12/10/85
Bill No. C-131

The Corporation of the City of Hamilton

BY-LAW NO. 86 - 20

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 126 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 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. 126 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 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 10th day of December A.D. 1985.

City Clerk

Mayor

(1985) 24 R.P.D.C. 37, August 27

SCHEDULE "A"

To

By-law No. 86-20

126 James Street South,

Hamilton, Ontario

ALL AND SINGULAR those lands and premises located in the following municipality, namely, in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth and being composed of Lot Number Four (4) on the west side of James Street, between Hunter and Bold Street in the said City, and more particularly described in the Deed thereof from James Scott to George Lees, dated October 6, 1870, that is to say:-

COMMENCING at the distance of Sixty feet (60') on James Street, northerly from the intersection of the westerly limit of Bold Street in Peter Hamilton's Survey, Plan 1270, of lots in the said City;

THENCE along said James Street North nineteen degrees, ten minutes East (N 19° 10' E) Sixty feet (60') more or less to the north-easterly angle of said Lot Number Four (4);

THENCE North seventy-one degrees West (N 71° W) One hundred and forty-seven feet six inches (147' 6") to the north-westerly angle of said Lot Number Four (4);

THENCE parallel to James Street South nineteen degrees, ten minutes West (S 19° 10' W) Sixty feet (60') more or less to the south-westerly angle of said Lot Number Four (4);

THENCE South seventy-one degrees East (S 71° E) One hundred and forty-seven feet six inches (147' 6") more or less to the place of beginning.

CONTAINING 983 square yards and 1/3 of a square yard more or less.

TOGETHER WITH all rights and benefits the said Grantors may have by adverse possession in, over and along a certain lane or alley in Lots 1, 2, 3, 6 and 8 in the said survey.

SCHEDULE "B"

To

By-law No. 86 - 20

REASONS FOR DESIGNATION

126 JAMES STREET SOUTH

Hamilton, Ontario

Founded in 1897 by Dr. C.L.M. Harris, the Hamilton Conservatory of Music completed construction of its imposing new premises at 126 James Street South in 1906. Situated on an elevated site just south of the railway underpass, the three-storey brick and stone structure serves as a significant component in one of the city's most important streetscapes. Architecturally, the Conservatory is a specialized building type, the only one of its kind to be erected in Hamilton. The architect was A.W. Peene, who later designed the Carnegie Library building on Main Street West.

During its eighty-three year history as the centre of musical education for Hamilton and the surrounding area, the Conservatory was a well-known and highly respected professional institution. With the closing of the school in 1980, this landmark, although converted to another use, continues to provide a tangible record of the Conservatory's important role in the musical development of Hamilton.

Important to the conservation of 126 James Street South is the preservation of the original features of the front facade, namely, the brick and stone construction, the front entranceway, the fenestration, and decorative trim.