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Hamilton

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October 17, 2025

Received
Oct 21/25

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

Re: Notices of Intention to Designate under Part IV of the *Ontario Heritage Act* 50 and 54 Sanders Boulevard, Hamilton (Lakelet Vale and Carriage House)

The City of Hamilton intends to designate 50 and 54 Sanders Boulevard, Hamilton under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value. **Attached** please find the Statements of Cultural Heritage Value or Interest and Descriptions of Heritage Attributes for the subject property.

A Notice of Intention to Designate the properties was also published in the Hamilton Spectator on October 17, 2025.

Any person who objects to the proposed designations shall, within thirty days after the date of publication of the notices of intention, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Kira Cook, Cultural Heritage Planning Technician II, Email: Kiraleah.Cook@hamilton.ca.

Sincerely,

Matthew Trennum
City Clerk

KC

Attach.

cc: Patrick MacDonald, Solicitor
Rob Lalli, Director, Building Division
Kira Cook, Cultural Heritage Planning Technician II



Hamilton

CITY OF HAMILTON

Notice of Intention to Designate

54 Sanders Boulevard, Hamilton (Lakelet Vale)

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

Description of Property

The 0.28 hectare lot municipally addressed as 54 Sanders Boulevard is comprised of a two-and-a-half storey stone vernacular Georgian residence built circa 1847 historically known as Lakelet Vale and includes a one-and-a-half-storey stone outbuilding behind the residence. The subject property is located on the northern side of Sanders Boulevard, between the intersection of Sanders and Cotrill Street and the intersection of Sanders and Binkley Road, within the neighbourhood of Ainslie Wood North, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey stone building known as Lakelet Vale was originally constructed circa 1847 and has physical value as a representative example of a vernacular dwelling influenced by the Georgian Revival and Neo-Classical styles of architecture and as a rare surviving example of a well-preserved, early-nineteenth century dwelling and outbuilding.

The property has historical value due to its connection with the Binkley Family who settled in the area of Ancaster Township, now known as West Hamilton, as early as 1793. The significance of the Binkley Family and their legacy is demonstrated by their name being reflected in many roads and landmarks in the nearby community. Jacob Binkley (1809-1867), an influential member of the early community, built the property known as Lakelet Vale circa 1847. By the 1860's Jacob Binkley's Farm would be the second most successful in Ancaster Township. The carriage house of 50 Sanders Boulevard was built for Lakelet Vale, acting as an onsite carpenter and blacksmith shop, carriage storage and winery for the Binkley's flourishing farmstead.

Contextually this property is important for defining the historical character of West Hamilton and the early settlement of Ancaster township. This property and its accessory outbuildings including the carriage house located at 50 Sanders Boulevard are the oldest still standing physical structures built by the Binkley Family located within Marx Binkley's original purchase. It is historically, physically, and functionally linked to the surrounding area, being in close proximity to Binkley Crescent and Binkley Cemetery.



Hamilton

Description of Heritage Attributes:

Key attributes that embody the physical value of the property being a representative example of a vernacular stone dwelling influenced by the Georgian Revival and Neo-Classical architectural styles, and as a rare surviving example of a well-preserved, early-nineteenth century dwelling and outbuilding, include:

- The front (south) and side (east and west) elevations and the roofline of the two-and-a-half storey 1847 stone building, including its:
 - Side gable roof with flanking brick chimneys;
 - Paired wood windows below the gable peaks; western elevation windows below the gable peak are one-over-one; east elevation paired six-over-three hung wood windows;
 - Symmetrical five-bay front elevation with central entrance;
 - Coursed ashlar stone elevation with corner quoins on south elevation;
 - Rubble-stone side elevations with stone quoins;
 - Flat-headed window openings with stone lintels and sills and one-over-one hung wood windows;
 - Central front entrance with flat-headed transom, side lights and pilasters; and,
 - Covered front porch on front (south) elevation, including its:
 - Low-pitched gable roof with wide projecting eaves;
 - Simple pediment; and,
 - Tapered wood columns with stone bases.
- Rear outbuilding located to the north of main property, including its:
 - Front gable roof with a window below;
 - Rubble stone walls with cut-stone corner quoins;
 - Front (south) elevation with door and garage entrances;
 - Eastern elevation with two window openings with cut-stone voussoirs and stone sills, and one segmentally-arched stone voussoirs door opening;
 - Western elevation with three window openings with cut-stone voussoirs and stone sills; and;
 - Six-over-six hung wood windows on the eastern and western elevations.

Key attributes that embody the contextual value of the property as a defining the historical character of West Hamilton and Ancaster Township include its:

- Location fronting onto Sanders Boulevard;
- Proximity to the carriage house of 50 Sanders Boulevard;
- Old growth trees on the lot; and,
- Proximity to the Binkley Family Cemetery.