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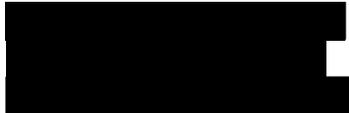
Hamilton

March 29, 2004

REC'D/RECEIVED
31-03-2004

REGISTERED

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3



Dear Sirs:

**Re: Notification of Passing of By-law 04-065
245 Garner Road West, Ancaster**

Attached for your information is a certified copy of By-law No. 04-065 respecting 245 Garner Road West, Ancaster, Ontario, adopted by City Council at its meeting held March 24, 2004.

Yours truly,

K. C. Christenson
City Clerk

KCC/sr
Att.

c.c. Nancy Smith, Assistant Corporate Counsel, Legal Services Department
David Cuming, Senior Heritage Planner, Planning & Development Department
Alexandra Rawlings, Hearings Sub Committee/Advisory Committee Co-ordinator

1/20
2/03/04

Authority: Item 15, Planning and Economic
Development Committee
Report-04-001 (PD04013)
CM: January 14, 2004

Bill No. 065

City of Hamilton

BY-LAW NO. 04-065

To Designate:

**LAND LOCATED AT MUNICIPAL NO. 245 GARNER ROAD WEST, FORMER
TOWN OF ANCASTER, CITY OF HAMILTON**

As 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;

AND 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 Municipal No. 245 Garner Road West, 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 Corporate Counsel is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation 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,

- (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;

To Designate Land Located at Municipal No. 245 Garner Road West, Former 2
Town of Ancaster, City of Hamilton as Property of Cultural Heritage Value.

- (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and enacted this 24th day of March, 2004.

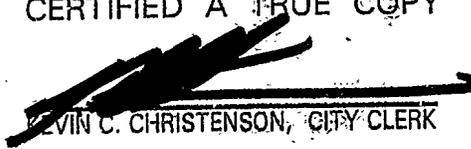


Mayor



City Clerk

CERTIFIED A TRUE COPY



KEVIN C. CHRISTENSON, CITY CLERK

Schedule "A"
To
By-Law No. 04-065

245 Garner Road West
Former Town of Ancaster
Hamilton, Ontario

PT LT 40 CON 3 Ancaster, Parts 1 – 14 ON 62R16585; Ancaster City of
Hamilton, S/T Easement over PTS 6 & 12 ON 62R16585 as in LT502974, S/T
Easement over PTS 7, 8, & 10 ON 62R16585 as in LT502975, S/T Easement
over PTS 2, 3, 5, 6, 8, 9 & 13 ON 62R16585 as in WE115540

PIN (Property Identification Number) – 17415-0828 (LT)

J

Schedule "B"
To By-law No. 04-065

245 Garner Road West
Former Town of Ancaster

REASONS FOR DESIGNATION

Cultural Heritage Value

245 Garner Road West possesses cultural heritage value, expressed in historical associations with the Rymal and Marshall families and is associated with the early agricultural development of Ancaster. The former farmhouse located on this property is of architectural value as an example of a two-storey, vernacular interpretation of the Italianate architectural style. The former farmhouse is also a rare surviving example of Pre-Confederation stone construction.

The Reasons for Designation apply to all elevations and the roof of the former farmhouse including all façades, entranceways, windows and chimneys, together with construction materials of stone, wood and glazing, building techniques, specific interior features and landscape features as follows:

Front (North) Façade:

- Symmetrical arrangement of three bays with central projecting bay;
- roof and roofline together with wood fascia and eaves with wood brackets;
- frontispiece together with moderately pitched gable roof with return eaves, wood panelled door with hardware, six-light transom and tri-pane sidelights;
- all six-over-six windows together with the openings, wood frames, lintels, sills, muntins and glazing;
- arched window on the second floor together with the opening, wood frame, voussoirs, sill, muntins and glazing; and,
- dressed stone walls with raised mortar joints.

Side (West) Elevation:

- Roof and roofline together with wood fascia and eaves with wood brackets;
- all six-over-six windows on the second floor together and one-over-one sash windows on the first floor with the openings, wood frames, lintels, sills, muntins and glazing;
- window openings on the first floor together with lintels and sills; and,
- two-storey rear addition together with roof, all windows and stucco exterior.

Rear (South) Elevation:

- Roof and roofline together with wood fascia and eaves with wood brackets;
 - two-storey enclosed verandah together with roof, all windows and stucco exterior;
 - second storey window opening together with lintel and sill; and,
 - randomly coursed stone wall with raised mortar joints.
- 

Side (East) Elevation:

- Roof and roofline together with wood fascia and eaves with wood brackets;
- six-over-six window on the second floor together with the opening, wood frame, lintel, sill, muntins and glazing;
- window openings on the first and second floors together with lintels and sills; and,
- randomly coursed stone wall with raised mortar joints.

Interior:

- Front foyer together with door surrounds and wood doors with hardware;
- main staircase together with handrail and balustrade; and,
- wood doors on the first and second floor together with surrounds and hardware.

Landscape Features:

- Front and side yards with grassy open space;
- existing grades and topography;
- driveway leading to west side of the house; and,
- coniferous tree in the front yard.

The attached garage **is not to be included** in the Reasons for Designation.