

**Authority:** Item 9, Planning and Economic  
Development Committee  
Report 05-011 (PD05137)  
CM:October 12,2005

**Bill No. 296**

City of Hamilton

BY-LAW NO. 05-296

To Designate:

**LAND LOCATED AT 276-278 KING STREET WEST, 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:

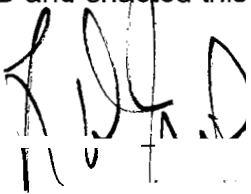
1. The property located at 276-278 King Street West, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The Corporate Counsel is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation 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,

- (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;
- (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and enacted this 12<sup>th</sup> day of October, 2005

Mayor



\_\_\_\_\_

City Clerk



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Schedule "A"  
To  
By-Law No. 05-296

276-278 King Street West  
Hamilton, Ontario

Part of Lot 1 or 5, in the block bounded by King, Hess, Market and Queen Streets, in the said City of Hamilton, according to a subdivision by George S. Tiffany, and which may be more particularly described as follows:

Premising that the bearing of the Northern limit of King Street is North Seventy degrees West (N 70° 00' W).

Commencing at a point in the Northern limit of King Street distant Thirty-four and Six one-hundredths feet (34.06') measured North Seventy degrees West (N 70° 00' W) along said northern limit of King Street from its intersection with the western limit of Hess Street.

THENCE North Nineteen degrees forty-eight minutes East (N 19° 48' E) along a line between the existing buildings containing the stores carrying Hamilton Municipal Numbers 274 and 276 King Street West, a distance of Forty-seven and thirty-three one-hundredths feet (47.33') to the Northern face of the rear or Northern wall of said building containing said store number 276 King Street West.

THENCE North seventy degrees West (N 70° 00' W") along said Northern face of said rear wall, Sixteen and fifty one hundredths feet (16.50') to the Northern projection of the Centre Line of the party wall between stores bearing Hamilton Municipal number 276 and 278 King Street West.

THENCE Southerly along said Northern projection of the centre line of said party wall and said centre line of said party wall, and the projection Southerly of said Centre line of said party wall a distance of Forty-seven and thirty-five one hundredths feet (47.35') more or less to the said Northern limit of King Street.

THENCE South seventy degrees East (S 70° 70' E) along said Northern limit of King Street, Eighteen feet (18.00') more or less to the point of commencement.

TOGETHER with the right to occupy and maintain the existing covered porch which projects a distance of Eight and five tenths feet (8.5') over the lands immediately to the rear or Northern side of the above described parcel at the level of the second storey of the existing building on the above described Parcel, and to maintain the existing supports for said porch. TOGETHER WITH the right to use in common with others, a right of way, a minimum of Three feet (3') in

perpendicular width and being part of said lot, and which may be more particularly described as follows:

COMMENCING at a point in the Western limit of Hess Street North, said point being distant Fifty-four and sixty-five one hundredths feet (54.65') measured North Eighteen degrees Sixteen minutes East (N 18° 16' E) along said Western limit of Hess Street from the Northern limit of King Street West.

THENCE North Seventy degrees West (N 70° 00' W) and parallel to said Northern limit of King Street, Thirty-seven and seventy-five one hundredths feet (37.75').

THENCE South Eighteen degrees Sixteen minutes West (S 18° 16' W) and parallel to said Western limit of Hess Street, Four and thirty one hundredths feet (4.30') more or less to a point distant Three feet (3.0) measured Northerly from and perpendicular to the northern face of the rear or Northern wall of the store bearing Hamilton Municipal Number 276 King Street West.

THENCE North seventy degrees West (N 70° 00' W) and parallel to the said face of said wall and the Northern face of the rear or Northern wall of the Store being Hamilton Municipal Number 278 King Street West, Twenty-nine and fifty-two one hundredths feet (29.52').

THENCE South Eighteen degrees Forty-one minutes West (S 19° 41' W) Three feet (3.0') to the said Northern face of said wall of Number 278 King Street West.

THENCE South Seventy degrees East (S 70° 00' E) along said face of said rear walls of Store Numbers 278 and 276 King Street West, Thirty-four and fifty one hundredths feet (34.50').

THENCE North Nineteen degrees Forty-eight minutes East (N 19° 48' E) Four and thirty one hundredths feet (4.30').

THENCE South seventy degrees East (S 70° 00' E) Thirty-two and Sixty-eight one hundredths feet (32.68') more or less to the said Western limit of Hess Street.

THENCE North eighteen degrees sixteen minutes East (N 18° 16' E) along said Western limit of Hess Street, Three feet (3.0') more or less to the point of commencement.

The above described lands being those lands described in Instrument No. VM 259941.

Schedule "B"  
To By-law No. 05-296

**276-278 King Street West, Hamilton**

City of Hamilton

**REASONS FOR DESIGNATION**

**Cultural Heritage Value**

The 1906 commercial brick building located at 276-278 King Street West, Hamilton, possesses cultural heritage value expressed in its historical associations with the economic growth of the City of Hamilton and the continual commercial development of King Street. The subject building, within its historical setting, is of architectural value as an example of Edwardian, vernacular commercial architecture with decorative brick features and an intact storefront.

The Reasons for Designation apply to all elevations and the flat roof, including all facades, entranceways and windows, together with construction materials of brick, stone, wood, metal, and building techniques as follows:

South (Front) Elevation

- Ground/lower level storefront comprising recessed entrances together with trim, base panels, window openings and plate glass.
- Stone beltcourse between the first and second floors.
- Four symmetrically arranged bays on the second floor level.
- Brick facade with decorative brickwork, corbelling, and pilasters on the second floor level.
- Round-arched window openings on the second floor together with stone keystone, wood trim and double-hung sash glazing.
- Elaborate, decorative wood cornice together with corbels, brackets, and dentils.
- Pediment with date stone and stone coping.

East and West (Side) Elevations

- Exterior walls constructed of brick.

South (Rear) Elevation

- Exterior wall constructed of brick, excluding the elevated wood-frame addition.