

Authority: Item 3(b), Planning Committee
Report 23-005 (PED23027)
CM: April 12, 2023
Ward: 2

Bill No. 125

**CITY OF HAMILTON
BY-LAW NO. 23-125**

**To Designate Property Located at 115-117 George Street, Hamilton,
as Property of Cultural Heritage Value**

WHEREAS, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS, Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on March 27, 2023;

WHEREAS, the Council of the City of Hamilton, at its meeting held on April 12, 2023, resolved to direct the City Clerk to take appropriate action to designate the Property described as 115-117 George Street in the City of Hamilton, and more particularly described in Schedule “A” hereto (the “Property”), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 23-065;

WHEREAS, in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule “B”;

WHEREAS, no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality; and,

WHEREAS, Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule “C” hereto.
2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.

3. The City Clerk is hereby authorized and directed,
- a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 14th day of July, 2023.

T. Hwang
Acting Mayor

A. Holland
City Clerk

To Designate Property Located at 115-117 George Street, Hamilton, as Property of Cultural Heritage
Value

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Schedule "A"

To

By-law No. 23-125

**115-117 George Street, Hamilton
Hamilton, Ontario**

PIN: 117143-0363

Legal Description:

PART OF LOTS 1&2 SOUTH SIDE OF GEORGE STREET, G.S. TIFFANY SURVEY
(UNREGISTERED) BEING PART 1 ON PLAN 62R-22154; CITY OF HAMILTON

Schedule “B”

To

By-law No. 23-125

**115-117 George Street, Hamilton
Hamilton, Ontario**

**Notice of Intention to Designate
115-117 George Street, Hamilton**

The City of Hamilton intends to designate the northern portion of 115-117 George Street, Hamilton, on which is situated a semi-detached two-and-a-half storey brick building (being part of a larger parcel of land partially bounded by Main Street West, Queen Street South, and George Street), under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property is a representative vernacular example of the Gothic Revival style of architecture. The property has a direct association with entrepreneur and industrialist John Moodie (1832-1902), 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, and with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century. The property helps define the character of the historic Hess Village streetscape. The property is physically, functionally, historically and visually linked to its surroundings.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 24th day of May, 2023.



Andrea Holland
City Clerk
Hamilton, Ontario

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**Schedule “C”
To
By-law No. 23-125**

**115-117 George Street, Hamilton
Hamilton, Ontario**

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

Description of Property

The property located at 115-117 George Street is comprised of a semi-detached, two-and-a-half storey brick building constructed circa 1871. The property is located on the southeast corner of George Street and Queen Street South in the Central Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.

The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), 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, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.

The property also has contextual value as it is physically, functionally, visually and historically linked to its surroundings, and helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the vernacular Gothic Revival style of architecture include the:

- Front (north) and side (east and west) exterior elevations of the two-and-a-half storey brick building, including the:
 - Running bond brick masonry construction;
 - Side gable roof with projecting eaves and paired decorative wood brackets with drops;
 - Single-stack corbelled brick chimney located to the southwest;
 - Projecting front gables with pointed-arch window openings below;
 - Symmetrical front (north) elevation with three bays of flat-headed window openings in the second storey with shaped stone lintels and sills; and,
 - Segmentally-arched window openings in the side (east and west) elevations with brick voussoirs and stone sills.

Key attributes that embody the contextual value of the property in defining the character of the historic Hess Village streetscape include the:

- The setback, placement as an entrance to George Street from Queen Street South and orientation of the front (north) elevation facing George Street.

The modified first-storey front (north) elevation, south (rear) elevation, and rear wings and interior features are not considered to be Heritage Attributes.