

Authority: Item X, Planning Committee Report 25-XXX (PED25044)
CM: March X, 2025 Ward: 5
Written approval for this by-law was given by Mayoral Decision MDE-2025-XX
Dated X, 2025

Bill No.

CITY OF HAMILTON

BY-LAW NO. 25-XXX

To Designate Property Located at 21-25 Jones Street, Stoney Creek, 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 October 25, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on November 13, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 21-25 Jones Street, Stoney Creek 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. 24-205;

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 a Notice of Objection to the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek, was served upon the Clerk of the municipality in accordance with subsection 29(5) of the *Ontario Heritage Act* and the objection was considered by Council in accordance with subsection 29(6) of the *Ontario Heritage Act*;

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 XXst/th day of month, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

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

**21-25 Jones Street, Stoney Creek
Hamilton, Ontario**

PIN: 17318-0165 (LT)

Legal Description:

LT 133, RCP 1424 , PART 1 , 62R5789 , EXCEPT PT 1, 62R9947, S/T CD485111 ;
STONE CREEK CITY OF HAMILTON

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

21-25 Jones Street, Stoney Creek
Hamilton, Ontario

Notice of Intention to Designate
21-25 Jones Street, Stoney Creek
(The Powerhouse)

The City of Hamilton intends to designate 21-25 Jones Street, Stoney Creek, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

This property, constructed in 1894, is a rare surviving example of an interurban railway powerhouse and is the only surviving structure in Hamilton of the four electric railways which once served Hamilton and the surrounding area. The building also displays a high degree of craftsmanship through its brick ornamentation. The property has historical value for its association with the Hamilton, Grimsby and Beamsville Railway, the Cataract Power Company and with the architectural firm Stewart and Stewart. A prominent and highly-visible local landmark, the property is visually, historically, functionally and physically linked to its surroundings as an important defining feature in the historic core of Stoney Creek.

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 29th 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-XXX

**21-25 Jones Street, Stoney Creek
Hamilton, Ontario**

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

Description of Property

The 0.344-hectare property municipally addressed as 21-25 Jones Street, Stoney Creek, is comprised of a single-storey brick building constructed in 1894. It is located on the north side of Jones Street, near the intersection of Jones Street and King Street East, in the historic core of Stoney Creek in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The brick structure located at 21-25 Jones Street, Stoney Creek, known as the Powerhouse, was constructed in 1894. It has design or physical value as a rare surviving example of an interurban railway powerhouse and as the only surviving structure in Hamilton of the four electric railways which once served Hamilton and the surrounding area. The building is representative of the Romanesque Revival style of architecture and the decorative exterior masonry elements, including the brick parapet, sawtooth courses, corbels, pilasters, and buttresses with stone accents, display a high degree of artisanship.

The property has historical value for its association with the Hamilton, Grimsby and Beamsville Railway, an early electric interurban railway which operated between 1894 and 1931. The Railway provided a vital transportation link for travelers before the proliferation of the automobile and is remembered now for its role in shipping the fruit grown by the orchards of the Niagara Peninsula. It is also associated with the Cataract Power Company, an early hydroelectric company founded by Hamiltonians which pioneered long distance power transmission and which both owned and supplied electricity to the railway. The property demonstrates the work of Walter (1871-1917) and William Stewart (1832-1907) of the firm Stewart and Stewart, a predecessor to the famed Hamilton architectural firm of Stewart and Witton.

A prominent and highly-visible local landmark, the Powerhouse is an important defining feature in the historic core of Stoney Creek and the surrounding residential streetscape on Jones Street. This property is visually, historically, functionally, and

physically linked to its surroundings, being connected to the historic transportation corridor of King Street, and to the historic watercourse of Stoney Creek.

Description of Heritage Attributes

Key attributes that embody the design value of the property as being a rare surviving example of an interurban powerhouse, representative of the Romanesque Revival Style of Architecture and in demonstrating a high degree of artisanship, and historical value for its association with the prominent architectural firm of Stewart and Stewart, the Hamilton, Grimsby and Beamsville Electric Railway and the Cataract Power Company, include:

- The front (south) and side (east and west) elevations and roofline of the single-storey brick building, including its:
 - Brick parapet with decorative brickwork and sawtooth brick courses;
 - Brick firewalls visible on side elevations;
 - Stone corbel on west elevation supporting edge of parapet;
 - Brick corbelling between the parapet and windows;
 - Round-headed window and door openings with brick voussoirs and stone imposts and keystones;
 - Semi-circular transom over door in south elevation;
 - Brick pilasters along front elevation and brick buttresses along the side elevations;
 - Capstones on the buttresses on the side elevations;
 - Continuous stone sill in the front elevation;
 - Shared stone sills in the side elevations; and,
 - Stone foundation.

Key attributes that embody the contextual value of the property as a local landmark and a defining feature of the historic core of Stoney Creek and of the historic residential streetscape of Jones Street and include its:

- Location fronting onto Jones Street at the public right-of-way;
- Proximity to the Stoney Creek watercourse; and,
- Visibility from King Street East.