

Documentation and Salvage Report

1694 Upper James Street, City of Hamilton



Prepared for Royal Living Developments Ltd.

Prepared by:



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1.0 Purpose

This Documentation and Salvage Report was identified as a submission requirement for Zoning By-law Amendment and Condominium applications in the City of Hamilton as part of a proposal to build and 12-storey, mixed used condominium, containing up to 323 dwellings units, 634 square metres of retail space (10 units) and 323 parking spaces at 1694 Upper James Street. This report was prepared according to the City of Hamilton's Terms of Reference for such studies. The proposed development property (subject property) currently contains a single detached 2.5 storey house of brick construction with an associated detached garage known as the Corpus Christi Catholic Rectory, and a 2-storey brick church known as the Corpus Christi Catholic Church. Neither building is designated under the Ontario Heritage Act, however both are included in the City's **Inventory of Buildings of Architectural and/or Historical Interest**.

The City of Hamilton's inventory is intended to list and identify all those buildings, structures and features that are considered to be of prospective or potential heritage interest.

"The City inventory comprises all those heritage features previously identified and documented by the former municipalities that now comprise the City of Hamilton,"

Buildings of architectural and/or historical interest for the purposes of the City's inventory comprise a variety of features and include a wide array of structural types such as dwellings, churches, town halls, mills, lighthouses, railway stations and bridges. These forms of built heritage incorporate not only classically designed public buildings and residential structures but also more modest reminders of the past including farmsteads, worker's housing and simple manufactories. Such features usually incorporate a diversity of architectural and stylistic variations, varied construction techniques and building materials, as well as an array of historical associations with people, groups, places, events or activities.

Built heritage resources are found throughout the new City in urban, suburban and rural areas. These features are considered of heritage value to the community in which they are immediately located, and in a wider context within the province or the nation. Listing neither affects property values nor restricts the use or enjoyment of property at all. No legal restrictions are imposed on property through listing in the Inventory of Buildings of Architectural and/or Historical Interest.

The listing will be used internally by City staff to review demolition permit applications, planning and development applications and the disposition of City owned property. Where appropriate staff of the Heritage and Urban Design Section and/or LACAC may provide further detailed comments on the heritage attributes of a listed property. (Hamilton's Heritage Volume 2 City's Inventory of Buildings of Architectural and/or Historical Interest, 2002).

A Documentation and Salvage Report 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 where demolition is the only viable alternative for the existing structure that would allow development to proceed.

The proposed development will result in demolition of the rectory, garage and church at the study area. This assessment seeks to document the existing heritage features and suggest possibilities for salvage and re-use of materials and artifacts.

The specific components of the Documentation and Salvage Report terms of reference that will be addressed within this study include:

- Legal description and location map of the subject property
- Description of planning approvals being sought
- Determinates of human settlement
- Original legal description (Lot, Concession, Township)
- Crown patentee
- Historical ownership and land division
- 1859 Map of the County of Wentworth (Robert Surtees)
- 1875 County of Wentworth Atlas
- Topographic mapping
- Site plan indicating all buildings, structures and landscape features
- Description of the arrangement of buildings and structures
- Inventory of buildings and structures
- Detailed photo documentation of all structures
- Recommendations for the curation and/or reuse of artifacts

2.0 Introduction

2.1 Planning Context

The study area is located within the subject property is within the Upper James Street Cultural Heritage Landscape. Accordingly, the following section of the Provincial Policy Statement applies:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

B.3.4.2.1(h) "Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City."

And further:

B.3.4.5.5 "Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

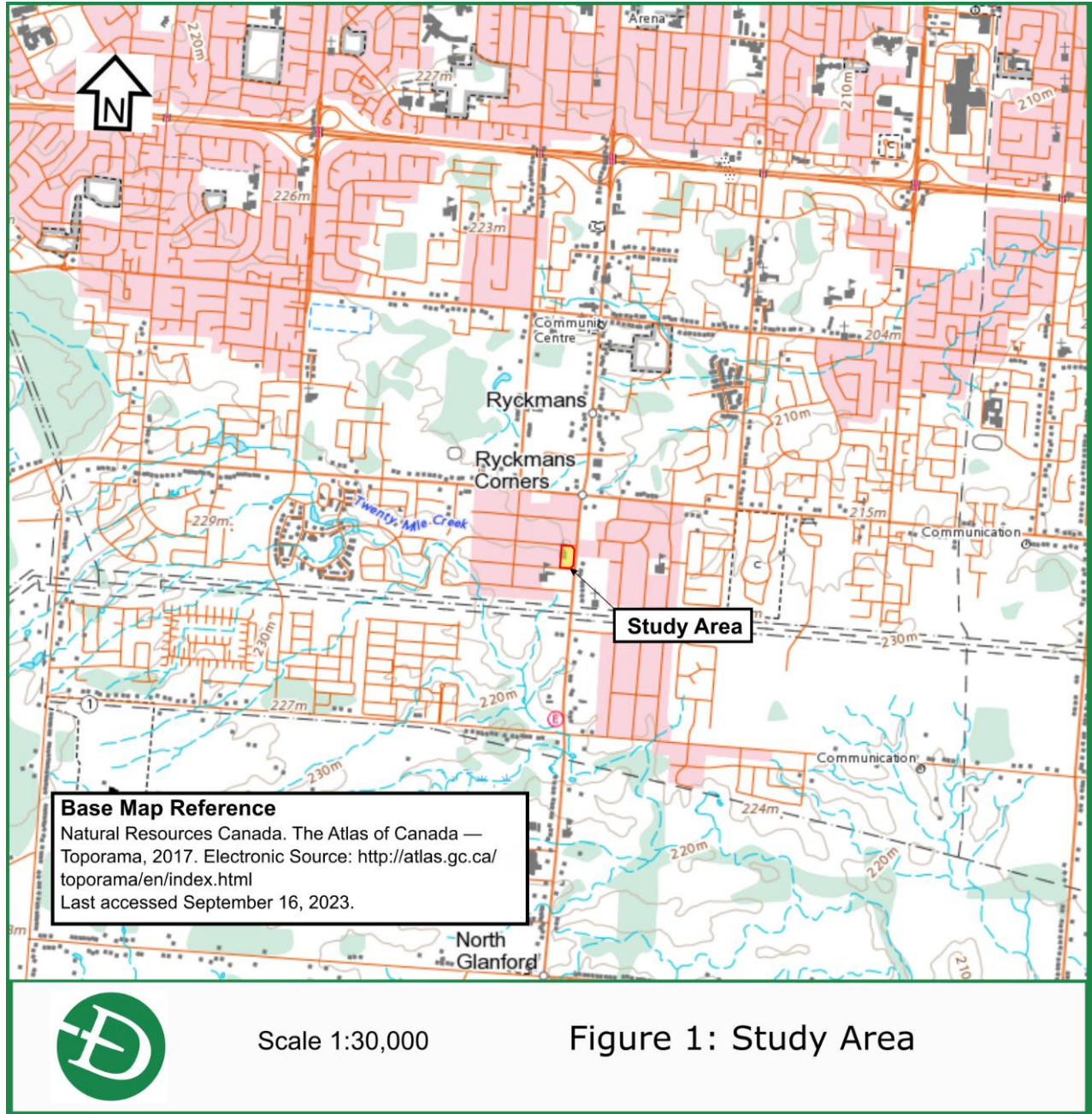
a) preserving and displaying of fragments of the former buildings' features and landscaping;

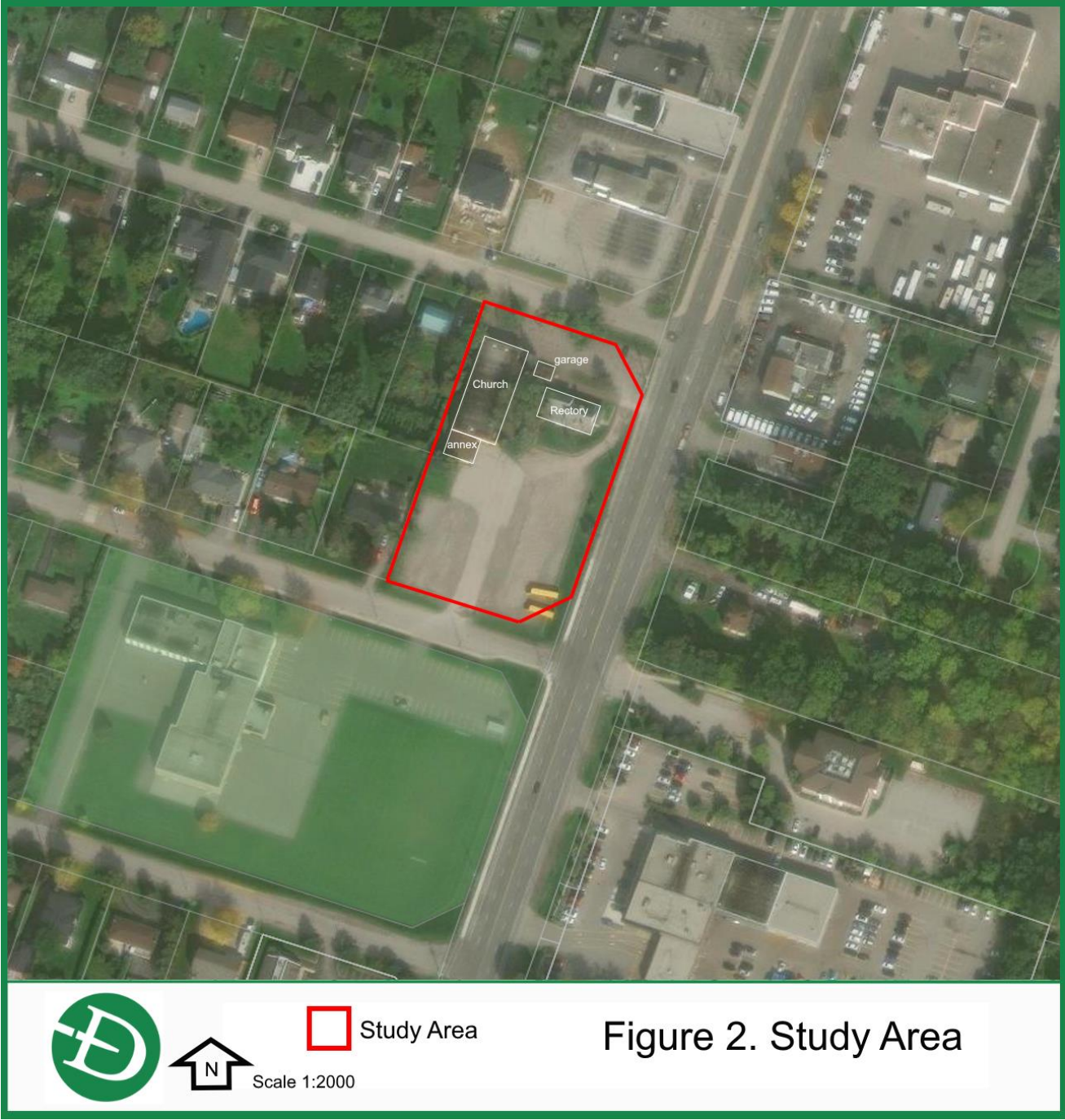
b) marking the traces of former locations, shapes, and circulation lines;

c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures;

d) incorporation of salvaged material in the design of the new development; and, (OPA 167)

e) generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3 – Urban Design Policies."





PLAN OF SURVEY
OF PART OF
LOT 76
REGISTERED PLAN 878
AND ALL OF
LOTS 114 & 115
REGISTERED PLAN 970
IN THE
CITY OF HAMILTON
SCALE 1:250 METRIC
R.A. McLAREN, O.L.S. - 2025

BENCHMARK:
MONUMENT 077000003
ROUND IRON BAR WITH BRASS CAP LOCATED IN
CLARKSON, 8 M NORTH OF THE CENTRELINE OF ALDERSON
AVENUE, 12 M WEST OF THE CENTRELINE OF BRIDGE
DRIVE AND 4 M WEST OF HYDRO PILE.
ELEVATION: 228.500 meters CGVD-1985/1987

MALTON DRIVE
REGISTERED PLAN 878
PIN 17121 - 0000 (L.T.)

ALDERSON DRIVE
REGISTERED PLAN 970
PIN 17121 - 0091 (L.T.)

UPPER JAMES STREET
DEPOSITED PLAN 493 MISC.
PIN 18008 - 016 (L.T.)

CHRISTIE STREET
LOT 86
LOT 77
LOT 105
LOT 112
LOT 113

REGISTERED PLAN 878
REGISTERED PLAN 970

LOT 116
REGISTERED PLAN 970

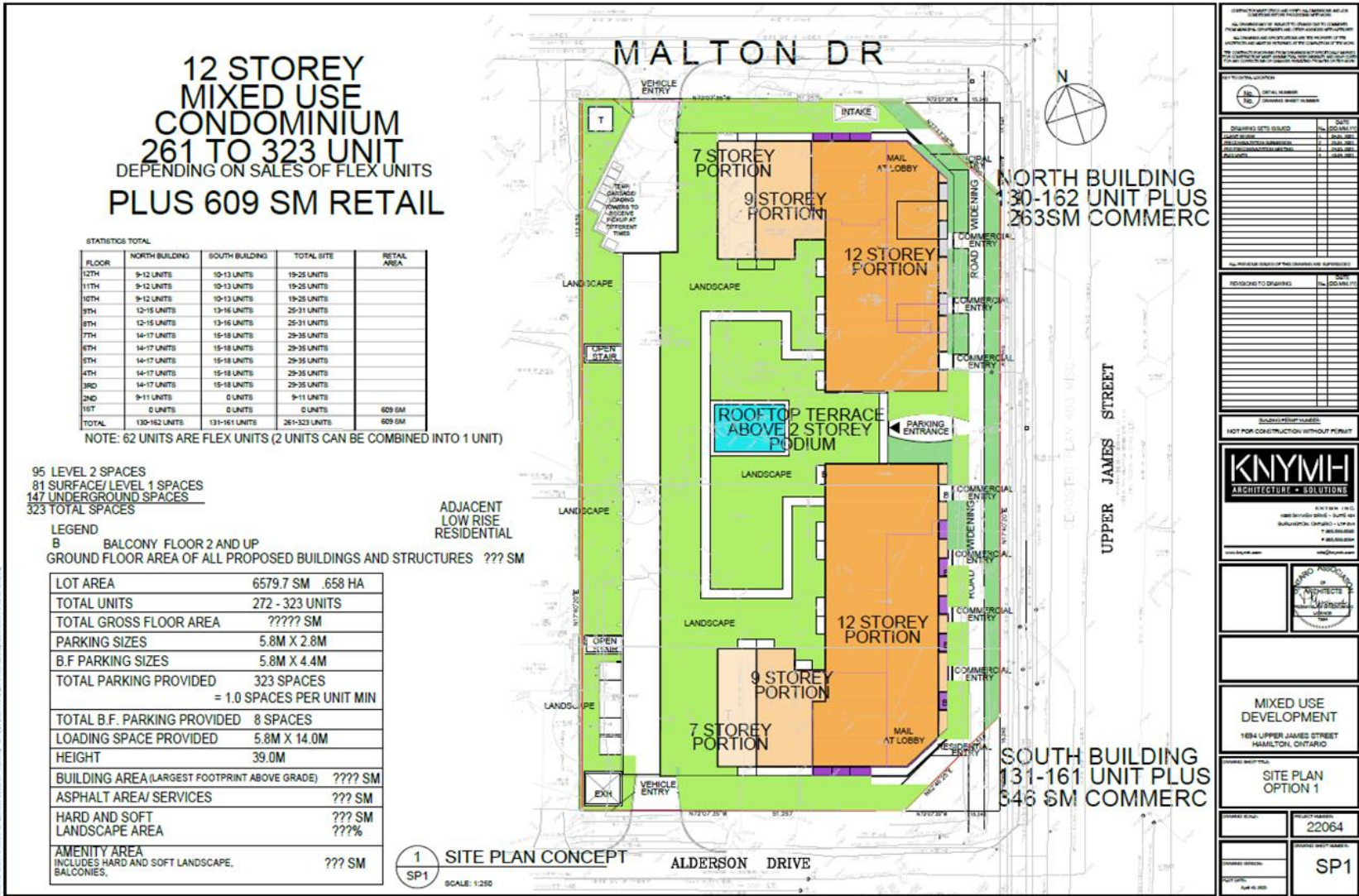
BEARING NOTE:
BEARINGS ARE GIVEN, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, (THE ZONE 15, NAD83 CORRS) (2010S)

NOTE:
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GROUND BY
MULTIPLYING BY THE CORRESPONDING SCALE FACTOR OF 0.99970002

INTEGRATION DATA

REVISION	DATE	DESCRIPTION
1	2025	ISSUED FOR CONSTRUCTION
2	2025	ISSUED FOR CONSTRUCTION
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4	2025	ISSUED FOR CONSTRUCTION
5	2025	ISSUED FOR CONSTRUCTION
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91	2025	ISSUED FOR CONSTRUCTION
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93	2025	ISSUED FOR CONSTRUCTION
94	2025	ISSUED FOR CONSTRUCTION
95	2025	ISS

Figure 4. Development Concept



3.0 Research and Analysis

3.1 Property Description and Physical Setting

The subject property is located at 1694 Upper James Street on part of Lot 5, Concession 1 Geographic Township of Glanford, Historical County of Wentworth, City of Hamilton. It is bound by Alderson Drive on the south, Malton Drive on the north and Upper James Street on the west. The lot measures is roughly rectangular in shape and measures approximately 113m from north-south and 64m from east to west and has a total surface area of approximately 0.71 hectares.

The majority of the region surrounding the Study Area has been subject to European-style agricultural practices for over 100 years, having been settled by Euro-Canadian farmers by the mid-19th century. Much of the region today continues to be used for agricultural purposes.

The Study Area is situated within the Haldimand Clay Plain physiographic region. According to Chapman and Putnam,

...although it was all submerged in Lake Warren, the till is not all buried by stratified clay; it comes to the surface generally in low morainic ridges in the north. In fact, there is in that area a confused intermixture of stratified clay and till. The northern part has more relief than the southern part where the typically level lake plains occur.

Chapman and Putnam 1984:156

Haldimand Clay is slowly permeable, imperfectly drained with medium to high water-holding capacities. Surface runoff is usually rapid, but water retention of the clayey soils can cause it to be droughty during dry periods (Kingston and Presant 1989). The soil is suitable for corn and soy beans in rotation with cereal grains as well as alfalfa and clover (Huffman and Dumanski 1986).

Glanford Township as a whole is located within the Deciduous Forest Region of Canada, and contains tree species which are typical of the more northern Great Lakes-St. Lawrence Biotic zone, such as beech, sugar maple, white elm, basswood, white oak and butternut (MacDonald & Cooper 1997). During pre-contact and early contact times, the land in the vicinity of the Study Area comprised a mixture of hardwood trees such as sugar maple, beech, oak and cherry. This pattern of forest cover is characteristic of areas of clay soil within the Maple-Hemlock Section of the Great Lakes-St. Lawrence Forest Province-Cool Temperate Division (McAndrews and Manville 1987). In the early 19th, Euro-Canadian settlers began to clear the forests for agricultural purposes.

3.2 History of the Cultural Heritage Resource

The Study Area is located on Lot 5, Concession 1 Geographic Township of Glanford, Historical County of Wentworth, City of Hamilton, Ontario.

On July 24, 1788, Sir Guy Carleton, the Governor-General of British North America, divided the Province of Québec into the administrative districts of Hesse, Nassau, Mecklenburg, and Lunenburg (Archives of Ontario 2012-2015). Further change came in December 1791 when the former Province of Québec was rearranged into Upper Canada and Lower Canada under the provisions of the Constitutional Act. Colonel John Graves Simcoe was appointed as Lieutenant-Governor of Upper Canada; he spearheaded several initiatives to populate the province including the establishment of shoreline communities with effective transportation links between them (Coyne 1895).

In July 1792, Simcoe divided Upper Canada into 19 counties stretching from Essex in the west to Glengarry in the east. Later that year, the four districts originally established in 1788 were renamed as the Western, Home, Midland and Eastern Districts. The current Study Area is situated in the historic Home District, which comprised lands obtained in the 'Between the Lakes Purchases' of 1784 and 1792 (Archives of Ontario 2012-2015). As population levels in Upper Canada increased, smaller and more manageable administrative bodies were needed resulting in the establishment of many new counties and townships. The Township of Glanford was established in Lincoln County in 1792; it became part of Wentworth County in 1816.

Settlement within the area of Glanford Township began as early as 1786, prior to its official designation. Crown grants were made to United Empire Loyalists, immigrants principally from New York State, New Jersey and Pennsylvania arriving in Upper Canada in the years following the American Revolutionary War. The township remained agrarian and lightly populated for much of the 19th and 20th centuries.

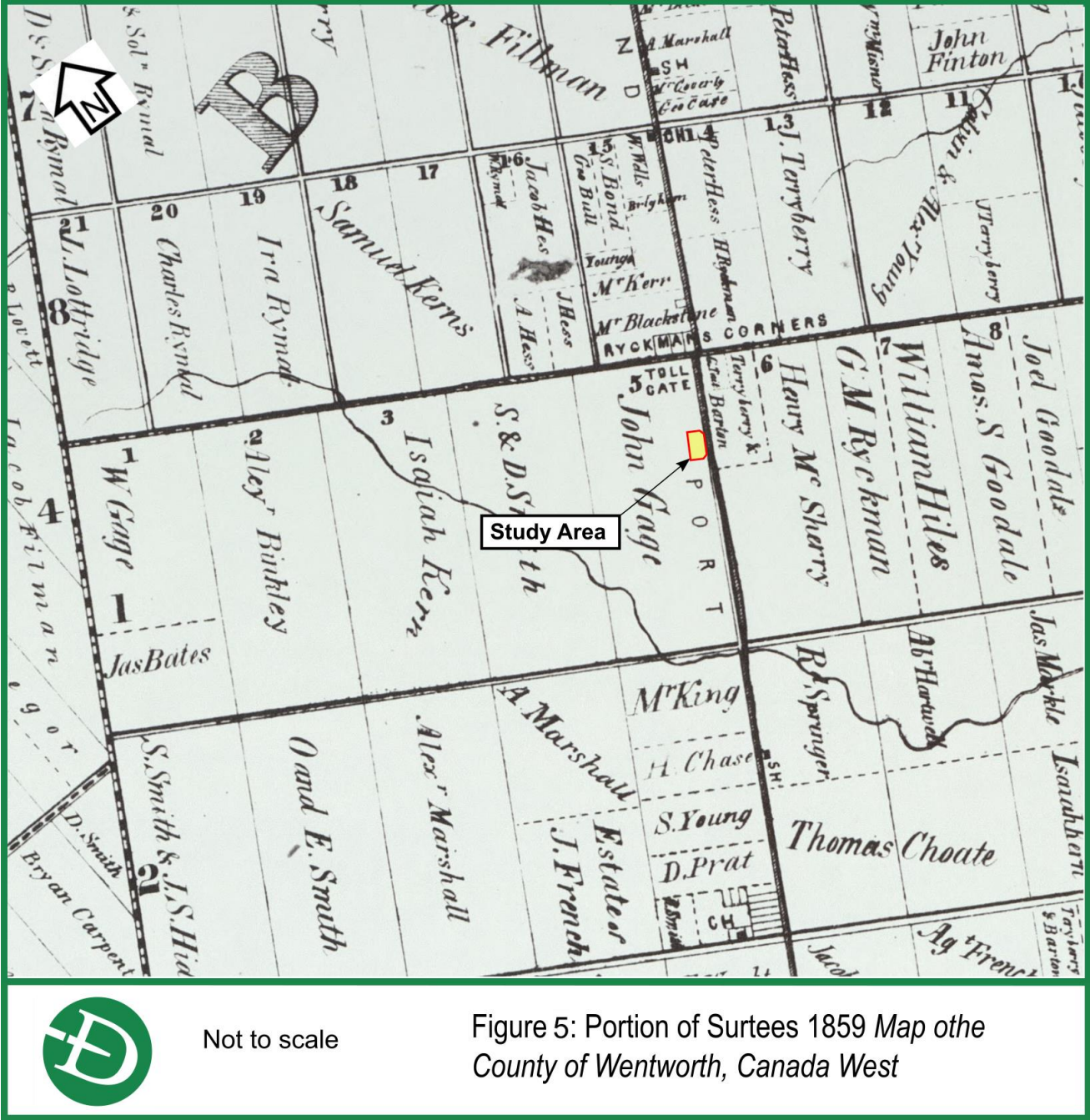
All 188 acres of Lot 5, Concession 1, were granted by the Crown to Davenport Phelps in 1804. The lot changed hands five times over the succeeding 23 years prior to its purchase by William Gage in 1837. William Gage held all 188 acres until 1870, when the portion in the southeast that contains the Study Area was sold to Silas Smith. Silas Smith married Catherine Gage, granddaughter of William Gage, a notable early settler in Hamilton after whom Gage Park is named.

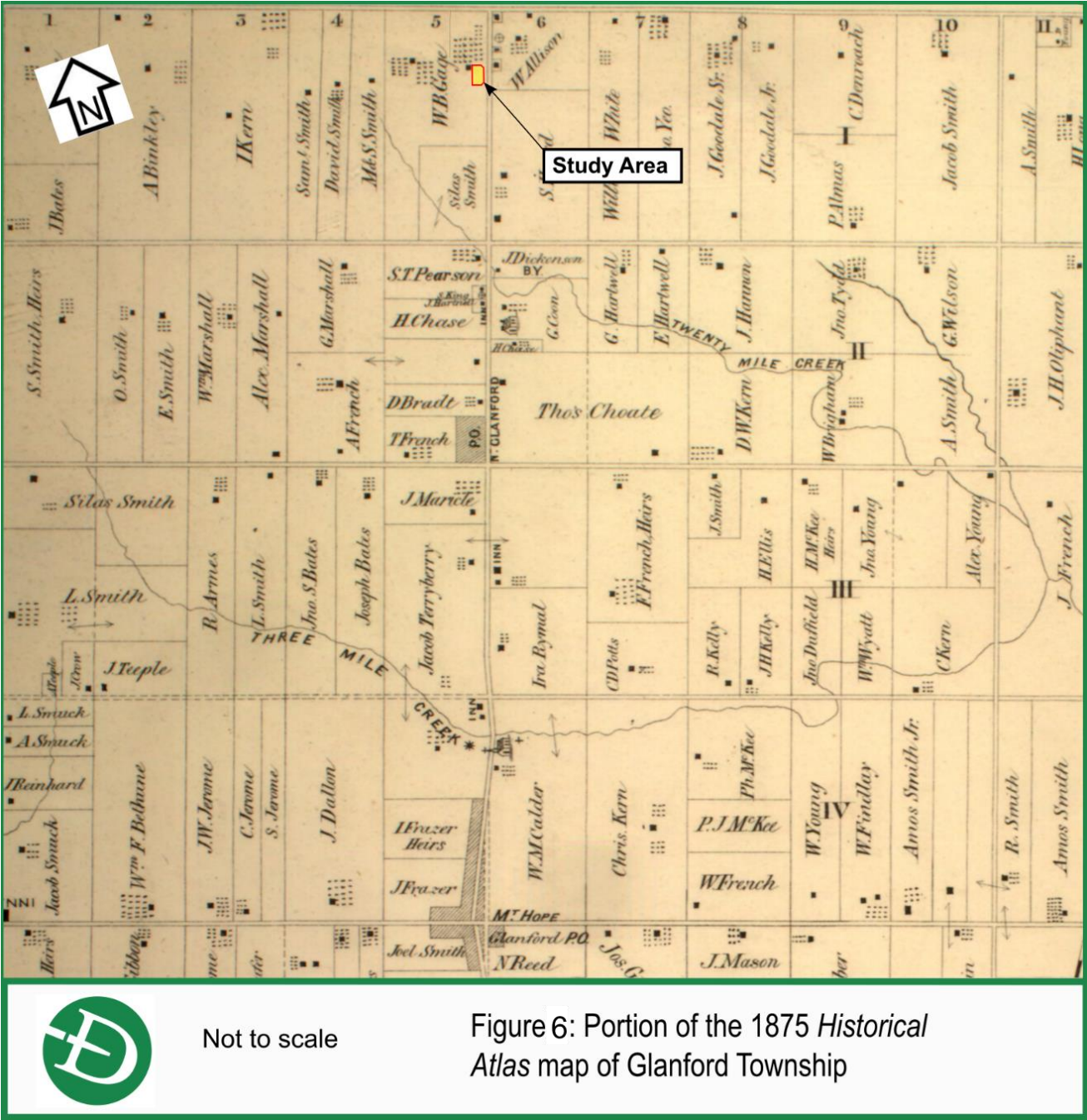
The *Illustrated Historical Atlas of the County of Wentworth, Ont.* ('Historical Atlas'), demonstrates the extent to which Glanford Township had been settled by 1875 (Page & Smith 1875; Figure 2). The *Historical Atlas* indicates that at this time the Study Area was on land owned by the Gage family, with two farmsteads and orchards indicated, one of which

was nearby the Study Area, perhaps 40m to the west. However, it is unknown whether William Gage resided there and it is uncertain which members of the family are associated with the farmsteads.

Extant land registry documents for Glanford Township do not record when the Gage family sold the land to George Yeo; much of the late 19th Century entries being illegible, though tax assessment records for Glanford Township indicate George Yeo as the tax payer by 1891. In 1909, George Yeo granted his holdings to his son William Yeo, who retained the land until 1919 when it was sold to Christopher Anderson.

The exact date of the construction of the rectory is not known but there are some clues. The change in ownership from George Yeo to his son William in 1909 does not coincide with a change in the tax assessment for the property, which could be expected if a new home was constructed then or shortly afterwards. However, if the original farmhouse was demolished at roughly the same time and merely replaced by the newer brick home, the assessment may not have changed. Subsequently the land was sold to Christopher Anderson in 1919. In 1921 the assessed value of the property was £1900, up from £1500 in 1909. This might also coincide with construction of the house about 1920. After 1921 no more tax records were available.





3.3 Description of Heritage Attributes

3.3.1 Architectural Background of the Rectory

The architectural style of Corpus Christi Rectory on the property at 1694 Upper James Street is known as Edwardian Four Square. This style is a subtype of the Edwardian style and is distinctive for its boxy shape and basic style. The name comes primarily from their internal layout with four large rooms set in a square pattern on each floor. Usually these are: kitchen, living room, dining room and a fourth room which was used variously as a parlour, sunroom or den at the discretion of the occupants. The second story almost invariably consisted of three bedrooms and a bathroom. The exterior wood trim is robust but simple in detail. In the United States, practically identical houses were known as American Four square. They share many common elements, but while American Four-Square housing owes much to the influence of the Prairie Box style and innovative architect Frank Lloyd Wright, the Canadian version is more influenced by the Edwardian style of Britain (Maitland 1992). This new style arrived on the scene in the mid-1890s reaching its height of popularity between 1900 and 1910, a period associated with the reign of Edward the VII, before slowly fading out after World War I and disappearing altogether by 1930. It was in great measure a reaction to the Victorian era of architecture (Kline n.d.).

The transition from Victorian to Edwardian is most simply described as a movement away from ornamentation and pomp towards simplicity. While Edwardian architecture maintains many of the characteristics of Victorian and Neo-Classical styles, such the use of voussoirs, colonettes and keystones; in Edwardian times these are toned down. Cornice brackets and braces are replaced by simple square openings and flat arches while the use of finials and cresting disappears altogether. Edwardian houses feature flat roof lines and simple sparing details. In Ontario there are many Edwardian houses with a great variation in design, so much that it can be a challenge to identify them by style and they are often overlooked. Exteriors tend to be humble and understated compared to their late Victorian precursors. Some common features are a gable front with a large columned porch or wooden balcony and veranda, smooth brick construction with a few tastefully completed details. Large numbers of windows with stone sills. Windows are often multi-paned sash windows. The use of stained or leaded glass is common on the more expensive homes (OntarioArchitecture.com 2016). Windows tended to be larger in Edwardian homes than Victorian due in part to the falling price of glass.

Much of the splendor of these houses was on the inside. Built-in furniture and detailed trim including plaster coving, encaustic tiles and wide floor and ceiling trim are some of the hallmarks. Leaded glass windows, large fireplaces and wood flooring are also key features. In general, Edwardian houses are much more light and airy than late Victorian with larger, simpler open rooms sometimes divided by arches or pocket doors and larger, more

numerous windows designed to flood the interior with light. Edwardian houses developed as indoor plumbing was just becoming the norm. Most were fitted for gas, as electricity was rarely available during the first decade of the 20th century (OntarioArchitecture.com 2016).

3.3.2. Existing Description of the Rectory

Exterior

The basic building plan features two offset rectangular 2 ½ storey connected red brick wings with a total width of 10m and a length of 17m. It is likely that a two-storey framed sunporch was added later on the south side and has now been resurfaced with new windows. A modern addition was constructed on the northeast corner and along the ground floor on the north side. This addition is likely associated with the change in use of the house from residence to rectory around 1960 and appears to have served as an office or reception room most recently. The foundation is of rubble except where the new additions have been added where it is concrete faced with cement. The roofing is grey asphalt shingle in an open gable style with dormers.

Front (East) Façade

The front façade features a main single doorway, a double side by side pane window on the ground floor and two single sash windows on the upper story. Each window frame features a carved stone sill. The 3rd storey features a Colonial style triple window set with a larger nine paned window in the centre flanked by two six paned windows. The 3rd storey is faced with modern siding. The original porch has been removed along with all soffits, fascia and gutters and has been replaced with a modern wrap-around porch accessed by a 3 step concrete stairs. The porch itself is composed of concrete blocks with a single metal pillar and a metal railing. The original front door has been replaced. The north side of the ground floor features a modern addition faced with stone masonry, and featuring a cross and a garden box at porch floor height also faced with stone masonry. These renovations have significantly compromised the Edwardian character of the main façade.

North Façade

This façade features the ground floor wrap-around, masonry faced addition on the northeast corner of the building. It contains 5 sash windows, 4 of equal size and one smaller equidistant from each other. Above this modern addition, two original windows with stone sills are apparent on the upper storey, one slightly larger than the other and between and

above these is a small modern single windowed dormer with modern siding as a facing. The west (rear) wing of the north façade contains 3 windows on the ground floor and two above on the 2nd storey – all original, with sash frames and stone sills. A sunken basement window with a metal window well is located within the foundation. The only other features on this façade are a modern metal downspout and a hydro meter.

West (Rear) Façade

The rear façade evinces a former rear entrance that was bricked over. The rubble foundation is missing from the southwest corner and the brick wall here extends from ground level to the roofline. A small framed portico or porch may have provided shelter over this entry and wrapped around to the south side explaining the masonry in this area. A single sash window on the second storey, offset to the north and a double attic window are located above. The attic façade, like the one on the opposite side is faced with siding in a cream colour. Trim is modern and painted white and brown. The southern side of this façade features the framed sun porch and modern covered walkway that joins the rectory to the church building. The walkway cover is constructed of wooden posts supporting a metal roof and lighting. On its western face the ground floor of the sun porch features a single sash window now partially obscured by the metal roof of the walkway. The second storey features a modern triple window. Between the ground floor and second storeys, an asphalt shingled mansard style overhang provides shelter for the ground floor wall.

South Façade

This façade includes the main face of the sunporch with a modern rectangular triple window on the ground floor and two sets of tall triple windows above, identical to those on the west side. The sunporch appears to be faced with thick painted plywood or Hardy Plank in solid sheets and painted a cream or light tan colour. The remainder of the south façade comprises the original brick structure. Two sets of double windows are featured on the ground floor, the western pair slightly larger, both with stone sills and topped by voussoirs in the masonry, as are the other original windows. The upper storey contains 3 single sash windows, one smaller for a bathroom on the western side and two larger for bedrooms in the central and eastern portions of the façade. All three feature stone sills. Two chimneys are present. One – the main chimney, is located near the eastern side of the façade. The raised masonry is double wide on the ground floor but narrows to window width on the second storey. The portion of the chimney above the roofline has been repointed. A second smaller kitchen chimney is located at the rear western corner of the brick portion of the house. It extends just above the roofline and has also been repointed. A small dormer, identical to the

one on the opposite side and featuring a single, modern sash window, faced with cream-coloured siding projects from the 3rd storey. A white metal downspout provides drainage from the modern gutters. Two basement windows once existed but these have been covered with board. The foundation is cement faced concrete block under the sunporch and rubble stone here and there faced with cement under the brick.

Interior

The interior of the rectory reveals substantial renovations have taken place during the 100 or so years the house has been extant. But original details remain in some areas.

Ground Floor

The main entrance lets onto a central hall which is typical of Edwardian homes with a stairs to the right and a large doubled wide pocket door entrance to the living room on the left. The pocket doors are intact and in working order. The floor, stair and door trim is all original oak and in good condition. The newel post is original and features typical rectangular patterned inset decorative woodwork. The rail and balusters are simple and typical but well maintained. The stairway including the risers and treads all appear to be original. Theis central portion and entry area is all modest but classic Edwardian in style.

The living room retains its original hardwood floor, entryway and floor trim and pocket doors leading to the dining room. Any ceiling trim that once existed has been removed. Metal grate registers are set into the floor, though these are probably a replacement for the original hot water radiators that were likely original to the house. The original plaster walls appear to have been replaced with drywall. A brick fireplace and mantle are located along the south wall. Ceramic tiles act as a fire guard in front of the fireplace. It is not clear whether this is the original fireplace.

The former dining room has been converted to an office but all of the original flooring and trim appears to be in place with the exception of any ceiling trim. A decorative light hangs in the centre of the room but this is not original.

The ground floor of the sunporch is taken up with the kitchen and laundry room. The appearance of this room dates it to the mid-20th century and it probably replaced an earlier kitchen. The cupboards and counter along with the linoleum floor tiles all date to circa 1960.

The remainder of the ground floor is the rectory addition which has been attached to the northeast corner and northern side of the building. This is modern in decorative aspect, dating to the late 20th century.

Upper floor

The upper floor or 2nd storey has suffered more damage in terms of the renovation of the original rooms. Only a few details and materials remain unaltered. This floor comprises a central hallway with original hardwood flooring in the eastern section, running east-west, off of which are 3 bedrooms, a sunroom, a closet and bathroom along with the entrance to the attic stairway. All doors, door trim and hardware are original and some original windows remain, albeit not in good condition. Hardwood flooring in all rooms except the sunroom has been replaced with linoleum tile. Some original floor trim remains but has been painted over. The rest has been removed. In the northwestern bedroom the walls have been covered with plywood paneling. Ceilings and fixtures are modern though the original plaster and lathe walls appear to be intact in the main hallway.

Attic

This space is unfinished with exposed original trusses and beams. The interior of the dormers is also unfinished. The windows are original but in poor condition and provide the only lighting for the space.

Basement

The partial basement is entirely unfinished. A forced air furnace and water heater occupy the area. The interior brick walls are exposed and cement plaster covers the rubble stone foundation

3.3.3 Garage

A small detached frame garage is located northwest of the Rectory. Its exterior is clad in wood siding, giving it a cabin like appearance. A single white door and single garage door provide entry. It appears to date to the mid-late 20th Century.

3.3.4 Rectory Summary

The Corpus Christi Rectory was conceived as a standard Edwardian foursquare single-family residence typical of the early 1920s. It is a modest example, devoid of some of the more decorative masonry and trim seen on more expensive examples. The interior as well is basic and some of the more fanciful features such as decorative mouldings and trim, stained glass, elaborate fireplace mantles etc. are not evident, though it is possible some of these may have been lost due to renovation. The heritage value of the building has been

compromised by the modern addition on the northeast corner and along the northern façade of the building which superseded the original veranda and resulted in its removal.

There are many examples of Edwardian foursquare residences like the rectory in Hamilton and many are examples without the modern renovations that compromise the original character of the house.

The garage is not considered to have any CHVI. It is a simple functional free-standing garage, either dating to the mid-20th Century or renovated from the original frame to the extent that little semblance of the original building remains.

3.3.5 Corpus Christi Catholic Church Main Building

The International Style of Architecture

Originally known simply as 'Modern', this style of architecture was evident as early as the 1930s but exploded across much of the world and particularly Canada in the post war years, continuing to be popular to the present day, though its heyday was arguably from about 1950 to 1990. The style is best recognized by its ubiquitous use of the square or rectangular module – the shape that forms the basis of a building's design. The structural system is based on steel and reinforced concrete, surfaces are severely plain, large and open, featuring curtain walls expanses of glass. Edges are typically hard and angular, adornment is virtually absent. The open interior floor plans are highly flexible.

When successful this style uses harmonious proportions and high quality well finished materials. But all too often this is not the case and the style is over represented by repetitious, boring and cheap looking buildings. Because of its simplicity and cost effectiveness this style was adopted by Canada's commercial architects and came to dominate the retail and commercial landscape of Canada in the second half of the 20th Century. Examples of this style are abundant as a result and the style was embraced for many projects beyond the commercial and industrial spheres, even coming to be popular for places of worship beginning in the 1950s and continuing arguably for much of three decades. The Corpus Christi Church is typical of this style with its simple rectangular form, open interior, large rectangular repetitious windows and unadorned curtain walls.

Exterior

This building, constructed in 1962, is a two-storey brown brick structure, oriented north-south with a small one storey bungalow attached as an annex at the south end which appears to have been built later. The main church is constructed of brown brick and features a series of repeating and identical ground to roof line coloured and clear paneled window openings on both the east and west facades framed by a blue-coloured screen of unknown

material along the flat roofline. The north end of the building is the main entrance and is faced with cream coloured stucco. A set of large double glass doors with door sized glass windows on either side provide entry and are protected by a veranda supported by wood pillars. A large white cross is attached to the west side of the north façade. A covered walkway leads from the Rectory to a second set of solid entry doors on the eastern façade of the church.

The south façade of the main building is joined to a small single room bungalow which serves as a multipurpose room.

Interior

The church chapel consisting of nave and altar takes up most of the building - a large airy well-lit space, carpeted, with exposed wood beams along the ceiling and 2 floor to ceiling wood paneled sections. Walls are painted concrete block. The narthex at the chapel entry faces the main entrance vestibule where there is a washroom and above, a long narrow glassed-in gallery with space for additional seating, spanning the upper storey. A wall with rectangular open panels divides the vestibule from the main chapel. Doors at either corner on the south wall behind the altar provide entry to an office and kitchen. The chapel space is modernist in all respects with minimal décor and no religious iconography. It is essentially a large room with seating for approximately 200 people. The office is unremarkable, featuring typical 1960s era wood paneling and trim. The kitchen has been remodeled recently and contains modern appliances and a slate tile floor. The church also has a small unfinished basement, which serves only to house the large forced air furnace.

The annex interior is essentially a single room with pair of columns to support the roof. It has a linoleum tile floor, walls faced with sound baffles and a drop foam tile ceiling. The room is divided into different areas through the use of portable fabric screens. It presumably functions mainly as a daycare or Sunday school.

Corpus Christi Church Summary

The church main building is a typical example of the International style of modern architecture. Though a competent example and in good repair, buildings of this type are ubiquitous in Hamilton and Ontario in general. While the International style has its adherents, buildings from this style are not generally regarded as having CHVI unless they are particularly representative and well realized due to their utilitarian nature. The building has limited CHVI as a result, being a modest rather than outstanding example of the style.

Rectory Exterior photos

1. Front (east) façade and grounds



2. Northeast corner



3. North façade



4. Northwest corner



5. Rear (west) façade



6. Southwest corner



7. West side door from 1920 renovation (note difference in masonry)



8. East side window (note aluminum frame, stone sill and voussoirs)



Church Exterior Photos

9. Main (north) entrance and façade



10. Northeast angle



11. West Façade



12. Southwest angle



13. Annex at south end of church



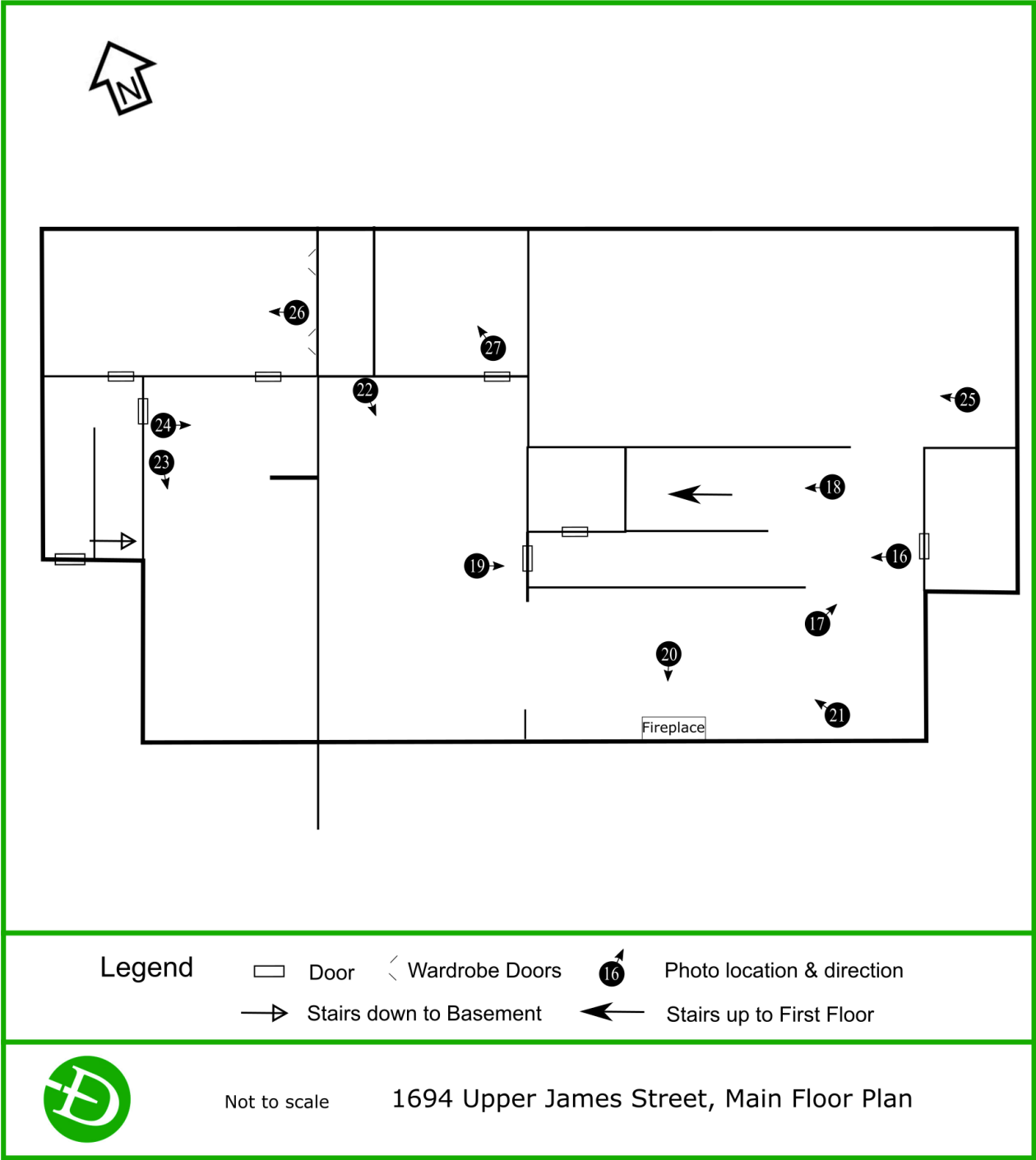
14. Southeast angle

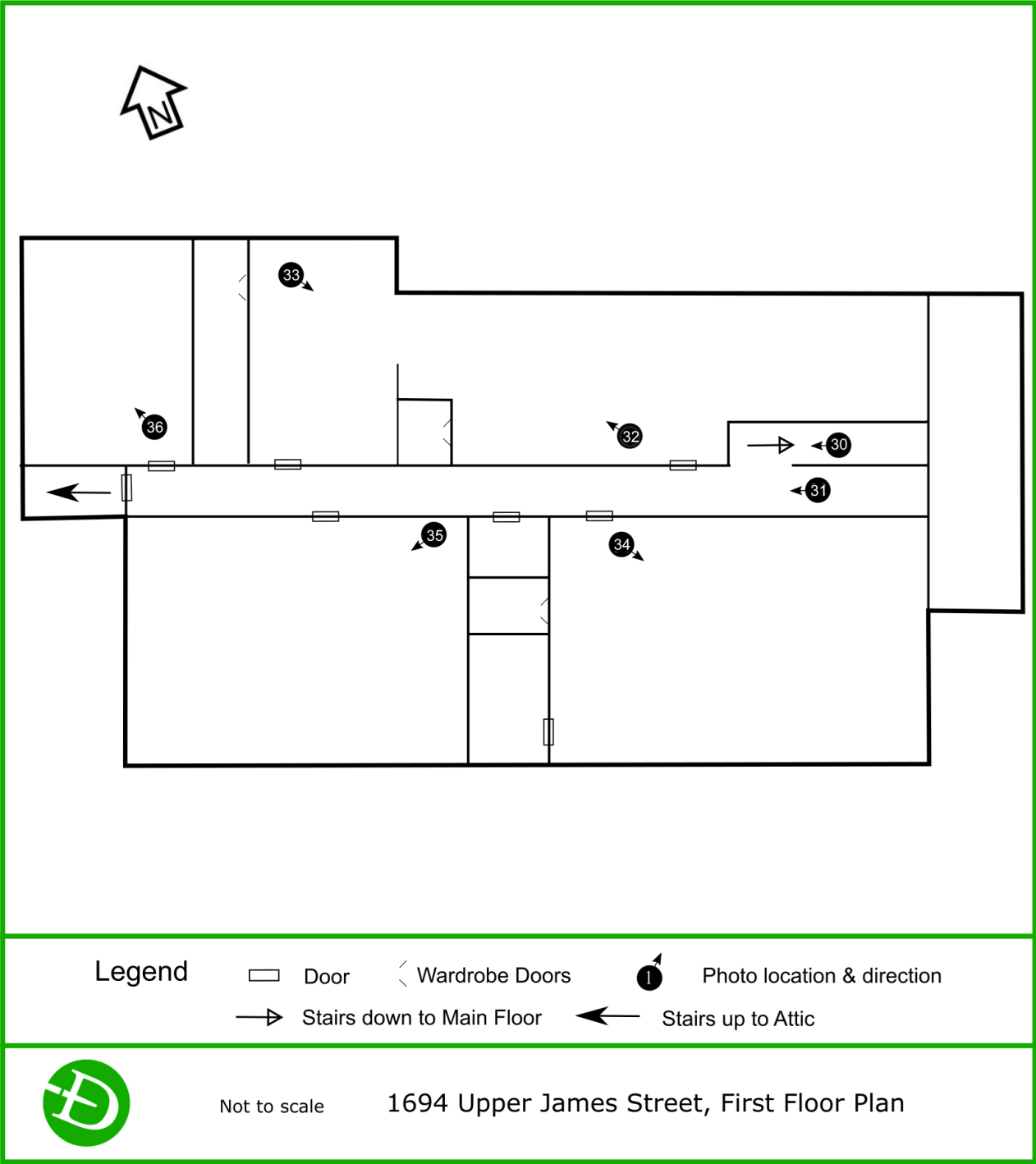


15. Garage (view southwest) with church in background

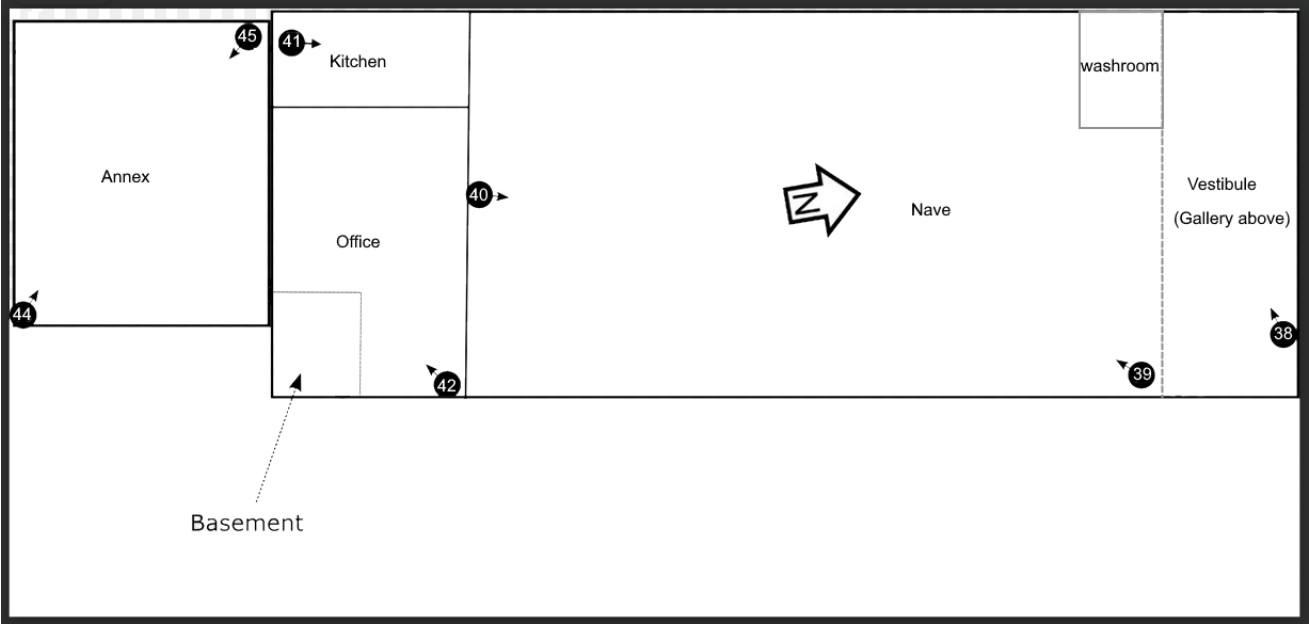


Interior Maps





Church Interior Photo Map



Rectory Interior Photos

16. Main hall, view west



17. Front hall and entry door



18. Main staircase



19. Main hall from dining room, view east



20. Fireplace



21. Livingroom



22. Dining room



23. Kitchen



24. Utility room off kitchen



25. Northeast corner addition (office)



26. Northeast corner addition



27. Bathroom



28. Newel post detail



29. Doorknob detail



30. Landing to 2 nd floor	31. 2 nd Floor hall
	
32. Northeast Bedroom	33. Northwest Bedroom
	

34. Southeast Bedroom



35. Sunroom



36. Bathroom



37. Original door knob detail



Church Interior Photos

38. Church entry vestibule and stairs to gallery	39. Church nave
	
40. Nave from altar	41. Kitchen
	
42. Office	43. Gallery
	

44. Annex interior	45. Annex Interior
	

4.0 Materials Curation and Re-use

Reuse of salvaged materials has a number of benefits for new construction. Re-using wood from pre-1940s housing adds character to the new buildings, allowing part of the story of the original building to remain alive. Additionally, old wood is generally of superior quality with tighter grain and fewer defects than can be found today.

Re-using salvaged wood also has environmental benefits. One third of solid waste in Canada is generated from construction, renovation and demolition. It is estimated that more than half of this waste could be diverted from landfills through re-use. It also benefits in terms of reduction in CO₂ emissions (Zahra and Teshnizi 2015).

Economically salvaged materials can be more expensive than new. However, this can be offset by reduced costs of demolition when savings from reduced landfill fees, revenues from selling salvaged material, reduced costs of construction using salvaged wood and tax deductions for donations are factored in.

Green building programs such as LEED, Built Green and the FSC (Forest Stewardship Council) either require or encourage and reward the use of reclaimed materials in construction.

A number of architectural features which are original to the house and retain cultural interest could be conserved and reused in the new construction or donated for reuse in another project. While not all of the listed components may be of sufficient quality or integrity to salvage and reuse and there is limited space available for curation, in general these components are deemed to be salvageable.

4.1 Salvageable Materials

Doors

- Interior solid wood doors and trim
- Interior pocket doors
- Brass door knobs and plates

Stair Components

- Main stair newel post
- Main stair balustrades and rails
- Main stair risers and treads

These stair components are in good condition and could be re-used for stair construction.

Windows

- Original sash windows and trim
- Exterior stone sills

These are in fair condition and could be re-used with minor refurbishment.

Structural Lumber and Hardwood flooring

Hardwood floors are in fair-good condition and could be re-used with refurbishment. The state of the structural lumber used for studs, joists etc. is unknown. However in most cases the quality of wood in pre-1940s houses is superior to what can be found today. It is generally from older growth forest, tighter grained and has better mechanical qualities and fewer defects.

- Interior oak hardwood flooring

Though not pre-1940s some excellent finished decorative lumber is present within the church particularly in the chapel

- Wood panels and exposed ceiling beams within church

4.1.1 Plans for Re-use

The proponent has not advised what plans there may be for re-use of salvaged materials.

4.2 Recommendations on Curation

While being stored it is important that salvaged wooden materials be protected to the degree possible from:

- Temperature extremes;
- Excessive high or low humidity;
- Light and chemical agents, including acids, alkalies, salts and fire;
- Moisture, including rain or snow;
- Biological agents, including insects, mould, fungi and other pests;

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Qualifications of the Author

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

Work Anthology

2022

5 Emmet Road St. Catharines Cultural Heritage Impact Assessment

CHIA of an original 19th Century Ontario Vernacular Victorian era residence and a modern addition constructed in the same style as the original home.

2020

260-276 Dunsmure Road Hamilton, Lawson Lumber Complex Cultural Heritage Impact Assessment.

CHIA of the historic Lawson Lumber industrial complex in Hamilton. This report explored impacts to the existing industrial complex and the surrounding neighbourhood by a proposed residential development.

2018

1020 Upper James Street, Hamilton, Cultural Heritage Assessment.

A CHIA of a Georgian/Colonial Revival style home which became an important funeral parlour in Hamilton prior to a proposed re-development.

2017

Cultural Heritage Impact Assessment of 1020 Upper James Street, Hamilton

CHIA of a residence and former Funeral home built in 1939

2014

Built and Cultural Heritage Landscape Assessment of Ninth Line, Halton County

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

Cultural Heritage Impact Assessment of 1021 Garner Road East 'Lampman House'

CHIA of a stone house built in 1854

2012

Built Heritage Assessment for Niagara Watermain Project

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

2010

Cultural Heritage Assessment of the Episcopal Methodist Rectory, Hamilton

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

2007

River Road Re-alignment Class EA, Brant County

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

2002

Lincoln County Courthouse, St. Catharines

Heritage assessment of historic courthouse grounds prior to historic renovation.

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