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Hamilton

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ONTARIO HERITAGE TRUST
MAY 01 2017

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

SENT BY REGISTERED MAIL

April 28, 2017

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

Dear Ms. Semande:

**Re: Heritage Designation under Part IV of the *Ontario Heritage Act*
2042 Jerseyville Road West, Ancaster (Kelly House)**

Attached please find the Notice of Intention to Designate, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the property located at 2042 Jerseyville Road West, Ancaster. The Notice of Intention to Designate has been published in the Hamilton Spectator on April 28th, 2017.

Yours truly,

Steve Robichaud, *MCIP OPPI RPP*
Director of Planning

JP
Attach.

cc: Councillor Robert Pasuta, Ward 14
Joanna Wice, City Solicitor
Ed VanderWindt, Director, Building Division
Loren Kolar, Legislative Coordinator
Jeremy Parsons, Planner II, Cultural Heritage

Notice of Intention to Designate 2042 Jerseyville Road West, Ancaster

WHAT: In the matter of the Ontario Heritage Act and the property in the City of Hamilton known municipally as 2042 Jerseyville Road West, Ancaster notice is hereby given that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

WHY: The property at 2042 Jerseyville Road West possesses cultural heritage value, expressed in historical associations with the Kelly family who contributed to the development of the Alberton settlement, as well as to the early agricultural settlement of Ancaster. The farmhouse located on this property has architectural value as an example of a one-and-a-half storey, vernacular interpretation of the Georgian architectural style, with Neo-Classical elements. The farmhouse is also a rare surviving example of Pre-Confederation frame construction. The Reasons for Designation apply to all elevations and the roofline of the former farmhouse including all façades, entranceways, windows, and brick chimneys, together with construction materials of brick, wood, and glazing, building techniques, and landscape features.

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 or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, during regular business hours.

HOW & WHY: 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.

Dated at Hamilton, this 28th day of April, 2017.

R. Caterini
City Clerk
Hamilton, Ontario

CONTACT: Jeremy Parsons, Planner II, Cultural Heritage, Phone: (905) 546-2424 ext. 1214, E-mail: jeremy.parsons@hamilton.ca

Website: www.hamilton.ca/heritageplanning

2042 Jerseyville Road West, Ancaster

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

Statement of Cultural Heritage Value or Interest

Description of the Property

The property at 2042 Jerseyville Road West is located on the north half of Part Lot 24, Concession 3 in the former Town of Ancaster. Once part of a larger farmed parcel of land, the property now comprises approximately one acre (0.41 ha) which includes a one-and-a-half storey frame dwelling and a one-storey wooden outbuilding. Known locally as the Kelly House, the frame dwelling was constructed circa 1859 and was originally clad in clapboard (now clad in aluminum siding). The dwelling was built in the Georgian architectural style and includes elements of Neo-Classical architecture. There was a rear addition which was added to the south façade in the 1990s. On the original frame dwelling, only one window has been replaced and wooden shutters have been added to the façade windows. Overall, the original dwelling has had few alterations and largely contains an intact interior and exterior form.

Heritage Value

The property at 2042 Jerseyville Road West possesses cultural heritage value, expressed in historical associations with the Kelly family who contributed to the development of the Alberton settlement as well as to the early agricultural settlement of Ancaster. The farmhouse located on this property also has architectural value as an example of a one-and-a-half storey, vernacular interpretation of the Georgian architectural style, with Neo-Classical elements. The farmhouse is also a rare surviving example of Pre-Confederation frame construction. The Reasons for Designation apply to all elevations and the roofline of the former farmhouse including all façades, entranceways, windows, and brick chimneys, together with construction materials of brick, wood, and glazing, building techniques, and landscape features.

Description of Heritage Attributes

The heritage attributes of the property at 2042 Jerseyville Road West, Ancaster that display cultural heritage value include:

Front (North) Façade:

- asymmetrical arrangement of four bays;
- roofline together with wood cornice and fascia;
- frontispiece with classical door surround, wood door and transom;

- six-over-six windows together with the openings, wood frames, entablatures, muntins and glazing; and,
- gable end chimneys.

Side (West) Elevation:

- side gable together with wood fascia;
- six-over-six window on the first floor together with the openings, wood frame, muntins and glazing; and,
- window opening on the second floor.

Side (East) Elevation:

- side gable roofline together with wood fascia; and,
- six-over-six windows together with the openings, wood frames, muntins and glazing.

Rear (South) Elevation:

- original exterior five-inch wood clapboard siding, now an interior wall within the new addition which repeats a back kitchen-tail and back porch;
- roofline together with wood cornice and fascia;
- six-over-six and three-over-three double hung windows on the first floor (now preserved inside an interior wall) together with the openings, wood frames, muntins and glazing; and,
- four pane side-sliding windows on the second floor together with wood frames, muntins and glazing.

Landscape Features:

- The stand of four mature black walnut trees fronting onto Jerseyville Road West.



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Hamilton

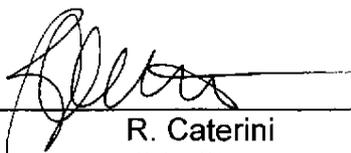
4. Hamilton Municipal Heritage Committee Report 17-002 (Item 8.2)

(b) Recommendation to Designate 2042 Jerseyville Road West, Ancaster (The Kelly House) Under Part IV of the *Ontario Heritage Act* (PED17050) (Ward 14) (Item 8.2)

- (i) That the designation of 2042 Jerseyville Road West, Ancaster, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be APPROVED;
- (ii) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to Report 17-006, be APPROVED; and,
- (iii) That the City Clerk be directed to take appropriate action to designate 2042 Jerseyville Road West, Ancaster under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "B" to Report 17-006.

I hereby certify the foregoing to be a true copy of Item 4(b) of Planning Committee Report 17-006, as approved by City of Hamilton Council on April 12, 2017.

Dated at the City of Hamilton on this 19th day of April, 2017.



R. Caterini
City Clerk