

**Authority:** 4(b), Item 5.4 Planning & Economic  
Development Committee  
Report 17-015 (PED17153)  
Council: September 27, 2017  
Ward: 12

**Bill No. 274**

**CITY OF HAMILTON  
BY-LAW NO. 17-**

**To Designate Lands Located at 314 Wilson Street East, Ancaster (Tisdale House),  
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;

**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 314 Wilson Street East, Ancaster (Tisdale House) 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 8<sup>th</sup> day of December, 2017.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

Schedule "A"  
To  
By-law No. 17-274

314 Wilson Street East, Ancaster (Tisdale House)  
Hamilton, Ontario

PIN: 17442-0309 (LT)

Legal Description:

PT LT 45 CON 2 ANCASTER AS IN AN944, AN29261, AN29460, HL94640, HL195029, HL319537, AB190218, CD76806 & PT 1 62R6710 LYING N OF 62R16029 EXCEPT 62R10352, 62R17086, 62R1697, & PL344, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN AN944, AN29261, AN29460, HL94640, HL195029, HL319537, AB190218 & CD76806, T/W HL50000; CITY OF HAMILTON

Schedule "B"  
To  
By-law No. 17-274

314 Wilson Street East, Ancaster (Tisdale House)  
Hamilton, Ontario

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

**Description of Property**

The subject property is located in the community of Ancaster, within the City of Hamilton. The property is bounded by Wilson Street East to the west, Church Street to the north, the former Ancaster Town Hall to the south, and residential properties to the east. The property contains the Tisdale House, the Hammill House (which is currently protected under the *Ontario Heritage Act*), a modern gazebo, and flagstone paths.

**Statement of Cultural Heritage Value**

The Tisdale House retains historical, architectural, and contextual value. The property is historically significant in that it expresses themes of early settlement and commercial activity in the community of Ancaster. The house was constructed by Samuel Tisdale, a local merchant who along with Samuel Andruss ran a mercantile business in the area beginning in 1816. In its current location adjacent to the Hammill House and the former Ancaster Town Hall, the building supports the property's associations with the early settlement era in Ancaster.

The Tisdale House is also significant for its architectural value. The one-and-a-half storey Georgian residence retains a side-gabled roof, a symmetrical façade, original multi-pane sash windows, original doors, and some original flooring. The most prominent feature of the structure is its original, ornate entry, which consists of a wood lintel and sidelights surrounding the original door. The Georgian style in Ontario is associated with United Empire Loyalists who reproduced simpler variations of the popular British style. This connection to the Empire was understood as an expression of fidelity in the years after the American Revolution. The structure has undergone substantial restoration activities within the last twenty years, at which time detailed conservation of the original architectural features was completed. The Tisdale House represents the oldest known dwelling of its type in the City of Hamilton where few of the remaining Georgian residences are smaller than two storeys, indicating the Tisdale House is part of an underrepresented type within the City.

The Tisdale House retains contextual value as part of its current location along Wilson Street. The Tisdale House was originally located at 413 Wilson Street East and was moved to 314 Wilson Street East in 2000. Its current location adjacent to the Hammill House and the former

Ancaster Town Hall comprises an evolved landscape that evokes Ancaster's early development and provides a civic space to engage with and learn about the history of the community. Situated between the adjacent buildings, the Tisdale House contributes to a greater understanding of the civic and commercial life of nineteenth-century Ancaster.

### **Heritage Attributes**

The heritage attributes of the Tisdale House include:

- One-and-a-half storey Georgian structure;
- Fenestration with sash windows;
- Original doors;
- Original entry, including lintel and sidelights;
- Clapboard siding;
- One-and-a-half storey scale;
- Although not its original location, the current location adjacent to the Hammill House and the former Ancaster Town Hall.