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REPEALED

Bill No. 380
2008

AUG 26 2019

L.S.P.-3446-116

RECEIVED

March 31, 2015

By-law No. L.S.P.-3402-347

A by-law to designate 1603 Hamilton Road to be of historical and contextual value or interest.

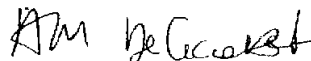
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 1603 Hamilton Road has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at 1603 Hamilton Road, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 3, 2008.



Anne Marie DeCicco-Best
Mayor



Kevin Bain
City Clerk

First Reading – November 3, 2008
Second Reading – November 3, 2008
Third Reading – November 3, 2008

SCHEDULE "A"
To By-law No. L.S.P.- 3402-347

Part of Lots 8 and 9 in Concession 1 and part of Lots 8 and 9 in Concession 'B' and part of the unopened road allowance between Concessions 1 and 'B' (closed by Township of Westminster By-law 88-14, as in Instrument 801310) of the geographic Township of Westminster in the City of London and County of Middlesex designated as Parts 1, 2, 3 and 4 on Reference Plan 33R-11662.

SCHEDULE "B"
To By-law No. L.S.P.- 3402-347

Reasons for Designation: 1603 Hamilton Road

Legal Description

1603 Hamilton Road is a two-storey brick home sited on a farm property at Concession 1, North Part Lot 9 and Part Lot 8, and Broken Front Concession, Part Lots 8, 9, and part of an unopened road allowance of the geographic Township of Westminster in the City of London and County of Middlesex designated as Parts 1, 2, 3 and 4 on Reference Plan 33R-11662.

The main house is rectangular in shape with generous proportions. Initially, there was a two-storey frame wing extending from the rear of the house but this has been replaced with a newer single storey structure. There are two heritage outbuildings on the property, a barn and a milk house but they are not being considered under this Designation.

Statement of Cultural Heritage Interest

The house at 1603 Hamilton Road is highly significant because of its architectural style, its mode of construction, its historical associations with James Williams Jr. and its setting overlooking the Thames River. The siting of the building represents an effort, unusual among area farmers, to create a homestead that had the picturesque qualities of a country estate.

Historical Reasons

The house is documented in the 1871 assessment roll as a brick house under construction on the site. It was built by James Williams Jr., who appears to be the first resident on the property. The lot, Lot 9 of Concession 1 in Westminster Township, was granted in 1820 to John Doyl of Burford. In 1822 Doyl sold the 200 acres to John O'Neil, a "Gentleman" resident of London, after which it passed through several hands until James Williams Jr. began buying it in segments. Williams completed the purchase in 1868.

James Williams Jr. and his father played significant roles in the early days of London as they are reputed to have built the second home in the village soon after Peter McGregor erected his cabin. The name of James Williams (father and son) was linked to several land purchases in what is now downtown London between 1829 and 1851. In 1851, James Williams Jr. began a lengthy process to purchase the land at Lot 9, Concession 1, Westminster Township. As he started the purchase, records listed Williams as a blacksmith but by the time he had completed the purchase, he had forsaken his craft for a career as a farmer. Williams died in 1895 leaving parts of the Westminster Township farm to each of his five children. In 1897, the northern part of the farm and the house were purchased by Thomas Brown who rented out the house and farm. The house has been owned by four more owners since the turn of the century with the most recent owners Joe and Thelma Scott, who owned it and farmed there from 1966 until 2006.

Architectural Reasons

The house is a two-storey brick building. It is described as transitional with restrained Italianate features modifying a substantial late Georgian house. It is built of unusually long, London clay bricks, predominantly buff in colour although not consistent in shading, which appear to have been produced by a hand-moulded soft mud method and fired in a relatively primitive kiln. There is evidence that the kiln was located on the property.

The house has a stone foundation and, while the stone is not laid in courses, the surfaces have been given a shallow rock-faced cut that lends them a relatively refined and finished appearance.

Several features identify the Italianate style:

- the shallow hipped roof with broad eaves
- the symmetrically placed paired brackets supporting the eaves, each with a double scroll design
- the segmental arches heading the window and door openings

The Italianate features "sit lightly" on the underlying Georgian structure with:

- a generously proportioned, two-storey rectangular block with a symmetrical three-bay façade and a centre entranceway on the north side
- the windows on the west side are also symmetrically positioned, two on each floor
- the windows and doors on the east side are similarly symmetrical
- the segmental arches over doors and windows are shallow so that the upper arch formed by the voussoirs over the windows is only slightly more than one course deep
- the sidelights and transom of the entranceway recall a classical prototype
- the mouldings of the exterior panelling feature traditional Greek curves

Oral history suggests that the front entrance complex including the porch, door, sidelights and transom were added in the late 1920's. In spite of this reputed scenario, there is a strong suggestion that the framework, door and panelling are original.

There are notes that suggest that the interior of the house retains many of the original architectural fittings and features which reflect both classical and Italianate influences.

Contextual Reasons

The siting of the house is an intrinsic component of its architectural and historical importance. It sits on a rise facing the Thames River, positioned to take advantage of its site with a pleasing view of the river and to appear both picturesque and dignified in its setting. The open vista between the house and the river should be preserved as part of the context. The driveway to the house winds through mature black walnut trees to create a stately entrance to the property. A substantial element of green space between the house and future development will preserve the significance of the historical setting of the house.

Properties

PIN 08477 - 0051 LT ☒ Affects Part of Prop

Description PART LOT 8, CONCESSION 1, PART LOT 8, BROKEN FRONT CONCESSION B, AND PART OF LOT 9, CONCESSION 1 AND ALL OF LOT 9, BROKEN FRONT CONCESSION B AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION B (CLOSED BY BY-LAW NO. 8814 REGISTERED AS INSTRUMENT NUMBER 801310), DESIGNATED AS PARTS 1, 2, 3 AND 4, 33R-11862, LONDON/WESTMINSTER

Address LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF LONDON

Address for Service P.O. Box 5035, London ON N6A 4L9

This document is being authorized by a municipal corporation Anne Marie DeCicco-Best, Mayor, Kevin Bain, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. LSP-3402-347 dated 2008/11/03.

Schedule: See Schedules

Signed By

David Mounteer 300 Dufferin Ave Suite1014, P.O. acting for Signed 2008 11 19
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Tel 519-661-4940

Fax 5196615530

Submitted By

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Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00