The Corporation of the City of Hamilton

BY-LAW NO. 86-271

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 47 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. 47 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 1st day of OCTOBER A.D. 1986.

City Clerk Mayor

(1986) 12 R.P.D.C. 24, June 24

SCHEDULE "A"

To

By-law No. 86- 271

LANDED BANKING AND LOAN COMPANY

47 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), in the Province of Ontario and being composed of part of Lot Number Seventeen (17) according to a plan of subdivision known as George Hamilton's Survey and being in the block bounded by James, Main, Hughson and King Streets, in the City of Hamilton, and which parcel or tract is more particularly described as follows:

COMMENCING at the south-west angle of the said Lot Seventeen (17);

THENCE northerly along the easterly limit of James Street South Fifty-one feet seven and one-half inches (51' 7 1/2") measured northerly therealong from the northern limit of Main Street;

THENCE easterly parallel with the northern limit of Main Street Seventy-two feet, four inches (72' 4") more or less to the point of intersection with the production northerly of the line of the easterly face of the easterly wall of the brick building erected upon the land hereby conveyed and known as municipal number 47 James Street South, the said point of intersection being distanct one-half inch (1/2") measured westerly parallel with the northerly limit of Main Street from the easterly limit of the said Lot Number Seventeen (17);

THENCE southerly along the said production northerly and along the said line of the easterly face of the easterly wall, a distance of Fifty-one feet seven and one-half inches (51' 7 1/2") more or less to a point in the northerly limit of Main Street where the said line of the easterly face of the easterly wall intersects the said northerly limit of Main Street, the said point being distant one and one-half inches (1 1/2") measured westerly along the northerly limit of Main Street from the south-eastern corner of the said Lot Seventeen (17) and being also distant Seventy-two feet four inches (72' 4") measured easterly along the northerly limit of Main Street from the westerly limit of the said Lot Seventeen (17) and being also the easterly limit of James Street South;

THENCE westerly along the said northerly limit of Main Street, being also the southerly limit of the said Lot Seventeen (17), a distance of Seventy-two feet four inches (72' 4") to the point of commencement.

TOGETHER with a right-of-way over, along and upon the most southerly six feet one inch (6' 1") from front to rear of the lands lying immediately to the north of the lands hereby conveyed being part of said Lot 17 and;

SUBJECT to a right-of-way over, along and upon the most northerly six feet one inch (6' 1") from front to rear of the lands hereby conveyed being part of said Lot 17, the said two strips of land to form a mutual right-of way Twelve feet two inches (12' 2") in width for the purpose of ingress and egress for persons and vehicles, and being for the use of the owners and occupants and their servants, agents and workmen, of the respective lands lying immediately to the north and south thereof, subject to all encroachments existing as of the date hereof on or over the said right-of wav.

AND TOGETHER with and subject to the respective rights to maintain any existing encroachments over the said easterly limit of the lands hereby conveyed, being part of said Lot 17, as set forth in the Indenture dated the 14th day of May, 1969, registered in the said Registry Office on the 23rd day of July, 1969, as Number 139722 A.B. for the City of Hamilton.

The north limit of Main Street mentioned hereto is the north limit as confirmed by B. A. Application Number BA-783 and registered as Number 400464 A.B.

SCHEDULE "B"

To

By-law No. 86- 271

REASONS FOR DESIGNATION

LANDED BANKING AND LOAN COMPANY

47 James Street South,
Hamilton, Ontario

Located at 47 James Street South on the north-east corner of Main Street, the three-storey Classical Revival bank was built originally for the Landed Banking and Loan Company in 1908. In 1944, the building became the branch office of the Canada Permanent bank and from 1972 to 1985, it housed the Mercantile Bank of Canada.

The building is considered a major architectural landmark of the downtown core. Its significance derives in part from the exceptionally skillful use of Classical Revival features - the limestone corinthian columns and pilasters, the large-scaled entablature and the rooftop balustrade, all of which still retain their original appearance. Behind the historic facade is a modern steel frame construction.

Although attributed to local architect Charles Mills, the bank is a close copy of New York City's Knickerbocker Trust and Safe Deposit Bank, which was built in 1904 and designed by the acclaimed leaders of the Classical Revival Style in North America, McKim, Mead and White. Now that the original New York bank has been demolished, the Hamilton example acquires greater significance.

As a high-styled and distinctive work of architecture on a prime corner location in the downtown core, the Landed Banking and Loan Company serves as an anchor block and vital component in the complex of historic architectural monuments centres in the Main-James Street area.

Historically, the Landed Banking structure is now the oldest bank building still standing in the city's original financial centre.

Of importance to the preservation of 47 James Street South is the retention of the original features on the west and south facades, including but not limited to the Indiana limestone columns and pilasters, the wall panels, fenestration, doorways, entablature and balustrade.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

Form No. 985

D

FOR OFFICE USE ONLY

384251 C.D.

NUMBER
CERTIFICATE OF REGISTRATION

1986 OCT 24 P 2:05

WENTWORTH
No. 62
HAMILTON

LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document: Designating By-law
(Subsection 29(3) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337)

(5) Consideration: Nil Dollars $ --

(6) Description

Lot 17
George Hamilton's Survey
City of Hamilton
The Regional Municipality of Hamilton-Wentworth

(See Schedule "A" to By-law No. 86-271)

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [ ]

(8) This Document provides as follows:

By-law No. 86-271, attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)
As described in Instrument No. 113563 C.D.

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
(Applicant)		
By its Solicitor,		1986 10 23
P. M.Eker	P.M. Eker	

(11) Address for Service: 71 Main Street West, Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

47 James Street South
Hamilton, Ontario
L8P 2Y6

(15) Document Prepared by:

K. A. Rouff
City Solicitor
The Corporation of the City of Hamilton
City Hall, 71 Main St. W.
Hamilton, Ontario. L8N 3T4

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Fees and Tax	
Registration Fee	16.00
Total	16.00

10174 (12/84)