Bill No. C-123

The Corporation of the City of Hamilton

BY-LAW NO. 90- *249*

To Designate:

LAND LOCATED AT MUNICIPAL NOS. 172-176 LOCKE STREET SOUTH

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 Nos. 172-176 Locke Street South 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 *28th* day of *August* A.D. 1990.

Deputy City Clerk Mayor

(1990) 12 R.P.D.C. 9, June 26

Schedule "A"

To

By-law No. 90-*249*

Twentieth Century Club Building

172-176 Locke 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, and being composed of Part of Lot Three (3) in J. Macklin's Survey being registered Plan No. 253 in the said City of Hamilton, in The Regional Municipality of Hamilton-Wentworth, and which may be more particularly described as follows, that is to say:

COMMENCING at the southeast angle of the said Lot Three (3);

THENCE northerly along the eastern limit of the said Lot forty feet eight and one-half inches (40' 8-1/2") to a point in line with the centre line of a party wall of the brick building erected on the lands herein described;

THENCE westerly to and along the aforesaid centre line, thirty-three feet, two and three-quarter inches (33' 2-3/4") to a point; the said point being distant forty feet, eight and one-half inches (40' 8-1/2") measured northerly parallel with the western limit of Locke Street from a point in the northern limit of Blanchard Street;

THENCE northerly parallel with the western limit of Locke Street seven inches (0' 7") more or less to a point in the northern face of the northern wall of the aforesaid brick building;

THENCE westerly along the northern face of the northern wall of the last mentioned brick building, thirteen feet, eleven inches (13' 11") more or less to a point in the eastern face of a brick chimney;

THENCE northerly parallel with the western limit of Locke Street, along the eastern face of the said chimney, nine inches (0' 9") more or less to the northeastern angle thereof;

THENCE westerly along the northern face of the said chimney, two feet, eleven inches (2' 11") to the northwestern angle thereof;

THENCE southerly parallel with the western limit of Locke Street, along the western face of the said chimney, nine inches (0' 9") more or less to a point in the aforesaid northern face of the northern wall of the hereinbefore mentioned brick building;

THENCE westerly along the northern face of the northern wall of the hereinbefore mentioned brick building and the production of the line THEREOF westerly, forty-nine feet, eleven and one-quarter inches (49' 11-1/4") more or less to an iron bar planted in a line drawn parallel with the western limit of Locke Street, and distant one hundred feet (100') westerly therefrom measured parallel with the northern limit of Blanchard Street, the said iron bar being distant forty-one feet, three inches (41' 3") measured northerly along the line drawn parallel with the western limit of Locke Street from an iron bar planted in the northern limit of Blanchard Street;

THENCE southerly along the line drawn parallel with the westerly limit of Locke Street, forty-one feet, three inches (41'3") to an iron bar planted in the southern limit of Lot Three (3);

THENCE easterly along the southern limit of the said Lot Three (3) one hundred feet (100') more or less to the place of beginning.

TOGETHER WITH the right of the owners, tenants and occupants of the herein described parcel of land to maintain in its present position overhanging and encroaching upon the lands adjoining the hereinbefore described parcel of land on the north being part of said Lot 3, a fire escape erected along the northern wall of the said brick building at its northwestern angle and,

TOGETHER WITH the right to use as a means of ingress and egress from the aforesaid fire escape, a parcel of land extending westerly from the western end of the fire escape being part of said Lot 3, three feet (3' 0") and extending northerly from the northern limit of the hereinbefore described parcel of land four feet (4' 0") and which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING at a point in the southern limit of the lands described in Instrument Number 260738 N.S. distant twenty-two feet and one inch (22' 1") measured easterly thereon from the iron bar planted at the southwestern angle of the said parcel of land;

THENCE easterly continuing along the southern limit of the hereinbefore described parcel of land three feet (3' 0") more or less to the western limit of the hereinbefore mentioned fire escape,

THENCE northerly along the western limit of the aforesaid fire escape and being parallel with the western limit of Locke Street four feet (4' 0") to a point;

THENCE westerly parallel with the southern limit of the hereinbefore described parcel of land three feet (3' 0") to a point;

THENCE southerly parallel with the eastern limit of the herein described right of way four feet (4' 0") to the place of beginning;

TOGETHER WITH the right to use in perpetuity as a party wall in common with the owners of the lands to the north, the northerly half of the northerly wall of the said brick building for a distance of thirty-three feet two and three-quarter inches (33' 2-3/4") westerly from the westerly limit of Locke Street;

Lands as conveyed in Instrument Number 307093 C.D.

finials and other ornaments. Also noteworthy is the window treatment: a tall central window set into a round-arched stone frame, which is flanked by slightly bowed tripartite windows with stone frames. Apart from the recent loss of the sheet-metal ornamentation and the modernization of the club entrance, the original facade has been preserved largely intact, with only minor alterations to the two store fronts.

Designated Features

Important to the preservation of 172-176 Locke Street South are the original features of the main (east) and south facades, including the original windows, the stone trim, the sheet-metal cornice and the brick parapet.

DYE & DURHAM CO. LIMITED
Form No. 985

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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FOR OFFICE USE ONLY

0607888

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'90 09 7 13 23

LAND REGISTRAR / REGISTRATEUR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 7 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 3
J. Macklin's Survey
Registered Plan 253
in the City of Hamilton
in The Regional Municipality of Hamilton-Wentworth

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 [X]

(8) This Document provides as follows:

By-law No. 90-249, attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s) 307093 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		
Lorne E. Farr	Lorne Farr	1990 09 05

(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
172-176 Locke St. S.
Hamilton, Ontario
L8P 4A9

(15) Document Prepared by:
Lorne E. Farr
Assistant 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	25.00
Total	