

Town of Amherstburg Heritage Registry Assessment Update

Report to: Amherstburg Heritage Committee

Report Date: December 12th, 2019

Report By: Meg Reiner

A secondary review of the Properties of Interest Category of the Municipal Heritage Register was conducted in order to determine which properties require removal. The following ten properties are recommended for removal from the Register:

| | Address | Category | Explanation |
|----|-------------------------------------|----------------------------|--|
| 1 | 298 Ramsay | Heritage Designation | Designated under the Ontario Heritage Act/ By-law No. 2157 |
| 2 | 73 Rankin | Heritage Designation | Designated under the Ontario Heritage Act/ By-law No. 2010-34 |
| 3 | 217 Ramsay | Error | Address does not exist. Error when adding Doris Gaspar Phase 1 properties to the register in 2013.* |
| 4 | 316 Ramsay | Error | Vacant land. Error when adding Doris Gaspar Phase 1 properties in 2013.* |
| 5 | 262 George | Error | Razed by 1982. Replaced by modern structure. The current residence on this property is not the structure identified as significant by Peter Stokes, Consulting Restoration Architect, who conducted research for LACAC in 1976. |
| 6 | 82 Gore Street 'Berthelot House' | Error | Address does not exist. This was likely an old address for 296 Ramsay Street since the structure was called 'Berthelot Cottage' in the past. 296 Ramsay Street was designated under the Ontario Heritage Act/ By-law No. 2157. |
| 7 | 108 Gore 'Dr. Hackett House' | Error | Incorrect address/ address does not exist. 107-109 Gore was identified as the 'Dr. Hackett House' by LACAC and was designated under the Ontario Heritage Act/ By-law No. 1511. |
| 8 | 91 Seymour | Error | Address does not exist. Unclear whether this is an entry error or due to an address change. |
| 9 | 287 Dalhousie | Lacks Criteria for Listing | This structure lacks the criteria for listing as stipulated by Regulation 9/06 of the Ontario Heritage Act. Erected in the 1980s for Rosa's Restaurant and Pizzeria. This property was added in 2013 along with many other properties from Doris Gaspar's Phase 1 Property Study. |
| 10 | 63 Richmond | Lacks Criteria for Listing | This structure lacks criteria for listing as stipulated by Regulation 9/06 of the Ontario Heritage Act. Constructed by Vic Nedin post-1957 when the S.W. & A. Waiting Room building, which formerly occupied this site, was relocated to Bathurst Street. This property was added to the Register in 2013 along with many other properties from Doris Gaspar's Phase 1 Property Study. |

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**The following properties were included in Doris Gaspar's Phase 1 Property Study but were not on the list in the report to Council (dated February 8, 2013) which recommended properties from the study for addition to the Register:*

257-265 Dalhousie

248 Ramsay

254 Ramsay

277 Ramsay

301 Ramsay

310 Bathurst

316 Bathurst

299 Bathurst

61 Murray

68 Gore

94 Gore

The Heritage Committee minutes from February 7, 2013, do not indicate that the committee advised that these properties be excluded from the report to Council. They were included in Gaspar's registry that was attached to the report. It is possible that the intention was to add two of these properties (not 217 or 316 Ramsay) to the Register.

Six properties on the register lack a sufficient amount of information in order to perform an accurate Phase 2 Assessment. Research has not been able to confirm details such as date of build, history of ownership, etc. However, these properties have been identified in the past as having merit for inclusion on the Heritage Register. It is recommended that these properties remain on the Register.

| | |
|------------|--|
| 274 King | Identified in the Amherstburg LACAC Building Inventory dated 1982-83. A note indicates the house was built c.1850. A 1917 Fire Insurance Plan shows that Lot 32 on which 274 King sits is vacant. This corresponds with the Assessment Roll from 1917 which indicates that there is no building value on the property. By 1926 a dwelling is present on the lot. If the house dates to 1850, the structure must have been moved onto the property. |
| 302 George | Identified in the Amherstburg LACAC Building Inventory dated 1982-83. A note indicates the house was built c.1860. The structure is identified as an Anchor Building in Peter Stokes' (Consulting Restoration Architect) 1976-77 Study. Research shows that the house is not present on this lot until 1926. However, the house is an example of the 'Gothic Cottage' style, dating to a much earlier period. |
| 145 Murray | Identified in Amherstburg LACAC Building Inventory dated 1982-83. A note indicates the house was built c.1880. The structure is identified as an Anchor Building in Peter Stokes' (Consulting Restoration Architect) 1976-77 Study. Research has not determined the date of build or original location of this house. The |

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style and preserved original ornamentation warrant this property's inclusion on the register.

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|--------------|---|
| 274 Bathurst | According to Doris Gaspar's property study, the earliest evidence of this house being situated on the lot is in 1908. Research has not determined the date of build or original location of this structure, although it appears to be of a style that could date much earlier. |
| 220 Richmond | Identified in Amherstburg LACAC Building Inventory dated 1982-83. A note indicates the house was built c.1875. The structure is identified as an Anchor Building in Peter Stokes' (Consulting Restoration Architect) 1976-77 Study. Research has not determined the date of build or original location of this house. The style and preserved original ornamentation warrant this property's inclusion on the register. |
| 330 Ramsay | Identified as being of architectural importance by Peter Stokes (Consulting Restoration Architect) in his study of 1976-77. The lot on which this structure sits was vacant until at least 1926, but the house appears to be of a style dating to c.1870s. Research has not determined the date of build or original location of this house. |

The remaining properties on the Register were assessed using the Phase 2 Evaluation Form provided in the "Evaluation of Heritage Resources for Listing on the Municipal Heritage Register" document. This rating system is advisory and should not be the sole consideration in decision-making. The following property scored lowest on the evaluation, indicating that it demonstrated the least amount of cultural heritage value in comparison to other Properties of Interest on the Register.

245 Bathurst scored 19.8 on the Phase 2 Evaluation, classifying the property as Category D. Properties with this rating are generally excluded from the Heritage Register. The committee is asked to review the attached evaluation and consider 245 Bathurst Street for removal.

Property Research Sheet

Address

245 Bathurst

Legal Description

PART LOT 13, EAST SIDE BATHURST, PLAN 1 (PIN 0125)

Name of Building

N/A

Type of Property

Residential

Date of Construction

Between 1884 and 1889

Original Owner

Annie Archer

Research Summary

- | | |
|-----------|---|
| 1863 | Following the death of Ann Drake in 1863, her daughter, Annie Archer (Mrs. William Archer) became the owner of lots 12 and 13. |
| 1880-1884 | <p>Herbert or Annie Archer and usually another Tenant are assessed for the west part of the lands. These assessments could indicate that there was one building occupied by two tenants which would be consistent with the combined milliner's shop and dwelling at 102-106 Murray Street or that there were two separate dwellings occupied by one person each.</p> <p>Having sold the easterly two-thirds of her property by 1883, the property retained by Annie Archer measured 120 feet along Bathurst Street by 60 feet along Murray Street, being the most westerly part of Lots 12 and 13. These lands included the property where 102-106 Murray Street (on the north east corner of Murray and Bathurst Streets) is located as well as the site of 245 Bathurst Street. It is known that the building for 102-106 Murray Street had been built in 1879 but it is difficult to determine the date for 245 Bathurst Street.</p> |
| 1884-1889 | Mrs. Archer placed mortgages totaling \$500 on the westerly one- third of Lots 12 and 13 which she had retained. These mortgages are not blanket mortgages over the whole of the lands owned by Mrs. Archer, but rather they cover specific locations. For instance the 1884 mortgage covers the present location of the house at 245 Bathurst. This mortgage is an indication that there was a building on the lands at this time (or in the process of being built) as it is very unusual to use a specific metes and bounds description actually outlining the location of the building if there is no building there. The 1888 and an 1889 mortgages cover the 60 foot square on the southwest corner where the Frame Dwelling with Milliner's shop was erected in 1879. These mortgages use a metes and bounds description because they know exactly where the building is located. Based on the foregoing information, it is likely that 245 Bathurst Street was constructed between 1884 and 1889. |

Property Research Sheet

1890

Annie Archer, Widow sold the westerly one third of Lots 12 and 13 to Ellen Lena Lalonge, wife of Luke Lalonge but retained the northerly 20 feet of the westerly one-third for herself. The Deed conveyed the property in two separate parcels. A south part measuring 60 feet by 60 feet (corresponding to the location of the building at 102-106 Murray Street) and a northern part with 40 feet of frontage along Bathurst by 60 feet in depth (corresponding to the location of 245 Bathurst Street). This would be further evidence that there was already a building at 245 Bathurst Street.

The Amherstburg Echo dated January, 31, 1890 contained the following news item: "Mrs. Luke Gascon (Gascon dit Lalonge used interchangeably) has purchased the property on the northeast corner of Murray and Bathurst Streets from the Archer estate for \$600. Mrs. Gascon will move her grocery there in the spring. Mrs. Archer reserves 30 feet on Bathurst Street."

The report is in error as Annie Archer had retained 20 feet of property not 30 feet. This 20 foot strip was conveyed to Ellen Lena Lalonge by Annie Archer by Deed dated 1895 and not registered until 1899 and now forms the north sideyard of 245 Bathurst Street.

1905

In 1905 Ellen Lena Campeau formerly Lalonge, wife of James Campeau conveyed the property now known as 245 Bathurst Street to Alice Sherrill, Married Woman for a purchase price of \$550. The description differed slightly from the previous Deed. Since twenty more feet had been added to the north side of the property the frontage should have totaled sixty feet, but only 47 feet were conveyed, as Ellen Campeau retained 13 feet to be added to the rear yard of 102-106 Murray Street.

1921

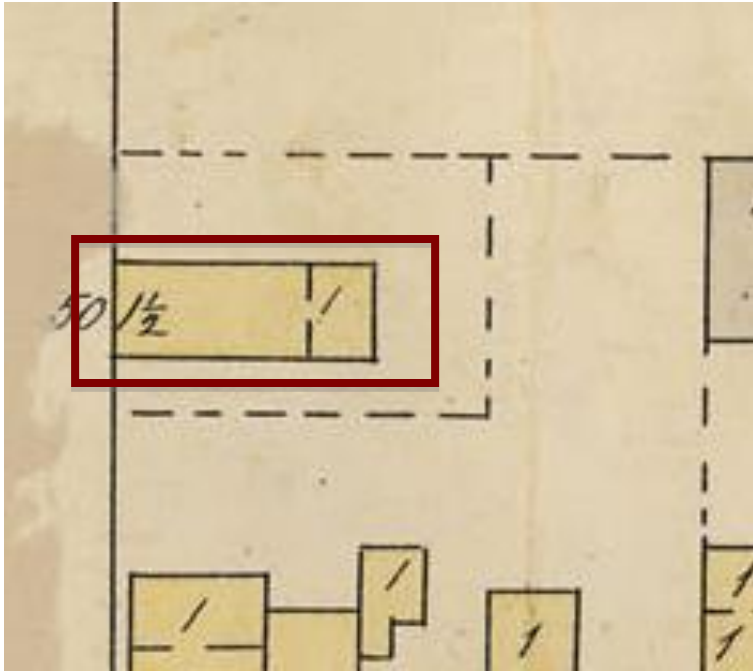
The Sherrill property was purchased by A.S. (Frank) Thomas who overhauled it into a comfortable home.ⁱ

Sources

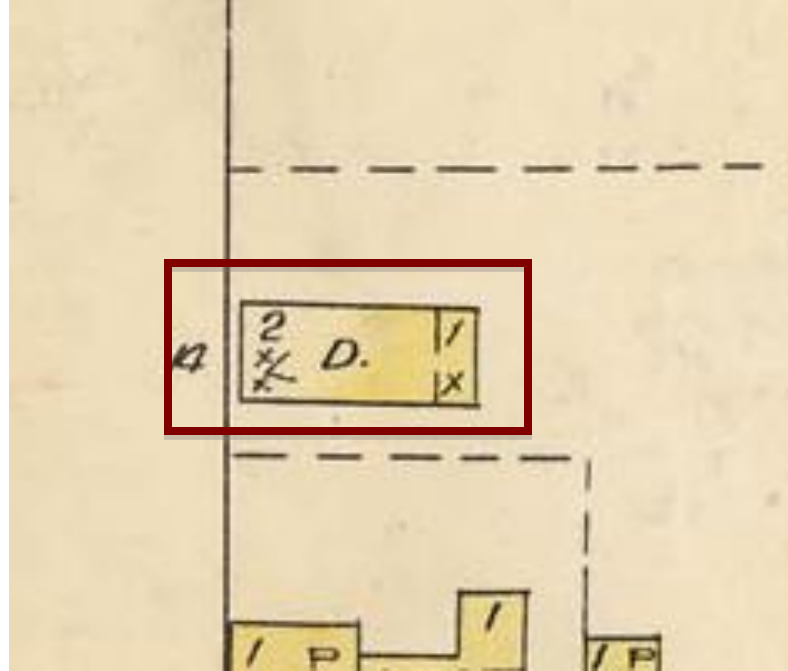
Unless otherwise noted, this information was retrieved from Doris Gaspar's Phase 1 Property Study, 2014. Further citation available in the Study.

ⁱ The Amherstburg Echo, May 20, 1921

245 Bathurst



Extract from Fire Insurance Plan of Amherstburg
dated May **1906**
Source: Library & Archives Canada



Extract from Fire Insurance Plan of
Amherstburg dated **1917**
Source: Library & Archives Canada



Photo by Harvey T. Webster c.1976
Source: Marsh Collection Society

Phase 2

Listed Heritage Property Evaluation Form

Address 245 Bathurst

| Architecture | E | G | F | P | |
|---|----|----|----|---|--------|
| Style | 35 | 20 | 10 | 0 | 10/35 |
| Design | 25 | 17 | 8 | 0 | 8/25 |
| Construction Method | 20 | 10 | 5 | 0 | 0/20 |
| Architectural Integrity | 10 | 7 | 3 | 0 | 7/10 |
| Physical Condition | 10 | 7 | 3 | 0 | 7/10 |
| Notes: | | | | | |
| -gablefront, steeply pitched roof, common vernacular dwelling style -modernized exterior, clapboard likely exists beneath modern siding -lacks significant architectural features due to modernization -rear addition present on 1906 Fire Insurance Plan, addition to north side is later than 1917 -likely frame construction, not particularly notable | | | | | 32/100 |
| Historical | E | G | F | P | |
| Trends/Patterns/Theme | 35 | 20 | 10 | 0 | 0/35 |
| Person/Group/Organization | 20 | 10 | 5 | 0 | 0/20 |
| Event | 20 | 10 | 5 | 0 | 0/20 |
| Age | 15 | 10 | 5 | 0 | 10/15 |
| Designer/Builder | 10 | 7 | 3 | 0 | 0/10 |
| Notes: | | | | | |
| -built between 1884 & 1889 -owners/occupants identified in Gaspar's property study do not appear to be of particular significance -unknown builder | | | | | 10/100 |
| Environmental | E | G | F | P | |
| Contributes to Character | 45 | 27 | 14 | 0 | 0/45 |
| Setting | 45 | 27 | 14 | 0 | 14/45 |
| Landmark Status | 10 | 7 | 3 | 0 | 0/10 |
| Notes: | | | | | |
| -the residence now sits amongst modern commercial structures. It no longer fits in with surroundings. -not particularly conspicuous or familiar -located on its original site | | | | | 14/100 |
| Architecture Total 32 x 40%= 12.8 Historical Total 10x 35%=3.5 Environmental Total 14x 25%=3.5 | | | | | 19.8 |
| CATEGORY D | | | | | |

E= Excellent/ G= Good/ F= Fair/ P=Poor