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Hamilton

City of Hamilton
City Hall, 71 Main Street West
Hamilton, Ontario,
Canada L8P 4Y5
www.hamilton.ca



City Clerk's Office, Corporate Services
Physical Address: 71 Main Street West
Phone: 905.546-2424 ext 2729 Fax: 905.546-2095
Email: arawling@hamilton.ca

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May 24, 2007

REGISTERED

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

Matthew Gentle and Liz Dirauso
2074765 Ontario Inc.
228 Lakeshore Road West
P.O. Box 59515
Mississauga, ON L5H 4L1

Dear Sirs/Madame:

**Re: Notification of Passing of By-law
Heritage Designation
209-211 James Street South, Hamilton**

Attached for your information is a certified copy of By-law No. 07-152 respecting
209-211 James Street South, Hamilton, adopted by City Council at its meeting held May 16,
2007.

The Notice of Passage will be published on The Hamilton Spectator's At Your Service page on
June 1, 2007.

Yours truly,

Alexandra Rawlings

for

K. C. Christenson
City Clerk

KCC/sr
Att.

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

✓

Authority: Item 1, Economic Development
and Planning Committee
Report: 07-004 (PED07068)
CM: February 28, 2007

Bill No.152

CITY OF HAMILTON

BY-LAW NO. 07-152

To Designate:

LAND LOCATED AT 209-211 JAMES STREET SOUTH, CITY OF HAMILTON

As Property of:

CULTURAL HERITAGE VALUE

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. 1990, Chapter 0.18;

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(6)(a) of the said Act.

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

1. The property located at 209-211 James Street South, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value and description of heritage attributes 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,
- (a) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;
 - (b) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and ENACTED this 16th day of May, 2007.



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

CERTIFIED A TRUE COPY



SALTER A. J. HAYDEN, DEPUTY CLERK
CITY OF HAMILTON

Schedule "A"
To
By-Law No. 07-164

209-211 James Street South
Hamilton, Ontario

PIN: 17173-0114 (LT)

Part Lot 200, George Hamilton Survey, Plan 1431, as in CD 350019;
City of Hamilton

Schedule "B"
To By-law No. 07-164

209-211 James Street South, Hamilton

**STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

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.