Authority: Item 9(c), Planning and Economic Development Committee Report 15-008 (Hamilton Municipal Heritage Committee Report15-004)
CM: May 13, 2015

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 15-217

To Designate

LAND LOCATED AT 91 JOHN STREET SOUTH, CITY OF HAMILTON

As Property of

CULTURAL HERITAGE VALUE

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 91 John Street South Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes 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,

    a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;

b. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 23rd day of September, 2015.

Judi Partridge
Deputy Mayor

Rose Caterini
City Clerk

Schedule "A"

To

By-law No. 15-217

91 John Street South
Hamilton, Ontario

PIN: 17170-0065 (LT)

Legal Description:

PT LT 55 PL 1431 GEORGE HAMILTON SURVEY; PT LT 56 PL 1431 GEORGE HAMILTON SURVEY AS IN VM176592;
CITY OF HAMILTON

Schedule "B"

To

By-law No. 15-217

91 John Street South
Hamilton, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

Description of Historic Place

The property at 91 John Street South is a mid-19th century commercial structure that was once part of a three-unit commercial row. The property is located on the east side of John Street South, in a commercial urban area in Hamilton. A laneway is located directly south of the property. It is a two storey structure with side gable roof. The south side wall is constructed of limestone, and the building has a limestone foundation. The remainder of the building is constructed of brick. It has a two-bay facade with a large glass display window, historic wooden door, and two over two sash wood frame windows in the second storey.

The 19th century form and decorative details of the facade are generally intact or have been restored. In 1889, Edwin Pass, a watchmaker became the tenant of the property. He purchased it in 1899. Three generations of the Pass family owned and operated the watch repair and jewellery store in this location, closing in 2007. The building at 91 John Street South is a remarkable example of both a multi-generational local business and an intact example of a 19th century commercial establishment. The Statement of Cultural Heritage Value pertains to the exterior of the building as visible from the street, and several interior features of the first and second storey.

Heritage Value

The property at 91 John Street South demonstrates design value, historical value, contextual value, social value, and has a high degree of integrity.

The property at 91 John Street South demonstrates design or physical value as it is an intact example in the City of Hamilton of mid-19th century commercial design. The exact date of construction is unknown, but a matching building footprint appears on maps by at least 1850. The property is representative of vernacular design, but shows influence of the simplicity and formal arrangement common to many buildings

influenced by classically-inspired Georgian design. The west, street-facing facade also features 19th century elements more reflective of the Italianate influence, including large storefront window with wooden trim and spindles, recessed entrance with a pair of narrow wooden doors with round arched windows, and a bracketed cornice.

The property at 91 John Street South demonstrates historical value due to its association with the theme of 19th and 20th century commerce in Hamilton, and particularly for its long-standing multi-generational ownership and operation by the Pass family, spanning over 100 years. The Pass family was valued by the local community that they served for more than 100 years. In 1864 the property was purchased by George Tuckett, tobacco manufacturer/retailer and later Mayor of Hamilton. From 1866 to 1889, the property housed a number of trades and businesses, including cabinet makers, trunk makers, and jewelers before becoming occupied by Edwin K. Pass, a watchmaker from Coventry, England. Pass purchased the property in 1899 (after being a tenant since 1889), and his son, Edwin S. Pass, and then grandson, Edwin J. Pass, carried on the trade. Edwin J. Pass retired in 2007.

The property has contextual value as it is retains its relationship to John Street South, an important commercial corridor in Hamilton, and to the laneway directly to the south. The property is located on the former lots 55 and 56 in the George Hamilton Survey, which laid out early streets, laneways and building lots in Hamilton (including the laneway directly south of the property). John Street was one of the main commercial thoroughfares in Hamilton in the 19th century.

Description of Heritage Attributes

Exterior attributes

- Two storey massing, rectangular plan;
- Side facing gable;
- Brick construction on west side, including quoins and voussoirs;
- Stone construction on south wall, including quoins;
- Limestone foundation
- Two-over-two sash double hung wood frame windows in rectangular openings on the second storey;
- Large display window with arched wooden trim and spindles;
- Pair of narrow double entrance doors with round arched windows and rectangular mouldings;
- Rectangular transom opening above front entrance;
- Rectangular wooden panels beside the entrance feature;
- Floral and geometric tile design at front entrance; and,
- Bracketed cornice with two large end brackets and 12 small brackets.

Interior attributes

- Interior pressed tin wall covering and ceiling;

- Cherry wood and acid etched glass sliding display windows and mirror;
- Cherry wood and textured glass partition; and,
- Baseboard and wood window surrounds in second storey front room.