

# Cultural Heritage Impact Assessment

## Proposed Dee Road Residences

9 Dee Road, Village of Queenston, Town of Niagara-on-the-Lake



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Prepared by:



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## **1.0 Executive Summary**

This Cultural Heritage Impact Assessment (CHIA) report was commissioned by the proponent and requested as a condition of development approval by the Town-of-Niagara-on-the-Lake. The proponent intends to sever two lots from his existing property on Dee Road in the Village of Queenston and build two new single family detached residences. The Town of Niagara-on-the-Lake has asked for a CHIA in order to ascertain whether or not there will be impacts to three existing heritage resources as defined within the report: Willowbank National Historic Site, built in 1834-36 by Robert Hamilton, one of the founders of Queenston and a significant personage in the history of Upper Canada; Hamilton-Kormos House, built in 1808, also by Robert Hamilton for his son and one of the oldest surviving buildings in Queenston; and Dee Road, a well preserved treed lane dating from 1797 and adjoining the other two Built Heritage Resources (BHRs). This report summarizes the history and heritage attributes of these three Cultural Heritage Resources (CHRs) and recommends mitigative strategies to enable new construction to be integrated into the existing neighbourhood with a minimum of impacts. The preservation of mature trees and existing vegetation along Dee Road as well as the use of complimentary and sympathetic design features, construction materials, colours and planning should enable the new development to proceed without a significant impact to the existing CHRs.

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## 2.0 Purpose

This Cultural Heritage Impact Assessment was identified as a submission requirement for a Consent Application by the Town of Niagara-on-the-Lake and was prepared according to the Draft Heritage Impact Assessment Guidelines supplied by the Town of Niagara-on-the-Lake and after consultation with planning staff.

The proposed development is currently located at 9 Dee Road in the Village of Queenston where two new building lots have been proposed and where preliminary designs for two new residences have been completed. Once these two lots are created they will be identified as 5 and 7 Dee Road.

Dee Road has been identified as Cultural Heritage Landscape by the Town of Niagara-on-the-Lake and the study area is adjacent (defined as “near, nearby or bordering”) to two other properties with heritage significance, Willowbank National Historic Site, the circa 1834 home of Alexander Hamilton, located north of Dee Road and Hamilton-Kormos House, a circa 1808 home located at 93 Queenston Street and sharing a lot line with 9 Dee Road. Hamilton-Kormos-House is designated under Part IV of the Ontario Heritage Act.

A Heritage Impact Assessment is required under the planning policies Town of Niagara-on-the-Lake which are in accordance with the following legislation:

- The Ontario Heritage Act Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest
- The Planning Act, Section 2 (d)
- Provincial Policy Statement (PPS), Section 2.6.1, 2.6.2 and 2.6.3

Section 2.6.3 of the PPS 2014 states that "*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.*

Since this is the case for 9 Dee Road the Cultural Heritage Impact Assessment (CHIA) was required.

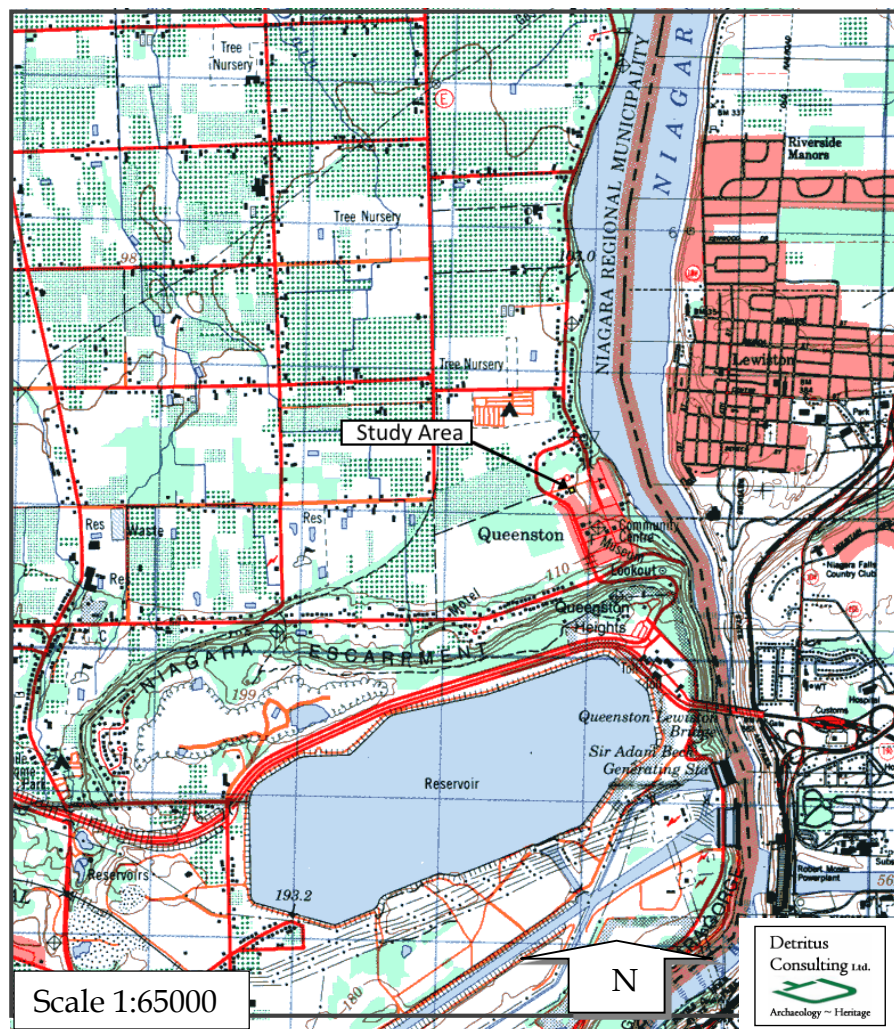
The proposed development will not result in demolition to any existing structures, however, the changes to Dee Road required to accommodate two new dwellings, as well as the close proximity to two existing heritage properties, could create issues of transition between the two, should the new buildings or their associated landscaping and location clash with the existing CHRs. This assessment seeks to address potential adverse impacts and provide recommendations for mitigation.

### 3.0 HIA Requirements

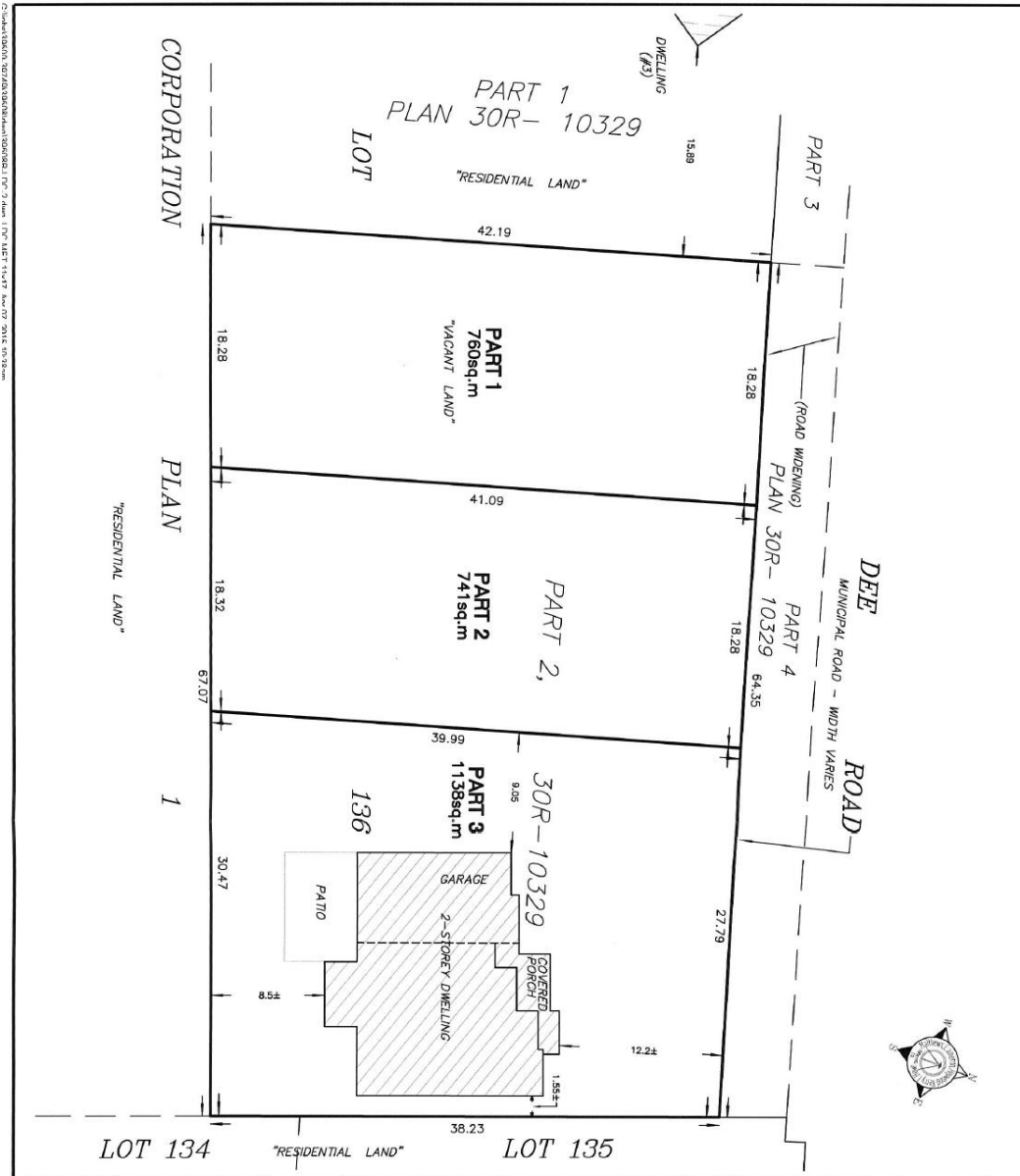
The subject property is located at 9 Dee Road in the Village of Queenston within the Town of Niagara-on-the-Lake. More specifically, the two newly proposed lots are located west of the existing structure at that address, owned by the proponent.

The two proposed Lots (Parts 1 and 2) are ~41 and ~42m deep (north-south) and ~18.m wide. Part 1 has a surface area of 760 sq. m and Part 2 a surface area of 741 sq. m. Both are located within Township Lot 136, Corporation Plan 1 of the Village of Queenston.

Study Area Location and Environs



Development Sketch



**Note:** This sketch is NOT a Plan of Survey.  
 SKETCH FOR LAND DIVISION PURPOSES ONLY

**PART OF LOT 136,  
 CORPORATION PLAN 1  
 (VILLAGE OF QUEENSTON)  
 TOWN OF NIAGARA-ON-THE-LAKE**

REGIONAL MUNICIPALITY OF NIAGARA  
 MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.  
 2015

KEY PLAN (not to scale)

METRIC NOTE  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048

UPDATED APRIL 1, 2015  
 UPDATED JUN. 30, 2014  
 UPDATED OCT. 15, 2012  
 Sept. 7, 2012

DATE

Dustin Page  
 Ontario Land Surveyor

**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.**  
 5203 Shepley Ave. - Unit H, Niagara Falls, Ontario L2E 7C2 Phone: (905) 958-8893  
 Fax: (905) 958-4224 St. Catharines Phone: (905) 971-3300  
 www.stinsonsurveyors.ca

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In November, 2015 Detritus Consulting Limited was contracted to provide a CHIA as part of the approvals process for residential construction two the proposed lots.

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

- a description of the rationale and purpose for the proposed development;
- a location plan showing and describing the contextual location of the site;
- a description of the proposed development;
- proposed new building elevations;
- an identification and evaluation of the potentially affected cultural heritage resources, including detailed site history, containing textual and graphic documentation;
- a description of the effects upon the cultural heritage resources by the proposed development;
- a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resources, including: the means by which the existing cultural heritage resources shall be integrated within the proposed development. These include: alternative development approaches; measures to isolate the development from heritage features and vistas; architectural design guidelines; streetscape compatibility suggestions;
- photographic records, maps, and other documentary materials found during historical research and present-day photographs of the property;
- a detailed list of cited materials.

### **3.1 Method**

#### **3.1.1 Legislative Framework for Cultural Heritage Protection in Ontario**

a) The Minister of Tourism, Culture and Sport (MTCS) is responsible for the administration of the Ontario Heritage Act and is responsible for determining policies, priorities and programs for the conservation, protection and preservation of Ontario's heritage, which includes archaeological resources, built heritage resources and cultural heritage landscapes.

b) The Planning Act sets out the legislative framework for land use planning in Ontario and lists matters of provincial interests, which include the conservation of cultural

heritage resources. Section 3 of the Planning Act requires that decisions that affect planning matters "shall be consistent with" the Provincial Policy Statement (PPS) under the Act.

c) Standards and Guidelines of the Conservation of Provincial Heritage Properties were issued under the authority of section 2.5.2 of the Ontario Heritage Act. These Standards and Guidelines apply to properties the Government of Ontario, through its ministries and prescribed public bodies, owns or controls that have cultural heritage value or interest - provincial heritage properties.

Responsible stewardship requires careful consideration of all alterations proposed to cultural heritage resources and their impact on the associated environments.

### **3.1.2 Definition of Terms**

Two basic types of cultural heritage resources are identified within this assessment. These are defined in the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (Ministry of Tourism, Culture and Sport 2010).

A Cultural Heritage Landscapes is defined as:

*a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.*

A Built Heritage resource is defined as:

*One or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, earthworks, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community.*

## 3.2 Identification of Heritage Resources

The study also involved completion of the MTCS Checklist (Appendix 1). All potential cultural heritage resources in proximity to the study area were rated against this checklist which confirmed that the proposed undertaking would have potential impacts on built heritage resources and cultural heritage landscapes with recognized cultural heritage value.

Commentary from Town planning staff, the proponent and publically available documents detailing the opinions of local residents were incorporated into the study.

Cultural Heritage Resources were visited and photographed on December 21, 2015 and historical research was conducted on all three affected cultural heritage resources. In addition, the archaeological assessment (stage 1-2) prepared by Detritus Consulting Limited in November 2015 was consulted.

The study area identified for the CHIA encompasses the two proposed building lots, the adjacent property to the west, the adjacent residence and retained lot at 9 Dee Road, the Dee Road ROW, the Hamilton-Kormos House property at 93 Queenston Street and Willowbank NHS.

### 3.2.1 Built Heritage

Two built heritage resources (BHRs) were identified within the study area:

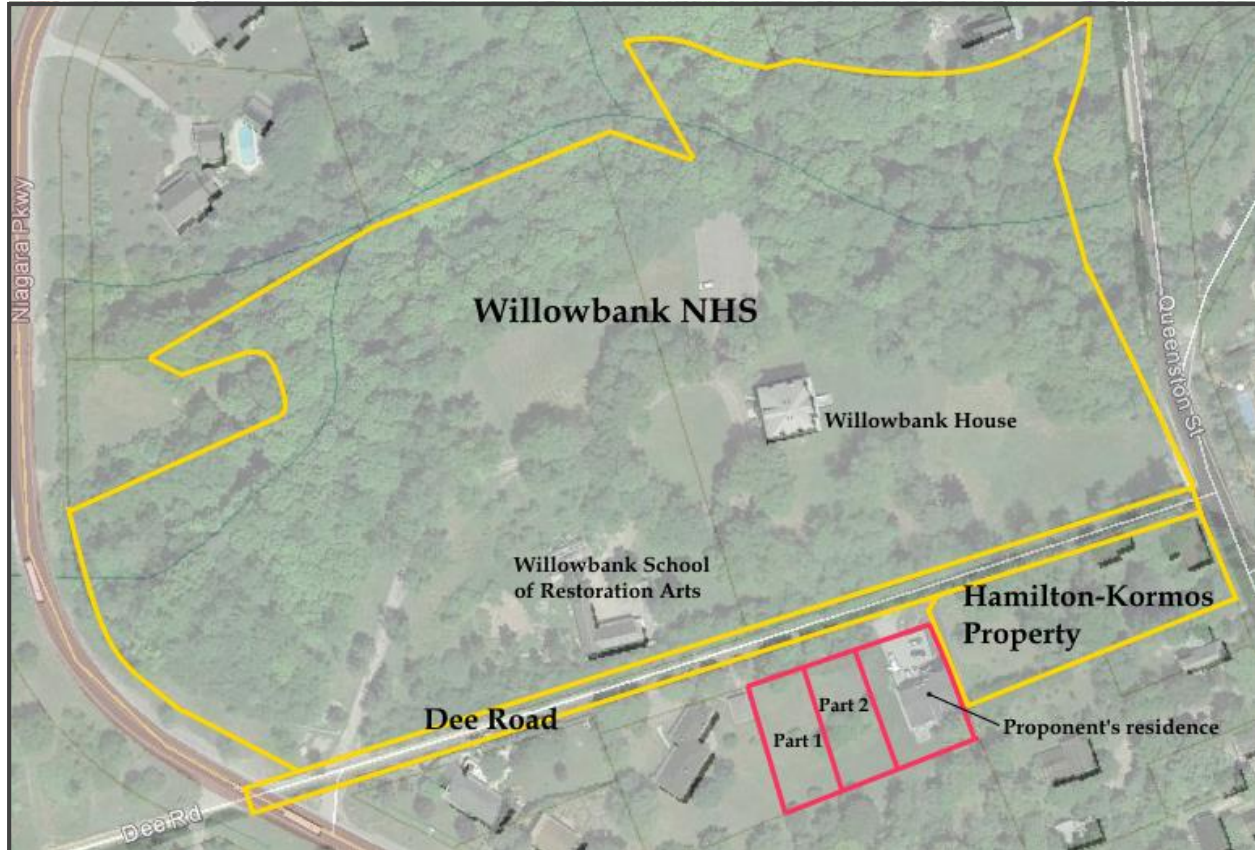
- Willowbank NHS House/Mansion
- Hamilton-Kormos House

### 3.2.2 Cultural Heritage Landscapes

One Cultural Heritage Landscape (CHL) was identified within the study area:

- Dee Road Streetscape

## Study Area and Heritage Resources



## 4.0 Research and Analysis

### 4.1 Historical Context: Queenston and the Hamilton Family

The history of the Village of Queenston and the immediate environs of the study area are closely associated with the history of the Hamilton family, specifically Robert Hamilton and his sons Alexander and Robert F. Junior.

First known as West Landing, Queenston functioned as little more than a ferry crossing across the Niagara River below Niagara Falls. When the American Revolutionary War was lost, the British, now confined to the west bank of the Niagara River, needed to create a new portage route around the falls since the established route lay on the east side – now in American territory (Queenston, 2016). By 1784 this had been accomplished and soon after arrived 31 year old Robert Hamilton, a successful merchant, until recently operating his business from Oswego and Carleton Island, both now in New York State. Hamilton, born in 1753, had immigrated to Canada from

Scotland about 1770 and built up a prosperous business supplying the British army and fur traders. His success was due in no small part to his alliance with well-established fur traders Todd and McGill of Montreal (Canadian Dictionary of Biography, 2016). In 1784 Hamilton constructed a residence and store at West Landing, or Lower Landing as he called it. The new portage around the falls terminated at Hamilton's facility and it became the trans-shipment point to Lake Ontario. Soon more storehouses, a blockhouse and wharves were built, mostly by the military. But Hamilton, due to his prior relationship with the British army and solid reputation, was able to make use of these facilities and his association with Todd and McGill paid off again when they were the first to build large mercantile vessels on Lake Ontario (Canadian Dictionary of Biography, 2016). By the late 1780s Hamilton was overseeing trans-shipment of goods and furs from the western Great Lakes and fur trading areas as well as military supplies to Lake Ontario and Montreal. The portage trade proved exceptionally lucrative for Hamilton and the village, which Governor Simcoe named Queenston, grew up around Hamilton's enterprise.

Robert Hamilton continued his profitable business ventures, gradually increasing their size and profitability while parlaying his business success into appointments within the colonial government, including justice of the peace, member of the Land Board, judge of the District Court of Common Pleas, Lieutenant of the County of Lincoln and ultimately as a member of the Legislative Assembly (Canadian Dictionary of Biography, 2016).

Hamilton had what was described as a handsome stone home of Georgian design constructed on Queenston Heights in 1791. It was a two story building with covered galleries overlooking the river. Unfortunately it was destroyed, principally by artillery fire during the war of 1812, suffering most damage during the battle of Queenston Heights. Hamilton lived in this house until his death in 1809 (Historical Narratives of Early Canada, 2016). By then Queenston was a prosperous if small village of about 300 and a commercial shipping hub featuring stores, hotels and numerous warehouses and wharves. The War of 1812 changed all that. Queenston was attacked in October 1812 and though the American troops were repelled, the village suffered substantial damage both then and during later sorties and shelling by American forces (Malcomson, 2003). It was from Queenston that Laura Secord began her famous journey to warn the British of an impending attack and here also lived William Lyon Mackenzie where he advocated for reform of the colonial government through his journal, *The Colonial Advocate*. Queenston continued as an important transshipment port after the war and the population reached 500 by the early 1820s. In 1829 the opening of the First Welland Canal ended Queenston's prominence as a shipping hub (Queenston, 2016).

## Varvasour's Map of Queenston in 1818



Robert Hamilton's death led to his sons, notably Alexander, John and Robert Junior taking over his business. Though they were successful for a time, none of them possessed their father's acumen, luck or political connections. A successful ferry business ran between Lewiston and Queenston for a time and the first horse drawn railway was also operated by the Hamilton brothers bringing goods up out of Deep Hollow between 1841 and 1854 but for the most part Robert Hamilton's business assets

and his prodigious land holdings were divvied up and sold off gradually (Historical Narratives of Early Canada, 2016). Alexander Hamilton eventually left business for a series of government appointments including Postmaster, Deputy Collector of Customs, Surrogate Court Judge, and Sherriff. He married Hannah Owen Jarvis, in 1816. The couple had ten children before Alexander died in 1839 (Willowbank, 2016). Robert Hamilton Junior married Marry Biggar in 1808 and had one child. He took only an ancillary role in most family business affairs instead focusing his attention on his military and political career, attaining the rank of Lt. Colonel and becoming a member of the Legislative Assembly from 1820-24. He died in 1856 (Town of Niagara-on-the-Lake, 2002 a).

The construction of railways had made Queenston largely irrelevant as a transport hub by 1860 but steamships continued to call up until 1952 including the Cibola, the Chicora, the Corona, the Chippawa, and the Cayuga (Vita Collections, 2016).

## 4.2 Heritage Inventory

### 4.2.1 Willowbank NHS

Address: 14487 Niagara Parkway

Status: Designated as a National Historical Site

Components: Building (BHR), open lands, stone entrance gates, vestiges of outbuildings, family cemetery (CHL)

Constructed: 1834-1836

Builder: John Latshaw (also possibly designed by architect John Lathrop)



Willowbank Mansion

### History

Willowbank was constructed from 1834-36 by John Latshaw for Alexander Hamilton and his wife Hannah Owen Jarvis. Alexander Hamilton died only three years after completion of the house. Hannah Hamilton continued to live there for another fifty years, raising ten children in the meantime and managing the large estate often with the help of her mother. Willowbank was left largely untouched from Hannah's death in 1888 until architect Alfred Boultbee bought it in 1912. Boultbee completed only some minor interior renovations. In 1934 the Bright family purchased Willowbank and made extensive renovations to the house exterior and grounds. The entrance was re-oriented to the west and the newly constructed Niagara Parkway and the estate grounds were restored to a semblance of its 1830s lustre (Willowbank, 2016). After the Bright family sold Willowbank in 1968 it went through a series of ownerships and fell once again into a state of semi-disrepair. It was rescued from demolition in 2003 and now serves as home of the Willowbank School of Restoration Arts. The house exterior is in good condition and active restoration continues within.

**Architecture**

Willowbank is an outstanding example of early 19th Century Greek (Classical) Revival architecture. It stands as one of the finest surviving examples of great houses on Upper Canadian rural estates. The building is three and a half stories, constructed of tuck pointed, even coursed stone with a three bay east façade and five bay west façade. The east façade graced by four pairs of towering Ionic columns topped by a massive pediment. It features a hipped shallow pitch roof with four chimneys and an impressive staircase on the side facing the river. It reflects the fascination among elite members of European and North American society with Greek and Roman antiquity and particularly architecture in the early 19<sup>th</sup> Century.

**Landscape**

The Willowbank estate grounds encompass 12.5 acres; flat and open on west; sloping on east and bounded by Dee Road on south and Deep Hollow on north. On the Dee Road side a low stone wall intersects with the original main entry gate along Queenston St. The mansion sits at the high point overlooking the village and river.

Features that date from 1930s and the Bright period of ownership include driveways leading from Niagara Parkway and Dee road to circular drive on the west side of the house. The Willowbank School of Restoration Arts is located adjacent to Dee Road on the south side of the property and dates to 2007.

Trees are randomly located throughout property consisting local Carolinian species including black walnut, oaks, maples, sumac, willow etc.

The features of the estate grounds are characteristic of the Picturesque tradition of landscape design. The origins of this tradition are in the 18<sup>th</sup> century and develop out of Italian and French landscape paintings whose scenes were then recreated by landscape architects (Historic Sites and Monuments Board, Supplement, 2003). Romanticism of the 19<sup>th</sup> Century transformed landscape architecture from a refined aesthetic to a more rustic and natural one. Willowbank conforms to this later Romantic Picturesque ideal featuring uneven, natural topography, random tree plantings and pictorial views typical of the colonial Canadian estates and British in character rather than American. This appears to have been the original intent but as the 19<sup>th</sup> Century progressed the estate grounds gradually developed a Victorian character with the appearance of exotic and ornamental plantings (Historic Sites and Monuments Board, Supplement, 2003). By the early 20<sup>th</sup> Century the grounds had become unkempt and were reverting to their natural state. This trend was reversed after the 1934 sale to the Bright family, who tidied the grounds and restored them more to their original Picturesque quality. In spite of several changes of ownership and varying degrees of care the grounds maintain this character today.



Willowbank grounds and mansion

### **CHVI**

Willowbank has been designated as a National Historic Site. As such it is accorded the highest degree of Cultural Heritage Value /Interest possible within Canada.

#### **4.2.2 Hamilton Kormos House**

Address: 93 Queenston Street

Status: Designated as a heritage structure under the Ontario Heritage Act

Components: Building

Constructed: 1808

Builder: unknown



Hamilton-Kormos House

## **History**

This house was built in 1808 as a wedding gift from Robert Hamilton to his son Robert F. Hamilton Junior on the occasion of his wedding to Mary Biggar. Mary Biggar Hamilton died in 1839 but Robert continued to reside here until credit problems forced the sale of his home in 1842. The property was bought by Robert's half Brother Dr. Joseph Hamilton and placed it in a trust fund for the benefit of Robert and his four daughters. Robert Hamilton remained in residence, farming the surrounding land until his death in 1856. Robert Hamilton's daughters continued to live in the house until 1863 when Julia Dee was awarded the deed. Julia and her husband along with the granddaughters of Alexander Hamilton lived there until 1912 when it was sold to the Young family. In 1954 it returned for a time to the Hamilton family when it was purchased by Mrs. R. V. Seward, great, great, great granddaughter of Robert Hamilton (Town-of-Niagara-on-the-Lake, 2002 a).

## **Architecture**

Hamilton-Kormos House is primarily a Georgian tradition home with elements of Loyalist Neo-Classicism. The Loyalist Neo-Classical style was brought to Upper Canada principally by Loyalist Immigrants from the United States. Georgian style combined symmetry – apparent here in the balanced five bay front façade - with minimal detail and strict geometry. The Neo Classical movement introduced a more open interior plan, with more refined detailing (Maitland, 1992). Pattern books for building these homes were available from England. The house is composed of red brick with Colonial style double hung sash windows, 12 over 12 pane with shutters, double chimneys, a shallow pedimented wooden entry arch and a plastered front façade. There have been numerous changes and reconstructions completed over the years, mainly on the west or rear side but overall the house maintains a very authentic appearance and is in good condition both inside and out.

## **CHVI**

Hamilton-Kormos House and property is designated under Part IV of the Ontario Heritage Act as a structure of with Cultural Heritage Value and Interest. The designation applies particularly to the east, south and east facades, interior features and grounds.

### **4.2.3 Dee Road**

Dee Road is a 6m wide tree lined tar and chip road joining Queenston Street with the Niagara Parkway within the Village of Queenston. It has been described as a country or village lane and one of the oldest in Canada. Three residences are accessed from this street all on its south side and it is adjacent on the south side of Willowbank NHS.



Dee Road in summer (Source: Google Earth)

### **History**

It was constructed as part of the original village survey designed by Samuel Street in 1797. It was likely originally a mud track cleared of trees but since the 19<sup>th</sup> century had existed as a one lane gravel path. It was probably part of the route Laura Secord used on her night journey to warn the British prior to the Battle of Beaver Dams in June 1813. It was also probably one of the routes used by British regulars and Canadian militia while deploying to defend against a landing in Deep Hollow by American troops during the Battle of Queenston Heights in October 1812 (Malcomson, 2003).

### **Attributes**

Dee Road ascends from Queenston Street at 93m a.s.l. to a height of 106m a.s.l. as it approaches the Niagara Parkway. The sides of the road are lined with mature trees and shrubs mainly belonging to the Carolinian species which over hang the road in some areas giving it a rural flavour and one in keeping with the Picturesque flavour of Willowbank NHS. Houses are in some places screened by vegetation and in others by board fences. The Willowbank Restoration facility building is completely screened by a thick hedge. The eastern end of the road features a stone wall along its north side which is a remnant of the Willowbank stone wall and gate at the Queenston Street entrance. Opposite this on the south side is Hamilton-Kormos House, its northern brick façade located just a few metres from the curb.

Dee Road's history, mature overhanging trees, stone wall, proximity to two heritage properties and rustic character are all key heritage attributes that have led to this road qualifying as a Cultural Heritage Landscape.

## **CHVI**

Dee Road has been identified as a Cultural Heritage Landscape by the Town of Niagara-on-the-Lake and selected to be placed within the Towns Municipal Register of Cultural Heritage Properties.

## **5.0 Description of Proposed Development**

The proposed development consists of two lots – each one proposed for a single detached home. Although for the purposes of the report each lot has been assigned a house based on the design titles, in fact the designs are interchangeable. These will be described in order.

### **Lot 1**

This lot has been proposed for construction of a 1.5 story red brick residential structure with an attached double car garage. The north or front façade depicts a vernacular style home with some Georgian influences in the symmetry. Features include:

- a shallow columned portico and front entrance
- a central windowed gable
- double hung windows with six panes in the upper sash
- 5 bay front façade
- natural wood doors at entrance and garage



Lot 1 Building Design Elevation

### Lot 3

This lot has been proposed for construction of a 1.5 story frame house with a HardiePlank clapboard exterior. The north or front façade depicts a vernacular style residential structure with Colonial Revival influences. Features include:

- a columned porch spanning the width of the main façade
- a twin gabled roof
- double hung windows with six panes in the upper sash
- a three bay front façade with the entry way set off to the south side
- natural wood doors at entrance and garage



Lot 3 Building Design Elevation

Designs for both structures are in their early stages. No other elevations currently exist.

## 6.0 Potential Impacts to CHRs

The MTCS recommends that as a minimum, consideration be given to impacts in the following categories:

- Demolition, damage or removal of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance of a cultural resource;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; and
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.

Additional types of impacts are also discussed within this section below. They include:

- Alteration in the appearance of part of the cultural landscape due to the insertion of a modern structure in an area where historic buildings and relics currently set the character of the area.
- Obstruction of significant views
- Noise impacts associated with construction
- Increased automobile traffic

The potential impacts under consideration to existing heritage resources within the study area are indirect and a result of introducing new construction to a road that is considered a Cultural Heritage Landscape and in close proximity to two other Cultural Heritage Resources, Willowbank NHS and Hamilton-Kormos House.

## 6.1 Potential Impacts to Willowbank NHS

Impacts to Willowbank NHS are perceived to be minimal. None of the impacts outlined by MTCS are an issue. The historic site is screened from the two new proposed dwellings by a thick hedge and mature trees in the area where the two interface. Views of Willowbank and the mansion are really only possible from Queenston Street and the lower eastern section of Dee Road. No construction is proposed for the north side of Dee Road that might create physical impacts to the grounds. Two new structures will be created but these are not large or incongruous in character and do not violate height or design restrictions.

Tangible impacts that may take place are:

- Sound impacts from construction noise

This is expected to be temporary during the period of construction, generalized to the area and not specific to the CHRs.

## 6.2 Potential Impacts to Hamilton-Kormos House

Impacts to this designated property are also expected to be minimal. The house proposed for the easterly lot will be visible from the rear yard of the Hamilton-Kormos property but is screened to some degree by the proponent's existing home.

Tangible impacts that may take place are:

- Sound impacts from construction noise

This is expected to be temporary during the period of construction, generalized to the area and not specific to the CHRs.

## 6.3 Potential Impacts to Dee Road

There are several potential impacts the two new structures could create for the Dee Road CHL.

These include:

- Alteration in the appearance of part of the cultural landscape due to the insertion of a modern structure in an area where historic buildings and relics currently set the character of the area.
- Demolition, damage or removal of any, or part of any, heritage attributes or features;
- Obstruction of significant views
- Increased automobile traffic

While these are all potential impacts, they may not become actual impacts. Before discussion of mitigative measures, the expected degree of severity for each impact should be briefly discussed.

Certainly the construction of two new homes adjacent to a cultural landscape could create problems if the proposed structures obstruct vistas or views; create shadows, or by being architecturally incompatible with existing buildings either through style or mass. In the case of the proposed construction most of these factors are either minimal or can be mitigated and will be dealt with in more detail in the mitigative recommendations section.

The houses will of necessity be constructed in close proximity to each other because of the narrow configuration of the lots. This is somewhat incongruous with the ample

spacing between other homes situated along Dee Road due to large lot sizes. The creation of these two homes will create an increase in density.

While no structures are proposed for demolition, the loss of mature trees along the Dee Road ROW would qualify as an impact were it to occur.

There will be increased automobile traffic associated with the residents and visitors of the two new residences. This is one of the cumulative effects that are impossible to avoid when adding residential density.

## 7.0 Mitigation Recommendations

### 7.1 Building Materials

When discussing building materials that would be considered sympathetic or complimentary to existing designs it is important to include both heritage structures and more modern buildings for comparison. Materials that currently exist in the study area and in close proximity to the proposed new house include:

- Stone
- Clapboard
- Batten board
- Red and brown brick

Colours include:

- Buff (stone and brick)
- Blue (batten board and clapboard)
- Brown (clapboard)
- Red/orange (brick)

Building materials proposed for the new construction include red brick and cream coloured clapboard. Roof colours are uniform grey. Roofing material has not been decided. Local roofing construction is largely shingle although Willowbank appears to have a metal roof. Colours include grey, brown and grey/green.

With the goal of creating new homes that are unobtrusive and blend in with or even complement the existing structures in and near the study area, any of the above building materials and colours would be satisfactory. The proposed materials are brown/red brick and cream clapboard composed of HardiePlank siding. Nineteenth

Century houses tended not to use extremely light colours, thus creams and off whites except for trim may look slightly out of place but certainly a buff would be similar to what currently exists nearby.

### 7.1.1 Building Materials Recommendations Summary

Building materials and colours that would contribute to successful integration of the new buildings include:

1. *Stone*
2. *Red/brown brick*
3. *Clapboard or batten board construction*
4. *Blue, brown or buff wall colours*
5. *Grey or brown roof colours*

## 7.2 Design Features

Design features on newer construction in the immediate vicinity of the study area for the most part do not show any connection with the nearby early 19<sup>th</sup> Century heritage structures. The one exception to this is the proponent's house at 9 Dee Road.

Sympathetic design features at this residence include: double hung sash windows with multiple panes in the upper sash and shutters, a columned porch with a pedimented portico, and stone construction on the lower story.

The design features present on the nearby heritage structures are a product of their architectural style, Georgian Loyalist Neo-Classicism in the case of the Hamilton-Kormos house and Greek Classical Revival in the case of Willowbank House. The design features key to each of these styles have already been discussed but more importantly, in seeking to design homes that are sympathetic to existing heritage structures it is unnecessary and in fact inadvisable to construct homes that simply copy earlier architectural styles. An alternative is to use some of the geometry and base principals of design and apply them judiciously.

### **Symmetry**

One aspect of Classical design which both nearby structures share is the use of symmetry. Equal numbers of window bays on either side of central doorway is a common feature of this style and could be utilized. One of the proposed designs (Lot 1) does include this principal.

## Geometry

Willowbank House has a main façade geometric ratio of 12:8 (width : height) while Hamilton-Kormos House is (13:5). Both are multi story structures. Roof pitch for Hamilton-Kormos House is 12/9 on a gable roof while Willowbank House appears to have a very shallow 12/4 pitch on a full hip roof. These are very large variations and though the two houses share a common ancestor in Classicism, they are very different structures.

The building design for Lot 3 proposes a structure with a ratio of 2:1 for the main structure, or 3.7:1 if the garage is included. The building design for Lot 1 proposes a structure with a ratio of 5/2, or 4.3:1 if the garage is included. Roof pitch on both houses is unknown and may not have been finalized. It appears to be steep to allow for the inclusion of dormers. With such a large variation in geometric ratios, roof pitch and type between the two existing BHRs, this aspect will not be a strong determining characteristic. However, locating the garage behind the main house will both harmonize better with the existing geometry and allow for greater separation between the two residences.

## Architectural Features

The nearby heritage structures employ particular design features including Greek columns, porticos, pediments, window shutters, door sidelights, double chimneys. Pilasters and window voussoirs.

### 7.2.1 Design Features Recommendations Summary

There are a number of methods that can be used to achieve the goal of successfully integrating the new construction into the existing environs, some of which are already incorporated into the existing albeit early designs. These include:

1. *Symmetry in front façade design*
2. *Double hung sash windows*
3. *Shutters*
4. *Columns*
5. *Pediments*
6. *Porticos*
7. *Door sidelights*
8. *Positioning of garage to rear*
9. *Window voussoirs on brick construction*

### 7.3 Transition (landscaping, buffering, lighting)

There is currently no conceptual site plan for the proposed development, so there is nothing to comment on in this respect. The existing BHRs offer no assistance in making recommendations for this discussion. Willowbank NHS is a large estate property as opposed to a small rectangular lot. Translating landscaping and lot design ideas between these two extremes is unfeasible.

Hamilton-Kormos house is located very close to curbside. This would be inappropriate for the new development. Mature trees and shrubs are located along Dee Road directly in front of the proposed development area. In addition to being an important component of the CHL and the view of the streetscape that should be preserved, these will provide an effective screen between Dee Road and the new construction. This provides some guidance as to house placement within the lots. They should be positioned far enough back to preserve these trees while also providing space for a small front garden.

While the exact dimensions of the proposed new dwellings are unknown, the addition of garages to the side of each will mean the buildings will have very small buffers between each other, which may appear incongruous with the rest of the neighbourhood. Positioning the garage at the rear or at least set back from the front façade will help to alleviate this.

Lighting should be directed down through the use of lamp hoods, be moderate in intensity and kept to the immediate environs of the house and parking area, away from Dee Road.

Driveway construction and surfacing should be of a type that does not impact or clash with the existing tar and chip surface of Dee Road. The use of gravel or tar and chip would be appropriate. In addition, excavation for driveways should be as shallow as possible to avoid damaging roots of mature trees. Two areas where vegetation was thinner and no mature trees were present were noted. These might be ideal locations for driveways.

## Potential Driveway Locations

**7.3.1 Transition Recommendations Summary:**

1. *Mature trees and shrubs along Dee Road should be preserved and building locations should be setback far enough to allow this.*
2. *If possible garages should be located to the rear or set back from the main façade of each dwelling.*
3. *Lighting should be moderate, down directed and kept back from Dee Road.*
4. *Driveway design and composition should not impact or clash with the existing Dee Road surface.*
5. *Driveways should intersect with Dee Road in locations where there will be the least disturbance to existing vegetation particularly mature trees.*
6. *Driveway excavation should be shallow enough to avoid serious impacts to mature tree roots.*

## 8.0 Summary Statement

The proposed development calls for the construction of two new detached single family dwellings on Dee Road, a Cultural Heritage Landscape and in close proximity to Willowbank NHS and Hamilton-Kormos House. In general the new development should have little impact on these heritage resources due to distance and screening between the new builds and all existing CHRs. Care should be taken to ensure the area immediately adjacent to Dee Road is preserved, including mature trees and shrubs. This is the single most important recommendation for achieving success in integrating the new construction harmoniously with the heritage character of the area and reducing impacts. In addition to this, the use of sympathetic building materials, colours and design features as well as site planning will help mitigate impacts. It will not be possible to build houses that appear to have been built in the early 1800s, nor should that be the goal. It is possible to build homes that will not significantly detract from the heritage character of the study area.

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## Glossary

**Classical Revival** - This type of building built between 1820 and 1860 reflects the influences of Greek architecture, with columns, triangular gables called “pediments,” that can project over windows and doorways.

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

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

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

**Pilaster** - a rectangular column that is attached to a wall and that is used for decoration or support.

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

**Vernacular** - Rather than being a broadly recognized style of architecture, vernacular homes are unique to a particular area where they are built, and utilize local materials and construction elements. Vernacular homes are often simple in their design, lacking ostentatious ornamentation.

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

## Qualifications of the Author

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

Garth Grimes is senior archaeologist at Detritus Consulting Ltd. He has 25 seasons of experience in Ontario archaeology and has directed and reported on hundreds of sites ranging from 19<sup>th</sup> 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

2015

#### **CHIA of 1313 Baseline Road, Stoney Creek**

Study of impact of demolition of a listed heritage property

2015

#### **CHIA of Ontario Street Reconstruction, St. Catharines**

Study of impacts to heritage resources potentially created by road re-construction

2014

#### **Built and Cultural Heritage Assessment of Ninth Line, Halton County**

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

2012

#### **Built Heritage Assessment for Niagara Watermain Project**

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

2010

#### **Cultural Heritage Assessment of the Episcopal Methodist Rectory, Hamilton**

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

2007

#### **River Road Re-alignment Class EA, Brant County**

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

2002

**Lincoln County Courthouse, St. Catharines**

Heritage assessment of historic courthouse grounds prior to historic renovation.

2002

**Cockshutt - Massey Harris Site Built Heritage Assessment, Brantford**

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

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- The staff of Willowbank NHS

# Appendix 1

Ministry of Tourism & Culture

Check Sheet for Environmental Assessments

## Screening for Impacts to Built Heritage and Cultural Heritage Landscapes

This checklist is intended to help proponents determine whether their project could affect known or potential cultural heritage resources. The completed checklist should be returned to the appropriate Heritage Planner or Heritage Advisor at the Ministry of Tourism and Culture.

Step 1 – Screening for Recognized Cultural Heritage Value			
YES	NO	Unknown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the subject property designated or adjacent* to a property designated under the <i>Ontario Heritage Act</i> ?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is the subject property listed on the municipal heritage register or a provincial register/list? (e.g. Ontario Heritage Bridge List)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is the subject property within or adjacent to a Heritage Conservation District?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Does the subject property have an Ontario Heritage Trust easement or is it adjacent to such a property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Is there a provincial or federal plaque on or near the subject property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Is the subject property a National Historic Site?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is the subject property recognized or valued by an Aboriginal community?
Step 2 – Screening Potential Resources			
YES	NO	Unknown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Built heritage resources</b> 1. Does the subject property or an adjacent property contain any buildings or structures over forty years old <sup>1</sup> that are: <ul style="list-style-type: none"> <li>▪ Residential structures (e.g. house, apartment building, shanty or trap line shelter)</li> <li>▪ Farm buildings (e.g. barns, outbuildings, silos, windmills)</li> <li>▪ Industrial, commercial or institutional buildings (e.g. a factory, school, etc.)</li> <li>▪ Engineering works (e.g. bridges, water or communications towers, roads, water/sewer systems, dams, earthworks, etc.)</li> <li>▪ Monuments or Landmark Features (e.g. cairns, statues, obelisks, fountains, reflecting pools, retaining walls, boundary or claim markers, etc.)</li> </ul> 2. Is the subject property or an adjacent property associated with a known architect or builder? 3. Is the subject property or an adjacent property associated with a person or event of historic interest? 4. When the municipal heritage planner was contacted regarding potential cultural heritage value of the subject property, did they express interest or concern?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YES	NO	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Cultural heritage landscapes</b> 5. Does the subject property contain landscape features such as: <ul style="list-style-type: none"> <li>▪ Burial sites and/or cemeteries</li> <li>▪ Parks or gardens</li> <li>▪ Quarries, mining, industrial or farming operations</li> <li>▪ Canals</li> <li>▪ Prominent natural features that could have special value to people (such as waterfalls, rocky outcrops, large specimen trees, caves, etc.)</li> <li>▪ Evidence of other human-made alterations to the natural landscape (such as trails, boundary or way-finding markers, mounds, earthworks, cultivation, non-native species, etc.)</li> </ul> 6. Is the subject property within a Canadian Heritage River watershed? 7. Is the subject property near the Rideau Canal Corridor UNESCO World Heritage Site? 8. Is there any evidence from documentary sources (e.g., local histories, a local recognition program, research studies, previous heritage impact assessment reports, etc.) or local knowledge or Aboriginal oral history, associating the subject property/ area with historic events, activities or persons?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2010

Step 3 – Screening for Potential Impacts		
<b>YES</b>	<b>NO</b>	Will the proposed undertaking/project involve or result in any of the following potential impacts to the subject property or an adjacent* property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Destruction, removal or relocation</b> of any, or part of any, heritage attribute or feature.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Alteration</b> (which means a change in any manner and includes restoration, renovation, repair or disturbance).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Shadows</b> created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Isolation</b> of a heritage attribute from its surrounding environment, context or a significant relationship.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Direct or indirect obstruction</b> of significant views or vistas from, within, or to a built or natural heritage feature.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Soil disturbance</b> such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.

\* For the purposes of evaluating potential impacts of development and site alteration "adjacent" means: contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of-way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan.