THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 89-88

To designate the Lands and Building Municipally known as 1051 Old Mohawk Road, in the Town of Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest

WHEREAS this Council is empowered under subsection (6) of Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, to enact By-laws to designate real property, including buildings and structures thereon, as described in Schedule "A" attached hereto to be of historic or architectural value or interest, and

WHEREAS this Council has caused to be served upon the owner of the lands and premises municipally known as 1051 Old Mohawk Road, in the Town of Ancaster, and upon the Ontario Heritage Foundation notice of intention to so designate and has caused such notice of intention to be published in a newspaper having a general circulation in this municipality once for each of three consecutive weeks, and

WHEREAS no notice of objection to the proposed designation of the described property has been served on the Clerk of this municipality within the time prescribed by the said Statute, and

WHEREAS this Council's reasons for the proposed designation are as set forth in Schedule "B" attached hereto.

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF ANCASTER ENACTS AS FOLLOWS:

1. In this By-law the word "property" means real property and includes all buildings and structures thereon.

2. There is hereby designated as being of historic value, architectural value and interest the property municipally known as 1051 Old Mohawk Road, in the Town of Ancaster, and more particularly described in Schedule "A" attached hereto.

3. Town Solicitor Lee A. Pinelli, of the legal firm of Evans, Philp is hereby authorized and directed to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the Land Registry Office for the Registry Division of Wentworth.

4. The Clerk is hereby authorized and directed to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the Town of Ancaster.

ENACTED AND PASSED THIS 12th **DAY OF** JUNE **1989.**

Mayor

Clerk

CLERK'S CERTIFICATE

oyd V. Hayden, Clerk of the Corporation e Town of Ancaster, in the Regional ipality of Hamilton-Wentworth, do hereby fy that this is a true and correct copy -law No. 89-88 passed in Council the day of June, 1989.

Clerk

SCHEDULE "A"

Parcel 51-2, Section Anc 2(c), being Part 1, Reference Plan 62R-6572, in the Town of Ancaster, Regional Municipality of Hamilton-Wentworth.

SCHEDULE "B"

REASONS FOR DESIGNATION OF CRAIGLEITH, 1051 OLD MOHAWK ROAD, IN THE TOWN OF ANCASTER

The dwelling municipally known as 1051 Old Mohawk Road, in the Town of Ancaster, has very historic and architectural value and interest. It is an attractive two storey brick home built in 1870-1871 and is finished in a modest Italianate style. The basic elements of the Italiante style, square plan, two storey height, low pitched hip roof, round headed blind window, brackets and wide overhanging eaves, can all be found on the house. At the same time however, it lacks the ornate details and exuberant style of many Italianate houses. Since its basic outline and reserved spirit is one more common in the Town, it can be classed as a local, or vernacular style which characteristically includes Italianate details.

Without restricting the generality of the foregoing the reasons for this Council designating the described premises include the intention that the following features of the described premises should be preserved, that is,

(a) low pitched hip roof;

(b) round headed blind window;

(c) wide overhanging eaves and verges supported by moulded drop/pendant brackets;

(d) brick walls laid in common bond with the exception of the rear wall;

(e) centre gable with neo-classical eave returns;

(f) moulded frieze board;

(g) three original single stack brick chimneys offset on right and left sides of the roof (two on right, one on left);

(h) front door set in a recessed surround of transom and side-lights;

(i) three bay main facade;

(j) stone slipsills and large flared stone lintels;

(k) original ground floor double leaf French doors with four large panes of glass each;

(l) the main stairway, including the bannister, newel posts and associated original woodwork;

(m) the servants' stairway, including associated original woodwork;

(n) original fireplace mantels now located in dining room and master bedroom; and

(o) original wide pine plank floors,

but this Council has no intention that any alteration, maintenance, repair, replacement or improvement of elements of the premises requires the prior written consent of this Council unless such affect the reasons for the designation of the premises as described in paragraph (a) to (o) herein.