

Authority: Item 10(a), Planning Committee Report 24-018 (PED24181)
CM: December 11, 2024 Ward: 13

Bill No. 050

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 223 Governor's Road, Dundas, 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 November 22, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on December 11, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 223 Governor's Road 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. 24-234;

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 26th day of March, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule "A"

To

By-law No. 25-050

**223 Governor's Road, Dundas
Hamilton, Ontario**

PIN: 17481-0422 (LT)

Legal Description:

FIRSTLY: PART PARK LT 1 PL 1461 BEING PART 3 ON 62R6174, SAVE AND EXCEPT PT 1 ON 62R17979; T/W EASM'T OVER PT PARK LT 1 PL 1461, BEING PT 1 ON 62R17979 FOR THE PURPOSE OF INGRESS AND EGRESS AS IN WE615022; SCODLY: PT PARK LOT 1 PL 1461, PART 2 ON 62R6174. DUNDAS; CITY OF HAMILTON

Schedule "B"

To

By-law No. 25-050

**223 Governor's Road, Dundas
Hamilton, Ontario**

**Notice of Intention to Designate
223 Governor's Road, Dundas (Starfield)**

The City of Hamilton intends to designate 223 Governor's Road, Dundas, 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 located at 223 Governor's Road, known as Starfield, is comprised of a brick residence constructed circa 1870. The property is a representative example of a vernacular mid-nineteenth century brick dwelling with Classical Revival influences and displays a high degree of craftsmanship. The property is associated with Timothy Greening, founder of T. Greening Wire Works, and local businessman John Maw. The property helps define the historic character of Governor's Road, is historically, functionally, and visually linked to its surroundings, and is considered to be a local landmark.

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 11th day of February 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Meg Oldfield, Cultural Heritage Planner,
E-mail: Meg.Oldfield@hamilton.ca

www.hamilton.ca/heritageplanning



Schedule "C"

To

By-law No. 25-050

**223 Governor's Road, Dundas
Hamilton, Ontario**

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

Description of Property

The 0.49-hectare property at 223 Governor's Road, Dundas is comprised of a two-storey brick residence with a one-and-a-half storey eastern wing, originally constructed circa 1870. The property is located near the northeast corner of Governor's Road and Creighton Road, in the community of Dundas within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 223 Governor's Road, historically known as Starfield, is comprised of a brick residence constructed circa 1870. The cultural heritage value of the property lies in its design value as a representative example of a vernacular mid-nineteenth century brick dwelling with Classical Revival influences, as demonstrated by its Ionic columns, which also display a high degree of craftsmanship.

The historical value of the property lies in its direct association with people significant to the history and evolution of Dundas and its economy, including Timothy Greening (c.1815-1900), owner of the property from 1869 to 1896. In 1858, Timothy Greening immigrated to Hamilton with his half-brother, Benjamin Greening (1808-1877). Descended from a long line of wire manufacturers, Timothy Greening operated the T. Greening Wire Works, later Greening and Sons, from circa 1860 until his death in 1900, manufacturing wire cloth and sheet metal. The property is also associated with John Maw (1841-1920), a local businessman who resided at the property between 1904 and 1920. In 1865, Maw partnered with James Littler to form the Dundas Tool Works, which manufactured iron and woodworking machinery. In the 1880s, Maw joined the B. Greening Wire Works, serving as superintendent until 1906, at which time he was appointed Chairman of the Board of Directors.

The contextual value of the property lies in its role in defining the historic character of Governor's Road, one of the area's earliest transportation corridors that was constructed as a military route in the early-nineteenth century. The property is historically, functionally, and visually linked to its surroundings as one of the few extant mid-nineteenth century homes located along the Dundas portion of Governor's

Road, and for its connection to the site of the former T. Greening Wire Works industrial factory to the west. Initially situated on a 4-hectare lot, the property was home to an orchard and other small scale agricultural pursuits. Due to its prominent location and raised elevation on Governor's Road, the property is considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of a vernacular mid-nineteenth century brick dwelling influenced by the Classical Revival architectural style and demonstrating a high degree of craftsmanship, and its historical association with Timothy Greening and John Maw, include:

- All elevations and rooflines of the combined one-and-a-half and two-storey brick dwelling including its:
 - Brick facades laid in Common bond;
 - Low hipped roofs with brick chimneys and plain fascia;
 - Flat-headed and segmentally-arched window openings with multi-pane hung wood windows and storms, brick voussoirs and stone lug sills;
 - Covered west, south and north porches with moulded cornice and Ionic columns;
 - West and southeast entrances, each with a multi-pane wood transom, sidelights and moulded wood trim;
 - North and northeast entrances with wood transoms; and,
 - Projecting ground-floor window bays with multi-pane wood windows and storms, and shared stone sills;

The projecting dormers in the one-and-a-half storey eastern portion of the building are not considered to be heritage attributes.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Governor's Road and the community of Dundas and it being historically and visually linked to its surroundings include its:

- Deep set back and prominent elevated location on Governor's Road.