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The Corporation of the City of Hamilton

BY-LAW NO. 85-178

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 107 GEORGE STREET

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. 107 George Street 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,

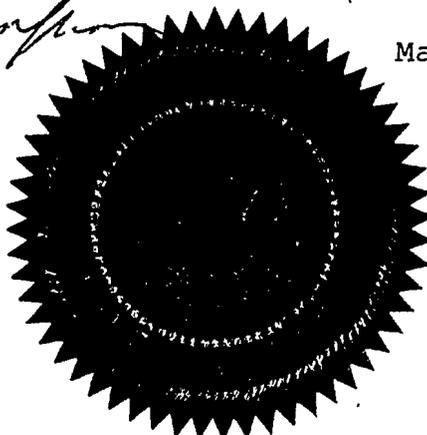
(i) to cause a copy of this by-law, together with reasons for the designation to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

(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. 85-178
107 George Street,
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 Number Three (3) of the George Tiffany Survey, and lying on the southerly side of George Street in the block bounded by Queen Street South, Main Street West, Hess Street South and George Street, said lands being more particularly described as follows:

COMMENCING at a stake set in the southerly limit of George Street distant one hundred and sixty-two feet seven and one-half inches (162'7½") measured easterly along said limit from its intersection with the easterly limit of Queen Street South; THENCE north sixty-seven degrees fifty minutes west, thirty-seven feet ten and one-half inches more or less to the point of intersection of the northerly production of the centre line of the party wall erected between the dwellings known as City numbers 107 and 109 George Street;

THENCE southerly in a straight course to and along the centre line of the party wall and the southerly production thereof one hundred and fifteen feet six inches to a fence erected;

THENCE south sixty-nine degrees twenty minutes east along said fence forty-five feet eleven inches to a post;

THENCE north eighteen degrees forty minutes east, one hundred and fourteen feet eleven inches more or less to the place of beginning.

ON THE ABOVE-DESCRIBED property is situate the semi-detached red brick dwelling known as No. 107 George Street.

TOGETHER with the right of way in common with all others entitled thereto on, over and along a strip of land being part of lots 1, 2 and 3 in said survey in said Block having a uniform width of ten feet throughout and extending westerly from the westerly limit of the afore-described property to the easterly limit of Queen Street, the said right of way being more particularly described as follows:

COMMENCING at a point in the easterly limit of Queen Street distant one hundred and nine feet three inches measured southerly along said limit from its intersection with the northerly limit of George Street;

THENCE south sixty-nine degrees twenty minutes east one hundred and sixteen feet eight inches to a point;

THENCE south twenty degrees forty minutes west, ten feet to a point;

THENCE north sixty-nine degrees twenty minutes west one hundred and sixteen feet four inches more or less to the easterly limit of Queen Street;

THENCE north eighteen degrees east ten feet more or less to the place of beginning.

AND SUBJECT to the existing rights of the owners of the remaining portion of said Lot Three and Lots One and Two in said survey, adjoining immediately to the west of the above described property on, over and along the above-mentioned right of way.

DESCRIPTION APPEARS REGISTERABLE
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SCHEDULE "B"

To

By-law No. 85-178

REASONS FOR DESIGNATION

107 George Street,

Hamilton, Ontario

#107-109 George Street are semi-detached brick houses constructed in 1870-71 for noted Hamilton industrialist John Moodie. The buildings are listed on the Hamilton Inventory of Architecturally and Historically Significant Buildings and the immediate neighbourhood of Hess Village is listed as a Potential Heritage Conservation District.

Architecturally, the buildings exhibit a high quality of vernacular rowhouse design and historically, the buildings' connection with an important Hamilton citizen increases their heritage value. John Moodie was a leading entrepreneur of the late nineteenth century who is best known as one of the Five Johns, celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls.

Important to the preservation of #107-109 George Street is the retention of the original features on the north, east, and west facades including but not limited to the central gable, brackets, the bay windows, the front doorway and the pointed arched window in the gable.