

## Phase 1 Listed Property Evaluation Form

Address of Property 263 Brock Street

Legal Description Part Lot , East side of Brock Street, Plan 1  
PIN (0146)

Name of Building N/A

Date of Build Between may 17, 1837 & July 31, 1838

Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built between 1838 and 1838, this structure is architecturally significant to the Town of Amherstburg as an early example of vernacular frame construction in the Ontario farmhouse design. This is one of the earliest houses still in existence on Brock Street and is thus associated with the early development of the town in the 19<sup>th</sup> century.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>Built between 1837 and 1838, this structure serves as an early example of frame construction in the "Ontario Farmhouse" design. The steeply pitched central gable makes this structure of particular interest. The front entrance mimics the central gable in the roofline with a pedimented portico. Clapboard siding likely exists beneath the modernized exterior of this two-storey dwelling.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>This property is associated with the early development of the Town of Amherstburg. In the 1830s growth in Town was slow. On September 21, 1836, the government held a public sale at Sandwich to dispose of vacant lots in Amherstburg. Prior to this most of the lots on Brock Street were vacant. This house was erected in order to satisfy the terms of sale of the property.</p>		
<p>This structure is linked with the early residents of the town in the 19<sup>th</sup> century. The first owner and occupant of this residence was Joseph Cote dit Bertrand, a tobacconist. He resided here until his death in 1881 and the residence became known locally as the "Old Bertrand Homestead".</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
<p>This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area. The central gable is a particularly recognizable feature.</p>		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

Sources: Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 263 Brock Street

Legal Description Part Lot , East side of Brock Street, Plan 1  
PIN (0146)

Name of Building N/A

Date of Build Between may 17, 1837 & July 31, 1838

Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built between 1838 and 1838, this structure is architecturally significant to the Town of Amherstburg as an early example of vernacular frame construction in the Ontario farmhouse design. This is one of the earliest houses still in existence on Brock Street and is thus associated with the early development of the town in the 19<sup>th</sup> century.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>Built between 1837 and 1838, this structure serves as an early example of frame construction in the "Ontario Farmhouse" design. The steeply pitched central gable makes this structure of particular interest. The front entrance mimics the central gable in the roofline with a pedimented portico. Clapboard siding likely exists beneath the modernized exterior of this two-storey dwelling.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>This property is associated with the early development of the Town of Amherstburg. In the 1830s growth in Town was slow. On September 21, 1836, the government held a public sale at Sandwich to dispose of vacant lots in Amherstburg. Prior to this most of the lots on Brock Street were vacant. This house was erected in order to satisfy the terms of sale of the property.</p>		
<p>This structure is linked with the early residents of the town in the 19<sup>th</sup> century. The first owner and occupant of this residence was Joseph Cote dit Bertrand, a tobacconist. He resided here until his death in 1881 and the residence became known locally as the "Old Bertrand Homestead".</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
<p>This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area. The central gable is a particularly recognizable feature.</p>		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

Sources: Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 228 George Street

Name of Building N/A

Legal Description LOT 26, WEST SIDE OF GEORGE STREET, PLAN 1  
(PIN 0055)

Date of Build BETWEEN JULY 2, 1840 AND JULY 22, 1844

Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

The structure at 228 George street is of both architectural and historical value to the Town of Amherstburg. It was built by Captain John Sloan, a prominent local citizen as part of the early development of George Street. Erected between 1840 and 1844 it serves as an early example of vernacular frame architecture in town. Additionally, the structure has direct associations with Pensioner John Madden, who resided here for approximately 30 years.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>Built between 1840 &amp; 1844 this structure is an early example of vernacular frame construction in Amherstburg. It is a two-storey frame dwelling with a medium-pitched gable roof and rectangular plan.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>This property is associated with the early development of the Town of Amherstburg. In the 1830s growth in Town was slow. On September 21, 1836, the government held a public sale at Sandwich to dispose of vacant lots in Amherstburg. This house was erected in order to satisfy the terms of sale of the property.</p> <p>The original owner this structure has been described in historical sketches as a prominent and honourable citizen of this region. Captain John Sloan was a former Royal Navy officer who came to Amherstburg in the 1830s. In town, he took on the role of merchant, innkeeper, and vessel owner. He was also a quarry-owner in Anderdon Township in partnership with William Burnell. Sloan was a Justice of the Peace and the first Reeve to represent Anderdon on the district Council. He was an abolitionist and along with Roland Wingfield operated a small integrated private school on his lands in Anderdon. Sloan did not reside in this home himself.</p> <p>By Deed registered on May 5, 1876, Jeremiah Madden became the owner of the property. He had previously been renting the residence for 16 years. Madden would have been about 69 years old in 1876. Jeremiah Madden was a Pensioner. He was born in Cork, Ireland in 1807. Private Madden had joined the 37th Regiment of Foot when 20 years old and spent 25 years in military service, including 8</p>		

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years in the West Indies and 13 years in North America. His Discharge Papers state that he was by Trade a Whitesmith. At the time of his discharge Madden was with the Royal Canadian Rifles stationed at Niagara. James Dunford, who was noted on the 1861 Census as sharing a house with Jeremiah Madden, had also served in the Royal Canadian Rifles in Niagara in 1851. Jeremiah Madden resided at the house now municipally known as 228 George Street until his death on January 23, 1889.

#### *Contextual Value*

Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area.		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

#### Sources:

Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 235 George Street

Legal Description Lot 11, East side of George Street

Name of Building N/A

Date of Build By 1857

### Photograph(s)



Photo: Town of Amherstburg, 2022



Marsh Collection Society P5007

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built by 1857, this residence is an early example of vernacular frame construction. It is associated with the history of the Black community in Amherstburg, many of the owners and occupants in the 19<sup>th</sup> century being of African descent.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No



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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>In an article published in <i>The Amherstburg Echo</i> on September 16, 1892, it was stated that the house which was located on Lot 11 in 1892 had been moved to that site, about 35 years ago by Mrs. Townsend. This meant that the house was moved onto Lot 11 circa 1857. This is possible as the 1857 assessment did indicate a rise in value that year. This 1 ½ storey frame dwelling is an early example of vernacular residential frame construction in Amherstburg. The two additions to the rear of the structure are sufficiently historic, as they were erected c.1905 under the ownership of Louis Lavoie. The original structure is a gable front, rectangular in plan with a medium-pitched roof, and left-side entrance on the front façade. Other notable features include the bay window and brick chimney. The hip roof front verandah is also a feature of the original structure.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>The residence is associated with the history of the Black community in Amherstburg as many of the early occupants and owners of the dwelling were of African descent. On December 16, 1871, Samuel Brown and his wife Miranda G. Brown sold Lot 11 to Andrew McKenny who was a Mariner living in Amherstburg for \$325. On the 1871 Census Andrew McKenny was noted as being of African descent and born in Upper Canada around 1833. Andrew McKenny died in 1879. McKenny's second wife, the former Martha Smith inherited the McKenny home on Lot 11 on George Street where she resided thereafter.</p> <p>Anderson Viney (also known as Veney) became the common law husband of Martha McKenny in 1881. Anderson Viney was a Marine Cook and a Barber. He was born in Marysville, Kentucky in 1845 and came to Amherstburg with his parents around 1851.</p> <p>According to an article in <i>The Amherstburg Echo</i> dated September 16, 1892, Martha Smith Viney had been born in Indiana about 1850 and came to Amherstburg from Ohio with her parents about 1857. Martha Viney had a good reputation as a lady's nurse. She had also</p>		

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been employed as a cook at The Park House Hotel (later known as the Lakeview Hotel) for five years.		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area.		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

#### Sources:

Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 166 Gore Street

Legal Description Part lot 10, East side of Seymour Street, Plan 1 (PIN 0173)

Name of Building N/A

Date of Build 1905

Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built in 1905, this residence is of architectural and historical value to the Town of Amherstburg. The structure is a unique vernacular cottage erected by prominent local carpenter Oliver McLean.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>166 Gore Street is a unique frame structure with an irregular plan in the vernacular cottage style. Period revival elements are visible in both form and detail. The central portion of the structure is topped with a pyramid hip roof with gabled wings. Dormers interrupt the roofline and a chimney extends from the hipped roof. Portions of the cast block foundation and entry surround are clad in stone. The residence occupies a corner lot and the composition is planned so that the entrance faces the corner. A window with latticed lights adorns the western façade.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?		✓
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?	✓	
<p>On April 7, 1905, <i>The Amherstburg Echo</i> noted that "Alex Barron had let the contract to Oliver McLean for a cottage on his lot corner of Gore and Seymore streets. The structure will be 32 x 42 feet and it is to be completed by the first of July." This building is the house now located at 166 Gore Street. Oliver McLean was a well-known local carpenter, and this structure is a unique example of his work.</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
This structure occupies a corner lot, and has uniquely recognizable form and details. It supports the character of the area.		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

Sources:

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Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 258 King Street

Legal Description PART LOT 29, WEST SIDE OF KING STREET, PLAN 1 (PIN 0182)

Name of Building N/A

Date of Build BETWEEN SEPTEMBER 21, 1836 AND MAY 15, 1839

### Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

This structure is architecturally significant as an early example of vernacular frame construction in Amherstburg. It was built by Captain John Sloan, a prominent local citizen as part of the early development of George Street.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>Built between 1836 &amp; 1839 this structure is an early example of vernacular frame construction in Amherstburg. The structure is a two-storey gable-front dwelling, rectangular in plan with a medium-pitched roof. This is the modest domestic building form typical of the earliest developed areas of town. A porch supported by wooden columns has been added to the front façade.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>This property yields information about the early development of the Town of Amherstburg. In the 1830s growth in Town was slow. There were still several empty lots on King Street. On September 21, 1836, the government held a public sale at Sandwich to dispose of vacant lots in Amherstburg. This house was erected in order to satisfy the terms of sale of the property.</p> <p>The original owner this structure has been described in historical sketches as a prominent and honourable citizen of this region. Captain John Sloan was a former Royal Navy officer who came to Amherstburg in the 1830s. In town, he took on the role of merchant, innkeeper, and vessel owner. He was also a quarry-owner in Anderdon Township in partnership with William Burnell. Sloan was a Justice of the Peace and the first Reeve to represent Anderdon on the district Council. He was an abolitionist and along with Roland Wingfield operated a small integrated private school on his lands in Anderdon. Sloan did not reside in this home himself.</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓

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Is the property a landmark?		✓
This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area.		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

#### Sources:

Doris Gaspar, Phase 2 Property Research, 2014



## Phase 1 Listed Property Evaluation Form

Address of Property 289 King Street

Legal Description Lot 5, East side of King Street, Part Lot 36, West side of George Street, Plan 1 (PINS 0088 and 0109)

Name of Building N/A

Date of Build Uncertain

### Photograph(s)



Left Photo: Town of Amherstburg, 2022  
Right photo: Marsh Collection Society  
P2462 Robidoux House



Brief statement of potential cultural heritage significance to the Town of Amherstburg:

This structure is architecturally significant to the Town of Amherstburg as an example of the vernacular residential building style. Some original elements, including fish scale shingles on the gables and bracketed hoods above the paired windows still exist. The structure is situated in an historic residential area and contributes to the character of the street.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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## Listed Property Evaluation Form

Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>This 1 ½ storey frame dwelling is a gable-front with a medium-pitched roof, and left-side entrance on the front façade. The date of construction is unclear. Based on the photograph of the 'Robidoux House' the structure was in existence by 1891-1903. On September 20, 1898, Elizabeth H. Burk conveyed Lot 5 on the east side of King Street and Lot 36, on the west side of George Street to George H. Robidoux for \$425. George had been occupying the property since 1891. On September 5, 1903, George Robidoux sold Lot 5 on the east side of King Street and just the west half of Lot 36, on the west side of George Street to Annie Waters who lived in Cleveland for \$800. The fact that the house could command a purchase price of \$800 in 1903 when it had been bought for \$425 in 1898 could indicate the presence of a new house or significant improvements. This may be the intersecting rear addition visible in the photo.</p> <p>The decorative trim around the door is not original. Fish scale shingles are present on the gables. Bracketed hoods over the front second storey paired windows and the south side first storey paired windows appear to be original.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?		✓
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>George Robidoux was assessed as the owner of the property commencing in 1891. At this time, Robidoux was working with his father Jean Baptiste Robidoux as a Wagon Maker. Jean Baptiste's Robidoux's business was located on the southeast corner of King and Gore Streets. In 1894 George Robidoux gave up the wagon making business and became a sales clerk at the J.D. Burk store at the property now known as 266 Seymour Street. Elizabeth H. Burk (who sold this property to Robidoux) owned the Burk store.</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓

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This structure is located in an historic residential area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area.

Does the property demonstrate the potential to meet any (1) of the criteria?

✓

### Sources:

Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 149 Richmond Street

Legal Description Lot 19, East side of Seymour Street, Plan 1 (PIN 0209)

Name of Building N/A

Date of Build 1902

Photograph(s)



Photo: Doris Gaspar, 2014

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built by prominent local builder and contractor James Wilderspin in 1902, this residence serves as an example of the vernacular residential building style.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>Built in 1902, this structure serves as an example of the vernacular residential building tradition in Amherstburg. The building is a two-storey dwelling with an irregular plan, gabled roof and two chimneys. A verandah with hip roof and wooden columns and railing wraps around the northwest corner of the structure.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?		✓
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?	✓	
<p>This residence was erected by James Wilderspin, a prominent local builder and contractor. Wilderspin is remembered for having built several significant structures in Amherstburg, including Chateau La Rose, the Amherstburg Waterworks, and Wesley United Church (all have since been razed). On July 25, 1902 <i>The Amherstburg Echo</i> reported that "James Wilderspin has his men working at the erection of a modern two storey residence corner of Richmond and Seymore streets for Hubert Sharp, of Detroit. The main part is 14 x 26 with a wing 12 x 14 feet. There will be a kitchen and pantry 14 x 22 to the rear and a cellar full size under the kitchen. The house will face on both Richmond and Seymore streets, with a verandah and vestibule on both sides. Mr. and Mrs. Sharp will move here and occupy it when completed."</p> <p>Hubert Sharp worked for the Canada Southern Railway and moved to town when the railway was put through Amherstburg. He moved to Detroit in 1897. Assessments indicate that the Sharps did move back to Amherstburg and live in their new home. He died on January 15, 1914. By Deed registered June 4, 1914 Mrs. Sharp conveyed Lot 19 to her son Louis Sharp, a Saloonkeeper of the City of Detroit. Eliza Sharp retained a life interest in the property for herself. Eliza divided her residency between Detroit and Amherstburg until her death in 1921.</p>		

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<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?		✓
This structure is located in an historic area of town surrounded by buildings of similar style and composition. Thus, the building is important in maintaining and supporting the character of the area.		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

#### Sources:

Doris Gaspar, Phase 2 Property Research, 2014

## Phase 1 Listed Property Evaluation Form

Address of Property 272 Sandwich Street South

Name of Building Teeter Building

Legal Description LOT 25, WEST SIDE OF SANDWICH STREET FORMERLY  
APSLEY STREET, PART LOT 6, EAST SIDE OF BATHURST  
STREET PLAN 1 (PIN 0139)

Date of Build 1873

### Photograph(s)



Left Photo: Town of Amherstburg,  
2022  
Right photo: Marsh Collection Society  
P1594, c.1908



Brief statement of potential cultural heritage significance to the Town of Amherstburg:

The Teeter Building is a local landmark that is architecturally, historically, and contextually significant to the Town of Amherstburg. Built in 1873, this structure reflects the vernacular farmhouse style. It was the medical office and residence of Amherstburg physician Dr. Forest Bell and later Dr. Oscar Teeter, who was elected Mayor in 1901.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

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Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>272 Sandwich Street is a unique structure reflective of Ontario vernacular building styles. Several additions and alterations have been made over the years to accommodate the changing functionality of the structure, but the original L-plan composition remains evident. Gable and hipped roofs contribute to the irregularity of its form and plan. The symmetrical gable-front façades of the original structure are visible on the east and south sides. Bracketed bay windows on these gable ends survive. An enclosed porch wraps around the southeast end with column and pilaster supports. A single brick chimney extends from the west side. A pedimented portico supported by columns marks a south entrance.</p> <p>This structure was originally built on what was known as the Bell Farm. Doctor Forest Bell purchased a portion of the Bell Farm from his father, John Bell, on March 27, 1873. After purchasing lot 25 on Sandwich (Apsley) Street in 1878, Dr. Bell moved his residence to the site now municipally known as 272 Sandwich Street.</p> <p>According to a note in the Marsh Collection files, a new office and consulting room were to be added to the southwest corner of the house in 1885. Also a second storey was to be added to the wing then used as an office. In 1908 a large verandah was added to the house. A 1913 map shows that the main body of the house and the south wing were two storeys high. The verandah is in front of the south wing facing Apsley Street. There are two rooms at the back of the building which are one storey in height measuring approximately fifteen feet in width running twenty-eight feet across the rear of the building.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	✓	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
The property is associated with medical history in Amherstburg, having served as a physician's office and residence for several years		



## Phase 1

### Listed Property Evaluation Form

beginning in the 19<sup>th</sup> century. This was the residence and medical practice of Dr. Forest Bell who practiced medicine in Amherstburg from approximately 1870 until 1897. Dr. Bell was born in Amherstburg to John and Hatty Bell, and was the grandson of William Bell who had been a master shipwright at the King's Navy Yard. In 1893 Dr. Oscar Teeter joined Dr. Bell's medical practice. In 1896 Dr. Forest Bell withdrew from the practice and moved to Windsor. By Deed dated December 18, 1897 Forrest F. Bell sold Lot 25 to Oscar Teeter.

Dr. Teeter remained in Amherstburg, serving on the Town Council for several years as well as being the Medical Officer of Health for Malden Township. In 1901 Dr. Teeter was elected Mayor of Amherstburg. This property remained in the Teeter family until 1956.

#### *Contextual Value*

Is the property important in defining, maintaining or supporting the character of an area?		✓
Is the property physically, functionally, visually, or historically linked to its surroundings?		✓
Is the property a landmark?	✓	

Occupying a prominent corner on a main road in downtown Amherstburg, this building has become a recognizable feature within the community. The size and unique composition of the structure make it both recognizable and memorable. 272 Sandwich is well-known locally as the 'Teeter Building'.

Does the property demonstrate the potential to meet any (1) of the criteria?	✓	
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#### Sources:

Doris Gaspar, Phase 2 Property Research, 2014

Amherstburg Bicentennial Book Committee, *Amherstburg 1796-1996: The New Town on the Garrison Grounds*, 1997

## Phase 1 Listed Property Evaluation Form

Address of Property 166 Simcoe Street

Legal Description Part lot 35, West side of Seymour Street, Plan 1 (PIN 0250)

Name of Building N/A

Date of Build 1912

Photograph(s)



Photo: Town of Amherstburg, 2022

Brief statement of potential cultural heritage significance to the Town of Amherstburg:

Built in 1912, this 1-storey brick vernacular cottage is a unique building form in Amherstburg. It is architecturally significant due to the style, materials, and modest form.

Recommended for Listing on the Heritage Register? ☒ Yes ☐ No

# Phase 1

## Listed Property Evaluation Form

Criteria (According to Regulation 9/06)	Yes	No
<i>Design/ Physical Value</i>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	✓	
Does the building display a high degree of craftsmanship or artistic merit?		✓
Does the property demonstrate a high degree of technical or scientific achievement?		✓
<p>This one storey dwelling with a brick exterior is a unique example of an early 20<sup>th</sup> century residence in Amherstburg. Built in 1912 in the vernacular cottage style, this modest structure has a hip roof, predominantly square plan, and cast block foundation. Regency cottage influence is evident in the overall form. The windows and doors are modern but some detail can be seen in the brick voussoirs around these openings with thin concrete sills beneath. An insurance plan dated 1917 indicates that the structure is brick veneered with a wooden frame.</p>		
<i>Historical/ Associative Value</i>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?		✓
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		✓
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		✓
<p>By Deed dated December 6, 1911, Gore Atkin sold the westerly part of Lot 35 to his daughter Adeline Beach, the wife of Francis S. Beach. This parcel had a frontage of fifty-seven feet by a depth of fifty- five feet. The Beaches built a one-storey brick house on this property facing on Simcoe Street in 1912. The brick house is situated on the premises now known as 166 Simcoe Street.</p>		
<i>Contextual Value</i>		
Is the property important in defining, maintaining or supporting the character of an area?	✓	
Is the property physically, functionally, visually, or historically linked to its surroundings?	✓	
Is the property a landmark?		✓
<p>This structure contributes to the character of the area. Historically, it is linked to the residence at 306 Seymour, which was owned by Gore Atkin, Adeline Beach's father.</p>		
Does the property demonstrate the potential to meet any (1) of the criteria?	✓	

Sources: Doris Gaspar, Phase 2 Property Research, 2014