THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 90-92

To designate the Lands and Building municipally known as 733 Mineral Springs 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 733 Mineral Springs 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 733 Mineral Springs 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 30th DAY OF JULY 1990.

Mayor

Deputy Clerk

SCHEDULE "A"

Description

Those lands being in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth (formerly the Township of Ancaster, in the County of Wentworth), being composed of the following parcels of land:

FIRSTLY: that Part of Lot 40, Concession 1 of the said Township of Ancaster designated as Part 1 on Reference Plan 62R-9255;

SECONDLY; that Part of the original road allowance between Concessions 1 and 2 of the said Township of Ancaster designated as Part 2 on Reference Plan Number 62R-9255;

THIRDLY; that Part of Lot 40, Concession 2 of the said Township of Ancaster designated as Parts 3 and 4 on Reference Plan 62R-9255;

FOURTHLY; that Part of Lot 41, Concession 2 of the Township of Ancaster designated as Parts 5 and 6 on Reference Plan 62R-9255.

SUBJECT TO an easement in favour of the Hydro-Electric Power Commission over that Part of Lot 40, Concession 2 of the said Township of Ancaster designated as Part 4 on Reference Plan Number 62R-9255 as set out in Instrument Number 22258 for the Township of Ancaster.

AND SUBJECT TO an easement in favour of the Hydro-Electric Power Commission over that Part of Lot 41, Concession 2 of the said Township of Ancaster designated as Part 5 on Reference Plan Number 62R-9255 as set out in Instrument Number 22150 for the Township of Ancaster.

SCHEDULE "B"

REASONS FOR DESIGNATION OF THE GRIFFIN HOUSE,
733 MINERAL SPRINGS ROAD, IN THE TOWN OF ANCASTER

The Griffin House, built circa 1828, sits atop a hill on Mineral Springs Road overlooking the beautiful Dundas Valley. Originally, the farm was part of a 200 acre lot granted to David Cummings in 1798. Enerals Griffin, an escaped black slave from Virginia, purchased a 50 acre parcel in 1834 from George Hogeboom, a local contractor. In 1988, the property was sold to the Hamilton Region Conservation Authority by the estate of the last owner, a descendant of Griffin.

The small one and a half storey house is significant both from an architectural and historical point of view. One of the few remaining clapboard homes from the first half of the 19th century in the Ancaster area, it represents a modest working man's farmhouse. Its intact condition with few alterations makes it a significant architectural structure. In addition, the house and site are one of the earliest surviving homesteads in the province.

In addition, and without restricting the generality of the foregoing, the reasons for this Council making the proposed designation include the intention that the following features of the "Griffin House" should be preserved, that is,

(a) exterior c. 1830 clapboard finish, and
(b) all stone foundation walls, interior and exterior, and
(c) all exterior wooden architectural features, and
(d) the front door and related woodwork and sill, and
(e) all original interior wood work, including baseboards, window treatments, doors, floors. Of special note are the two fireplace mantels and the very fine closet door panel c. 1830, and
(f) original painted plaster, where it is able to be maintained, 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 paragraphs (a) to (f) herein.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

57878

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AUG 8 1990

(1) Registry [X] Land Titles [ ] (2) Page 1 of 4 pages

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

(4) Nature of Document

By-law

(5) Consideration

Dollars $

(6) Description

~~See Schedule "A" attached for description.~~

Part lot 40, Concession 1, Part original road allowance between Concessions 1 & 2, Part lot 40 and 41, Concession 2, former Township of Ancaster being Parts 1, 2, 3, 4, 5 and 6 on 62R-9255, Town of Ancaster, Regional Municipality of Hamilton-Wentworth.

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:

See Schedule attached for By-law No. 90-92.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)

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

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE TOWN OF ANCASTER				
By its Solicitor, Lee A. Pinelli		1990	08	08

(11) Address for Service One King Street West, 16th Floor, P.O. Box 930, Station A, HAMILTON, Ontario L8N 3P9

(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

733 Mineral Springs Road
Ancaster, Ontario

(15) Document Prepared by:

Lee A. Pinelli

EVANS, PHILP
ONE KING STREET WEST
16th FLOOR
MAIL:
P.O. BOX 930 STATION A
HAMILTON, CANADA
L8N 3P9

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Fees and Tax	
Registration Fee	25
Total	