08/27/85

Bill No. C-89

The Corporation of the City of Hamilton

BY-LAW NO. 85-176

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 109 GEORGE STREET

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 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. 109 George Street 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 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 27th day of August, A.D. 1985.

City Clerk

Mayor

(1985) 8 R.P.R.C. 7, May 28

SCHEDULE "A"

By-law No. 85-176

109 George Street,

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), and being composed of parts of Lots Numbers Three and Two in the George Tiffany Survey and lying on the southerly side of George Street in the block bounded by Queen Street South, Main Street West, Hess Street South and George Street, the said lands being more particularly described as follows, that is to say:
COMMENCING at the point of intersection of the northerly production of the centre line of a party wall erected between the dwellings known as City Numbers 107 and 109 George Street, said point of intersection being distant one hundred and twenty-four feet nine inches (124' 9") from the intersection of the southerly limit of George Street with the easterly limit of Queen Street South; THENCE westerly along the southerly limit of George Street North sixty-seven degrees fifty minutes west (N 67° 50'W) forty-one feet (41') to a point; THENCE south twenty degrees forty minutes west (S 20° 40'W) to and along a fence now erected one hundred and seventeen feet three inches (117' 3") to a point in a fence now erected along the southerly boundary of an alleyway; THENCE south sixty-nine degrees twenty minutes east (S 69° 20'E) forty-one feet four inches (41' 4") more or less to the point of intersection of this limit with the southerly production of the centre line of the party wall hereinbefore mentioned; THENCE northerly to and along the said centre line of the party wall as aforementioned and the northerly production thereof one hundred and fifteen feet six inches (115' 6") more or less to the place of beginning. On the above described property is situate a semi-detached brick dwelling known as City Number 109 George Street.

TOGETHER WITH a right-of-way in common with all others entitled thereto on, over and along a strip of land, being Lots One + PART of Lots Two and Three in said survey ---------- cont'd

having an uniform width of ten feet (10') throughout and extending from the westerly limit of the above described property to the easterly limit of Queen Street said right-of-way being more particularly described as follows: COMMENCING at a point in the easterly limit of Queen Street distant one hundred and nine feet three inches (109' 3") southerly along said limit from its intersection with the southerly limit of George Street; THENCE South sixty-nine degrees twenty minutes east (S 69° 20' E) seventy-five feet four inches (75' 4") to a point; THENCE south twenty degrees forty minutes west (S 20° 40'W) ten feet (10') to a point in a fence now erected along the southerly limit of an alleyway herein described; THENCE north sixty-nine degrees twenty minutes west (N 69° 20'W) seventy-five feet (75') more or less to the easterly limit of Queen Street; THENCE north eighteen degrees east (N 18° E) ten feet (10') to the place of beginning.

AND SUBJECT to the right-of-way in favour of the owners from time to time of the remaining portion of said Lots Two and Three and Lot One in said survey lying on the southerly side of George Street on, over and along the southerly ten feet of the hereinbefore described property and extending from the easterly limit of the westerly limit of the said property.

DESCRIPTION APPEARS REGISTERABLE

SCHEDULE "B"

To

By-law No. 85-176

REASONS FOR DESIGNATION

109 George Street,

Hamilton, Ontario

#107-109 George Street are semi-detached brick houses constructed in 1870-71 for noted Hamilton industrialist John Moodie. The buildings are listed on the Hamilton Inventory of Architecturally and Historically Significant Buildings and the immediate neighbourhood of Hess Village is listed as a Potential Heritage Conservation District.

Architecturally, the buildings exhibit a high quality of vernacular rowhouse design and historically, the buildings' connection with an important Hamilton citizen increases their heritage value. John Moodie was a leading entrepreneur of the late nineteenth century who is best known as one of the Five Johns, celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls.

Important to the preservation of #107-109 George Street is the retention of the original features on the north,east, and west facades including but not limited to the central gable, brackets, the bay windows, the front doorway and the pointed arched window in the gable.