Bill No. D-122

The Corporation of the City of Hamilton

BY-LAW NO. 89- *297*

To Designate:

LAND LOCATED AT MUNICIPAL NO. 112 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. 112 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.

City Clerk *Acting* Mayor

(1989) 19 R.P.D.C. 18, August 29

Schedule "A"

To

By-law No. 89-297

112 Aberdeen Avenue, Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of lands and premises situate, lying and being in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth and being composed of Lots 10, 11 and the south half of Lot 25, Plan 87, with Lots 10 and 11 having a frontage on Aberdeen Avenue of 60 feet each more or less and said Lot 25 having a frontage of 50 feet more or less on Hilton Street, said lands being more particularly described as follows:

COMMENCING at the southwest corner of Lot Number 11 being the northeast corner of Hilton Street and Aberdeen Avenue;

THENCE northerly along Hilton Street, 165 feet to the centre of said Lot 25;

THENCE easterly parallel to Aberdeen Avenue, 120 feet to the public alleyway running from Aberdeen Avenue to Markland Street;

THENCE southerly along the eastern boundaries of Lots 25 and 10, 165 feet to the southeast angle of Lot 10;

THENCE westerly along the northerly boundary of Aberdeen Avenue, being the southerly boundary of Lots 10 and 11, 120 feet to the place of beginning.

Schedule "B"

To

By-law No. 89- *297*

112 Aberdeen Avenue, Hamilton, Ontario

Present Context

The large late-Victorian house at 112 Aberdeen Avenue was built in 1881-1882 for John Alexander. Located on the north-east corner of Hilton and Aberdeen, this stately brick home with its ample front and side property forms an important part of the Aberdeen streetscape. The streetscape is one of imposing Victorian houses and large lots, so characteristic of the Durand Neighbourhood.

Architectural Significance

Architecturally, 112 Aberdeen Avenue is notable for its large-scaled composition which incorporates several distinctive features. The front facade of the house is dominated by a projecting off-centred bay that continues above the front cornice. This bay contains two double-hung paired windows and a half-round window at the roof line. There is a bay, in fact, on each of the three main facades - south, east and west. Of considerable interest are the two contrasting yellow-brick bands running around the three main facades of the house, which form lintels for the segmental windows. The yellow brick arches over the attic window incorporate alternating voussoirs.

Historical Significance

In its 107 year history, 112 Aberdeen has been home to only 5 families all of whom inhabited the house for considerable lengths of time. The house was first occupied by John Alexander, a leather merchant, and remained in his family until 1907. The next occupant was Stephen Washington, followed by Alex Zimmerman and family, who resided there for 38 years.

Designated Features

Important to the preservation of 112 Aberdeen Avenue are the original features of the south (front), east and west facades.

DYE & DURHAM CO. LIMITED
Form No. 985

D

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

FOR OFFICE USE ONLY

14300
NUMBER
CERTIFICATE OF REGISTRATION

1989 OCT 31 A 10:57

WENTWORTH
No. 62
HAMILTON
LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

Designating By-law

(5) Consideration

Nil Dollars $ --

(6) Description

Lots 10, 11 and Part of Lot 25, Plan 87
in the City of Hamilton
in The Regional Municipality of Hamilton-Wentworth, AS IN INSTRUMENT NO. 473036 C D

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

By-law No. 89-297, attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s) 473036 C.D.

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
(Applicant)		
By its Solicitor		
Lian Lawrence	Lian Lawrence	1989 10 25

(11) Address for Service 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

112 Aberdeen Avenue
Hamilton, Ontario
L8P 2N9

(15) Document Prepared by:

Lian Lawrence
Assistant City Solicitor
The Corporation of the City of Hamilton
City Hall, 71 Main St. W.
Hamilton, Ontario
L8N 3T4

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Fees and Tax	
Registration Fee	22.00
Total	

'74 (12/84)