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The Corporation of the City of Hamilton

BY-LAW NO. 85-174

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 250 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.

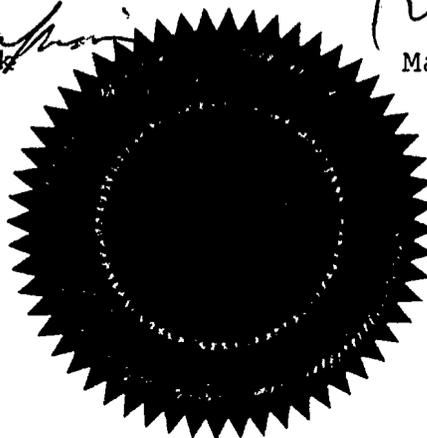
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 250 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 27th day of August, A.D. 1985.

[Signature]
City Clerk

[Signature]
Mayor



SCHEDULE "A"

To

By-law No. 85-174
250 James Street South,
Hamilton, Ontario

ALL AND SINGULAR that certain parcel of land and premises situate lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth (formerly the County of Wentworth) and being composed of all of Lot Number Fifty-five (55) and the southerly four feet (4') throughout from front to rear of Lot Number Fifty-four (54) situated on the northwest corner of James and Herkimer Streets in the said City and being in the last survey of Lots made for Peter H. Hamilton, Plan 1270 in the said City in block bounded by James, Herkimer and MacNab Streets and Charlton Avenue which may be more particularly described as follows:

COMMENCING at the point of intersection of the westerly limit of James Street with the northerly limit of Herkimer Street in the said City of Hamilton;

THENCE northerly along the westerly limit of James Street Sixty feet (60') to a point;

THENCE westerly and parallel to Herkimer Street a distance of one hundred and eighteen feet six inches (118' 6") to a point on the westerly limit of said Lot Number Fifty-four;

THENCE southerly along the westerly limits of said Lots Number Fifty-four and Fifty-five sixty feet (60') to a point on the northerly limit of Herkimer Street;

THENCE easterly along the northerly limit of Herkimer Street one hundred and eighteen feet six inches (118' 6") to the place of beginning, being the lands intended to be conveyed to the said Lily Edith Waugh by Instrument No. 4193 N.S.

SCHEDULE "B"

To

By-law No. 85-174

REASONS FOR DESIGNATION

250 James Street South,
Hamilton, Ontario

250 James Street South is considered one of Hamilton's finest examples of a Second Empire Style residence. The home was built in 1880 for the Hamilton Real Estate Association and was designed by James Balfour, a local architect noted for his plans for the Detroit Art Museum and the Hamilton City Hall (1889).

Located at the northwest corner of Herkimer Street, Balfour's house is a vital component in the James South streetscape. Its construction was part of a late 19th century expansion which resulted in a fashionable and coherent Victorian neighbourhood along James South. Despite later changes, this historic streetscape continues to be a prominent urban feature of Hamilton today.

Architecturally, 250 James South displays the tall proportions and decorative detail characteristic of the Second Empire Style, namely, the slate mansard roof, arched windows and doors, shutters, brackets, dormers, corner quoins and elaborate chimneys.

Of historical interest is the long-term occupancies of two noted Hamiltonians--merchant William J. Waugh, active in the Y.M.C.A., and physician John F. Houston.

250 James Street South is listed on the Hamilton Inventory of Architecturally and Historically Significant Buildings and is included in the Adamson Survey and in the publication, "Victorian Architecture in Hamilton" by A.G. McKay.

Important to the preservation of 250 James South is the retention of the original features on the east, south and north facades.