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**Properties**

PIN

Description

Address

17075 - 0150    LT

LTS 6 & 7, PL 368 ; HAMILTON

7 RAVENSCLIFFE AVE  
HAMILTON

RECEIVED

2025/09/04

(YYYY/MM/DD)

Ontario Heritage Trust

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name

Address for Service

CITY OF HAMILTON

City Clerk - City Hall  
71 Main Street West  
Hamilton, ON   L8P 4Y5

This document is being authorized by a municipal corporation Andrea Horwath, Mayor and Janet Pilon, Acting City Clrk.

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

**Statements**

This application is based on the Municipality By-law See Schedules.

Schedule: The by-law affects land or an interest in land

**Signed By**

Anders Knudsen

71 Main Street West  
Hamilton  
L8P 4Y5

acting for  
Applicant(s)

Signed

2024 03 07

Tel

905-546-4520

Fax

905-546-4370

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF HAMILTON

71 Main Street West  
Hamilton  
L8P 4Y5

2024 03 08

Tel

905-546-4520

Fax

905-546-4370

**Fees/Taxes/Payment**

Statutory Registration Fee

Total Paid

\$69.95

\$69.95

**File Number**

Applicant Client File Number :

24-007

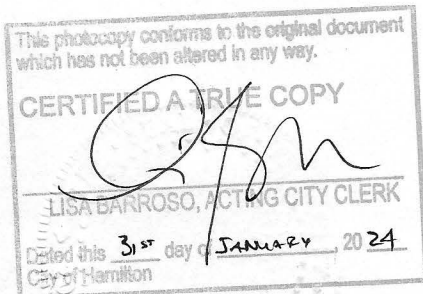
**Authority:** Item 5, Planning Committee Report 23-018 (PED23187)

CM: November 8, 2023 Ward: 2

Written approval for this by-law was given by Mayoral Decision MDE-2024 01

Dated January 24, 2024

**Bill No. 007**



**CITY OF HAMILTON  
BY-LAW NO. 24-007**

**To Designate Property Located at 7 Ravenscliffe Avenue, 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 20, 2023;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on November 8, 2023, resolved to direct the City Clerk to take appropriate action to designate the Property described as 7 Ravenscliffe Avenue, 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. 23-214;

**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*;

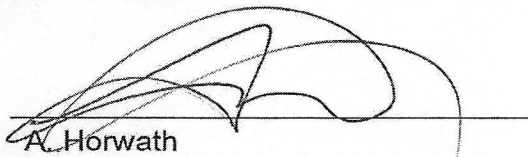
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

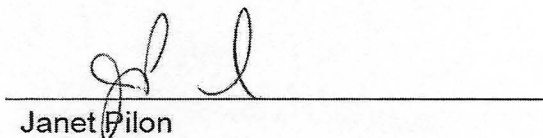
To Designate Property Located at 7 Ravenscliffe Avenue, City of Hamilton as  
Property of Cultural Heritage Value

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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 24th day of January, 2024.

  
A. Horwath  
Mayor

  
Janet Pilon  
Acting City Clerk

To Designate Property Located at 7 Ravenscliffe Avenue, City of Hamilton as  
Property of Cultural Heritage Value

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**Schedule "A"**

**To**

**By-law No. 24-007**

**7 Ravenscliffe Avenue  
Hamilton, Ontario**

PIN: 17075-0150 (LT)

Legal Description:

LOTS 6 & 7, PL 368; HAMILTON

**Schedule "B"**

**To**

**By-law No. 24-007**

**7 Ravenscliffe Avenue,  
Hamilton, Ontario**

**Notice of Intention to Designate  
7 Ravenscliffe Avenue, Hamilton**

The City of Hamilton intends to designate 7 Ravenscliffe Avenue, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

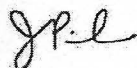
**Statement of Cultural Heritage Value or Interest**

The property is comprised of a circa 1911 stucco-clad brick building and is a representative example of residential Italian Renaissance Revival style of architecture, displaying a high degree of craftsmanship. The property is associated with its first owner, president of the Tuckett Tobacco Company Ltd. Harry Blois Witton, and with architects Walter Stewart and William Witton. The property helps define the historic character of Ravenscliffe Avenue and the Durand neighbourhood and is visually and historically linked to its surroundings.

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](http://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 14th day of November, 2023.



**Janet Pilon**  
Acting City Clerk  
Hamilton, Ontario

**CONTACT:** Meg Oldfield, Cultural Heritage Planner  
Phone: (905) 546-2424 ext. 7163, E-mail: [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca)

**[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)**



**Hamilton**



**Schedule "C"**  
**To**  
**By-law No. 24-007**

**7 Ravenscliffe Avenue**  
**Hamilton, Ontario**

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

**Description of Property**

The 0.17-hectare property at 7 Ravenscliffe Avenue is comprised of a two-and-one-half-storey stucco-clad brick residence constructed circa 1911, located in the Durand neighbourhood of the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The cultural heritage value of the property lies in its design value as a representative example of residential Italian Renaissance Revival architectural style in Hamilton, as demonstrated by its low hipped roof with red clay tiles, stucco façade, paired bracketed eaves, balconets, belt course, pilasters, and Tuscan columns. The property displays a high degree of craftsmanship as demonstrated by the interior wood and plaster features in the front foyer, library, and first and second storey staircase, and the exterior features including the moulded entablature, double bracketed eaves, and Tuscan columns.

The historical value of the property lies in its direct association with Harry Blois Witton (1865-1927), the original owner of the building. Witton worked as a lawyer in Hamilton for 11 years before he was named the vice-president of Tuckett Tobacco Company Ltd. in 1896, and president in 1915. Witton also served on the Hamilton City Council from 1911-1927, and the Board of Education's appointment to the Library Board. Additionally, the historical value of the property also lies in its direct association with the prominent Hamilton architectural firm of Stewart & Witton, which was operated by Walter Stewart (1871-1917) and William Witton (1871-1947), Harry Blois Witton's brother, from 1904-1917. The pair designed a number of recognizable residential and institutional buildings in Hamilton, including 6 Ravenscliffe Avenue, Herkimer Apartments, King George Public School, and St. Giles Presbyterian Church.

The contextual value of the property lies in its role in defining the historic character of Ravenscliffe Avenue and the Durand neighbourhood. The building is visually and historically linked to its surroundings as part of the surviving late-nineteenth to early-twentieth century residential streetscape that makes up one of Hamilton's most prominent and distinguished neighbourhoods.

### **Description of Heritage Attributes**

The key attributes that embody the cultural heritage value of the property as a representative example of the Italian Renaissance Revival style of architecture, with a high degree of craftsmanship, and its historical association with previous owner Harry Blois Witton and architectural firm of Stewart & Witton include:

- All four elevations and roofline of the two-and-one-half storey stucco-clad brick structure including its:
  - Front hipped roof with flanking projecting bays with its:
    - Flanking stucco-clad decorative chimneys;
    - Red clay tiles;
    - Two hipped-roof front dormers;
    - Entablature with modillioned eaves cornice, carved soffit, moulded frieze and architrave, with paired carved brackets;
  - Smooth stucco façades;
  - Flat-headed window openings with one-over-one hung wood windows and storms and plain lug sills;
  - Belt course between the first and second storeys;
  - Five-bay front (west) elevation with its:
    - Flanking balconets in the outer second-storey projecting bays with wrought-iron railings, corbels beneath and decorative keystones in the window below;
    - Central entrance with enclosed portico, plain architrave and pilasters, balcony with balustrades, and arched entryway with French doors;



- Covered porch in the side (south) elevation with entablature, pilasters, and Tuscan columns;
- Decorative copper downspouts; and,
- Coal chutes in the side (north) elevation.
- The interior and original first and second storey features, including the:
  - Front foyer with its segmentally arched front entry way with double doors with wood carved leaf and acorn design, wood paneled walls with carved wood pilasters and double brackets, and cross vaulted ceiling;
  - First-floor library with its ornately decorated plaster ceiling with plaster rosettes, wood carved crown moulding and dentils, wood paneled walls with built in shelves, fluted square wood columns with Ionic capitals, and fireplace with moulded wood and marble detailing;
  - Oval shaped dining room with its ornately decorated plaster ceiling with wood carved crown moulding and dentils, curved wood paneling and curved wood doors; and,
  - First and second storey main staircase with carved wood handrail and newel post, carved wood paneling, and alcove with carved wood keystone, fluted pilasters, and fluted Tuscan columns.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Ravenscliffe Avenue and the Durand neighbourhood include its:

- Moderate setback from Ravenscliffe Avenue with grassed lawn and central walkway to the front entrance.