Heritage

County of Brant Public Library-Paris

05 December 2024

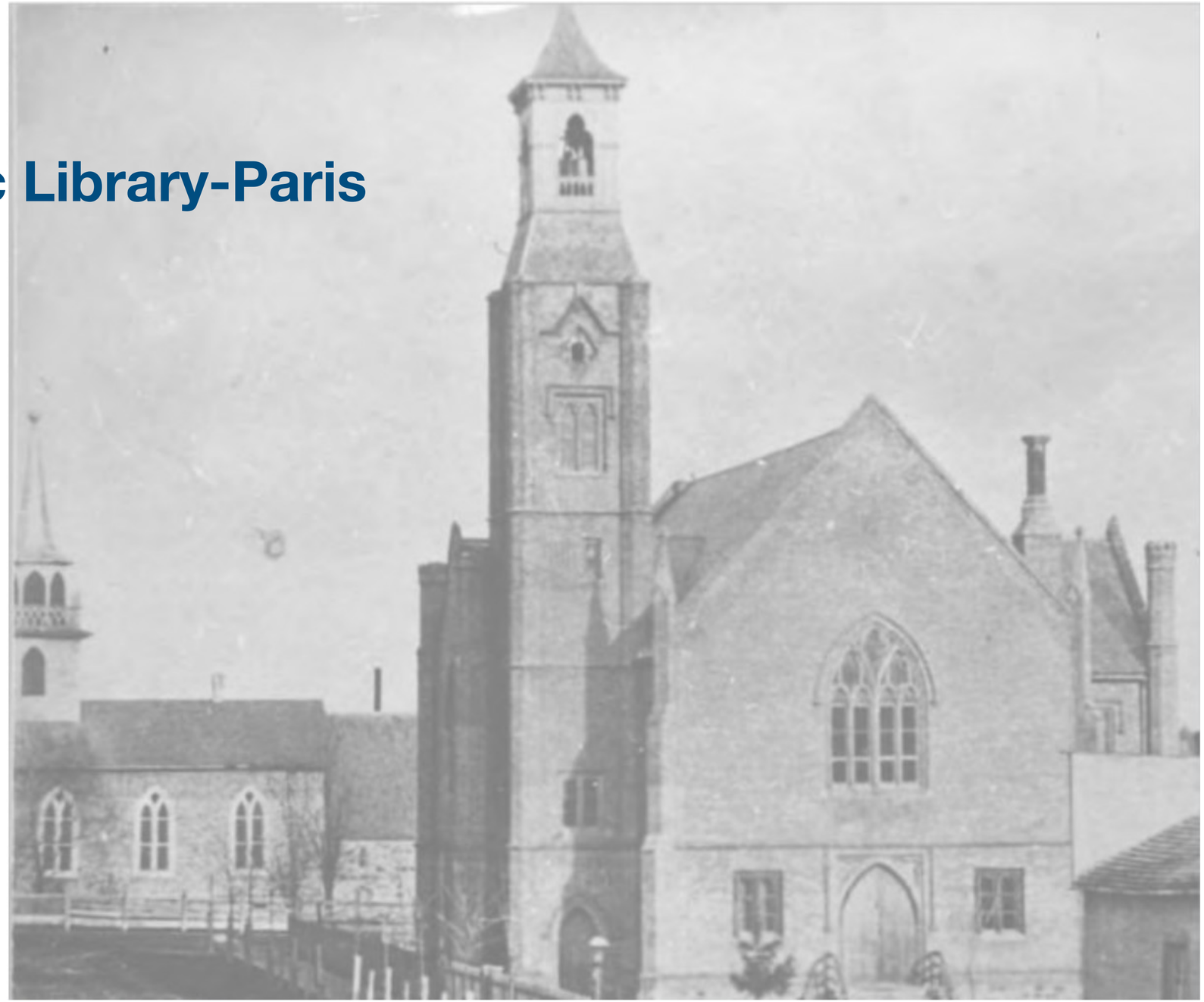
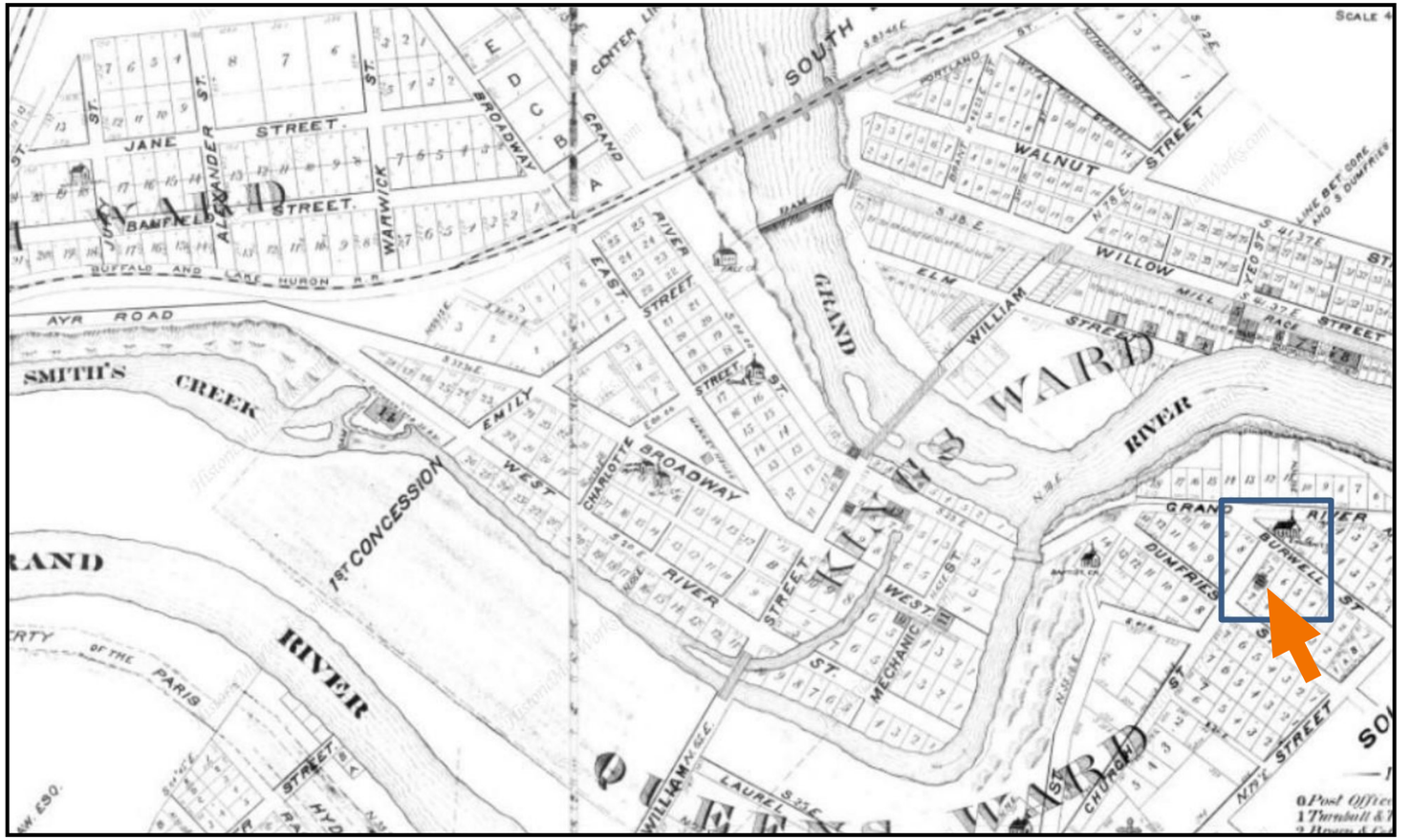


Image of the old Town Hall shortly after construction

Paris, Ontario illustrated in Brant County Illustrated (atlas), 1875 published by Page and Smith. Detail of the location of the Town Hall and Market and St. James Anglican Church identified.



The Town Hall was completed in 1854.

The Town Hall second floor was used for several uses and served the community as a social and cultural hub. Many events were held in the Town Hall.

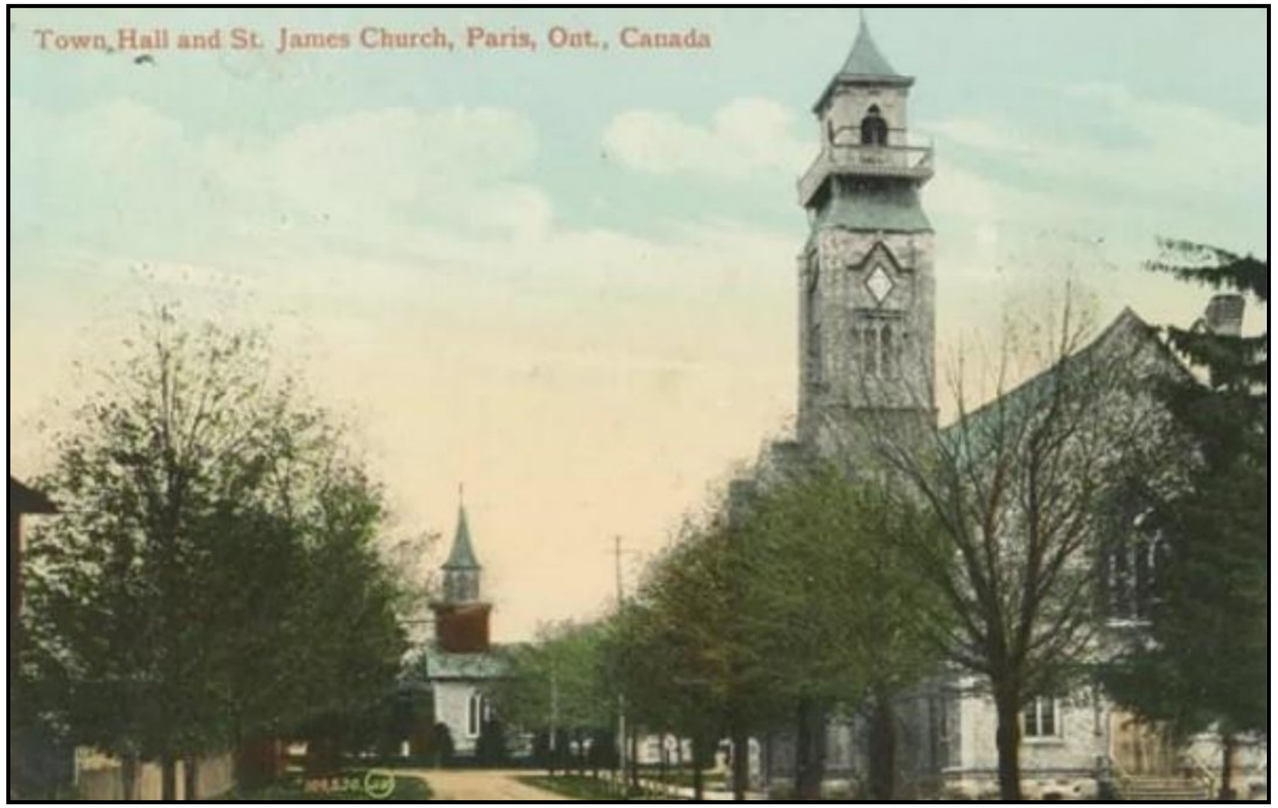
The ground floor was home to the clerk and treasurer as well as partially a market, and in the mid 1850s, a grammar school was established in the building but by 1856, the council requested use of the room that was being used for the Grammar School.

The basement housed the jail as well as partially a market accessed from grade

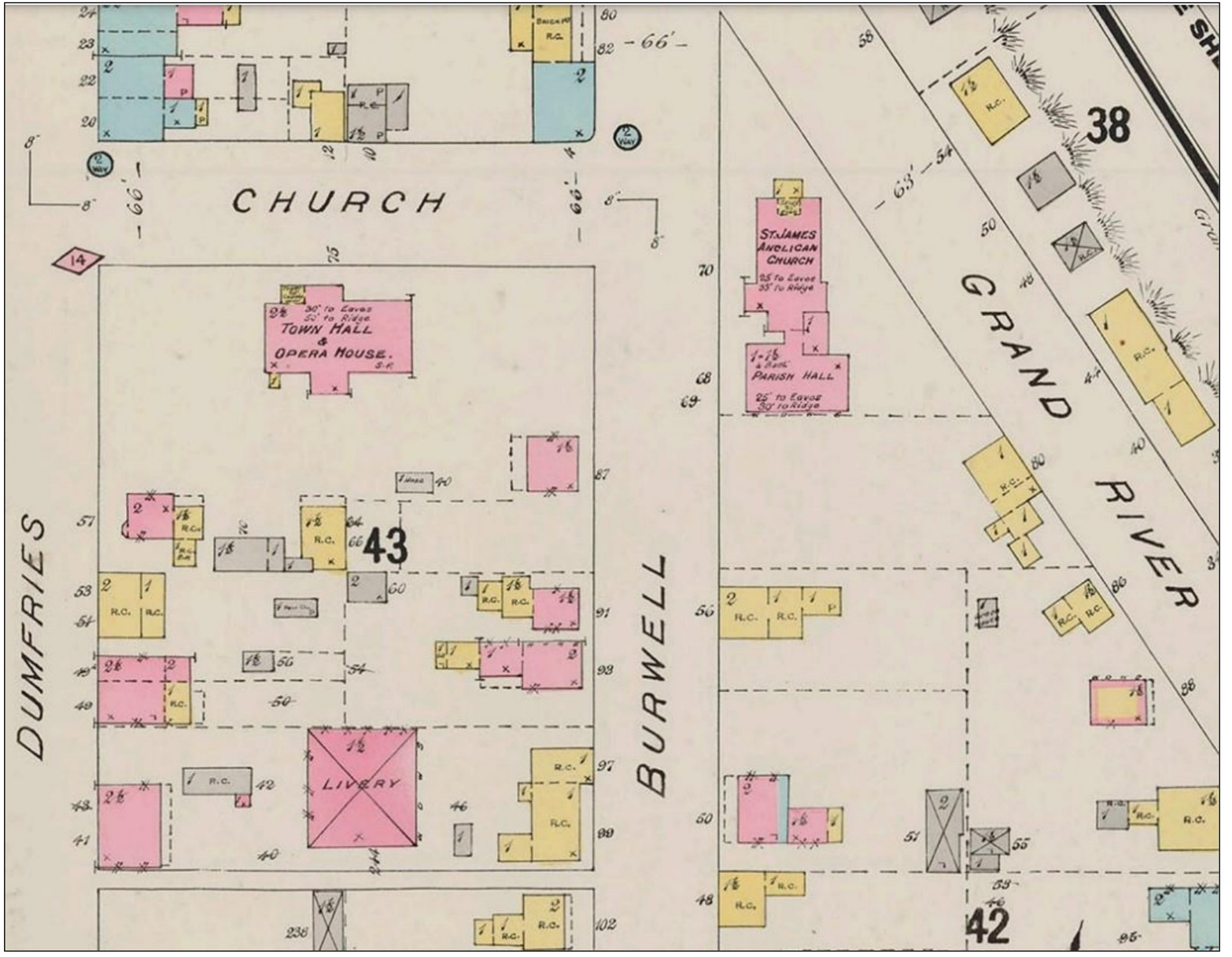
The first Town Council meeting was held on January 21st, 1856.

In 1874, the town purchased a bell for the Town Hall for $500 from Meneely Bell Foundry. They hired a bell ringer and rang the bell three times a day at 6:00 am, noon and 6:00 pm.

In 1900, Council Members moved their offices to a new location.



Post Card images of the Old Town Hall from around the turn of the last century. Windows and doors remain unchanged in these images suggesting a date prior to the needle works changes c1917. The tower remains but has a balcony added for fire watch purposes. Note growth in trees along Church St.



Detail from Goads Fire Insurance Plan, 1913. The Town Hall is described as a Town Hall and Opera House since it was being used extensively for operas (vaudeville) at this time. The building is described as two and a half storeys with thirty feet to eaves, and fifty feet to ridge. The rear addition had not been added to the Town Hall in 1913

In 1900, Council moved their offices to a new location.

1900-1917, the Town Hall was used as an entertainment venue for operas, plays and performances.

In 1915, as part of the war effort, the basement was converted for manufacturing of artillery shells by G.W. McFarlane Engineering Co.

In 1882, James Wheeler established a needle factory in Paris, Ontario. In 1917, they moved into the Town Hall building. The remnants of the painted signage on the front façade identifying the building as Wheeler Needle Works is still visible today. An addition was added to the building during the early tenure of Wheeler Needle Works. In 1945, there was a fire in the basement.

In 1954 In 1954, Mary Maxim, a yarn and craft company purchased the building, and a second-floor addition was made to the rear addition.

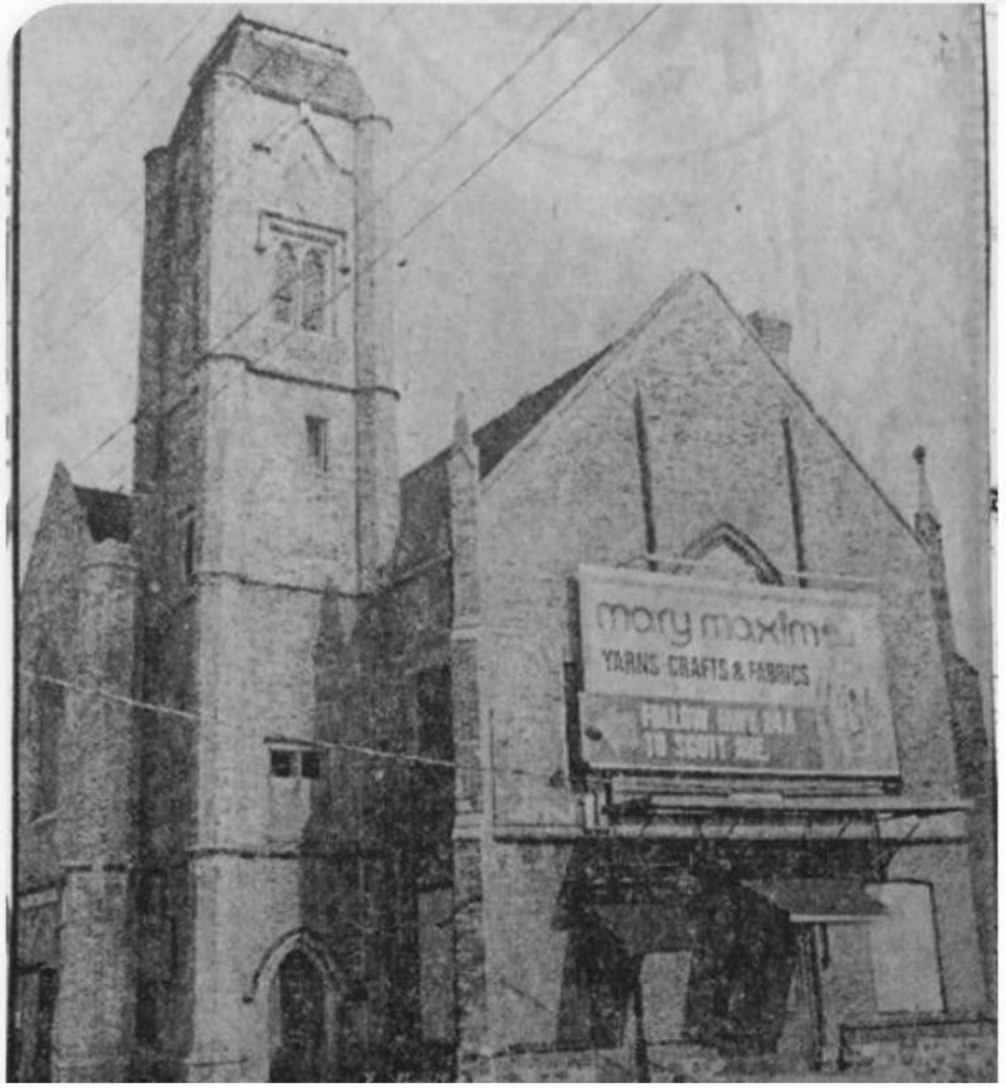


Image of the old town hall when occupied by Mary Maxim, note large billboard. Assumed to be in the 1950s, the spire had been reduced to just the lower roof after the removal of the spire, balcony, bell and belfry in c1953.

Changes to the building over the years include:

- Addition to the east and south for the Wheeler Needle Works and removal of the ground floor east wall and alteration of many windows
- Lowering of the ground floor for industrial purposes, affecting the north stair to the Assembly room
- A second floor addition and east extension to the east addition for Mary Maxim
- removal of the bell tower and ultimately the entire tower roof.
- Removal of the east stair in the double stair access to the Assembly Room

Designation

This property has been designated under the Ontario Heritage Act Part IV, individual designation.

The Identified Heritage Attributes for the property are:

Exterior

- Conserve as much of the original exterior brick as possible
- The brick section of the bell tower
- Exterior elements over doors including the skylight and transept over the west facing door
- Conservation of the windows or reproduction with 12 over 12, or 9 over 12 panes where they exist
- Brick tracery over the doors and windows where it exists
- Angle buttresses with finials
- Stencil writing on the brick

Interior

- Integrity of the upper hall including the exposed beams and cross bracings. If the beams are unsalvageable then replica beams must be used
- Wide plank wooden flooring where it exists
- Gothic style lancet entryways and windows where they exist
- Interior brick and wooden beams on the main floor
- Stone walls and features such as later above and at least 1 of 2 jail cells

Excluded from designation

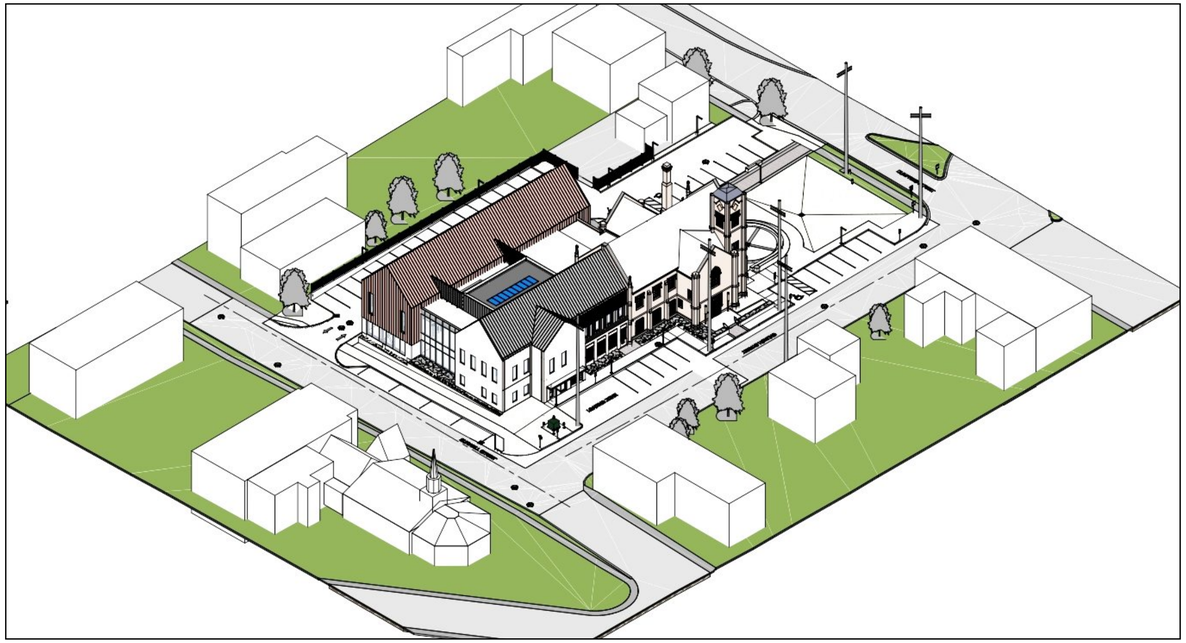
- The two later additions on the east side of the building
- The upper wooden section of the bell tower

Proposal

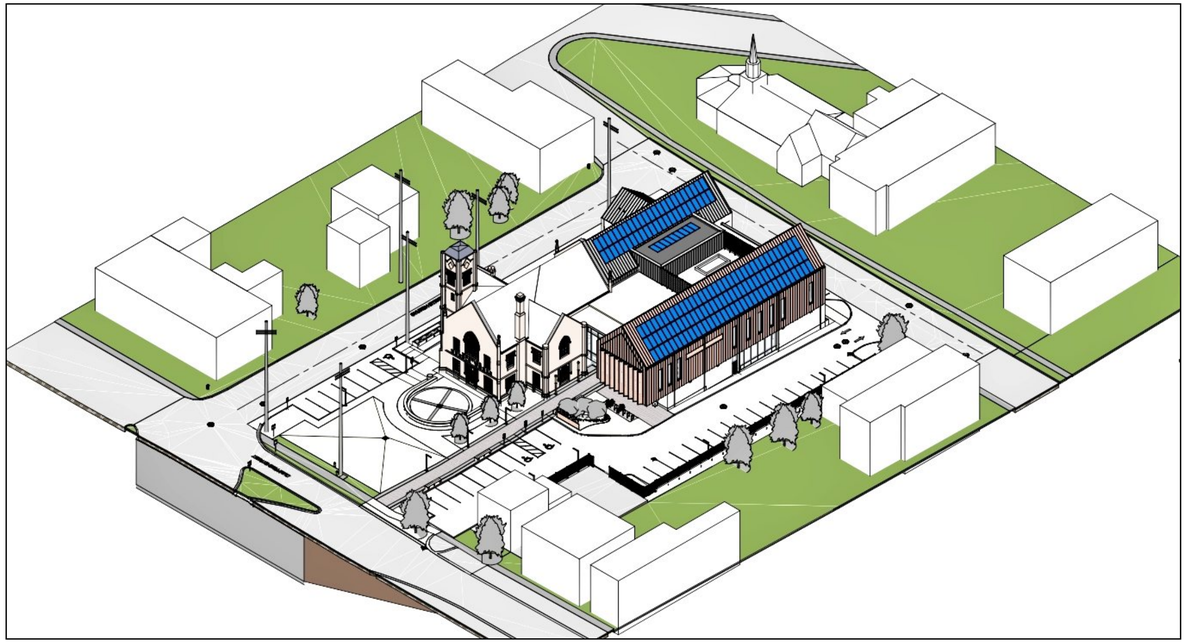
The Old Town Hall (OTH) is proposed to be the site of a new main branch library for Brant County. This requires a substantial addition to the building and consideration for how the Old Town Hall is interconnected to and part of the new project to minimize impacts to the identified Heritage Attributes.

Care has been taken to preserve the whole of the Old Town Hall including its interior spaces and exterior walls which include most of the identified heritage attributes. Interconnections take advantage of wall openings that already exist from former alterations and require a minimum of new alterations.

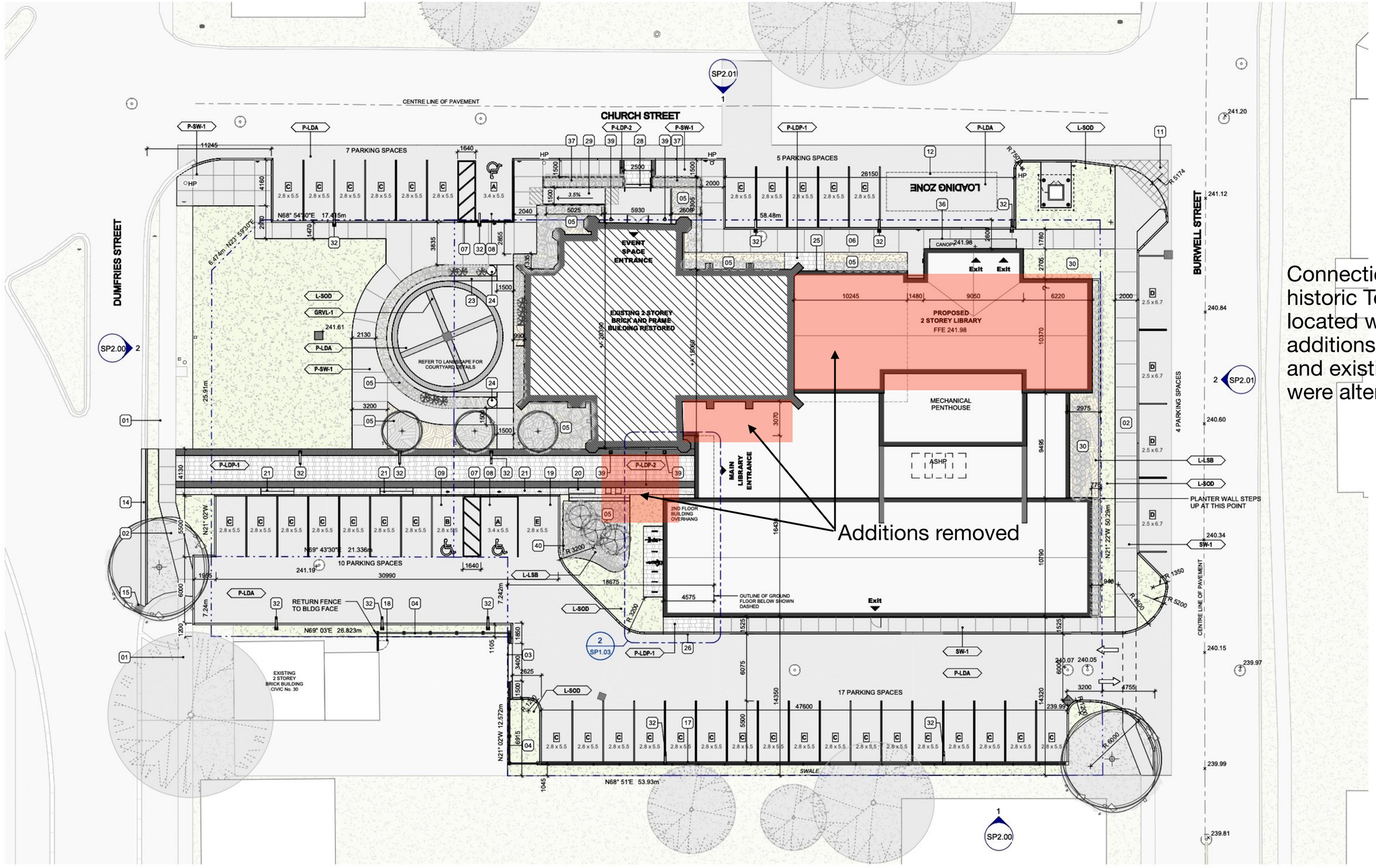
The form and massing of the new addition takes its design clues from the heritage building in order to make a harmonious composition.



3D perspective view from the NE showing the historic building and new addition. DPAI-SZ



3D perspective view from the SE showing the historic building and new addition and new main entrance. DPAI-SZ



Connections to the historic Town Hall are located where former additions were located and existing walls were altered

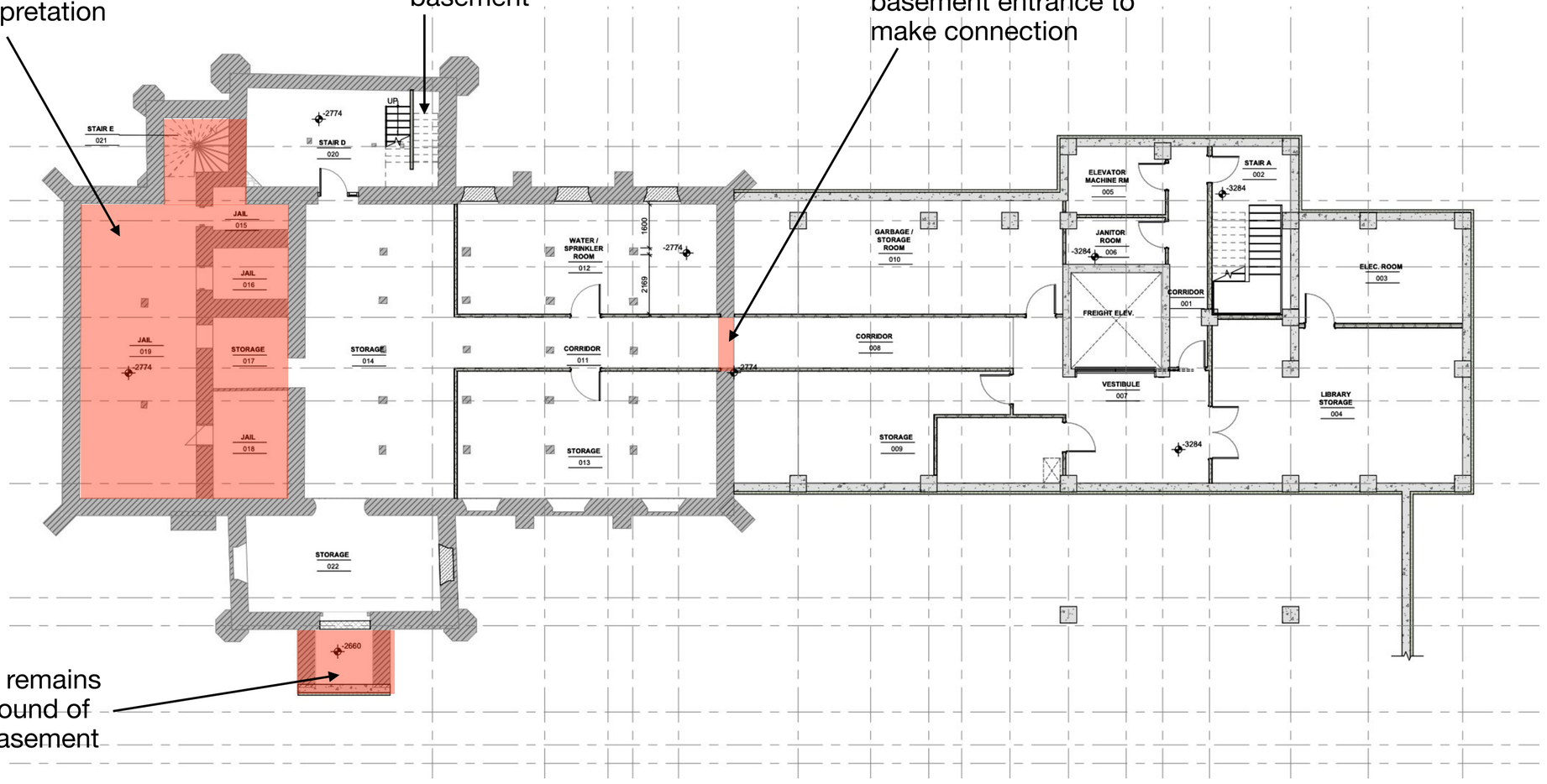
1 PROPOSED SITE PLAN
1 : 200

Site Plan

Preserve Jail as is for future enhancement and interpretation

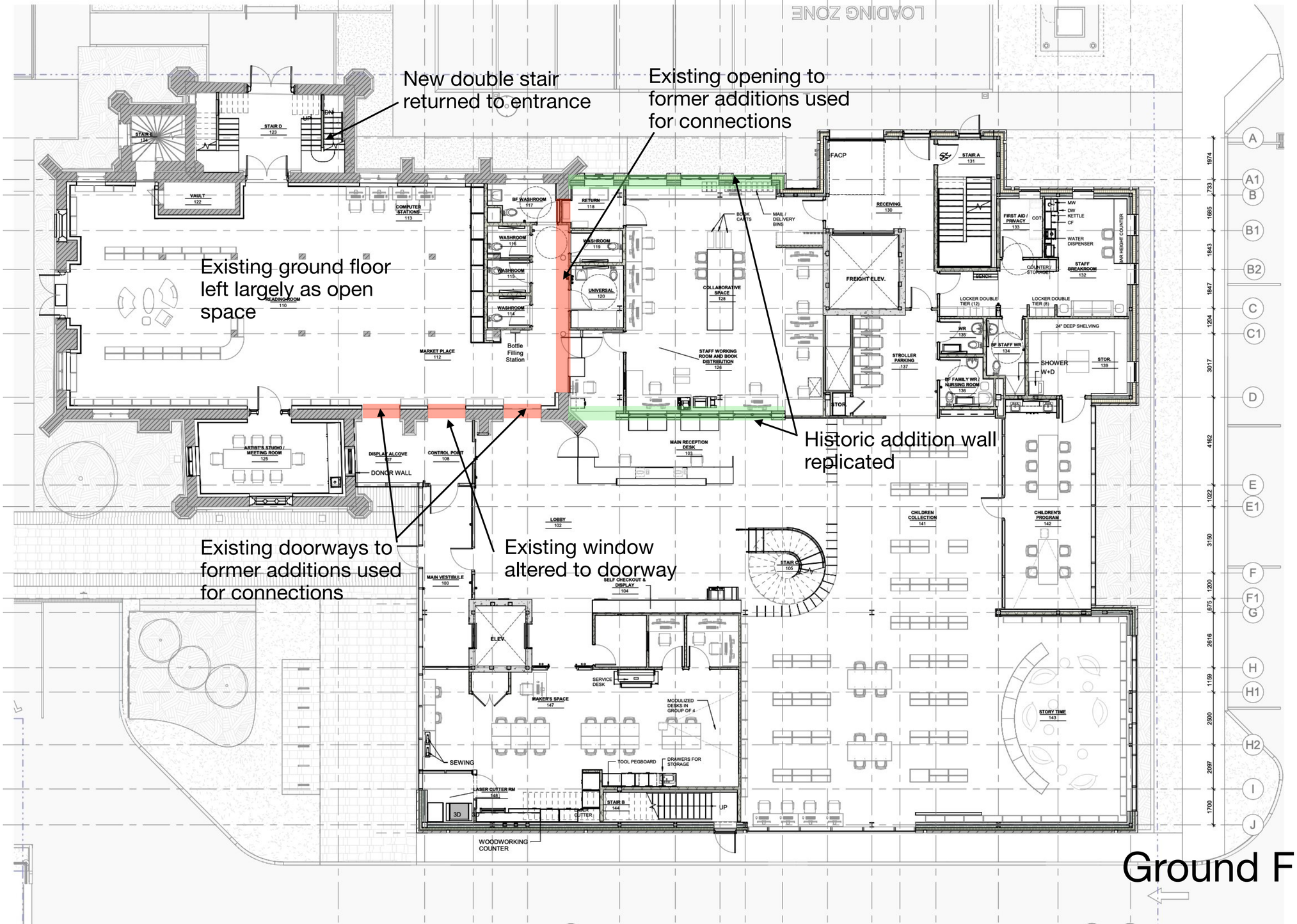
Reinstall a stair to the basement

Reopen former basement entrance to make connection

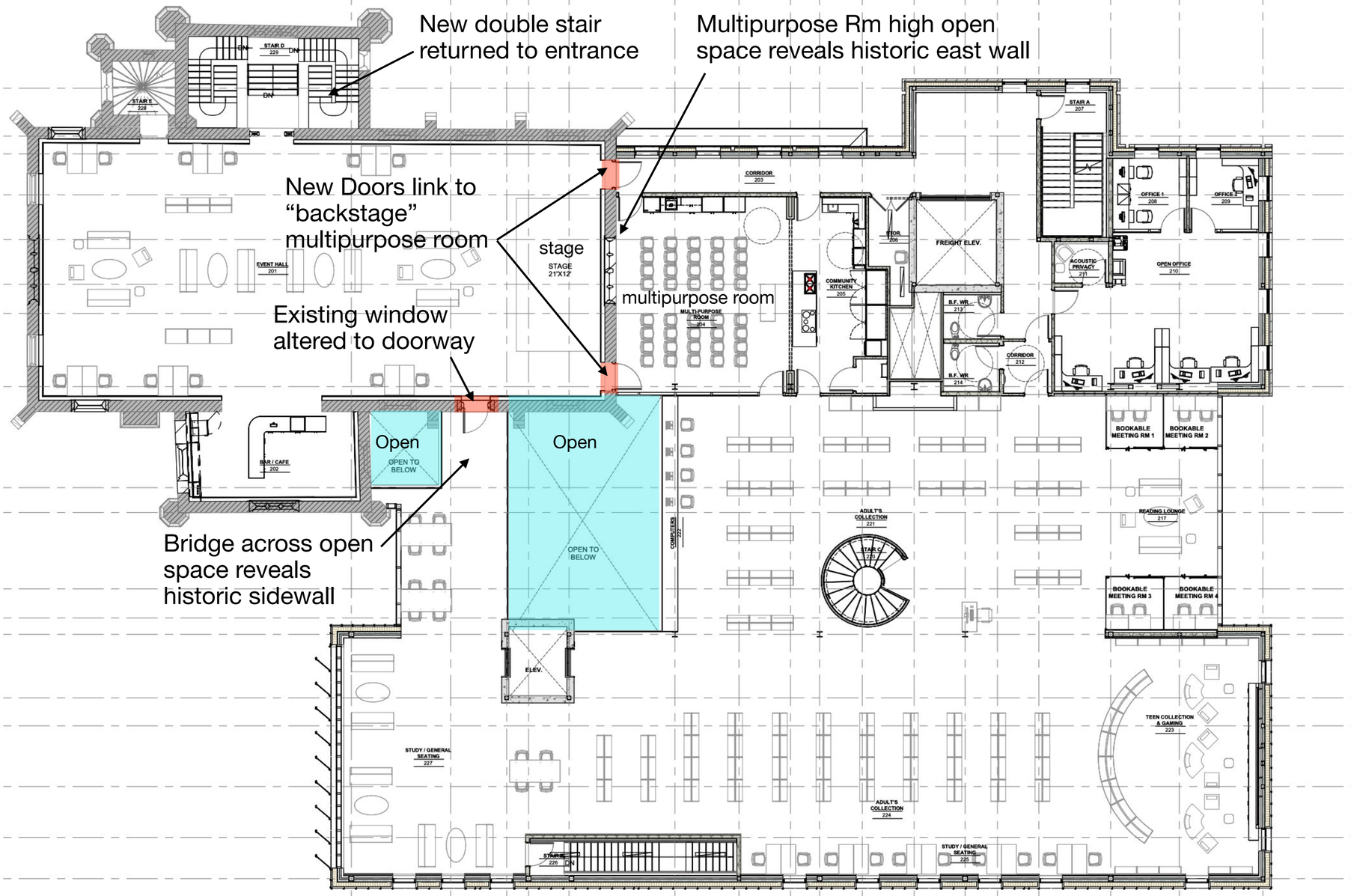


Preserve remains below ground of former basement entrance

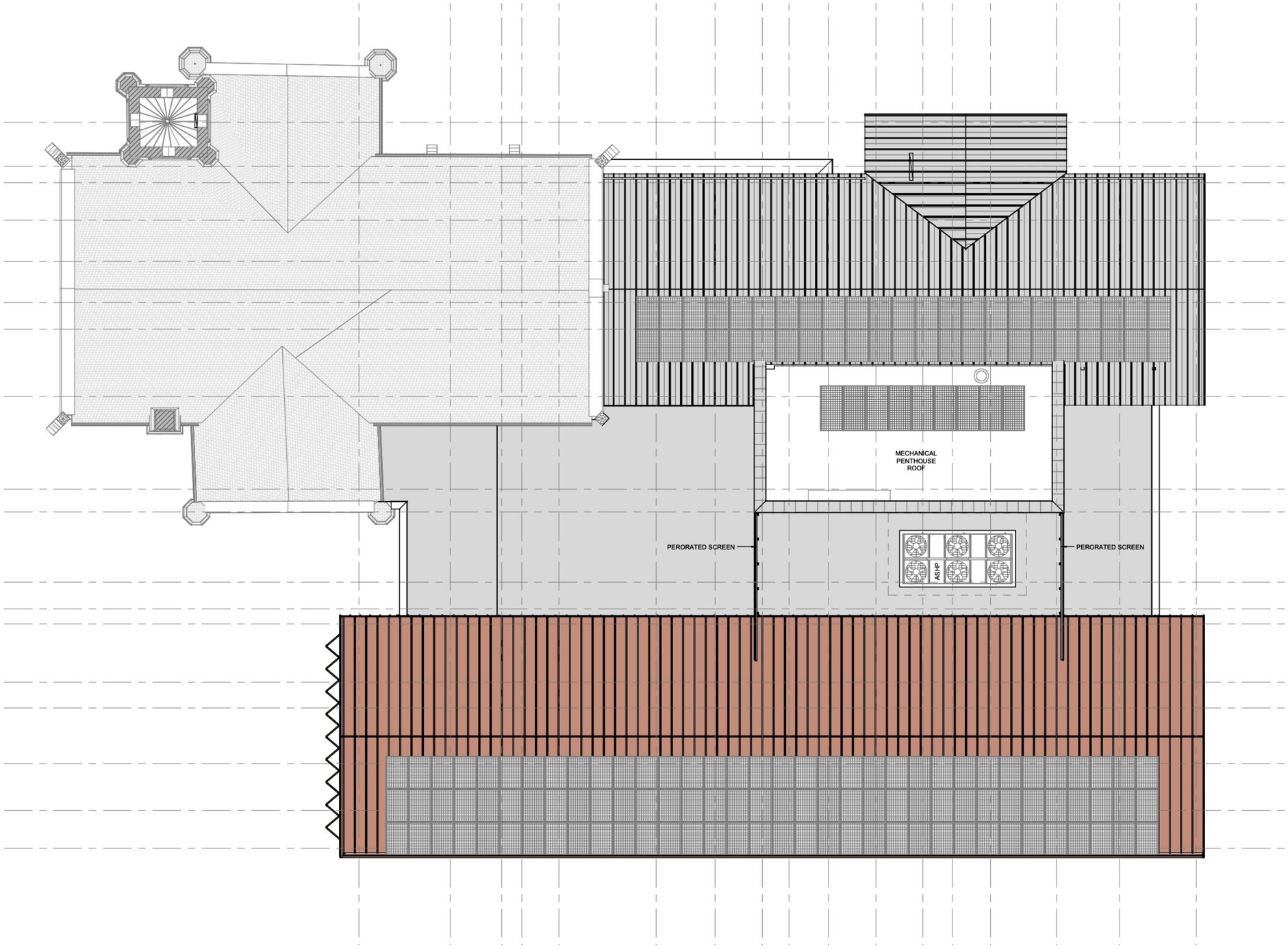
Basement Plan



Ground Floor Plan



Second Floor Plan


MECHANICAL
PENTHOUSE
ROOF
PERORATED SCREEN
PERORATED SCREEN
ASHP

Roof Plan

Illustration from the south west

Impacts of Proposed Project

Great care has been taken in the concept for the reuse of the building and the required additions for a library. Nonetheless there are some impacts to the heritage building from this prosed development.

Impacts of the new addition are primarily:

- The alteration of one additional window at the ground floor to make a doorway
- The alteration of one second floor window to make a doorway
- The alteration of the east assembly hall wall to make two doorways
- The impact of the new structure against the walls of the Old Town Hall where they meet including waterproofing both together.
- The change of form of the historic building. This began however in c.,1917 with the first east addition, subsequent additions and now this addition
- The change of context with the expansion of building on the site and some loss of view to the heritage building from the SE

Building Condition

The building requires considerable repair. There is much damage from water penetration through roof and walls and freezing and thawing to both interior and exterior as well as deferred maintenance and the effects of time. The following types of work are required:

Reconstruction, where existing walls have deteriorated to the point they are loose and unstable. This is concentrated at the octagonal clasping buttresses and at the building parapets.

Repairs, where Building materials, brick or stone have deteriorated, some new bricks may be required; shifted, some lintels have dropped, moved; there are cracks in various locations, water damage, to interior finishes, wood trim etc.

Restoration, where elements are missing or so severely deteriorated they require reconstruction. This includes; at windows where wood is so deteriorated it is beyond repair and sections have already been removed. Doors and openings where more recent alterations served conditions that no longer exist, such as two west doors to the same room or the south wall where openings connect to additions that will be removed. The main stair where half has been removed.

Maintenance, where work is required to preserve existing materials and arrangements, such as brick and stone repointing, flashing has failed, roofing is at the end of useful life and is the wrong type of roofing.

Preservation; where existing materials are in good functional condition and may continue in service for years to come.

Images that illustrate some of the existing conditions. All areas of the building require work from foundations to roof both inside and at the exterior.



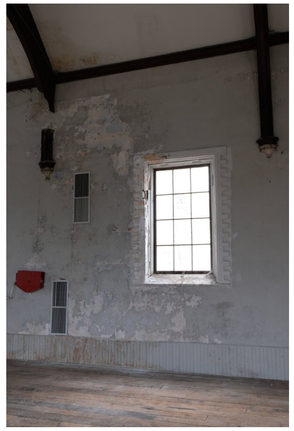






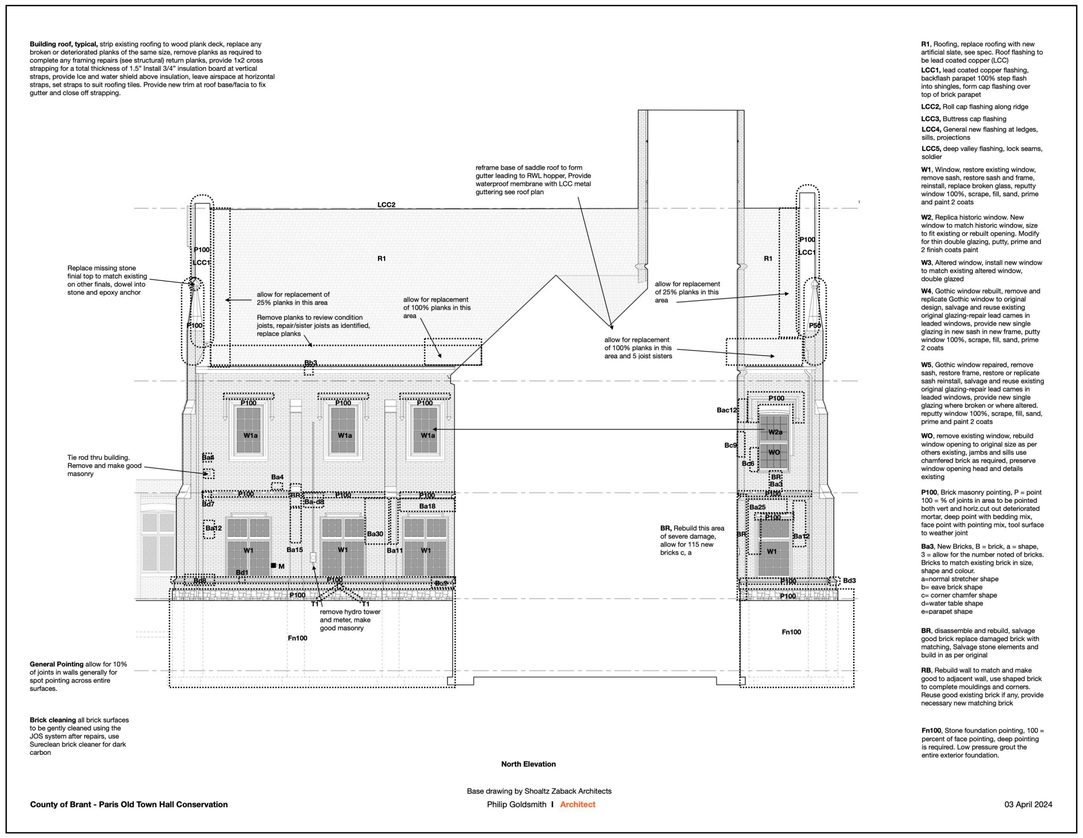


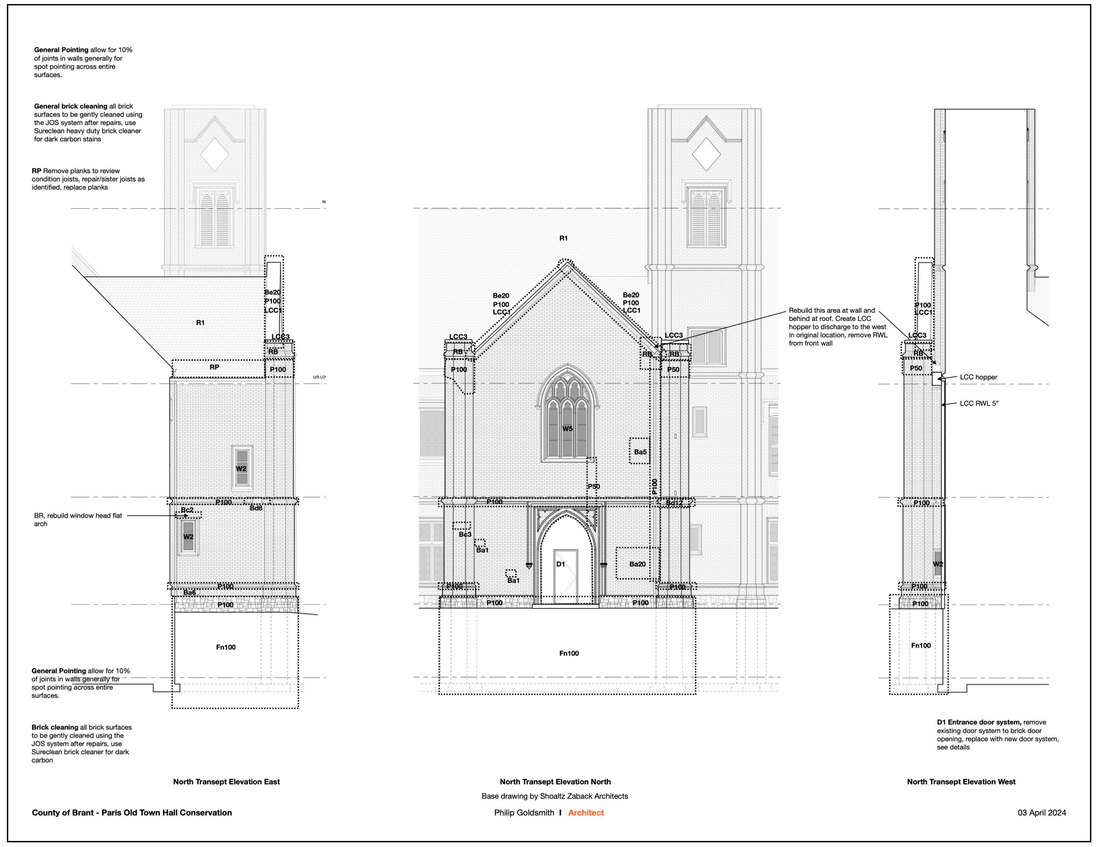



Conservation

As a part of the project the historic building will be the subject of restoration and repair. Some of the changes from the Wheeler period are preserved to help illustrate the story of the building through time, including, the retention and repair of some of the 1917 windows and reconstruction of the north and south wall of the Wheeler addition that makes sense of the removal of the ground floor east wall of the old town hall.

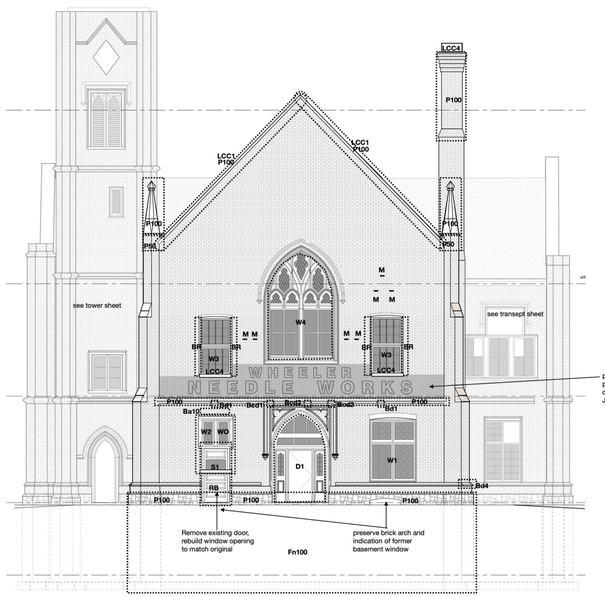




General Pointing allow for 10% of joints in walls generally for spot pointing across entire surfaces.

Brick cleaning all brick surfaces to be gently cleaned using the JOS system after repairs, use Sureclean brick cleaner for dark carbon

Gutters and RWL typical, remove and replace, see details



painted wall sign, this is to preserved, protect from damage, mortar droppings, and JOS cleaning of building

Remove existing door, rebuild window opening to match original

preserve brick arch and indication of former basement window

D1 Entrance door system, remove existing door system to brick door opening, replace with new door system, see details

D2 Preserve and restore existing door and frame, scrape, fill, sand, paint.

M, Embedded metal clip, bracket, fitting. Remove metal and make good brick and joints

SR, Rebuild stone wall to match existing

S1, Stone window sill, replace missing cut stone sill, duplicate surviving original sill

S3, Repair existing rubble stone wall, replace missing stones

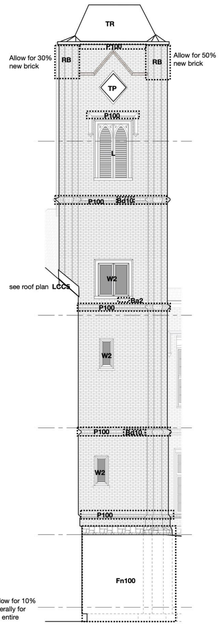
CR, crack, cut out cracked joints and remove and replace cracked brick, make good wall

General Pointing allow for 10% of joints in walls generally for spot pointing across entire surfaces.

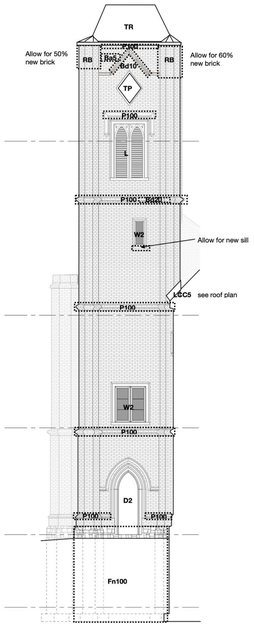
Brick cleaning all brick surfaces to be gently cleaned using the JOS system after repairs, use Sureclean brick cleaner for dark carbon

West Elevation

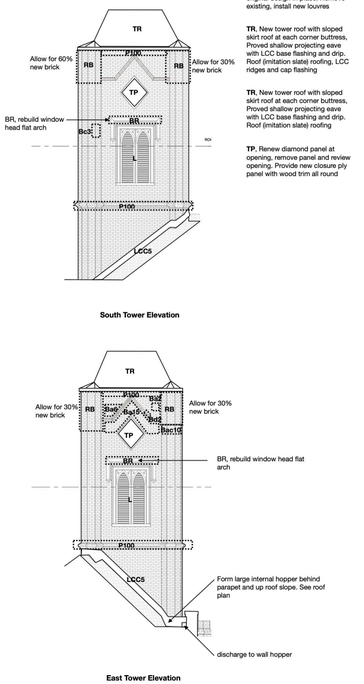
Base drawing by Shoaltz Zaback Architects



North Tower Elevation



West Tower Elevation



South Tower Elevation

East Tower Elevation

L Reproduce new louvres base on original design in place. Remove existing, install new louvres

TR, New tower roof with sloped skirt roof at each corner buttress, Proved shallow projecting eave with LCC base flashing and drip. Roof (imitation slate) roofing, LCC ridges and cap flashing

TR, New tower roof with sloped skirt roof at each corner buttress, Proved shallow projecting eave with LCC base flashing and drip. Roof (imitation slate) roofing

TP, Renew diamond panel at opening, remove panel and review opening. Provide new closure ply panel with wood trim all round

General Pointing allow for 10% of joints in walls generally for spot pointing across entire surfaces.

Brick cleaning all brick surfaces to be gently cleaned using the JOS system after repairs, use Sureclean brick cleaner for dark carbon

Base drawing by Shoaltz Zaback Architects

County of Brant - Paris Old Town Hall Conservation

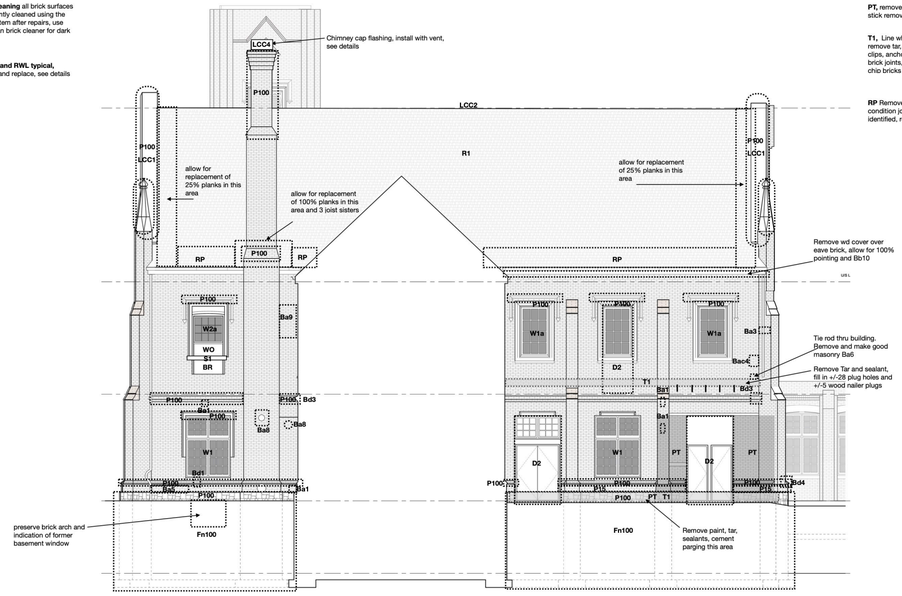
Philip Goldsmith I Architect

03 April 2024

General Pointing allow for 10% of joints in walls generally for spot pointing across entire surfaces.

Brick cleaning all brick surfaces to be gently cleaned using the JOS system after repairs, use Sureclean brick cleaner for dark carbon

Gutters and RWL typical, remove and replace, see details



South Elevation

D2 New doorway, Cut new opening at existing window to create new entrance door, remove masonry, wood framing, doors and windows. See details of new door. Preserve decorative brick window trim

PT, remove paint from brick, peel and stick remover then JOS cleaning

T1, Line where previous roof connected, remove tar, sealants, cement, wood, metal clips, anchors, make good damage to brick joints, replace any fractured or large chip bricks

RP Remove planks to review condition joists, repair/sister joists as identified, replace planks

Base drawing by Shoaltz Zaback Architects

General Pointing allow for 10% of joints in walls generally for spot pointing across entire surfaces.

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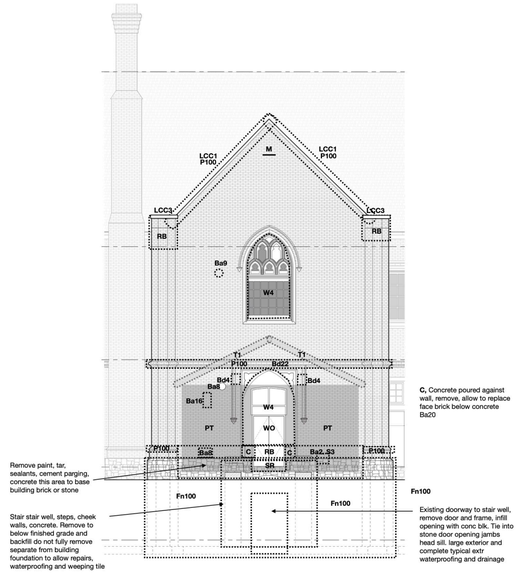

C, Concrete poured against wall, remove, allow to replace face brick below concrete Ba20

South Transept South Elevation

Base drawing by Shoaltz Zaback Architects

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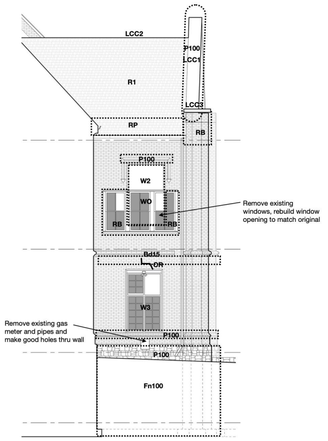
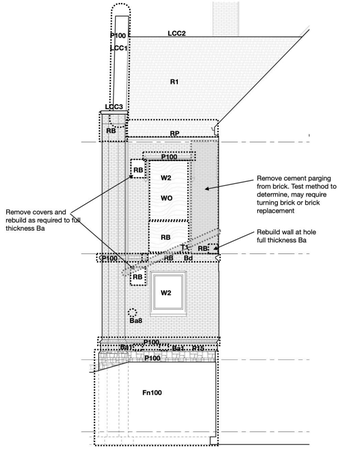
Gutters and RWL typical, remove and replace, see details

RP Remove planks to review condition joists, repair/sister joists as identified, replace planks

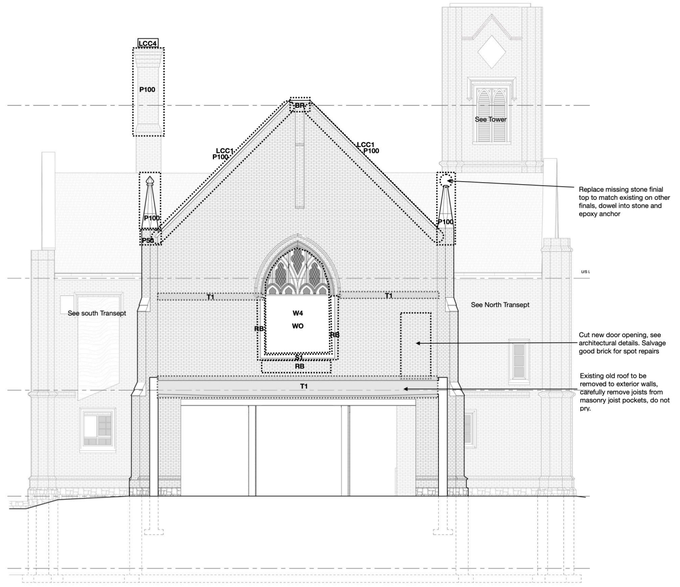


South Transept West Elevation



South Transept East Elevation

Base drawing by Shoaltz Zaback Architects



East Elevation

Base drawing by Shoaltz Zaback Architects

T1, Wood trim at truss, cut back damage to sound wood and clean cut. Replace missing trim to match existing at undamaged wood truss, finish to match existing

T2, Boss at base of wood trim, make new boss to match existing at complete trusses, install at base of wood trim, finish to match existing

T3, Wood trim or wood door, repair, scrape, fill, sand refinish, paint

T4, Wood trim - pieces missing, provide Dutchman to make good wood trim

T5, Cement parging "trim" on masonry at window, repair, fill missing voids and cracks repaint

T6 Gothic wood trim missing, replicate wood trim around gothic window to match existing at L2

T7 Base wainscot trim missing, replicate existing trim in L2 Hall, install, paint finish, make good to plaster finish

General, every finished surface Level 1 and Level 2 requires scraping, filling-patching, sanding smooth, painting. Good wood trusses clean, lightly sand and coat with clear finish. Wood truss and pendant repairs including bosses should be finished to match the existing wood trusses

WOB, basement window opening, remove infill and close window opening with new stone set back from interior face +/- 4" full to exterior, bond to existing stone jambs with heli-ties or stone bonding.

SRB, stone wall rebuild area noted, existing stone may be reused, add any required field stone to complete work

W1, Window, restore existing window, remove sash, restore sash and frame, replace broken glass, reputty window 100%, scrape, fill, sand, prime and paint 2 coats (W1a L2 Great Hall windows)

W2, Replica historic window. New window to match historic window, size to fit existing or rebuilt opening. Modify for thin double glazing, putty, prime and 2 finish coats paint W2a matches W1a

W3, Altered window, install new window to match existing altered window, double glazed

W4, Gothic window rebuilt, remove and replicate Gothic window to original design, salvage and reuse existing original glazing-repair lead cames in leaded windows, provide new single glazing in new sash in new frame, putty window 100%, scrape, fill, sand, prime 2 coats

W5, Gothic window repaired, remove sash, restore frame, restore or replicate sash reinstall, salvage and reuse existing original glazing-repair lead cames in leaded windows, provide new single glazing where broken or where altered. re-putty window 100%, scrape, fill, sand, prime and paint 2 coats

WO, remove existing window, rebuild window opening to original size as per others existing, jambs and sills use chamfered brick as required, preserve window opening head and details existing

P100, Brick masonry pointing, P = point 100 = % of joints in area to be pointed both vert and horiz.cut out deteriorated mortar, deep point with bedding mix, face point with pointing mix, tool surface to weather joint

Ba3, New Bricks, B = brick, a = shape, 3 = allow for the number noted of bricks. Bricks to match existing brick in size, shape and colour.
a=normal stretcher shape
b= eave brick shape
c= corner chamfer shape
d=water table shape
e=parapet shape

PB1, Hole through wall, rebuild masonry, plaster on masonry 3 coat finish level with existing plaster smooth

PL1,Existing damaged plaster on masonry, remove loose and friable plaster to sound base, re-plaster 3 coats if required finish level with existing plaster smooth

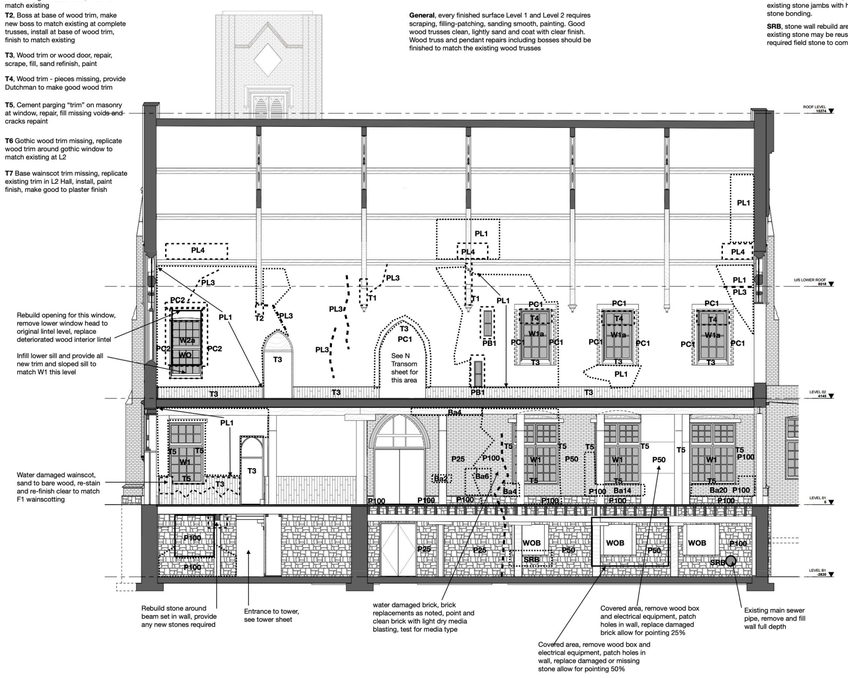
PL2, Missing or delaminated plaster, remove plaster to substrate, clean lath or masonry re-plaster level with existing smooth

PL3, Cracked plaster, cut out each side of crack, undercut joint, clean base, apply bonding agent, re-plaster level with existing smooth

PL4, Hole through plaster on lath, install new plaster lath, re-plaster 3 coat plaster level with existing smooth

PC1, Cast Plaster trim scrape off loose material to sound base, new plaster surface as required to original profile

PC2, Cast Plaster trim missing, clean materials to sound base, new cast plaster trim to original profile, complete trim or make good to existing trim



Interior North Elevation

Base drawing by Shoaltz Zaback Architects

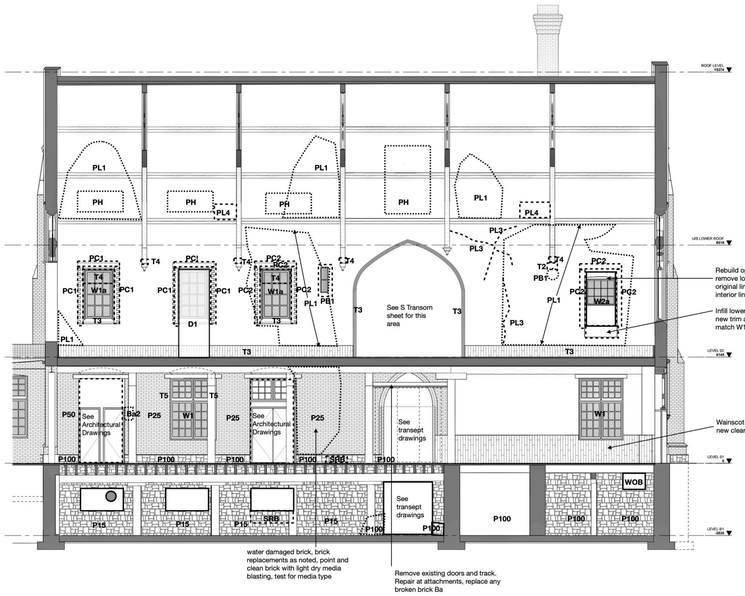
County of Brant - Paris Old Town Hall Conservation

Philip Goldsmith I Architect

03 April 2024

PH, Multiple holes in plaster, fill and make good ceiling

General, every finished surface Level 1 and Level 2 requires scraping, filling-patching, sanding smooth, painting. Good wood trusses clean, lightly sand and coat with clear finish. Wood truss and pendant repairs including bosses should be finished to match the existing wood trusses



Interior South Elevation

North Transept Elevation West

Base drawing by Shoaltz Zaback Architects

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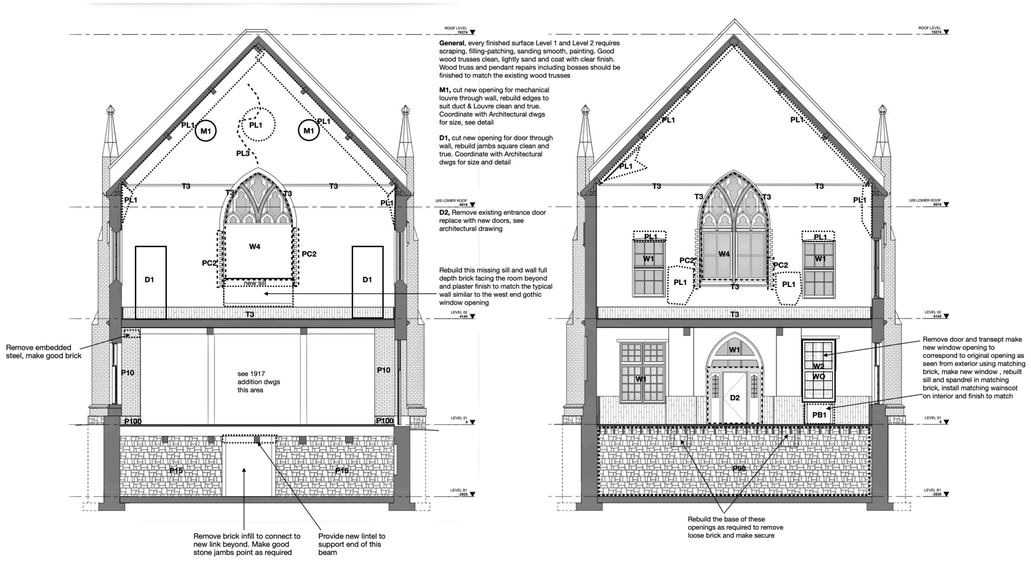


Interior East Elevation

General, every finished surface Level 1 and Level 2 requires scraping, filling-patching, sanding smooth, painting. Good wood trusses clean, lightly sand and coat with clear finish. Wood truss and pendant repairs including bosses should be finished to match the existing wood trusses

M1, cut new opening for mechanical louvre through wall, rebuild edges to suit duct & Louvre clean and true. Coordinate with Architectural dwgs for size, see detail

D1, cut new opening for door through wall, rebuild jambs square clean and true. Coordinate with Architectural dwgs for size and detail

D2, Remove existing entrance door replace with new doors, see architectural drawing

Rebuild this missing sill and wall full depth brick facing the room beyond and plaster finish to match the typical wall similar to the west end gothic window opening

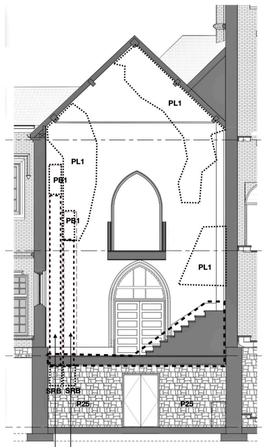
Interior West Elevation

Base drawing by Shoaltz Zaback Architects

County of Brant - Paris Old Town Hall Conservation

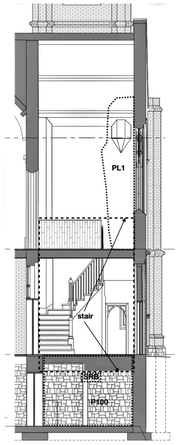
Philip Goldsmith I **Architect**

03 April 2024

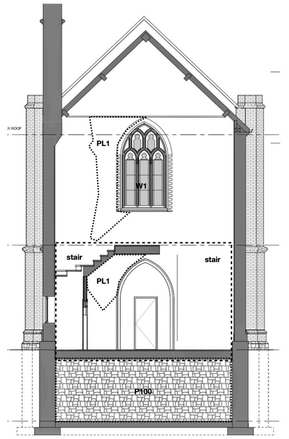


South

General, every finished surface Level 1 and Level 2 requires scraping, filling-patching, sanding smooth, painting. Good wood trusses clean, lightly sand and coat with clear finish. Wood truss and pendant repairs including bosses should be finished to match the existing wood trusses



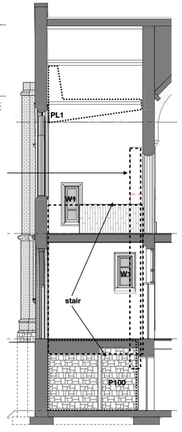
West



North

Stair. Existing stair to be removed, salvage elements of the stair handrail for future display as directed. Landing at L2 and floor at L1 to be reconstructed. New double stair to be installed by others. Where required re-plaster walls in this area 3 coats smooth and flat at the same surface level as existing above. Scrape, sand, patch and make good other plaster if new not required at well adhered plaster, skim coat if required.

Remove existing ducts to basement and in basement. Fill and make good holes in masonry walls



East

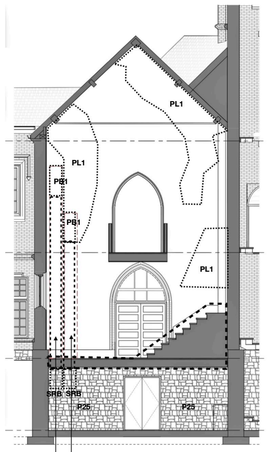
Interior North Transept

Base drawing by Shoaltz Zaback Architects

County of Brant - Paris Old Town Hall Conservation

Philip Goldsmith I **Architect**

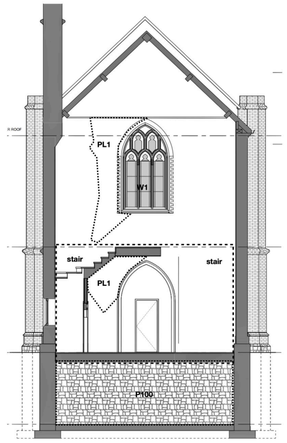
03 April 2024



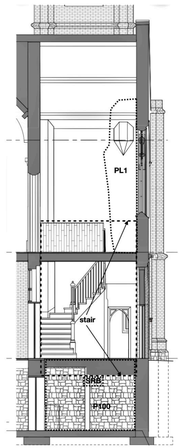
South

Remove existing ducts to basement and in basement. Fill and make good holes in masonry walls

General, every finished surface Level 1 and Level 2 requires scraping, filling-patching, sanding smooth, painting. Good wood trusses clean, lightly sand and coat with clear finish. Wood truss and pendant repairs including bosses should be finished to match the existing wood trusses



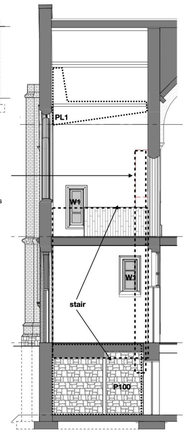
North



West

Remove existing ducts to basement and in basement. Fill and make good holes in masonry walls

Stair, Existing stair to be removed, salvage elements of the stair handrail for future display as directed. Landing at L2 and floor at L1 to be reconstructed. New double stair to be installed by others. Where required re-plaster walls in this area 3 coats smooth and flat at the same surface level as existing above. Scrape, sand, patch and make good other plaster if new not required at well adhered plaster, skim coat if required.



East

Interior North Transept

Base drawing by Shoaltz Zaback Architects

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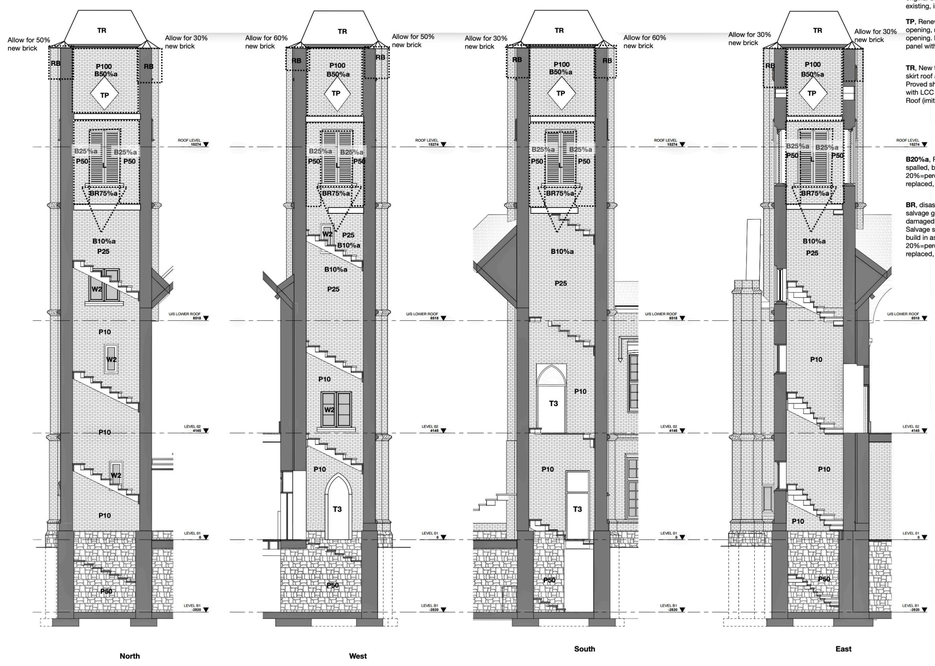

North West South East

L Reproduce new louvres base on original design in place. Remove existing, install new louvres

TP, Renew diamond panel at opening, remove panel and review opening. Provide new closure ply panel with wood trim all round

TR, New tower roof with sloped skirt roof at each corner buttress, Proved shallow projecting eave with LCC base flashing and drip. Roof (imitation slate) roofing

B20%a, Replace damaged, spalled, broken bricks 20%–percent of bricks to be replaced, a–brick shape

BR, disassemble and rebuild, salvage good brick replace damaged brick with matching, Salvage stone elements and build in as per original. 20%–percent of bricks to be replaced, a–brick shape

Bell Tower

Base drawing by Shoaltz Zaback Architects

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Questions