DOMINION OF CANADA)
)
Province of Ontario)
)
Judicial District)
)
of)
)
Hamilton-Wentworth)
)
TO WIT)

IN THE MATTER OF The Ontario Heritage Act,

AND IN THE MATTER OF Lands and Premises in the City of Hamilton, Known Municipally as 255-265 James Street North.

RECEIVED
PLANNING & DEVELOPMENT
JUL 16 1987
REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

I, EDWARD ALLAN SIMPSON

of the City of Hamilton in the Regional Municipality of Hamilton-Wentworth

DO SOLEMNLY DECLARE:

1. That I am the Clerk of The Corporation of the City of Hamilton and, as such, have knowledge of the matters herein deposed to.

2. That I have made a search of the files of The Spectator, a newspaper of general circulation in the City of Hamilton, and find that the Notice of Passing of By-law Number 87-176, a copy of which is annexed hereto and marked Exhibit "A", was duly published in the said newspaper in the issues of Saturday, June 27th, and Saturday, July 4th and 11th, 1987.

3. That By-law Number 87-176, a copy of which is annexed hereto and marked Exhibit "B", was sent by registered mail on Wednesday, June 24th, 1987, to each of the following:

   (i) The Ontario Heritage Foundation,
   77 Bloor St. Weet, 7th Floor,
   Toronto, Ontario M7A 2R9

   (ii) Mr. Michael DiDonato,
   1117 Davenport Road,
   Toronto, Ontario M6G 2C3

AND I make this solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

DECLARED before me at the City)
)
of Hamilton)
)
in the Regional Municipality)
)
of Hamilton-Wentworth)
)
this 14th day of July)
)
A.D. 1987.)

E A Simpson

S G Hollowell

STANLEY GEORGE HOLLOWELL, a Commissioner, etc., Judicial District of Hamilton-Wentworth, for the Corporation of the City of Hamilton.
Expires January 3rd, 1988.

A Commissioner, etc.

EXHIBIT "B" Bi No. D-80

The Corporation of the City of Hamilton

BY-LAW NO. 87-176

To Designate:

MUNICIPAL NOS. 255-265 JAMES STREET NORTH

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 Nos. 255-265 James Street North 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 23rd day of June A.D. 1987.

Deputy City Clerk

Robert Morrow

Mayor

(1987) 6 R.P.D.C. 14, March 31

SCHEDULE "A"
To
By-law No. 87-176
255-265 James Street North,
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 and being composed of parts of what was formerly known as the Taylor Block and known in the plan and survey thereof filed in the Registry Office for the said City as Town Lots Number 14, 15, 16, 17, 18 and 19 on James Street in the said City of Zimmerman's Survey, Plan 37, the first two mentioned lots having a frontage of twenty feet and a depth of one hundred and sixty-one feet and six inches and the other four lots having the same frontage and depth of one hundred and eleven feet six inches more or less according to said survey and plan.

ALSO that certain parcel or tract of land being part of an alleyway closed by order registered as 109924 Hamilton, and premises situate in rear of said Lots Sixteen, Seventeen, Eighteen and Nineteen having a width of ten feet and running southerly from Colborne Street the same width along the rear of said Lots to the northern limit of said Lot Number Fifteen.

THENCE westerly the same width along the northern limit of said Lot 15 to Severn Street (formerly Centre Street) being the alleyway adjacent to said lots, excepting out of the said lands hereinbefore described that portion of said lands heretofore sold to one Lomas more particularly described as follows:

ALL AND SINGULAR those certain parcels of land and premises situate, lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth and being composed of those parts of Lots Number 14, 15, 16, 17, 18 and 19 on James Street in Zimmerman's Survey in said City more particularly described as follows:

COMMENCING at a point in the southern limit of Colborne Street distant seventy-two feet (72') westerly from the South-West angle of James and Colborne Streets, said point being also the North-West corner of the main building of the Hamilton Brass Manufacturing Works;

THENCE on a course South eighteen degrees West (S. 18° W.) along the western side of said Brass Manufacturing Works and its production southerly and parallel with James Street one hundred and twenty-eight feet (128') more or less to the northern limit of Lot Thirteen in Zimmerman's Survey;

THENCE westerly along the said northern limit of said Lot Thirteen in said Zimmerman's Survey eighty-eight feet (88') more or less to the eastern limit of Severn Street (formerly Centre Street);

THENCE northerly along the said eastern limit of Severn Street forty-seven feet, nine inches (47' 9");

THENCE easterly parallel with the said northern limit of said Lot 13, forty-one feet (41') more or less to where said course would intersect the eastern limit of Lot One in said Zimmerman's Survey produced southerly;

THENCE northerly along said southern production and said eastern limit of Lot One in Zimmerman's Survey eighty-three feet five inches (83' 5") more or less to the southern limit of Colborne Street;

THENCE easterly along the said southern limit of Colborne Street, forty-seven feet, nine inches (47' 9") more or less to the place of beginning;

SAVING AND EXCEPTING thereout and therefrom a strip of land two feet six inches (2' 6") in width and forty-eight feet (48') in length and being part of the East part of the lands above mentioned and more particularly described as follows:

COMMENCING on the East side of the lands above-mentioned and where the West limit of the West brick walls of the main building of the Elgin Development Land and Securities Company Limited would, if produced southerly, intersect

the north side of the North foundry brick wall being about thirty-seven feet (37') from Colborne Street;

THENCE westerly two feet six inches (2' 6") to the North-West corner of said foundry;

THENCE southerly along the westerly limit of said foundry forty-eight feet (48');

THENCE easterly two feet six inches (2' 6") more or less to where the course would intersect the western limit of main building produced southerly;

THENCE northerly forty-eight feet (48') more or less to the place of beginning.

The west limit of James Street is confirmed by The Boundaries Act application 776 registered instrument No. 700 C.D.

SCHEDULE "B"

To

By-law No. 87- 176

REASONS FOR DESIGNATION

255-265 James Street North,

Hamilton, Ontario

Standing opposite Christ Church Cathedral at 255-265 James Street North is the former Hamilton Brass Manufacturing Co. building erected in 1873 and enlarged in 1889-1891. It constitutes a major block in the James Street North streetscape, an area recognized today as one of the city's most important heritage districts.

Historical Significance

The original central portion of the building, built in 1873, served as the Forster Brothers' brass foundry until 1888. The building was then sold to W. A. Freeman, a local coal and building supplies dealer, and the brass foundry was incorporated as the Hamilton Brass Manufacturing Company, Ltd. Located at these premises until 1912, this firm was an important Canadian manufacturer of office, bank and church brass fittings and was reputedly the first Canadian manufacturer of cash registers, which were introduced in 1896 and sold internationally.

After serving principally as a brass foundry for just over 40 years, the building was adapted to commercial and residential use: the ground floor was converted to individual stores in 1919 and the upper floors to apartments in 1924.

Architectural Significance

255-265 James Street North is architecturally significant as a three-storey, fifteen-bay, industrial/commercial block that fits harmoniously into the James Street North streetscape.

Continuity with the streetscape is achieved through the use of brick construction, similar proportions, scale, and rhythm, and typical double-hung sash windows.

Special features of the present-day building, notably the large round-arched windows of the north corner, the terra cotta panels and medallions, and the carriageway, are surviving elements from the major redesign of the block completed in 1891. At this time the building was enlarged into a monumental High Victorian edifice incorporating two massive corner towers four stories high, that were topped with pinnacles and pyramidal roofs. A major fire in 1903 resulted in the loss of the towers and tall roof, and their replacement with a flat roof. Subsequently, the facade at ground level was subdivided into individual storefronts and some of the upper storey windows were modified when the building was converted into apartments.

Designated Features

Important to the preservation of 255-265 James Street North includes but is not limited to the following: original features of the two east (James) and north (Colbourne) facades, including the brick walls, the round-arched window and the carriage entrance facing Colbourne Street, the terra cotta ornamentation, and the double-hung sash windows.

THIS IS EXHIBIT "B" REFERRED TO IN THE DECLARATION OF EDWARD ALLAN SIMPSON, SWORN BEFORE ME THIS 14TH DAY OF JULY, A.D., 1987.

A COMMISSIONER, ETC.
STANLEY GEORGE HOLLOWELL, a Commissioner, etc., Judicial District of Hamilton-Wentworth, for the Corporation of the City of Hamilton.
Expires February 3rd, 1988.