

Authority: Item 8(c), Planning Committee
Report 17-10 (PED17090)
CM: June 28, 2017
Ward: 2

Bill No. 224

CITY OF HAMILTON

BY-LAW NO. 17-224

To Designate Lands Located at 13-15 Inglewood Drive, in the City of Hamilton, as a 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 13-15 Inglewood Drive, Hamilton, Ontario 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 8th day of November, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

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Schedule "A"

To

By-law No. 17-224

13-15 Inglewood Drive, Hamilton
Hamilton, Ontario

PIN: Being All of PINs 18103-0001 (LT) to 18103-0005 (LT), inclusive

Legal Description:

Wentworth Condominium Plan No. 103 and its appurtenant interest
Units 1, 2, and 3, Level 1
Units 1 and 2, Level 2

Schedule "B"

To

By-law No. 17-224

13-15 Inglewood Drive
Hamilton, Ontario

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

Statement of Cultural Heritage Value or Interest

Description of Historic Place

Inglewood is located on the south side of Inglewood Drive. The property is nestled at the foot of the Niagara Escarpment, however, it is still sufficiently elevated to capture a view of the Hamilton city center. The property was originally part of a larger, 12-acre estate and is the oldest building in the residential neighborhood. The key resource is a large two-and-a-half storey, stone building built circa 1850 in the Gothic Revival architectural style on an irregular plan. The building has many decorative features which accentuate its Gothic Revival style. The property is accessed by a driveway located on Inglewood Drive, however, there is also an entrance to the rear of the property off James Mountain Road; the latter driveway is part of the circulation pattern of the original estate. The property is currently divided into five separate dwelling units.

Heritage Value

The large two-and-a-half storey, stone building, built circa 1850, is a representative example of Gothic Revival architecture. The structure includes many of the features associated with this style, including its steeply pitched roofs, double lancet windows, drip molding, and overall emphasized height. The building is representative of the mid-19th century architectural period when stone was the primary building material in Hamilton, making this building a surviving example from the short but important historic period of stone building construction of the mid- 19th century. This period of development is representative of a time of great transition for Hamilton from a small outpost to an urban center. This was a time when many prominent and wealthy individuals built estates along the foot of the escarpment.

The property is directly associated with Archibald Kerr who hired William Thomas to build the residence around 1850 for Kerr and his family. Kerr was a local merchant who founded A & T.C. Kerr and Company, with his brother Thomas Kerr. Archibald Kerr was also founder of the Board and Trade, an investor in Burlington Bay Dock and Shipbuilding company, and founding director of the first life insurance company in Canada, the Canadian Life Assurance Company.

The property is also associated with John Stuart. Stuart was a prominent figure in the late-19th century. Stuart began his career as a founding member of the Harvey, Stuart and Company wholesale grocers. He was Director of the Wellington, Grey & Bruce Railway line, the Hamilton Lake-Erie railroads, served as the President of the Hamilton & North Western Railway and was involved in the construction of the Canadian Pacific Railway. Stuart held other prestigious positions, most notably as one of the founders of the Bank of Hamilton in 1872.

In addition, the property is associated with architect William Thomas. William Thomas is considered to have been a leader in proficiency in the Gothic Revival style. He was an influential architect in the 19th century whose prolific body of work includes highly regarded and recognizable institutional, ecclesiastical, residential, commercial and industrial buildings across southern Ontario.

Heritage Attributes

The heritage attributes that are essential to the cultural heritage value of this property are: the two and a half storey stone residential building built circa 1850; the associated retaining wall fronting on Inglewood Drive which maintains the viewpoints; the mature trees and landscaping found around the property; its frontage onto Inglewood Drive; the remaining views looking north to the lower city from the northern elevation; and the building's visibility from James Mountain Drive.

Attributes of the exterior of the dwelling include:

- The two and a half storey height and orientation of the building;
- The irregular massing of form and its overall emphasized height;
- The steeply pitched roof and varied roof line;
- The gable peak lancet windows;
- The Victorian cupola;
- The three triple stacked brick chimneys and the central grouping of four chimney stacks;
- The large, smooth, cut limestone exteriors;
- The corbelled cornice which separates the ground and first level;
- The stone buttress wall on the façade (east elevation);
- The arched door opening and large stone voussoir located on the north side of the stone buttress wall;
- The projecting triple bay window of the solarium room located on the south-east corner;
- The three bay façade (east elevation) with central gable peak with pointed arched window;
- The carved wooden door, sidelights, and pointed transom opening;
- The original door hardware including knob, mail slot and knocker;
- The projecting single storey bay window, composed of three rectangular double hung, single paned wooden windows overlaid with a simple drip moulding, decorative corbelled floral cornice;
- Intricate stone carved faces found on the north elevation;

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- The decorative drip moulding surrounding the windows;
- The double lancet wood windows set in cut stone rectangular framing;
- The covered open porch on the north elevation, including the decorative wooden post, wood railings and flooring; and,
- The stone foundation made of course rubble stones.

Attributes of the interior of the dwelling include:

Unit 1 Dining Room:

- Decorative Plaster Ceiling.

Unit 2 Front Entrance Vestibule Area:

- Carved quarter cut American white oak doors and casings;
- Stain glass transom and side lights; and,
- Decorative plaster ceilings and details.