Bill No. B-2

The Corporation of the City of Hamilton

BY-LAW NO. 84- 68

To Designate:

THE PROPERTY KNOWN AS "THE PIGOTT BUILDING"
LOCATED AT MUNICIPAL NOS. 36-40 JAMES STREET SOUTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

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. 1980, Chapter 337;

AND WHEREAS the Conservation Review Board made a report as required by 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(14)(a) of the said Act.

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

1. The property known as "THE PIGOTT BUILDING", located at Municipal Nos. 36-40 James Street South and more particularly described in schedule "A" hereto annexed, 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", 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 owners 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 27th day of March A.D. 1984.

City Clerk

Mayor

(1983) 14 R.P.R.C. 5, June 28

SCHEDULE "A"

To

By-law No. 84- 68

THE PIGOTT BUILDING

36-40 James Street South,
Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land and premises, situate lying and being in the City of Hamilton in the Regional Municipality of Hamilton-Wentworth, (formerly in the City of Hamilton, in the County of Wentworth) in the PRovince of Ontario and being composed of parts of Lots Number forty-two and forty-three (42 and 43) according to Peter Hunter Hamilton Survey filed in the Registry Office for the Registry Division of Wentworth in Miscellaneous Drawer No. 2 and being in block bounded by Main, McNab, King and James Streets, in the City of Hamilton, and which may be more particularly described as follows, that is to say:

COMMENCING at a point in the northern limit of Main Street West distant ninety-six feet and two inches (96'2") measured westerly thereon from a point in the western limit of James Street;

THENCE northerly and parallel with the said limit of James Street seventy-one feet and three inches (71' 3") more or less to a point in the southern limit of the lands of the Pigott Realty Company Limited;

THENCE westerly along the southern boundary of the lands of the Pigott Realty Company Limited, eighteen feet (18') more or less to the southwestern angle thereof marked by a cross cut in a concrete driveway and being distant seventy-one feet and four and one-half inches (71' 4½") measured northerly parallel with the aforesaid limit of James Street from a point in the aforesaid limit of Main Street;

THENCE northerly parallel with the aforesaid limit of James Street and being along the western limit of the aforesaid lands of the Pigott Realty Company Limited, fifty-eight feet and seven inches (58' 7") to a point;

THENCE westerly parallel with the aforesaid limit of Main Street seventy-two feet and seven inches (72' 7") to a point;

THENCE southerly parallel with the aforesaid limit of James Street one hundred and twenty-nine feet and eleven and one-half inches (129' 11½") to a point in the aforesaid limit of Main Street;

THENCE easterly along the aforesaid limit of Main Street, ninety feet and seven inches (90' 7") to the place of beginning.

TOGETHER WITH THE RIGHT in common with all others entitled thereto to pass over, along and upon and use as a right-of-way a strip of land being part of the Lot Number forty-three (43) hereinbefore mentioned and which said right-of-way may be more particularly described as follows, that is to say:

COMMENCING at a point in the northern limit of Main Street at the southeastern angle of the lands hereinbefore described, the said point being distant ninety-six feet and two inches (96' 2") measured westerly along the northern limit of Main Street from a point in the western limit of James Street;

THENCE northerly parallel with the said limit of James Street and being along the most eastern limit of the hereinbefore described parcel of land, seventy-one feet and three inches (71' 3') more or less to a point in the southern limit of the said lands of the Pigott Realty Company Limited;

THENCE easterly along the said limit of the lands of the Pigott Realty Company Limited, six feet (6') to a point;

THENCE southerly parallel with the aforesaid limit of James Street seventy-one feet and three inches (71' 3") more or less to a point in the aforesaid limit of Main Street;

THENCE westerly along the aforesaid limit of Main Street, six feet (6') to the place of beginning.

ALSO TOGETHER WITH THE RIGHT in common with all others entitled thereto to pass over, along and upon and use as a right-of-way part of the Lot Number forty-three (43) hereinbefore mentioned and which said right-of-way may be more particularly described as follows, that is to say:

COMMENCING at the southwestern angle of the lands of the Pigott Realty Company Limited marked by a cross-cut in the concrete driveway the said cross being distant one hundred and fourteen feet and two inches (114' 2") measured westerly from a point in the western limit of James Street distant seventy-one feet and one inch (71' 1") measured northerly thereon from a point in the northern limit of Main Street, the said cross being also distant seventy-one feet and four and one-half inches (71' 4½") measured northerly parallel with the said limit of James Street from a point in the northern limit of Main Street;

THENCE northerly parallel with the aforesaid limit of James Street and being along the western limit of the lands of the aforesaid Pigott Realty Company Limited, seventy-one feet and ten inches (71' 10") to the northwestern angle thereof;

THENCE easterly along the northern limit of the aforesaid lands of the Pigott Realty Company Limited, twelve feet (12') to a point;

THENCE southerly parallel with the western limit of the aforesaid lands of the Pigott Realty Company Limited, seventy-one feet and ten inches (71' 10") more or less to a point in the southern limit thereof;

THENCE westerly along the last mentioned limit, twelve feet (12')to the place of beginning.

SUBJECT TO THE RIGHT of all others entitled thereto to pass over, along and upon and use as a right-of-way, a strip of land being part of the Lot Number forty-three (43) hereinbefore mentioned which said right-of-way may be more particularly described as follows, that is to say:

COMMENCING at a point in the northern limit of Main Street at the southeastern angle of the lands hereinbefore described the said point being distant ninety-six feet and two inches (96' 2") measured westerly along the said limit of Main Street from a point in the western limit of James Street;

THENCE northerly parallel with the said limit of James Street and being along the most eastern limit of the hereinbefore described parcel of land, seventy-one feet and three inches (71' 3") more or less to a point in the southern limit of the lands of the Pigott Realty Company Limited;

THENCE westerly along the southern limit of the aforesaid lands, of the Pigott Realty Company Limited, eighteen feet (18') to the southwestern angle thereof, the said angle being marked by a cross cut in the concrete driveway and being distant seventy-one feet and four and one-half inches (71' 4½") measured northerly parallel with the aforesaid limit of James Street from a point in the northern limit of Main Street and being also distant one hundred and fourteen feet and two inches (114' 2") measured westerly from a point in the aforesaid limit of James Street distant seventy-one feet and one inch (71' 1") measured northerly thereon from a point in the northern limit of Main Street;

THENCE southeasterly in a straight line twenty-three feet and four inches (23' 4") more or less to an intersection with a line drawn parallel with and distant one hundred and two feet and two inches (102' 2") measured westerly parallel with the northern limit of Main Street from the western limit of James Street, the said point being distant nineteen feet and ten inches (19' 10") measured southerly along the said line so drawn from the aforesaid southern limit of the lands of the Pigott Realty Company Limited;

THENCE southerly parallel with the western limit of James Street fifty-one feet and five and three-quarters inches (51' 5-3/4") more or less to a point in the aforesaid northern limit of Main Street;

THENCE easterly along the northern limit of Main Street, six feet (6') to the place of beginning.

SCHEDULE "B"

To

By-law No. 84- 68

REASONS FOR DESIGNATION

THE PIGOTT BUILDING

36-40 James Street South,
Hamilton, Ontario

36-40 James Street South was built in 1928-29 in the Hamilton downtown core by J.M. Pigott's construction company for his realty company. Architects for the building were Prack and Prack, a local firm that specialized in industrial buildings.

As the city's first and only pre-modern skyscraper, the Pigott building records the arrival in Hamilton of this revolutionary new building type and, as such, serves as an important milestone in the city's architectural development.

Towering over its contemporaries, the eighteen-storey structure dramatically altered the traditional building scale of the downtown. The Pigott's lofty, set-back silhouette became the focal point of the Central Business District and the crowning element of the James streetscape. Lighted at night for special effect, the Pigott tower immediately became a popular landmark. It gave greater status to the downtown and a progressive image to the city.

It is significant that a building noted for its modern innovations, could also relate successfully to its older, established setting. Traditional, Gothic Revival detail and the standard building alignment provided a continuity at street level; set-backs, unbroken vertical piers and sculptured finials gave free expression above to the skyscraper's exhilerating new height. This was a theatrical interpretation rather than a structural one and belonged to a short-lived movement centred in New York City. In Hamilton, the Pigott is the only one of its kind and, because the Depression followed half a year after construction, the movement is not widely represented in Canada.

The success of the Pigott building must be credited to architects Prack and Prack, who excelled in the only skyscraper they ever designed, and to owner J.M.Pigott,who undertook the construction of the city's first skyscraper with the best material and workmanship available.This partnership produced a building which combined the traditional building arts with the new technology. On the exterior, tyndall limestone sheathing and decoration covered the new steel skeleton construction and, on the interior, the entrance lobby, containing the most up-to-date elevators, was richly decorated in the traditional manner with marble, brass, gothic arches, and coffered ceiling.

While no longer the highest point in the city, the Pigott tower today still functions as a dramatic and distinguished component of the Hamilton downtown, providing,as well, a welcome stylistic variety and a valuable historical dimension. As the headquarters of an important Hamilton firm and the work of local architects and builder, the Pigott building always had considerable meaning for the city; as an outstanding example of its type, Hamilton's first skyscraper is considered to be of provincial significance.