12/10/85

Bill No. C-132

The Corporation of the City of Hamilton

BY-LAW NO. 86 - 21

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 158 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. 158 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. 38, August 27

SCHEDULE "A"

To

By-law No. 86-21

158 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 County of Wentworth) and Province of Ontario, being composed of part of Lot Sixteen (16) on the west side of James Street, between Bold and Duke Streets, in that part of the City of Hamilton laid into lots by the late Peter Hunter Hamilton, and in accordance with the survey and plan registered as Number 1270 thereof, made by Thomas A. Blyth, P.L.S. which parcel or tract of land may be more fully known and described as follows, that is to say:

COMMENCING at a distance of eighteen feet, six inches (18' 6") more or less measured northerly from the southeast angle of said Lot Sixteen (16) and in and along the west side of the said James Street to a point;

THENCE northerly and continuing along the westerly side of James Street a distance of nineteen feet more or less (19') to a point being the point between the walls between the lands herein described and known as 158 James Street South and lands and premises immediately to the north known as 156 James Street South;

THENCE westerly and parallel to Bold and Duke Streets one hundred and eighteen feet, six inches (118' 6") more or less to a point to a private ten foot (10') alley.

THENCE southerly and parallel to aforesaid James Street, nineteen feet (19') more or less to a point;

THENCE easterly parallel with the said Bold and Duke Streets, one hundred and eighteen feet, six inches (118' 6") more or less to the point of commencement.

UPON the aforesaid lands and premises is erected a two and one-half storey stone house municipally known as 158 James Street South.

TOGETHER WITH full, free and convenient right of way as well as horseway and footway as also for cart wagons and all other carriages whatsoever in, through, over and along all that place or parcel of land being part of Lot Number Twenty-five (25) described as follows:

COMMENCING at the northeasterly angle of said Lot Twenty-five (25) in the said survey of Peter Hunter Hamilton;

THENCE south nineteen degrees ten minutes west (S 19^{o} 10' W) along the easterly side of said Lot, one hundred and forty-seven feet, eleven inches (147' 11") more or less to a post planted at the equidistance be-

tween Bold Street and Duke Street in said survey;

THENCE north seventy-one degrees fifteen minutes west (N 71° 15' W) ten feet (10');

THENCE north nineteen degrees ten minutes east (N 19° 10' E) one hundred and forty-seven feet eleven inches (147' 11") more or less to Bold Street;

THENCE along Bold Street south seventy-one degrees fifteen minutes east (S 71° 15' E) ten feet (10') more or less to the place of beginning, with full and free liberty to make and lay causeways or pavements and from time to time to repair the same and similarly in regard to all that part of Lot Eighteen (18) in the said survey described as follows:

COMMENCING at the northeasterly angle of said Lot Eighteen (18) at equidistance between Bold Street and Duke Street in said survey;

THENCE south nineteen degrees ten minutes west (S 19° 10' W) along the easterly side of said Lot Number Eighteen (18) one hundred and forty-seven feet eleven inches (147' 11") more or less to Duke Street;

THENCE north seventy-one degrees fifteen minutes west (N 71° 15' W) along the Duke Street ten feet (10');

THENCE north nineteen degrees ten minutes east (N 19° 10' E) one hundred and forty-seven feet eleven inches (147' 11");

THENCE south seventy-one degrees fifteen minutes east (S 71° 15' E) ten feet (10') more or less to the place of beginning as described in registered Instrument Number 675.

SCHEDULE "B"

To

By-law No. 86 - 21

REASONS FOR DESIGNATION

158 James Street South,

Hamilton, Ontario

The rowhouse at 158 James Street South is part of the historic stone terrace situated between Bold and Duke Streets. Constructed in the 1850's, the block is one of the most notable examples to survive from Hamilton's pre-Confederation era. Its stone construction, simplicity of design and high quality masonry work are hallmarks of this important mid-century building period. Although built by three different owners, the terrace is unified into one overall design, each structure a vital component in the total scheme. As a whole, the block constitutes a rare and well-preserved example of an early Victorian neighbourhood. It is also a major anchor block in the historic streetscape of James South.

158 James St. South was built for Alexander Gordon, a shoe manufacturer, between 1853 and 1858. In 1861, MP Samuel Mills, a noted Hamilton politician, entrepreneur and philanthropist, acquired the property. It remained in the Mills family ownership for over seventy years.

Important to the conservation of 158 James St. South is the preservation of the original features of the front facade.