Bill No. D-121

The Corporation of the City of Hamilton

BY-LAW NO. 89-*296*

To Designate:

LAND LOCATED AT MUNICIPAL NO. 105 ABERDEEN AVENUE

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation 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. 1980, Chapter 337;

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(1)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 105 Aberdeen Avenue 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 City Solicitor 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 owner and The Ontario Heritage Foundation by personal service or by registered mail;

(ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this *10th* day of *October* A.D. 1989.

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK

City Clerk

Acting Mayor

(1989) 19 R.P.D.C. 17, August 29

Schedule "A"

To

By-law No. 89-*296*

105 Aberdeen Avenue, Hamilton, Ontario

In the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth and Province of Ontario and being composed of,

FIRSTLY: Part of Lot Number Fifteen in the Fourth Concession of the Township of Barton, now in the City of Hamilton, and which may be more particularly described as follows, that is to say:

COMMENCING at a stone monument planted at the intersection of the Southerly limit of Aberdeen Avenue (road allowance between the third and fourth concessions in the Township of Barton) with the Easterly limit of Bay Street as laid out and shown on plan of survey of the estate of the late Hon. James Turner and John Stuart, registered in the Registry Office for the Registry Division of Wentworth as Plan No. 19, the said Easterly limit of Bay Street being a line drawn parallel with and distant twenty five feet (25') measured Easterly from the Westerly limit of said Lot Number Fifteen in the Fourth Concession of the Township of Barton;

THENCE Southerly along the aforesaid Easterly limit of Bay Street, one hundred and eighty feet (180') more or less to a stone monument planted at the North-westerly angle of Lot Number Thirty as shown on plan of survey known as Inglewood and registered in the Registry Office for the Registry Division of Wentworth as Plan No. 566;

THENCE Easterly along the Northerly limit of said Lot Number Thirty as shown on said registered Plan No. 566, one hundred feet (100') to a point;

THENCE Northerly and parallel with the aforesaid Easterly limit of Bay Street, one hundred and eighty feet (180') more or less to a point in the aforesaid Southerly limit of Aberdeen Avenue;

THENCE Westerly along the Southerly limit of Aberdeen Avenue, one hundred feet (100') more or less to the place of beginning.

On the above described parcel of land is erected the brick dwelling known as 105 Aberdeen Avenue; and

SECONDLY: Part of Lot Number Fifteen in the Fourth Concession of the Township of Barton, described as follows:

COMMENCING at a point in the Southern limit of Aberdeen Avenue distant one hundred feet (100') measured Easterly thereon from the south-east corner of Aberdeen Avenue and Bay Street;

THENCE Easterly along the southern limit of Aberdeen Avenue twenty-six feet six inches (26'6") to a point;

THENCE Southerly parallel to the Western limit of Undercliffe Road, one hundred and eighty feet (180');

THENCE Westerly parallel to the Southern limit of Aberdeen Avenue twenty-six feet six inches (26'6") more or less to a point distant one hundred feet (100') from the eastern limit of Bay Street;

THENCE Northerly parallel to the eastern limit of Bay Street, one hundred and eighty feet (180') more or less to the point of commencement being the parcel of land lying immediately to the East of the parcel of land hereinbefore firstly described.

Lands as described in Instrument No 26773 N.S.

Schedule "B"

To

By-law No. 89-*296*

105 Aberdeen Avenue, Hamilton, Ontario

Present Context

At the south-east corner of Aberdeen Avenue and Bay Street South stands the large, stately home erected in 1893-4 for Hamilton lawyer, P. M. Bankier. Situated near the foot of the escarpment, this imposing late Victorian brick mansion overlooks the residential neighbourhood of Durand South, noted for its tree-lined streets and fine array of large, fashionable late 19th and early 20th century homes. 105 Aberdeen Avenue has a particularly commanding presence, attributable to the tower-like round bay of the front facade which is accentuated by the sloping site.

Architectural Significance

The house represents a grand version of the restrained Queen Anne style adopted for the larger homes built in Hamilton around the turn-of-the-century. Characteristic of this style are the solid, massive form; the asymmetrical composition with projecting bays and wings; the complex roof silhouette featuring dormers, gables and tall chimneys; and the restrained classical ornamentation. Originally, a deep verandah with coupled columns and a bracketed cornice extended the full width of the Aberdeen facade.

The dominant feature of the present house is the tall, projecting round bay with its conical roof, tall double-hung sash windows with single curved glass panes, and horizontal band of smaller windows beneath the bracketed cornice. The verandah and long, broken flight of stairs leading to the front entrance were removed in 1964, at which time the main entrance was relocated to the Bay Street facade and the original doorway bricked in.

Historical Significance

The house has been owned and occupied by the families of three prominent Hamiltonians, two of whom were successful entrepreneurs in the City's important knitting industry. The original owner, Patrick M. Bankier, who occupied the house for only four years, was a partner in the well-known Hamilton firm of lawyers, Crerar, Crerar and Bankier, from 1886 until his sudden death in 1899 at the age of 39. The house was purchased in 1919 by Robert R. Moodie, vice president of the J. R. Moodie Company (formerly the Eagle Knitting Co.) and was sold in 1935 to M. B. Holton, president of the Chapman-Holton Knitting Company, remaining in the ownership of this family until Mrs. R. Holton died in 1988.

Designated Features

Important to the preservation of this house are the original features of the north, east and west facades, including the brick masonry walls with matching sandstone sills and lintels; the slate roof with its dormers and chimneys; the bracketed wooden cornice, and the original windows, most notably those of the front bay and several round-arched windows on the north and west facades.