

Authority: Item 7(b), Planning Committee Report 24-015 (PED24171)
CM: October 23, 2024 Ward: 3

Bill No. 005

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 24 Blake Street, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on September 27, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 23, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 24 Blake Street in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-192;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 24 Blake Street, City of Hamilton as Property of Cultural Heritage
Value

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Schedule "A"
To
By-law No. 25-005

24 Blake Street
Hamilton, Ontario

PIN: 17206-0025 (LT)

Legal Description:

LT 24, PL 466 ; LT 30, PL 466 ; HAMILTON

**Schedule “B”
To
By-law No. 25-005**

**24 Blake Street
Hamilton, Ontario**

**Notice of Intention to Designate
24 Blake Street, Hamilton (Eastcourt Carriage House)**

The City of Hamilton intends to designate 24 Blake Street, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property at 24 Blake Street, Hamilton, known as the Eastcourt Carriage House, has physical value as a representative and unique example of a nineteenth-century brick carriage house influenced by the Second Empire style of architecture, and displays a high degree of craftsmanship in the form of its cast iron detailing, the use of which is also considered to be rare. The one-and-one-half-storey building has historical value for its associations with the prominent Hoodless family, including Adelaide Hoodless (nee Hunter). Adelaide Hoodless was an important political player and champion for Canadian women’s education in the late-nineteenth and early-twentieth centuries on a national scale. Locally, Adelaide participated in the founding of Hamilton’s Young Women’s Christian Association (YWCA) and opened the YWCA School of Domestic Science, among other achievements. The Eastcourt Carriage House supports the character of the surrounding area, and is historically and physically linked to its surroundings as the last remaining building connected to the Eastcourt Estate, and as a reminder of the evolution of the Blakeley Neighbourhood.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 8th day of November, 2024.



Matthew Trennum
City Clerk
Hamilton, Ontario

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www.hamilton.ca/heritageplanning



Hamilton

Schedule “C”
To
By-law No. 25-005

24 Blake Street
Hamilton, Ontario

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

The 0.1-hectare property municipally addressed as 24 Blake Street, Hamilton, is comprised of one-and-one-half-storey detached brick carriage house built circa 1875 located the rear of the property and is also comprised of a circa 1910 century two-and-a-half-storey brick dwelling. The property is located on the west side of Blake Street between Main Street East and Maplewood Avenue, in the Blakeley Neighborhood, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The one-and-one-half-storey brick accessory building located at 24 Blake Street was originally constructed circa 1875 to match the intricate design of the historic Eastcourt residence (now demolished). The property has physical value as a representative and unique example of a nineteenth-century brick carriage house influenced by the Second Empire style of architecture, and displays a high degree of craftsmanship in the form of its cast iron detailing, the use of which is also considered to be rare.

The property has historical value for its associations with the prominent Hoodless family. In 1893, Joseph Hoodless (1824-1895) and son John Hoodless (1854-1923), the owners of the prosperous furniture making business J. Hoodless & Son, purchased the Eastcourt Estate. By 1894, John and his family, including Adelaide Hoodless (nee Hunter) (1857-1910) were living on the property. Adelaide Hoodless was an important political player and champion for Canadian women’s education in the late-nineteenth and early-twentieth centuries on a national scale. Locally, Adelaide participated in the founding of Hamilton’s Young Women’s Christian Association and opened the Young Women’s Christian Association School of Domestic Science before establishing the Ontario Normal School of Domestic Science and Art in 1900. Beyond Hamilton, Adelaide also played an instrumental role in Ontario’s adoption of domestic science into its public education, in the forming of the Young Women’s Christian Association of Canada in 1895, the Women’s Institute in 1897, and presiding over the creation of the Macdonald Institute of Home Economics in Guelph in 1903. Through its affiliations with Adelaide, Eastcourt became a frequented gathering place women’s organizing in the nineteenth century.

The property is historically and physically linked to its surroundings, as the last remaining building connected to the Eastcourt Estate; the Eastcourt Carriage House stands as a testament to the design and detail of the historically significant property. Its presence is also a tangible reminder of the historic evolution of the Blakeley Neighbourhood, including the evolution of the Eastcourt Estate into apartments. The Carriage House has also played an important role in shaping local urban development, with the 1910 plan for the area showing plans for the present-day public laneway to accommodate and wrap around the building. It is further linked to nearby properties including: 770 Main Street East (the lot on which the Eastcourt Estate was historically located), 7 Blake Street, formerly Linden Place and now known as Adelaide Residence, which was also constructed in the Second Empire style in 1875, and the Adelaide Hoodless Elementary School at 71 Maplewood Avenue which was constructed and named in honour of Adelaide Hoodless.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being as a representative and unique example of a nineteenth-century Second Empire brick carriage house, displaying a high degree of craftsmanship and a rare example of cast-iron ornamentation and its long-standing association with prominent Hamiltonians, including Adelaide Hoodless, include:

- All four elevations and the east and south rooflines of the circa 1875 brick carriage house, including its:
 - Square plan;
 - One-and-one-half storey massing;
 - Mansard roof with projecting eaves with half-round dormers to the east;
 - Common-bond coursed brick walls;
 - Projecting gable-roofed frontispiece in the south elevation with returning eaves and half-round window opening below the gable;
 - Segmentally-arched window and door openings in the first storey elevations with brick voussoirs and stone lug sills with drips;
 - Cast-iron ornaments over keystones and at either end of the brick voussoirs on the south, east and west elevations;
 - Carriage door opening with brick voussoir on the eastern elevation; and
 - Stone foundation.

Key attributes that embody the contextual value of the property as a supporting feature of the historical character of the Blakeley Neighborhood include its:

- Location fronting onto, and bound by, the public alley surveyed in 1910 which borders the rear proximity of the lot;
- Location on what was originally part of the Eastcourt Estate's property; and
- Proximity to the Adelaide House at 7 Blake Street and Adelaide Hoodless Elementary School at 71 Maplewood Avenue.