

Authority: Item 2(d), Planning Committee
Report 20-013 (PED20125(a))
CM: November 11, 2020
Ward: 15

Bill No. 035

**CITY OF HAMILTON
BY-LAW NO. 21-035**

**To Designate Land Located at 1389 Progreston Road, Flamborough, City of
Hamilton, as Property of Cultural Heritage Value or Interest**

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Hamilton has received and considered the recommendations of its municipal heritage committee pertaining to this by-law, arising from Hamilton Municipal Heritage Committee's meeting held on October 30, 2020.

AND WHEREAS the Council of the City of Hamilton resolved at its council meeting held on November 11, 2020, to publish a Notice of Intention to Designate the land described as 1389 Progreston Road (the "Property") as being of cultural heritage value or interest, which resolution was confirmed by By-law No. 20-239 passed by the Council of the City of Hamilton at its council meeting held on November 11, 2020;

AND WHEREAS the Council of the City of Hamilton has caused to be served on the owner of the land and premises known municipally as 1389 Progreston Road, in the city of Hamilton, and upon the Ontario Heritage Trust, a Notice of Intention to Designate as being of cultural heritage value or interest that part of the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "A";

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the municipality;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The Property located at 1389 Progreston Road, Flamborough within the city of Hamilton, Ontario and more particularly described in Schedule "B" attached hereto is hereby designated as property of cultural heritage value or interest;
2. A statement of the Property's cultural heritage value or interest is attached hereto as Schedule "C" and all heritage attributes listed under the subheading "Description of Heritage Attributes" thereof are designated as being of cultural heritage value or interest;

3. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, to be registered against the whole of the Property described in Schedule “B” attached hereto in the proper land registry office;
4. The City Clerk is hereby authorized and directed:
 - a. to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes, to be served on the owner of the Property and on the Ontario Heritage Trust; and,
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the city of Hamilton.

PASSED this 31st day of March, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

SCHEDULE "A"

1389 Progreston Road, Carlisle (Flamborough)
Notice of Intention to Designate

NOTICE OF INTENTION TO DESIGNATE
1389 Progreston Road, Carlisle (Flamborough)
Progreston Woolen Mill

The City of Hamilton intends to designate 1389 Progreston Road, Carlisle (Flamborough), under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

Freeman Green, son of 'Billy Green the Scout', and his wife Harriet Ann Howard purchased the property from James Kievel in 1869. The property included a grist mill and multiple other mill related buildings, all constructed by Kievel in the mid-1800s. In the early 1870s, Freeman and Harriet started a woolen mill in the former grist mill building. The Progreston Woolen Mill became an important pillar in the local economy as the mill processed wool from local farmers and employed local knitters. In addition to processing wool, the mill also produced yarn and blankets. Operation of the mill was passed through the Green family, until it burnt down in 1911. The wood framed barn with a rubble stone foundation and the rubble stone ruins of the Progreston Woolen Mill are physical reminders of the history of the site. The property is important in supporting the historic character of the area and maintaining the historic fabric of the Carlisle area and is physically, visually, and historically linked to its surroundings. The heritage attributes of the property include all four elevations of the bank barn and the ruins of the Progreston Woolen Mill.

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

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

Dated at Hamilton, this 17 day of November, 2020.

Andrea Holland, City Clerk Hamilton, Ontario

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www.hamilton.ca/heritageplanning



SCHEDULE "B"

Legal Description

Part Lot 5, Concession 8, in the Geographic Township of East Flamborough, now the City of Hamilton, designated as Parts 1 and 2, Plan 62R-21324; Part of Lots 4 and 5, Concession 8, in the Geographic Township of East Flamborough, now the City of Hamilton, designated as Part 3, Plan 62R-21324, being All of PIN No. 17519-0337 (LT)

Part Lots 4 and 5, Concession 8, in the Geographic Township of East Flamborough, now the City of Hamilton, designated as Part 4, Plan 62R-21324; Part of Lot 5, Concession 8, in the Geographic Township of East Flamborough, now the City of Hamilton, designated as Part 5, Plan 62R-21324, being All of PIN No. 17519-0338 (LT)

SCHEDULE "C"

Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

1389 Progreston Road, Carlisle (Flamborough)
Hamilton, Ontario

Statement of Cultural Heritage Value or Interest

The subject property is located at 1389 Progreston Road, Carlisle. The irregularly-shaped 10.4-acre property is located on the northwest corner of Progreston Road and Green Springs Road, near its intersection with Bronte Creek (formally Twelve Mile Creek), in the Carlisle Settlement Area, in the former Township of East Flamborough, in the City of Hamilton. On this property, the buildings and structures of cultural heritage value and interest include the detached bank barn and stone rubble ruins of the Progreston Woolen Mill.

HISTORICAL / ASSOCIATIVE VALUE:

The subject property, known as the Progreston Woolen Mill, is comprised of a wood-frame bank barn constructed circa 1900 and the ruins of the Progreston Woolen Mill. The historical value of the property lies in its association with James Kievel, Freeman Green and the establishment and early development of the historic settlement area of Progreston. James Kievel first purchased the lot in 1855 and built a saw mill with a waterwheel at the foot fall of the Twelve Mile Creek (now Bronte Creek), multiple other mill related buildings and a log house. Kievel, Andrew Paton, Joseph Tansley and William Campbell, laid out what would become known as Progresstown (later Progreston).

Freeman Green, a carpenter and son of 'Billy Green the Scout', and his wife Harriet Ann Howard purchased 10 acres from James Kievel in 1869. The purchased land included the owner's log house and a former grist mill building. The Greens then started a woolen mill in the former grist mill building, which would become known as the Progreston Woolen Mill. The Mill became an important pillar in the local economy, sourcing materials and labour from the local community. Freeman sourced and processed wool from local farmers and hired local knitters to knit such items as socks and mittens from yarn produced by the mill. In addition to running a successful woolen mill, Freeman invented an improvement for the spinning wheel, gaining him international recognition. This improvement included a pendulum apparatus and these

spinning wheels were called the 'Freeman Green's Canadian Spinning Wheel'. Operation of the mill was passed through the Green family until the mill burnt down in 1911. Although the mill was not rebuilt, the Green family descendants started a small wood working business on site that also served the local community. In 1982, the Green family property was sold out of the family.

CONTEXTUAL VALUE:

The contextual value of the property lies in its contribution to defining the historic character of the settlement area of Carlisle. The property is physically, visually, functionally and historically linked to its surroundings, and is considered to be a local landmark. Physically, the property is located on the prominent corner of Progreston Road and Green Springs Road where it intersects with Bronte Creek, in the historic settlement area formerly known as Progreston. Visually and architecturally, the bank barn and the ruins of the Progreston Woolen Mill are reminders of the history of the site and both support, as well as define, the historic character of the settlement area of Carlisle. Historically, the property is associated with prominent members of the local community, namely James Kievel and Freeman Green, who were instrumental in the establishment and development of Progresstown. Functionally, the property's location alongside Bronte Creek was integral to the operation of the Green's woolen mill (no longer existent) which was a pillar of the local economy. The property is a rare example of the few mill industrial homesteads within the Flamborough area, with ruins of the Progreston Woolen Mill and intact bank barn.

Description of Heritage Attributes

The cultural heritage value of the property municipally known 1389 Progreston Road, Carlisle, and colloquially as the Progreston Woolen Mill, resides in the following heritage attributes that are related to the cultural heritage value described above:

- All four elevations of the detached bank barn, including its:
 - gable roof;
 - stone foundation, including existing window and door openings;
 - vertical wooden board cladding; and,
 - location as it is built into the sloping landscape.

- The ruins of the Progreston Woolen Mill, including its:
 - remaining stone rubble foundations; and,
 - location within the landscape.