

Authority: Item 3(b), Planning Committee
Report 17-017 (PED17169)
CM: October 25, 2017
Ward: 2

Bill No. 127

CITY OF HAMILTON

BY-LAW NO. 18-127

To Designate Land Located at 262 MacNab Street North, 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 262 MacNab Street North, 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 or interest 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 this 23rd day of May, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

To Designate Land Located at 1014 King Street West, City of Hamilton
As Property of Cultural Heritage Value

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Schedule "A"

To

By-law No. 18-127

262 MacNab Street North
Hamilton, Ontario

PIN: 17152-0085 (LT)

Legal Description:

PT LT 11 BLK 2 PL 127 AS IN VM276177, S/T & T/W VM276177; CITY OF HAMILTON

Schedule “B”

To

By-law No. 18-127

262 MacNab Street North
Hamilton, Ontario

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

Statement of Cultural Heritage Value or Interest

262 MacNab Street North is the northern-most section of MacNab Terrace, a six unit row house on the east side of MacNab Street North in downtown Hamilton, Ontario.

262 MacNab Street North has heritage value for its architectural, associative, and contextual elements. Commissioned in 1879 by noted developer and barrister Henry Larkin and built between 1878 and 1879 by significant Hamilton architect James Balfour, 262 MacNab Street North (and MacNab Terrace) has architectural value as a stone, brick, and wood row house incorporating Classical (Palladian and Italianate) and Romantic (Gothic Revival) design. Particularly interesting is the two-and-a-half storey, hierarchically stacked, and three-level, four-sided projecting bay that is capped by a cross-gable ornamented with a finial, quartrefoils and repeating keyhole bargeboard. Beneath the gable are paired semi-circular headed windows while the bottom two levels of the projecting bay feature paired windows with segmental arches and wood ‘keystones’ that are flanked by Tuscan Order pilasters. These levels also have cornices supported by thick modillions or consoles.

In addition to the expert craftsmanship evident in the construction, the house has a high level of heritage integrity and has seen few modifications to its interior or exterior. Although surrounded by other heritage structures, in its preservation and polychromatic hues, 262 MacNab Street South contributes to MacNab Terrace as a local landmark. Historically, it is connected to the middle and working class who lived and worked in the downtown core of Hamilton at the height of its industrial and commercial development, and to MacNab Street, which was once regarded as a ‘stately thoroughfare’ and named for prominent Hamilton politician, land speculator, and military hero Sir Allan Napier MacNab. Three other units of MacNab Terrace were designated under Part IV of the *Ontario Heritage Act* in 1989.

Description of Heritage Attributes

The key attributes that support the heritage value of 262 MacNab Street North include its:

- Two-and-a-half storey massing combining stone, brick, and wood construction;
- L-shaped, side-hall plan incorporating a main block and rear wing;

- Three-level, hierarchically stacked, four-sided bay decorated with segmental and semi-circular arched windows with wood keystones, Tuscan Order pilasters, panels, cornices, modillions and consoles, and perforated bargeboard and running trim;
- Segmentally arched windows and entrances with voussoirs on the brick walls;
- Raised firewall with combined chimney stack, brick corbelling and carved stone skew-corbel;
- Gable roof with cross-gable over the bay, a dormer with gable roof and projecting eaves and shoulders, a lucarne with shed roof, and a skylight; and,
- Interior features including two stairways with rounded wood railings, turned newel posts and balusters and curvilinear brackets on the outer string, fireplaces and mantles, double and single-leaf wood panel doors, transoms, and original moulded baseboard and architraves.