Authority: Item 8, Committee of the Whole
Report 02-037 (PD02222)
CM: November 13, 2002

Bill No. 052

City of Hamilton

BY-LAW NO. 03-052

To Designate:

LAND LOCATED AT MUNICIPAL NO. 163 JACKSON STREET WEST, CITY OF HAMILTON

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

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. 163 Jackson Street 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 historic and architectural value and interest.

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;

(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 5th day of March, 2003.

Mayor

City Clerk

Schedule "A"
To
By-Law No. 03-052

Pinehurst
163 Jackson Street West
Hamilton, Ontario

LT 13 S/S Jackson Street Survey G.S. Tiffany (Unregistered) Hamilton between Hess & Caroline Streets; LT 14 S/S Jackson Street Survey G.S. Tiffany (unregistered) Hamilton between Hess & Caroline Streets, except PT 1 62R2811; LT 13 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton between Hess & Caroline Streets, as confirmed by 62BA988; LT 14 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton between Hess & Caroline Streets, as confirmed by 62BA988, 62BA777, except PT 1, 62R2811; PT LT 9 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton; PT LT 10 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton; PT LT 11 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton; PT LT 12 N/S Hunter Street Survey G.S. Tiffany (unregistered) Hamilton between Hess & Caroline Streets, as confirmed by 62BA988, as in AB103505, HL140408, AB237090, AB237089, AB189504, AB151259, AB182743, and AB128487 except AB237091, except the easements in AB189504, AB151259, AB182746 and AB128487; S/T execution 97-03218, if enforceable; Hamilton.

PIN (Property Identification Number) - 17136-0027 (LT)

Schedule "B"
To
By-law 03-052

163 Jackson Street West
Pinehurst
City of Hamilton

REASONS FOR DESIGNATION

Historic value

Pinehurst, constructed *circa* 1850 is of historic value being associated with a number of prominent people, notably local entrepreneur Tristram Bickle who built and lived in *Pinehurst* from 1851 to 1875; Bishop Fuller, the first bishop of the newly formed Diocese of Niagara who renamed the dwelling *Bishophurst* and lived here from 1875 until his death in 1884; and nationally renowned publisher, entrepreneur and philanthropist William Southam who resided at *Pinehurst* from 1891 until his death in 1932.

Architectural value

Pinehurst is of architectural value as a rare surviving example of pre-Confederation stone construction originally designed to a vernacular adaptation of the Neo-classical style and later transformed into a Second Empire residence *circa* 1875. *Pinehurst,* together with *Fonthill* located immediately opposite, also contributes to a significant grouping of mid-nineteenth century building construction in an area that has experienced considerable change.

Pinehurst, constructed *circa* 1850, was designed to a vernacular adaptation of the Neo-classical style. Evidence of its former composition are found in the basic rectangular plan, symmetrical front façade with slightly protruding centre bay, cut limestone walls with prominent quoining, and the front porch with Ionic and square columns. *Pinehurst* was transformed into a Second Empire residence *circa* 1875 when purchased by Bishop Fuller. Key characteristics of the Second Empire style include mansard roofs, metal cresting, polychrome slate roofing, dormers, and heavy wood brackets. In addition to these features a number of other decorative features and additions were introduced, including: modillions, decorative fascias, a verandah on the east facade, a recessed wing on the west façade and ground floor bay windows. Of these features added in 1875, the main floor bay windows on the front façade, metal cresting and the verandah on the east side are no longer present.

The Reasons for Designation apply to all elevations and the mansard roof including all facades, entranceways, porches, windows and chimneys, together with construction materials and building techniques, as follows:

North (Front) Façade

The front façade of the main house is symmetrical and divided into three bays with three dormers, each with fixed double panes, located in the mansard roof. The mansard roof is finished with decorative slates. The central bay projects slightly from the main wall. The first floor windows on the front façade are tri-lights with 4-pane storm windows. The second floor windows of the main house have single lights with 4-pane storm windows. Both first and second storey windows (as on all elevations) have decorative stone lintels and smooth stone sills. The front entrance is accentuated by an enclosed Classical portico capped by a flat roof with a dentilated cornice supported by 2 slender Ionic columns and 2 larger square columns. There is a rectangular window on the east and west side of the portico containing leaded glass. The front door is of contemporary wood construction with a large single leaded glass light, above which is a leaded glass transom.

East (Side) Elevation

The east elevation has a first and a second floor single sash window near the northeast corner with 4-pane storm windows. The east roof elevation has 2 dormers and two stone chimneys.

West (Side) Elevation

The west side of the house incorporates a 2 ½ storey, 4-bay, single pile wing that is set back from the façade of the original house. The wing has a mansard roof with decorative shingles and a dormer, paired wooden brackets and a stone parapet at the end. The west wall of the wing is built of rough uncoursed stone with a single second floor 1/1 sash window. There are four single sash windows with 4-pane storm windows on the main floor and three windows of the same design with 4-pane storm windows on the second. One stone chimney, similar to those on the east façade of the main building, and a single dormer are located at the west facade of the original house.

South (Rear) Elevation

This elevation has been altered the most with the introduction of recent studio facilities. The surviving features on this elevation include the mansard roof with two dormers, decorative slate roofing, and stone walls. There is a first and second storey window near the southeast corner. They have single panes of security glass with 4-pane storm windows.