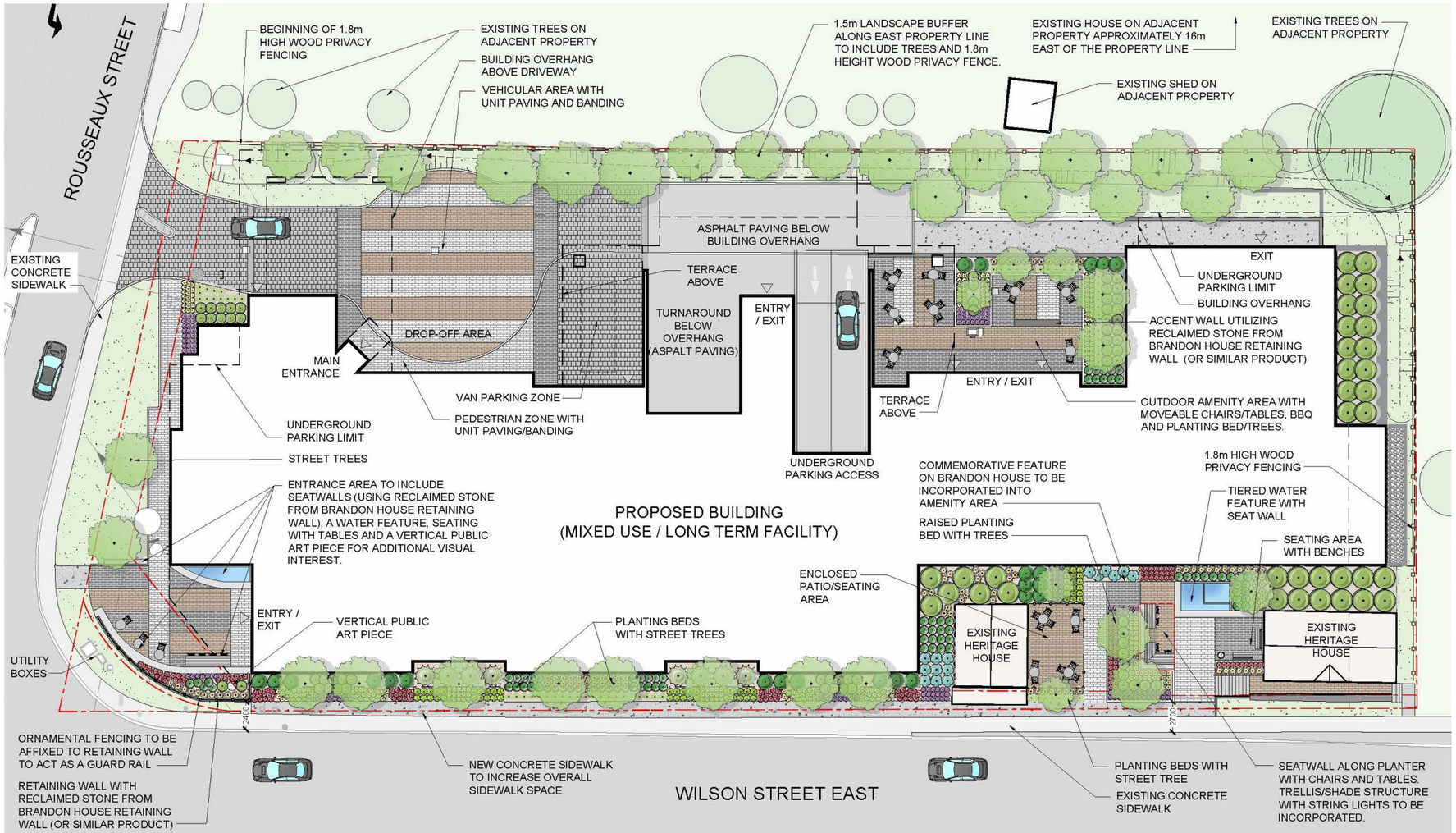
11. Landscape Plan

- The proposed landscape design proposes a balanced mixture of hard scape (Walkway, paving design, water features) and softscape (tree, shrubs, plans and ground cover)

- The trees along the street are proposed in groups of twos in a planting bed with shrubs and plants. The plan also proposes to expand the existing sidewalk and connect it with the new walkways.

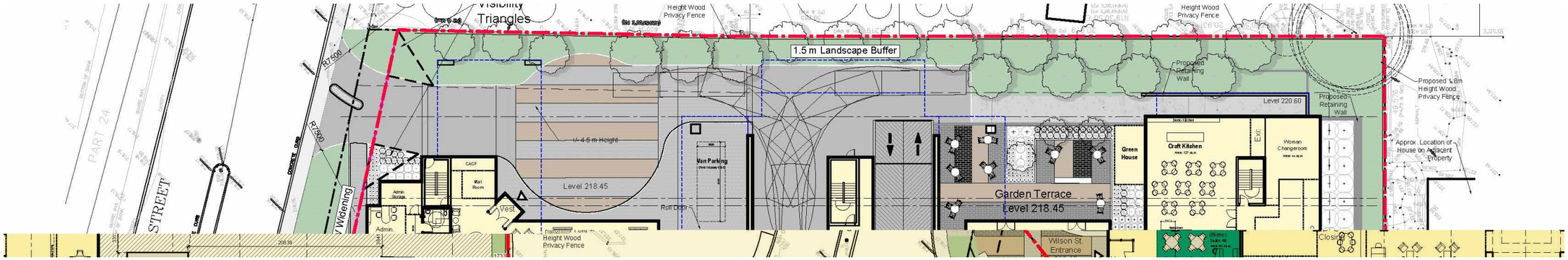
- The entrance at the corner of Wilson Street East and Rousseaux Street is landscaped with a new retaining wall having ornamental fencing and cladding with reclaimed stone from the Brandon House, and a water feature, highlighting the entrance of the building.

- The parkette is proposed to feature a hard and soft landscape area, patio space for commercial use, shaded seating, a water feature, and a commemorative feature on the Brandon House.



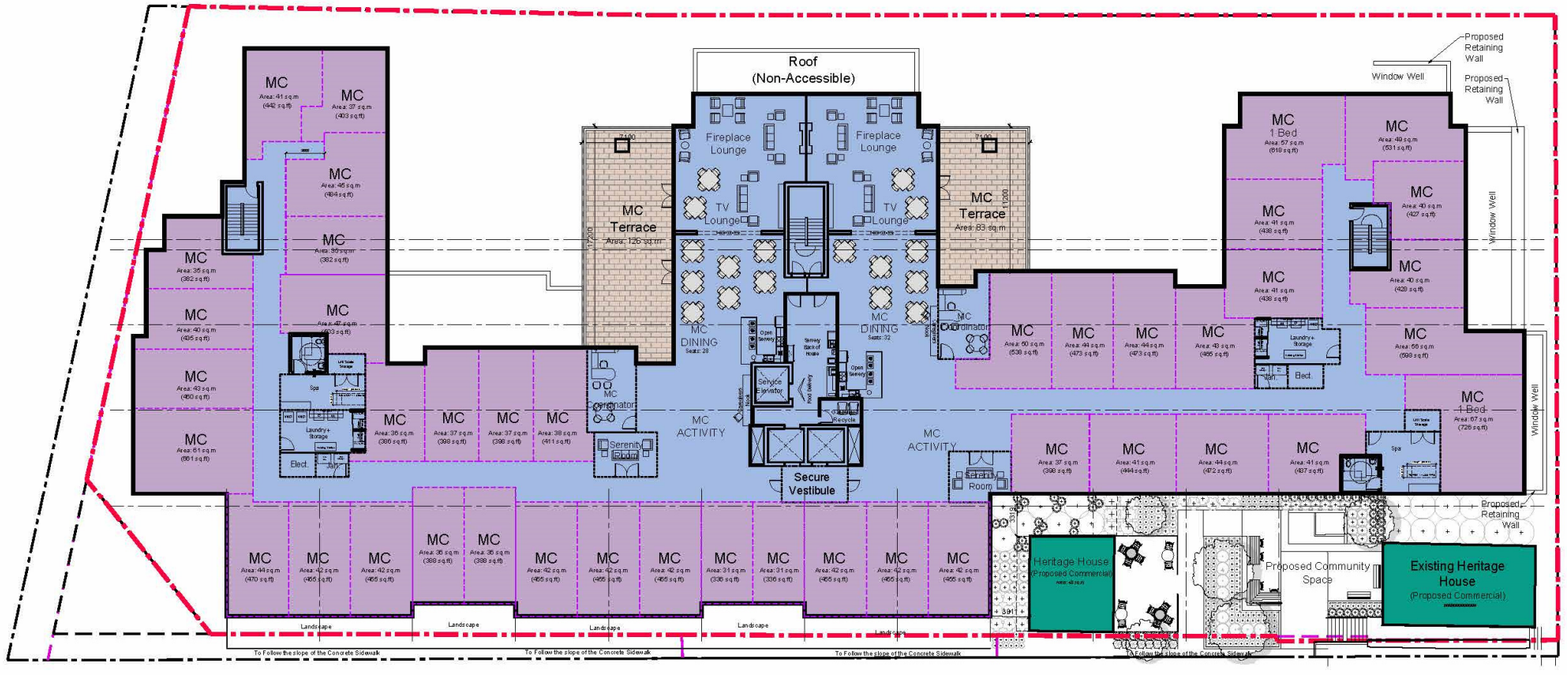
13. Building Floor Plans

13.1 – Level 0 Floor Plan



13. Building Floor Plans

13.2 – Level 01 Floor Plan



Level 01 - (223.95)
Second Floor
Area: 2,985 sq.m (32,134 sq.ft)
Total Memory Care
Suites: 42 Suites

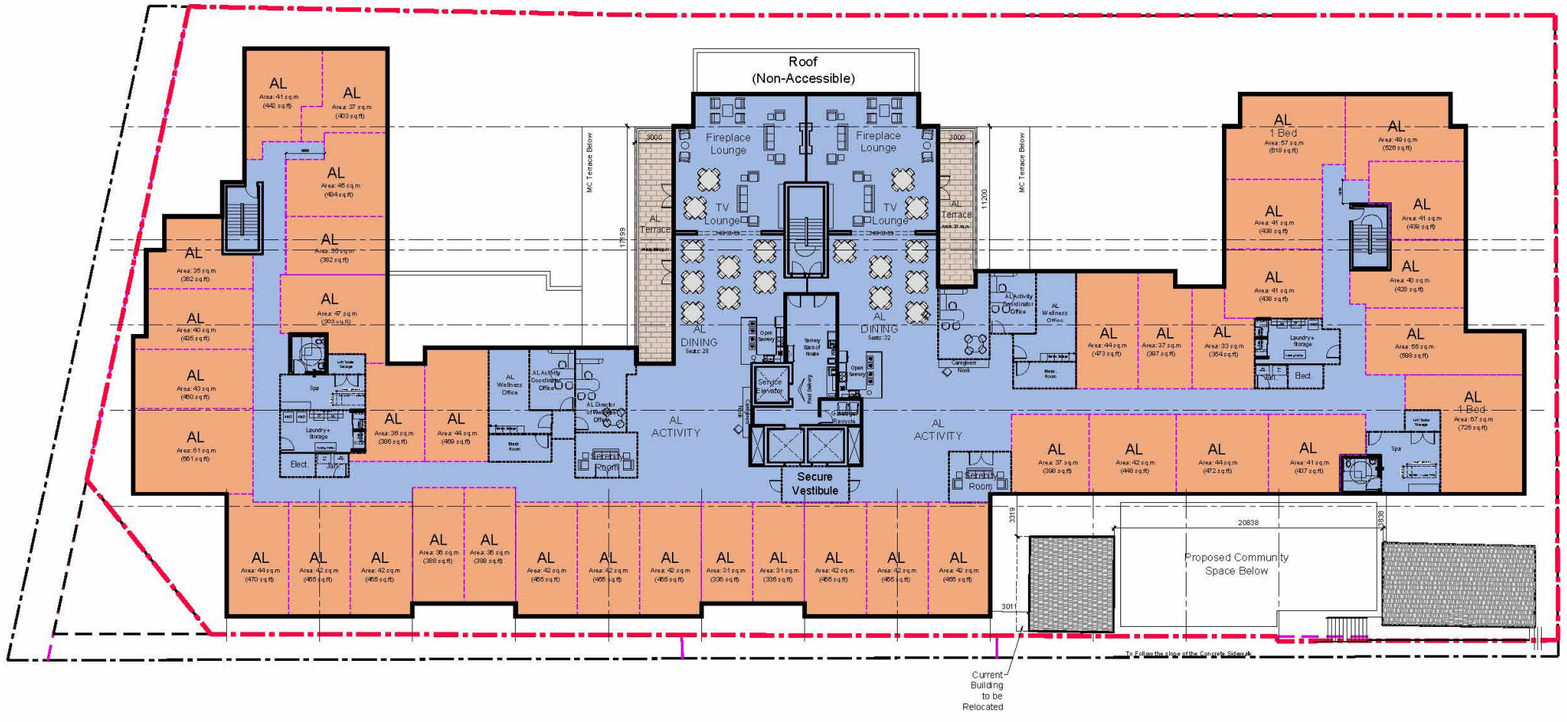
Unit Mix	
MC Studio	40 Units
MC 1 Bed	2 Units
Total Units	42 Units

*Total Area of Suites: 1,784 sq.m
Efficiency: 60%

0 1 5 10 20

13. Building Floor Plans

13.3 – Level 02 Floor Plan



Level 02 - (227.55)
Third Floor
Area: 2,985 sq.m (32,134 sq.ft)
Total Assisted Living
Suites: 39 Suites

Unit Mix

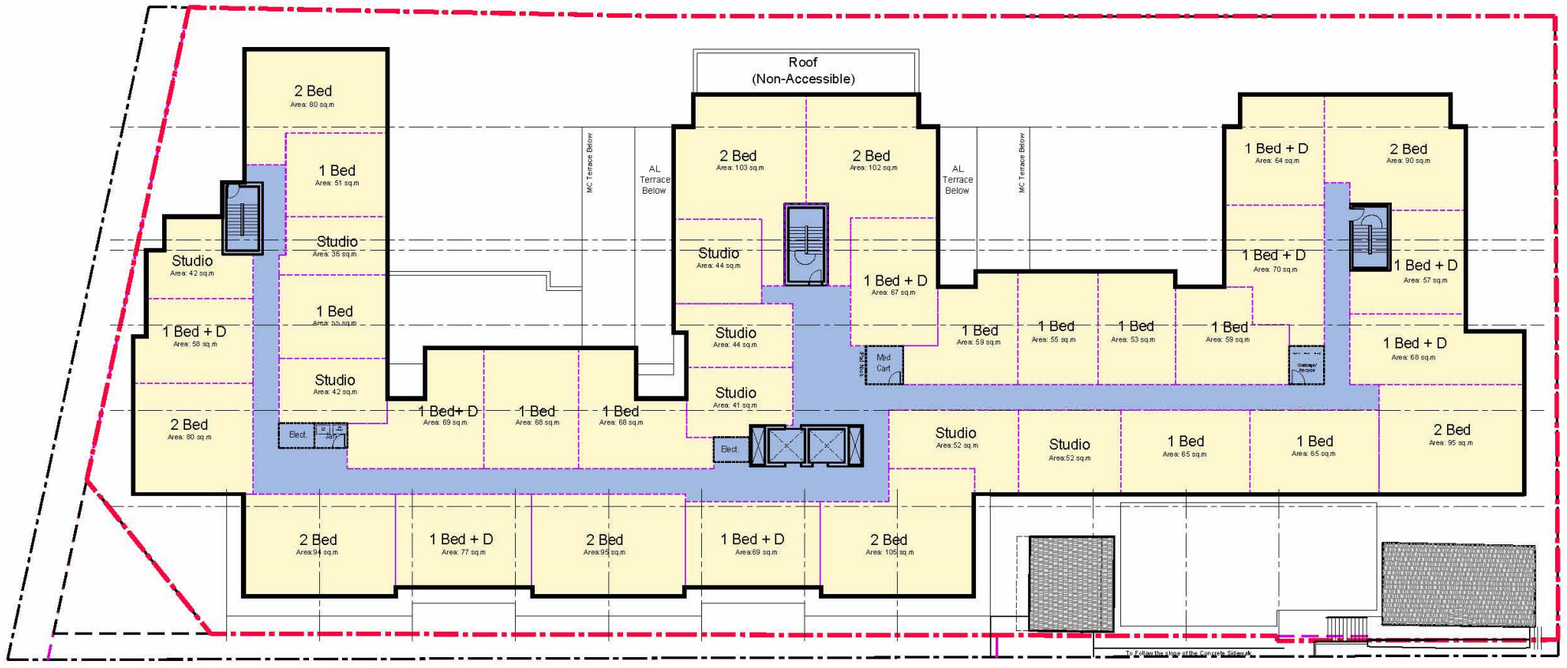
AL Studio	37 Units
AL 1 Bed	2 Units
Total Units	39 Units

*Total Area of Suites: 1,649 sq.m
Efficiency: 55%

0 1 5 10 20

13. Building Floor Plans

13.4 – Level 03 Floor Plan



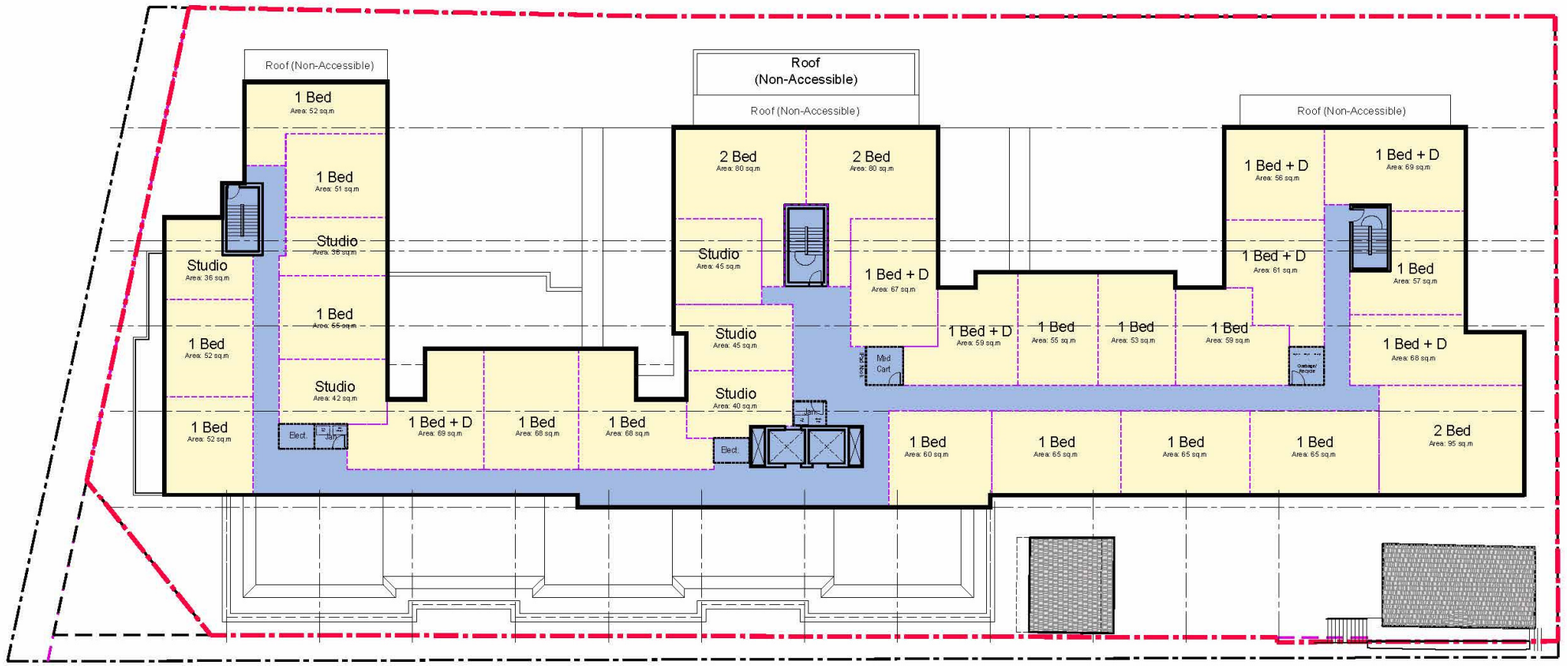
Level 03 - (231.15)
Fourth Floor
Area: 2,854 sq.m (30,718 sq.ft)
Total Independent Living
Suites: 36 Suites

Unit Mix	
Studio	8 Units
1 Bedroom	12 Units
1 Bed + D	7 Units
2 Bed	9 Units
Total Units	36 Units

*Total Area of Suites: 2,394 sq.m
Efficiency: 84%

13. Building Floor Plans

13.5 – Level 04 Floor Plan



Level 04 - (234.15)
Fifth Floor
Area: 2,299 sq.m (24,747 sq.ft)
Total Independent Living
Suites: 31 Suites

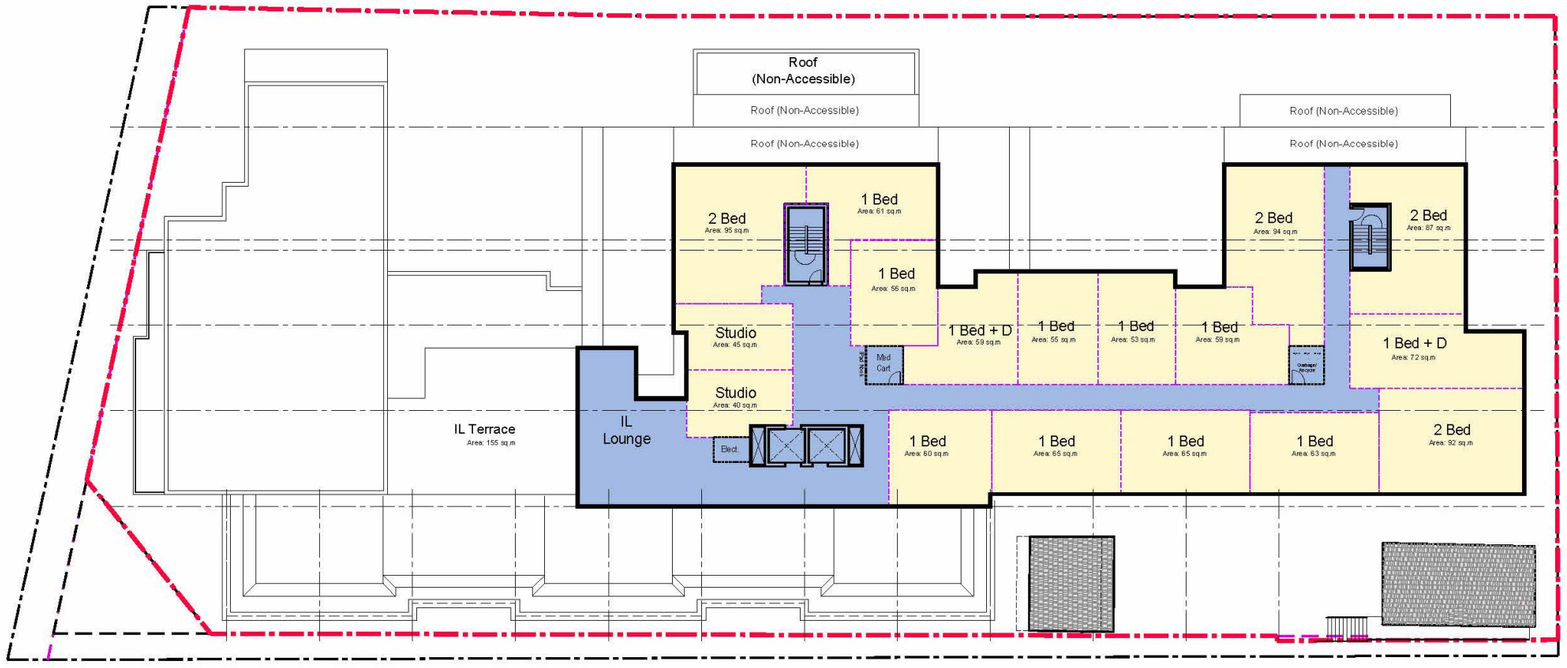
Unit Mix

Studio	6 Units
1 Bedroom	16 Units
1 Bed + D	6 Units
2 Bed	3 Units
Total Units	31 Units

*Total Area of Suites: 1,827 sq.m
Efficiency: 79%

13. Building Floor Plans

13.6 – Level 05 Floor Plan



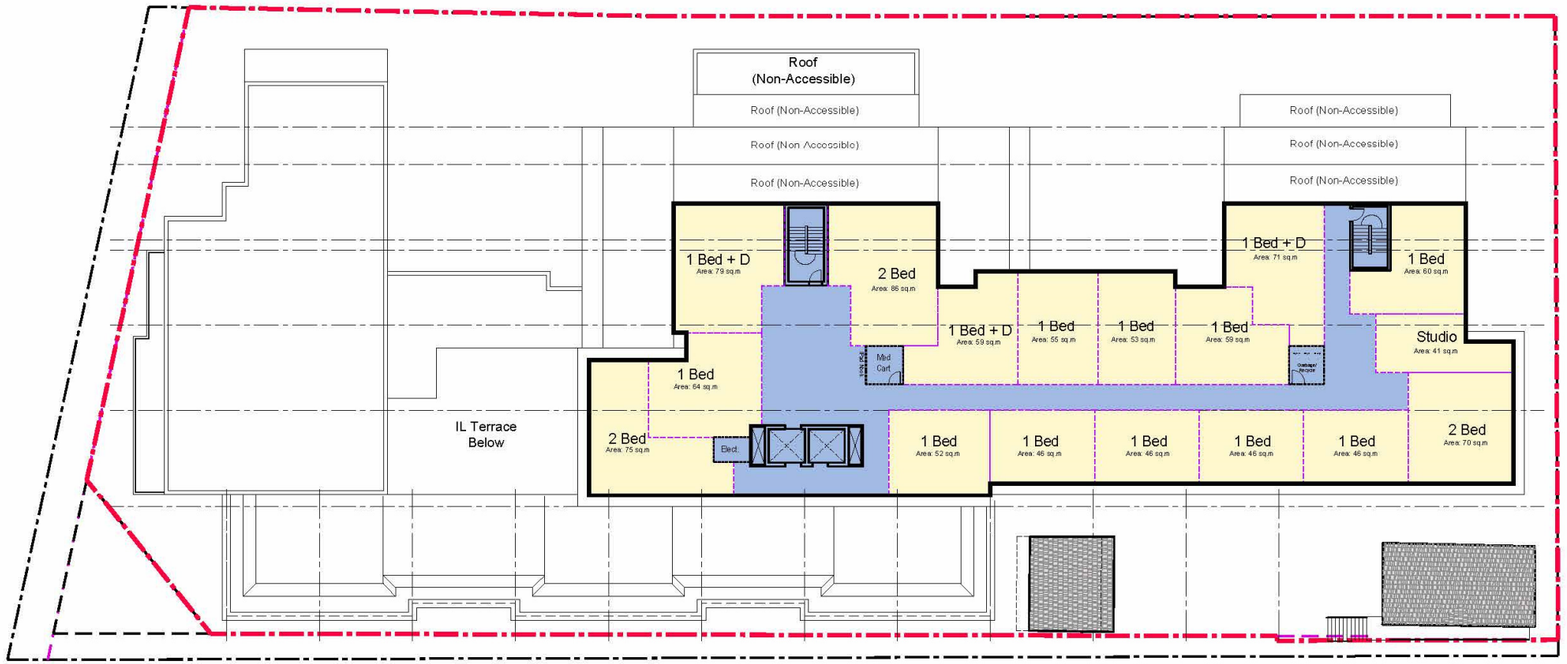
Level 05 - (237.15)
Sixth Floor
Area: 1,533 sq.m (16,503 sq.ft)
Total Independent Living
Suites: 17 Suites

Unit Mix	
Studio	2 Units
1 Bedroom	9 Units
1 Bed + D	2 Units
2 Bed	4 Units
Total Units	17 Units

*Total Area of Suites: 1,119 sq.m
Efficiency: 73%

13. Building Floor Plans

13.7 – Level 06 Floor Plan



Level 06 - (240.15)
Seventh Floor
Area: 1,339 sq.m (14,416 sq.ft)
Total Independent Living
Suites: 17 Suites

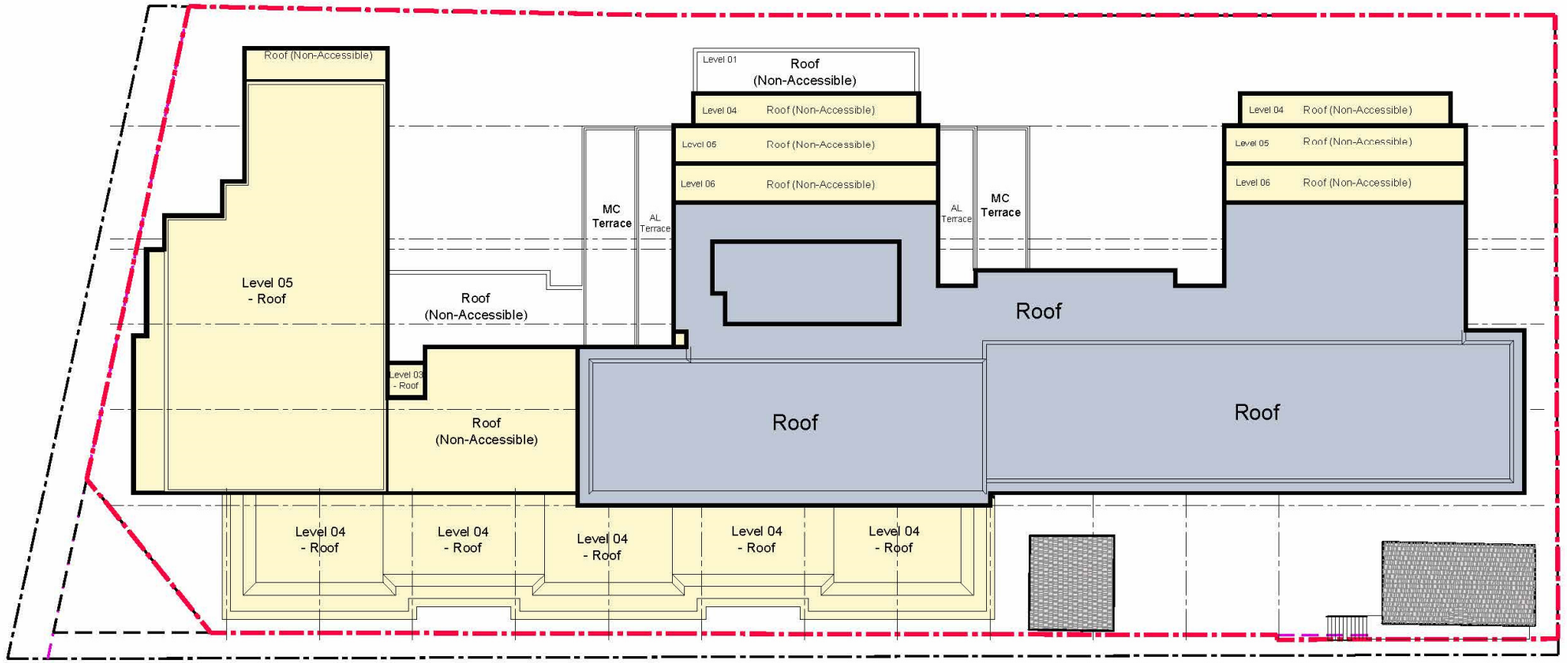
Unit Mix

Studio	1 Units
1 Bedroom	10 Units
1 Bed + D	3 Units
2 Bed	3 Units
Total Units	17 Units

*Total Area of Suites: 1,008 sq.m
Efficiency: 75%

13. Building Floor Plans

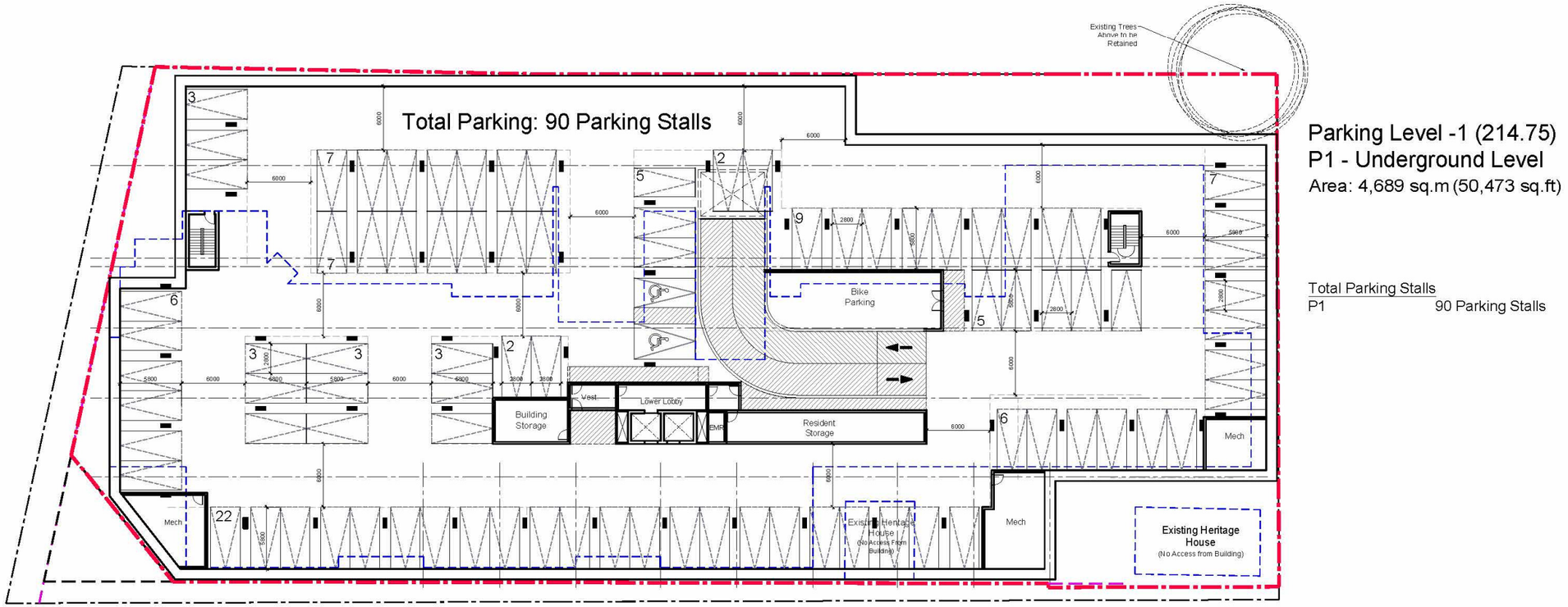
13.8 – Roof Plan



Roof Plan

13. Building Floor Plans

13.9 – Underground Plan



Parking Level -1 (214.75)
P1 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls

P1	90 Parking Stalls

14. Sun/Shadow Studies

Please see the attached *Shadow Impact Study.*

Prepared by:

GSP Group Inc.

200 Locke Street South, Suite 200

Hamilton, On

L9P 4A9

15. Visual Impact Analysis

Please see the attached Visual *Impact Assessment Report*.

Prepared by:

Seferian Design Group

761 Brant Street, Suite 202

Burlington, On

L7R 2H7

16. Heritage Impact Assessment

Please see the attached Heritage *Impact Assessment*

Prepared by:

McCallum Sather

286 286 Sanford Avenue North

Hamilton, On

L8L 6A1

Shadow Impact Study

442, 450, 454, 462 Wilson Street East, Ancaster, Hamilton, ON

September, 2021

Prepared for:
Ironpoint Capital Management
1418 Ontario Street
Burlington, ON
L7S 1G4

Prepared by:
GSP Group Inc.
200 Locke Street
South, Suite 200
Hamilton, ON
L9P 4A9

GSP group

TABLE OF CONTENTS

SHADOW IMPACT STUDY

Purpose

The Site is proposed to develop a 7-storey Retirement Home (i.e. Amica) or a 6-storey Mixed-use Condominium Apartment building. The Shadow Impact Study will focus on the 7-storey Retirement Home proposal as it is the more intensive proposal with greater height and massing.

The subject site is a corner lot, flanked by Wilson Street East on West, Rousseaux Street on North side and low rise residential area on the East side. The proposed development will retain two of the existing two storey houses fronting on the Wilson Street East to maintain the character of the Ancaster Village. The massing of the building gradually steps up from the two storey houses on the Wilson Street to a seven Storey building mass, creating an interesting articulation and transition from a high rise to low rise.

The objective of the City of Hamilton's Terms of Reference: Shadow Impact Study for Hamilton is to:

"maintain quality, comfortable and inviting public spaces and pedestrian environments by demonstrating that a development will not cause undue shade on the subject lands, and on the surrounding context, including building facades, private and public outdoor amenity and open spaces, parkland, school yards and buildings, sidewalks and other components of the public realm."

The shadow impact study is required for buildings 6 storeys or higher, for the Official Plan Amendments, Zoning By-Law Amendments, Site Plan Control and Minor Variance applications.

As outlined in the planning justification report, the project will require an Official Plan Amendment and a Zoning By-Law Amendment application. The following shadow analysis demonstrates how the proposed development will cast shadow on the surrounding urban context and discuss the mitigation strategies, if required, for any undue shadow impact.

SHADOW IMPACT STUDY

Analysis Method

Following the guidelines from the City of Hamilton's Terms of Reference: Shadow Impact Study for Hamilton, the shadow analysis is conducted for the following:

Dates and time
• Spring Equinox, March 21st at solar noon and hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset.
• Fall Equinox, September 21 at solar noon and hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset.

Time Zone
• Eastern Standard Time: Universal Time minus 5 hours
• Daylight Saving Time: Universal Time minus 4 hours

Geographical Coordinates
• Latitude: N 43 degrees 14'30"
• Longitude: W 79 degrees 51'00"

The shadow analysis incorporates three simulated conditions:

1. It illustrates the current condition of the shadow impact, shaded in the colour gray.

2. It establishes an as-of-right condition based on the height as per the current zoning by-law: Maximum height of 2.5 Storeys (9m). The as-of-right shadows are shaded yellow in the shadow analysis diagrams.

3. It establishes the proposed condition based on the height of 25 meters. The net new shadow (new shadow minus the as-of-right shadow) is shaded in a light blue in the shadow analysis diagrams.

SHADOW IMPACT STUDY

Assessment Criteria and Analysis

The City's Terms of Reference for Shadow Impact Study for Downtown Hamilton Section 8.0 provides a description of the Shadow Impact Criteria that is required to be applied in the analysis as follows:

Criteria	Quantification & Assessment
1. Shadows from proposed development shall allow for a minimum of 3 hours of sun coverage between 10:00am and 4:00pm as measured from March 21st to September 21st on public sidewalks and public and private outdoor amenity space such as patios, siting areas, and other similar programs.	1. Wilson Street East: With the application of setbacks and step-backs along Wilson Street East, the proposed development successfully mitigates any undue shadow impact and will have 3 to 5 hours of sun coverage (pg. 7 & pg. 18) between 10am to 4pm. Rousseaux Street: The proposed development allows for a minimum 3 hours of sun coverage along most of the Rousseaux Street, except a small segment public sidewalk along the Southern portion of Rousseaux Street (North side of the proposed development) where it fails to meet the criteria. However, with any proposed Mid-Rise development, and given our geographical location on the northern hemisphere, avoiding casting any shadows onto Rousseaux Street sidewalks would be difficult to achieve. The analysis shows that no private outdoor amenity space will have less than 3 hours of sun during the day.
2. Shadows from the proposed development shall allow for a minimum of 50% sun coverage at all times of the day as measured from March 21st to September 21st on public plazas, parks and open spaces, school yards, and playgrounds.	2. There are no public plazas, parks and open spaces, school yards and playgrounds being affected by the shadows.
3. Downtown Hamilton contains a number of primary gathering spaces where civic life occurs. Development shall not cast any new net shadow between 10:00 a.m. and 4:00 p.m. as measured from March 21st to September 21st on the Downtown's key civic gathering spaces.	3. The development does not cast any shadow on key civic gathering spaces.

MITIGATION MEASURES

Mitigation Measures

Orientation
This proposed location and the North South building orientation will have the least shadow impact on the sidewalks given the geographic location of the site.

Step-backs
The proposed building steps back on level 3, 4, and 5th reducing the overall massing and reducing undue shadow impact. Additionally the building is designed to reduce the impact of the casting shadows on adjacent property to East by providing building articulation and horizontal step-backs.

The application of these mitigation measures results in minimal shadows impact from the proposed development.

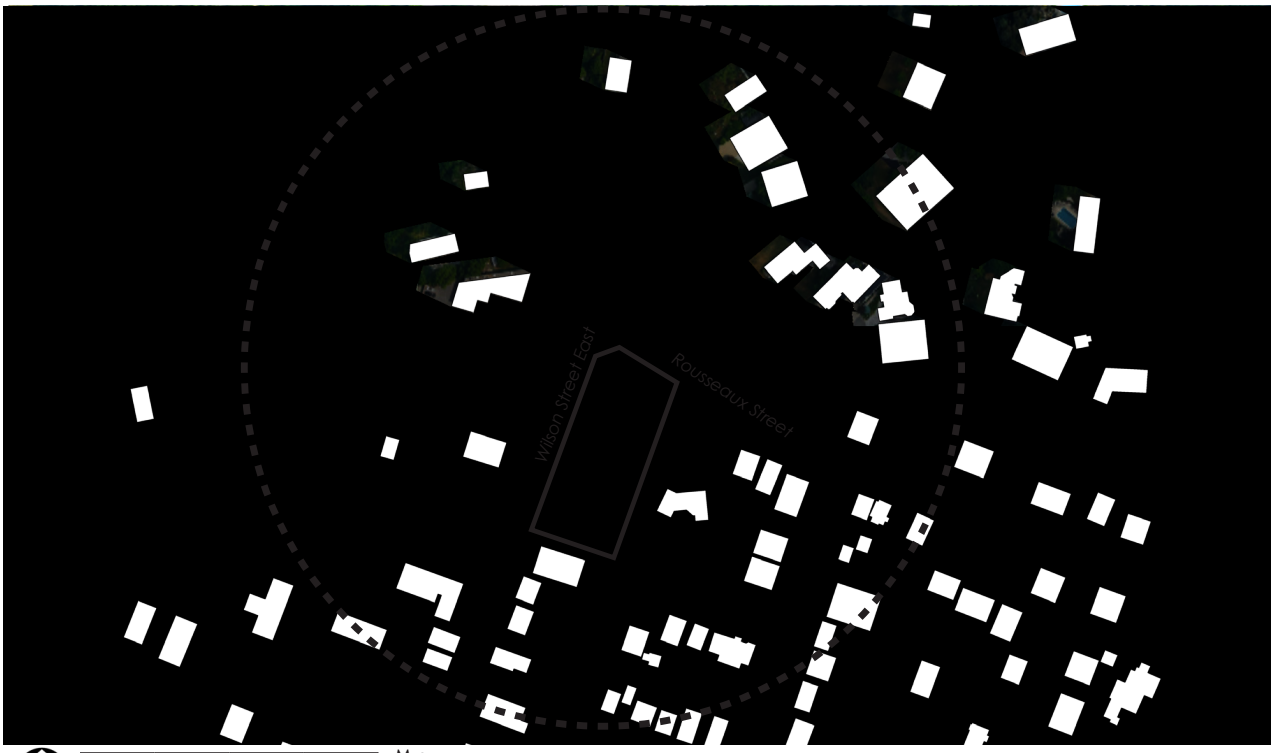
Conclusions

This assessment of the proposed development proves to generally meet the shadow impact criteria outlined in the City of Hamilton's Terms of Reference for the Shadow Impact Study for Downtown Hamilton. With the application of setbacks, step-backs, articulation and building orientation, the proposed development has a minimal shadow impact and has implemented the mitigation methods applicable on the site and therefore it is concluded that the proposed development satisfactorily meets the City's shadow impact criteria.

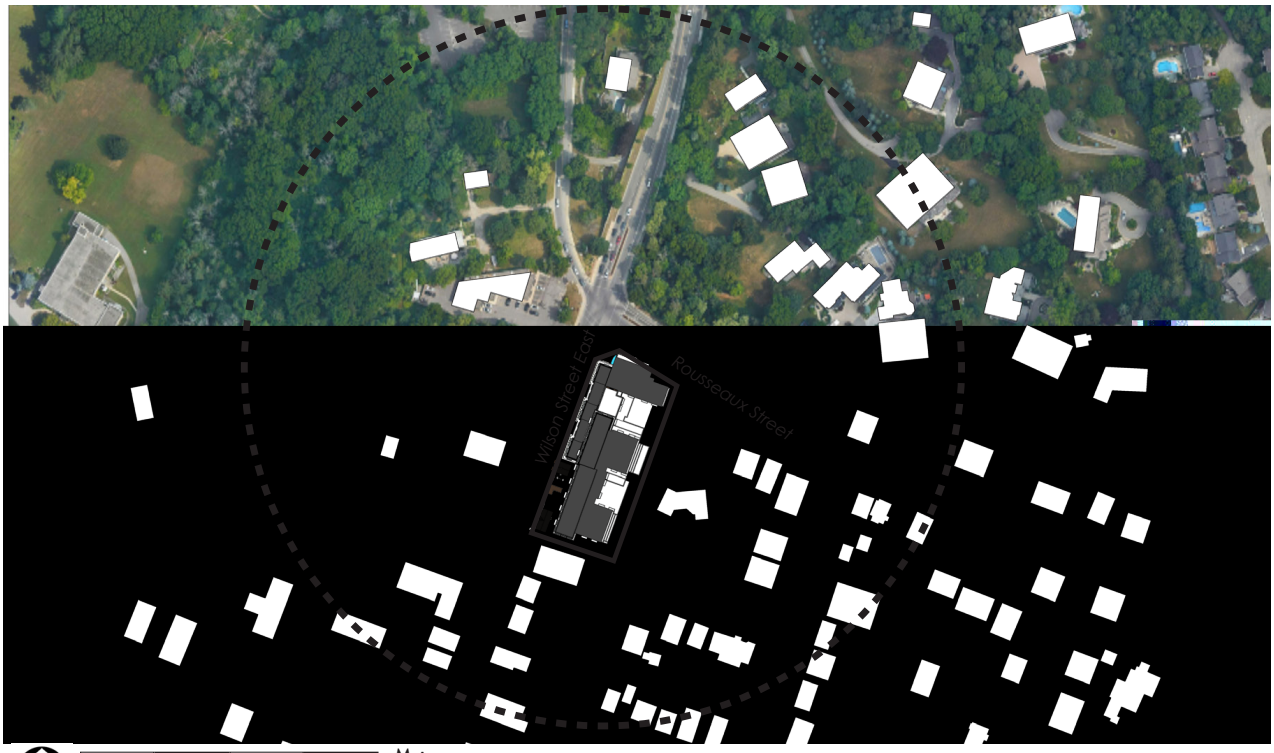
MARCH, 21

08:50 am | Sunrise + 1.5 hr

Existing Condition



Proposed Condition



As-of-right Shadow

Net New Shadow

Existing Shadow

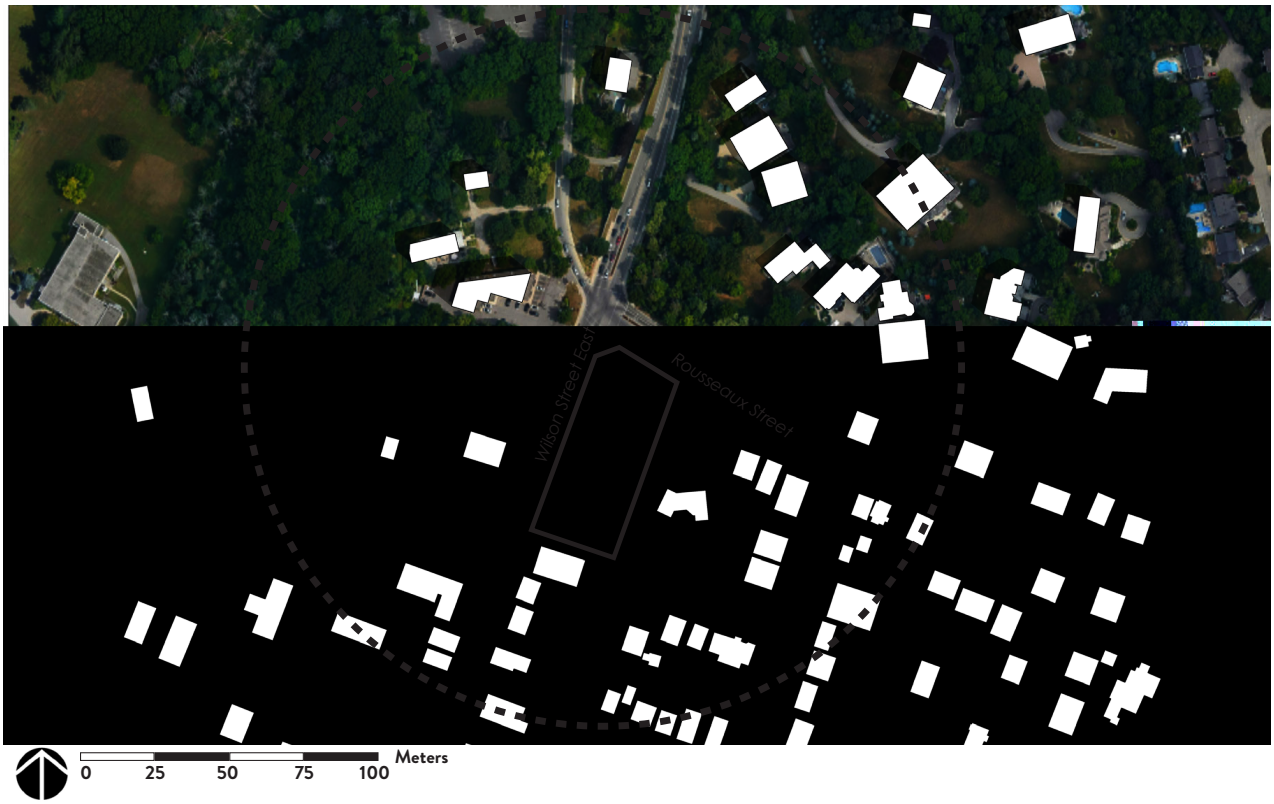
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

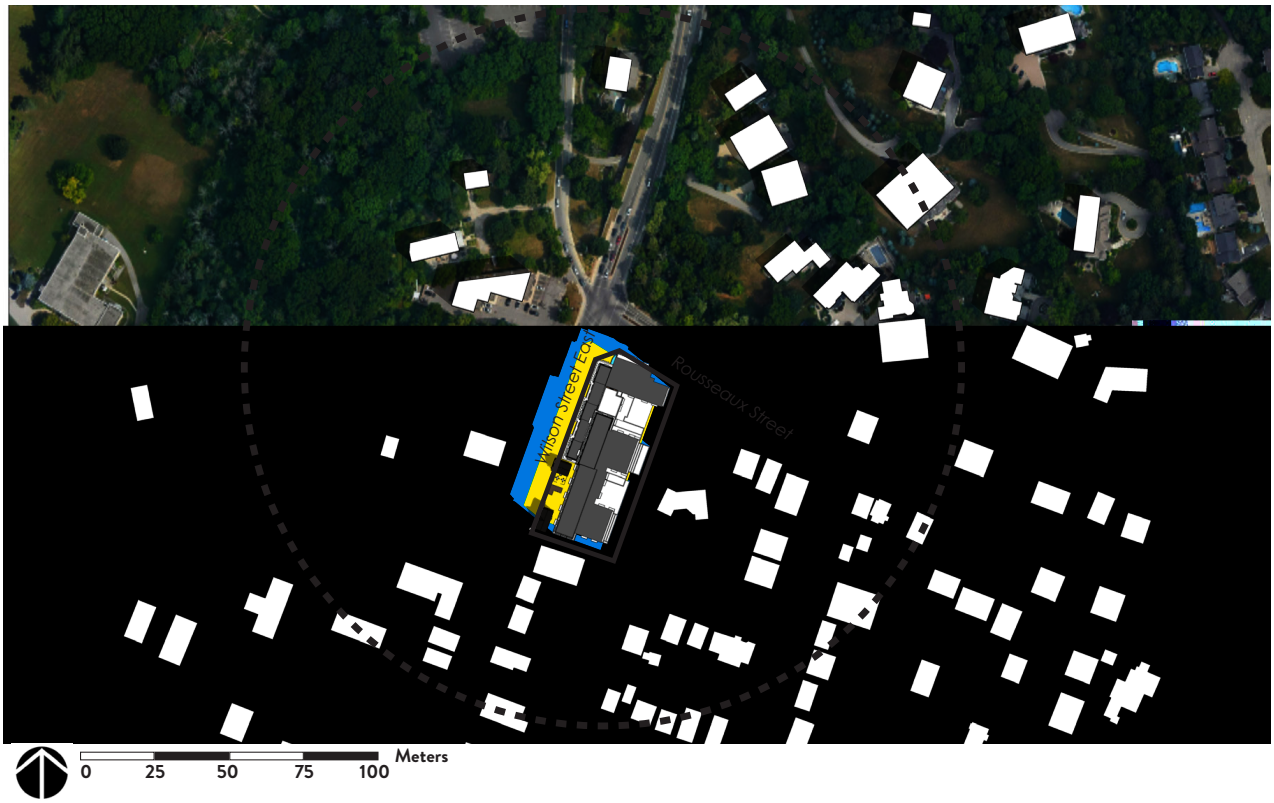
MARCH, 21

09:50 am

Existing Condition



Proposed Condition



As-of-right Shadow

Net New Shadow

Existing Shadow

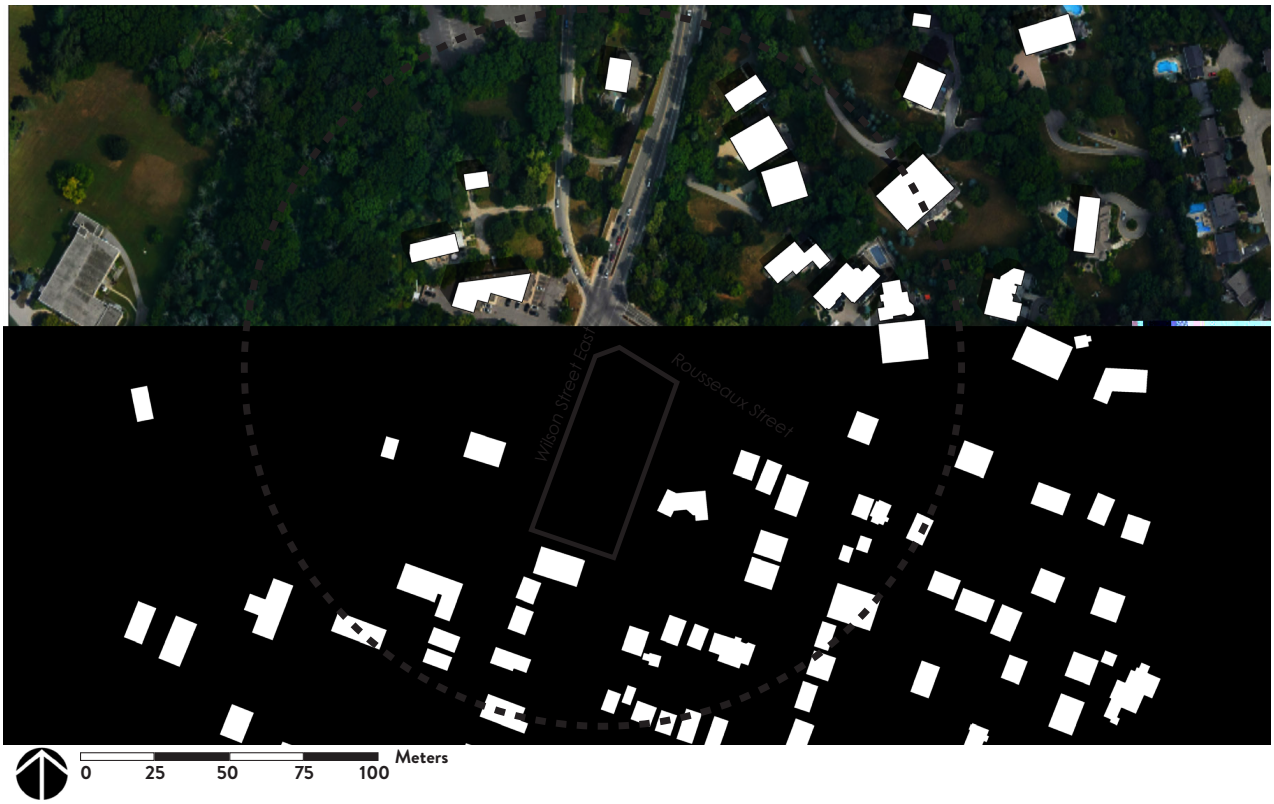
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

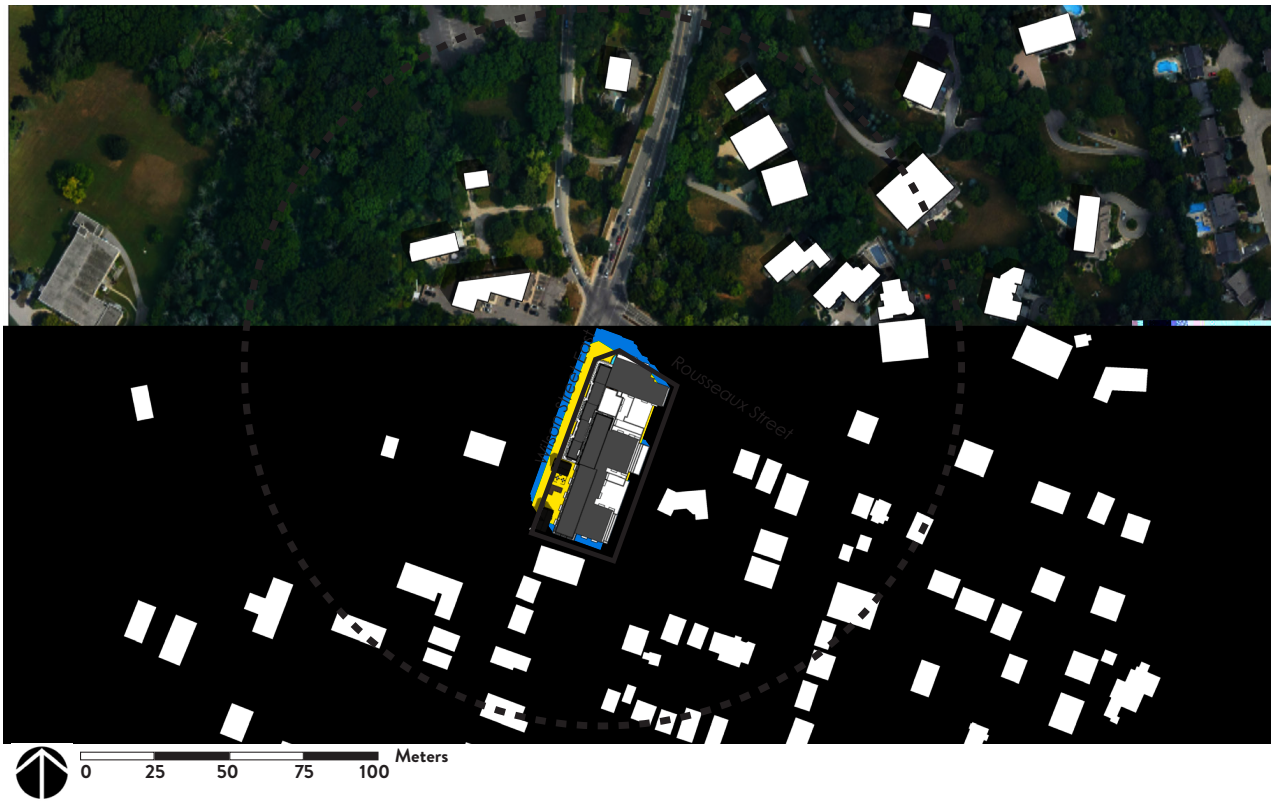
MARCH, 21

10:50 am

Existing Condition



Proposed Condition



As-of-right Shadow

Net New Shadow

Existing Shadow

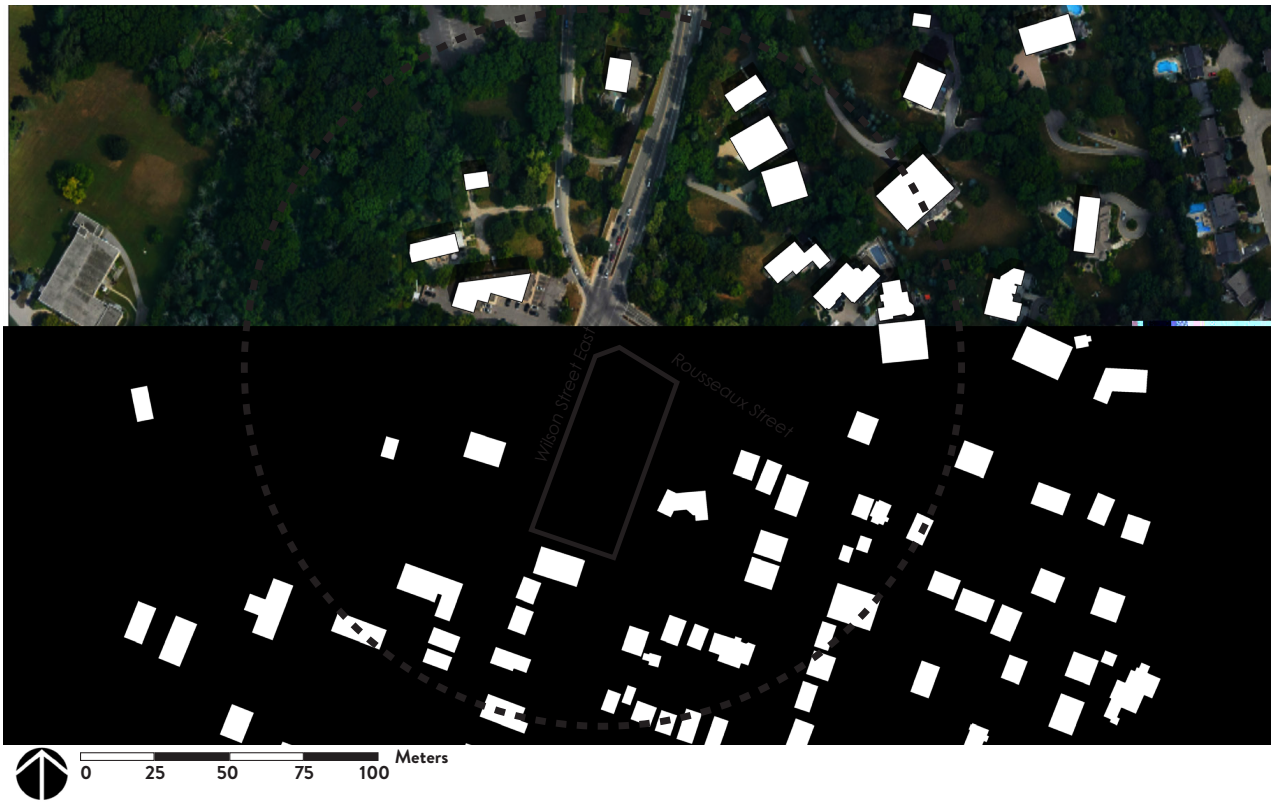
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

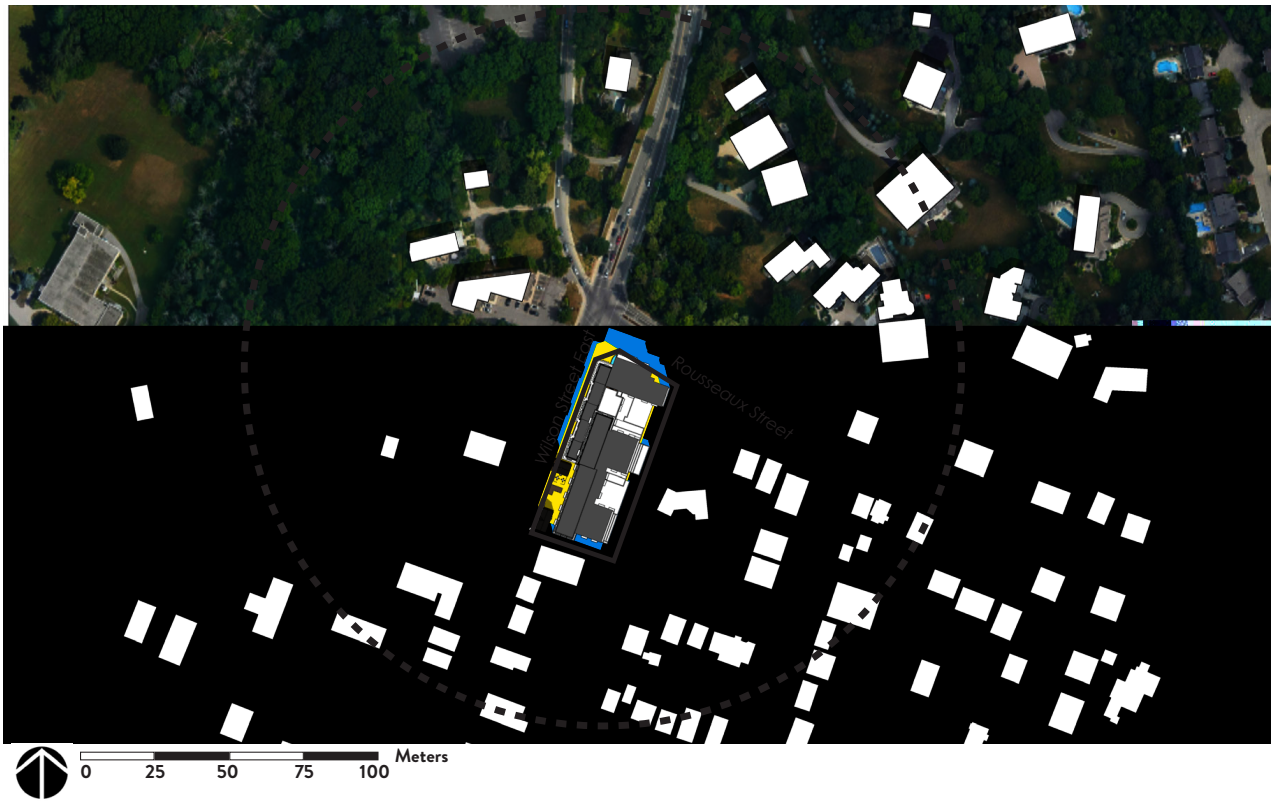
MARCH, 21

11:50 am

Existing Condition



Proposed Condition



As-of-right Shadow

Net New Shadow

Existing Shadow

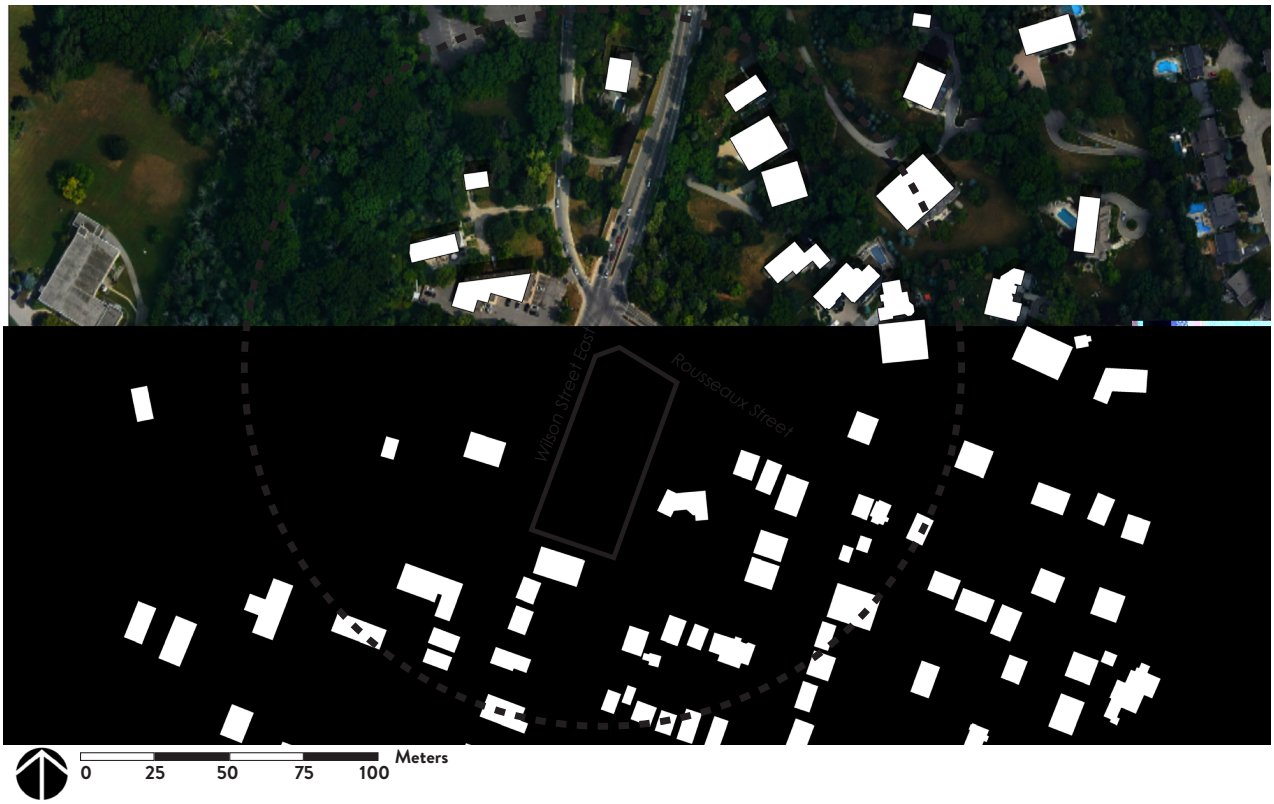
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

MARCH, 21

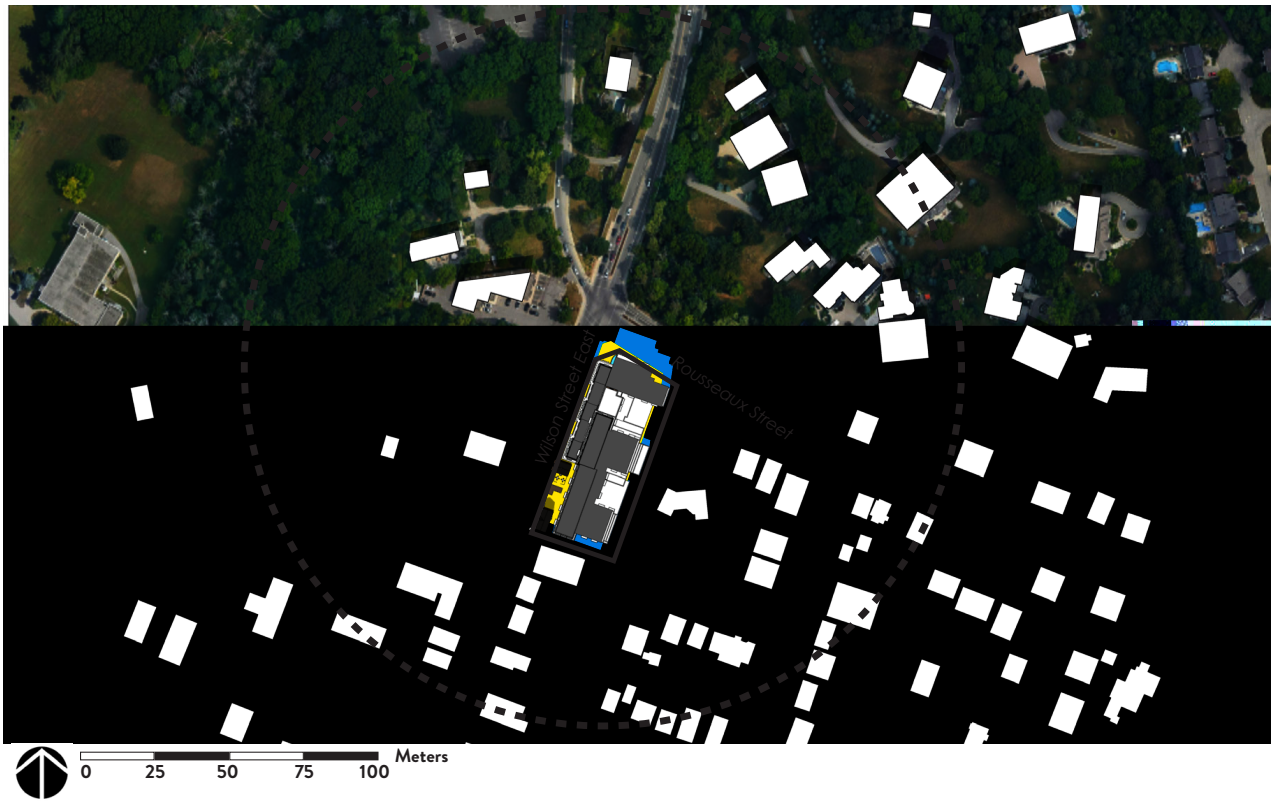
12:50 pm

Existing Condition



0 25 50 75 100 Meters

Proposed Condition



0 25 50 75 100 Meters

As-of-right Shadow

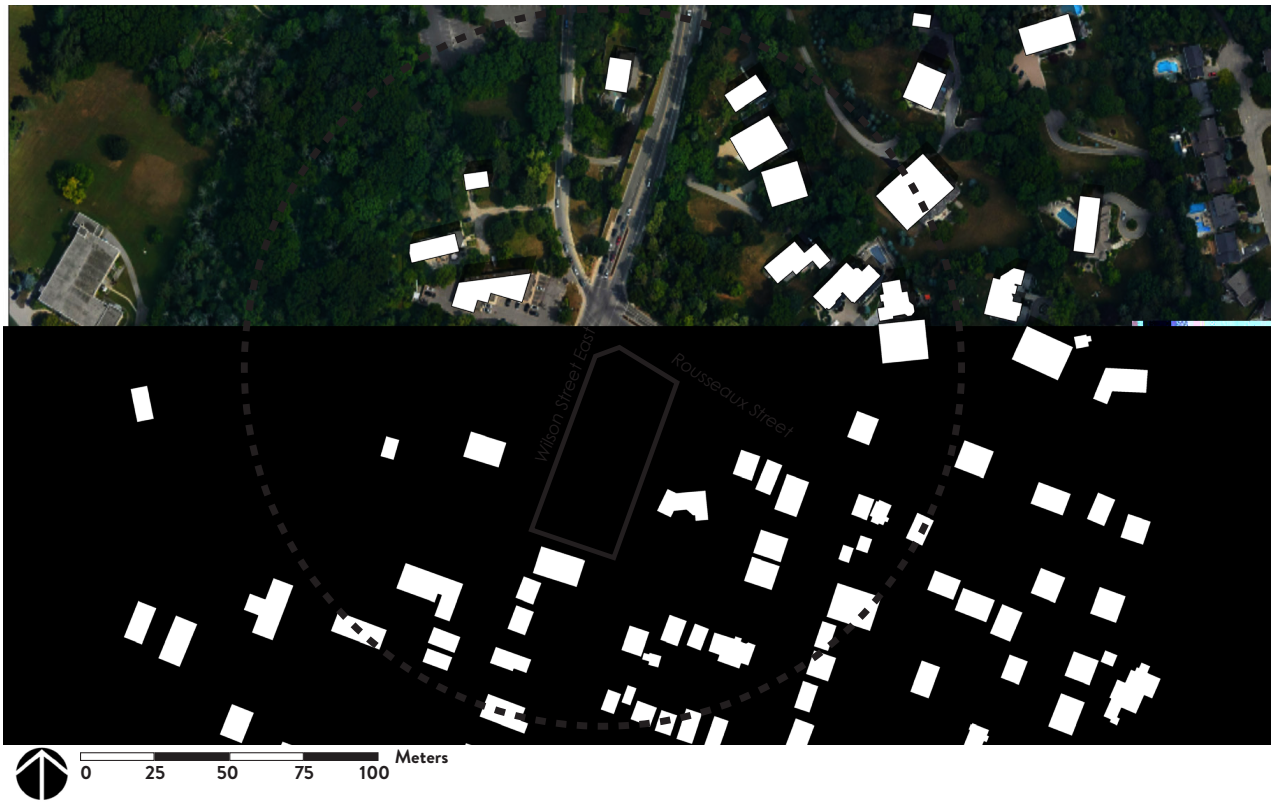
Net New Shadow

Existing Shadow

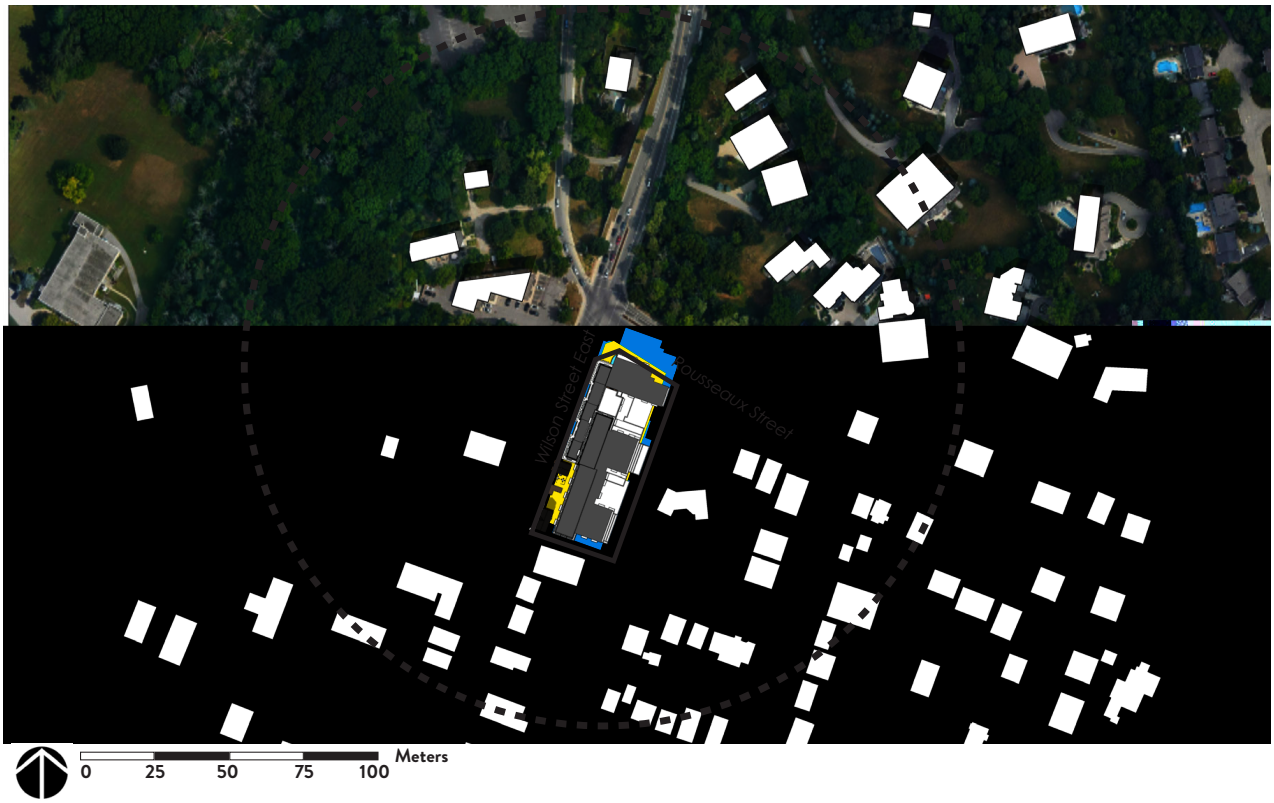
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

Existing Condition

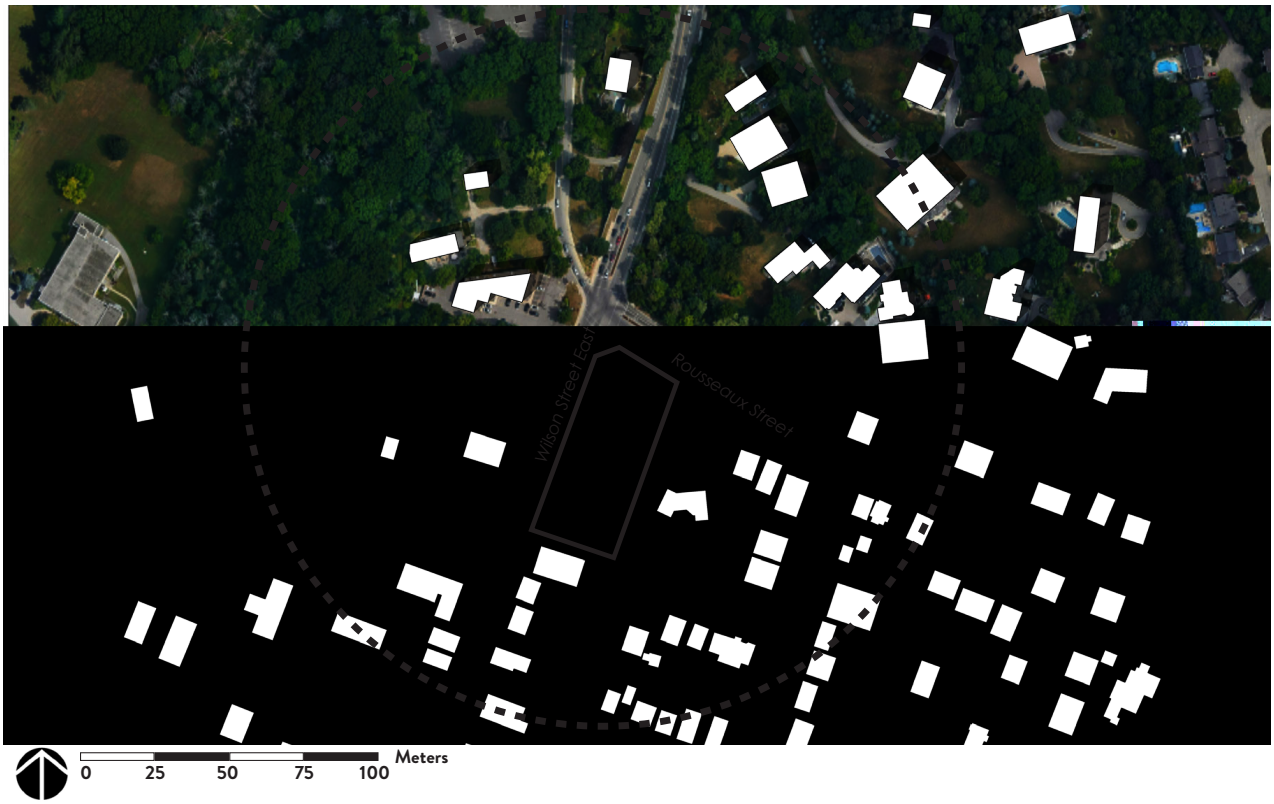


Proposed Condition



As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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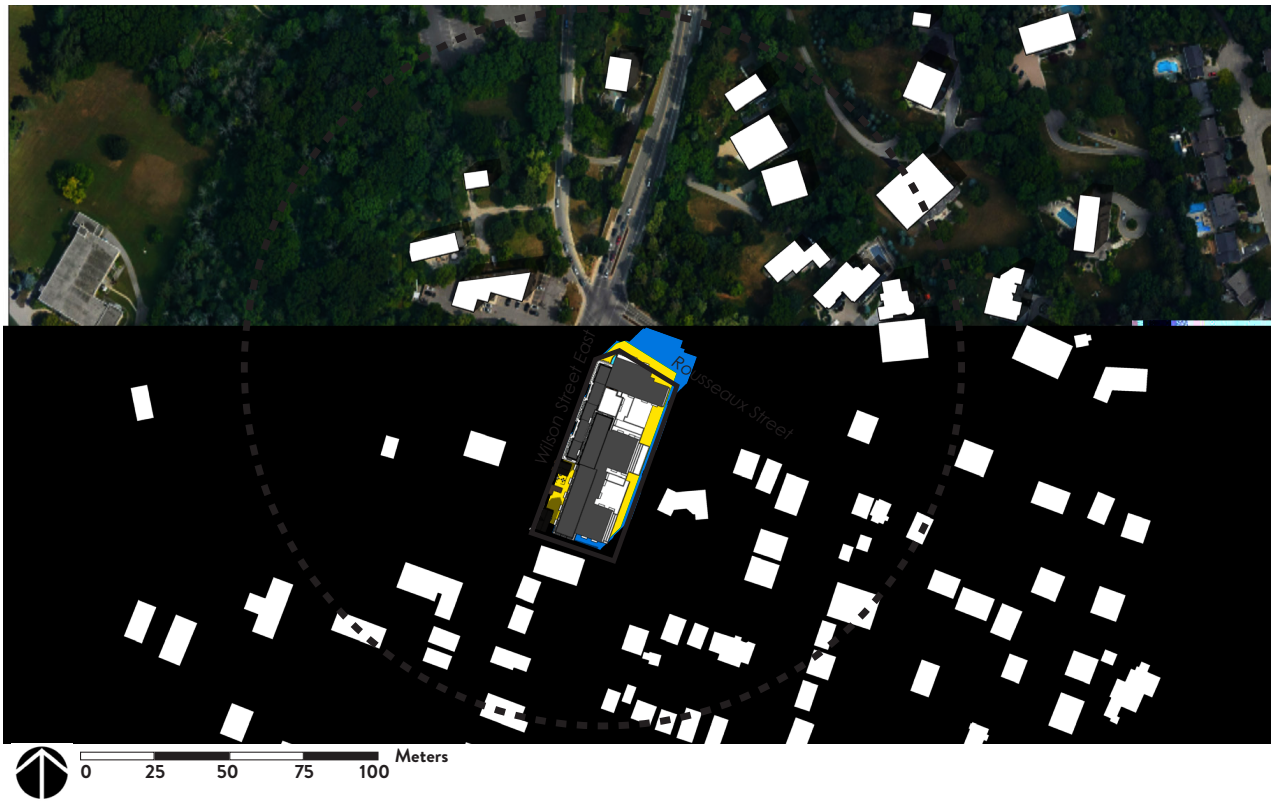
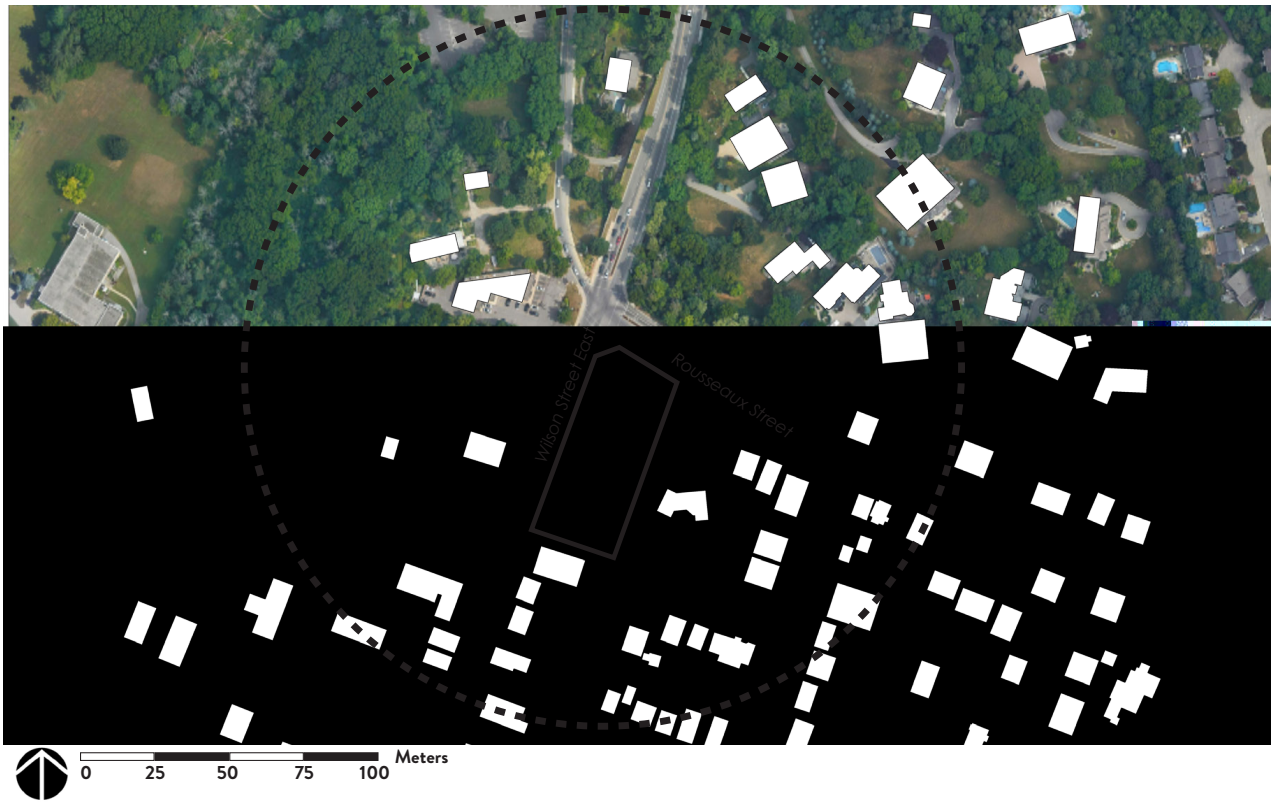


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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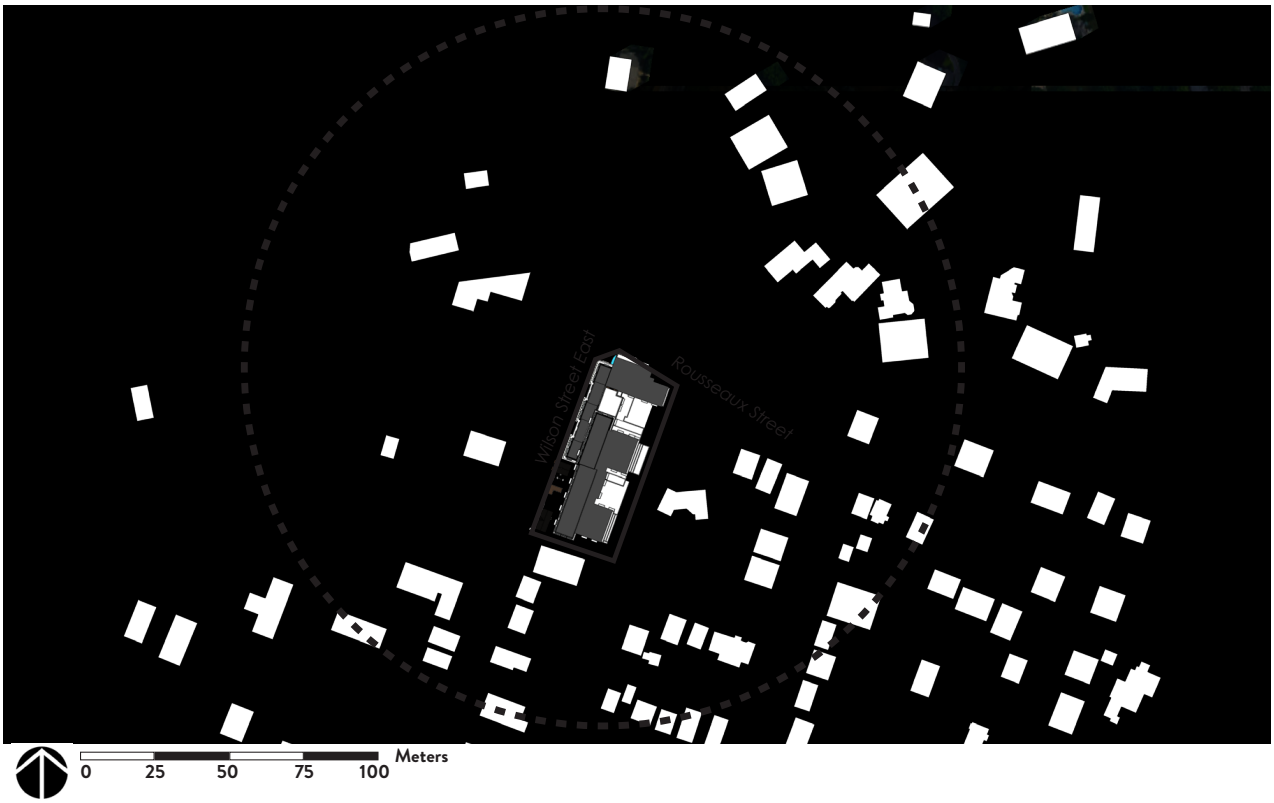
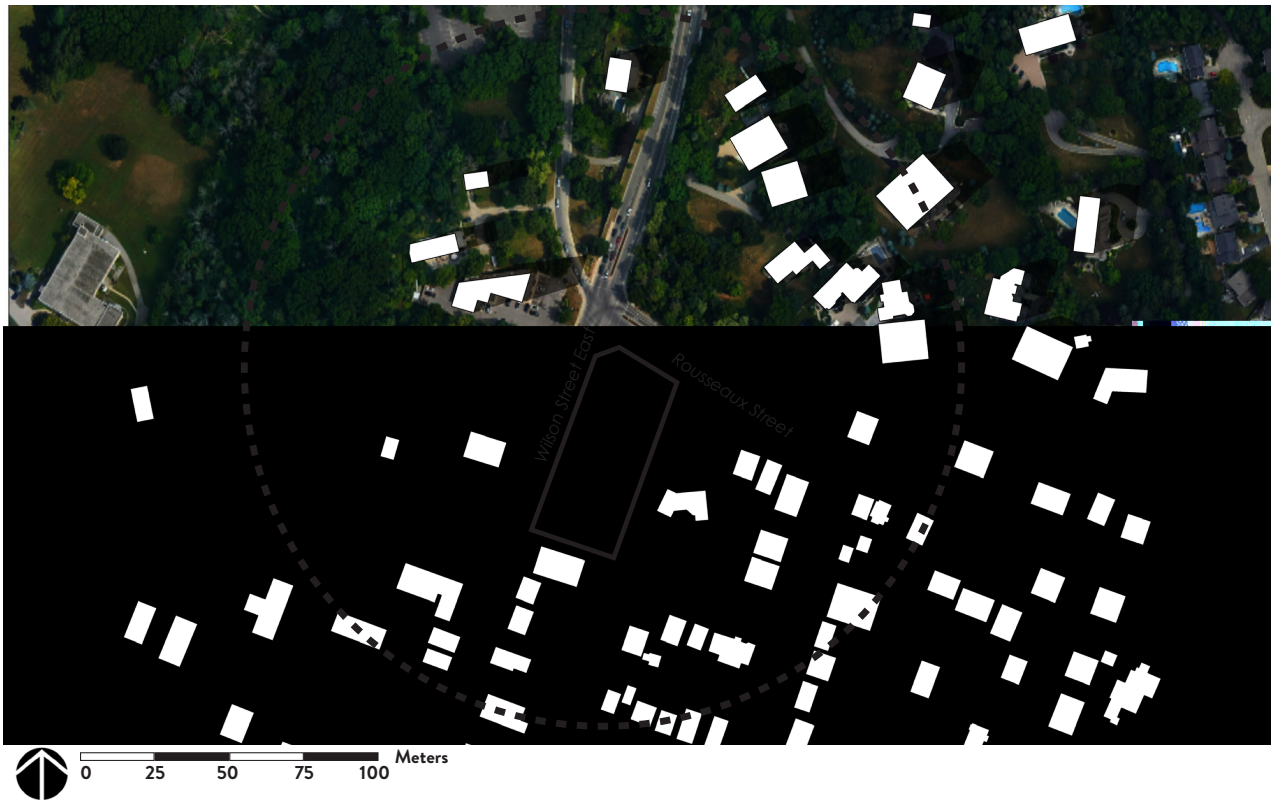


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

MARCH, 21

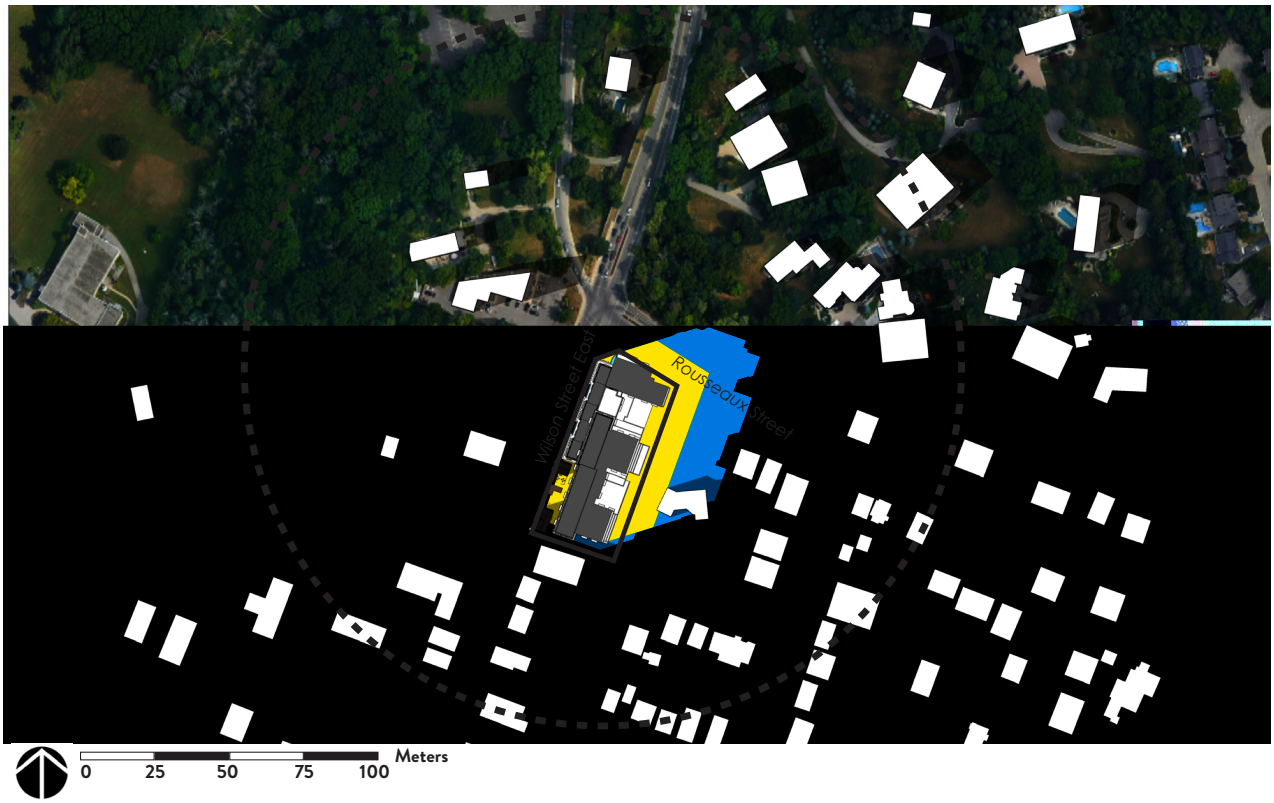
04:50 pm

Existing Condition



0 25 50 75 100 Meters

Proposed Condition



0 25 50 75 100 Meters

As-of-right Shadow

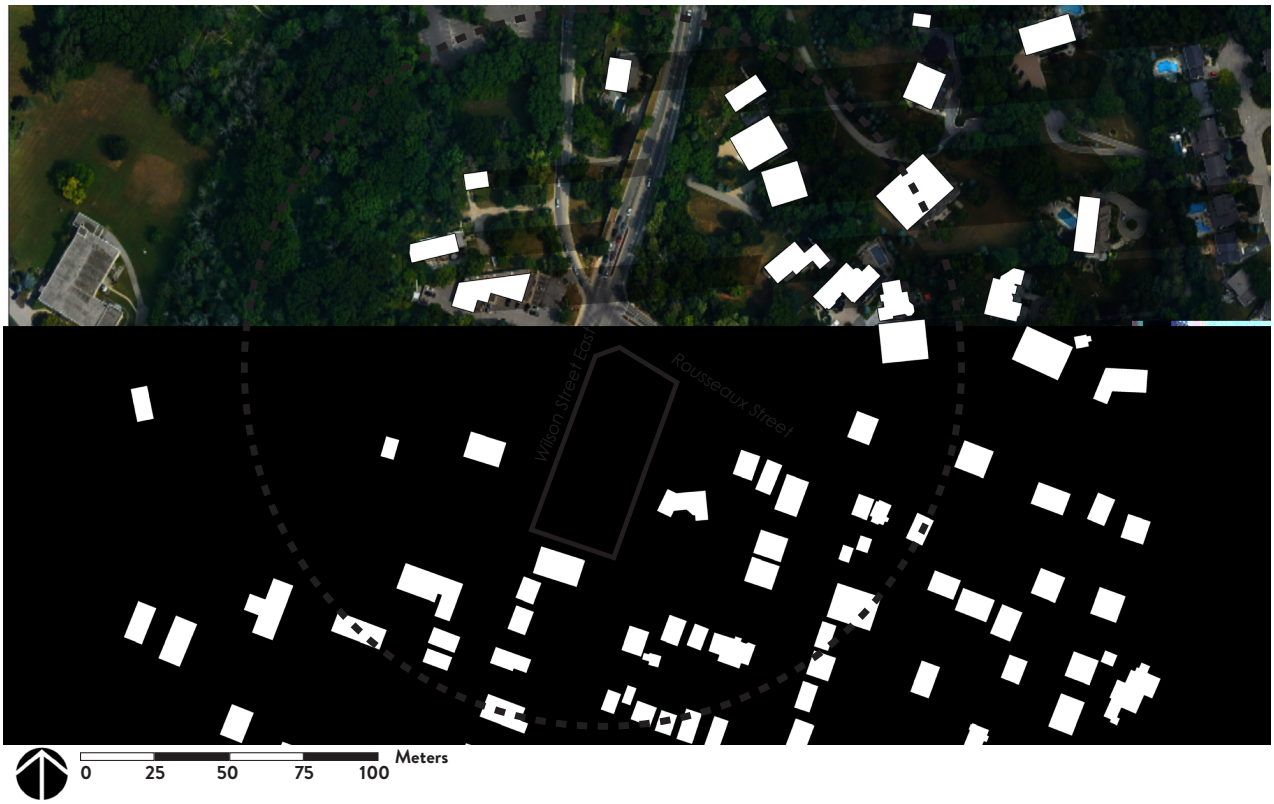
Net New Shadow

Existing Shadow

Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

Existing Condition



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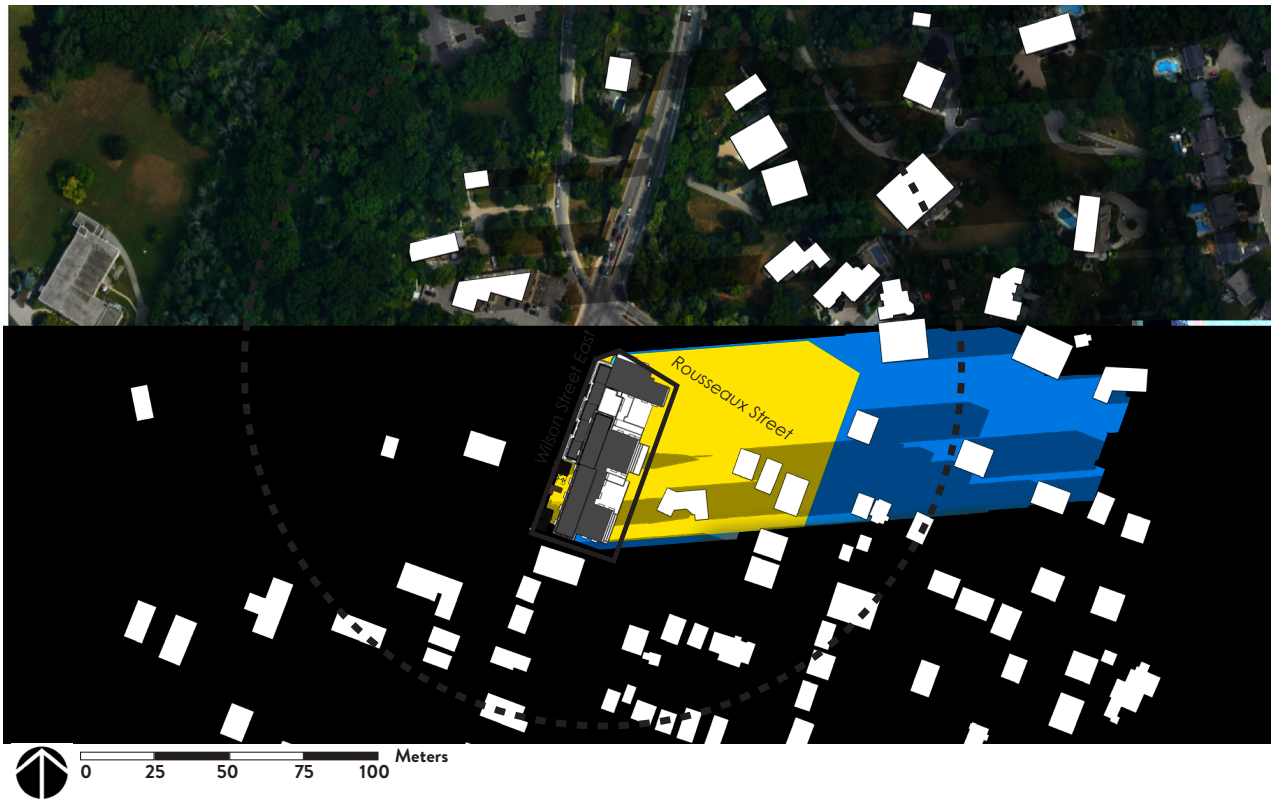


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

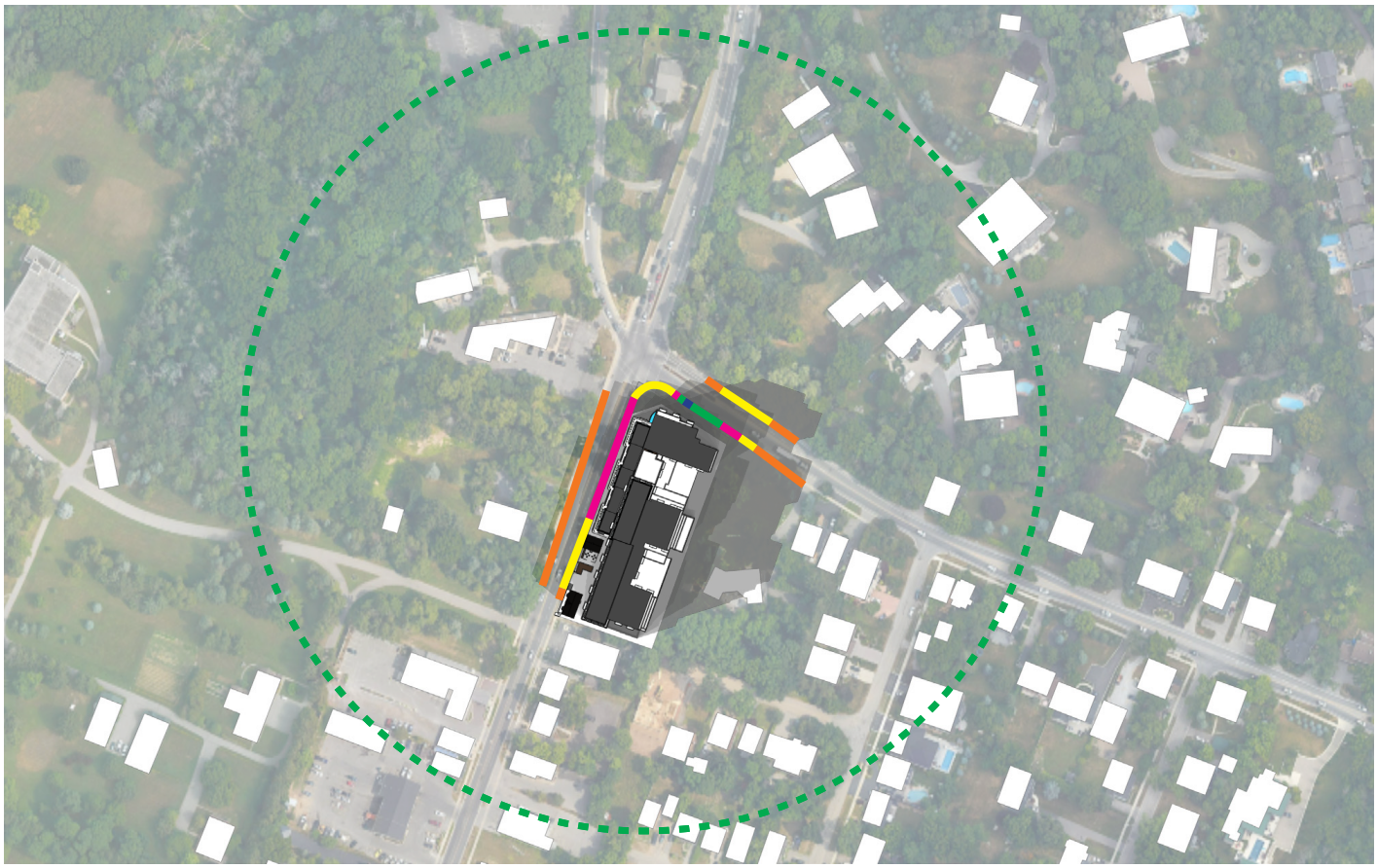
FALL EQUINOX
SEPTEMBER 21ST

Shadow Interval (As per city of Hamilton Shadow Study Guidelines)

- Solar Noon.

- Hourly intervals starting 1.5 hours after sunrise and 1.5 hours before sunset.

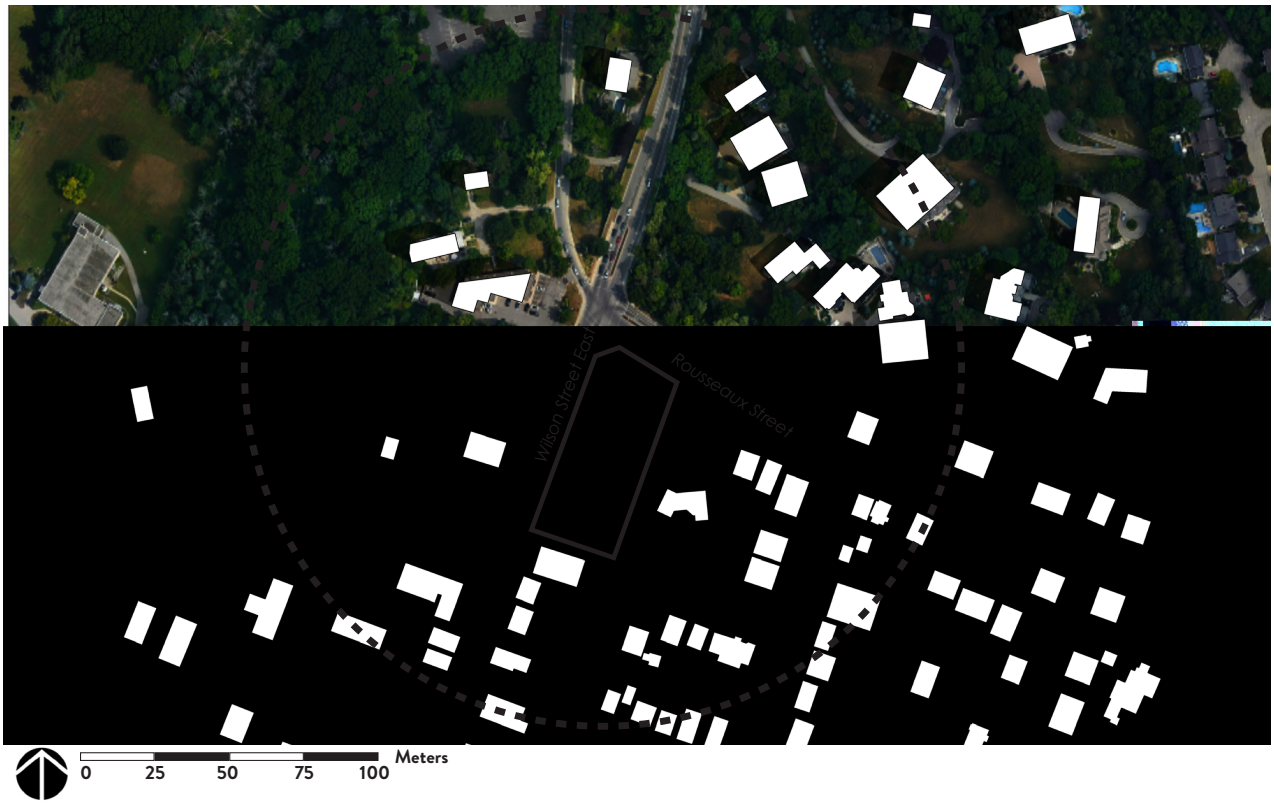
Sunlight Hours | Between 10am to 4pm



SEPTEMBER, 21

08:35 am | Sunrise + 1.5 hr

Existing Condition



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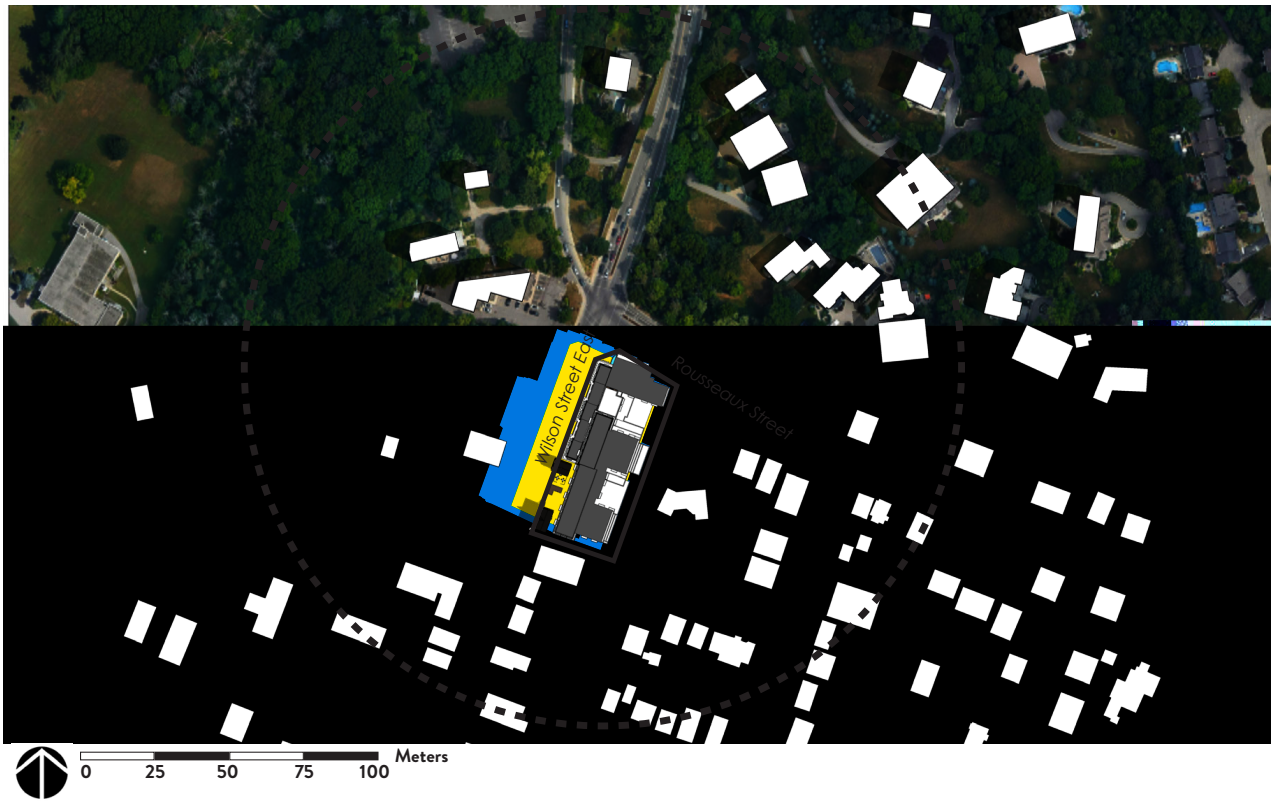


As-of-right Shadow

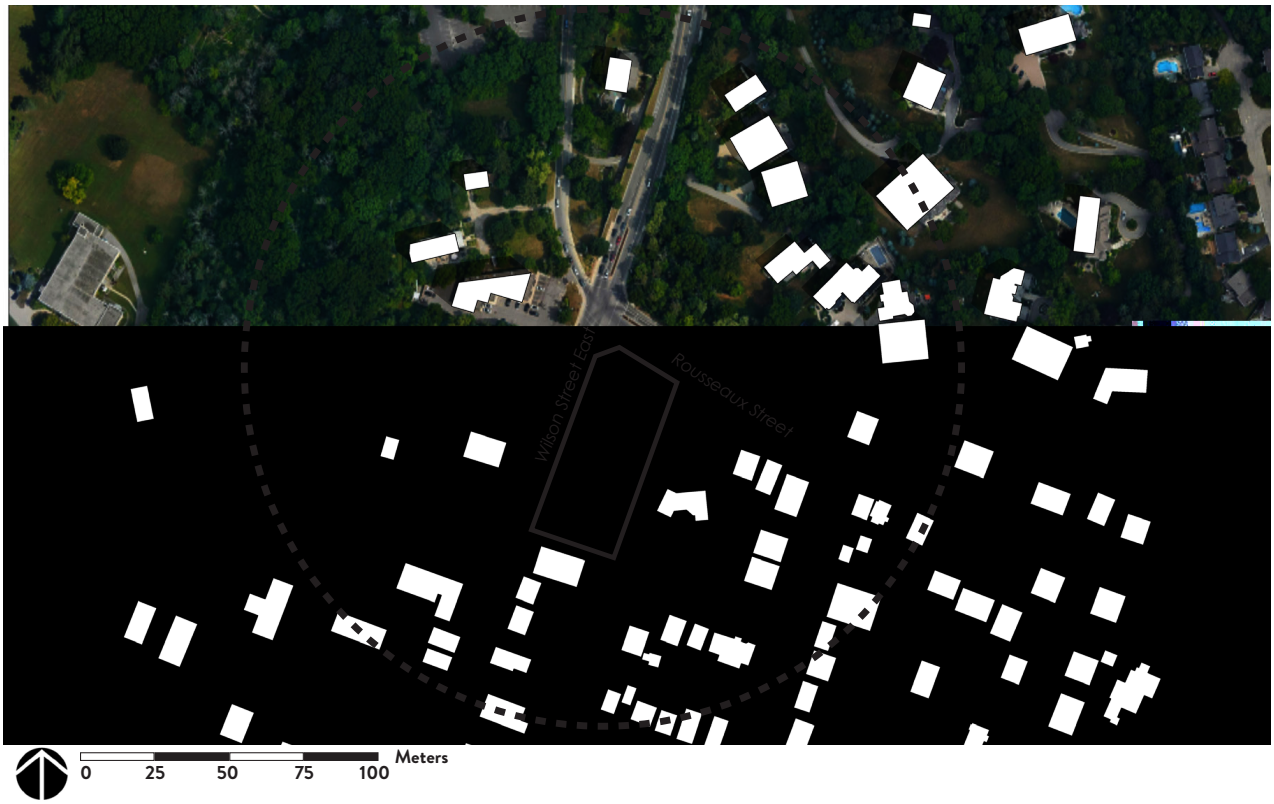
Net New Shadow

Existing Shadow

Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

Existing Condition



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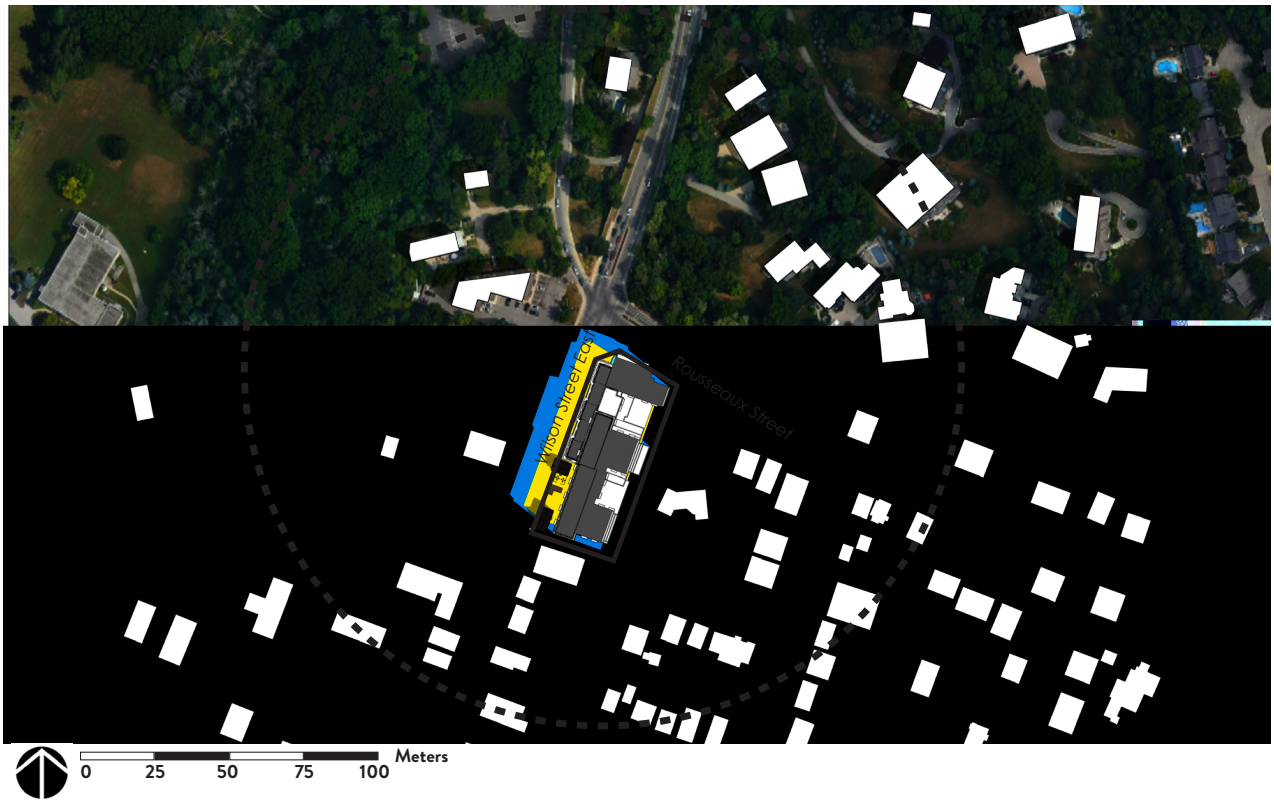
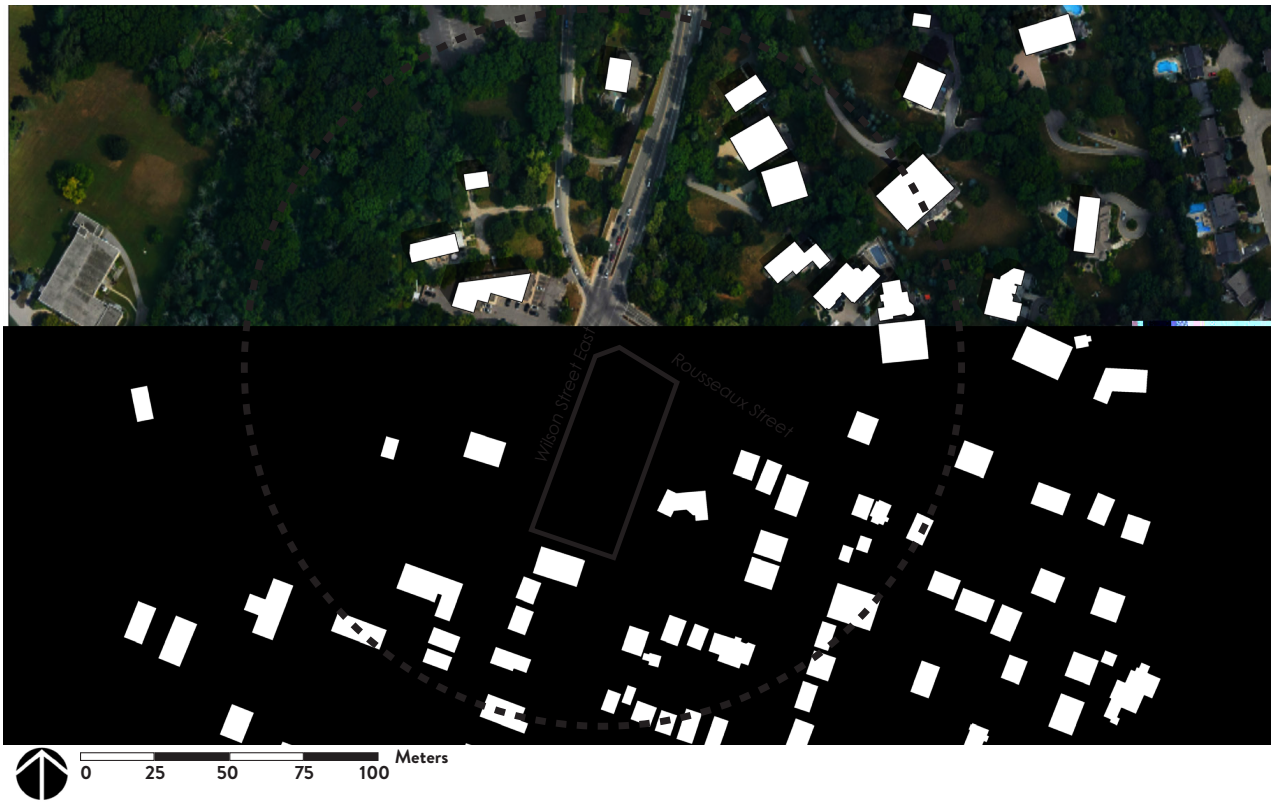


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

SEPTEMBER, 21

10:35 am

Existing Condition



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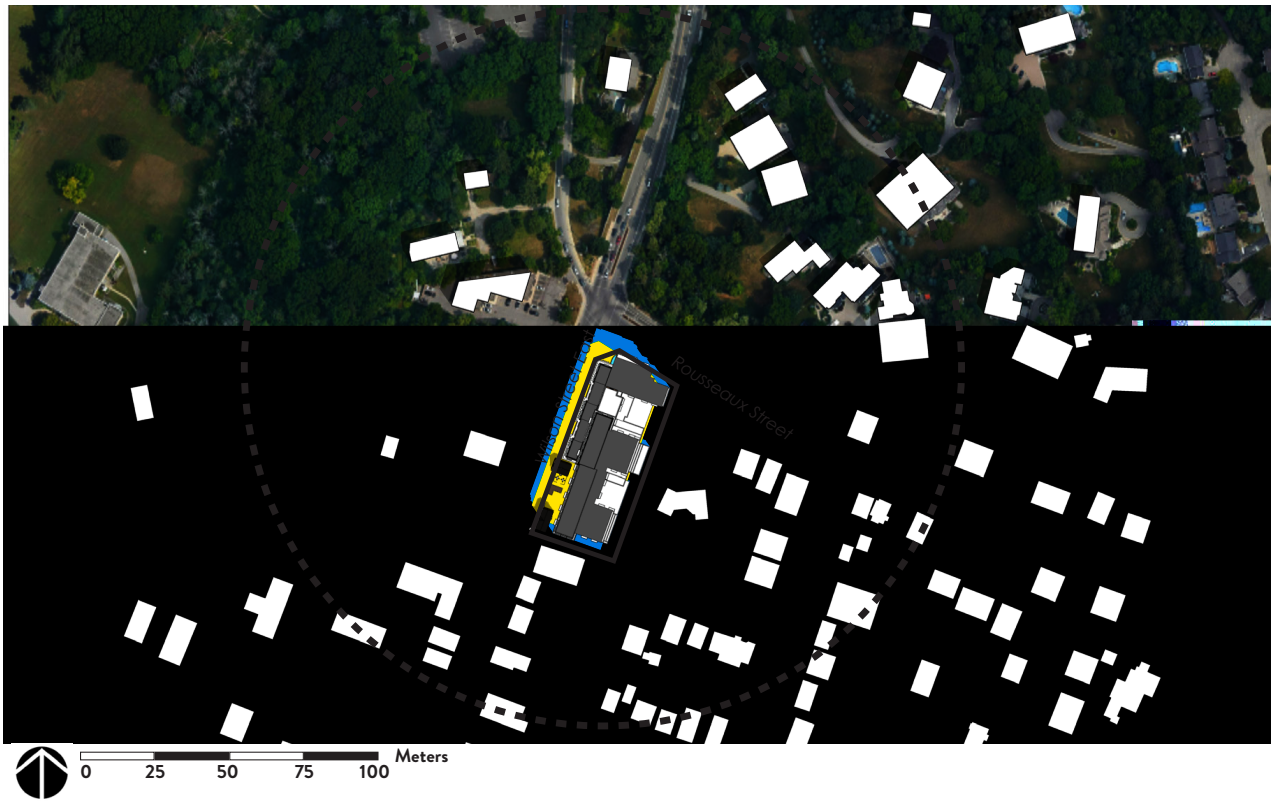


As-of-right Shadow

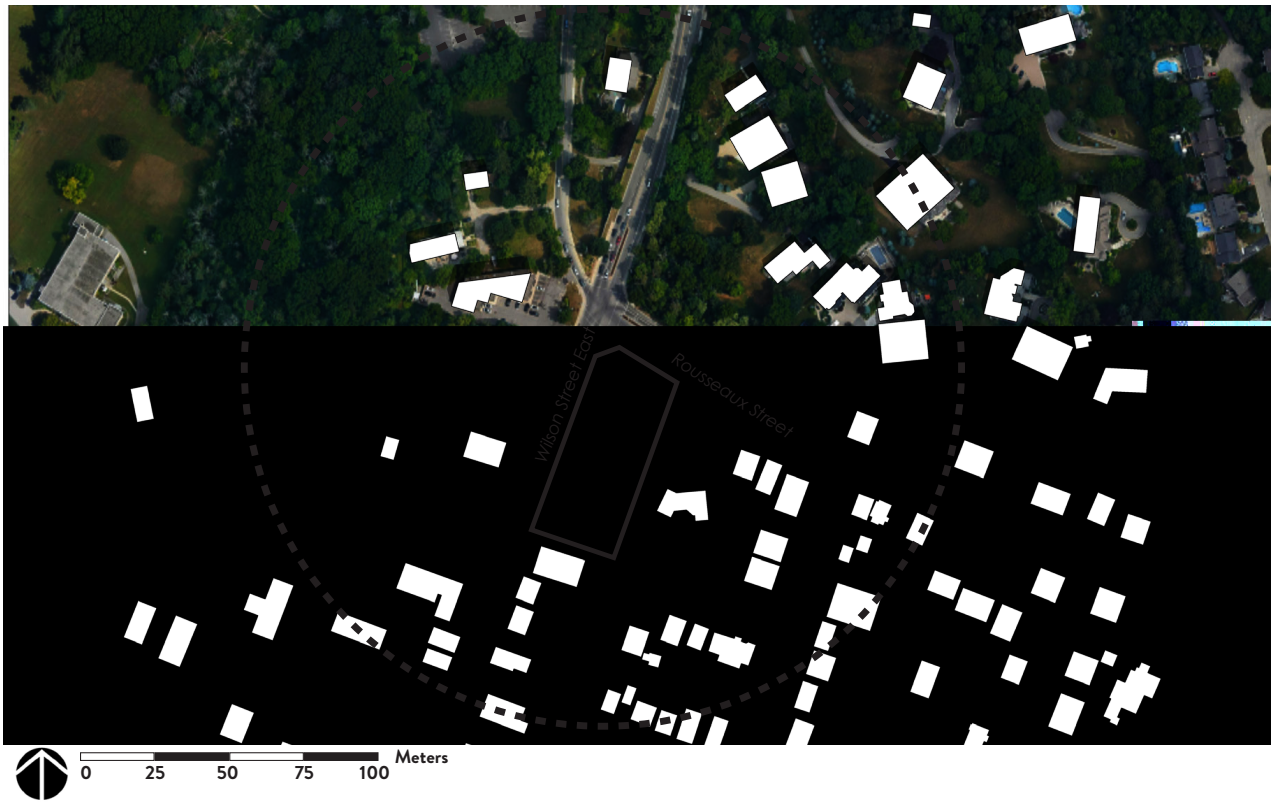
Net New Shadow

Existing Shadow

Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)

Property Boundary

Existing Condition



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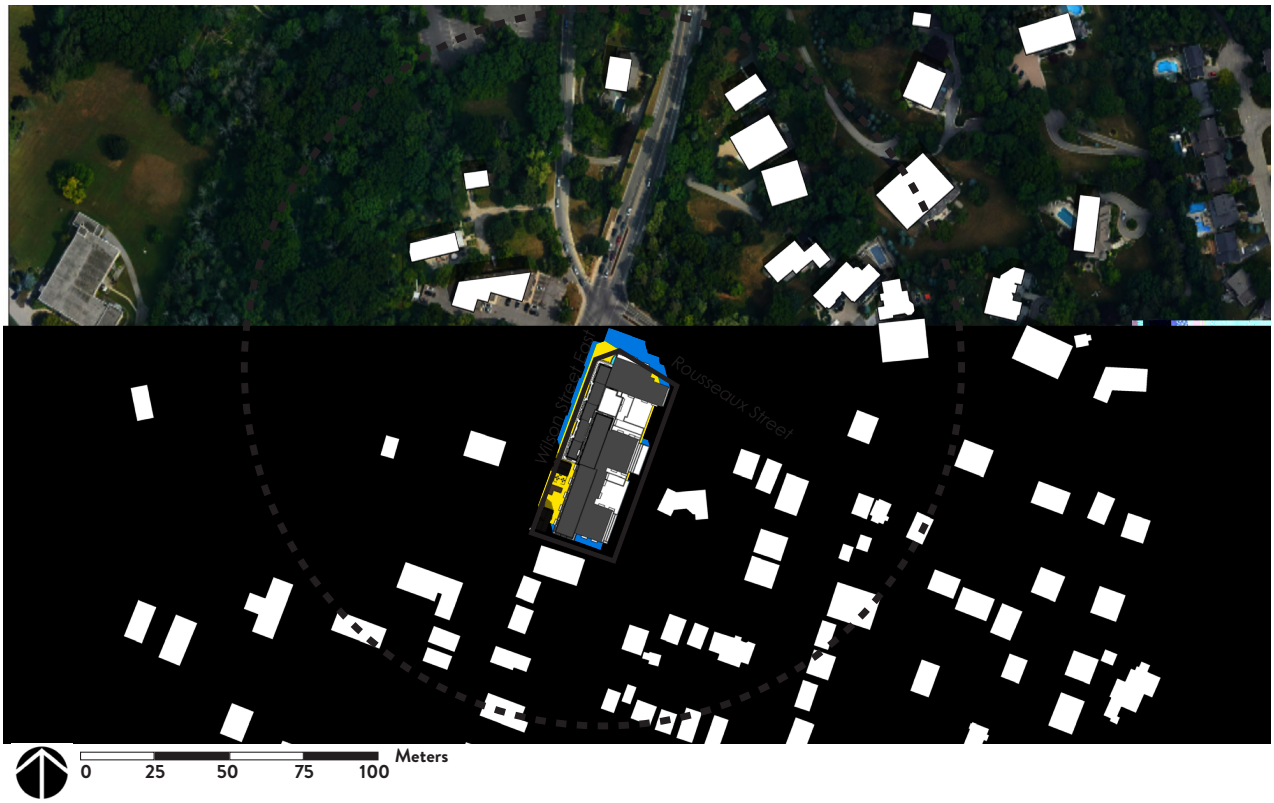
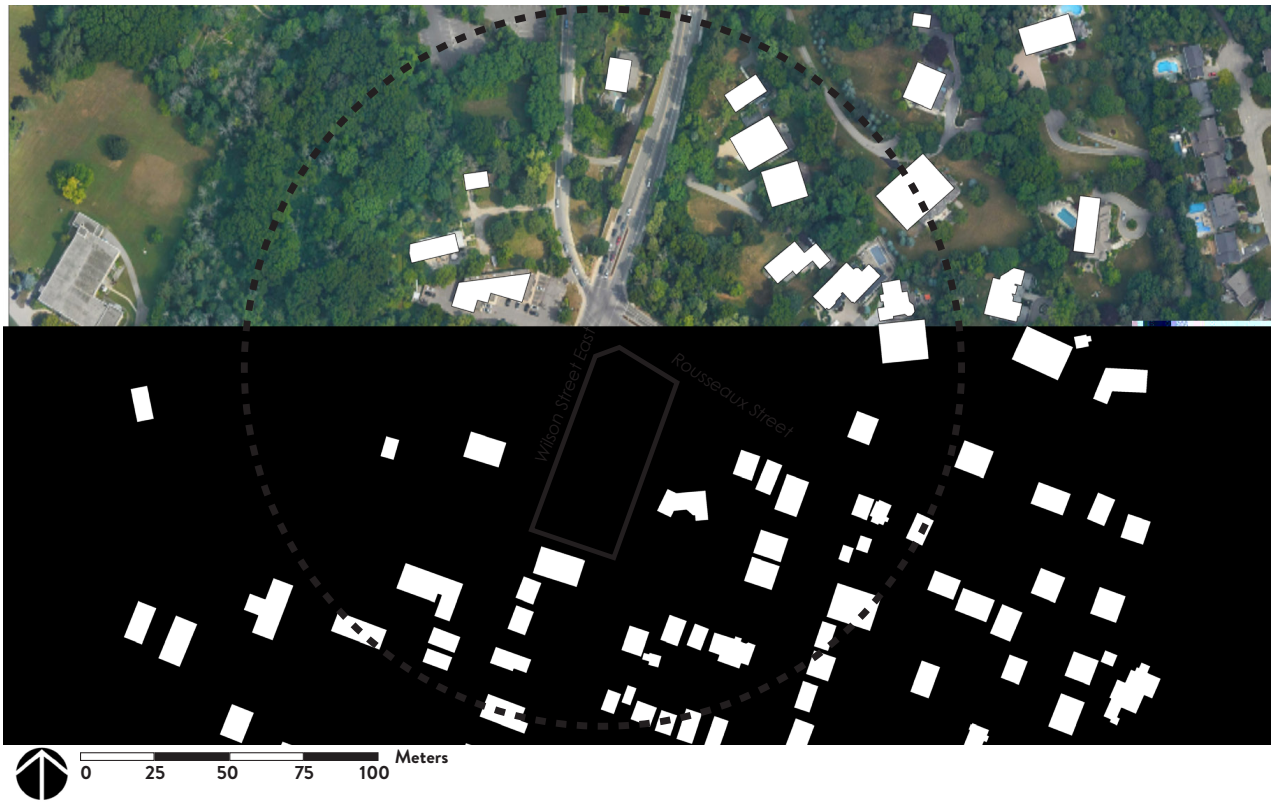


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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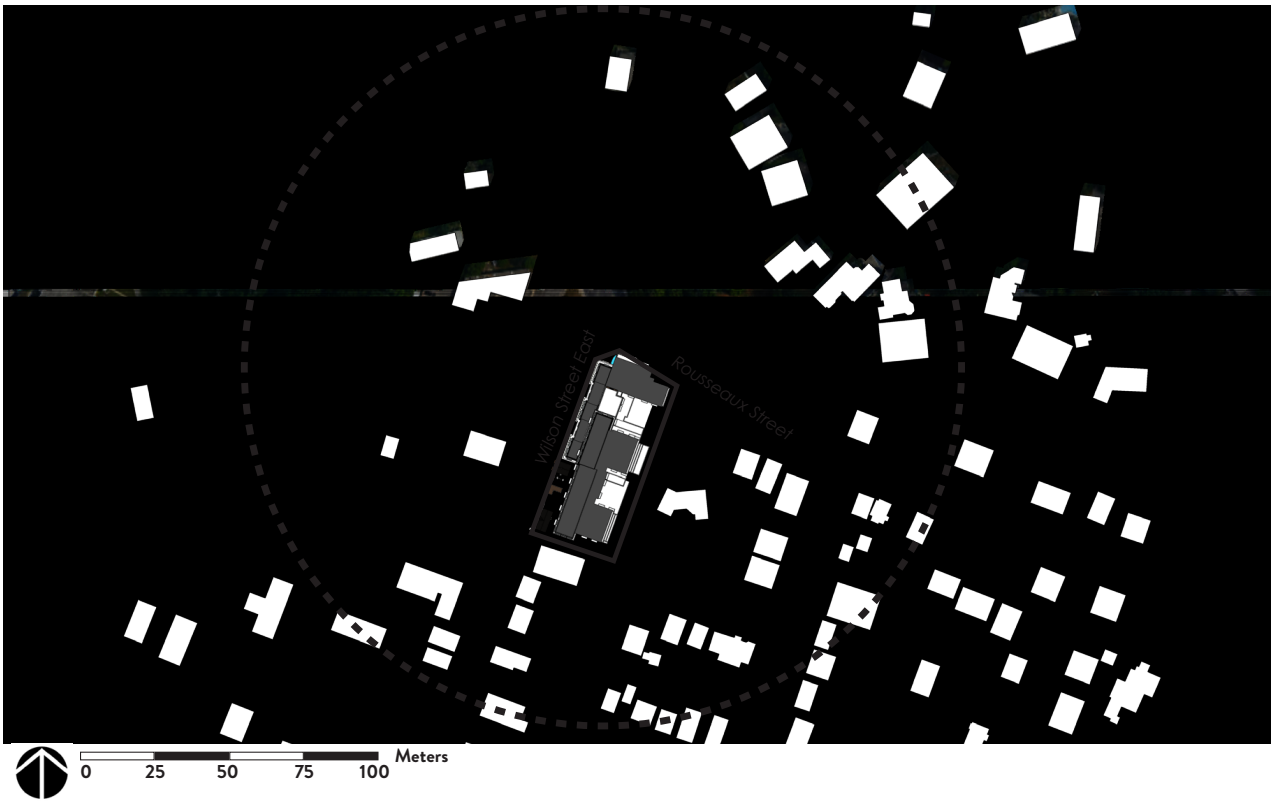
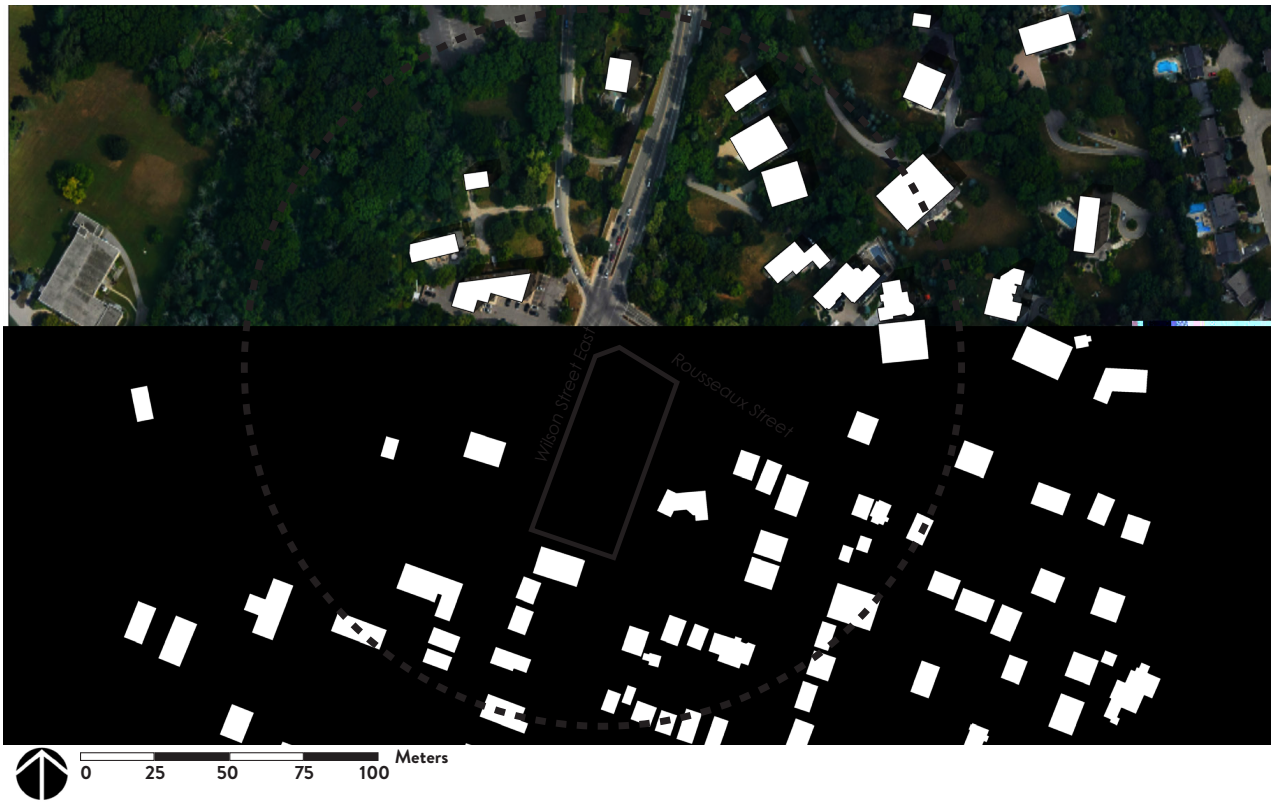


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact (4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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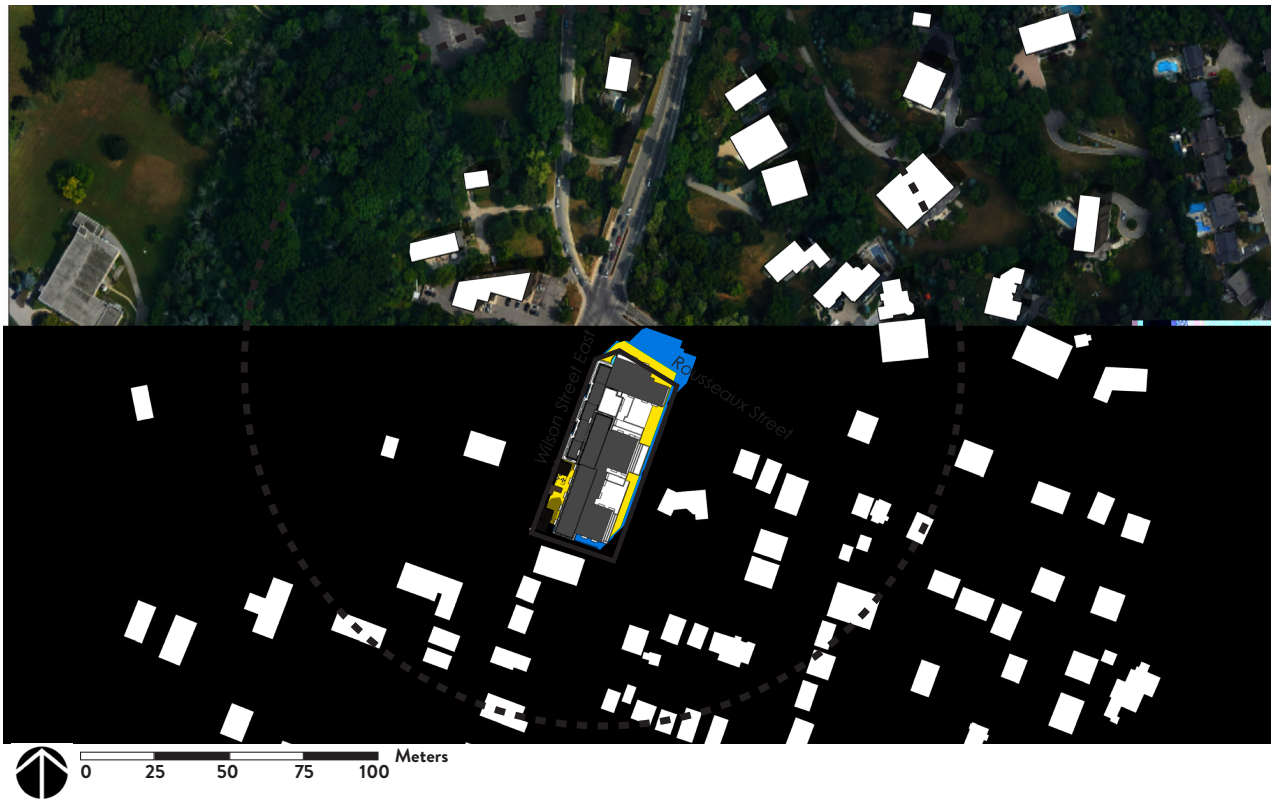
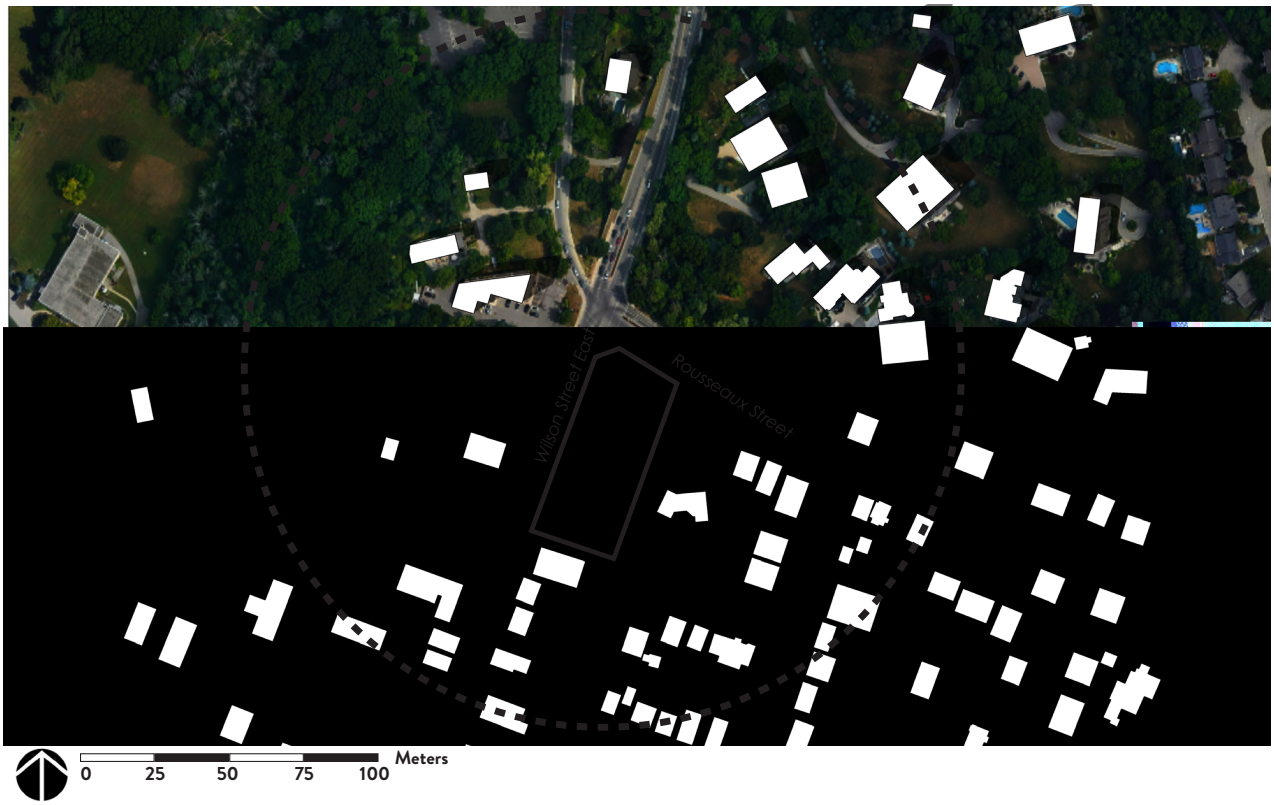


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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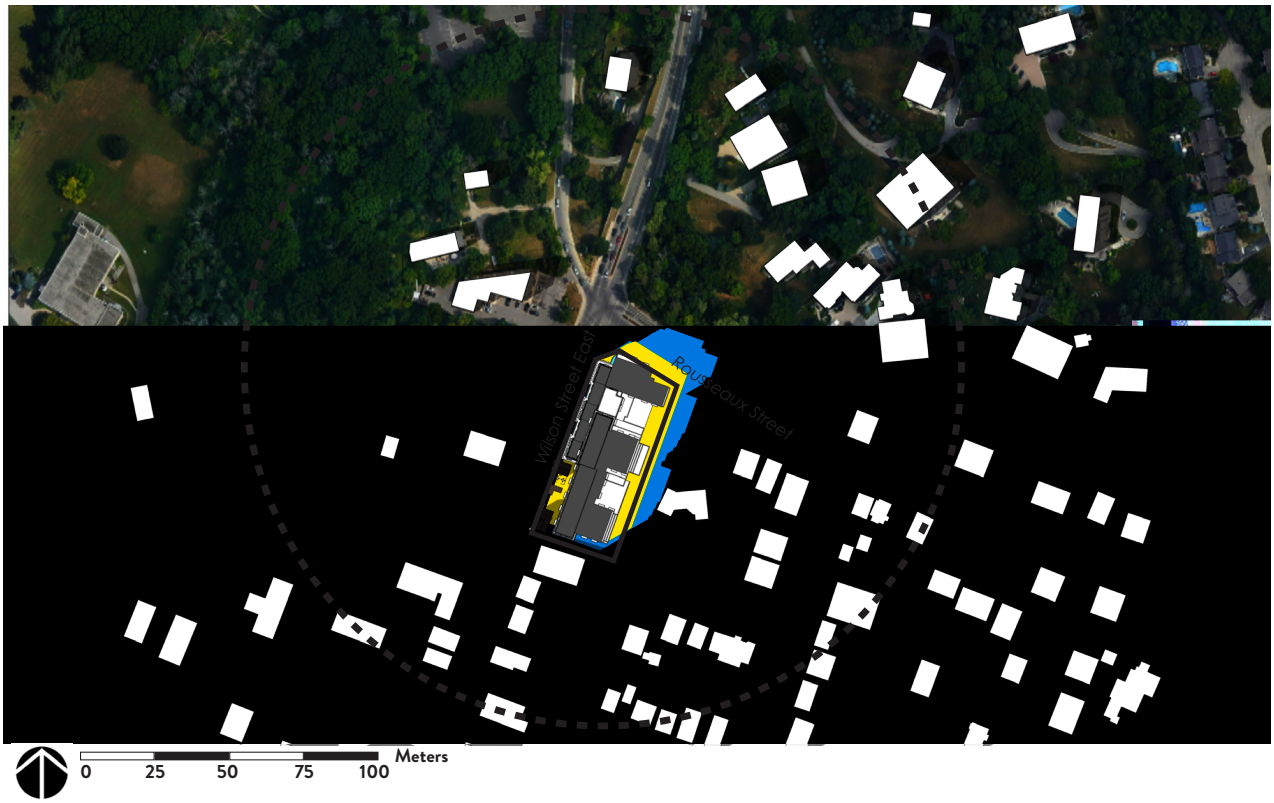
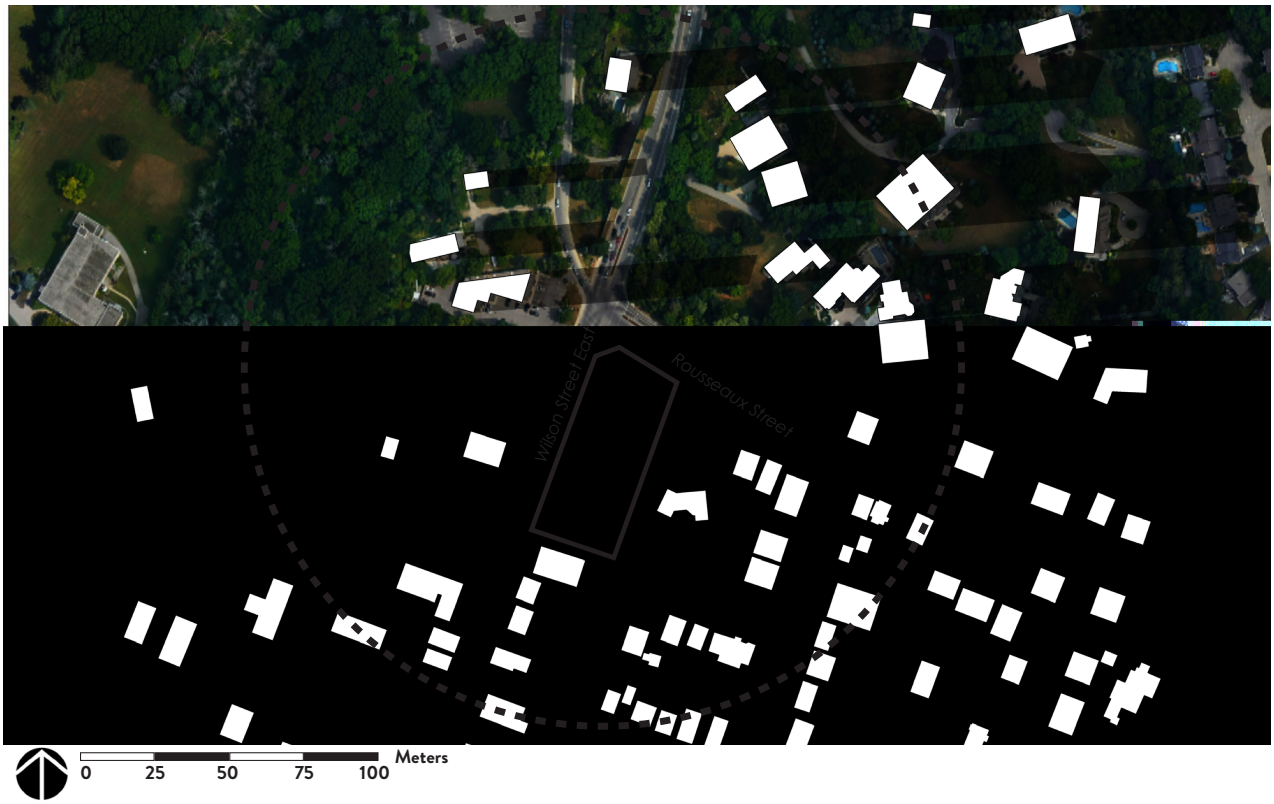


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

Existing Condition



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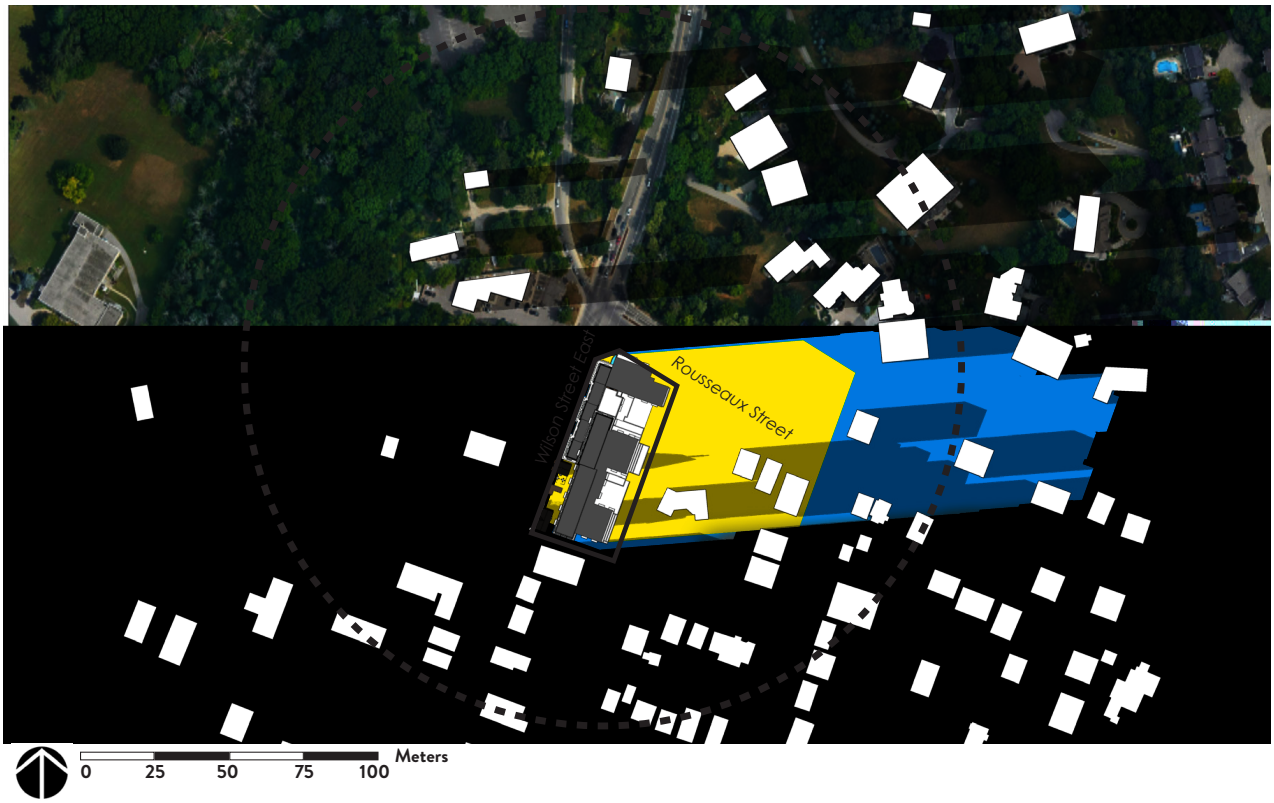


As-of-right Shadow
Net New Shadow
Existing Shadow
Distance Of Shadow Impact
(4X Building Height: 25mx4=100m)
Property Boundary

REFERENCES

1) Section 8.0, Terms of Reference for Shadow Impact Study for Downtown Hamilton.

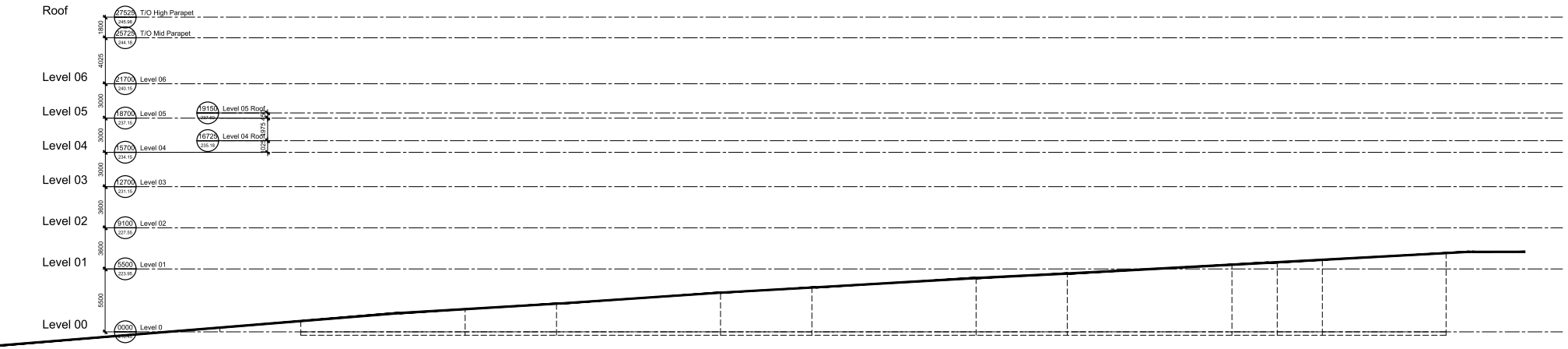
2) Sun rise and sun set times for the City of Hamilton, timeanddate.com (https://www.timeanddate.com/sun/canada/hamilton?month=9&year=2019)

3) Adjacent building location and height, Google earth.

Table 3: Magnitude of Visual Resource Change Criteria

High	Total loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements considered totally uncharacteristic when set within the attributes of the receiving landscape or view.
Medium	Partial loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic when set within the attributes of the receiving landscape/view.
No Change to Very Low	Minor to very minor loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape/view.
No Change	No loss or alteration to key elements/features/characteristics of the existing landscape or view.

Proposed Development Elevation



Preliminary Elevation

Wilson Street E. Elevation

Proposed Development Elevation

Preliminary Elevation

Rousseaux Street Elevation

Visual Impact Receptor Point 9

Visibility at Receptor Point:

Proposed
Development
Massing

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- Low - Roadside Vegetation.

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- Medium - Partial loss/alteration from the proposed development on the landscape.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- No Change to Very Low - Many other buildings are visibile from this point which contribute to screening the visibility of the proposed development.

Visual Impact Receptor Point 10

Visibility at Receptor Point:

Proposed
Development
Massing

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- Moderate to High - Roadside Vegetation.

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- High - Proposed development is easily visibile from viewpoint. Proposed massing is taller than existing built context.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- Medium - Partial Loss or alteration to the existing landscape character.

Visual Impact Receptor Point 11

Visibility at Receptor Point:

Proposed
Development
Massing

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- High - Roadside Vegetation

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- Very High - Comprehensive enhancement of the landscape resource in the long term. Proposed development is easily visible from viewpoint. Proposed massing is taller than existing built context.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- High - Total loss or alteration to the existing landscape character.

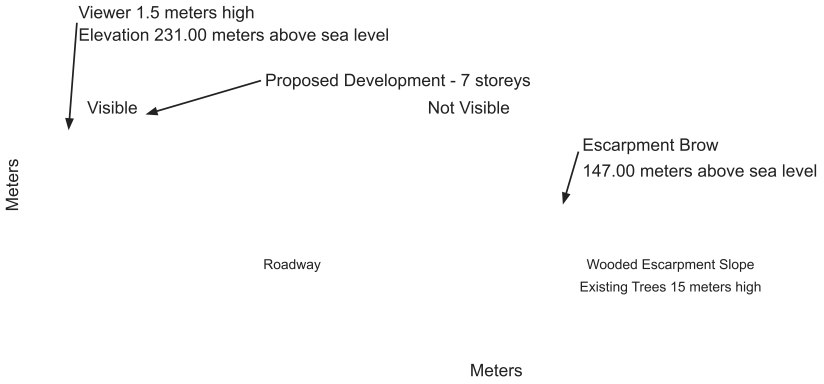
Section 5.0 - Mitigation Recommendations

Based on the assessment, the proposed development has a **low impact** on the surrounding environment overall. Out of the twenty four (24) viewpoints collected, only three (3) have an impact on the landscape. Receptor point 9 has low impact, receptor point 10 has a partial impact and receptor point 11 has a full impact on the surrounding landscape from the proposed development.

Receptor Point	Impact	Mitigation Recommendations
9	Low	In order to minimize the potential visual resource change (ie. reduce or eliminate the impact that the proposed building has on the existing buildings character and size), it is recommended that due to the urban nature of the site, additional mitigation measures should be explored in conjunction with the City of Hamilton during the site plan approval design stage of the project.
10	Partial	
11	Full	

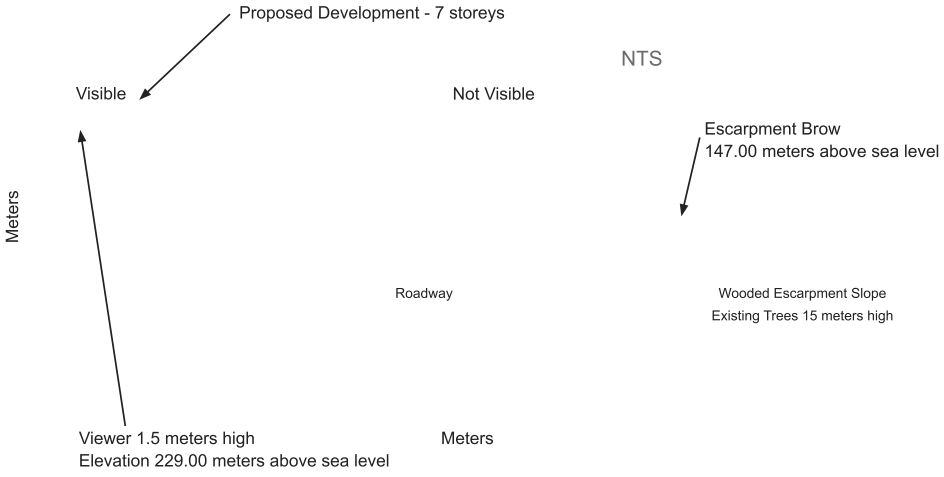
Line of Site Cross Sections

Viewpoint Receptor #9



#9

Viewpoint Receptor #10



#10

*Niagara Escarpment is not seen from viewpoints 9 and 10 regardelss if proposed development is built due to existing grade change. Viewpoint 11 has no line of sight towards the Niagara Escarpment.

Appendix A: Terms of Reference (TOR)

Appendix A: Terms of Reference

Heritage Impact Assessment

442- 462
Wilson Street

September 23rd ,2021

mcCallumSather

Table of Contents

1.0 Introduction to the report

1.1 executive summary

mcCallumSather ('mCS') was retained by 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. ('owner') to prepare this Cultural Heritage Impact Assessment report ('CHIA') for the properties municipally known as 442,450, 454 and 460 Wilson Street East, Dundas, Ontario. This CHIA was identified as a submission requirement by the City of Hamilton and was prepared according to the City of Hamilton's Terms of References ('ToRs').

The subject property consists of an assembled parcel containing three properties: 442 Wilson Street East, 450 Wilson Street East, 454 Wilson Street East, each with a one-and-a-half to two storey building on it and 462 Wilson Street East (demolished in 2020). The subject property is located within the Village Core Area of Ancaster, at the southeast corner of Wilson Street East and Rousseaux Street ("subject sites") and are bound by low density residential to its south and east and mixed-use medium density to its north and west. The historic downtown of Ancaster, known as the Village Core, is the historic, cultural focal point, and one of two commercial centres located in the Ancaster Community Node, the other being the Uptown Core.[1]

The owner is currently looking at two development options and is proposing to construct a mixed-use development or a retirement home consisting of a 6 or 7-storey building and commercial spaces at grade along Wilson Street East. 442, 450, and 454 Wilson Street East are listed in City's Register of Cultural Heritage Value or Interest as Non-Designated properties. 462 Wilson is not listed in the City's register. A Cultural 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.

This report will form a part of a future Official Plan Amendment ('OPA') application and Zoning By-Law Amendment ('ZBA') application, subject to review by Hamilton Municipal Heritage Committee, and ultimately the Council.

This CHIA concludes:

- Two of the existing heritage buildings on-site at 442 and 450 Wilson Street East date to the early 1800s. 442 Wilson St. E will be retained in-situ and 450 Wilson St E will be relocated 1m south of its original location as part of a front facing composed streetscape. Our research determines that both these properties have historical/associative value, contextual and physical/design value as examples of early 19th century residences in Ancaster. The heritage property at 454 Wilson Street East has however undergone significant unsympathetic alterations since its construction. Furthermore, no historical imagery is available to trace back its original design. Due to insufficient historical and design value, this CHIA supports the demolition of this property to facilitate the construction of the proposed mixed-use development.
- The proposed in-situ retention and rehabilitation of 442 Wilson St and restoration and relocation of 450 Wilson St will accommodate a balance between conservation and development, and is therefore recommended by this CHIA.
- Recommendations on incorporating building materials, design features, architectural proportions and treating the at-grade condition and adjacent public realm have been made to mitigate any issues of transition between the existing heritage buildings and the proposed new mixed-use development should the new building and location clash with the existing heritage structures. Should these recommendations be considered in the design of the proposed development, there will be minimal adverse impact to the existing built heritage structures.

1 2.8.6 Ancaster Community Node, Volume 2, Chapter B – Ancaster Secondary Plans, Urban Hamilton Official Plan, Volume 2 B,2.8, February 2021

1.2 contact information

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Direct. 289.778.1428
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Jason De Brum (jdebrum@msai.ca)
Giancarlo Franzoi (gfranzoi@msai.ca)

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Hamilton, ON L8L 6A1
T. 905.526.6700
F. 905.526.0906
Drew Hauser (DrewH@mccallumsather.com)
Kanika Kaushal (KanikaK@mccallumsather.com)
Henry Dowling (HenryD@mccallumsather.com)

1.3 purpose

mcCallumSather has been retained to prepare a Cultural Heritage Impact Assessment (CHAI) to evaluate the impact of the proposed development on the cultural heritage of the subject property, made of an assembly of four properties, municipally known as 442, 450, 454 and 462 Wilson Street, and adjacent properties as per the City's Terms of References (ToRs) for CHIA's. The purpose of the report is to provide a clear and traceable evaluation of the effects of a proposed development on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of the CHIA is to ensure that the cultural heritage value of the property is conserved.

In this report we have balanced the desire to respect history and continuity of the streetscape with the City's initiative and plans for developing the community with increased density. As such, we made recommendations that address the site's cultural heritage character, development potential and physical constraints of the site.

This report is intended to address the impacts this development may have on-site and surrounding cultural resources and to provide a design that responds to and contributes to the existing neighbourhood.

The design of the proposed mixed-use development applies the heritage design principle of legibility which stands as a contrast to the history of the site, yet is based taking key cues from the adjacent context, to provide a sympathetic and carefully proportioned contemporary intervention along Wilson Street.

1.4 methodology of the report

This CHIA was prepared based on the City of Hamilton's Guidelines and Implementation for CHIAs as well as best practice in Ontario municipalities. The scope of this CHIA report involves the evaluation of the impact from the proposed development on and around the subject property.

Historical research for this report was based on property background information gathered from available preliminary archival research, historical maps, aerial photographs, and other published materials. Primary and secondary research was conducted on-line due to the closure of the City Archives. Alissa Golden, Heritage Project Specialist at the Planning and Economic Development Department, City of Hamilton was contacted to enquire about the available archival data. Furthermore, the Hamilton Heritage Register was consulted online to determine the subject properties' heritage status.

Additional background research for this report was based on information gathered from available historical maps, aerial photographs, Town of Ancaster - Heritage District Study: The Village Area (October 1979), Local Architectural Conservation Advisory Committees Reports and other published materials.

The property owner has retained GSP Group Inc. ('GSP') as consulting planner for the development approval applications.

The scope of this CHIA report involves the protection and management of the cultural heritage resources in a way that their heritage values, attributes and integrity are retained[1] and the evaluation of the proposed development and its impact on the site using Ontario Regulation 9/06.

This CHIA is being submitted in compliance with the requirements of the Ontario Heritage Act ('OHA'), and by Council through the Municipal Register. It also references technical drawings, heritage policies, historical documents and applicable references of the municipality associated with the subject property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources.

1 What is meant by "conserved"? Infosheet #1, Cultural Heritage and Archaeology Policies 2.6, Provincial Policy Statement (PPS 2005) Page 3

These references include but are not limited to:

- Brandon House, 462 Wilson Street East. Frances Pinch, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, June 1978 (Appendix G).
- City of Hamilton's Cultural Heritage Impact Assessment Guidelines and Implementation ("CHIA-G&I"), (Appendix B)
- City of Hamilton's Urban Hamilton Official Plan ('UHOP'), 2021
- City of Hamilton's Heritage Resources 'Listed' Heritage Properties (2021)
- Design Drawings, MSAi, 23rd September 2021 (Appendix D)
- Formal Consultation Document for lands located at 442 to 462 Wilson Street East, Ancaster - (FC-20-064) Planning & Economic Development Department, Development Planning, Heritage & Design, September 2020.
- Kenneth A. Kershaw, 442 Wilson Street East. Franca Mandarino, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, 1984. (Appendix E)
- Ontario Heritage Act ('OHA');
- Ontario Heritage Tool Kit ('OHTK'), Ontario Ministry of Culture (now Ministry of Heritage, Sport, Tourism, Culture Industries), 2006;
- Porritt House, 450 Wilson Street East. Franca Mandarino, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, 1984 (Appendix F).
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 2020
- Town of Ancaster, Heritage District Study - The Village Area, A.J. Diamond Planners Ltd., Realty Research Group Ltd. 1979 Core

The assessment process of this report will reference the listed reports, drawings and heritage conservation standards for managing the heritage resources. Among the figures in the report, all current photographs were taken by the authors of this CHIA from the site visit unless indicated otherwise. This report will form a part of a future OPA application and ZBA applications, subject to review by Hamilton Municipal Heritage Committee, and ultimately the Council.

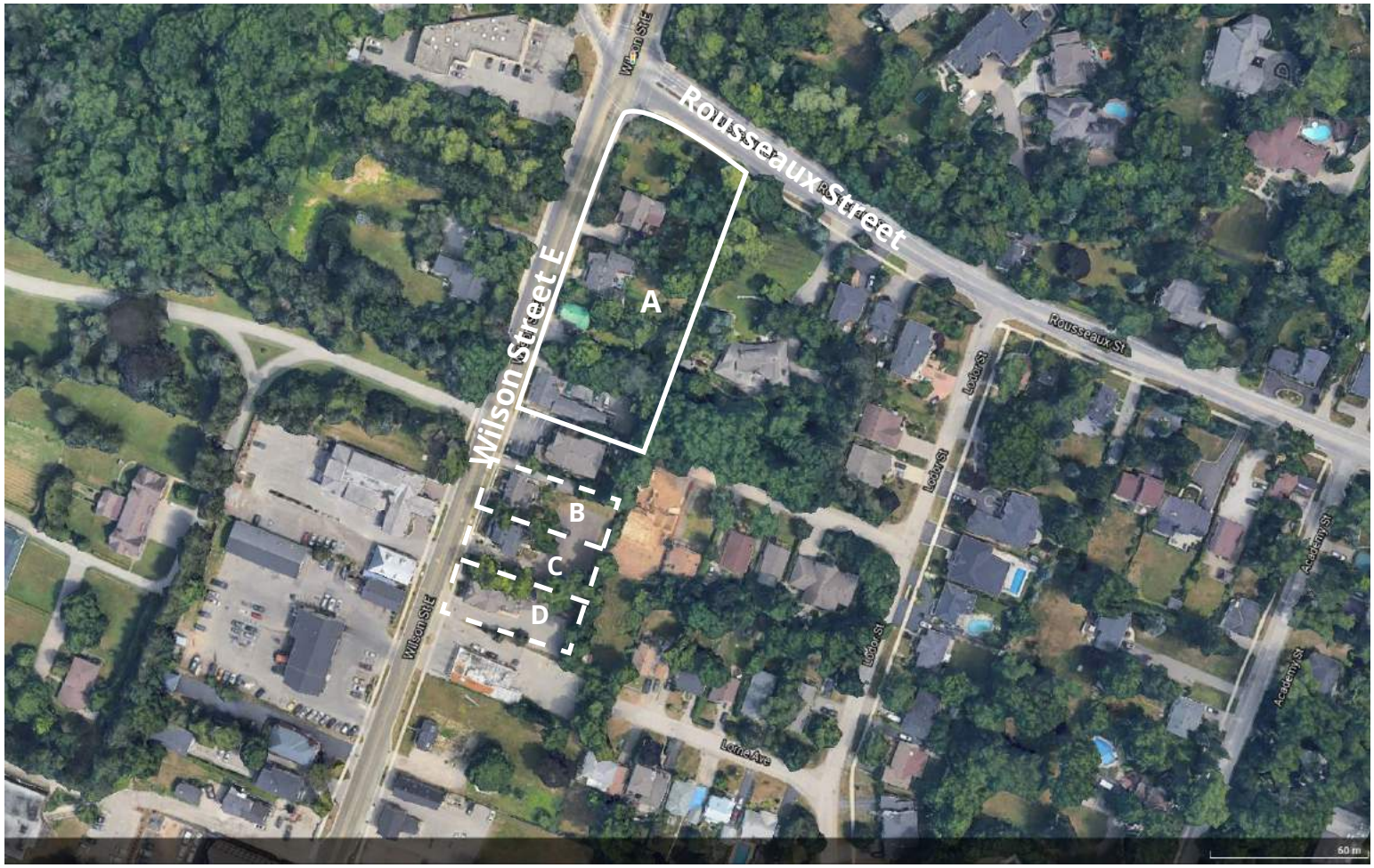


Figure 1. Aerial View Image showing the location of the 442, 450,454 and 462 Wilson Street East (Subject site - A) with the surrounding subject heritage property at 420(D), 426(C) and 430 Wilson Street East (B) annotated by mCS. (Source: Google Earth, 2021)

2.0 Introduction to the Subject Site

2.1 Location of the Subject Site

Municipal Address	442, 450, 454 and 462 Wilson Street East, Ancaster, Ontario
Legal Description	Part of LOT 46 CONCESSION 2, TOWNSHIP OF ANCASTER in the CITY OF HAMILTON.
Lot Area	Lot Frontage: 120m and Lot Depth: 49m. The subject property has a site area of 1.4 Acres (Figure 1) and see appendix A Site Survey.
Location & Boundaries	This property is located at the northeast corner of Wilson Street East and Rousseaux Street in the Township of Ancaster. Access to the property is via Wilson Street East.
Official Plan Designation	The subject site is located within the 'Village Core' of Ancaster Wilson Street Secondary Plan Area, as defined by the Urban Hamilton Official Plan, and is designated 'Mixed-Use Medium Density - Pedestrian Focus' (Figure 8).
Zoning By-Law	Zoning Code: C5a (Zoning Description-Mixed-Use Medium Density - Pedestrian Focus) Parent By-Law No: 05-200[1] This CHIA report is required to form part of a Zoning By-Law Amendment (ZBA) application and an Official Plan Amendment (OPA application.

1 Zoning By-law No. 05-200 - https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/zoning-by-law-no-05-200

Figure 2. View of the subject site from Wilson St. and Rousseaux St. intersection looking southeast.

Figure 3. View of the subject site from Queen St. and Napier St. intersection looking southwest.

Figure 4. View of the subject site from Wilson St. looking northeast.

Figure 5. View of the subject site (north corner), currently vacant. This was the site for Brandon House that was demolished in 2020.

2.2 Site Description & context

The subject site is located at the south east side of Wilson Street East close to the intersection of Wilson and Rousseaux Streets and municipally known as 442, 450, 454, and 462 Wilson Street East in the Village Core Neighbourhood within Ancaster, Ontario. The site has a frontage of ±65m (±213ft) on Wilson Street East, a secondary frontage of ±26 (±85ft) on Rousseaux Street, and a total area of ±0.56ha (±1.4 acres).

Furthermore, the Site is bounded by two principal streets within Downtown Ancaster: Wilson Street East to the west - a three (3)-lane, two-way street with no on-street parking on both sides; and Rousseaux Street to the north - a two (2)-lane east/west two-way street (Figure 1).

As we move from the south end to the north end of the subject property, the site slopes down. The subject property consists of an assembled parcel containing three properties: 442 Wilson Street East, 450 Wilson Street East, and 454 Wilson Street East, each with a one-and-a-half to two storey building on it. Brandon House which was located at 462 Wilson Street East was demolished in 2020.

Directly west of the development site are the two 1 to 2 storey buildings zoned as Mixed-Use Medium Density pedestrian focus, Mount Mary-Wynnstay Estate (non-designated), commercial buildings to the south, existing residential buildings to the east (Zone ER) and north (Zone D). (Figures 1 to 5).

Figure 6. Property Index Map showing the approximate extents, lot number, block number (17443) of the development site 442,450,454 & 462 Wilson Street East (A) with the adjacent subject heritage property at with the surrounding subject heritage property at 420(D), 426(C) and 430 Wilson Street East (B) annotated by mCS. (Source: Ontario Land Registry 2021)[1] . The land registry records for this parcel show the subject under the ownership of William James Walker and Robert James Wilkins in 2006 until 2019 (Appendix).

1 Property Index Map, Ontario Land Registry. Retrieved from: www.onland.ca

3.0 Policy framework

The subject properties are subject to several provincial and municipal heritage planning policies. The subject property is within the designated 'Village Core' in the Urban Hamilton Official Plan.
The current Zoning is C5a - 'Mixed Use Medium Density - Pedestrian Focus

Ancaster Wilson Street Secondary shows the development site as:

- 'Mixed Use - medium density' which permits commercial and residential uses in mixed use (residential and commercial) or in standalone buildings - Land Use Plan (Map B.2.8-1)[1] (Figure 8).
- 'Village Core' - Character Areas and Heritage Features and the intersection of Wilson Street East and Rousseaux Street as a potential Gateway feature (Appendix A)
- Wilson Street East as an existing Bike Lane and Rousseaux Street as 'Proposed Bike Lane/Paved Shoulders/Shared Lane/On-Street Bike Route (As Per Ancaster Transportation Master Plan).

The subject site is located adjacent to two listed heritage properties and is surrounded by more heritage resources listed or inventoried. Several provincial and municipal heritage planning policies should be considered during the decision-making process in the cultural heritage environment.

1 Commercial & Mixed Use Designations, Downtown Hamilton Secondary Plan Summary Report, pg.62

3.1 Provincial Policies

A. Provincial Policy Statement ('PPS')

The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

2.6 Cultural Heritage and Archaeology
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Response: The development proposal retains the adjacent Heritage Resource at 442 Wilson St in-situ and resource at 450 Wilson St through relocation. Any potential impacts due to transition in massing and scale between the proposed development and the two storey dwellings will be mitigated through the proposed design approach and recommended mitigation strategies (section 7) to ensure the cultural value of the resources is retained.

B. A Place to Grow - Growth Plan for The Greater Golden Horseshoe (Office Consolidation 2020)

The Greater Golden Horseshoe (GGH) is one of the North America's fastest growing regions. The GGH City Region includes the City of Toronto and 15 surrounding counties. The subject property is located within the identified 'Urban Growth Centre' in the Schedule 4 of this planning document. Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS.

The following policy stated under *Section 4.2.7 Cultural Heritage Resources of the Growth Plan for GGH*[1] (August 2020 Consolidation) is applicable and relevant for the subject property and its associated development:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Response: The GGH targets 200 residents and jobs combined per hectare in Downtown Hamilton urban growth centre[2]. The proposed development supports this residential intensification while retaining and protecting the adjacent cultural heritage resources.

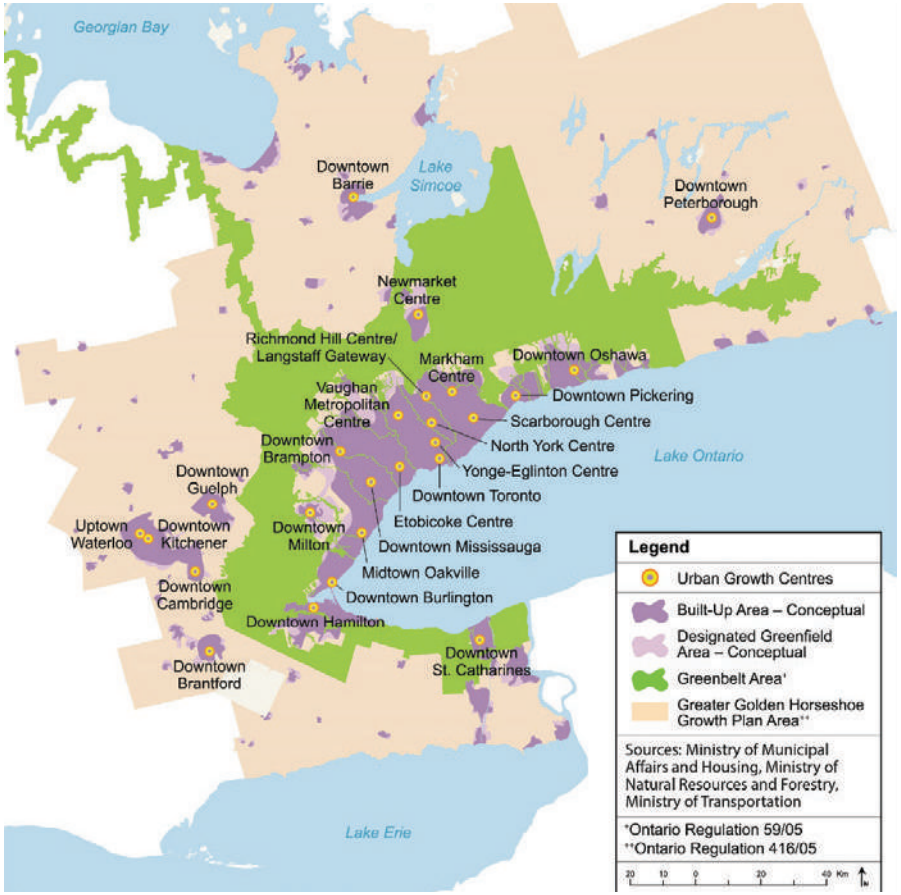


Figure 7. Urban Growth Map - Schedule 4 showing Downtown Hamilton as an Urban Growth Centre (Source: A plan to Grow, Growth Plan for the Greater Golden Horseshoe. Retrieved online from: https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf)

1 4.2.7 Cultural Heritage Resources, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf

2 2.2.3 Urban Growth Centres, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf

3.2 Municipal Policies

A. Urban Hamilton Official Plan ('UHOP')

The property is also located in Ancaster, directly on northeast edge of the Ancaster Wilson Street Secondary Plan boundary. Accordingly, the sections B.3.4.1.3 of the Urban Hamilton Official Plan, Volume 1, apply.

Section B.3.4.1.3 states that the aim is to "Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on site or adjacent cultural heritage resources."

The proposal is contextually appropriate and conserves and maintains the integrity of the existing cultural heritage resources. It takes cues from the adjacent heritage buildings in material palette and architectural detailing however is of a contemporary architectural language, which is complementary and distinct from its cultural heritage context. This approach is in keeping with best conservation principles. The design shows a deference in scale to the existing historical and characteristic streetscape of its context by the distinct lower podium elements in the proposal.

The proposed building consists of an 6/7 storey mixed-use building, with the massing and form distributed and broken up in such a way as the be based on a series of 3 plus attic storey building portions that are located along Wilson street and reflecting the massing and proportions of the surrounding detached residential typologies, while the fifth to eighth storey flat roof massing rises up at the rear of these first line of volumes. The proposal thus supports a pedestrian scale and sympathetically addresses the 2-3 storey massing of the context.

The incorporation of any salvageable materials from existing properties has also been recommended to the applicant, in order to facilitate a historical commemorative component in the landscape of the proposed development. This property acts as a gateway to the Village Core area and has the potential to serve as a landmark. It is recommended that the site plan show the retained heritage house in situ and clearly label it.

The proposal for the subject site represents appropriate residential intensification along with commercial uses at grade. The site is located in the Village core of Ancaster core and is located in close proximity to parks, offices, retail and public transit.

4.0 Background Research & Analysis

Historical research for this report was based on property background information gathered from available preliminary archival research, historical maps, aerial photographs, and other published materials. Primary and secondary research was conducted on-line due to the closure of the City Archives. Alissa Golden, Heritage Project Specialist at City of Hamilton provided secondary preliminary data on the subject site.

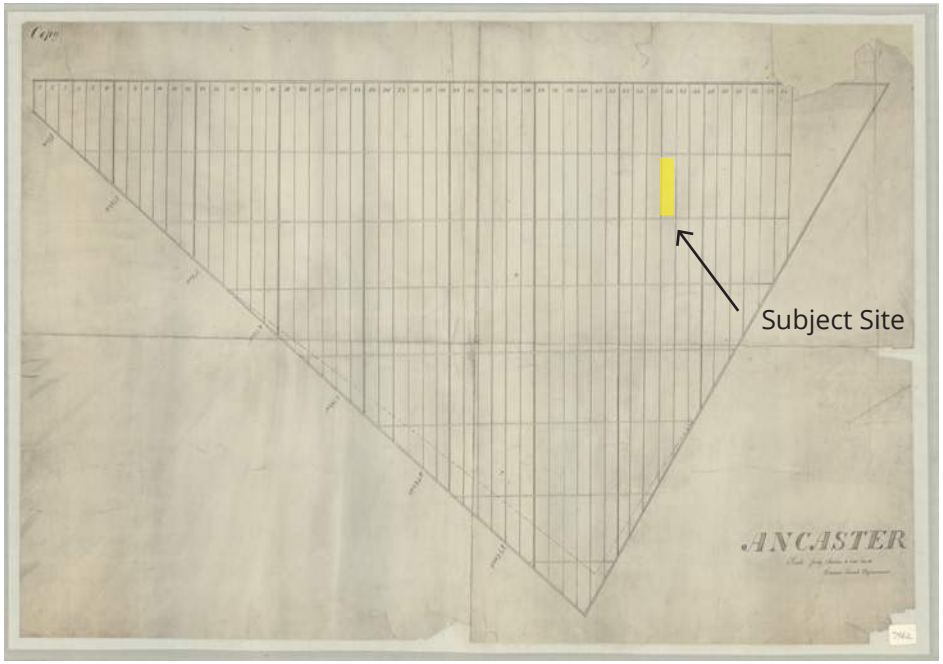


Figure 12. Township of Ancaster Concession Plan 1846, Crown Lands Department, MacMaster Digital Archives

European Settlement and Land Use

Settlement in this portion of southern Ontario began after the American Revolution (1775-1783) when Loyalists and discharged British soldiers migrated north, this dramatically boosted the population and the economic development of the region between the original Upper Canadian capital at Newark (now Niagara-on-the-lake) and the new one at York (now Toronto)[1].

In 1832, Ancaster possessed 21,662 acres of uncleared, wild land and 12,747 acres of cleared, arable land.[2] The Illustrated Historical Atlas of the County of Wentworth depicts the reality of settlement during this period. Page 20 shows the atlas map of the Township of Ancaster in 1875 (Figure 14) as well as a view of the individual lots, owners, and houses (Figure 13). The area was attractive due to its proximity to Lake Ontario, its creeks, fertile soils, and its pre-existing network of First Nations roads. The area's two key existing roads were the "Mohawk Trail" (now Mohawk Road) running east-west and the "Iroquois Trail" (now Wilson Street).[3] Until 1875, Ancaster was considered "the most thriving town in Western Canada"[4]. Ancaster's cultural and industrial reputation had passed by the middle of the 19th century as centres capital interests in Dundas and Hamilton grew stronger. "Ancaster had not the advantages of canals and railways, and therefore had to give way to her more fortunate rivals."[5]

1 "United Empire Loyalists' Association of Canada". Retrieved 2008-01-24.

2 *Illustrated Historical Atlas of the County of Wentworth, Ont.* (Toronto: H.R. Page & Smith, 1875), viii.

3 The Iroquois Trail was once a link between Brantford and Lewiston, N.Y., running through Ancaster and following the water through Hamilton. The Mohawk Trail once ran parallel from Queenston, ON. and intersected with the Iroquois Trail at the escarpment in Ancaster.

4 *Illustrated Historical Atlas of the County of Wentworth, Ont.,* viii.

5 Ibid, vii

The construction of MacNab's railway corridor through Barton Township and the proximity of Hamilton to Lake Ontario, allowed it to attract new resources and settlement. Gord Nelson and Michael Troughton explain: "The Great Western Railway was built from Buffalo through Hamilton and westward to London and points west. It bypassed competing towns such as Dundas and Ancaster and established Hamilton as a threshold to and transport focus for London and the southwest."[1] Over the years, Ancaster has still maintained its compact urban built form and its architectural heritage. Late 20th century saw low-density development along Garner Road, Southcote Road and Kitty Murray Lane. Gradually over the years, the rural agricultural character has shifted to wards a suburban one.

In 1953, in order to better monitor growth, the locals thought of incorporating Ancaster as a village (It was still designated as a police village then). They believed that ""incorporation would give Ancaster an opportunity to control its urban development and its destiny in planning and zoning."[2] Although this was never adopted, in 1953, Ancaster Township did create a new Zoning By-Law to plan for the approaching growth.[3] Significant sub-division development was seen in the late 20th century with the development of the 403 Highway.

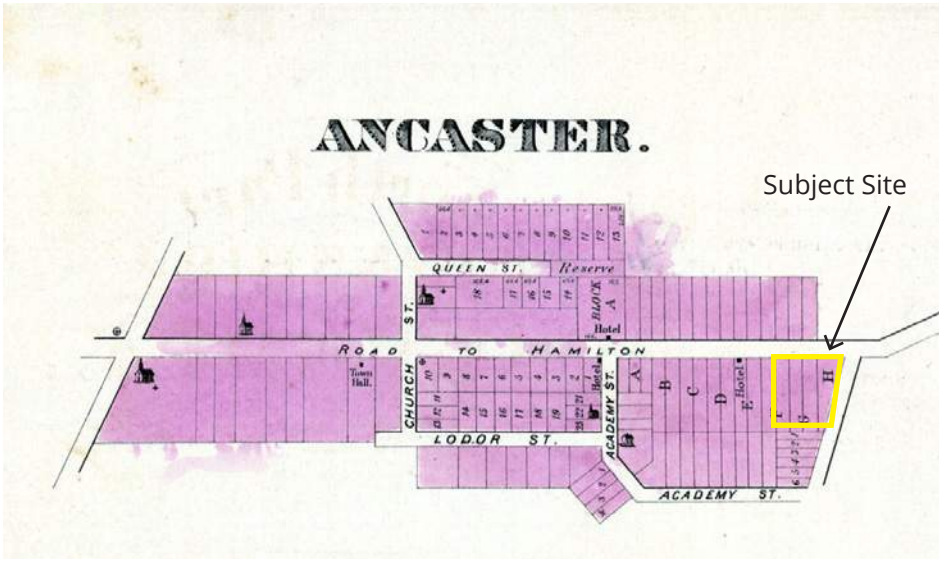


Figure 13. Beverly Township North - Ancaster Wentworth County 1875 (Source: Published by Page and Smith, 1875)

1 Gordon Nelson and Michael Troughton, "The Industrial Age," in ***Beyond the Global City*** (Montreal: McGill-Queen's University Press, 2012), 45.

2 "Ancaster Residents Hear Facts on Incorporation," The Hamilton Spectator, March 5, 1952.

3 The Ancaster Official Plan and Zoning By-Law Committee, at this time, included the head of McMaster's Geography Department Lloyd Reeds, a purported "expert on local topography" ("Ancaster Residents Hear Facts...," Spectator, March 5, 1952)

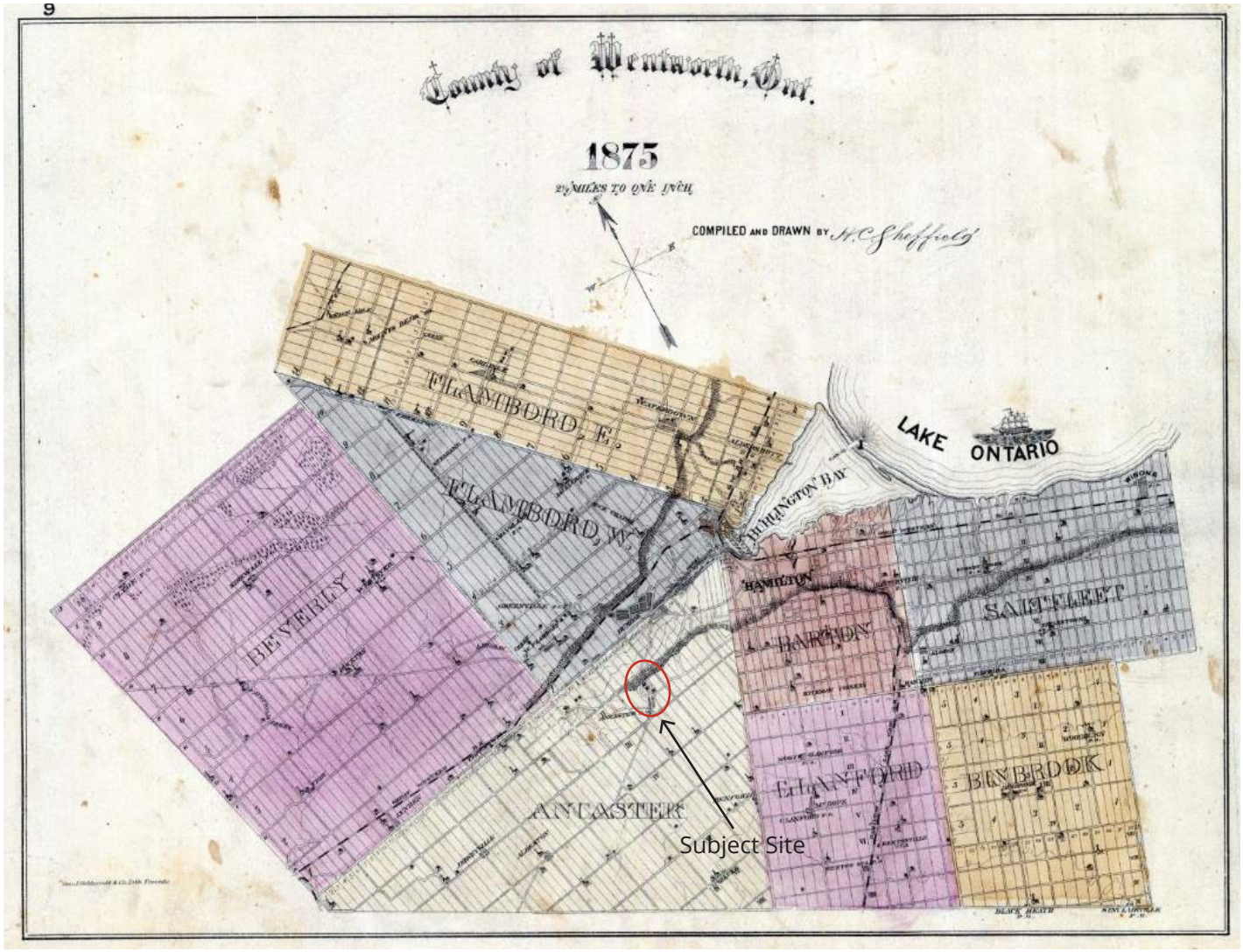


Figure 14. The Township of Ancaster as seen in 1875 within the County of Wentworth (Source: Illustrated Historical Atlas of the County of Wentworth, McGill Digital Library).

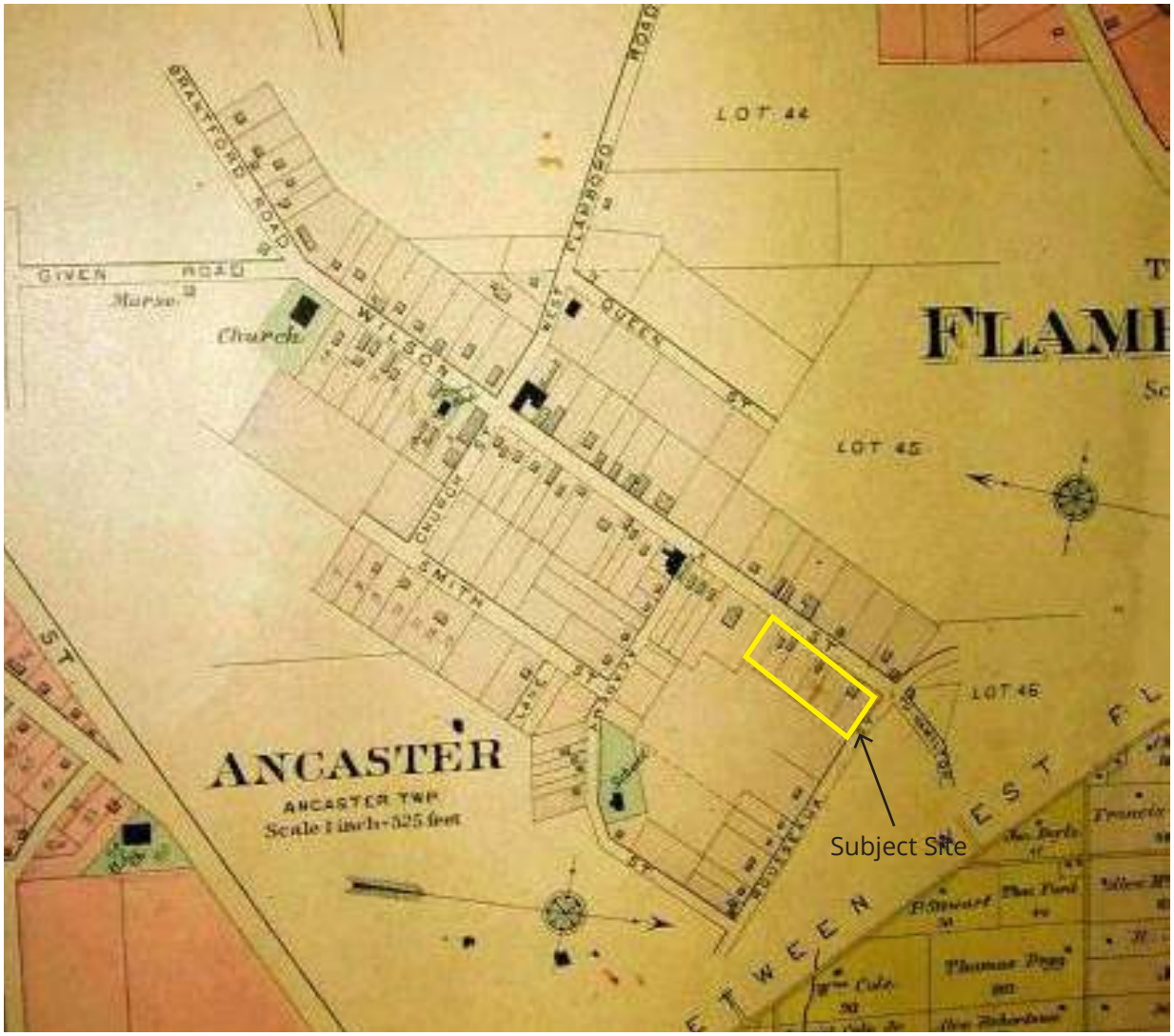


Figure 15. The Village of Ancaster 1901 (Source: ancasterhistory.ca). Map shows the building footprints within the subject sites.

Note: Brantford Road is now the continuation of Wilson; Given is now Halson; West Flamboro is now Sulphur Springs; Smith is now Lodor.

(Source - Architectural Styles of Stone Buildings of Ancaster)

4.1 History of Ancaster

Ancaster was given its name in 1793 by Lieutenant-Governor John Graves Simcoe after the land was surveyed by Augustus Jones as part of a plan to create a system of military roads. Prior to this, the area was lightly populated by several families of United Empire Loyalists, who had fled the United States and claimed land in Upper Canada settled in the area. Many received land grants in Ancaster for their loyalty to the British crown.

Village Area

Development of Ancaster post World War II, saw different architectural styles, building materials and building types that were popular in Upper Canada from 1800 through 1880. This can be see through the HCD Time Chart: 1791 - 1901.[1]

The establishment of a grist mill by James Wilson in 1791 at the corner of present day Mohawk Road (Rousseaux Street) and Wilson Street was a catalyst for the beginnings of the village that will become known as Ancaster by 1793. Richard Beasley, an entrepreneur who lived in the area of the eastern angle of what was to become Ancaster Township (present location of Dundurn castle) searched the area with James Wilson for the ideal mill location, with Beasley providing financial assistance for the endeavour. The mill provided a foundation for the future community, known as Wilson's Mills until 1793 when the town was renamed Ancaster by official decree.

4.2 Development along Wilson Street

Wilson Street

Wilson Street East exhibits the physical evidence of the origins of Ancaster even today. As described in the 1979 Heritage Conservation District Study, the following buildings together defined the Wilson streetscape:

- Samuel Tisdale House at 413 Wilson Street constructed in 1806;
- William Moore Store at 415 Wilson Street built circa 1810;
- Job Lodor Store at 350 Wilson Street constructed in 1820s;
- War of 1812 Barracks at 423 Wilson Street;
- Masonic Hall at 419 Wilson Street;
- Rolph House at 420 Wilson Street;
- Union Hotel at 380-386 Wilson Street.

The subject properties are located at 442, 450, 454 & 462 Wilson St East, also within Lot 46, Concession 2, Ancaster. Land registry records show records and deleted instruments since 2010.10.22 (see appendix ??). The lot was sub-divided into smaller 'village lots' circa early 19th century. Archival mapping does not illustrate the chronological arrangement of these subdivision.

Ontario Land registry records were accessed online that include the chronology of ownership for the properties at Lot 46, Concession 2. (See appendix H).

1 1979 Ancaster, Heritage Conservation District Study

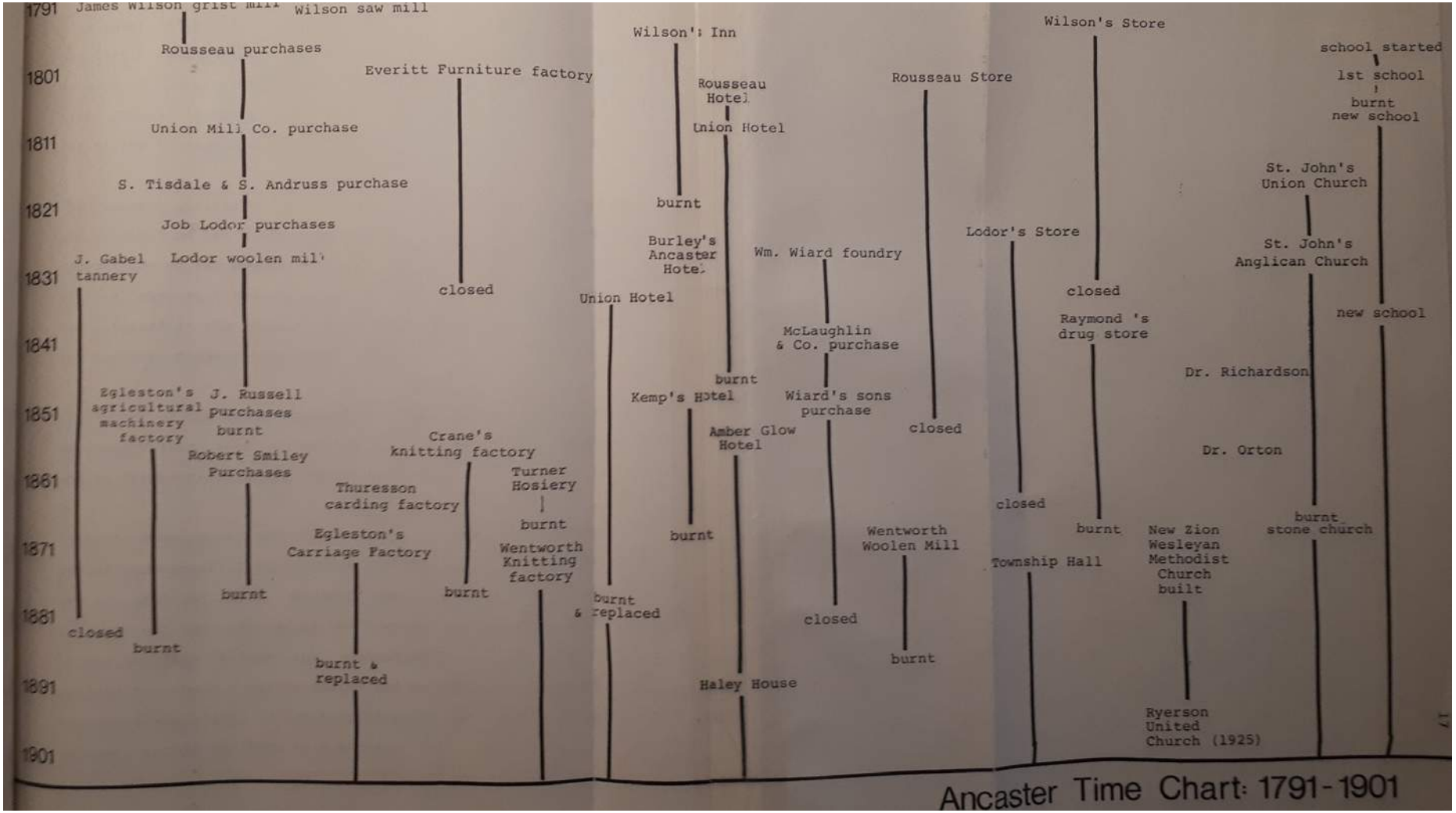


Figure 16. Ancaster Time Chart 1791-1901 (Source: 1979 Ancaster, Heritage District Study - Village Area, A.J Diamond Planners Ltd.).

A search of archives including McMaster University's Digital Archives, the Hamilton Public Library's Local History and Archives, and City Clerk's office yielded no results for this property. A representative of the City Clerk's office advised that until 1850 tax rates were determined by the provincial parliament rather than local officials; taxes were collected by court officials and deposited in registry offices. The City Clerk's office advised the only records available were the 1854 tax assessment with a major gap until 1875.

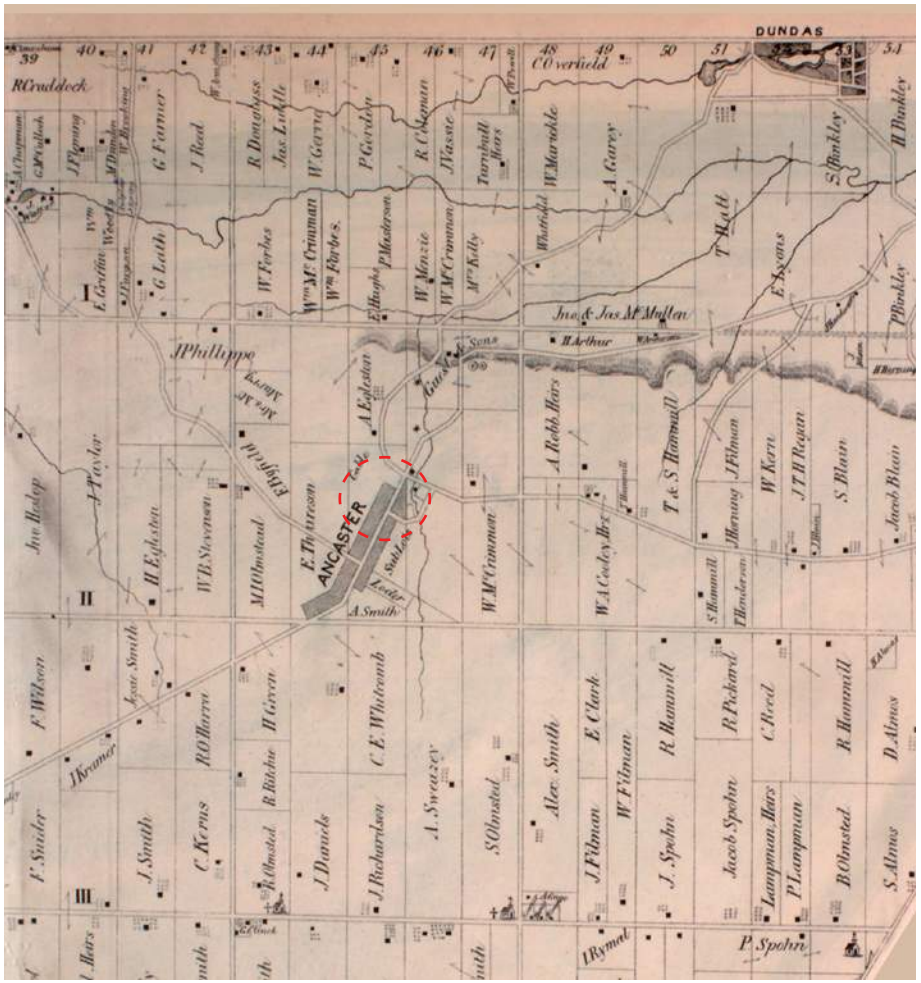


Figure 17. Ancaster's township. Annotated by mcS to show the subject site. (Source: Illustrated Historical Atlas of the County of Wentworth, McGill Digital Library)

4.3 Analysis of on-site Cultural Heritage Resources

This section will provide a Background Research and Analysis as required in the City of Hamilton's Terms of Reference for Heritage Impact Assessments for the properties located on site that are listed in the Heritage Register.

A scanned copy of the entirety of the 1979 HCD Study of the Ancaster Village Core, a 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East and 1984 LACAC Heritage Report on 450 Wilson Street East (Appendices E and F) prepared by Franca Mandarino provided by Alissa Golden, Heritage Specialist at the City of Hamilton were referenced to prepare the historical summary for the subject properties. This research cited the following sources: Land registry records, tax assessment records, Tax Roll Maps, Ancaster Public Library.

Hstorical research was conducted on the following buildings that form part of the subject site:

A. 442 Wilson Street - Kenneth A. Kershaw (Construction c. 1873[1])
B. 450 Wilson Street - Porritt House (Construction c. mid - 1820s[2])
C. 454 Wilson Street (Construction c. 1850[3])
D. 462 Wilson Street - Brandon House (Construction between 1846-1850[4], Demolished in 2020)

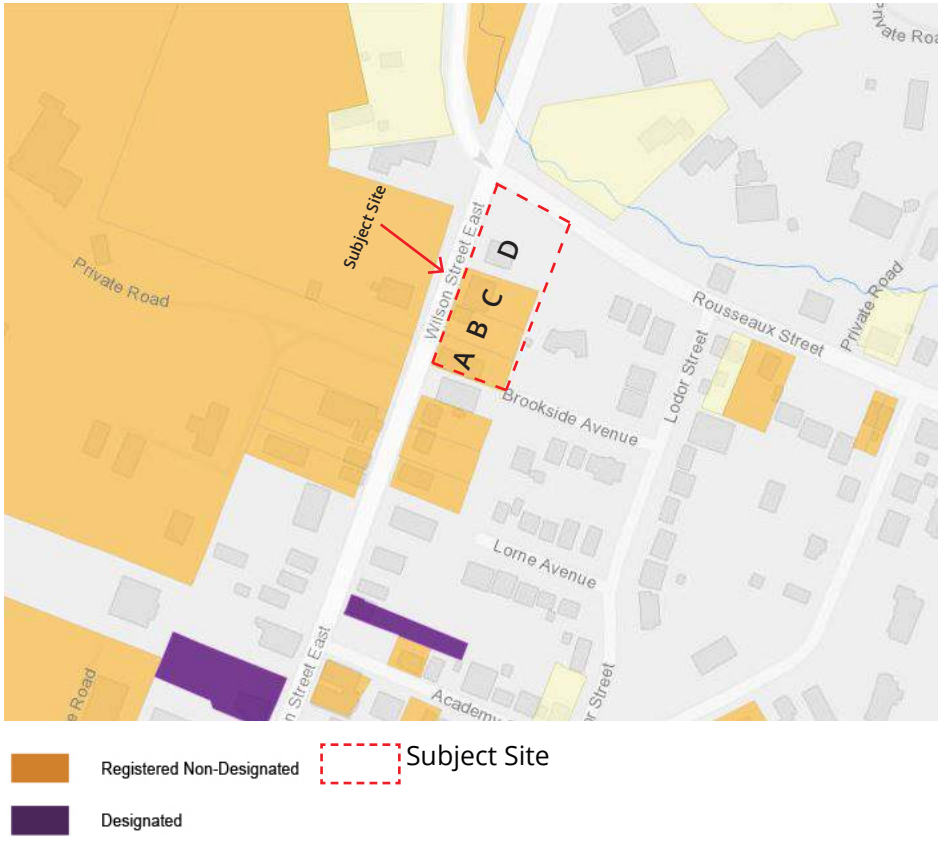


Figure 18. Cultural Heritage Resources - Hamilton Heritage Mapping, July 2021). Subject Site annotated by mcS.

1 City of Hamilton
2 Mandaribo, Franca. 1984 LACAC Heritage Report on 450 Wilson Street E
3 Diamond, A.J. 1979 HCD Study of the Ancaster Village Core
4 Pinch, Frances. 1978 LACAC Heritage Report on 462 Wilson Street E

A. Kenneth A. Kershaw House - 442 Wilson Street

The building at 442 Wilson Street East is a one-and-a-half storey single-detached residential building. The City of Hamilton's register notes the building as being constructed in 1873 for residential purposes. 442 Wilson Street East is listed in the City's Inventory of Cultural Heritage or Interest. It is not Designated per the Ontario Heritage Act.

Historically, this home gets its significance from past owners, amoung them is James Wilson.[1]The original portion of the building is laid out generally in a rectangular plan. A rear addition, constructed within the late 20th century houses several residential units with adjacent parking taking up the remainder of the lot. The original portion of the building along Wilson street has been converted for commercial use.

The portions of the original building that are discernible have some characteristics of the Gothic revival style of housing widely found in Ontario and the City of Hamilton also known as the Ontario Cottage style.

Figure 19. Front Facade of Kenneth Kershaw House at 442 Wilson Street E. The original windows were replaced on both sides of the front door with picture windows in order to meet commercial requirements.

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East

B. 450 Wilson Street - Porritt House

The building at 450 Wilson Street is a one-and-a-half storey detached wood framed building with horizontal siding and is a fine example of the pre-Confederation era. The LACAC report on the property dates the property back to mid 1820s[1]. 450 Wilson Street East is listed in the City's Inventory of Cultural Heritage or Interest. It is not Designated per the Ontario Heritage Act.

Historically this house is significant because of its association to its past owners - Richard Beasley, Jean Baptists Rousseaux and Mathew Crook, the latter of which is believed to have built this home[2].

The building features a front gable roof with a central single stack brick chimney and appears to have originally been constructed into the sites hillside with a walk out basement at grade to the buildings rear. An exposed fieldstone fountain is still visible on the north elevation. A rear, two-story addition of contemporary construction divides the building into two residential units. All windows are sash, one over one style. There is an enclosed balcony to the south, and a covered porch on the Wilson Street facade. The exterior cladding has been updated with contemporary materials such as vinyl siding and asphalt shingles.

Figure 20. Front Facade of Porritt House at 450 Wilson Street E with simple symmertical composition and no elaborate architecture.

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East

2 Ibid.

C. 454 Wilson Street

454 Wilson Street East is a single-detached one-and-a-half storey building The 1979 HCD Study of the Ancaster Village Core dates the property back to 1860s[1]. 454 Wilson Street East is listed in the City's Inventory of Cultural Heritage or Interest. It is not Designated per the Ontario Heritage Act.

The building consists of a central wood framed portion and multiple additions of both brick and horizontal siding. The building has an H-shaped plan with and contains two living units. Multiple roof styles have been used on the various additions, and all are clad with asphalt shingles. The central (presumably original) portion features a gable style roof, as well as a single-stack brick chimney.

This house was built by Dr. J.V. Bandon; Thos. P. Wilbur (1845 - 1921) and has undergone major alterations over the years[2].

Figure 21. Front Facade of the house at 454 Wilson Street E. The one storey dwelling has undergone major alterations as stated in the 1979 HCD Study of the Ancaster Village Core.

1 Diamond, A.J. 1979 HCD Study of the Ancaster Village Core

2 Ibid.

D. 462 Wilson Street - Brandon House (Construction between 1846-1850[1], Demolished in 2020)

The property known as 462 Wilson Street is currently a vacant lot which extends down a hill towards the north to Rousseaux Street and abutting a creek at the properties rear to the east. It is not listed in the heritage register or included in the heritage inventory. The lot once contained a stone house known as Brandon House. Built circa 1860 by Dr. John V. Brandon, a local physician, it is believed that Dr.Brandon's office was at the rear of the building.

The home was demolished in early 2020. There are currently no structures on the property except for a variety of mature trees and a stone retaining wall with steps providing access from the sidewalk on Wilson Street to the raised grade within the property. This wall acts as a retaining wall for the elevated grade on the property.

Figure 23. Brandon House (Front facade) before it was demolished in 2020.

Figure 22. Brandon House site as of today with the stone retaining wall.

1 Pinch, Frances. 1978 LACAC Heritage Report on 462 Wilson Street E

5.0 Cultural Heritage Value Evaluation

5.1 442 Wilson Street East - Listed in City's Register of Cultural Heritage Value or Interest (Registered)

442 Wilson Street East is listed in the City's Register of Cultural Heritage Value or Interest (registered), under section 27 of the Ontario Heritage Act. It is not Designated per the Ontario Heritage Act.

Design or Physical Value

Research

A site visit to the property was completed on Nov 04, 2020. 442 Wilson Street East is a one-and-a-half storey single-detached horizontal wood siding residential building. The original building is laid out in a rectangular plan, with a late 20th century rear addition housing several rental units. The portions of the original building that are discernible have some characteristics of the Georgian and Gothic revival style of housing widely found in Ontario and the City of Hamilton also known as the Ontario Cottage. A 1901 map of Ancaster from the Ancaster Historical Society shows the original footprint of 442 Wilson street. The following are some features that are identifiable of the Georgian style which are present in the structure at 442 Wilson Street East:

- Rectangular plan
- Low slope end gable roof
- One-over-one windows (north and south elevations)
- Wood frame structure, clad in horizontal siding
- 1.5 storey
- Symmetrical design
- Elevated entrance with metal railing (not currently accessible)

The following are some features that are identifiable of the Ontario Cottage style which are present in the structure at 442 Wilson Street East:

- Rectangular plan
- Central gabled dormer with arched window, centered above main door
- Wood frame structure, clad in horizontal siding
- 1.5 storey
- Symmetrical design

The front facade is composed of modern bay windows on either side of a central door with a single window centred above the entry. There is a rear two-and-a-half storey addition with an end gable roof, a hip gable above the entry and several juliette balconies arranged to suit the layout. Refer to Appendices.

Some features noted during the site visit:

- Vinyl siding clad facade
- New door and sidelights
- Symmetrical bay windows - contemporary construction (90's, 80's)
- Roof reclad with asphalt shingles and aluminum soffit/eaves
- Contemporary exterior lighting
- Elevated entrance with metal railing (not currently accessible)

Analysis

While criteria for determining cultural heritage value in Ontario under Regulation 9/06 provides no further detail on how to interpret the criteria, the Ministry of Heritage, Sport, Tourism and Culture Industries Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process, although aimed to be implemented for Provincially owned properties, provides further guidance in determining cultural heritage value on how to apply the criteria in the regulation. Please refer to an extract in the appendix to this report. In applying this guidance, the below sets out questions and responses to determine whether the criteria is satisfied.

1. Does the property illustrate or exemplify: Y

- a style (shared characteristics that make up a recognizable look or appearance of a building or constructed landscape - typical of a particular group, time or place)?
- a type (a particular kind or group usually with a common function, activity or use, e.g. schools, hospitals, courthouses, parks, etc. and may include sub-types);
- an expression (to display, show, embody or be the physical symbol of a way of life, belief, tradition, etc.);
- a material;
- construction method; and

Is it:

- rare (because there were few in number originally, or there are few in number today due to subsequent loss);
- unique (the only one of its kind or a prototype);
- representative (serving as a portrayal or symbol); and/or
- early example (in the context of time and place).

The building is a good example of the Ontario Gothic Style. The following are features found in other 19th century houses in Ontario which are characteristic and present in the main portion of the structure at 442 Wilson Street East:

(West) Front portion of Main House:

- Rusticated cut-stone foundation
- Low slope end gable Roof (Georgian) with a single front gable centred over entry (Gothic revival/ Ontario Cottage)
- Symmetrical composition with 2 bay windows on ground floor
- Horizontal wood siding
- Second floor window centered on front door

North and South elevation:

- One and a half storey horizontal siding facade with one-over-one windows (4 per elevation - 2 per floor)
- Two and a half storey rectangular plan brick addition at rear with juliette balconies at relatively regular locations

General attributes:

- Rectangular plan
- Horizontal siding
- Contemporary windows, doors, siding, and roofing
- Two and a half storey brick and siding addition:
    - Contemporary construction unsympathetic to original building
    - End gable roof with cross gable centered over entry

2. Does it display a high degree of craftsmanship or artistic merit, a greater than normal quality or at an intensity well above an industry standard? N

Based on observations on the site visit, the property does not display a degree of craftsmanship or artistic merit greater than normal. The execution of the assembly of the materials and construction method (horizontal siding walls and stone foundation, wood interior and roof framing) and spatial arrangement are common for its time. The re-cladding, window replacement and interior changes have changed the building significantly. While some traces of the style that originally inquired the structure suggest on Gothic Revival and late Georgian themes,there is no evidence showing a high degree of craftsmanship, artistic merit or scientific achievement.

3. Does it demonstrate a high degree of scientific achievement in a greater than normal quality or at an intensity well above an industry standard? N

Based on observations on the site visit, the property displays common methodologies of design, construction and use of materials, and does not demonstrate a high degree of technical expertise scientific achievement in the use or adaptation of materials, forms, spatial arrangements; or breakthroughs in design or construction techniques.

Figure 24. 442 Wilson Street - Building Rear (November 2020)

Historical Associative Value

Research

The City of Hamilton's register notes 442 Wilson Street East as being constructed in 1873. The building is located in Ancasters Village core, a historic neighbourhood that began with James Wilson and Richard Beasley founding a grist mill in 1791.

Analysis

As previously stated, although not directly applicable as policy in the case of this privately owned property, the following offers a more detailed analysis following the expanded explanations for each criteria from the Ministry of Heritage, Sport, Tourism and Culture Industries's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process:

1. Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community? Y

This home gets its significance from its past owners, amoung them is James Wilson who is considered to be one of the prominent historical figures in Ancaster's history. James Wilson built the first mill in the township, and also gave Ancaster village its first name, "Wilson's Mills". He was also a millwright by trade and built a saw mill and a grist mill just south of Rousseaux St. which brought economic growth to the village. These mills were sold to Jean Baptiste Rousseau who was an interpreter of Indian languages in 1794, then to Union Mills Co. in 1809 and burned down in 1812[1].

2. Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture? Y

Being associated with James Wilson, this building is a reminiscent of one of the most prosperous times in Ancaster Village. If James Wilson had not lived in Ancaster and built the mills, the village may never have had its Wilson Street, which was named after him.

3. Does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community? N

Since the architect or builder is not known, we cannot ascribe more value to the property and building as being part of a larger cannon of a notable professional that gives insight to a wider body of work.

Based on the evidence available for this property, the property meets regulation 9/06 for associative/historical value.

Contextual Value

Research

442 Wilson Street East is located in Ancasters Village core, a historic neighbourhood outlined in Ancaster's secondary plan for Wilson street. The characteristics of the streetscape today have been modernized with updated infrastructure and some adjacent residences converted for commercial use. However the small village character remains. The east side of Wilson Street is composed of one-and-a-half storey wood frame buildings that were constructed throughout the 19th century; likely as residences for those settling the area. The footprint of these homes and former lot lines can been seen on the 1901 map of Ancaster Village provided by the Ancaster

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East

historical society. This map also shows a minimal setback from Wilson Street (approximately 1-2m at Rousseaux street, growing to as much as +/-5m at adjacent properties south of the site) which can still be seen today. Despite the topography, this section of Wilson street is still pedestrian oriented with the sidewalk maintaining current setbacks to the property line. Each building is oriented towards Wilson street (most with a front porch) and can be accessed from the sidewalk by a small set of stairs or walkway, some of which have been incorporated into low, cut stone retaining walls.

Analysis

1. Is the property important in defining, maintaining or supporting the character of an area? Y

442 Wilson Street East is located in Ancasters Village core, a historic neighbourhood outlined in Ancasters secondary plan for Wilson street. The property is located near the intersection of Wilson and Rousseaux streets, a historic intersection. The building supports the character of the street in its consistency with the surrounding residential buildings, some of which have been converted for commercial use. 442 Wilson is similar to its neighbours, being a one-and-a-half storey wood frame building clad in horizontal siding with a symmetrical facade and shares similar features such as a front porch, central entryway, and gabled roof that are consistent with the neighbouring properties on the east side of Wilson Street. There is a setback on less than a meter between the front porch and sidewalk. 442 Wilson is oriented towards Wilson street and accessed from the sidewalk by a walkway leading to a small set of stairs at the fieldstone porch.

2. Is the property physically, functionally, visually or historically linked to its surroundings?

There is no material/physical connection between the building and other

2. Is the property physically, functionally, visually or historically linked to its surroundings? Y

442 Wilson Street East is visually similar to the adjacent buildings; constructed in a similar fashion with a wood frame structure, gabled roof, one-over-one windows and horizontal siding, , yet in other 19th century architectural styles. There is no material/physical connection between the building and other features on the site. There is no functional relationship to its surroundings that fills a particular purpose, such as the case would be with a mill or ecclesiastical architecture and a relationship to other surrounding spaces such as a cemetery or a square, for example.

3. Is it a Landmark? N

A landmark is “a recognizable natural or human-made feature used for a point of reference that helps orienting a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” The subject building is not prominent within the context to the degree of being used as a point of reference that helps orient passersby any more than most buildings.

Based on the evidence available for this property, the property meets regulation 9/06 for contextual value.

Ontario Regulation 9/06 Summary of Evaluation - 442 Wilson Street East

442 Wilson Street East	
Design or Physical Value - the property has design or physical value because it:	
is a rare, representative or early example of a style, type, expression, material or construction method The building is an excellent example of Ontario Cottage style.	✓
displays a high degree of craftsmanship or artistic merit No evidence; assembly of materials, construction methods and spatial arrangement are common for its time.	X
demonstrates a high degree of technical or scientific achievement. No evidence; the property displays common methodologies of design, construction and use of materials.	X
Historical or Associative Value - the property has historical value or associative value because it:	
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. This building has historical association with James Wilson and Jean Baptiste Roussea both significant to the community of Ancaster.	✓
yields, or has the potential to yield, information that contributes to an understanding of a community or culture. This building is a reminiscent of one of the most prosperous times in Ancaster Village when new settlers arrived in the village due to the construction of mills by James Wilson.	✓
demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. No evidence: we have been unable to connect this building to a specific architect or builder.	X
Contextual Value - the property has contextual value because it:	
it is important in defining, maintaining or supporting the character of an area. The house supports the character of the street through its massing, form, setback, central location of the front door relative to the massing, and it fits within the streetscape with other properties along the street with similar characteristics, yet in other 19th century architectural styles. Adjacent listed properties 426 and 430 Wilson are also in the style of Gothic Revival/ Ontario Cottage.	✓
is physically, functionally, visually or historically linking to its surroundings, or The building is vsually and historically linked to its surroundings through its original massing and form and association with its past owners.	✓
is a landmark 442 Wilson Street East is not prominent within the context to the degree of being used as a point of reference.	X

Statement of Cultural Value or Interest - 442 Wilson Street East

DESCRIPTION OF PROPERTY

442 Wilson Street East is a one-and-a half storey detached shingled over frame house with a rectangular form and plan, and a contemporary rear addition. The building is located on the south-east side of Wilson Street East between Rousseaux and Academy Streets. The property parcel is rectangular in shape, and the survey identifies it as Part Lot 46, Concession 2, Ancaster.

DESIGN/PHYSICAL VALUE

While the original building shows evidence of traditional Ontario Cottage style, it does not demonstrate a high degree of technical or scientific achievement nor does it illustrate artistic merit or high degree of craftsmanship.

HISTORIC/ ASSOCIATIVE

This building has historical association with James Wilson and Jean Baptiste Roussea both significant to the community of Ancaster. This building is a reminiscent of one of the most prosperous times in Ancaster Village when new settlers arrived in the village due to the construction of mills by James Wilson.

CONTEXTUAL VALUE

The property has contextual value because it is important in defining the character of the Village Core neighbourhood which was once an affluent residential area centred around the intersection of Wilson and Rousseaux Streets.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value of 442 Wilson Street East, resides in the following heritage attributes that are related to the cultural heritage value described below:

(West) Front portion of Main House:

- Rusticated cut-stone foundation
- Low slope end gable Roof (Georgian) with a single front gable centred over entry (Gothic revival/ Ontario Cottage)
- Symmetrical composition with 2 bay windows on ground floor
- Horizontal wood siding
- Second floor window centered on front door
- Verandar (covered porch) accessed by steps on the south facade.

North and South elevation:

- One and a half storey horizontal siding facade with one-over-one windows (4 per elevation - 2 per floor)
- Two and a half storey rectangular plan brick addition at rear with juliette balconies at relatively regular locations

The house at 442 Wilson Street is recognized for its design, physical, contextual, historical and associative values. It is important in supporting, defining and maintaining the character of the area which has been evolving to include multiple typologies. The consistency of massing (one-one-and-a-half storey rectangular footprint with a gabled roof), low setback and central location of the door relative to the massing is consistent with the adjacent properties, yet in other 19th century architectural styles.

5.2 450 Wilson Street East - Listed in City's Register of Cultural Heritage Value or Interest (Non-Designated)

450 Wilson Street East is listed in the City's Register of Cultural Heritage or Interest as a Non-Designated Property, under section 27 of the Ontario Heritage Act.

Design or Physical Value

Research

A site visit to the property was completed on Nov 4, 2020. 450 Wilson Street East is a single-detached one-and-a-half storey horizontal wood clad building that has some characteristics of the Gothic Revival and Georgian styles of housing widely found in North America, with a two-storey wood framed rear addition constructed at a later date to the east. It is a fine example of the pre-Confederation dating as far back as the 1820s.[1]

The building has a rectangular plan with a front gable roof clad with asphalt shingles, a central single-stack brick chimney, and a verandah (originally the verandah was L-shaped and encircled the front and side of the house, see appendix). The contemporary two storey rear addition has a low slope shed roof. The building is built into the property's hillside, with an exposed field-stone foundation becoming level with grade at the buildings rear. All elevations of the original building have one over one sash windows. Refer to the appendix for photographs.

Figure 26 shows the presence of composition shingle or sheet as the cladding for the exterior wall. The front door was simple with no transom or sidelights. Many changes have taken place both to the exterior and interior of the house since it was constructed (Appendix F).

Figure 25. 450 Wilson Street - Building Front, 1984. (Source: 1984 LACAC Heritage Report.

Figure 26. 450 Wilson Street - Building Front (November 2020)

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 450 Wilson Street East

Presently, the Wilson Street facade (East) is composed of wooden rectangular sash windows (1-over-1) with vinyl siding and a covered porch. There is a second entry on the south facade centred between 2 sash windows and covered by a small cross gable dormer style roof. The south facade also has a deck projecting south towards the driveway. The main entrance is centred on the Wilson St. facade, between two sash windows in the first storey and a single window in the storey above centred on the entry below. The remaining walls are composed of sash windows with vinyl siding.

The windows have been replaced and the front porch looks to be of recent construction with contemporary materials. A 1901 map of Ancaster from the Ancaster Historical Society shows the original footprint of 450 Wilson street. Research did not yield any written, photographic or other images describing or showing the original appearance and design of the house. It is possible that there the house once had a balcony railing, decorative bargeboard and wooden shingles. However this is only conjecture.

Analysis

While criteria for determining cultural heritage value in Ontario under Regulation 9/06 provides no further detail on how to interpret the criteria, the Ministry of Heritage, Sport, Tourism and Culture Industries's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process, although aimed to be implemented for Provincially owned properties, provides further guidance in determining cultural heritage value on how to apply the criteria in the regulation. Please refer to an extract in the appendix to this report. In applying this guidance, the below sets out questions and responses to determine whether the criteria is satisfied.

1. Does the property illustrate or exemplify: Y

- a style (shared characteristics that make up a recognizable look or appearance of a building or constructed landscape - typical of a particular group, time or place)?
- a type (a particular kind or group usually with a common function, activity or use, e.g.schools, hospitals, courthouses, parks, etc. and may include sub-types);
- an expression (to display, show, embody or be the physical symbol of a way of life, belief, tradition, etc.);
- a material;
- construction method; and

Is it:

- rare (because there were few in number originally, or there are few in number today due to subsequent loss);
- unique (the only one of its kind or a prototype);
- representative (serving as a portrayal or symbol); and/or
- early example (in the context of time and place).

The following are features found in other 19th century houses in Ontario which are characteristic of Georgian Style homes and present in the main portion of the structure at 450 Wilson Street East:

(West) Front portion of Main House:

- Rusticated field-stone foundation
- Low slope end gable Roof with a single front gable centred over entry

- Symmetrical composition
- Horizontal siding
- Second floor window centered on front door

All Other elevation:
- Two and a half storey brick facade with no windows
- Two storey rectangular plan brick addition with segmental windows at relatively regular locations, fire escape access to second floor and ground floor access at rear to both units.

General attributes:
- Rectangular plan
- Horizontal siding
- Contemporary windows, doors, siding, and roofing
- Two and a half storey brick and siding addition:
    - Contemporary construction unsympathetic to original building
    - End gable roof with cross gable centered over entry

It is a fine example of the pre-Confederation dating as far back as the 1820s and incorporates Georgina accents in the form of a simple balanced facade.[1] The house has undergone significant renovations in terms of finishing materials, and windows over time, which have perhaps kept its original form but with adjustments to the details. The only thing that may be original is the massing and from as it presents itself on the street. We cannot see the structure's construction but due to its early date it may be timber frame construction. It does not illustrate or exemplify an expression, construction method, is not rare, unique or an early example per the criteria noted above.

Figure 27. 450 Wilson Street - Building Rear (November 2020)

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East

2. Does it display a high degree of craftsmanship or artistic merit, a greater than normal quality or at an intensity well above an industry standard?

Based on observations on the site visit, the property does not display a degree of craftsmanship or artistic merit greater than normal. The execution of the assembly of the materials and construction method and spatial arrangement are common for its time. The re-cladding, window replacement, rear addition and interior changes have changed the building significantly. While some traces of the style that originally inquired the structure suggest Georgian themes, there is no evidence showing a high degree of craftsmanship, artistic merit or scientific achievement.

3. Does it demonstrate a high degree of scientific achievement in a greater than normal quality or at an intensity well above an industry standard?

Based on observations on the site visit, the property displays common methodologies of design, construction and use of materials, and does not demonstrate a high degree of technical expertise scientific achievement in the use or adaptation of materials, forms, spatial arrangements; or breakthroughs in design or construction techniques.

Historical Associative Value

Research

The City of Hamilton's register notes the building as being constructed in 1813 amd the 1984 LACAC Heritage Report describes this as a 1 1/2 storey house which can be dated back to 1820s.[1] The building is located in Ancasters Village core, a historic neighbourhood that began with James Wilson and Richard Beasley founding a grist mill in 1791.

1 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 450 Wilson Street East

Analysis

As previously stated, although not directly applicable as policy in the case of this privately owned property, the following offers a more detailed analysis following the expanded explanations for each criteria from the Ministry of Heritage, Sport, Tourism and Culture Industries's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process:

1. Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community?
Y

This home gets its significance from its past owners, amoung them are Richard Beasley, Jean Baptiste Rousseaux and Matthew Crooks, the latter of which his believed to have built this home.[2]. Richard Beasley was James Wilson's partner who is considered to be one of the prominent historical figures in Ancaster's history. James Wilson built the first mill in the township, and also gave Ancaster village its first name, "Wilson's Mills". He was also a millwright by trade and built a saw mill and a grist mill just south of Rousseaux St. which brought economic growth to the village. These mills were sold to Jean Baptiste Rousseau who was an interpreter of Indian languages in 1794, then to Union Mills Co. in 1809 and burned down in 1812[3]. Jean Baptiste opened a general stone, an inn and a blacksmith shop in Ancaster and he was also appointed a Justice of Peace, Town Tax Collector and Lieut. Colonel in the Militia. Mathew Crooks was settled on Lot 46 Concession 2 in 1820

2 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 450 Wilson Street East

3 Mandaribo, Franca. 1984 LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report on 442 Wilson Street East

when he started operating the Red Mill. He owned and operated the mill until 1827. The house is also know as the 'Porritt House' after the Porritt family first moved into the house in 1947.

2. Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture? Y

Being associated with Richard Beasley, Jean Baptiste Rousseaux and Matthew Crooks, Porritt House is significant as it contributes to a better understanding of the growth of the Ancaster village and its past owners were involved with the Wilson's Mills and the Red Mill.

3. Does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community? N

Since the architect or builder is not known, we cannot ascribe more value to the property and building as being part of a larger cannon of a notable professional that gives insight to a wider body of work.

Based on the evidence available for this property, the property meets regulation 9/06 for associative/historical value.

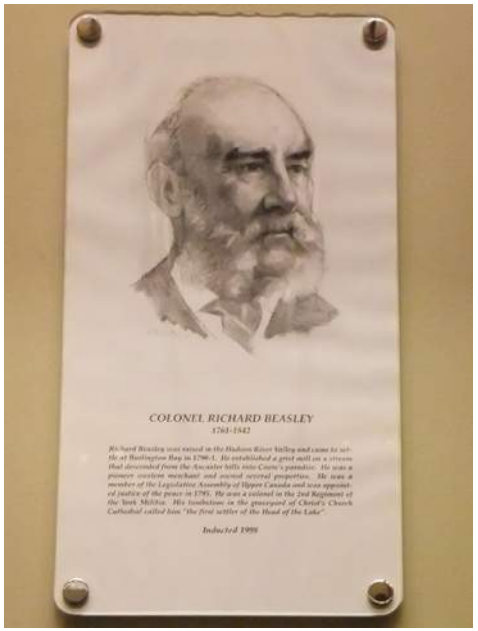


Figure 28. Colonel Richard Beasley 1761-1842 (Hamilton Gallery of Distinction) Source: http://www.biographi.ca/en/bio/beasley_richard_7E.html

COLONEL RICHARD BEASLEY
1761-1842

Richard Beasley was raised in the Hudson River Valley and came to settle at Burlington Bay in 1790-1. He established a grist mill on a stream that descended from the Ancaster hills into Coote's paradise. He was a pioneer estern merchant and owned several properties. He was a member of the Legislative Assembly of YUpper Canada and was appointed justice of the peace in 1795. He wwas a colonel in the 2nd Regiment of the York Militia. His tombstone in the graveyard of Chrit's Church Cathedral called him "the first settler of the Head of the Lake".

Inducted 1998

Contextual Value

Research

450 Wilson Street East is located in Ancasters Village core, a historic neighbourhood outlined in Ancasters secondary plan for Wilson street. The characteristics of the streetscape today have been modernized with updated infrastructure and some adjacent residences converted for commercial use. However the small village character remains. The east side of Wilson Street is composed of one-and-a-half storey wood frame buildings that were constructed throughout the 19th century; likely as residences for those settling the area. The footprint of these homes and former lot lines can been seen on the 1901 map of Ancaster Village provided by the Ancaster historical society. This map also shows a minimal setback from Wilson Street (approximately 1-2m at Rousseaux street, growing to as much as +/-5m at adjacent properties south of the site) which can still be seen today. Despite the topography, this section of Wilson street is still pedestrian oriented with the sidewalk maintaining current setbacks to the property line. Each building is oriented towards Wilson street (most with a front porch) and can be accessed from the sidewalk by a small set of stairs or walkway, some of which have been incorporated into low, cut stone retaining walls.

Analysis

1. Is the property important in defining, maintaining or supporting the character of an area? Y

The building supports the character of the street in its consistency with the surrounding residential buildings, some of which have been converted for commercial use. 450 Wilson is similar to its neighbours, being a one-and-a-half storey wood frame building clad in horizontal siding with a symmetrical facade and shares similar features such as a covered front porch, central entryway, and gabled roof that are consistent with the neighbouring properties on the east side of Wilson Street. Despite the topography, this section of Wilson street is still pedestrian oriented with the sidewalk maintaining current setbacks to the property line. Each building is accessed from the sidewalk by a small set of stairs or walkway, some of which have been incorporated into low, cut stone retaining walls.

2. Is the property physically, functionally, visually or historically linked to its surroundings? Y

450 Wilson Street East is visually similar to the adjacent buildings; constructed in a similar fashion with a wood frame structure, gabled roof, one-over-one windows and horizontal siding and symmetrical facade composition.

There is no material/physical connection between the building and other features on the site. There is no functional relationship to its surroundings that fills a particular purpose, such as the case would be with a mill or ecclesiastical architecture and a relationship to other surrounding spaces such as a cemetery or a square, for example.

3. Is it a Landmark? N

A landmark is “a recognizable natural or human-made feature used for a point of reference that helps orienting a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” The subject building is not prominent within the context to the degree of being used as a point of reference that helps orient passersby any more than most buildings.

Based on the evidence available for this property, the property meets regulation 9/06 for contextual value.

Ontario Regulation 9/06 Summary of Evaluation - 450 Wilson Street East

450 Wilson Street East	
Design or Physical Value - the property has design or physical value because it:	
is a rare, representative or early example of a style, type, expression, material or construction method The building is an excellent example of pre-Confederation era and exhibits Georgian Design accents.	✓
displays a high degree of craftsmanship or artistic merit No evidence; assembly of materials, construction methods and spatial arrangement are common for its time	X
demonstrates a high degree of technical or scientific achievement. No evidence; the property displays common methodologies of design, construction and use of materials	X
Historical or Associative Value - the property has historical value or associative value because it:	
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. This building has historical association with Richard Beasley, Jean Baptiste Rousseaux and Mattew Crooks as its past owners all significant to the community of Ancaster.	✓
yields, or has the potential to yield, information that contributes to an understanding of a community or culture. This building is a reminiscent of one of the most prosperous times in Ancaster Village when new settlers arrived in the village due to the construction of mills by James Wilson & Matthew Crooks.	✓
demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. No evidence: we have been unable to connect this building to a specific architect or builder	X
Contextual Value - the property has contextual value because it:	
it is important in defining, maintaining or supporting the character of an area. 450 Wilson Street East is consistent in terms of massing, form and door-window proportions with other buildings on the south-east side of Wilson Street East in its typology and setback.	✓
is physically, functionally, visually or historically linking to its surroundings, or The building is vsually and historically linked to its surroundings through its original massing and form and association with its past owners.	✓
is a landmark 450 Wilson Street East is not prominent within the context to the degree of being used as a point of reference.	X

Statement of Cultural Value or Interest - 450 Wilson Street East

DESCRIPTION OF PROPERTY

450 Wilson Street East is a single-detached one-and-a-half storey horizontal wood clad building with a two-storey wood framed rear addition constructed at a later date. The building has a square plan with a front gable roof clad with asphalt shingles, a central single-stack brick chimney, and a covered porch. The building is located on the south-east side of Wilson Street East between Rousseaux and Academy Streets. The property parcel is rectangular in shape, and the survey identifies it as Part Lot 46, Concession 2, Ancaster.

DESIGN/PHYSICAL VALUE

While the original building shows evidence of the pre-Confederation style and Georgian design accents, it does not demonstrate a high degree of technical or scientific achievement nor does it illustrate artistic merit or high degree of craftsmanship.

HISTORIC/ ASSOCIATIVE

This building has historical association with Richard Beasley, Matthew Crooks and Jean Baptiste Rousseaux both significant to the community of Ancaster. This building is a reminiscent of one of the most prosperous times in Ancaster Village when new settlers arrived in the village due to the construction of mills by James Wilson and Matthew Crooks.

CONTEXTUAL VALUE

The property has contextual value because it is important in defining the character of the Village Core neighbourhood which was once an affluent residential area centred around the intersection of Wilson and Rousseaux Streets.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value of 450 Wilson Street East, resides in the following heritage attributes that are related to the cultural heritage value described below:

(West) Front portion of Main House:

- Rusticated field-stone foundation
- Low slope end gable Roof with a single front gable centred over entry
- Symmetrical composition, form and massing;
- Horizontal siding
- Second floor window centered on front door
- Covered Verandah at the front and side of the house

The house at 450 Wilson Street is recognized for its design, physical, contextual, historical and associative values. It is important in supporting, defining and maintaining the character of the area which has been evolving to include multiple typologies. The consistency of massing (one-one-and-a-half storey rectangular footprint with a gabled roof), low setback and central location of the door relative to the massing is consistent with the adjacent properties.

5.3 454 Wilson Street East - Listed in City's Register of Cultural Heritage Value or Interest (Non-Designated)

454 Wilson Street East is listed in the City's Register of Cultural Heritage or Interest as a Non-Designated Property, under section 27 of the Ontario Heritage Act.

Design/Physical Value

Research

A site visit to the property was completed on Nov 4, 2020. 454 Wilson Street East is a single-detached one-storey building with a central wood framed portion and multiple additions of both brick and horizontal siding. The building has an H-shaped plan with and contains two living units. Multiple roof styles have been used on the various additions, and all are clad with asphalt shingles. The central portion features a gramble style roof, as well as a single-stack brick chimney. Refer to the appendix for photographs.

The Wilson Street facade (West) is composed of contemporary casement windows with vinyl siding and a brick chimney on the central portion of the building. A brick addition of to the north hosts an entryway to one of the living units while a brick addition to the south features a garage. The buildings rear addition divides two single story wings with a central courtyard/deck. Both wings are clad in horizontal vinyl siding, with brick facades facing into the courtyard.

Figure 29. 454 Wilson Street East, 2020.

Analysis

While criteria for determining cultural heritage value in Ontario under Regulation 9/06 provides no further detail on how to interpret the criteria, the Ministry of Heritage, Sport, Tourism and Culture Industries's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process, although aimed to be implemented for Provincially owned properties, provides further

in the regulation. Please refer to an extract in the appendix to this report. In applying this guidance, the below sets out questions and responses to determine whether the criteria is satisfied.

1. Does the property illustrate or exemplify: N

- a style (shared characteristics that make up a recognizable look or appearance of a building or constructed landscape - typical of a particular group, time or place)?
- a type (a particular kind or group usually with a common function, activity or use, e.g.schools, hospitals, courthouses, parks, etc. and may include sub-types);
- an expression (to display, show, embody or be the physical symbol of a way of life, belief, tradition, etc.);
- a material;
- construction method; and

Is it:

- rare (because there were few in number originally, or there are few in number today due to subsequent loss);
- unique (the only one of its kind or a prototype);
- representative (serving as a portrayal or symbol); and/or
- early example (in the context of time and place).

The original building does not show evidence of traditional Ontario styles. There is not a strong connection as observed on the site visit and research shows the building is not overly representative of these styles. (Reg 9/06). It does not illustrate or exemplify an expression, construction method, is not rare, unique or an early example per the criteria noted above.

General attributes:

- H-shaped plan
- Horizontal siding
- Stone foundation
- Contemporary windows, doors, siding, and roofing
- One storey brick and siding additions:
  - Contemporary construction unsympathetic to original building

2. Does it display a high degree of craftsmanship or artistic merit, a greater than normal quality or at an intensity well above an industry standard? N

Based on observations on the site visit, the property does not display a degree of craftsmanship or artistic merit greater than normal. The execution of the assembly of the materials and construction method (wood framing and stone foundation, wood interior, roof framing and spatial arrangement are common for its time.

3. Does it demonstrate a high degree of scientific achievement in a greater than normal quality or at an intensity well above an industry standard? N

Based on observations on the site visit, the property displays common methodologies of design, construction and use of materials, and does not demonstrate a high degree of technical expertise scientific achievement in the use or adaptation of materials, forms, spatial arrangements; or breakthroughs in design or construction techniques.

Historical Associative Value

Research

The 1979 Heritage District Study for the Village of Ancaster lists the building at 454 Wilson Street East within the Inventory of Historical Buildings as a 1-storey clapboard dwelling built by Dr.J.V. Brandon and Thos. P. Wilbur (1845-1921) circa 1860[1]. The building is located in Ancasters Village core, a historic neighbourhood that began with James Wilson and Richard Beasley founding a grist mill in 1791.

Analysis

As previously stated, although not directly applicable as policy in the case of this privately owned property, the following offers a more detailed analysis following the expanded explanations for each criteria from the Ministry of Heritage, Sport, Tourism and Culture Industries's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MHSTCI Heritage Identification and Evaluation Process:

1. Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community? Y

Per the available documentation - 1979 HCD Study, this property is associated with Dr. J .V Brandon who was a known physician in Ancaster and Thomas P.Wilbur who was a caretaker of St.John's Church for many years.

2. Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture? N

Since it was constructed as a private residence, there is no evidence to offer new knowledge or a greater understanding of particular aspects of the community's history or the history of the culture, and as any other property, can contribute to a unique comparative analysis of similar properties, however not in a way that it adds new knowledge about a community as a whole. Therefore it does not offer new knowledge in these respects.

3. Does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community? Y

The house has historical significance as it was built by Dr. J.V. Brandon.

Contextual Value

Research

454 Wilson Street East is located in Ancasters Village core, a historic neighbourhood outlined in Ancasters secondary plan for Wilson street. The characteristics of the streetscape today have been modernized with updated infrastructure and some adjacent residences converted for commercial use. However the small village character remains. The east side of Wilson Street is composed of one-and-a-half storey wood frame buildings that were constructed throughout the 19th century; likely as residences for those settling the area. The footprint of these homes and former lot lines can been seen on the 1901 map of Ancaster Village provided by the Ancaster historical society. This map also shows a minimal setback from Wilson Street (approximately 1-2m at Rousseaux street, growing to as much as +/-5m at adjacent properties south of the site) which can still be seen today.

1 Ancaster Heritage pg.210 and Ancaster News, Wednesday Nov.15, 1977)

Despite the topography, this section of Wilson street is still pedestrian oriented with the sidewalk maintaining current setbacks to the property line. Each building is oriented towards Wilson street (most with a front porch) and can be accessed from the sidewalk by a small set of stairs or walkway, some of which have been incorporated into low, cut stone retaining walls.

Analysis

1. Is the property important in defining, maintaining or supporting the character of an area? N

454 Wilson Street East is located in Ancasters Village core, a historic neighbourhood outlined in Ancasters secondary plan for Wilson street. The property is located near the intersection of Wilson and Rousseaux streets, a historic intersection that became populated after the founding of a grist mill in 1791 by James Wilson and Richard Beasley. The building supports the character of the street in its consistency with the surrounding residential buildings, some of which have been converted for commercial use. As a one-and-a-half storey semi-detached residential building with a +/-3m setback from the sidewalk, 454 Wilson shares a consistent height and setback as its neighbours, but is not visually consistent with the neighbouring properties on the east side of Wilson Street due to its many additions and eclectic use of exterior materials.

2. Is the property physically, functionally, visually or historically linked to its surroundings? N

There is no material/physical connection between the building and other features on the site. There is no functional relationship to its surroundings

Figure 30. 454 Wilson Street East Rear, 2020.

that fills a particular purpose, such as the case would be with a mill or ecclesiastical architecture and a relationship to other surrounding spaces such as a cemetery or a square, for example. There is no visual connection to any other feature in the context.

3. Is it a Landmark? N

A landmark is “a recognizable natural or human-made feature used for a point of reference that helps orienting a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” The subject building is not prominent within the context to the degree of being used as a point of reference that helps orient passersby any more than most buildings.

Ontario Regulation 9/06 Summary of Evaluation - 454 Wilson Street East

454 Wilson Street East	
Design or Physical Value - the property has design or physical value because it:	
is a rare, representative or early example of a style, type, expression, material or construction method No evidence, the building is not overly representative of a particular style.	X
displays a high degree of craftsmanship or artistic merit No evidence; assembly of materials, construction methods and spatial arrangement are common for its time.	X
demonstrates a high degree of technical or scientific achievement. No evidence; the property displays common methodologies of design, construction and use of materials	X
Historical or Associative Value - the property has historical value or associative value because it:	
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The building is associated with and built by Dr. J.V. Brandon, a local physician know to the community of Ancaster.	✓
yields, or has the potential to yield, information that contributes to an understanding of a community or culture. No evidence has been found to offer a new knowledge or a greater understanding of the community/ culture	X
demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. The building is built by Dr. J.V. Brandon in circa 1860 who was known in the Ancaster community.	✓
Contextual Value - the property has contextual value because it:	
it is important in defining, maintaining or supporting the character of an area. 454 Wilson Street East is consistent with other buildings on the south-east side of Wilson Street East in its typology and setback however it is not the best example of neighbourhood character due to a loss of original finishes.	X
is physically, functionally, visually or historically linking to its surroundings, or There is no physical, functional, or visible link to the surrounding buildings	X
is a landmark 454 Wilson Street East is not prominent within the context to the degree of being used as a point of reference.	X

Conclusion

454 Wilson does not support the character and does not meet Ontario Regulation 9/06.

5.4 462 Wilson Street East - No Heritage Status

462 Wilson Street East is not listed in the City's Register of Cultural Heritage or Interest as a Non-Designated Property. The property has no formal heritage status.

Research

A site visit to the property was completed on Nov 4, 2020. There are currently no buildings on the property. A single detached home 'Brandon House' once stood at 462 Wilson Street East which has been demolished. Refer to the appendix for photographs and documentation on the Brandon House '1978 LACAC Report'. The developer has advised that some intact portions of stone from the original house have been retained for future reuse in the proposed development.

Historical Associative Value
Design/Physical

462 Wilson Street East was located in Ancasters Village core, a historic neighbourhood that began with James Wilson and Richard Beasley founding a grist mill in 1791. The home was constructed circa 1860 by Dr. John V. Brandon, a local physician who practiced in Ancaster from 1867-1910. A low stone retaining wall running the length of the property along Wilson street is consistent with similar walls on the adjacent Wilson street properties.

Analysis

As previously stated, although not directly applicable as policy in the case of this privately owned property, the following offers a more detailed analysis following the expanded explanations for each criteria from the Ministry of Tourism, Culture and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MTCS Heritage. Identification and Evaluation Process:

Figure 31. 462 Wilson Street East, 2020.

Figure 32. 462 Wilson Street East,, View towards Wilson St from site, November 2020.

1. Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community?

462 Wilson Street East was constructed circa 1860 by John V .Brandon, a local physician who practiced in Ancaster from 1867-1910, the home was demolished in early 2020.

2. Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture?

Brandon House was one of the few oldest stone residences in Ancaster. It was located on a prominent corner location which added to the streetscape of Wilson Street. The house was situated near the entrance to the Ancaster Village and thus played an important role in creating a first impressions with visitors who entered the town.

3. Does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community?

John V .Brandon, a local physician who practiced in Ancaster from 1867-1910 is credited as building the residence.

Contextual Value
Research

462 Wilson Street East is located at the intersection of Wilson and Rousseaux Streets in Ancasters Village core, a historic neighbourhood identified in Ancaster's secondary plan for Wilson street. The characteristics of the streetscape today have been modernized with updated infrastructure and

Figure 33. Sketch of the Brandon House by Vojislav Morosan. Photo: N. Morosan (Date n.d.)

some adjacent residences converted for commercial use. However the small village character remains. The east side of Wilson Street is composed of one-and-a-half storey wood frame buildings that were constructed throughout the 19th century; likely as residences for those settling the area. The footprint of these homes and former lot lines can been seen on the 1901 map of Ancaster Village provided by the Ancaster historical society. This map also shows a minimal setback from Wilson Street (approximately 1-2m at Rousseaux street, growing to as much as +/-5m at adjacent properties south of the site) which can still be seen today. Despite the topography, this section of Wilson street is still pedestrian oriented with the sidewalk maintaining current setbacks to the property line. Each building is oriented towards Wilson street (most with a front porch) and can be accessed from the sidewalk by a small set of stairs or walkway, some of which have been incorporated into low, cut stone retaining walls.

Analysis

1. Is the property important in defining, maintaining or supporting the character of an area?

462 Wilson Street East was located in Ancasters Village core, a historic neighbourhood outlined in Ancasters secondary plan for Wilson street. At the time of existence the property supported the character of the area as it was one of the few remaining domestic stone house dwellings that had not suffered from alteration or neglect.

2. Is the property physically, functionally, visually or historically linked to its surroundings?

A low stone retaining wall running the length of the property along Wilson street is consistent with similar walls on the adjacent Wilson street properties (426, 430, 437 and 449 Wilson Street East). This links the site with the adjacent context.

3. Is it a Landmark?

A landmark is “a recognizable natural or human-made feature used for a point of reference that helps orienting a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” The subject building was a prominent building as it was the house of Dr. J. Brandon (1878-1912). It was placed on a slight hill and created an extremely pleasant visual panorama as one approached from the direction of Rousseaux or Wilson Street. This house enjoyed a prominent corner location and played an important part in the first impression a visitor received on entering the town[1].

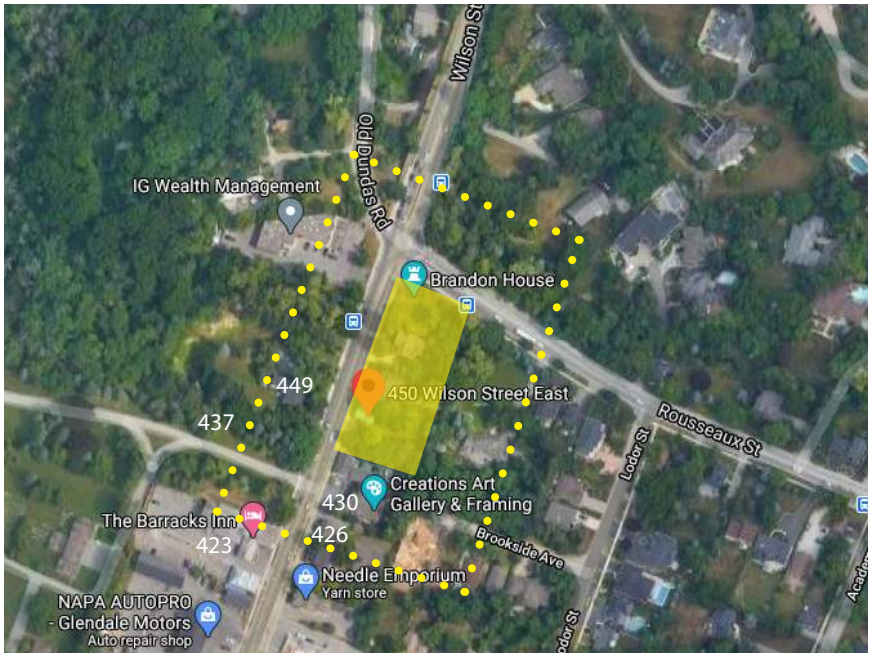
1 Pinch, Frances. 1978 LACAC (‘Local Architectural Conservation Advisory Committee’) Heritage Report on The Brandon House, 462 Wilson Street East

Conclusion & Recommendations

Brandon house was a significant historic building that had design, historical and contextual value. Since the building was demolished in 2020, only the wall and the landscape including trees could be assessed during the site visit.

It is recommended that the developer salvage the stones from the formerly standing building and the existing wall and incorporate this in the development for example - reconstruct a similar interface of site and sidewalk, to maintain this characteristic feature of the historic streetscape or in the new building.

5.5 Description of Adjacent Cultural Heritage Resources



The intent of this section is to provide written and visual descriptions of the adjacent or surrounding cultural heritage resources. An Assessment of the compatibility of the proposed design in relation to these adjacent cultural resources will be detailed in section 6.

The subject property is nearby to the following properties listed in the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties:

- 423 Wilson Street East;
- 425 Wilson Street East;
- 426 Wilson Street East;
- 430 Wilson Street East;
- 437 Wilson Street East;
- 449 Wilson Street East;

423 Wilson Street East (1867)

The building located at 423 Wilson Street East is listed on the municipal Heritage Register.

423 Wilson Street East is a two-and-a-half storey, detached commercial building of stone construction. The oldest portions date back to 1800, and there is speculation that the building may have been used as a barracks for British soldiers during the war of 1812. The building was destroyed by a fire and rebuilt in 1868, serving multiple uses during the 20th century including apartments, a car dealership, a body shop and a tool-and-die operation.

Over the years various repairs, alterations, and additions have been made to the existing structure which is evident from the Wilson street facade. It appears that all doors, windows and roofing have been updated with contemporary products/ materials.

426 Wilson Street East (1921)

The building located at 426 Wilson Street East is listed on the municipal Heritage Register. 426 Wilson Street is a single-detached one-and-a-half storey wood frame building constructed circa 1890 for residential purposes. The building shows elements of the Gothic Revival/ Ontario Cottage styles featuring a rectangular plan with an offset rectangular rear addition.

The roof of the original building has a steep pitch with side gables, and features a central front gable above the front entry facing Wilson Street. Windows are one-over one sash style. The roof had been reclad with asphalt shingles, and the windows, doors and exterior cladding replaced with contemporary materials.

The front façade has a raised covered porch and a low stone retaining wall at street level. The raised main entrance, centred in the first storey, is accessed via an open porch. The remaining walls are composed of one-over one sash style. A low, cut-stone retaining wall borders the sidewalk and provides access to an entry stair and driveway.

430 Wilson Street East (1872)

The building located at 430 Wilson Street East is listed on the municipal Heritage Register. 430 Wilson Street East, is a one-and-half storey wood frame building constructed in 1920. The building has elements of the Gothic Revival/ Ontario Cottage Architectural Style, with a rectangular plan, symmetric facade, and is clad with horizontal vinyl siding. A low, cut-stone retaining wall borders the sidewalk and provides access to an entry stair and driveway.

The roof of the original building has a steep pitch with side gables, and features a central front gable above the front entry facing Wilson Street. Windows are one-over one sash style. The roof had been reclad with asphalt shingles, and the windows, doors and exterior cladding replaced with contemporary materials.

The front façade has a raised covered porch and a low stone retaining wall at street level. The raised main entrance, centred in the first storey, is accessed via an open porch. The remaining walls are composed of one-over one sash style windows.

437 Wilson Street East

The building located at 437 Wilson Street East is listed on the municipal Heritage Register. Known today as ‘Mount Mary’ the site serves as a religious retreat centre composed of several buildings on a large property.

The centre has evolved to its current use gradually, with the first building ‘Wynnstay Estate’ being constructed on 100 acres of land in 1925 by Fred Dalley, a manufacturer and entrepreneur famous for his ‘2 in 1 shoe polish’. In 1946 the site was purchased by the Sister Servants of Mary Immaculate, who over time developed the property to include a private residential and day high school for girls, among other facilities necessary to host retreats.

The building on site have a far setback from Wilson Street, and sight lines to the property are blocked by landscaping and a mid height stone wall running the length of the property along Wilson Street. A central gate allows access to the property via a long driveway.

449 Wilson Street East (1950)

The building located at 449 Wilson Street East is listed on the municipal Heritage Register. The one and a half storey residential building was constructed circa 1950 and features a 3 storey rear addition.

The building features an offset end gable roof with 3 dormers facing east towards wilson street. There are 2 brick chimneys on the buildings north elevation and one on the south elevation. Exterior walls of the original building have been finished with white stucco, with an exposed foundation extending to the first level. The rear addition is a mixture of contemporary materials unsympathetic to the original construction. Updates to the building include modern windows and vinyl siding on the dormers. The roof appears to be clad in asphalt shingles.

A low, field-stone retaining wall runs the length of the property along Wilson Street and provides access to a driveway.

6.0 Description of Proposed Development

6.1 Proposal Overview

This part of the CHIA provides an overview of the development proposal for the subject site, it's conceptual design vision and principles.

In September 2020, Cultural Heritage Comments regarding Formal Consultation Meeting Application by GSP ('Applicant') for 442 to 462 Wilson Street East, Ancaster were received from Melanie Schneider and Yvette Rybensky, Planning Staff at the City of Hamilton's Planning and Economic Development Department on the development proposal for a six storey retirement home containing dwelling units and one level of underground parking. This proposal did not incorporate the existing heritage buildings on site.

The Staff comments recommended the retention of the buildings on site that have Cultural Heritage Value and further recommended that a CHIA must be submitted with subsequent future applications.

The former development proposal was subsequently revised in September 2021 by MSAI Architects and will be submitted to the City by GSP Group ('Applicant') on behalf of the Ironpoint Capital Management Inc. ('owner') for an Official Plan Amendment application ('OPA') and a Zoning By-Law Amendment application ('ZBA'). This CHIA will form a part of these planning applications and will reference this revised development proposal and incorporate the September 2020 City comments as appropriate.

The owner is proposing to construct a mixed-use development consisting of 6/7 storey building including a 2-3-storey base fronting onto Wilson Street East with commercial and the retained heritage houses at grade.

The owner is currently looking at two development options, a retirement home or a mixed-use development with commercial at grade. In both the options, the front historic portion of the properties at 442 and 450 Wilson Street East will be retained and incorporated with the proposed development. While the heritage resource at 442 Wilson St E will be retained in-situ, the heritage resource at 450 Wilson St will be moved approximately 1m south from its original location.

Following are the statistics (per MSAi Drawings, September 23rd 2021) for both the options:

SITE STATISTICS FOR MIXED-USE BUILDING:
Lot Area: 0.57 ha
Total Gross Construction Area: 15,203 sq.m.
Retail Area: 838 sq.m.
Building Height Proposed: 6 Storeys
No. of Units: 161
2 levels of Underground Parking - Total 178 Parking Stalls

SITE STATISTICS FOR RETIREMENT HOME DEVELOPMENT CONCEPT:
Lot Area: 0.57 ha
Total Gross Construction Area: 16,619 sq.m.
Retail Area: 263 sq.m.
Building Height Proposed: 7 Storeys
No. of Units: 182
1 level of Underground Parking - Total 90 Parking Stalls

All parking underground in compliance with zoning requirements.

6.2 Design Principles

While adaptive reuse is being considered given that there will existing building on site, the following design principles will be utilized to guide the development towards a contextual and sensitive response to this significant location:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of adjacent or on site original buildings.
- Recognize proportional rhythms in massing and fenestration along the street to strengthen contextual relationships.
- Establish a gateway to the Ancaster and the Village Core area at the Wilson - Rousseaux intersection.
- Integrate front historic portion of 442 Wilson St East and 450 Wilson Street East and the remaining masonry from 462 Wilson St East as part of the new development in order to preserve the cultural landscape and sitelines along Wilson St. through adaptive re-use.
- New buildings are designed to be in accordance with the principles established for the Village Core by Volume 2, Chapter B – Ancaster Secondary Plans Urban Hamilton Official Plan January 2020 Vol. 2 – B.2.8 5 of 23 area with emphasis on the requirements of the Cultural Heritage Resources Policies of Volume 1.
- Maintaining a listing of historical designated and listed properties of interest. Historic buildings are shown on Appendix A - Character Areas and Heritage Features

The applicant has been encouraged to balance the requirements of the Urban Design Guidelines with Heritage Design principles to encourage compatibility with the intent of the Secondary plan and the adjacent area.

Figure 34. View of the proposed development showing the retained Heritage Buildings at 442 & 450 Wilson Street East. Source: MSAI Architects, 2021

The proposed building consists of an 6/7 storey mixed-use building, with the massing and form distributed and broken up in such a way as the be based on a series of 3 plus attic storey building portions that are located along Wilson street and reflecting the massing and proportions of the surrounding detached residential typologies, while the fifth to eighth storey flat roof massing rises up at the rear of these first line of volumes.

The incorporation of any salvageable materials from existing properties has also been recommended to the applicant, in order to facilitate a historical commemorative component in the landscape of the proposed development. This property acts as a gateway to the Village Core area and has the potential to serve as a landmark.

6.3 Site Layout

The Site is prominently located within the Village Core area of Ancaster and enjoys a prominent corner location that plays an important part in the first impression a visitor receives on entering the town. This lot is proposed to be redeveloped with a 2-3 storey podium, containing a mixed-use building, with underground parking accessed from the rear. The preliminary site plan (next page) illustrates the proposed layout of the Site. The commercial zones are proposed at grade along Wilson St and Rousseaux Street entrance in both the design options.

Retirement Home:
Grade Level: Uses like salon and Bistro and other services like library, dining room, lounge and games and billiards area proposed at grade as amenities. No residential units are proposed at grade.
Level 1: Memory Care Suites, amenity spaces, terraces & basement of the retained Heritage Houses.
Level 2 : Assisted living suites, amenities and retained Heritage Houses looking onto the proposed POPS.
Level 3,4, 5, 6 : Independent Living Suites

Mixed-Use Development:
Grade Level: Relatively bigger commercial spaces proposed along Rousseaux and Wilson Street and a few residential units are proposed at the building rear overlooking a landscaped area.
Level 1: Commercial fronting Wilson Street and residential suites, basement of the retained Heritage Houses.
Level 2 : Retained Heritage Houses looking onto the proposed POPS and residential suites.
Level 3,4 & 5 : Residential suites.

Please refer to Appendix D to refer to drawings for both options.

454 Wilson Street East Clockwise from top left: front elevation, north elevation, west elevation of rear addition(s), north elevation as viewed from southwest corner of house. mcCallumSather November, 2020

462 Wilson Street East Clockwise from top left: front elevation, looking south across demolished home to 454 Wilson, stone stair in retaining wall, 462 in context to adjacent properties looking south along Wilson mcCallumSather November, 2020




454 Wilson Street East Original Stone Founation/ Basement Clockwise from top left: southwest corner at connection to addition(s) , south east corner, north elevation, south elevation. mcCallumSather November, 2020

454 Wilson Street East Original Stone Founation/ Basement , mcCallumSather November, 2020

Appendix D, E, F and G have been incorporated at the end of the report.

Appendix D:

Design Drawings, MSAi, 23rd September 2021

Appendix E:

Kenneth A. Kershaw, 442 Wilson Street East. Franca Mandarino, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, 1984.

Appendix F:

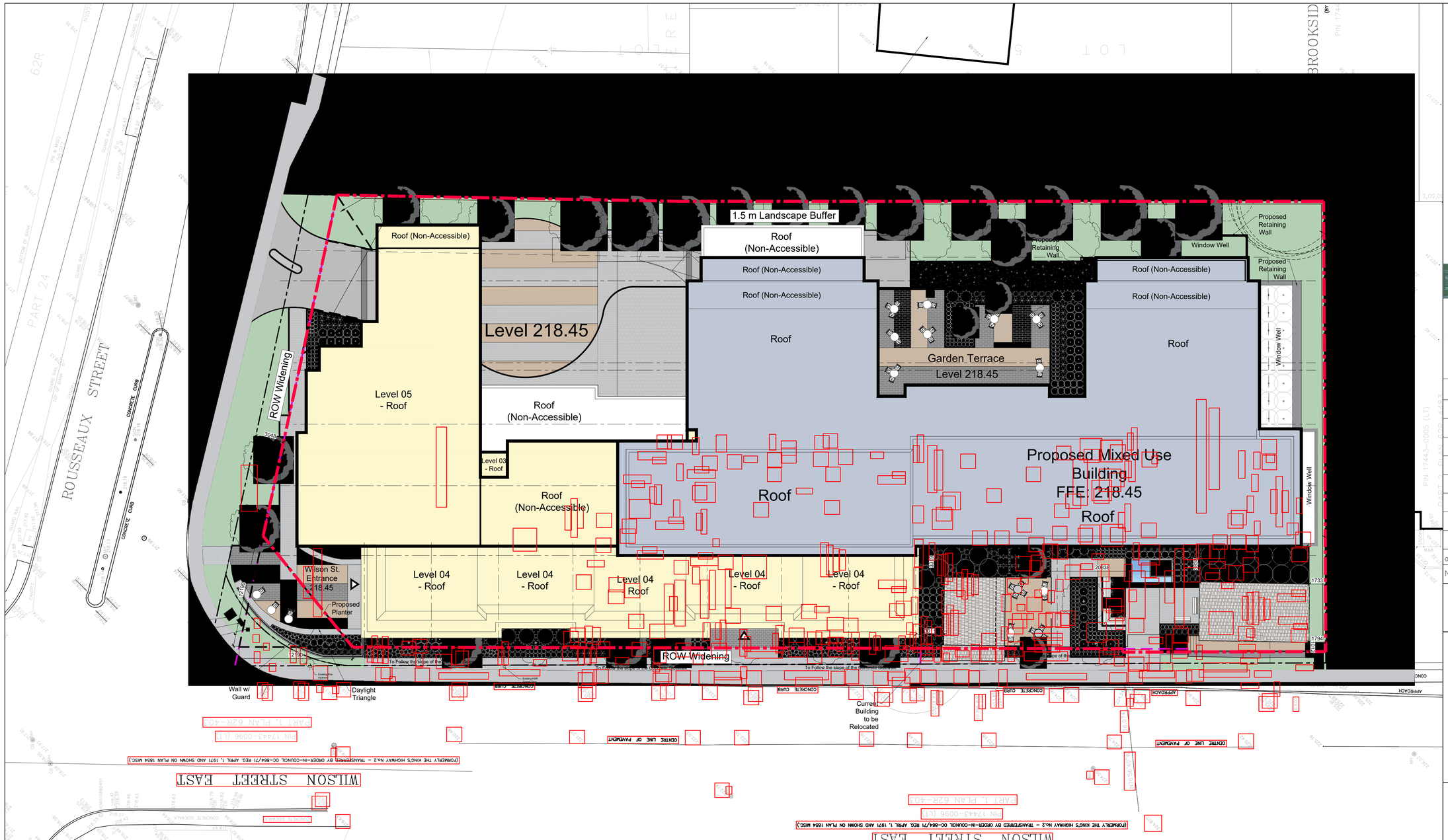
Porritt House, 450 Wilson Street East. Franca Mandarino, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, 1984.

Appendix G:

Brandon House, 462 Wilson Street East. Frances Pinch, LACAC ('Local Architectural Conservation Advisory Committee') Heritage Report, June 1978.

Appendix H:

Ontario Land registry records accessed online that include the chronology of ownership for the properties at Lot 46, Concession 2.



1 SP1 Site Plan - Mixed Use Concept

Scale: 1:200

Ancaster - Mixed Use Development - Building Summary

Floor	Statistics				
	Gross Construction Area (sq.m)	Gross Construction Area (sq.ft)	Salebale Commercial/Retail (sq.m)	Saleable Residential (sq.m)	Efficiency (Saleable Area/GCA)
Floor 01 (Level 00)	2,623	28,235	427	429	33%
Floor 02 (Level 01)	2,985	32,134	289	2,203	83%
Floor 03 (Level 02)	2,985	32,134	122	2,504	84%
Floor 04 (Level 03)	2,854	30,718	0	2,397	84%
Floor 05 (Level 04)	2,299	24,747	0	1,819	79%
Floor 06 (Level 05)	1,457	15,683	0	1,132	78%
Total	15,203	163,650	838	10,484	69%

*Saleable Area = Retail + Residential

*Efficiency = Total Saleable / GCA

2 SP1 Statistics

NTS

Ancaster - Mixed Use Development - Building Summary

Floor Level	Unit Summary				
	Studio	1 Bed	1 Bed + D	2 Bed2	Total
Floor 01 (Level 00)	0	1	2	2	5
Floor 02 (Level 01)	5	16	5	7	33
Floor 03 (Level 02)	7	15	7	9	38
Floor 04 (Level 03)	8	12	7	9	36
Floor 05 (Level 04)	6	16	6	3	31
Floor 06 (Level 05)	1	8	5	4	18
Total	27	68	32	34	161
Percentage	16.77%	42.24%	19.88%	21.12%	100.00%

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ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL SPAZIANI
LICENCE
3631

NO:	REVISIONS:	ISSUED:
01	Issued for OPA/ZBA	Sept. 24, '21

CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital Management Inc.

195 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Mixed Use Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Site Plan

PROJECT NO.
C9016

SCALE:
As Noted

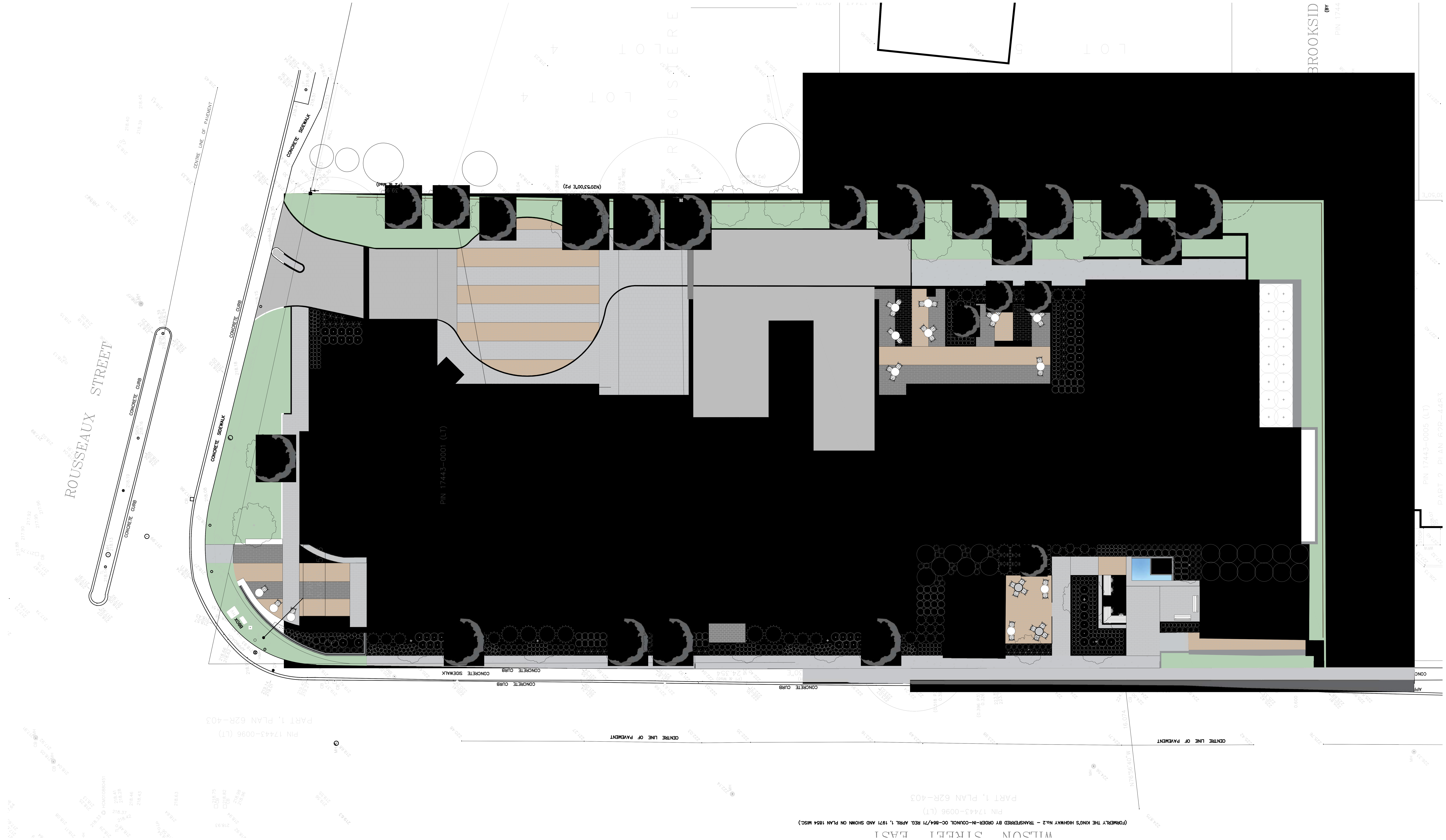
DATE:
September 2021

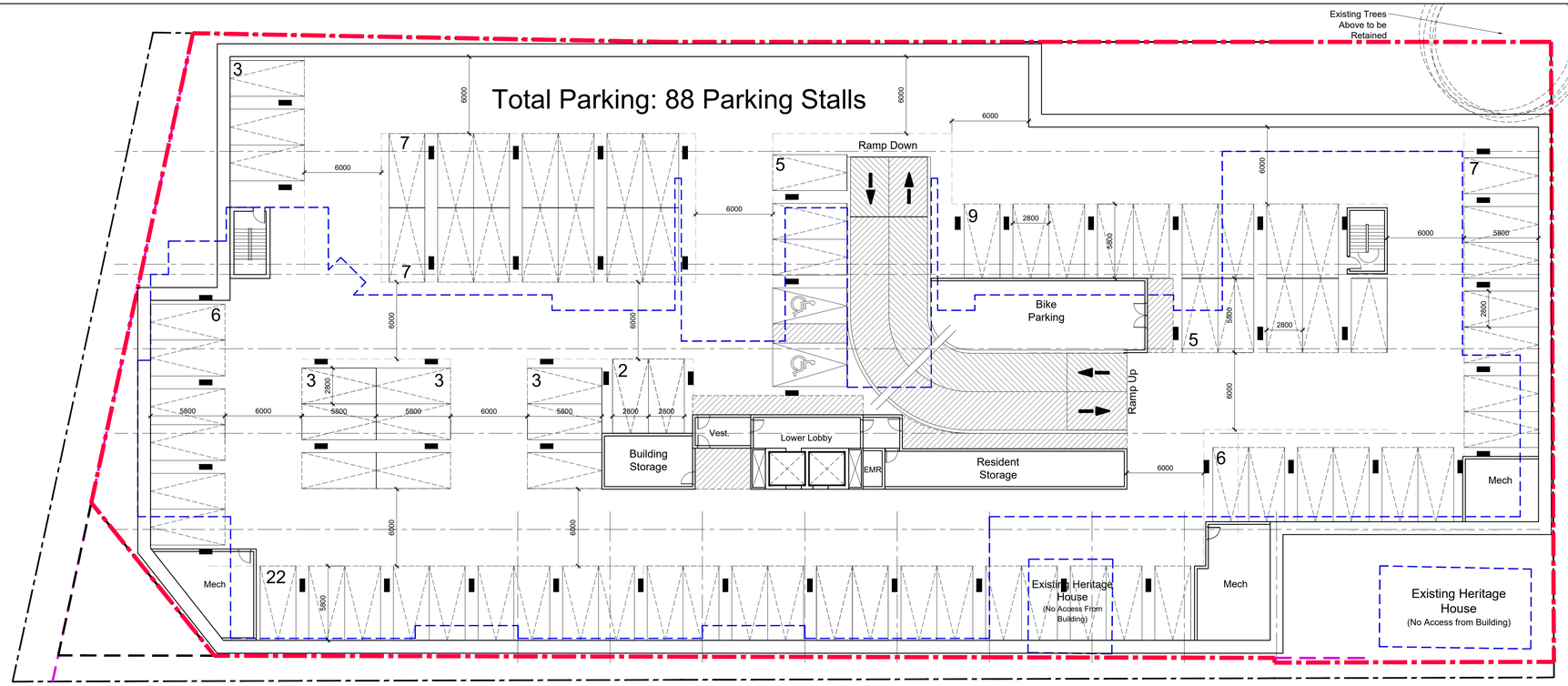
DRAWN:
____

SHEET NO:
SP1

CHECKED:
msai

FILE NO.
C9016


ROUSSEAUX STREET
CONCRETE SIDEWALK
CONCRETE CURB
CENTRE LINE OF PAVEMENT
LOT 4
PIN 17443-0001 (LT)
BROOKSID
PIN 17443-0005 (LT)
BBOX
APPROACH
WILSON STREET EAST
(FORMERLY THE KING'S HIGHWAY No.2 – TRANSFERRED BY ORDER-IN-COUNCIL OC-864/71 REG. APRIL 1, 1971 AND SHOWN ON PLAN 1854 MISC.)
PART 1, PLAN 62R-403
PIN 17443-0096 (LT)
(N20°53'00"E P2)
N76°56'40"W



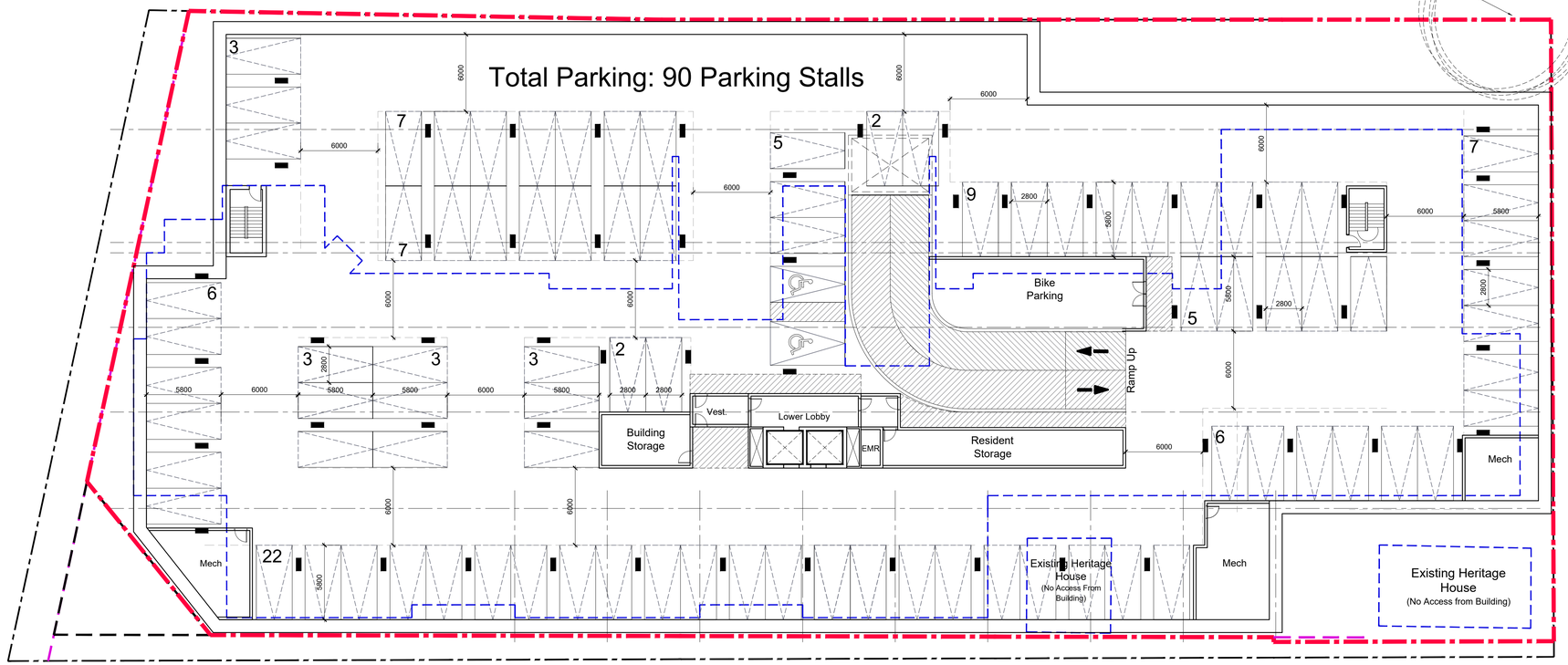
1 A1.5 Parking Level - P1

Scale: 1:200

Parking Level -1 (214.75)
P1 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls

P1	88 Parking Stalls
P2	90 Parking Stalls
Total	178 Parking Stalls



2 A1.5 Parking Level - P2

Scale: 1:200

Parking Level -2 (211.05)
P2 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls

P1	88 Parking Stalls
P2	90 Parking Stalls
Total	178 Parking Stalls

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LICENCE
3631

NO:	REVISIONS:	ISSUED:
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CLIENT:
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195 James Street South
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PROJECT:
Mixed Use Development Concept
442, 450, 454, 462 Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary Floor Plan

PROJECT NO.
C9016

SCALE:	DATE:
As Noted	September 2021
DRAWN:	SHEET NO:
CHECKED: msai	A1.5
FILE NO. C9016	


12700
231.15
Level 03
9100
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Level 02
5500
223.95
Level 01
0000
218.45
Level 0
-3700
214.75
P1
3600
3600
5500
3700

1 A2.2 North Elevation

Scale: 1:200

2 A2.2 South Elevation

Scale: 1:200

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ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL SPAZIANI
LICENCE
3631

NO:	REVISIONS:	ISSUED:
01	Issued for OPA/ZBA	Sept. 24, '21

CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.

195 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Mixed Use
Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Elevations

PROJECT NO.
C9016

SCALE:
As Noted

DATE:
September 2021

DRAWN:
____

SHEET NO:
A2.2

CHECKED:
msai

FILE NO.
C9016

1 A4.1 Preliminary Perspective - View 01
NTS

2 A4.1 Preliminary Perspective - View 02
NTS

3 A4.1 Preliminary Perspective - View 03
NTS

4 A4.1 Preliminary Perspective - View 04
NTS

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Preliminary Perspectives

PROJECT NO.
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SCALE:	DATE:
As Noted	September 2021
DRAWN:	SHEET NO:
CHECKED: msai	A4.1
FILE NO. C9016	

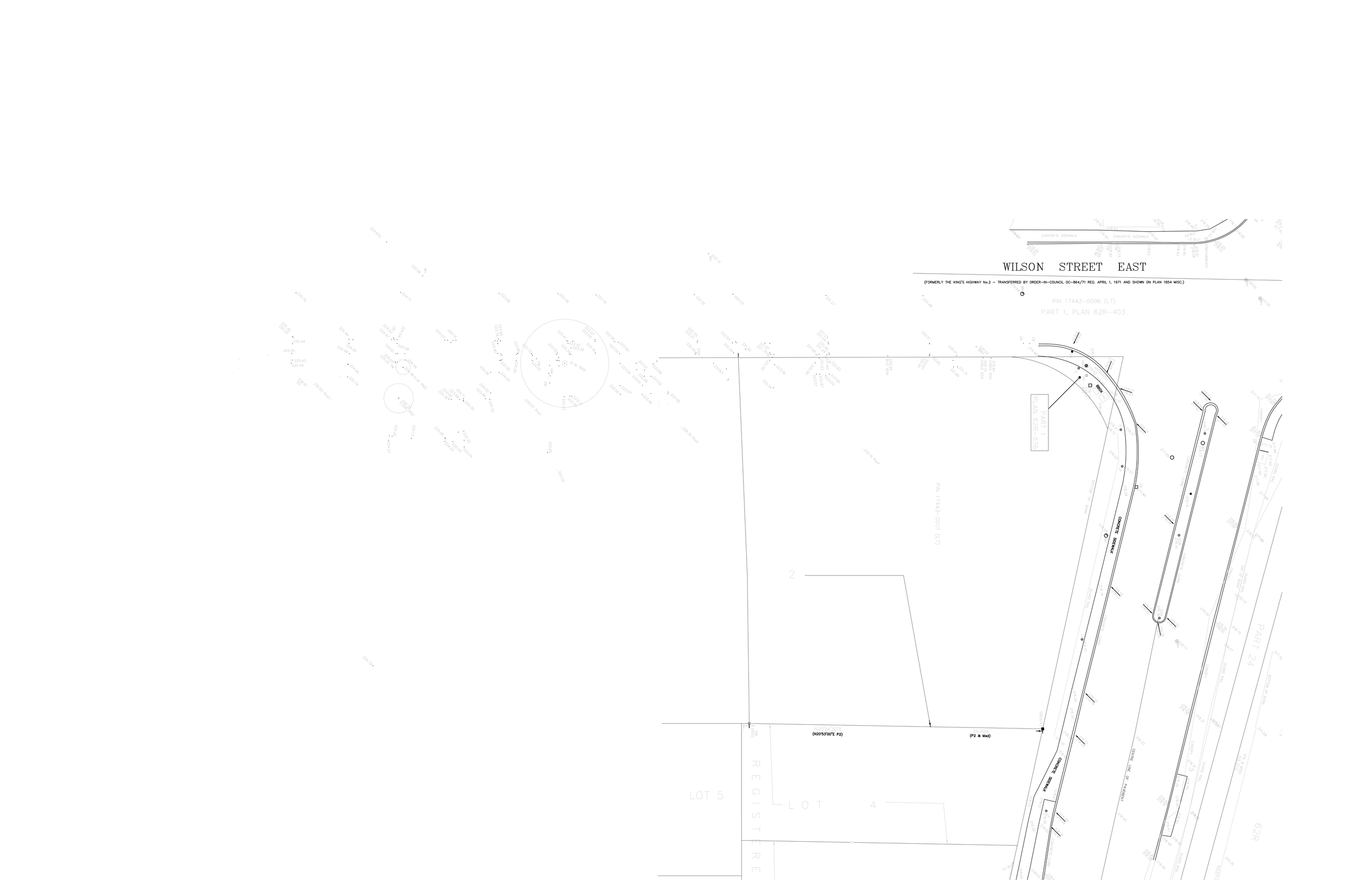
ROUSSEAUX STREET

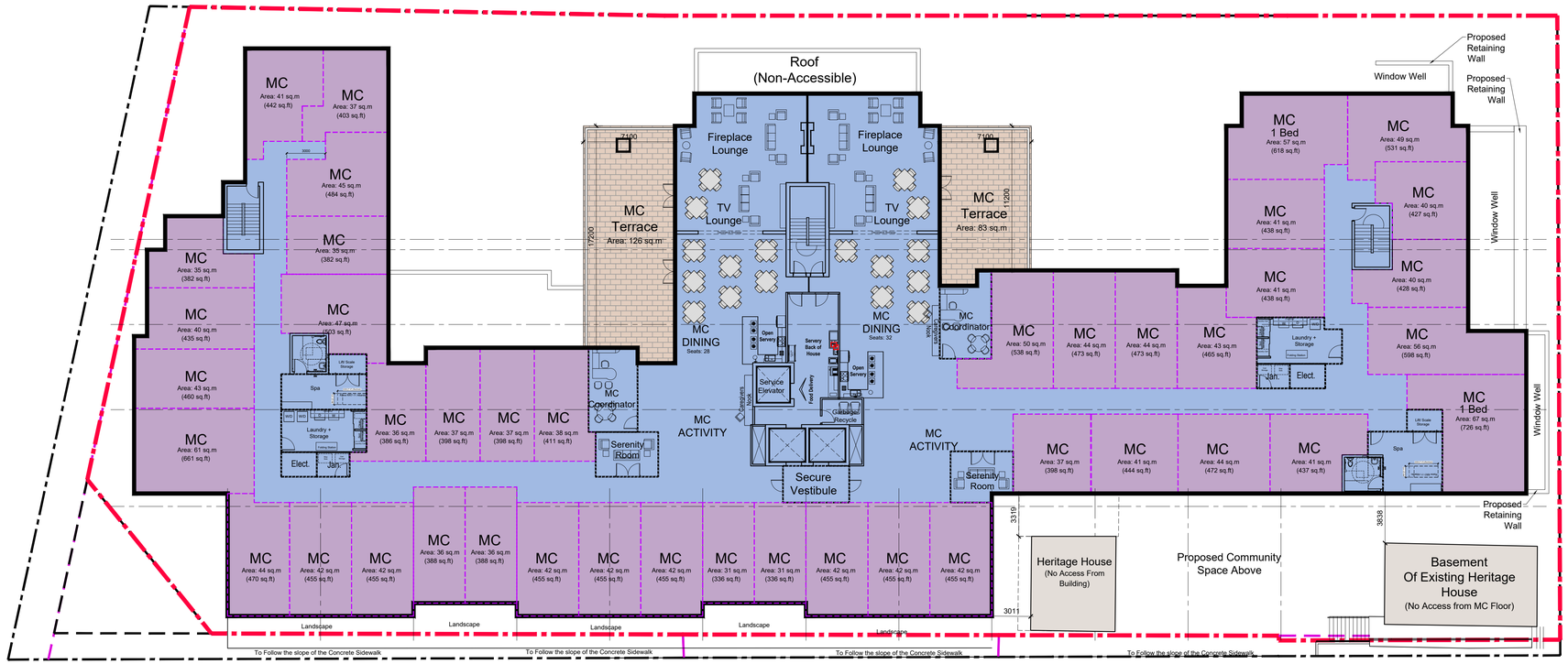
WILSON STREET EAST

(FORMERLY THE KING'S HIGHWAY No.2 – TRANSFERRED BY ORDER-IN-COUNCIL OC-864/71 REG. APRIL 1, 1971 AND SHOWN ON PLAN 1854 MISC.)

PART 1, PLAN 62R-403

PIN 17443-0096 (LT)


WILSON STREET EAST
(FORMERLY THE KING'S HIGHWAY No.2 – TRANSFERRED BY ORDER-IN-COUNCIL OC-864/71 REG. APRIL 1, 1971 AND SHOWN ON PLAN 1854 MISC.)
PIN 17443-0096 (LT)
PART 1, PLAN 62R-403
PART 1 PLAN 62R-576
PIN 17443-0001 (LT)
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CENTRE LINE OF DRIVEWAY
(N20°53'00"E P2)
(P2 & Med)
LOT 5
REGISTERE
LOT 4
PART 24
62R



1 / A1.2 Level 1 - Second Floor

Scale: 1:200

Level 01 - (223.95)
Second Floor
Area: 2,985 sq.m (32,134 sq.ft)

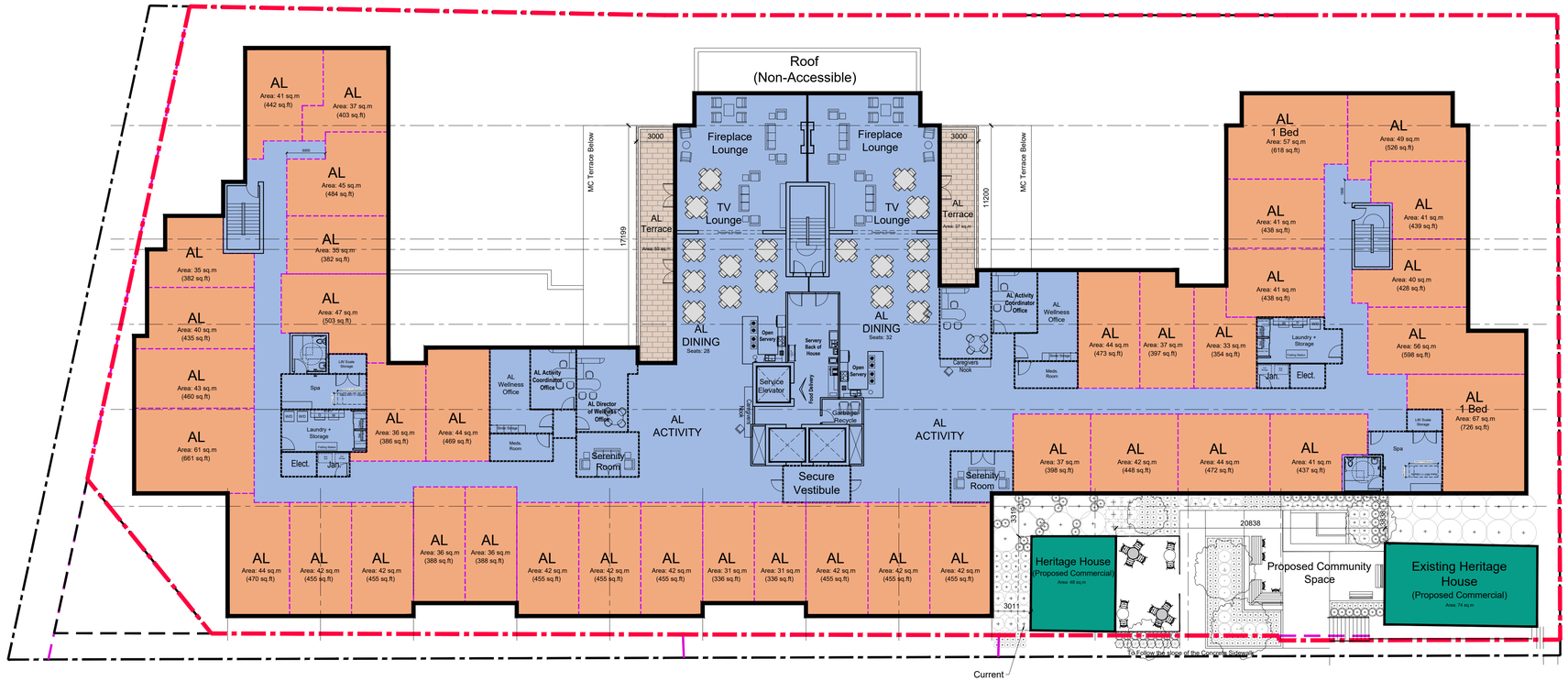
Total Memery Care

Suites: 42 Suites

Unit Mix	
MC Studio	40 Units
MC 1 Bed	2 Units
Total Units	42 Units

*Total Area of Suites: 1,784 sq.m

Efficiency: 60%



2 / A1.2 Level 2 - Third Floor

Scale: 1:200

Level 02 - (227.55)
Third Floor
Area: 2,985 sq.m (32,134 sq.ft)

Total Assisted Living

Suites: 39 Suites

Unit Mix	
AL Studio	37 Units
AL 1 Bed	2 Units
Total Units	39 Units

*Total Area of Suites: 1,649 sq.m

Efficiency: 55%

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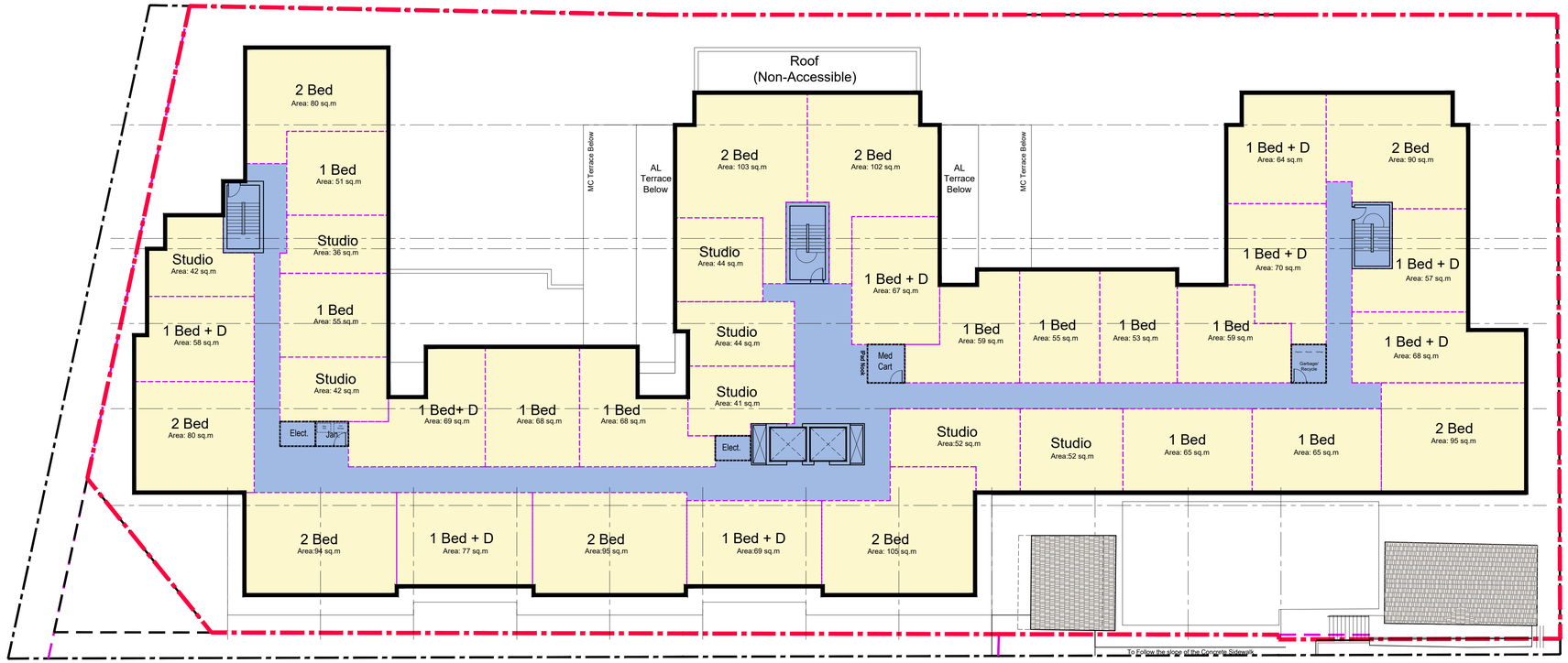
Retirement Home Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

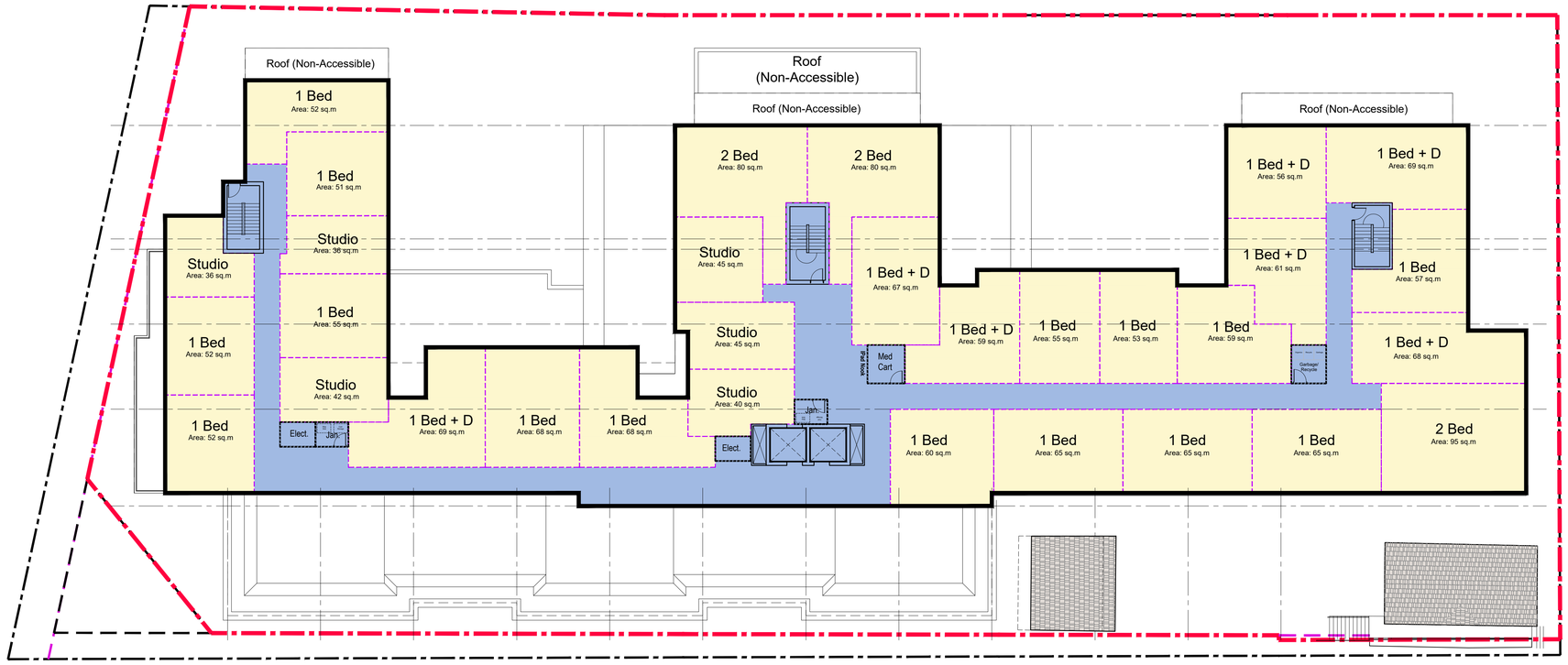
SHEET TITLE:
Preliminary Floor Plan

PROJECT NO. C9016	
SCALE: As Noted	DATE: September 2021
DRAWN: ____	SHEET NO: A1.2
CHECKED: msai	
FILE NO. C9016	



1 A1.3 Level 3 - Fourth Floor

Scale: 1:200



2 A1.3 Level 4 - Fifth Floor

Scale: 1:200

Level 03 - (231.15)
Fourth Floor

Area: 2,854 sq.m (30,718 sq.ft)

Total Independent Living Suites: 36 Suites

Unit Mix

Studio	8 Units
1 Bedroom	12 Units
1 Bed + D	7 Units
2 Bed	9 Units
Total Units	36 Units

*Total Area of Suites: 2,394 sq.m

Efficiency: 84%

Level 04 - (234.15)
Fifth Floor

Area: 2,299 sq.m (24,747 sq.ft)

Total Independent Living Suites: 31 Suites

Unit Mix

Studio	6 Units
1 Bedroom	16 Units
1 Bed + D	6 Units
2 Bed	3 Units
Total Units	31 Units

*Total Area of Suites: 1,827 sq.m

Efficiency: 79%

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FILE NO.
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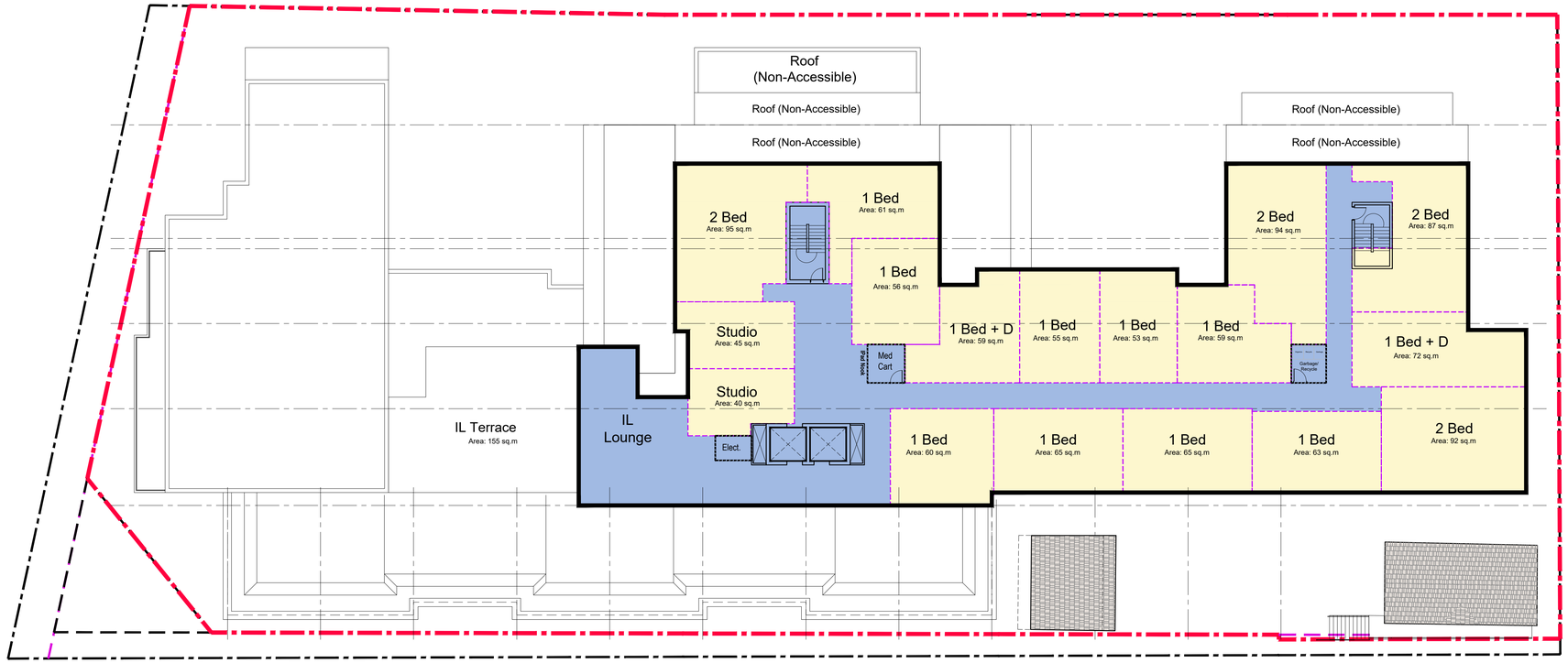
SHEET NO:
A1.3



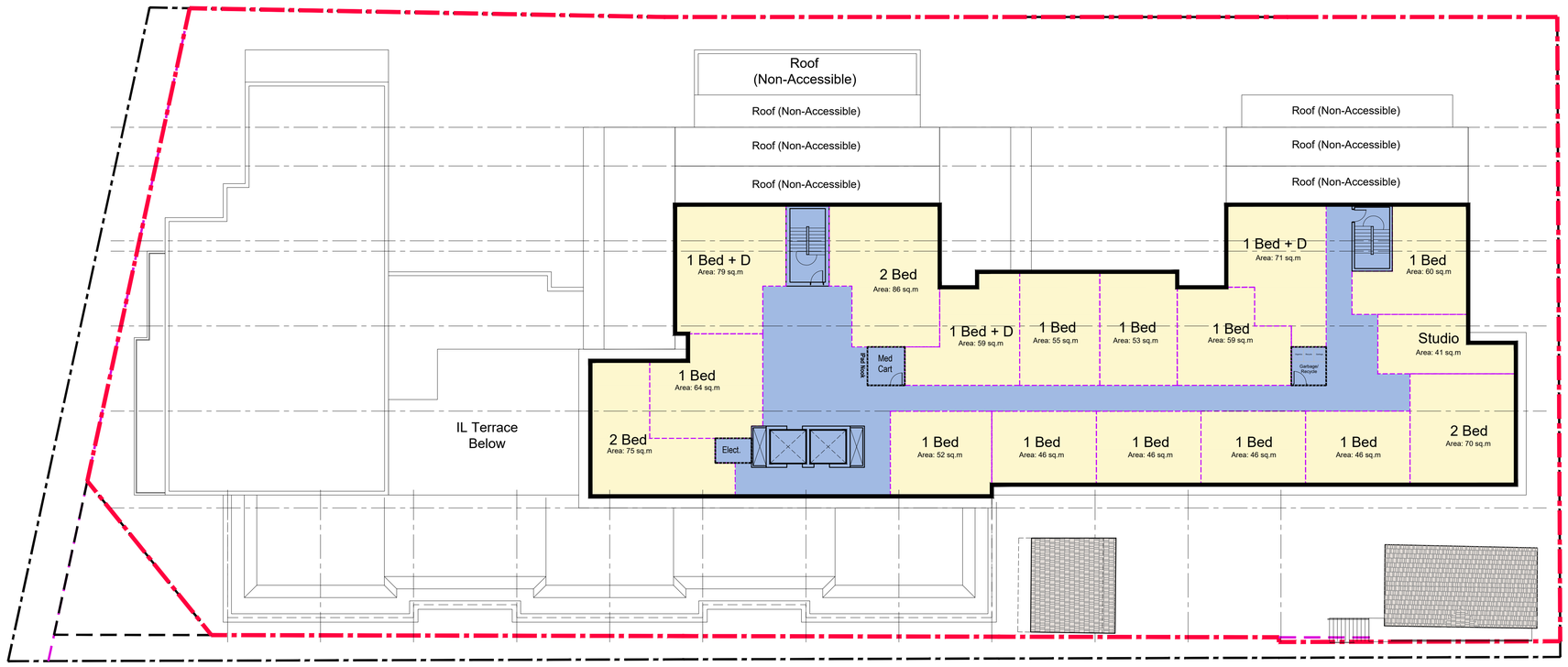
1 A1.4 Level 5 - Sixth Floor
Scale: 1:200

Level 05 - (237.15)
Sixth Floor
Area: 1,533 sq.m (16,503 sq.ft)
Total Independent Living
Suites: 17 Suites

Unit Mix

Studio	2 Units
1 Bedroom	9 Units
1 Bed + D	2 Units
2 Bed	4 Units
Total Units	17 Units

*Total Area of Suites: 1,119 sq.m
Efficiency: 73%



2 A1.4 Roof Plan
Scale: 1:200

Level 06 - (240.15)
Seventh Floor
Area: 1,339 sq.m (14,416 sq.ft)
Total Independent Living
Suites: 17 Suites

Unit Mix

Studio	1 Units
1 Bedroom	10 Units
1 Bed + D	3 Units
2 Bed	3 Units
Total Units	17 Units

*Total Area of Suites: 1,008 sq.m
Efficiency: 75%

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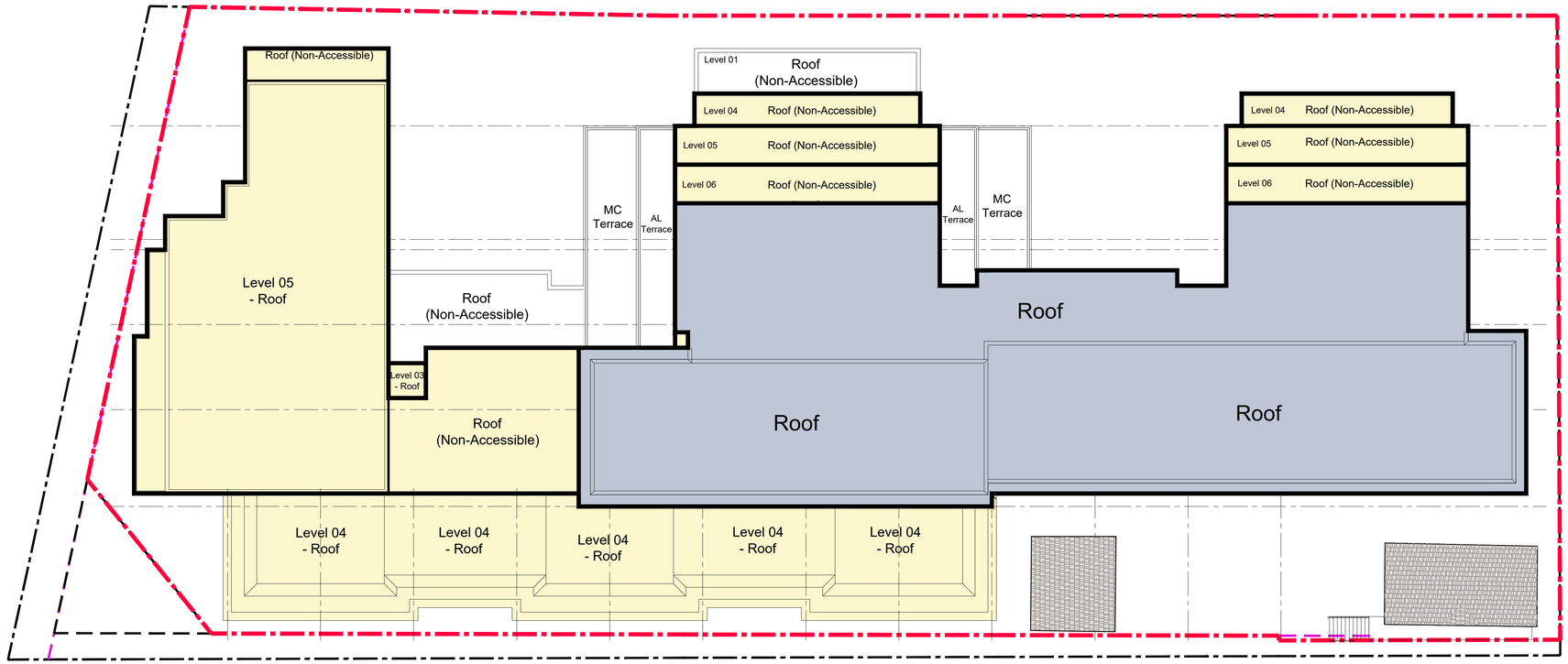
msai

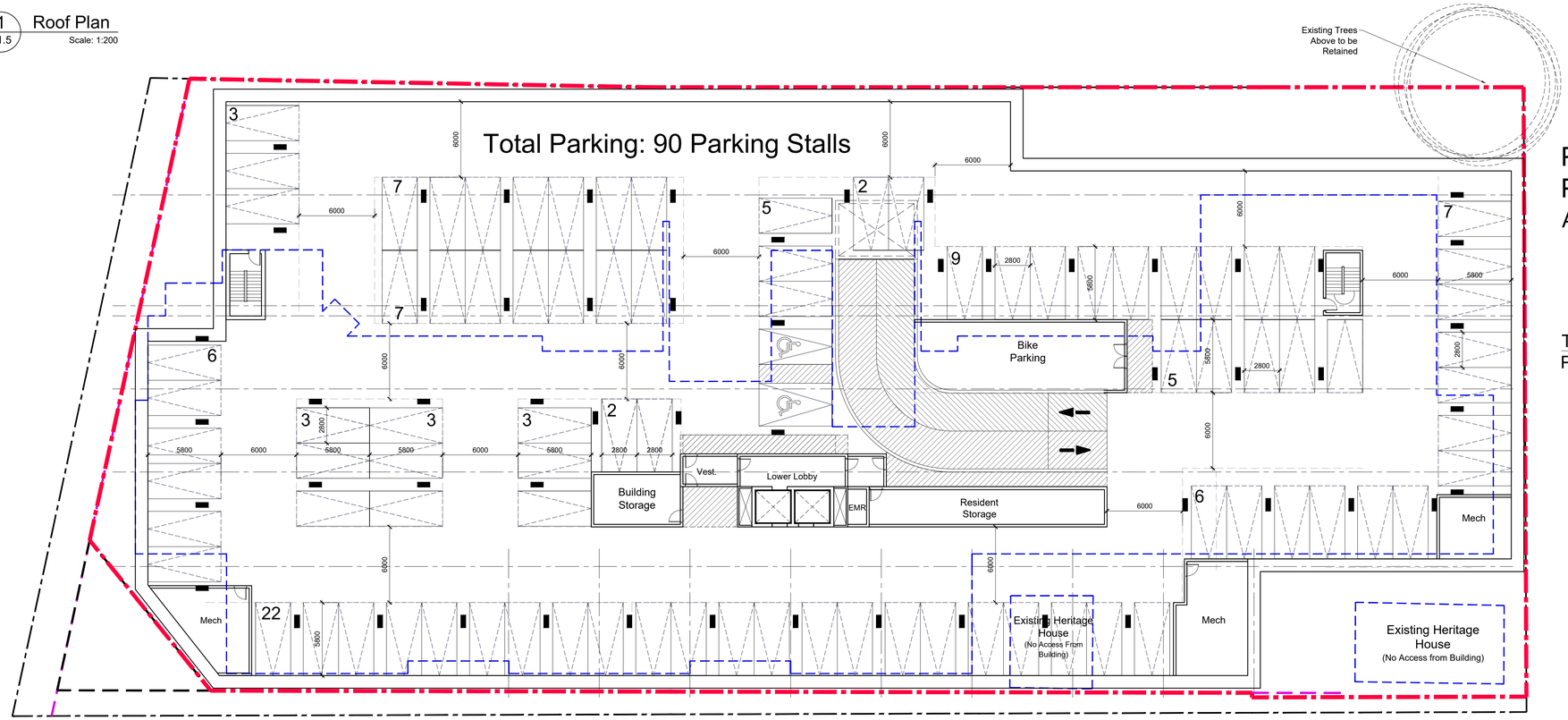
FILE NO.
C9016

SHEET NO:
A1.4

Roof Plan



1 A1.5 Roof Plan
Scale: 1:200



2 A1.5 Parking Level - P1
Scale: 1:200

Parking Level -1 (214.75)
P1 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls

P1	90 Parking Stalls

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Ancaster, Ont.

SHEET TITLE:
Preliminary Floor Plan

PROJECT NO.
C9016

SCALE:	DATE:
As Noted	September 2021
DRAWN:	SHEET NO:
CHECKED: msai	A1.5
FILE NO. C9016	

1 A2.1 East Elevation

Scale: 1:200

1 A2.1 West Elevation

Scale: 1:200

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Preliminary Elevations

PROJECT NO.
C9016

SCALE:
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DRAWN:
____

CHECKED:
msai

FILE NO.
C9016

SHEET NO:
A2.1

sides of the door, both containing three panes of glass each. (see figure 1)

The second floor has been renovated into an apartment, with its own separate entranceway. A bathroom and kitchen, originally located on the main floor, was moved upstairs to complete the partment. Unfortunately, an interview could not be arranged with the tenants of the upstairs apartment, thus no further informaton on the second floor of this house is available.

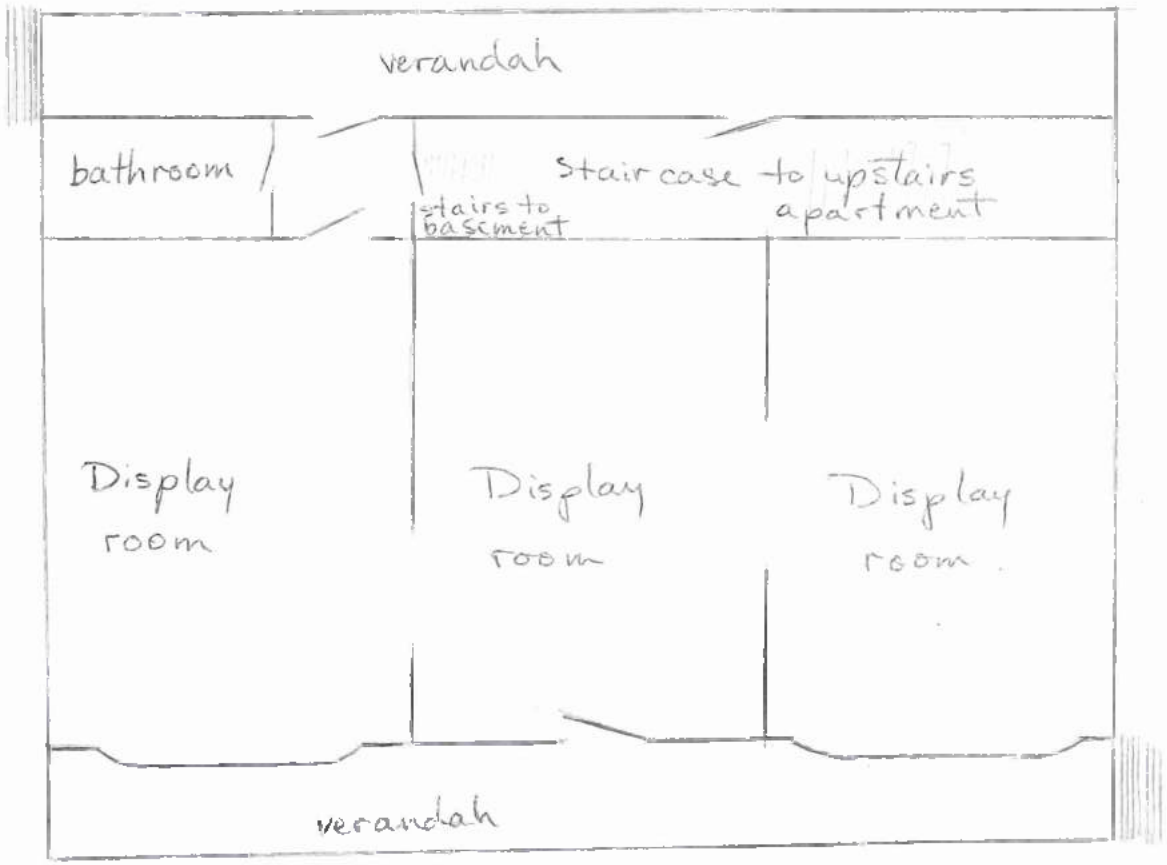
Conclution

The Kershaw house is a fine example of the Ontario Cottage style. The simple architecture present on this house adds to it's attractiveness. Unfortunately, more information and research on both the architecture of the top floor and past ownership, could not be obtained. Thus, certainly, more information and research should be conducted on this house, for it is of value to Ancaster's heritage.

Note the back verandah that was built by Mr. Kershaw when converting the house into a commercial property. This verandah is constructed from wood and extends the length of the back of the house.

Note the picture window that was installed by the Okes, the owners before the Kershaws. Also note the white horizontal siding that frames the entire house.

First Floor Floor Plan



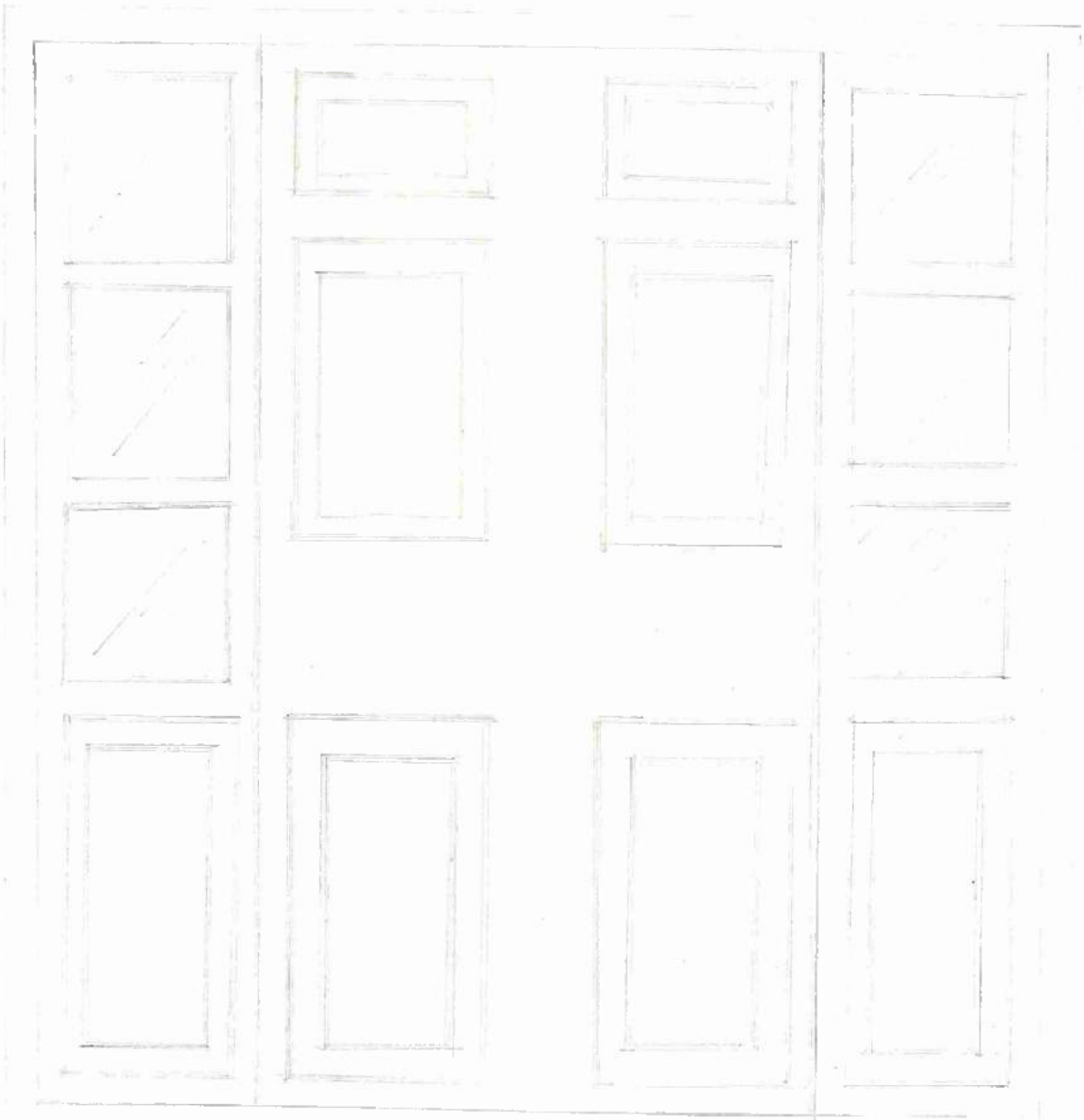
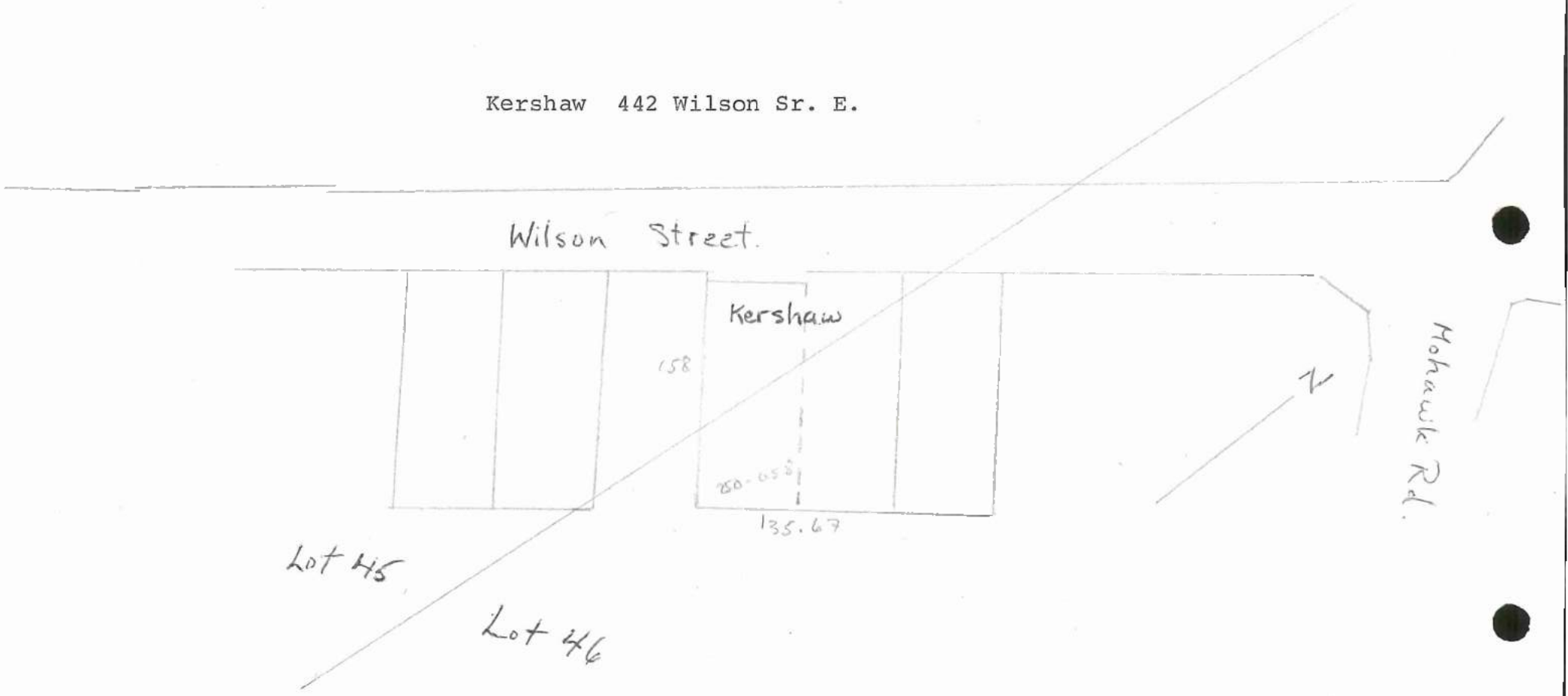


Figure 1

The font door located on the front side of the Kershaw store.

Kershaw 442 Wilson Sr. E.



Grantor	Grantee	Lands	Instrument	Consideration	Date
Crown	James Wilson	All 200 acres	L. P.	—	4 Sept. 1800
James Wilson	Jean Baptiste Rouscaux				
	Adam Kelly (1833 - 1924)				
	John M. Middleton (1868 - 1953)				
Frederick W. Simson & Mary Y. his wife	Geraldine E. Keast	①	Grant	2.00 + valen	12 July 1968
Geraldine E. Keast	Richard A. Keats, Geraldine E. Keats his wife	①	Grant	2.00 + valen.	24 April 1973
Richard A. Keats, Geraldine E. Keats	Zeschin Homes Dundas Ltd.	①	Grant	2.00 + valen	26 June 19[illegible]
Mr + Mrs. Oke	Kershaw				

The ownership history on this property was extremely difficult to find. We made many trips down to the registry office and yet / we were unable to complete this information. We were able to obtain this information from a combination of sources: the registry office, Ancaster's Heritage, and interview with Mr. Kershaw.

Bibliography

Ancaster Township Historical Society. Ancaster's Heritage, 1973.

Land Registry Office, Hamilton

Tax Assessment Records, Ancaster Municipal Building

Tax Roll Maps, Ancaster Municipal Building

1875 Atlas, Ancaster Public Library

Misc. Files on Ancaster History (including report by Agnes McCulloch) Ancaster Public Library

Macrae, Marion and Adamson, Anthony. The Ancestral Roof. Toronto: Clarke, Irwin and Co. Ltd.,1963.

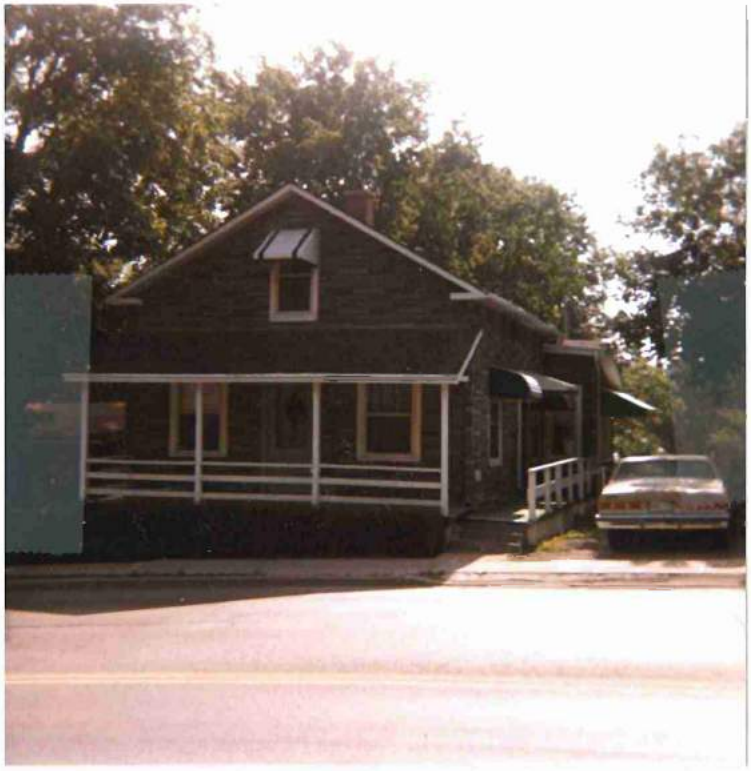
Stokes, Peter J.. Early Architecture of the Town and Township of Niagara. The Niagara Foundation,1967.

Interview with Mr. Kershaw

2e

Porritt House

450 Wilson St. E.



Franca Mandarino

L.A.C.A.C. '84

Introduction

The Porritt house, located at 450 Wilson St. E. on Lot 46 Concession 2, is a simple 1½ storey home, that can be dated as far back as the 1820s. This charming pre-Confederation home uses simple and plain architecture. Historically, this house gets it's significance from past owners, among them are Richard Beasley, Jean Baptiste Rousseaux and Matthew Crooks, the latter of which is believed to have built this home.

History

James Wilson and his partner Richard Beasley

James Wilson is considered to be one of the prominant historical figures in Ancaster's history. He built the first mill in the township, and gave Ancaster Village its first name, "Wilson's Mills". There is no record of Jame's birth or death, or that of his wife. He is thought to have had three children, for he was given 200 acres for his wife, a Loyalist, and 150 acres family lands (50 acres for each child), in addition he owned 1200 acres.

James Wilson was a millwright by trade. He built a saw mill a and a grist mill on the small creek just south of Rousseau Street, with the financial aid of his partner Richard Beasley. These mills were sold to Jean Baptiste Rousseau in 1794, then to the Union Mills Co. in 1809, and burned down in 1812. Yet these Mills instigated the growth and prosperity of the village as new settlers arrived in Ancaster.

James Wilson built a log home which was used as an inn 1793 (or earlier). This log home was used as a school house, magistrate's court and a cooperage until it burned in January, 1799. His name appears in the 1808 Ancaster Assessment Roll. His only known decendent was a daughter Margret, born in 1775, died 1804 or 1805.

Had James Wilson not built his mill where he did, the Village of Ancaster may never have had its Wilson Street, which was named after him. Infact, Ancaster Village may never have been built at all if there had been no Ancaster Creek, and no James Wilson.

Jean Baptiste Rousseau

Jean Baptiste Rousseau was a prominant figure in Ancaster for he contributed to the creation and prosperity of the times. His great, great grandfather was Jean Rousseau, born about 1570 in Paris France, and died July 21, 1643, near Three Rivers, Quebec. His great grandfather, Jean Rousseau, married about 1700 and his son Jean Bonaventure Rousseau was born on April 22, 1727. He became an interpreteur of Indian languages. His son was born May 9, 1757, and named Jean Baptiste Rousseau.

Jean Bonaventure operated his father's trading post on the east bank of the Humber River about one quarter mile upstream from Lake Ontario. Jean Baptiste Rousseau, at the age of 16 took over his fathers place on the King's service and became a government interpreter and owned an Indian trading post. During the American Revolution, he worked closely with Chief Joseph Brant under the allied forces of the Indians and the British.

Jean Baptiste Rousseau married Marie Reine Martineau on July 14, 1780, and after six years of marriage there were still no children. In 1788, Marie met another man and left her husband to live with

her lover. Thus she set her husband free of their marriage vows, as far as it lay in her power. Being a Catholic, a divorce was unobtainable. Jean Baptiste Rousseaux later met Margret Cline and they were married in 1787.

Jean Baptiste and his new wife moved to Ancaster in 1795. On October 5, 1794, Jean bought James Wilson's share of Wilson's Mills, and bought Richard Beasley's half share of the mill and therefore he operated the mill as sole owner until 1809, when he sold it to the Union Mill Co.. He opened a general store, an inn, and a blacksmith shop in Ancaster. He was also appointed a Justice of the Peace, Town Tax Collector and Lieut. Colonel in the Militia.

During his stay in Ancaster, Jean recieved the news of the death of his first wife. Thus he once again married Margret Cline, this time as a widower.

Matthew Crooks

Matthew Crooks settled on Lot 46 Concession 2 in 1820. It was in this year that he began operating the Red Mill. This Grist Mill was originally built by Richard Hatt and was soon accompanied by a saw mill and a distillery. In 1799, Richard completed clearing, and partially stumping a road from his mill to Ancaster and Dundas (the old Ancaster-Dundas Rd.) so that farmers could reach his mill. During his lifetime, the Red Mill, which recieved its name when it was painted red, ground wheat, rye, and buckwheat and much more. Mathew Crooks owned and operated the Red Mill from 1820 to 1827.

Architecture

The Porritt house is located at 450 Wilson St. E. on Lot 46 Concession 2. This 1½ storey house can be dated back to the mid 1820s. This approximate date of construction can be derived from the architectural features such as the return of the eaves. which were popular during this time. The architecture on the exterior and the interior of the house is very simple, containing no elaborate architecture.

This 1½ storey is a fine example of the pre-Confederation dating as far back as the1820s. It has a central gable with a double hung window beneath. This home has georgian accents due to its balanced look of the two windows with the door centered between them. It has an encircling verandah which covers the front of the house and extends to the side of the house, where it reaches the side door off the kitchen.(see Floor Plan)

All the windows on the house are framed by brown wooden trim. The windows have not been replaced since Mrs. Porritt, then Mrs. Crooks, first moved into the house. The exterior wall is made of composition shingle or sheet. This material covers the front and both sides of the house. The back of the house, mainly the entire addition, is made of horizontal wooden planks.

The back addition used to be an old shed that was attached to the back wall. This one room was originally usedfor the "in laws", according to Mrs. Porritt. When Mr. and Mrs. Crooks moved in, there was no indoor bathroom, so, they changed the addition into a bedroom and installed a bathroom as well. Hence, the windows and the building materials on the addition do not date as far back as the house itself.

The front door is a simple, single, wooden door. There are no transoms or sidelights. The verandah is wooden and has an overhang along the front of the house, there is no overhang on the side of the house.

Many changes have taken place in the interior of the house. The doors and windows have not been changed since Mrs. Porritt has lived in the house, yet, some of the floors had to be replaced due to the decay of the wood. There is panelling along the bottom of the walls that are 4 inches in height. But, there are no mouldings along the windows or doors, just a flat, plain, wooden trim that runs along the door.

When Mrs. Porritt first moved into the house in1947, the kitchen had no cupboards. Thus, she installed cupboards in the kitchen and in the bathroom and at the top of the stairs she installed cloths closet. There is a full basement with a cement floor that extends the whole length and width of the house.

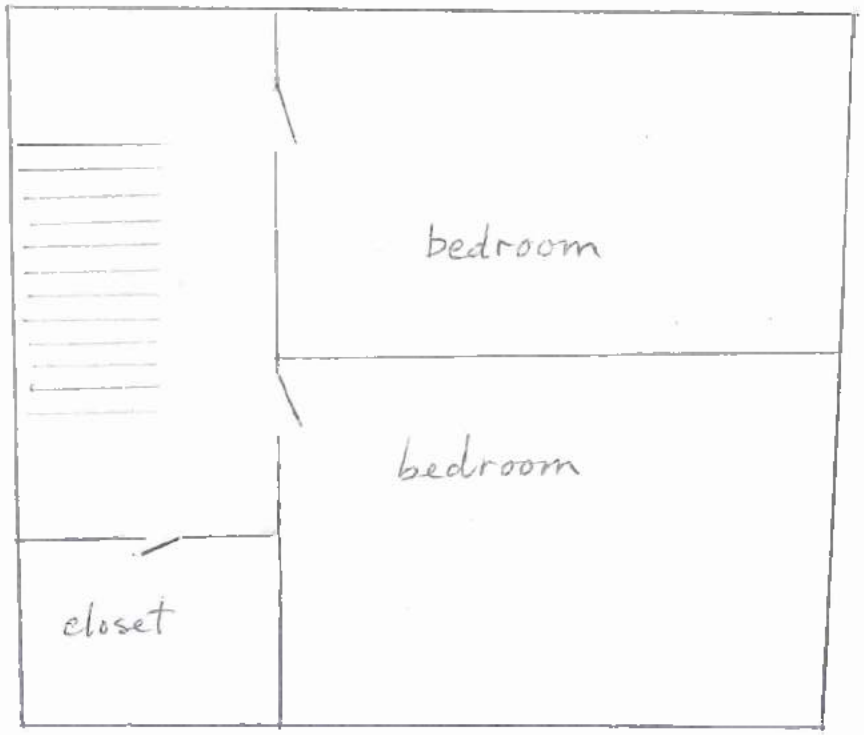
Conclusion

The Porritt house is a fine example of the pre-Confederation era. It is a simply built home that dates back to the 1820s. Historically, the house is significant because its past owners were active members who contributed to the growth of Ancaster, for they were involved with the Wilson's Mills and the Red Mill. It is for these reasons that the Porritt house is an asset to Ancaster's Heritage.

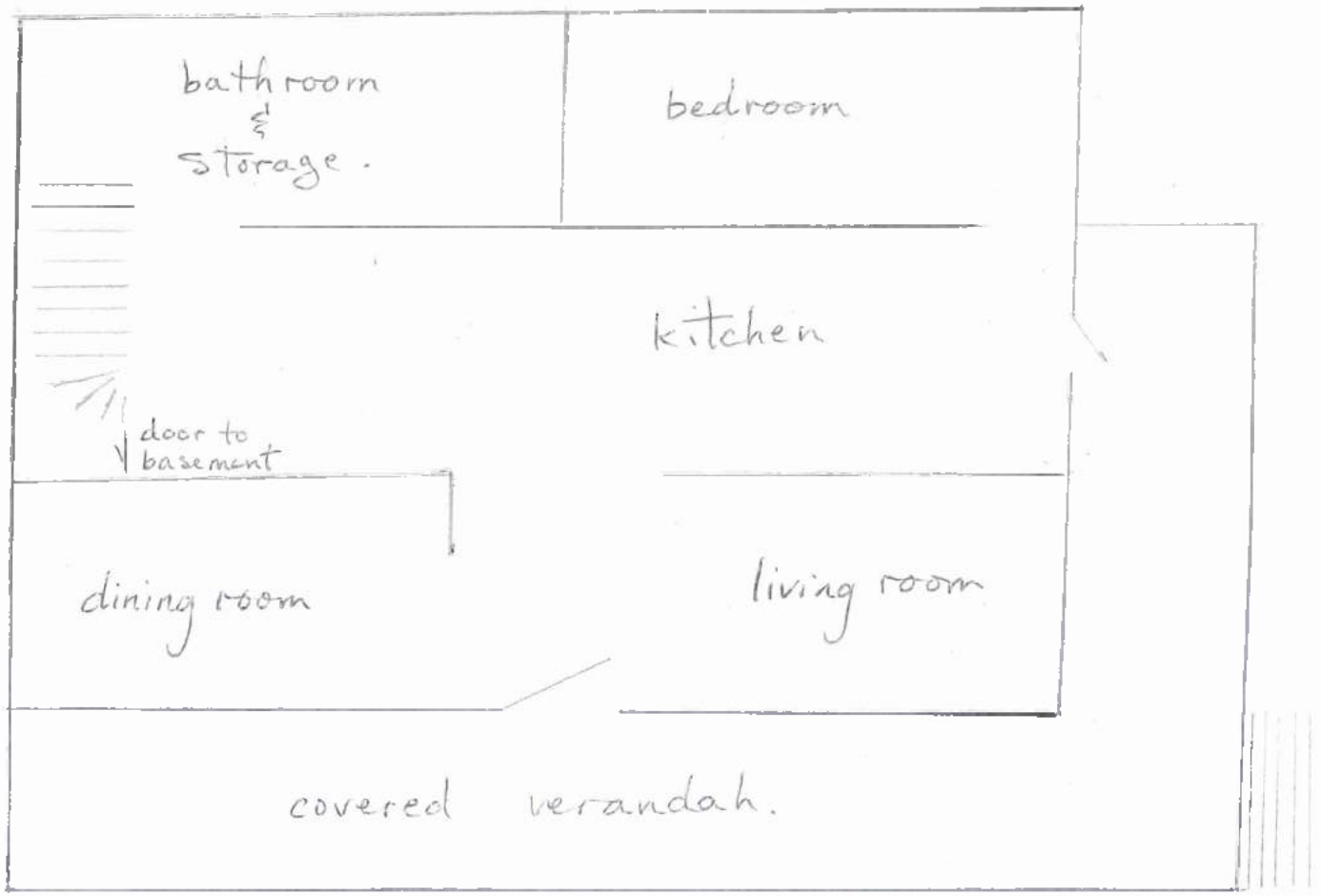
Note the back addition that was once used to house in-laws. It has long wooden siding that frames the entire addition. The remainder of the home is made of compositional sheets.

This home contains an "L" shaped verandah, which extends the full length of the front of the house and along the side, as can be seen in this photo.

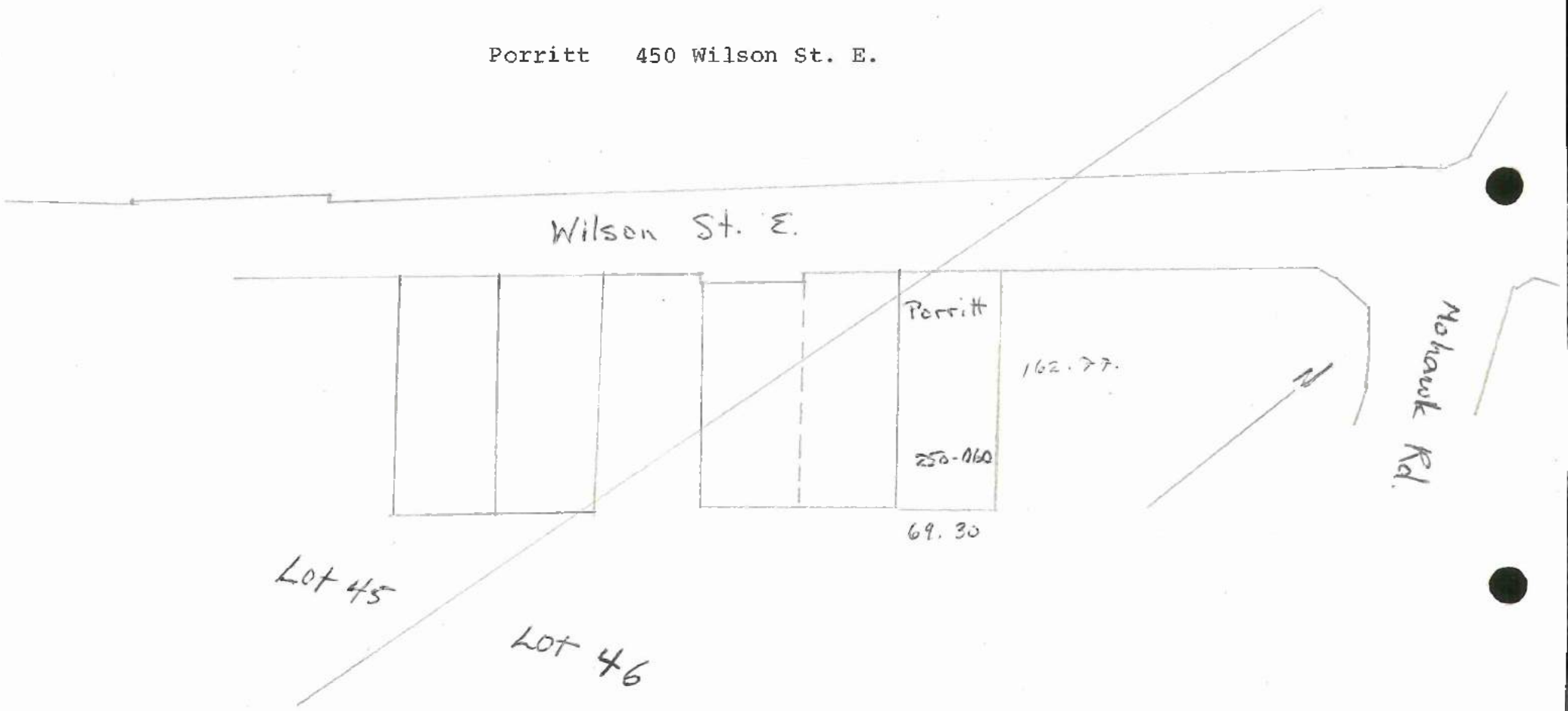
second floor Floor Plan



First Floor floor plan



Porritt 450 Wilson St. E.



Porritt 450 wilson St.

Grantor	Grantee	Lands	Instrument	Consideration	Date
The Crown	Richard Beasley	All 200 acres	L P		24 Oct. 1798
Samuel Andruss	Samuel Tesdale	pt 4 roods	B & S		13 July 1816
Thim Westfield	Mathew Crooks	pt 4 roods	B & S		28 August 1816
Geo & Jos. B Rousseaux	Mathew Crooks	pt et al (70 ± a)	B & S	£ 875	15 April 1820
William Crooks et use	Haratio Gates & James Leslie (Trustee)	pt et al	Q. C.	£ 3000	26 Oct. 1852
Horatio Gates & James Leslie	Henry Peter Lemmon's	pt et al	B & S	£ 635	13 Nov. 1833
Henry Peter Lemmons	John Ware	pt. 1 rood	B & S	£ 25	23 Sept 1835
John Ware	Rebecca Wright	pt 1 rood	B & S	£ 42.10	17 Sept 1845
Rebecca Wright	John Myers	pt 1 rood	B & S	£ 125	7 Dec. 1855
John Myers. exx	John M. Gabel	pt. 1 rood Lot 20	B & S	$ 800	30 Jan 1866
Jacob Gabel	Francis Gabel	pt. 1 ¼ ac et al	Conve		23 April 1870
Francis Gabel exx	Jacob Gabel	pt. al	Deed	$1.00	16 June 1873
Edgar T. Eggleston	Ellen Gabel	pt. et al	Q. C.	$ 40	8 June 1826
Kate Alma Gabel	Frank Lloyd Gabel	pt. et al 41 8/100 ac val	B & S	$ 350	30 April 1898.
David A Hyslop	Jennie Gabel	pt. Village lot 20	B & S	450.00	13 April 1908
David A Hyslop et Harriet his wife	Frank L. Gabel	pt. (village Lot 20) 11.5 to E.S. Wilson St.		1.00 prem.	5 Jan. 1911
Frank L. Gabel (widower)	Llewellyn Stephens	pt all 10.0.22 W. 20 poles	Grant	1.00 val con	13 Oct. 1913

Porritt 450 Wilson St.

Mira Guest	Frank L. Gabel	Pt. Lot	Lease	1.00 val con	8 June 1916
Frank L. Gabel & wife	Harry J. Walls	pt. Lot 4 Sec. 20. 165' E.S. Wilson St.	Grant	100 val con	4 Sept 1929
Harry J. Walls	Melissa C. Walls his wife	pt. 165' E.S. Wilson St.	Grant	100 val con	8 May 1937
William H Walls & Edith C. Cooley exors of Melissa C. Walls	William Donavan	pt. 165' E.S. Wilson St	Grant		3 May 1947
William Donovan (widower)	Joseph Crookes	pt. 7 c 38 l on N F.S. X (ref. on E & W. Con. gen. E. Wilson St.	Grant	1.00 val con	7 May 194[illegible]

note: Joseph Crookes was Mrs. Porritt's (the present owner) first husband.

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Interview with Mr. and Mrs. Porritt.

Brandon House
462 Wilson street

Frances Finch , june 1978 .

Brandon House
462 Wilson street

Summary

The Brandon House named after its best remembered occupant , Dr. J. Brandon (1878 - 1912) along with the Ashworth house and the Panabaker house , is one of the few remaining domestic stone dwellings that has not suffered from alteration or neglect . It may also be one of the oldest existing stone residences in Ancaster . Its construction date can be set between 1846 - 1850 when James Lodor owned the property .

The Brandon house remains virtually unaltered from its original appearance . Placed on a slight hill and surrounded by lush trees and rolling lawns , it creates an extremely pleasant visual panorama , as one approaches it from the direction of Rousseaux (Mohawk Rd.) or Wilson street . The prominent cor ner location of the lot , now beautifully landscape , adds considerably to the street scape of Wilson street . The house situated more or less at the entrance to the Ancaster Village plays an importamt part in the first impression a visitor receives on entering the town .

Frances Pinch , june 1978 .

Brandon House
462 Wilson Street

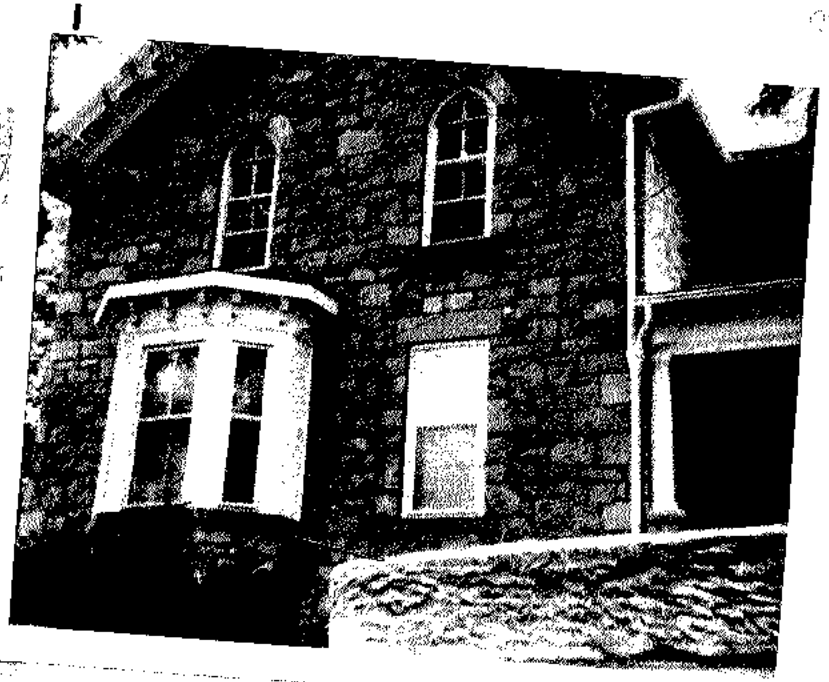
Architectural description

The Brandon House still stands today very much as it appeared in 1850 , the date of its construction , although the chimneys and porch are relatively new . The bay window on Wilson street is not contemporary with the structure , but dates about 20 years later or 1870 . The Brandon House reflects in its style an extremely simplified form of '' Gothic Revival ' . The features drawing on this style are the pointed window heads of the second storey (Wilson and Rousseaux st. facades) and the attic lights along with the ' L ' shaped plan (1) . The building material consists of random coursed field stone .

The two most significant facades are the Wils on street and the Rousseaux street elevations . The other facades are nearly invisible . (back and east end facades)

Wilson street facade - The Wilson street main facade consists of two bays on the projecting block ; bay window - window on the first storey . Second storey ; window , window . The recessed facade contains the main entrance and what was formely a door , now a window all on the first storey .

First storey Wilson street main facade - The one storey bay window is its most remarkable feature . The proportions of this window are not quite in keeping with the facade , neither are the relatively ornate brackets along its cornice . This leads one to



suspect a later construction date probably c. 1870 . The brackets are a more 'Italianate' feature . The wood bay rests on random coursed field stone and rubble base . The bay is divided into three sections one large centre bay window with double sash , 2/2 pane division . The centre window is flanked by two narrow rectangular windows with double sash 1/1 pane divisions . The windows are set in wood casements and framed with moulded side surrounds . The projecting plain boxed cornice of the ' bell ' roof is supported by carved Italianate brackets .

The window on the first floor east of the bay window is of a rectangular opening shape with a plain rectangular dressed stone lintel and lug sill . It fea tures no side surrounds . The window divisions are ; double sash 2/2 panes , the panes may be of a later since the upper storey and some of the east and west facade windows feature 4/4 panes .

The second storey contains two windows of a identical type, reflecting the Gothis Revival style . The opening shape is a rounded point , with radiating dressed stone voissoirs , no side surrounds and a dressed stone lug sill . The window divisions are ; double sash 4/4 panes . The windows though of a different architectural type than the first storey windows of the Brandon House , still reflect the severity and restraint characteristic of these windows . The high basement consists of uncoursed field stone and contains two high windows , they differ from the first floor windows in that the heads consists of undress ed field stone voissoirs . The window

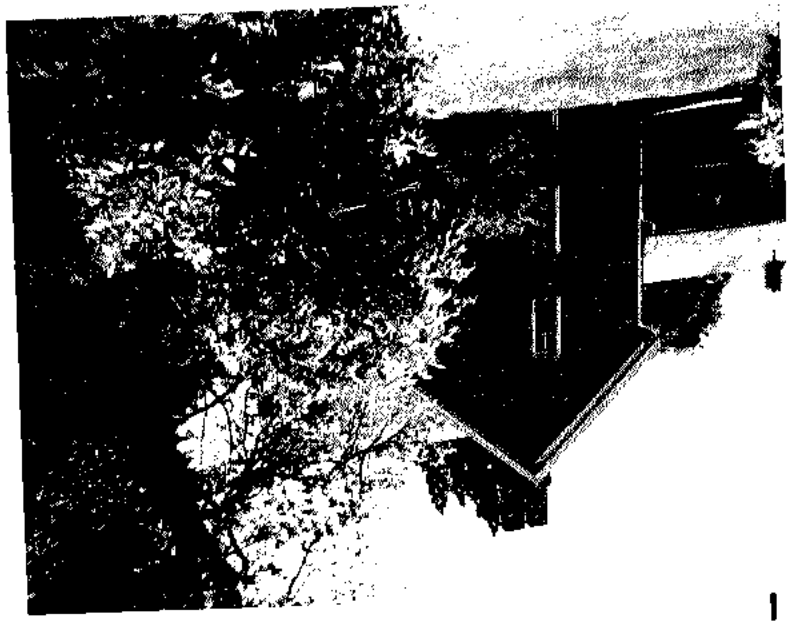
divisions are ; single sash , 6 panes .

An interesting feature of the Wilson street facade is the small diamond shaped attic light set in the gable . Its side surrounds consist of four , one on each side , dressed stone blocks . Only one other facade repeats this type of feature ; the east side facade . It features a tre foil attic window .

The Wilson street facade features a medium pitched gable carrying a deep boxed cornice and a plain narrow frieze . At one point , considering the style of the facade , the cornice may have been decorated with barge board .

A vague quoining pattern is discernable at both corners of the Wilson street main facade . The quoins consist of large squared blocks of undressed field stone, alternatine with smaller less pro - nounced blocks .

Extension Wilson street facade . - The present porch is not contemporary with the construction date f the structure . Its style however , is sympathetic with the severity and simplicity of the overall structure . The house always featured a porch as is evident in the base supports of the colomns which fuse with the main block . Presently , the porch roof is supported by four square wood columns with plain round capitals , supporting a moulded frieze . The main entrance has a rectangular opening shape . The door is flanked by two side lights and headed by a rectangular transom divided in three panes . Of interest is the second ' door ' which at one point appears to have been a window of a similar type as the east window on the



first storey of the main facade . The window appears to have been altered , extended to porch level , there by creating a second entrance way . This may have its origins in Dr. Brandon's occupation , when part of the house may have been used as a doctor's office and the second entrance served as the patients entrance .

The Rousseuax street facade is viewed from a considerable distance across a spacious lawn , studded with numerous trees and shrubs . One also is aware of the house being situated on a slight hill , the garden falling away on both sides .

The Rousseaux street facade is divided into two bays ; window , window on the first floor and a window on the second floor in the west bay .

As in the Wilson street facade the windows feature small openings and are relatively few in number . The sparsity of window openings may be the result of the wall facing in a north east direction thereby exposing it to the north wind during the winter season . The first storey windows are identical to the first storey window on the Wilson street facade . The only exception is that the window heads are not dressed , but consist of undressed cut field stone voissoirs . The high basement windows carry the same head . The second storey window is o of the pointed rounded arch type of the Wilson street second storey . No attic light is present .

The medium pitched gable of the Rousseaux street facade has plain projecting verges with an an undecorated frieze and may at one point have carried barge board decoration , The double interior chimney is constructed of a pale grey brick and i s not contemporary with the house , but of a later date , c. 1885 .

The small 1 storey addition may be of a later date . It is constructed of the same random coursed field stone as the main block . It features uncommomnly high base ment windows , consisting of single sash and six panes with wood casements . The type of window is different from the basement windows of the main block . The first storey windows are quite small in comparison . They carry dressed stone narrow rectangular lintels . The window divisions are ; double sash , 2/2 panes . The extension features a single stack interior chimney and a low gabled roof , Oral tradition holds that the extension was used by Dr. Brandon as a surgery .

The east end facade is divided into two bays ; window , window on the first storey and window , window on the second storey . The first and second storey windows are all similar of the kind found on the first storey of the Rousseaux street facade . The severity of the east side facade is broken by a delightful trefoil attic light , set in the gable and surrounded by a circle of dressed stone . A very subtle ' Gothic Revival ' element .

The medium pitched gable of the east end facade features a deep overhanging plain boxed cornice with a narrow frieze , again the cornice may have been decorated with barge board .

The Wilson street facade garden still features its original retaining wall, in which are cut narrow and steep steps , consisting

of blocks of natural rock (slate) . The setting of Brandon House not only contributes greatly to the beauty of the street scape but also enhances the appearance of the house itself . The lush trees and stately pines and the rolling lawn scattered with shrubs and flower beds complement and soften the severe lines of the Brandon House . The setting therefore should also be considered in the designation of this building .

Another feature to be considered is the old stable . Set further back on the property it retains its original board and batten wall material and appears very little altered . Its presence is important for the original appearance of the site and also adds great charm to the land scape .

Frances Finch , june 1978 .

Brandon House

Suggested list for designation

Wilson street facade

bay window incl. casements , brackets , all other window openings incl. casements , heads , glazing also attic light incl. glazing and side surrounds and casement , sills

restoration of 6/6 window panes in first storey east window .

Rousseaux , Mohawk rd. facade

Allwindows incl. casements , heads , sills and glazing

also basement windows incl. hea ds and glazing

Extension Rousseaux street

all windows incl. casement,sills , heads , and glazing .

East end facade main block

all windows incl. casements , head , sills and glazing

also tre foil attic light , incl . casement , side surrounds and glazing

roof line -

stone retaining wall on Wilson and Rousseaux street .

Barn , incl. board and batten wall material .

Frances Pinch , june 1978 .

Brandon House

Historical

It is generally believed that Dr. J. Brandon was responsible for the construction of Brandon House . (Ancaster Heritage pg. 210 and Ancaster News , wednesday Nov. 15 , 1977) . This however is not so . After checking indenture # 2969 , I found evidence allowing for a construction date considerably before 1883 , the date quoted by both the Ancaster Heritage and the Ancaster news article . The confusion concerning the erection of the Brandon House appears to have been caused by the mistaken conclusion that the indenture of 1878 (2969) concerning the transaction of the Brandon House property between James Watson and Dr. J. Brandon , dealt with an empty lot . This conclusion was easily drawn since the consideration for the property only amounted to $75.- for ½ an acre . However the indenture stated that Dr. J. Brandon bought the property for $ 75.- and the premises for the token fee of $ 1.00 . (see note) . The house was constructed c. 1846 - 1850 by James Lodor . Whatever the reason for this unusual transaction may have been , is still a mystery , but the indenture (2969) confirms that a house was already on the property by.1878 .

Frances Finch , june 1978 .

Sequence of Owner ship

Brandon House

1812 - 1853

The Crown granted the lands to Samuel Andruss in 1812 . In 1835 Samuel sold about 28 acres to Job Lodor for £ 1600 .- (H 2017) Job Lodor then sold the property, then also including an extra 22 acres, to his son James Lodor , including the ½ acre on which the Brandon House was built . (1846 , P 361) . James Lodor built the Brandon House during that period . He sold his property including the Brandon House property to James Russell . (C 769 , 1853) Wenth worth Land marks (Hamilton 1897) fills us in on some of the owners of Brandon House and the appearance of Brandon House itself at that period . (see addenda) . A trust deed dated 1853 (B 827) puts the property under the trustee ship of a Rev . J. Jennings the land to belong to Elizabeth Cleland Russell . A trustee deed of 1862 states the reinforcement of a will concerning Elizabeth and continues to name Rev, J.Jennings as the trustee . Rev, Jennings sold the property to James Watson of Hamilton in 1868 (461) James Watson sold the ½ acre on which the Brandon house stands to Dr. J. Brandon in 1878 (2969) . Brandon sold the property to Lydia C. Whaley (11881) . Her exacators then sold the property to Theresa H. Horning in 1938 (21297) In 1965 Lloyd R. Horning exacetor of Theresa H. Horning estate sold the property to Peter Speller and Rosemary Speller (325253)

Frances Pinch , june 1978 .

Brandon House

Addenda concerning transaction 2969

" ... Now therefore this indenture witnesseth in the pursuance of the said contract and the said consideration of the said sum of lawful money ... now paid by the said party of the fourth part (Dr. J. Brandon) to the said party James Watson ...that part of lot 46 , conc. 2 described as the village lot bounded on the north by the Macadamized Road ... containing by admeasurement ½ acre ... "

" ... and this Indenture further witnesseth that in further pursuance of the said agreement and in consideration of the premises and of the sum of one dollar of lawful money ... now paid by the said party of the fourth part (Dr. J Brandon) to the said party of the second part the receipt where of is hereby acknowledged ... "

Notes

1) Ontario Towns , R. Greenhill , Ken Macpherson , D. Richardson Oberon press , 1974 .

" ... the only asymetrical plan widely used in this province featured a projecting wing across one end , with the entrance at the angle between the body of the house and the wing . Most American pattern books of the mid - century contained at least one such design , and the British prototype for all of these appears in that still earlier and very influential work , J. C. Loudon's Encyclopaedia of Cottage , Farm , and Villa Architecture and Furniture (London , 1833) ... "

Frances Pinch , june 1978 .

Addendum: the Brandon House

Researches carried out in preparation for a walking tour booklet of Ancaster village have revealed some flaws in Ms. Pinch's argument and have tended instead to support the view held by the anonymous author of the appended article taken from the Ancaster News (11/16/77, p.12).

Ms. Pinch bases her ca. 1850 date for the house on an 1878 Instrument in the Wentworth County Registry office (Inst. 2969; Lot 46/Con. II). In that deed the half acre lot is sold by a James Watson to John Brandon for the sum of $75.00. The price is obviously too low to include a house on the property, but Ms. Pinch finds confirmation for her belief in the existence of a building on the lot in a note regarding a token fee of $1.00 for "the premises". This note, she claims, proves the existence of a house on the lot before 1878; no further reasons are given for assuming a ca. 1846 - 1850 construction date by James Lodor.

The problem with the argument lies in the language of the deed. The word "premises" is often used in deeds to denote in general terms the lands and any buildings which may be on them. It is a convention used more to provide legal clarity than to give either an inventory or even an indication of any buildings which may be on the lot. Earlier deeds would regularly include, with the property description, a conventional note saying that the transaction included any buildings, outbuildings, stables, or other structures; this was simplified through use of the more general term "premises". In both cases however, these conventional phrases or terms would be included irregardless of whether there was or was not a structure on the property.

The $1.00 fee mentionned by Ms. Pinch was indeed a token fee, but one paid for a different purpose. At the time of Brandon's purchase in November 1878, the land was owned by the Strathroy Knitting Company (Hamilton), and held in trust by James Watson, Esq., the company's president. The $75.00 purchase price was paid directly to Watson; the $1.00 fee was paid to the Strathroy Knitting Company (this was presumably yet another legal convention made in order to ensure that the owner could not later claim that the trustee had been acting contrary to the owner's interest; by accepting the token fee, the owner indicated approval of the sale).

The nature of earlier property transactions makes it unlikely that a house was built on the property before the time of Brandon's purchase. All previous purchases had been made by local industrialists or investors and in all of them the particular plot in question was simply an undifferentiated part of a larger amount of land. The sale to Brandon is the first indication that this particular piece of property has been severed from the larger property. In the case of most of these investors, there is sufficient indication in existing historical records that they lived elsewhere in the town or area; there would have been no reason for the construction of a house on the property later sold to Brandon.

Evidence supporting a ca. 1880 construction date is not easy to come by. The clearest indication comes in a number of mortgages taken out by the Brandons in the early years of the 1880's and paid back before the close of the decade. Brandon's name appears very seldom in the Registry Office records, indicating that he was not a speculator or investor and so reinforcing the idea that the mortgages were undertaken to finance construction of the house. Beyond this, little information is available in public records (though a look at the Township Assessment Rolls may be of help).

Nicholas Terpstra
24 July, 1980

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 46 CON 2 ANCASTER AS IN VM86698; CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 17443-0109

PIN CREATION DATE:
2010/10/25

OWNERS' NAMES
2691893 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2010/10/25 **						
VM270335	2006/09/29	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** AUGERINOS, NICHOLAS	WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	
VM270336	2006/09/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	THE BANK OF NOVA SCOTIA	
VM279115	2009/06/18	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	THE EFFORT TRUST COMPANY	
WE857108	2012/09/18	APL (GENERAL)		*** COMPLETELY DELETED *** WALKER, WILLIAM JAMES WILKINS, ROBERT JAMES		
REMARKS: DELETE S/T EXECUTION 07-0000846, IF ENFORCEABLE;						
WE857109	2012/09/18	CHARGE		*** COMPLETELY DELETED *** WALKER, WILLIAM JAMES	THE EFFORT TRUST COMPANY	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				WILKINS, ROBERT JAMES		
WE857766	2012/09/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EFFORT TRUST COMPANY		
	REMARKS: VM279115.					
WE1352792	2019/05/03	TRANSFER	$575,000	WALKER, WILLIAM JAMES WILKINS, ROBERT JAMES	2691893 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
WE1352793	2019/05/03	CHARGE	$379,500	2691893 ONTARIO INC.	WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	C
WE1352966	2019/05/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EFFORT TRUST COMPANY		
	REMARKS: WE857109.					
WE1359956	2019/06/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
	REMARKS: VM270336.					
WE1361468	2019/06/18	TRANSFER OF CHARGE		WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	WILKINS, ROBERT JAMES WALKER, WILLIAM JAMES	C
	REMARKS: WE1352793.					