

Report Regarding Giving Notice of Intention to Designate 202 Highway 20 West (The Timmsdale House)

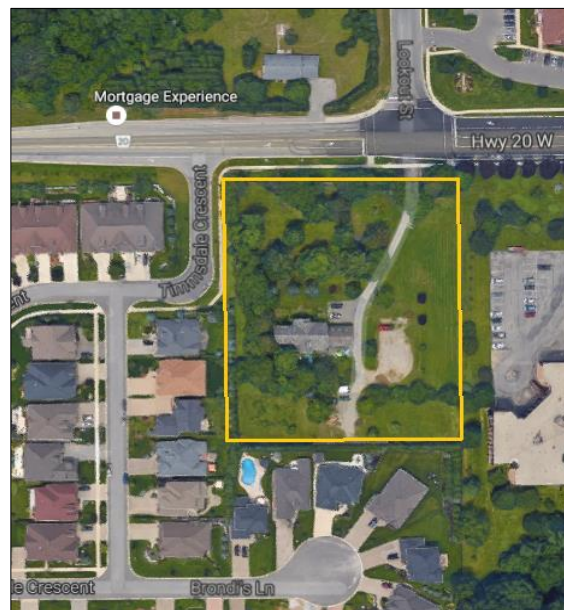
Executive Summary:

The purpose of this report is to provide information and seek a decision from Council regarding giving notice of intention to designate 202 Highway 20 West (The Timmsdale House) under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

Location:

The subject parcel is located on the south side of Highway 20 West, at the terminus of Lookout Street, east of Timmsdale Crescent (refer to Figure 1). The legal description of the subject parcel is Part Lot 4 Concession 8 Pelham; Part 2, 59R-13494; Pelham.

Figure 1: Location of the Subject Parcel



Project Description and Purpose:

On July 11, 2016, Carla Baxter and Nancy Pye submitted a request to Council to designate 202 Highway 20 West (The Timmsdale House) (refer to Appendix 1). Planning staff were directed by Council at its meeting of July 25, 2016 to conduct research on the property to inform Council on its suitability for designation.

A detailed heritage report was prepared by Planning staff that provides: the statement of design and/or architectural value and/or interest; the statement of historical and/or associative value and/or interest; and the statement of contextual value and/or interest that together constitute the “reason for designation” required under the Ontario Heritage Act (refer to Appendix 2).

On Wednesday, August 10, 2016 an application for demolition for the building was received by the Building department—it was accepted on Thursday, August 11, 2016. The Building department has ten (10) business days to issue the demolition permit. The demolition permit must be issued by Wednesday, August 24, 2016.

Section 30 (1) of the Ontario Heritage Act, states that if notice of intention to designate a property as property of cultural heritage value or interest is given under Section 29, any permit that allowed for the alteration or demolition of the property and that was issued by the municipality under any Act, including a building permit, before the day the notice was served on the owner of the property and on the Trust and published in a newspaper is void as of the day the notice of intention is given in accordance with subsection 29 (3). 2005, c.6, S.18.

If Council directs Planning staff to give notice of intention to designate 202 Highway 20 West (The Timmsdale House) under Section 29, a demolition permit, if issued by the Building department before the day of notice is served, is void as of the day the notice of intention is given.

On Friday, August 12, 2016 Planning and Building staff toured the interior of 202 Highway 20 West (The Timmsdale House) to view the conditions of the rooms, the condition of decorative details (i.e. wood paneling, plaster moldings, etc.), and the overall structure. In addition, staff walked around the exterior of the property noting the condition of the roof, windows, and stone walls.

On Tuesday, August 16, 2016 Planning staff received a Condition Assessment and Recommendations Report, prepared by Mark Shoalts of Shoalts Engineering dated August 16, 2016 (refer to Appendix 3). The report describes the building’s architectural features and its current exterior and interior conditions.

In addition, a repair and restoration budget, with a trades budget of \$1.7 million, is outlined. The report concludes that while the Timmsdale House is an iconic residence it has not had routine maintenance for decades-- in several locations in the building this has had disastrous effects. It states that the building can be restored to its former glory; however, it is a monumental task, requiring careful design and a substantial budget.

On Tuesday, August 16, 2016 Planning staff spoke with the prospective purchaser of 202 Highway 20 West (The Timmsdale House) regarding their plans for the property. Planning staff were told that originally their intention was to restore the building; however, due to its condition, and the repair and restoration costs required, their present intention is to demolish the building while retaining several features (i.e. the front door and its stonework, wood paneling, light fixtures, and some of the leaded windows) to be installed in a new building proposed to be constructed on the site. In addition, they indicated that the stone wall and entrance gate that surrounds the property would be retained-- recognizing that the ingress/egress onto the property may have to be widened. The potential purchasers intend to redevelop the property for an institutional use (perhaps a seniors residence with medical offices available on site) consistent with the existing institutional zoning on the lands. Planning staff note that the property is currently zoned for institutional purposes from its time in use as a satellite Ministry of Natural Resources office.

On August 16, 2016 a letter from Carolyn van der Sluis, dated August 16, 2016, was received by members of Council and the Town's CAO (refer to Appendix 4). The letter requests that Council issue a Notice of Intention to Designate to evaluate the building and determine if it is a heritage structure. In addition, emails were received by Karen Overholt and Donald and Shirley Lazareth, dated August 16, 2016, regarding their desire to have the property designated (refer to Appendix 4).

Ontario Heritage Act:

Section 29- Designation of Properties by Municipalities

Section 29 of the Ontario Heritage Act permits the Council of a municipality to, by by-law, designate a property within the municipality to be of cultural heritage value or interest if: a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; and, b) the designation is made in accordance with the process set out in this section.

The process includes: providing notice of intention to designate the property, consulting with the municipal heritage committee (if Council has appointed a committee), and Council's consideration of a by-law to designate the property. If Council passes the by-law, a copy of the by-law together with statements (i.e. heritage value or interest, heritage attributes) is served on the owner and on the Ontario Heritage Trust and is registered on title. In addition, notice of the by-law passing is published in the newspaper. If Council does not pass the by-law, Council withdraws its notice of intention to designate the property and issues a notice of withdrawal which is served on the owner, on the Ontario Heritage Trust, and is published in the newspaper.

Individuals are able to object to a proposed designation by serving a notice of objection to the Clerk within thirty days after the date of publication of the notice of intention to designate—there is no appeal after a by-law is passed.

If a notice of objection is received by the Clerk, Council refers the matter to the Conservation Review Board for a hearing and report. The hearing is open to the public and Council, the owner, any person who filed an objection, and any individual the Conservation Review Board may permit are parties to the hearing. Within thirty days after the conclusion of a hearing, the Conservation Review Board reports to Council its findings including whether or not the property should be designated. Council will then either pass a by-law to designate the property or issue a notice of withdrawal after consideration of the Conservation Review Board report. The decision of Council is final.

Section 33- Alteration of property

For Council's information, a by-law to designate a property does not prohibit alterations to the property.

Section 33 of the Act permits the owner to apply to Council to receive consent in writing to the alterations proposed. No alterations that would affect the property's heritage attributes, as set out in the description of the property's heritage attributes, are allowed to occur without the consent of Council.

This allows designated heritage properties to continue in their original use or be adopted for re-use (for instance designated exteriors of church buildings being incorporated into new condominium developments in Toronto). It is only the proposed alterations to designated features that require Council's permission to alter—if it is only the exterior of the building or a specific interior feature (i.e. fireplace mantel, staircase) that is designated it is only those features that may be discussed and decided on by Council.

Section 34- Demolition or removal of structure

For Council's information, a by-law to designate a property does not prohibit its demolition.

Section 34 of the Act permits the owner to apply to Council to receive consent in writing to the demolition or removal of structures.

This allows Council, on behalf of the public, to consider the merits of demolition or removal of structures with regard to health and safety and the cultural heritage value of the property.

If Council agrees to the demolition or removal of structures, under Section 34.3, Council shall pass a by-law to repeal the whole or part of the by-law that designated the property under Section 29.

Sections 31 and 32- Repeal of By-law Designating Property

For Council's information, Council (process outlined in Section 31) or the owner of the property designated (process outlined in Section 32) may request the repeal of the whole or part of the by-law that designated the property.

Staff Comments:

The purpose of this report is to provide information and seek a decision from Council regarding giving notice of intention to designate 202 Highway 20 West (The Timmsdale House) under Part IV of the Ontario Heritage Act.

In Planning staff's opinion, the property at 202 Highway 20 West (The Timmsdale House) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

Planning staff recognize that the Timmsdale House has not had routine maintenance and repairs. In many areas of the house the deterioration is extensive. The Condition Assessment and Recommendations Report, prepared by Mark Shoalts of Shoalts Engineering, dated August 16, 2016 outlines the extent of the damage that the house has suffered and the impacts on the interior finishings that repair and restoration works would have. In addition, the report indicates that the costs associated with repair and restoration for trades is \$1.7 million. The building can be restored; however, the costs would require a substantial budget and exceed the value of the property.

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Monday, August 22, 2016

If Council was to proceed with the notice of intention to designate 202 Highway 20 West (The Timmsdale House), and if the property was to be designated, Planning staff inform Council that the property could remain as a single detached residence or be adaptively reused for another purpose (i.e. offices, apartments, etc.). There is the potential that if the property was to be designated that repairs and restoration work would not proceed and that further deterioration will occur—there is the potential to be destroyed by neglect to the point that the building would be condemned and it would have to be demolished by order.

If Council was not to proceed with the notice to designate 202 Highway 20 West (The Timmsdale House), the demolition permit may be issued and demolition of the structure would take place. Planning staff are of the understanding that the prospective purchaser intends to retain several features (i.e. the front door and its stonework, wood paneling, light fixtures, and some of the leaded windows) to be installed in a new building proposed to be constructed on the site.

Staff have reviewed the (former) Municipal Heritage Committee documents, which indicate that this property was reviewed but not listed as having heritage value, noting that it is a modern house. In addition, the Heritage Master Plan does not make reference to this property.

Planning staff acknowledge that the request to designate the property has not come from the property owner or the prospective purchaser of the property and it is staffs understanding that both the purchaser and the current property owner do not support the request to designate the property. It is preferable to have a willing property owner when requests to designate properties under the Ontario Heritage Act are received. Planning staff also acknowledge that the building is in serious decline, the property has been for sale for over a year, and it represents a significant challenge for the current property owner who has not been able to maintain the building or property. There is a significant amount of mould in the home, much of the heating and plumbing systems are not working, there is serious damage from water infiltrating the home through the roof, walls, windows and basement, and there are other environmental issues related to the need to remove asbestos and lead paint, along with a number of other issues identified in the Condition Assessment and Recommendation Report, attached as Appendix 3.

Planning staff also acknowledge that there is a high degree of public interest in this matter and that the Timmsdale home is iconic. Within the heritage conservation circles it is acknowledged that conservation of heritage properties is important to our understanding of our past and being able to share our stories of our collective history and historically significant buildings contribute to a community's cultural and

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economic well-being. At the same time, it is also acknowledged that heritage properties and buildings need to function and have a purpose in our modern day society and also that conservation of heritage resources does have a financial impact on the property owner.

In balancing the various interests and having an understanding of the state of the building and having toured the building and property, Planning staff recommend that Council not give notice of intention to designate 202 Highway 20 West (The Timmsdale House) and that Council direct staff to work with the prospective purchaser in ensuring that features of merit are removed and repurposed in the redevelopment of the site.

In addition, Planning staff will contact the Welland Museum to determine if they are willing to receive the material submitted and the photographs that were taken as documentation of the building as the City of Welland Museum currently holds the Town of Pelham's historical materials.

Prepared by: Julie Hannah, MCIP, RPP, Planner

Reviewed by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

Alternatives:

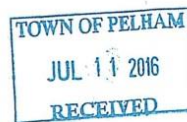
Council could decide to give notice of intention to designate resulting in the demolition permit being halted and the demolition of the Timmsdale House not being allowed to proceed.

Recommendation:

BE IT RESOLVED THAT Council receive this Department of Community Planning and Development report for information as it pertains to giving notice of intention to designate 202 Highway 20 West (The Timmsdale House) under Part IV of the Ontario Heritage Act; **THAT**, Council direct Planning staff to work with the prospective purchaser in ensuring the features of merit are removed and repurposed in a new building proposed to be constructed at 202 Highway 20 West; **AND THAT**, Planning Staff contact the Welland Museum to determine their willingness to receive the material submitted and the photographs taken of 202 Highway 20 West (The Timmsdale House).

Appendix 1: Letter to Council from Carla Baxter and Nancy Pye

Attention: Town Council of Pelham



Attached is a request to designate a property as a heritage site.

With the request is a copy of the criteria for determining cultural heritage value or interest as per the Ontario Heritage Act.

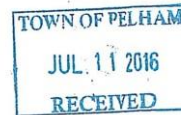
A copy outlining protection for a threatened property from the act is also provided. This shows that the municipal councils can use the "Notice of Intention to designate" as a way of preventing the demolition or alteration of a threatened property that may be worth of designation.

A photo of the actual landmark is also provided.

This is a request for the below mentioned property to be designated as a heritage site.

Address: #202 Hwy 20 West

Legal Description: Con 8 pt lot 4
RP59R13494; Part 2



Under section 29 of the Ontario Heritage Act a property may be designated if it meets one or more of the criteria set out.

The following are points of the property that would meets some of these criteria:

1: The property has a design value or physical value:

This building was designed and built in 1942 with top quality materials and construction methods. The design is a reflection of old English style. Materials were shipped from Europe to build this unique home in this area e.g.: roof tiles

It is a replica of time gone by with the stone work that will last well into the future. The home was built with reinforced concrete which makes it structural sound. The interior features many rare and unique features such as extensive wood panelling as well as lead and stained glass windows.

2:) The property has historical value or associative value:

This home reflects quality of old world charm. The builder and designer was Mr. Reg Timms. He immigrated from England where his father operated a building company in Dunstable & Bedfordshire England. He brought this knowledge from there and formed his own construction company that built extensive properties in the Niagara region. With his son Rex they expanded the company to become a major building general contractor in the province of Ontario such as airports, completing high schools, factories, retail stores and many homes.

Mr. Reg Timms was the "founding president of the Ontario General Contractors Association"

3:) the property has contextual value :

This home was part of a large extensive acreage. The town allowed for this land to be severed to build a subdivision. This subdivision built homes that were in keeping with the character of the original home. This subdivision is named Timsdale

The home is known as a landmark as marked on the stone wall surrounding the property "Timsdale".

Submitted on July 11, 2016 by :

Carla Baxter

Carla Baxter email: [REDACTED]

N. Pye

Nancy Pye email: [REDACTED]

Date received by Town of Pelham:



Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

to amendments.

This is the English version of a bilingual regulation.

Criteria

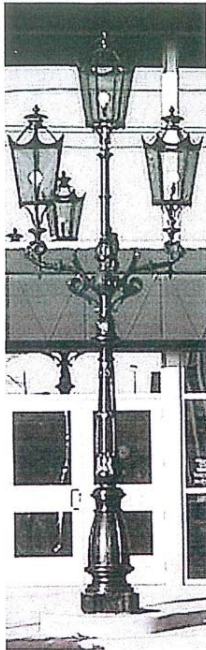
1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

If an objection to a designation is filed with the municipality within the 30-day period, council must refer the objection to the Conservation Review Board (CRB) for a hearing. The Ontario Heritage Act mandates this tribunal to conduct hearings and make recommendations to council regarding objections to proposals to designate, as well as other council decisions under Part IV of the Ontario Heritage Act.



Following the hearing, the CRB writes a report to council with its recommendation on whether or not the property should be designated. Council is not bound to follow the recommendation of the CRB, however. After considering the CRB recommendation, council may decide to go ahead with the designation, or to withdraw its intention to designate.

This street light standard is on the west side of Queen Street, at the approach to the main Chatham Public Library entrance and was designated in 1986. (Photo courtesy of the Municipality of Chatham-Kent)

■ PROTECTION FOR A THREATENED PROPERTY

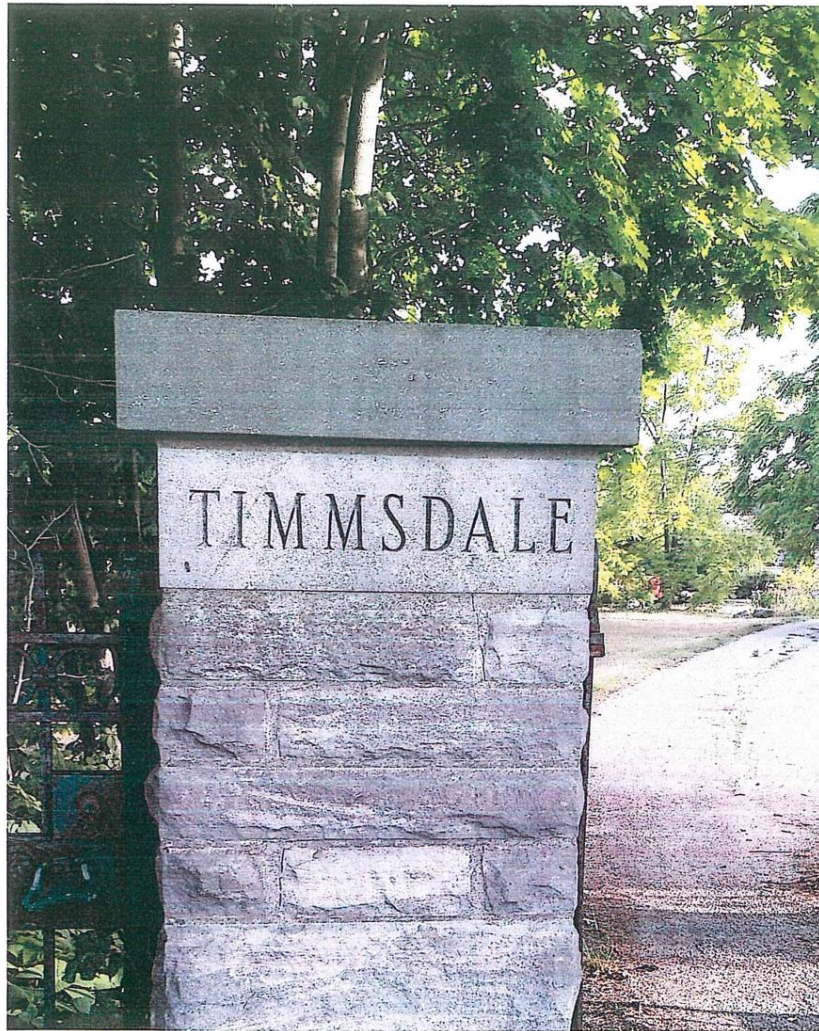
Sometimes, it is only when a property is threatened that a community recognizes its value. Municipal councils can use the *Notice of Intention to Designate* as a way of preventing the demolition or alteration of a threatened property that may be worthy of designation. This gives council an opportunity to consider the significance of the property, and alternatives to alteration or demolition, before the damage is done.

If a *Notice of Intention to Designate* is issued for a property, the property will be subject to certain interim protections. Any existing permit that allowed for the alteration or demolition of the property, including a building permit or a demolition permit, becomes void. Any proposed demolition or alteration affecting the property's heritage attributes will require council's consent.

The owner's consent is not required for a designation to proceed. In some cases, council may have to act in the public interest to conserve a significant property, despite objections by the owner. The owner can then appeal to the Conservation Review Board, which provides a recommendation back to council.

In November 2003, an Ontario Divisional Court decision in the case of *Tremblay v. Lakeshore (Town)* held that requiring the owner's consent before considering the designation of a property was not consistent with the intent of the Ontario Heritage Act. This court decision suggests that a council should consider a request for designation, regardless of whether or not the owner supports it. This means that if council is approached with a request for a designation, it must consult with its Municipal Heritage Committee (where one exists) and discuss the matter at a council meeting.

From: Carla Baxter [REDACTED]
Subject: [REDACTED]
Date: July 11, 2016 at 8:47 AM
To: Home [REDACTED]



Appendix 2: Heritage Register

202 HIGHWAY 20 WEST
Fonthill ON L0S 1E6
"The Timmsdale House"

Roll No.: 273202001010000

Legal Description: CON 8 PT LOT 4 RP 59R13494 PART 2

Date of Construction: 1942

Architectural Influence(s): Period Revival, with Tudor influences

Historical Association(s): Mr. Reg Timms



Statement of Design and/or Architectural Value and/or Interest:

202 Highway 20 West is a two-and-a-half-storey residence that was built in 1942. The house reflects the period revival style of architecture. It is a vernacular interpretation of an English country manor house with characteristics of the Tudor style, particularly the Tudor arch. Its design incorporates features brought from old English styles of construction and design methods – it is believed that the home was designed or modeled after similar estates found in Bedfordshire, England, close to London. Many of the materials were shipped from Europe in order to build this unique home within the Fonthill area. Construction of the home included reinforced concrete flooring, with an exterior finish of dressed Queenston limestone that was quarried locally and lined with a course of glazed clay tile block, a structure of which would make the home very strong and sound. The steeply pitched roof consists of slate shingles imported from England, and the windows include lead glass. The home is characterized by its detailed concrete and stone work that has been expected to last well into the future.

Revival homes are categorized by accentuated front doors, which the Timmsdale house certainly exhibits. The old, deep-brown Tudor-arched wooden door features original iron work including handleset and doorknocker, as well as a three-paned window, and complete with a fairly elaborate entranceway of decorated stone work. The residence features prominent windows, most with single or side-by-side diamond-paned clear leaded glass, and with ornate 17th century style sash glazing patchwork. There is a small shield in the centre of each light. A number of the windows on the front façade feature an addition of double-paned rectangular transom windows as well. The first floor features larger ribbon windows with similar transom lighting across the top, and a prominent bay window to the west of the entrance as well as to the north of the entrance on the second floor.



The interior is also a vernacular interpretation of a formal English manor. It features considerable wood finishing, including wood floors and wood paneling, which were sourced from local timber found in the Niagara Peninsula and Southern Ontario. Most of the wood panelling and trims are oak, except the dining room which is walnut. Floors throughout the home are finished with wood, tile, carpet, and terrazzo with some painted concrete floors in the basement. The windows found throughout the home are original; most of them are single or double vertical casement windows, most with a transom window over top. However, they are in considerable need of repair.

In the center of the home is a beautiful wooden L shaped staircase, surrounded by wood panelled walls. The room features a prominent gold-accented chandelier, as well as a large original stained glass window, which stands apart from those found elsewhere around the home on account of its size, colours and designs.

Leading from this room on the first floor is another prominent room of the residence. The library has wood panelling from floor to ceiling with built-in wooden book cases that have glass doors along the walls. The room also features a large fireplace made primarily of wood and stone, and a small ornate brass light fixture in the center of the ceiling. There is also a large fixed window with decorative fixed stained glass sidelights.

The east side of the home has a large living room, which contains an original marble fireplace. The room is adorned with decorative plaster moulding. It also features the original iron heating radiators below both windows; these are similar to the radiators in a number of other rooms throughout the house. However, there is reason to believe these have not been used as a heat source for quite a period of time. Unfortunately, various other rooms throughout the house have not been preserved to the same standards as those described here. Many rooms have ceilings and walls that are disintegrating and are severely damaged, have significant mould developing, rotting window frames and damaged wood panelling, and the water and heat systems are not functioning or no longer accessible to large portions of the home. The basement also suggests that it has experienced significant flooding over time, as evidenced by visible mould and the decaying walls beneath the window wells where water has entered into the home.

The façade of the house displays fairly symmetrical windowing with a centered door. The roof of the home can be described as cross-gabled. In the rear of the home is an attached greenhouse that is accessed from the library. The three-car attached garage was built in the same year as the house, and features wooden garage doors with decorated woodwork on the exterior and interior, and windows and doors similar in fashion to the rest of the house. The garage also has three hipped dormers coinciding to each garage door, as well as one additional dormer on the rear roof façade. The interior garage walls are made entirely out of brick.

Finally, surrounding the property is an intricate stone wall built of stone bricks similar to those found on the house, and containing an ornamental wrought iron fence and gated entrance at the driveway entrance.

Statement of Historical and/or Associative Value and/or Interest:

This home was designed and built by Mr. Reg Timms. Construction of the Timmsdale Home was believed to have been started during the depression, and completed in the early 1940s.

Joseph Harper Timms operated J.H. Timms Builder in Dunstable & Bedfordshire, England which opened in 1880. Starting in 1906, his four sons began to immigrate to Welland – Harold in 1906, Chris in 1910, followed by Bert and Reg in 1912. Bringing the knowledge learned from growing up under their father's company in England, the brothers initially built homes and industries within the City of Welland under the company known as Harold Timms Builder.

Harold Timms died in Europe during the First World War. The remaining brothers separated the company into two different construction companies. Bert Timms formed his own construction company that focused in the Niagara Peninsula and prospered for many years. Reg Timms formed R. Timms Builder in 1921, which subsequently became R. Timms Construction, and then R. Timms Construction & Engineering Limited Company in 1941.

The addition of engineering services was on account of his son Rex graduating from the School of Engineering at the University of Toronto, who returned to the family company after the Second World War. By the end of the Second World War, R. Timms Construction and Engineering Limited had become a major building general contractor across the province of Ontario, completing a number of projects including various airports during the Second World War with experience in commercial, industrial, and residential construction as well.

Other notable builds include high schools, factories, retail stores, and various homes across the Niagara Region and throughout the province. Reg Timms became the founding president of the Ontario General Contractors Association. In 1974, Reg Timms' grandson Roy Timms (son of Rex) graduated from the University of Waterloo and with his brother formed the prominent Niagara building company known today as Timbro Design Build Contractors.

Statement of Contextual Value and/or Interest:

202 Highway 20 West is a corner lot found at the intersection of Highway 20 West and Timmsdale Crescent, which is the entrance road into the Timmsdale Estates Subdivision of Fonthill. The residence itself is deep-set in the lot, surrounded by trees with a formal garden at the front of the dwelling. Perpendicular to the lot is Lookout Street, home to the recognized retirement community *'Lookout Ridge Retirement Home of Pelham'*.

The home was originally part of a larger acreage of 25 acres, but is now only 2.5 acres. The Town allowed for a severance of the larger parcel in order to enhance the development of the coinciding subdivision, Timmsdale Estates. The developer of the homes in this subdivision took into consideration the character of the original home and sought to maintain a similar charm that can be found throughout their design features.

The Timmsdale home is representative of a notable, unique and early architectural style. Evidence demonstrates it was constructed using techniques or materials that are notable and unique in Pelham as well. The appearance of the house demonstrates the wear and tear that comes with an aging building over time that has not been routinely maintained; however the original materials are intact and demonstrates preservation of the original architectural integrity of the home since its conception. The home can also be described as demonstrating a high degree of artistic merit, composition, and craftsmanship achievement.

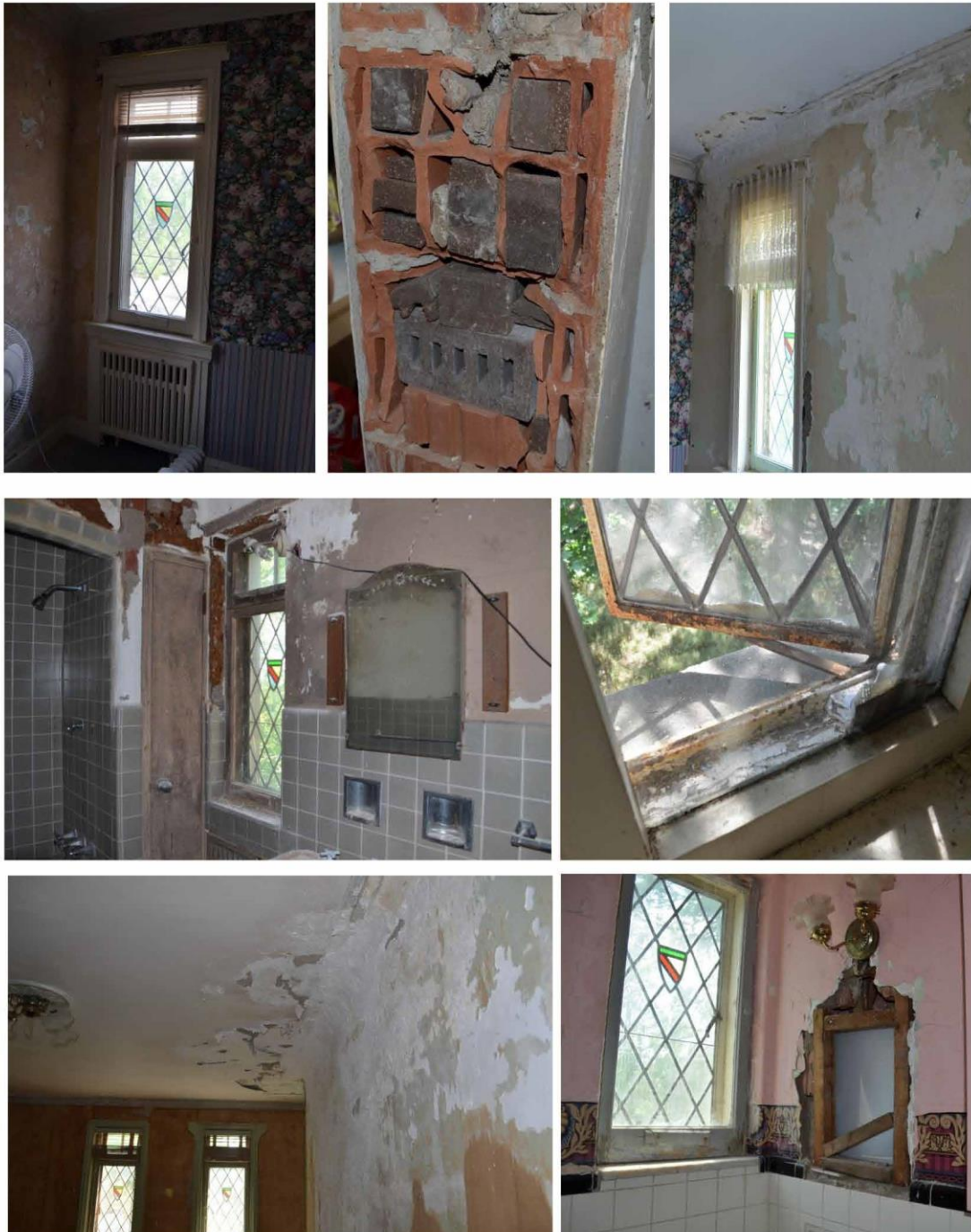
Additional Photographs of 202 Hwy 20 West:





Interior Photographs:





Appendix 3: Condition Assessment and Recommendations Report



P.O. Box 218, Fenwick, Ontario L0S 1C0 P 905-892-2110 F 905-892-

2133 e-mail:
mark@shoalts.ca

Condition Assessment and Recommendations for Timmsdale, 202 Highway 20 West, Fonthill

At the request of Roman Grocholsky of Royal LePage Real Estate, 637 Niagara St. in Welland, Mark Shoalts, P.Eng, CAHP, conducted two site reviews and a limited amount of research into the age and associations of the single family dwelling known as Timmsdale to assess its structural adequacy, its condition, and to put a Class D or Indicative budget together for its possible restoration. Research into the heritage significance of the building was not included in the scope of work however the date of construction is within living memory of many people and as a consequence there is a relatively good body of information readily accessible for this purpose. No previous reports on the building were provided to the author or were believed to exist. A copy of what are believed to be the original plans of the building were provided to the author by the present owner.

This report emphasizes the present structural and physical condition and the feasibility of bringing the existing building up to current, or at least acceptable, standards. Given the large size of the building and the high quality of its original construction, this report accepts as a basic premise that restoration materials and methods must be of comparable quality to the originals.



Timmsdale, 2016

Executive Summary

The existing single family dwelling at 202 Highway 20 West in Fonthill is visibly deteriorated both inside and out, and has serious building envelope issues that are directly related to and/or causing many of the immediately apparent major problems. It is in need of substantial repairs, in large part because it has had minimal maintenance and essentially no professional repairs for some three decades. The structure is basically sound, with only minor areas of concern. The roof and rainwater management system have reached or exceeded their practical service life and are in need of immediate replacement. The windows require immediate and extensive repair and restoration. The exterior stone veneer is in relatively good condition but requires some maintenance to prevent future problems.

The interior of the building has experience deterioration as a direct result of the roofing and window issues and is in need of major plaster and finishing repairs. Before these can be done, the exterior envelope must be restored and a major project of mechanical and electrical upgrading must be carried out. In conjunction with this work, removal and mitigation of hazardous substances must be performed. The 1940s mechanical and electrical systems are essentially obsolete and must be replaced, however the masonry and concrete construction of the complete building structure including interior partitions and floors renders the task gargantuan. The wiring and plumbing have failed in numerous locations and require replacement, which necessitates extensive destructive interference with existing finishes. The house will require essentially 100% interior refinishing subsequent to the building system replacement.

Building Description

Timmsdale is a large home built in a vernacular interpretation of an English country manor house with vaguely Tudor styling. John Blumenson states in [Ontario Architecture: Period Revivals](#) in contrast to the Colonial Revivals are inspired not by North American models but by European precedents, primarily English and French. Most often the English version is loosely modelled after rural cottages and country manor houses of the Tudor period with the occasional high-style Gothic feature, in particular the characteristic Tudor arch. In addition some Period Revival designs may be marked by a striking combination of Medieval forms with Classical elements reflecting the Elizabethan and Jacobean periods, when Renaissance features began to "modernize" the Gothic. This eclectic blend has often been referred to by the appellation "Jacobethan." The inclusive term "Period Revival" refers to those twentieth century designs that reflect in one way or another this transitional era from the late Gothic or Tudor to the Jacobean periods. Timmsdale has the requisite steep roof pitches, minimal overhangs, dormers, and flat Tudor arched entrance door. Two dormers on the main elevation commit the common modern error of being a device to break the roof line without having an actual purpose as a dormer; the windows below them do not reach even to the eave height. The exterior of Timmsdale is composed of Queenston limestone walls laid in random rock-faced ashlar with broken coursing and range. There is a small amount of dressed Queenston detail, specifically the Tudor-arched entrance surround, the corbel base for an oriel window above it, and the window sills and chimney caps. The windows are mainly diamond-paned clear leaded glass in steel sash and frames with a small shield in the centre of each light. There are rectangular transoms on almost all of the windows. The steel frames are in wood jambs with a small exterior brick moulding and sill. The house has minimal overhangs with a small plain wood fascia and a small shingle mould on the gable ends. The roof is Vermont slate in a combination of three colours: semi-weathering green, semi-weathering black, & unfading purple. The gutters are painted galvanized steel with large decorative leader heads on the conductor pipes. There is a glass conservatory on the rear of the house in the best English tradition.

The building is solidly constructed with a poured concrete basement, floors of concrete and structural clay tile, exterior walls of structural clay tile and stone veneer, and interior partitions and bearing walls of clay tile finished in plaster or wood paneling. The roof is the single element of wood framing in the building. The interior of the house is also a vernacular interpretation of a formal English manor with extensive use of wood panelling and plaster mouldings in many rooms. Most of the wood panelling and trims are oak, except the dining room which is walnut. Floors are finished with wood, tile, carpet, and terrazzo, with some painted concrete floors in service areas of the basement. The basement contains extensive service facilities ranging from the mechanical systems and equipment to a laundry, a vault, several refrigerated cold storage rooms for various purposes, a full basement under the three car garage, a cistern, and a large finished games room.

The stone gateposts at the entrance to the estate proclaim "Timmsdale" and "1942", however the architectural floor plans for the house provided by the present owner are dated March 1942 – 1944, the elevations are dated March 1942, and the hot water heating system

drawings (by a different draftsman) are dated April 7, 1942. It is likely that the project began in 1942 but was not completed until 1944. The elevation drawings are the earliest and have significant differences from the building as it was constructed, however there are some differences in the floor plans as well. The plans are not professionally drawn and the design is not academically correct to any one period and contains a naive combination of some elements. Because the house was built by and for a local builder of some knowledge and experience, it is a reasonable assumption that they are the only plans for the house. They were produced by someone with familiarity with drafting and design but they are not the product of a trained architect or draftsman. However, the work was a design-build project for the personal dwelling of someone well experienced in construction and it is to be expected that the design was modified before and/or during construction without a rigorous paper trail. There is a paucity of detail in the plans which also supports this notion since construction by a third party would have required much more information even considering the standard drawings of the time period.

Building Condition

Exterior

The exterior of Timmsdale has a number of serious building envelope deficiencies that require immediate remediation. The roof has numerous areas of serious, long-term leakage and the slates generally are in poor condition exhibiting breakage and improper repairs. The condition and age of the slates is such that replacement is the only practical option.



The galvanized steel flashings have rusted badly and require replacement as well. The galvanized steel eavestroughs are missing in many areas and non-functional in most locations where they remain. They have rusted completely through in many areas, and the leader heads and conductor pipes are in comparable condition. A complete new system of gutters and downpipes must be installed, including proper connections to adequate drainage at grade. At present the few pipes that actually conduct water to grade discharge much of it into concrete window wells and ultimately into the basement.

The stone masonry on the exterior of Timmsdale is in good condition for the most part. There are some areas of concern arising from missing eavestroughs or conductors however at present these can be corrected with repointing once the roofing and drainage issues have been solved. Overall the Queenston limestone is in excellent condition and the mortar joints and pointing are acceptable for the majority of the walls. The wood fascia and mouldings are in poor to very poor condition. Paint is deteriorated or completely absent from many surfaces. The exterior trims require extensive repairs and proper preparation and painting. The trims on the dormers on the garage wing are in particularly poor condition and are in need of immediate repairs. The windows throughout the building are in need of maintenance, repairs, and painting. The steel window frames and sash are in reasonably good condition in that they are solid and intact, however they have rusted to the point that removal of the glazing, stripping of all the paint, and proper preparation and painting with an epoxy system are required before the glazing is reinstated. The leaded diamond lights are in reasonably good condition, however there are some broken panes and there are a number of deflected or bulging lights. They need to be repaired and all of the lead comes examined for deterioration or loss of seal to the glass. The glass must be reset in putty as necessary. Many of the wood window jambs and sills have rotted to the point that they require replacement. In localized areas, epoxy repairs may be carried out but replacement is the only solution for many of the openings.



Most of the windows have interior wood storm panels; hinged where the steel sash are operable and fixed where they are not. For the most part the interior sash and frames are in good condition, requiring only scraping and painting. The weatherstripping on all windows requires repair or replacement.

The conservatory on the south side of the building is a single-glazed building with a combination of steel and wood window frames, aluminum roof battens, and a cast iron gutter system. The windows in the side walls open with a traditional green-house style hardware system that operates all sash simultaneously. The roof glass is a light blue tinted cathedral glass to reduce the summer time heat gain. The complete glazed enclosure sits on a masonry kneewall with the same Queenston limestone exterior finish as the rest of the house. The only access to the conservatory is through a connecting door into the house, there is no exterior entrance. The paint finish on the conservatory

framing ranges from poor to non-existent. The complete conservatory glazing system requires dismantling, rehabilitation, and reglazing. There is a concrete cistern below the floor of the conservatory, the condition of which was not observed.



Interior

The interior of Timmsdale is impressive at first glance, with its grand entrance, rich finishes, and intentionally grand views and sight lines.

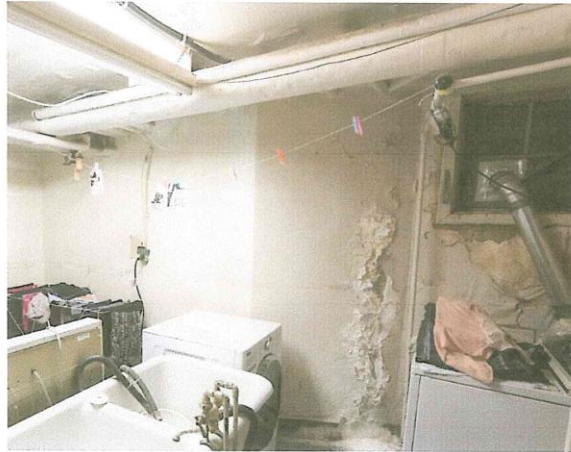


The first impression is soon replaced by concern for the poor condition of much of the space and the obvious urgency for repairs. The roof and wall leaks have resulted in major deterioration of plaster surfaces and mouldings in particular. The masonry construction of the building is the only thing that has saved some areas from serious structural decay and/or failure. There is only one serious issue of deterioration leading to a structural failure evident to a visual inspection: there is a long, straight crack in the east-west direction in the ceiling and wall of a second floor bedroom, just inside a south-facing gable. It apparently follows the line of a joist within the structural tile and reinforced concrete floor system, and likely indicates the result of a chronic water leakage problem and possibly the effect of frost on the saturated masonry. A rigid structural system such

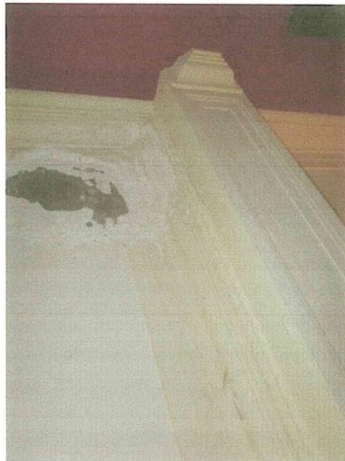
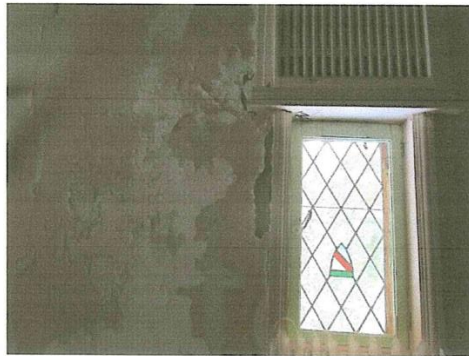


as this house has is prone to propagation and telegraphing of cracks through longer distances than a more flexible system such as wood or steel framing would exhibit. One other structural concern is an opening in a masonry wall that was created by the present owners. The opening was cut through structural clay tile however no lintel or supporting frame was introduced. The location is in a relatively vulnerable position, and could possibly lead to further cracking of the wall.

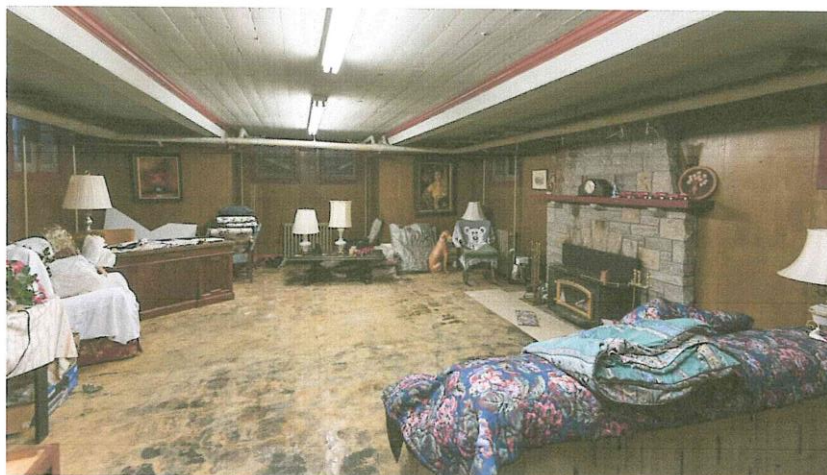
The basement level of the house exhibits the result of many years of leakage and poor drainage and ventilation. Deterioration of finishes throughout is a serious concern, however the basement level must have a hazardous substances survey before any work can be carried out. The presence of mould is a certainty, and there is a high likelihood that asbestos and lead-based paints are present. While it cannot be determined without laboratory testing, much of the insulation on the heating system boilers and pipes appears to contain asbestos. The plaster could also contain asbestos, and it is very likely that the paint, much of which is peeling and falling off, contains lead. There is a vault in the rear of the house which has contained oil tanks, testing for any leakage is mandatory. There are a number of older refrigeration systems on some walk-in coolers in the



basement. These systems would have used refrigerant gases that are now banned, and they must be decommissioned and emptied properly. There are old fluorescent light fixtures requiring removal and disposal, the ballasts of which likely contain pcbs. The condition of the basement is such that a thorough stripping out and replacement of all finishes, mechanical, and electrical equipment is required to bring the building into a reasonable state for occupancy. Throughout most of the house, the mechanical and electrical systems must be replaced. The wiring is substandard with a lack of proper grounding to most outlets, and insufficient distribution of lighting and power for modern needs. The plumbing system is obsolete. Galvanized water lines and cast iron drains have failed throughout the house and must be replaced. Other than in the basement, essentially all of the original wiring, plumbing, and heating pipes were concealed within the masonry walls and concrete floor systems, rendering it impossible to access and repair without doing major damage to finishes. This is self-evident when one observes replacement work done previously within the building: surface-mounted pipes for water supply and drains, and a network of extension cords. The heating system drawings from 1942 state that all lines are to be concealed within walls, which was a good aesthetic decision at the time that resulted in a major difficulty for repair and replacement in the future. Because all interior partitions and walls are masonry and all floors are masonry and concrete with plaster ceilings directly applied, running plumbing and electrical lines requires extensive destruction of the finishes and expensive reinstatement. The only mitigating factor is that so many of the finishes are in such poor condition already that a complete interior refinishing is required anyway.



On the second floor there are several areas of complete failure of interior finishes from chronic, long-term roof leakage. Throughout the first and second floors there are a number of completely deteriorated sections of plaster mouldings. These mouldings were run in place by skilled plasterers using templates and gauges and they must be repaired and replaced by the same methods. Removal of the remaining mouldings and replacement with wood, synthetic, or precast plaster may seem to be an alternative, however the removal would be a larger project than the repair and replacement. Removal would also cause major damage to the remaining surfaces. After the replacement of the mechanical and electrical systems, the plaster throughout the house on both walls and ceilings must be repaired and a complete redecorating of the house is required. The only exceptions to the redecorating requirement are the wood-panelled rooms: foyer, library, and dining room. Flooring throughout much of the house requires replacement as well.



Repair and Restoration budget

Building element	cost
Slate roof, related flashings, eavestroughs and downspouts:	\$ 200,000.00
Windows and exterior doors:	\$ 195,000.00
Conservatory glazing:	\$ 40,000.00
Masonry repair, repointing, and cleaning:	\$ 140,000.00
Hazardous materials survey, removal, and disposal:	\$ 80,000.00
Cut and patch for electrical and mechanical:	\$ 130,000.00
Plaster moulding restoration:	\$ 80,000.00
Interior finishes, walls and ceilings:	\$ 240,000.00
Interior finishes, floors:	\$ 100,000.00
Mechanical:	\$ 300,000.00
Electrical:	\$ 240,000.00
Trades budget:	\$ 1,745,000.00
Design cost:	\$ 120,000.00
General contractor overhead and profit:	\$ 174,500.00
Contingency:	\$ 200,000.00
Total budget for restoration:	\$ 2,239,500.00

Conclusions

Timmsdale is an iconic residence in Fonthill. It is a large mansion, built to impress in a prominent location. Although not professionally or academically designed, it was built by a knowledgeable person with first quality materials intended to last lifetimes. Unfortunately, even the most durable materials require routine maintenance and repairs and Timmsdale has had neither. Deterioration accelerates once it gets started and in several locations in the building it has had disastrous effects. The building can be restored to its former glory, however it is a monumental task, requiring careful design and a substantial budget.



Mark Shoalts, P.Eng., CAHP
Shoalts Engineering
August 16, 2016

Appendix 4: Public Correspondence Received

<p>Tel: [REDACTED] Email: [REDACTED]</p>	<p><i>Carolyn van der Sluis</i> [REDACTED] Fonthill, Ont. L0S 1E5</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"><p>TOWN OF PELHAM</p><p>AUG 16 2016</p><p>RECEIVED</p></div>
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Mayor Dave Augustyn
Councillor Marvin Junkin
Councillor Richard Rybiak
Councillor Gary Accursi
CAO Darren Ottaway

Councillor Catherine King
Councillor John Durley
Councillor Peter Papp

Clerk Nancy Bozzato

August 16, 2016

Dear Sirs/Madams,

It has come to my attention that there is a demolition request before the Town for the Timmsdale estate/home located at 202 Hwy 20 West, Fonthill. This is a unique building and should be considered a Heritage building rather than be destroyed.

I respectfully request that you use the "Notice of Intention to Designate" this property as Heritage. This would then allow you to evaluate the building and determine if it is truly a heritage structure.

This house was designed and built in 1942 in Old English style, materials shipped from Europe to build the home.

Reasons to consider designation:

a) Design or physical value: this is a rare, unique style - it displays a high degree of craftsmanship and artistic merit

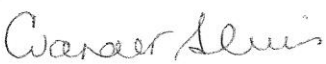
b) Historic associative value: this property has a direct association with the Timmsdale family. The builder and designer was Mr. Reg Timms. He immigrated from England where his father operated a building company in Dunstable & Bedfordshire England. He brought this knowledge from there and formed his own construction company that built extensive properties in the Niagara region. With his son Rex they expanded the company to become a major building general contractor in the province of Ontario constructing such places as airports, high schools, factories, retail stores and many homes. Mr. Reg Timms was the founding president of the Ontario General Contractors association

c) Contextual value: this property is important in defining the character of the area. This home was part of a large extensive acreage. The town allowed for this land to be severed to build a subdivision. This subdivision built homes that were in keeping with the character of the original home. This subdivision is named Timmsdale. This property is a landmark in Pelham as marked on the stone wall surrounding the property "Timmsdale".

4. Heritage attributes: unique style and use of materials, craftsmanship, relationship between the property and the broader setting.

I ask that my letter be included with the agenda package for the August 22nd Council meeting.

Yours sincerely,



On Aug 16, 2016, at 2:28 PM, Karen Overholt [REDACTED] wrote:

Thank you, in advance, for your immediate attention.

I'm a 30+ year resident of Fonthill and may I say that this is the first time I have ever come forward to speak up. I will admit I have done my share of eye rolling when hearing or reading about the politics of this area. However, this particular time I feel the need to point out something that I feel may be not quite on the up and up.

I have heard that the Timmsdale Estate will be demolished shortly due to being deemed unsafe or unstable. Whatever the proper term, I can't reasonably believe that a fortress like the Timmsdale Estate could be anything but a bunker. I also feel an element of underhandedness going on here. It just doesn't sit right with me.

Let's be honest, we have enough property in the region to build townhomes, condos, and gas stations. But regardless of that, Timmsdale should not be demolished due to some person's deep pockets and silly whims. And if you have been a resident of this town longer than I have, and I feel most of you have, are you going to sleep nights knowing that you have let a beautiful estate like Timmsdale be brought down by a bulldozer?? It's the Queen of Pelham, the Pelham Palace!

Can this property be deemed historical in any way or can a notice to designate it as a heritage site be created to protect it? I feel we really should consider this on the town agenda before it's too late. And it could already be too late.

Please don't "Pave Paradise and put up a Parking Lot"! I know I am speaking for many others and I sincerely hope you will open your hearts to this sad situation.

Sincerely,

Karen Overholt

[REDACTED] Woodstream Boulevard
Fonthill

From: Don & Shirley [REDACTED]
Sent: Tuesday, August 16, 2016 2:57 PM
To: Nancy Bozzato
Subject: RE: Notice of Intention to Designate

To the attention of Mayor Augustyn, Mary Junkin, Richard Rybiak, Gary Accursi, Catharine King, John Durley, Peter Papp, Nancy Bozzato. Donald and Shirley Lazareth [REDACTED] Timmsdale Cres. Fonthill hereby request that the property at 202 Hwy. 20 West Fonthill be designated as heritage property and receive the council's blessing through a "Notice of Intention to Designate" so that this beautiful old home be saved from demolition as have other precious pieces of Pelham's history. We ask the council to weigh the implications of one more demolition where once stood part of our collective past. Thank you for your consideration of this request. I would ask that this email be included in the agenda package for the Aug. 22, 2016 council meeting, Most sincerely Shirley M. Lazareth

Pelham Municipal Heritage Inventory

D - Designated (*Pending)
R - Listed on Register
H - Heritage Conservation District

REG	Civic Number	Street	Roll Number	Legal Descripton	Historical Area/Context	Year Built	Current Area/Context	Type of Heritage	Significance
	1936	Balfour Street	273201000812000	Con 5 Pt Lot 14	North Pelham	1870	North Pelham	Built - Residence	Second Empire
	1957	Balfour Street	273201000811701	Con 5 Pt Lot 13, 59R2568, Pt 1 & Pt 2	North Pelham	1875	North Pelham	Built - Residence	Second Empire (1 of 3)
	1105	Baxter Lane	273201001510500	PLAN 16 PT LOT 4 NP 703	Fenwick	1850-1899	Fenwick	Built & Cultural - Insitutional (School)	This building served as a school (Fenwick Public School - SS#9) for the children of Fenwick for 126 years. It started out as a one-room school and then was enlarged to the present brick structure. It is now an apartment building.
	90	Canboro Road	273203000616700	Plan 717, Pt Blk U, RP 59R13664 Part 2	Fonthill	1860	Fonthill	Built & Cultural - Residence	Built by John H. Wilson, this building is a good example of the Gothic Revival Style. It was occupied by one of Fonthill's early doctors - Dr. John Hausler. Building has not changed much since 1876.
	304-B	Canboro Road	273202001306800	Pt Lot 2 Np 693	Ridgeville	1865	Ridgeville	Built - Instituional (Post Office)	Was the Ridgeville Post office, village store and centre of village activities
	310	Canboro Road	273202001306600	Con 8 Pt Lot 6, Plan 693, Lot 4	Ridgeville	N/A	Ridgeville	Built - Commercial	Was once a General Store and a Barber's Shop Is now a candy store
	322	Canboro Road	273202001306100	Plan 693 Lot 8 S, Canboro Rd, Pt West St Pt First St RP 59R13922, PT 1 to 3	Ridegville	1860 - 1890	Ridgeville	Built - Residence	A good example of late Victorian Vernacular Style
	398	Canboro Road	27320200130900	Pelham Cons 8 & 9 Pt Lots 7 & 8 RP 59R3032 Part 3 to 8 Pt Part 1 RP 59R3387 Part 1	Ridgeville	1880	Ridgeville	Built - Residence	Built for Joshua Ward, this is a fine example of Second Empire Architecture. The barn is associated with A. Crowe who established a canning factory in 1911.
	410	Canboro Road	Property cannot be Found	Property Cannot be Found	Ridgeville	N/A	Ridgeville	Built - Commercial	
	491	Canboro Road	273202001314600	Con 9, Pt Lot 9	Ridgeville	1887	Ridgeville	Built - Insituional (Gov)	
D	495	Canboro Road	273202001314500	Con 9, Pt Lot 9	Ridgeville	N/A	Ridgeville	Built	
	695	Canboro Road	273201001417100	Pt Lot 13, Con 9	Fenwick	1886	Fenwick	Built & Cultural - Insitutional (Church)	This brick building was erected as the Bethany Episcopal Methodist Church, but was sold to Knox Presbyterian Congregation who worshiped there until 1947. It is now an apartment building.
	704	Canboro Road	273201001506700	Plan 16 Pt Lt 16, Lots 19 & 20 NP703 RP 59R7769 Pt Part 4	Fenwick	1927	Fenwick	Built - Institutional (School)	Was Pelham Secondary School until 1974
	769	Canboro Road	273201001502700	Plan 16 Pt Lot 6 Pt Lot 9 RP 59R6309 Part 1	Fenwick	1875-1885	Fenwick	Built - Residence	Built by the Brown Family - one of the first homes in Pelham to be built with a front hallway
	781	Canboro Road	273201001503100	Plan 16 Lot 2 & Pt Lot 1, NP 703	Fenwick	1920	Fenwick	Built & Cultural - Insitutional (Library)	The library in Fenwick was started by local residents in 1919 and the original building was erected in 1920. In 1970, the library extended into the building next door - the Fenwick Fire Hall.
	782	Canboro Road	27320100150450	Plan 703 Pt Lots 4 & 5	Fenwick	1915	Fenwick	Built - Commercial	Built by Louis Haney, who operated it as a hardware store/post office until the 1930s
	785	Canboro Road	273201001503300	Plan 16, Pt Lot 1, NP 703	Fenwick	1926	Fenwick	Built - Commercial	Building has served Fenwick as a hardware/General Store, bakery, undertaker, and a restaurant
	786	Canboro Road	273201001504300	Plan 16 Pt Lot 3	Fenwick	1870	Fenwick	Built & Cultural - Commercial	This is probably the oldest General Store in Fenwick as it was built in 1870 and opened as a store by Mr. Stringer in 1872. Though with different operators, it continued as a General Store through the years and is still in business today.

	787	Canboro Road	273201001503400	Plan 16, Pt Lot 1, NP 703	Fenwick	1890	Fenwick	Built - Commercial	Remembered as Pope's Narner Shop (early 1900's) - in operation for 50 years
	790	Canboro Road	273201001504100	Plan 16, Pt Lot 3, NP 703 RP 59R5164, Part 1	Fenwick	1850	Fenwick	Built - Commercial/Residence	Home was demolished in 2011
	794	Canboro Road	273201001503900	Plan 16, Lot 2, NP 703	Fenwick	1914	Fenwick	Built - Commercial	This building was called "Odd Fellow's Hall", which was used for dinners, dances, classrooms for Pelham Continuation School. Was a store (Green Lantern) from the 1920s
	796	Canboro Road	273201001503801	Plan 16, Part Lot 1 RP 59R8433, Part 2	Fenwick	1845	Fenwick	Built Insitutional (Inn/Hotel)	Benjamin and George Diffin built two Inns on Canboro Rd in the 1840s, and the village that developed there was called "Diffin's Corners". This building was first a tavern, then a hotel and rooming house.
	801	Canboro Road	273201001506800	Plan 16, Lot 1A, Pt Lot 2A, NP 703	Fenwick	N/A	Fenwick	Built - Commercial	This building once housed a Post Office, Barber Shop and Farm Implements Store.
	807	Canboro Road	273201001507000	Plan 16, Pt Lot 3A, NP 703	Fenwick	1892	Fenwick	Built & Cultural - Residence	Dr. Smauel Birdsall practised medecine from this house and it was subsequently occupied by his successor, Dr. Sydney J.D.
	840	Canboro Road	273201001508000	Plan 16, Pt Lot 7	Fenwick	1873	Fenwick	Built - Residence	Known as the "Misiura House", this building is notable for its highly decorated woodwork, which is unque in Fenwick and elsewhere.
	306	Chantler Road	273203001710300	Pt Lot 6, Con 13	Ridgeville	1872	Ridgeville	Built & Cultural - Insitutional (School)	Chantler School (SS # 5) - the original red brick school was built in 1872 and in 1890 had 24 students. The school closed in 1970 and the building is now a residence.
		Canboro Road/ Maple Street							"Fenwick Flag Pole"
	603	Chantler Road	273201001807300	Con 12, Pt Lot 12	Ridgeville	1850-1889	Ridgeville	Built - Insituional (School)	
	3	Chestnut Street	273202000302700	Plan 25, Pt Blk A	Fonthill	1870s	Fonthill	Built & Cultural - Commercial/Residence	An early resident of Fonthill, Will Tanner had the house constructed in the 1870s; it is notable for the triple-peaked dormers and stained glass windows.
	11	Church Street	Property cannot be Found	Property Cannot be Found	Fenwick	1840	Fenwick	Built	
	1165	Centre Street	273202001314300	Pt Lot 9, Con 9	Ridgeville	1820	Ridgeville	Built & Cultural - Insitutional (School)	Pelham Centre School (SS #3) - one of the earliest schools in Pelham. The original brick building dates from 1873, and more classrooms have been added since then.
D	1732	Cream Street	273201000815200	Con 6 Pt Lot 12, RP 59R4007 Pt 1, 2 & 3	North Pelham	N/A	North Pelham	Natural	"Comfort Maple Tree"
	1160	Effingham Street	273202001312500	Pt Lot 6, Con 9	Fonthill	1870s	Fonthill	Built - Residence	This house which dates from the 1870s is built in the "Venracular Style" with "Gothic Revival" influences. It won the "Ontario Renews Award" in 1985 for renovation.
	1619	Effingham Street	273202001003700	Pt Lot 5 Con 7, RP 59R1021, Pt 1	Ridgeville	N/A	Ridgeville	Built - Residence	N/A
	1705	Effingham Street	273202000911000	Plan 3, Pt Lot 4, NP 694	Ridgeville	1850-1889	Ridgeville	Built & Cultural - Residence	Michael Haist, a German immigrant, purchased from the Crown land set aside for a fort to be names "Fort Wellington" and built this residence.
	1910	Effingham Street	273202000906600	Pt Lot 6, Con 5, RP 59R5893, Part 3	Effingham	1923	Effingham	Built - Commercial	"The Daboll Home and Canning Factory" - Notable as the last canning factory to operate in Pelham from 1923 until the 1960s.

	2125	Effingham Street	273202000901600	Pt Lot 5 Con 4	Effingham	1850-1899	Effingham	Built - Residence	A late Victorian home with decorative porches. It stands on land owned by David Secord and sold to Beckett who built and operated Beckett Mills. This may be the oldest home in Effingham.
	2145	Effingham Street	273202000902100	Pt Lot 5 Con 4	Effingham	1867	Effingham	Built & Cultural - Commercial/Residence	This house was once a General Store, and from 1867 to 1914 it was a post office. It was the post-master, George Redpath, who gave the name Effingham to the Hamlet.
	2502	Effingham Street	273201000709500	Pt Lot 6 Con 2	Effingham	1917	Effingham	Built & Cultural - Institutional (School)	This building dates from 1917 and was used as a school until 1965, but there is documented evidence of a school on this site from the 1840s.
	8	Elizabeth Drive	273203000511500	Plan 29, Pt Blk B, NP721, RP 59R7224, Part 1	Fonthill	1865	Fonthill	Built - Residence	
	1370-1372	Haist Street	273202001003905 & 273202001003904	Con 8 Pt Lot 3, RP 59R-4627, Pt 1 & Con 8 Pt Lot 3, RP 59R-7661, Pt 1	Fonthill	1870	Fonthill	Built - Residence	
	1374	Haist Street	273202001003903	Pt Lot 3, Con 8, RP 59R7661, Part 2	Fonthill	1870	Fonthill	Built - Residence	"The Christian Haist House" - Fine example of the Victorian Gothic Style with detailed wood work under the roof peaks and front porch
	1	Highway 20 E	273202000313800	Plan 25, Lot 43, NP 717	Fonthill	1830	Fonthill	Built - Commercial (Hotel)	A tavern was built here by Jacob Osman in the 1830s and until the 1850s the village was called "Osborne Corners" and this building was the centre of village life. Later it became the "Temeprance Hotel"
	9	Highway 20 W	273202000314200	Plan 25, Pt Lot 2, Pt Lot 3, NP 717	Fonthill	1908	Fonthill	Built - Institutional (Church)	The present "Gun and Sport Store" covers a church that built by the "Church of God" congregation in 1908, which held services until 1968.
	202	Highway 20 W	273202001010000	Pt Lot 4 Con 8, RP 59R13494, Pt 2	Fonthill	1942	Fonthill	Built - Commercial/Residence	This is a modern residence and should not be included in the list (no information available).
	1237	Hurricane Road	Property cannot be Found	Property Cannot be Found	Fonthill	1862	Fonthill	Built- Residence	Built by Mathew Overholt, using lumber from his own woodlot and bricks baked on a kiln on his property.
	1574	Lookout Street	273202001001900	Pt Lot 4, Con 7, RP59R549	Fonthill	1894	Fonthill	Built - Residence	Built by Jacob Haist, this is a good example of late Victorian Farmhouse Architecture. It was occupied by the Hiast family throughout the 20th century.
	1136	Maple Street	273201001516300	Plan 703, Lot 6 W/S Maple Ave	Fenwick	1850	Fenwick	Built - Residence	Presently a private residence, this building was once a Rice House/Bakery
	1141	Maple Street	273201001516800	Plan 16, Pt Lot 1	Fenwick	1875 (Rebuild)	Fenwick	Built & Cultural - Insitiutional (Former Church)	This building was originally a "Friends Meeting House". It was rebuilt in 1875 by the Hicksite group of Quakers on land at the intersection of Welland and Effingham Streets. It was subsequently moved to Fenwick and used for many years by the Fenwick Women's Institue.
	1146	Maple Street	273201001516100	Plan 16, Lot 8 & Lot 9	Fenwick	1900	Fenwick	Built	The most notable feature of this house is the circular porch with a conical roof.
	1150	Maple Street	273201001516000	Plan 16, Lot 10, NP 703	Fenwick	1900	Fenwick	Built	The "Haney-Tritton House" - Built by Louis Haney in the early 1900s; it remains a good example of "Turn-of-the-Century" Pelham houses.
	1237	Maple Street	273201001608006	Con 9 Pt Lot 15 RP 59R5697, Pt 1	Fenwick	1800	Fenwick	Built	Oldest home in Fenwick
	1411	Maple Street	Property cannot be Found	Property Cannot be Found	Ridgeville	1807	Ridgeville	Built - Insitutional (Church)	Pelham Evangelical Friends Church
	501	Memorial Drive	273201001402600	Pt Lot 10, Con 8, RP 59R3081, Pt 1	Pelham Centre	1871	Fenwick	Built	David Haist House - This farmhouse was probably built in the late 19th century by David Haist, and is still occupied by his descendants to this very day.
	304	Metler Road	Property cannot be Found	Property Cannot be Found	Effingham	1821	Effingham	Built - Institutional (School)	Hansler School - SS#2 Extensively Renovated

	602	Metler Road	273201000814600	Pt Lot 12, Con 6	North Pelham	1870-72	North Pelham	Built - Residence	First Presbyterian Church and Rectory - Built in 1870-72 of bricks made locally in the Tice Brickyard, the church represents a Presbyterian Community active in Pelham since the 1820s. Not much has changed to this day - the church retains its "architectural integrity".
	801	Metler Road	273201000812800	Pt Lot 16, Con 5, RP 59R3495	North Pelham	1855	North Pelham	Built & Cultural - Insitutional (School)	North Pelham School - SS#7 A school was operated in a farm building on this site from 1855, but there is little recorded information until the 20th century.
	858	Metler Road	273201000818900	Pt Lot 17, Con 6	North Pelham	1819	North Pelham	Built - Residence	Metler Homestead - Built before 1856, when this "Homestead Farm" was noted in a Metler family will, this home remained in the family until 1962.
	1331	Pelham Street	273203002011500	Pt Twp Lot 173, RP 59R9171, Pt 1	Fonthill	1860	Fonthill	Built - Residence	Built of bricks made in a kiln on Port Robinson Rd, Fonthill, this house belonged to Lydia Randall who married Avery Kinsman, one of Fonthill's pioneer businessmen.
	1450	Pelham Street	273203000503500	Plan 25, Pt Lot NP 715	Fonthill	1850	Fonthill	Built - Commercial	Registry Office - Dexter D'Everado built two registry offices in Fonthill in the 1840s and the remains of one of them are under this building constructed as a garage by Herbert Minor 1918.
	1469	Pelham Street	273203000413700	Plan 25, Pt Lot 32, NP 717	Fonthill	1820	Fonthill	Built & Cultural - Commercial (Tavern)	Part of a firefight during the 1837 Mackenzie Rebellion - moved from St. Johns. The building was moved to Fonthill in the early 1900s and used as a funeral parlour and store.
	1502	Pelham Street	273202000204100	Plan 25 Lot 63, Pt Lot 54 to Pt Lot 56, NP 717	Fonthill	1922	Fonthill	Built & Cultural - Commercial (Restaurant)	Various stores, including Robert Rogers' Ice Cream Parlour, operated here until 1939 when it was opened as a restaurant by Keith Crick.
	1507	Pelham Street	273202000300200	Plan 25 Lot 45 to 47, NP 717	Fonthill	1920	Fonthill	Built & Cultural - Commercial (Market)	Klager's Food Market - Longest running business still operating in Fonthill. It started as a butcher's store in 1934 by Gordon Klager.
	1522	Pelham Street			Fonthill	1895	Fonthill	Built - Residence	Home of Dan Kinsman - Founder of the Kinsman's Store Baptist Church from 1895 to 1926
	1531	Pelham Street	273202000300600	Plan 25 Pt Lot 1, Pt Lot B NP716 Pt Lot 49, NP717, RP 59R9367, Part 2	Fonthill	1929	Fonthill	Built - Residence	This house is notable as the home and office of Dr. Frederick Myers, who served as Fonthill's doctor for more than 30 years.
D	1544	Pelham Street	273202000204900	Plan 25, Lot 50 NP717	Fonthill	1894	Fonthill	Built - Residence	A fine example of the Queen Anne style of architecture, this house was built by Fred Kinsman, Fonthill postmaster and owner of the Kinsman family store, which operated for more than 100 years.
	162	Port Robinson Road	273203002007600	Pt Twp Lot 171	Fonthill	1830	Fonthill	Built - Residence	This birck farm house was built by John Hill, Town Clerk of Thorold, and retains oriinal woodowkr, windows and pine-plank flooring.
	2701	Regional Road 69	273201000802400	Pt Lot 20 Con 1	North Pelham	1852	North Pelham	Built - Insitutional (School)	This building was used a school from 1852 to 1965, serving four townships: Pelham, Cainsboro, Clinton and Louth.
	381	River Road	273203001715000	Pt Lot 7, Con 14	South Pelham	1852	South Pelham	Built & Cultural - Insitutional (School)	O'Reilly's Bridge School - SS #6 This building was a school from the mid 19th century with students from Wainfleet crossing O'Reilly's Bridge to attend school.
	475	Roland Road	273201000710102	Pt lot 9 Con 2, RP 59R2359, Part 1 & Part 3	Effingham	1810	Effingham	Built - Residence (2)	Contains two residences: an earlier rubble built cabin & later house. According to the Pelham historical calendar, this house was built by Joseph Disher.
	525	Sixteen Road	273201000715900	Pt Lot 10 Con 3	Effingham	1850	Effingham	Built - Residence	From 1855 to 1872, this Regency-style house was used as an Inn with a solid walnut bar served by a pump from the cellar.

	755	Sixteen Road	273201000805700	Pt Lot 15 Con 3	North Pelham	1882-83	North Pelham	Built - Institutional & Residential	Reece's School, now highly altered. This building is notable for a centre rose window.
	2363	Sulphur Spring Drive	273201000712900	Pt Lot 3 Con 3	Effingham	1870	Effingham	Built - Residence	Built by John Daboll, this hosue was restored in the 1970s to its original Victorian Gothic appearance.
	382	Tice Road	273202001301700	Pt Lot 7, Pt Lot 8 Con 7	Effingham	1876	Effingham	Built - Residence	A house is shown on this site in the 1876 Page Atlas, and was advertised as a "beautiful country seat" by the Brown Brothers, who operated an extensive nursery on the surrounding land from 1891 to 1915.
	417	Tice Road	273202000913500	Con 6, Pt Lot 8	Effingham	N/A	Effingham		
	471	Tice Road	Property cannot be Found	Property Cannot be Found	Ridgeville	1835-1845	Ridgeville	Built -	
	711	Tice Road	273201000818302	Pt Lot 14 Con 6	North Pelham	1837	North Pelham	Built - Residence	Built by John Scholfield who was prominent in local affairs and a Niagara District Magistrate. The house is a fine example of the Regency Style.
	152	Townline Road	Property cannot be Found	Property Cannot be Found	Fenwick	1835	Fenwick	Built - Residence	
	855	Twenty Road	273201000801700	Pt Lot 17 Con 1, RP 59R9933, Part 4	Pelham Union	1834	North Pelham	Built - Commercial/Residence	John Buckbee operated this building as an Inn (Buckbee Inn) from the 1830s to the 1860s, which accounts for its two front doors.
	181	Welland Road	273203001202500	Pt Lot 3 Con 9, RP 59R3154, Part 1	Fonthill	1890	Fonthill	Built - Residence	Built by Frances Brasford, this building was occupied by his daughter (Bessie Weed) until 1979.
	326	Welland Road	273202001316000	Pt Lot 6 Con 10	Ridgeville	1863	Ridgeville	Built - Residence	This building is a good exmaple of Regency-style Architecture. It is featured in the 1876 Page Atlas as the reisidence of S.W. Hill (a Quaker businessman and farmer)
	730	Welland Road			Fenwick	1850	Fenwick	Built - Residence	Built by Jospeh Garner - Industrious Entrepreneur who started a business selling ash to housewives for making soap. He added the decorative front to the house in 1873.
	2264	Wessel Road			Fenwick	1855	Fenwick	Built -	
	2809	Wessel Road			Effingham	N/A	Effingham	Built - Structure(s)	Barn is of significance