

Authority: Item 4(b), Planning Committee
Report 17-006 (PED17050)
CM: April 12, 2017
Ward 12

Bill No. 117

CITY OF HAMILTON

BY-LAW NO. 17-

To Designate Land Located at 2042 Jerseyville Road West, Ancaster, City of Hamilton as Property of Cultural Heritage Value

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at 2042 Jerseyville Road West, Ancaster, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 14th day of June, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

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(Page 2 of 5)

Schedule "A"

To

By-law No. 17-117

2042 Jerseyville Road West, Ancaster
Hamilton, Ontario

PIN: 17406-0184 (LT)

Legal Description:

PT LT 24, CON 3 ANCASTER , AS IN AB102155, EXCEPT PT 4, 62R4462 ;
PT LT 24, CON 3 ANCASTER , PARTS 2 & 5 , 62R4462 ; S/T INTEREST(S)
IN AB278796 ; ANCASTER CITY OF HAMILTON

Schedule "B"

To

By-law No. 17-117

2042 Jerseyville Road West, Ancaster
Hamilton, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

Description of the Property

The property at 2042 Jerseyville Road West is located on the north half of Part Lot 24, Concession 3 in the former Town of Ancaster. Once part of a larger farmed parcel of land, the property now comprises approximately one acre (0.41 ha) which includes a one-and-a-half storey frame dwelling and a one-storey wooden outbuilding. Known locally as the Kelly House, the frame dwelling was constructed circa 1859 and was originally clad in clapboard (now clad in aluminum siding). The dwelling was built in the Georgian architectural style and includes elements of Neo-Classical architecture. There was a rear addition which was added to the south façade in the 1990s. On the original frame dwelling, only one window has been replaced and wooden shutters have been added to the façade windows. Overall, the original dwelling has had few alterations and largely contains an intact interior and exterior form.

Cultural Heritage Value

The property at 2042 Jerseyville Road West possesses cultural heritage value, expressed in historical associations with the Kelly family who contributed to the development of the Alberton settlement as well as to the early agricultural settlement of Ancaster. The farmhouse located on this property also has architectural value as an example of a one-and-a-half storey, vernacular interpretation of the Georgian architectural style, with Neo-Classical elements. The farmhouse is also a rare surviving example of Pre-Confederation frame construction. The Reasons for Designation apply to all elevations and the roofline of the former farmhouse including all façades, entranceways, windows, and brick chimneys, together with construction materials of brick, wood, and glazing, building techniques, and landscape features.

Description of Heritage Attributes

The heritage attributes of the property at 2042 Jerseyville Road West, Ancaster that display cultural heritage value include:

Front (North) Façade:

- asymmetrical arrangement of four bays;
- roofline together with wood cornice and fascia;
- frontispiece with classical door surround, wood door and transom;
- six-over-six windows together with the openings, wood frames, entablatures, muntins and glazing; and,
- gable end chimneys.

Side (West) Elevation:

- side gable together with wood fascia;
- six-over-six window on the first floor together with the openings, wood frame, muntins and glazing; and,
- window opening on the second floor.

Side (East) Elevation:

- side gable roofline together with wood fascia; and,
- six-over-six windows together with the openings, wood frames, muntins and glazing.

Rear (South) Elevation:

- original exterior five-inch wood clapboard siding, now an interior wall within the new addition which repeats a back kitchen-tail and back porch;
- roofline together with wood cornice and fascia;
- six-over-six and three-over-three double hung windows on the first floor (now preserved inside an interior wall) together with the openings, wood frames, muntins and glazing; and,
- four pane side-sliding windows on the second floor together with wood frames, muntins and glazing.

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(Page 5 of 5)

Landscape Features:

- The stand of four mature black walnut trees fronting onto Jerseyville Road West.