

Authority: Item 7(c), Planning Committee Report 24-015 (PED24170)
CM: October 23, 2024 Ward: 12

Bill No. 006

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 311 Wilson Street East, Ancaster, 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 311 Wilson Street East, Ancaster, 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

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Cultural Heritage Value

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Schedule "A"

To

By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

PIN: 17444-0024 (LT)

Legal Description:

PT LT 45, CON 2 ANCASTER , AS IN CD314266 ; ANCASTER CITY OF HAMILTON

Schedule "B"
To
By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

**Notice of Intention to Designate
311 Wilson Street East, Ancaster (Orton House)**

The City of Hamilton intends to designate 311 Wilson Street East, Ancaster, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The two-storey brick building located at 311 Wilson Street East is a unique example of a single-storey vernacular structure converted to a two-storey Italianate dwelling which displays a high degree of craftsmanship through the turned and carved wooden brackets along the roof eaves and the decorative belvedere. The property has historical value due to its direct association with prominent Ancasterians including lawyer Thomas McMurray (1835-1875), Doctor Henry Orton (1832-1882) and Doctor George Devy Farmer (1866-1928). The property helps define the historic character of Ancaster Village, being visually, historically and functionally linked to its surroundings. The size of the building and its unique style and setback at the corner help make it a local landmark, known by name as the Orton House.

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

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca

www.hamilton.ca/heritageplanning



Schedule “C”

To

By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

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

Description of Property

The 0.16 hectare property municipally addressed as 311 Wilson Street East is comprised of a single-detached brick building, known as the Orton House, originally constructed as a one-storey dwelling circa 1850 and significantly modified into a two-storey building by the late-nineteenth century. The property is also comprised of a modern three car garage constructed in 1997. The property is located on the southwest corner of Wilson Street East and Sulphur Springs Road in Ancaster Village, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-storey brick building located at 311 Wilson Street East has physical value as a unique example of a former dwelling influenced by the Italianate style of architecture. The unique features of this property are the modifications undertaken to the original single-storey vernacular structure to convert it to a two-storey Italianate dwelling, as evidenced by the contrasting brick bonds and uneven placement and size of windows. The property also displays a high degree of craftsmanship as demonstrated by the turned and carved wooden brackets supporting the projecting eaves and the decorative belvedere which tops the truncated hip roof.

The property has historical value due to its direct association with several prominent Ancasterians. It is believed that the Italianate-influenced additions were constructed between 1869 and 1882, when the property was owned by either Thomas McMurray (1835-1875), a lawyer, or Doctor Henry Orton (1832-1882), who had a large medical practice in Ancaster and who is commemorated in a stain glass window in St. John's Anglican Church. McMurray had his law office in the house before selling to Doctor Orton. Other prominent Ancaster residents to occupy the building included: Doctor George Devy Farmer (1866-1928); Charles Stuart (1868-1937), school principal and bank manager; and Charles Reinke (1871-1929), long-serving clerk of Ancaster Township.

The property at 311 Wilson Street East helps define the historic character of Ancaster Village. Located on the southwest corner of Wilson Street East and Sulphur Springs Road in the core of the nineteenth-century village, the property holds a prominent location in proximity to the Township Hall. It is visually, historically and functionally linked to its surroundings with its principal entrance fronting onto Wilson Street and the historic “office” entrance fronting onto Sulphur Springs Road. The size of the building and its unique style and setback at the corner help make it a local landmark, known by name as the Orton House.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as being a unique example of the Italianate style of architecture, in demonstrating a high degree of craftsmanship and its association with prominent Ancasterians, such as Doctor Henry Orton, include:

- All elevations and the roofline of the two-storey brick building including its:
 - Truncated hip roof with its central belvedere, wide projecting eaves with ornate paired wooden brackets and flanking brick chimneys;
 - Front gable dormer and oculus window that may remain intact behind contemporary front covered portico;
 - Three-bay front (east) elevation including its:
 - Brick laid in Flemish bond in the first storey;
 - Round-headed window with stone hood in the second storey;
 - Flat-headed openings throughout the first storey with alternating brick voussoirs;
 - Segmentally-arched window openings in the second storey with brick voussoirs and stone lug sills;
 - Contrasting brickwork between the first and second storeys;
 - Two-storey rear brick wing with its:
 - Gable roof with projecting eaves and paired wood brackets;
 - Segmentally-arched window openings with brick voussoirs and stone lug sills;
 - Projecting one-storey ‘office entrance’ on the north side elevation with gable roof and round window in gable; and,
 - Stone foundation.

The contemporary two-storey covered portico, constructed in 2014, and the detached three-car garage, constructed in 1997, are not considered to be heritage attributes.

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Key attributes that embody the contextual value of the property as a defining feature of the historical character Ancaster Village and as a local landmark include its:

- Location at the corner of Wilson Street East and Sulphur Springs Road, with a moderate setbacks from the public rights-of-way; and,
- Distinctive features, including its belvedere and projecting side entrance.