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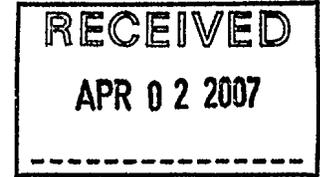


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Hamilton

March 28, 2007



REGISTERED

✓ The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3

Matthew Gentile and Liz Dirauso
2074765 Ontario Inc.
228 Lakeshore Road West
Mississauga, ON L5H 4L1

Dear Sirs/Madame:

**RE: Heritage Designation
209-211 James Street South, Hamilton**

Attached please find Notice of Intention to Designate which will be published on the At Your Service page of the Hamilton Spectator on April 5, 2007.

Yours truly,

K. C. Christenson
City Clerk

KCC/sr
Att.

c.c. Don Fisher, Assistant Corporate Counsel, Legal Services
Sharon Vattay, Cultural Heritage Planner, Planning and Development
Alexandra Rawlings, Co-ordinator, Economic Development and Planning
Committee
Ida Bedioui, Legislative Assistant, LACAC

CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

209-211 James Street South, Hamilton

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton known municipally as 209-211 James Street South, Hamilton

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value

The 1888-89 brick row-building located at 209-211 James Street South possesses cultural heritage value due to its association with the Victorian land-development process of subdivision and speculative building in the City of Hamilton. In the capitalist urban society of the late-nineteenth century, the construction of buildings by speculative developers became increasingly common. Andrew Rutherford, an established Hamilton businessman, had the three, attached, two-storey residences built by contractor James Philips. In its composition, design and materials, the building is a representative example of High Victorian residential architecture and retains its original architectural configuration of a two-storey building with hipped roof, bays and gables. Soon after construction, the building was converted into a multiple unit dwelling and has also evolved to include commercial uses. Located in an area that contains a number of surviving nineteenth century buildings, 209-211 James Street South serves as a reminder of the James Street South Victorian streetscape, bordering the neighbourhoods of Corktown on the east and Durand on the west.

Description of Heritage Attributes

The north, west and south elevations of the main building mass and the north and south elevations of the rear extension along with the hipped roofs with dormers and gables; together with all original construction materials and all component architectural features and detailing.

Any person may, within 30 days after the date of publication of this Notice, serve written notice of his or her objection to the proposed designation together with a statement for the objection and all relevant facts.

Dated at Hamilton, this 5th day of April, 2007.

K. Christenson
City Clerk
Hamilton, Ontario