Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

DYE & DURHAM CO. LIMITED
Form No. 985

D

FOR OFFICE USE ONLY

14302
NUMBER
CERTIFICATE OF REGISTRATION

1989 OCT 31 A 10 59

WENTWORTH
No. 62
HAMILTON
LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document

Designating By-law

(5) Consideration

Nil Dollars $ --

(6) Description

Part of Lot 11, in Block 2
Plan 127
in the City of Hamilton
in The Regional Municipality of Hamilton-Wentworth (formerly in the County of Wentworth) AS IN INSTRUMENT NO. 506517 C.D.

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

(8) This Document provides as follows:

By-law No. 89-298, attached

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

506517 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		
Lian Lawrence	Lian Lawrence	1989 10 25

(11) Address for Service 71 Main St. W., 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

260 MacNab St. N.
Hamilton, Ontario
L8L 1K3

(15) Document Prepared by:

Lian Lawrence
Assistant City Solicitor
The Corporation of the
City of Hamilton
City Hall, 71 Main St. W.
Hamilton, Ontario
L8N 3T4

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	22.00
Total	

10174 (12/84)

Bill No. D-123

The Corporation of the City of Hamilton

BY-LAW NO. 89-*298*

To Designate:

LAND LOCATED AT MUNICIPAL NO. 260 MACNAB STREET NORTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation 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. 260 MacNab Street North and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, 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" hereto annexed and forming part of this by-law, 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 *October* A.D. 1989.

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK

E. A. Lumpson
City Clerk

Geraldine Copps
Acting Mayor

(1989) 19 R.P.D.C. 19, August 29

Schedule "A"

To

By-law No. 89- *298*

260 MacNab Street North, Hamilton, Ontario

COMMENCING at a point in the eastern limit of MacNab Street where it is intersected by the production westerly of the centre line of the party wall dividing the semi-detached brick dwelling erected upon the lands herein described and known as Number 260 MacNab Street North from the semi-detached brick dwelling erected upon the lands immediately adjoining on the south and known as Number 258 MacNab Street North, the said point being distant twenty-three feet and one quarter of an inch (23'0 1/4") measured northerly along the eastern limit of MacNab Street from the south-western angle of Lot Number 11;

THENCE easterly to and along the centre line of the said party wall, along the centre line of the wall separating two brick additions and along the centre line of the partition wall separating the two frame additions in rear of the aforesaid dwellings seventy feet and nine inches (70'9") more or less to a point in the eastern face of the said frame additions, the said point being distant twenty-two feet and five inches (22'5") measured northerly parallel with the eastern limit of MacNab Street from the southern limit of Lot Number 11;

THENCE continuing easterly along the line of a present existing wire fence forty-nine feet and eight inches (49'8") more or less to a point in the eastern limit of Lot Number 11, the said point being distant twenty-two feet and seven inches (22'7") measured northerly along the eastern limit of Lot Number 11 from the south-eastern angle of the said lot;

THENCE northerly along the eastern limit of Lot Number 11 eighteen feet and six inches (18'6") more or less to a point in the line of another present existing board fence;

THENCE westerly in a straight line seventy-seven feet and eight inches (77'8") more or less to a point in the centre of the eastern face of the partition wall dividing the semi-detached brick dwelling erected upon the lands herein described and known as Number 260 MacNab Street North from the semi-detached brick dwelling erected upon the lands immediately adjoining on the north and known as Number 262 MacNab Street North, the said point being distant nineteen feet and nine and one-half inches (19'9 1/2")

measured southerly parallel with the eastern limit of MacNab Street from the northern limit of Lot Number 11;

THENCE continuing westerly along the centre line of the said last mentioned party wall and the production westerly thereof forty-two feet and eight inches (42'8") more or less to a point in the eastern limit of MacNab Street;

THENCE southerly along the eastern limit of MacNab Street seventeen feet and seven inches (17'7") more or less to the place of beginning.

On the above described parcel of land is erected the semi-detached brick dwelling known as Number 260 MacNab Street North.

TOGETHER with and subject to the right in common with the owners, tenants and occupants of the remaining portions of Lots Numbers 10 and 11 to pass over, along and upon and use as a right-of-way those parts of Lots Numbers 10 and 11 which may be more particularly described as follows, that is to say,

COMMENCING at a point in the eastern limit of MacNab Street where it is intersected by the production westerly of the northern face of the southern wall of the covered passageway between dwellings Numbers 256 and 258 MacNab Street North, the said point being distant fifty-five feet and four and one-half inches (55'4 1/2") measured northerly along the eastern limit of MacNab Street from the south-western angle of said Lot Number 10;

THENCE easterly in a straight line one hundred feet and five and one-half inches (100'5 1/2") to a point, the said point being distant six feet (6') measured southerly at right angles from the northern limit of said Lot Number 10;

THENCE south-easterly in a straight line seven feet (7') more or less to a point which is distant eleven feet (11') measured southerly from the northern limit of Lot Number 10 and distant also fifteen feet (15') measured westerly from the eastern limit of Lot Number 10;

THENCE southerly and parallel with the eastern limit of said Lot Number 10 thirty-two feet (32') to a point;

THENCE easterly and parallel with the northern limit of Lot Number 10 fifteen feet (15') to a point in the eastern limit of said Lot Number 10;

THENCE northerly along the eastern limits of Lots Numbers 10 and 11 eighty-four feet and six inches (84'6") to a point;

THENCE westerly and parallel with the northern limit of Lot Number 15 fifteen feet (15') to a point;

THENCE southerly and parallel with the eastern limit of Lot Number 11 thirty-two feet (32') to a point;

THENCE south-westerly in a straight line seven feet (7') more or less to a point which is distant four feet (4') measured northerly from the northern limit of Lot Number 10 and distant twenty feet (20') measured westerly from the eastern limit of Lot Number 11;

THENCE westerly to and along the southerly face of the northern wall of the aforesaid covered passageway and the production thereof westerly one hundred feet and five and one-half inches (100'5 1/2") more or less to a point in the eastern limit of MacNab Street;

THENCE southerly along the eastern limit of MacNab Street ten feet (10') more or less to the place of beginning.

Schedule "B"

To

By-law No. 89- *298*

260 MacNab Street North, Hamilton, Ontario

260 MacNab Street North is one unit of a six-unit, 2 1/2 storey brick rowhouse built in 1879-80. Located two blocks south of the Custom House between Murray and Barton Streets, this outstanding Victorian terrace is a well-integrated component of the late nineteenth and early twentieth century residential area surrounding St. Mary's Church. The unusual design and flamboyant character of the MacNab Street North terrace, however, sets it apart from its neighbours and from other Victorian rowhouses in the City.

Designed by the noted Hamilton architect, James Balfour, the terrace at 252-262 MacNab Street North is one-of-a-kind in this city. Its brick masonry construction, gabled bays and segmentally arched windows are characteristic of rowhouses built in Hamilton from the 1880s through the 1910s. Its highly ornate square wooden bays decorated with bracketed cornices separating the first and second floor windows and pilasters framing the tall paired windows, however, appear to have been inspired by the all-wood Italianate houses and rowhouses built in San Francisco and other west and east coast American cities throughout the 1870s. The charm and uniqueness of the MacNab terrace derives from Balfour's skilful blending of forms and details borrowed from two quite distinct vernacular row housing traditions. The first two floors of the wooden bays, strikingly similar in design to San Francisco Italianate houses, are crowned by steep-pitched gables decorated with bargeboard, a typical High Victorian Gothic feature characteristic of 1880s row housing in Hamilton. The roofline is also punctuated by steep gabled dormers. The roofs and railings of the porches set between the square bays do not appear to have been part of Balfour's original design.

Historically, the row is important for its association with Henry J. Larkin, a barrister and developer who built the fine Renaissance Revival commercial block on James Street North known as Treble Hall (originally Larkin Hall), also designed by James Balfour and erected in 1879. The MacNab Street North terrace was owned by the Larkin family until 1889 and remained under single ownership until it was subdivided amongst five owners in 1942.

Important to the preservation of 260 MacNab Street North is the street facade, including the brick masonry wall and stone lintels, the ornate gabled wooden bay, the original windows and doorway, and the roof and dormer (but excluding the later porch addition).