



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 21-004

Date: May 28, 2021

Time: 9:30 a.m.

Location: Due to the COVID-19 and the Closure of City Hall (RM)

All electronic meetings can be viewed at:

City of Hamilton's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

7. CONSENT ITEMS

7.1. Heritage Permit Designations - Delegated Approvals

- *7.1.i. Heritage Permit Application HP2021-013: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)
- *7.1.j. Heritage Permit Application HP2021-017: Replacement of the front door and replacement the front porch stoop cladding at 117 Wilson Street West, Ancaster (Smith - Gooderman House) (Ward 12) (By-law Number 2000-83)
- *7.1.k. Heritage Permit Application HP2021-021: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)

*7.2. Heritage Permit Review Sub-Committee Minutes - April 20, 2021

10. DISCUSSION ITEMS

- *10.1. Inventory & Research Working Group Meeting Notes - April 26, 2021

13. GENERAL INFORMATION / OTHER BUSINESS

*13.2. Staff Work Plan as of May 25, 2021

7.1(i)



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-013

May 20, 2021

Valery (Chedoke Browlands) Development Inc
c/o Tim Valeri
c/o Amber Lindsay
2140 King Street East
Hamilton ON
L8K 1W6

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-013:
Installation of new windows within existing openings at 828 Sanatorium
Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14)
(By-law Number 21-036)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-013 is approved for the designated property at 828 Sanatorium Road and 870 Scenic Drive, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of new windows in the existing openings of the building, including:
 - single-hung wood windows in the first and second storeys of all elevations
 - fixed transom wood windows in the basement storey of all elevations

Subject to the following conditions:

- a) That the windows to be installed in the first and second storeys of the building be of a one-over-one hung window design and that the final specifications of the proposed windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

**Re: Heritage Permit Application HP2021-013:
Installation of windows within existing openings at
828 Sanatorium Road and 870 Scenic Drive, Hamilton,
Long and Bisby Building (Ward 14) (By-law Number
21-036)**

**May 20, 2021
Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

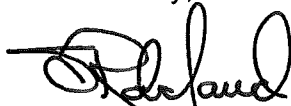
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2023. If the alterations are not completed by May 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Terry Whitehead, Ward 14



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-017

May 20, 2021

Steven Bray
117 Wilson Street West
Ancaster, ON
LGN 14N

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-017:
Replacement of the front door and replacement the front porch stoop
cladding at 117 Wilson Street West, Ancaster (Smith - Gooderman House)
(Ward 12) (By-law Number 2000-83)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-017 is approved for the designated property at 117 Wilson Street West, Ancaster (Smith - Gooderman House) in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of existing modern steel front door with salvaged historic wood door, including introduction of a rectangular transom window
- Replacement of existing interlocking brick surface of the front porch stoop with flagstone slabs

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2023. If the alterations are not completed by May

**Re: Heritage Permit Application HP2021-017:
Replacement of the front door and replacement the
front porch stoop cladding at 117 Wilson Street West,
Ancaster (Smith - Gooderman House) (Ward 12) (By-
law Number 2000-83)**

**May 20, 2021
Page 2 of 2**

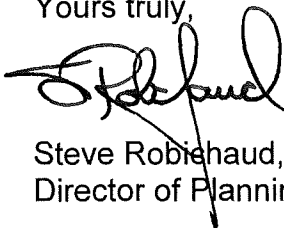
30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP, RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Lloyd Ferguson, Ward 12



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

7.1(k)

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-021

May 20, 2021

Valery (Chedoke Browlands) Development Inc
c/o Tim Valeri
c/o Amber Lindsay
2140 King Street East
Hamilton ON
L8K 1W6

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-021:
Interim security measures at 828 Sanatorium Road and 870 Scenic Drive,
Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-021 is approved for the designated property at 828 Sanatorium Road and 870 Scenic Drive, in accordance with the submitted Heritage Permit Application for the following alterations:

- Temporary blocking-in of accessible openings of the vacant building in accordance with the Property Standards By-law and recommended action from Municipal Law Enforcement and Fire Department staff

Subject to the following conditions:

- a) That the window blocking be painted black prior to installation;
- b) That two ground-floor entrances (one on the east side and one on the west side) remain open from blocking and instead be secured with steel doors and frames;
- c) That the specifications for the method for installing the window blocking be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2021-021:
Interim security measures at 828 Sanatorium Road
and 870 Scenic Drive, Hamilton, Long and Bisby
Building (Ward 14) (By-law Number 21-036)**

**May 20, 2021
Page 2 of 2**

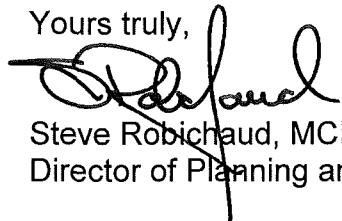
- d) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- e) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2023. If the alterations are not completed by May 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Terry Whitehead, Ward 14

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, April 20, 2021

Present: Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: June Christy, Alissa Golden, Ohi Izirein, Hannah Kosziwka, Shannon McKie

Absent with Regrets: John Scime has resigned from the HPRS

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

1) Approval of Minutes from Previous Meetings: March 16, 2021

(Spolnik/Alexander)

That the Minutes of March 16, 2021, be approved as presented.

2) Heritage Permit Applications

a. HP2021-011: 324 Dundas Street East, Flamborough (Mill St HCD)

- Scope of work:
 - Recognize existing construction of a wooden pergola on the West elevation of the structure
 - Attached using hanger and lags and anchors and adhesive as per architectural advice
 - Construction of a vinyl corrugated roof and possibility of 4 feet of sheet metal on the wall side of the structure
 - Wood of the pergola will be painted black
- Reason for work:
 - Rain shelter area for customers

City staff represented the property owners of 324 Dundas Street East and spoke to the Sub-committee at the permit review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(MacLaren/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-011 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

b. HP2021-016: 1280 Main Street West, McMaster University, University Hall, Hamilton

- Scope of work:
 - WIFI access installation
 - Includes the installation of four wall mounted WIFI access points and conduit/wiremold to match the wall colour
 - These will be located to avoid interruption to interior features.
- Reason for work:
 - WIFI upgrades

Sam Seragos, an IT project manager at McMaster University, spoke to the Sub-committee at the permit review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Ritchie/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-016 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

c. HP2021-017: 117 Wilson Street West, Ancaster

- Scope of work:
 - Replacement of existing steel front door with salvaged historic wood door, including introducing a small framed transom window (34" x 8")
 - Replacement of existing interlocking brick surface of the front porch stoop with flagstone slabs
- Reason for work:
 - Home improvement

Steve Bray, property owner, spoke to the sub committee at the permit review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-017 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

d. HP2021-018: 27 Sydenham Street, Dundas

- Scope of work:
 - Masonry restoration of the front (west) elevation, including:
 - Chiseling out deteriorated mortar joints to an average depth of 25 mm
 - Blowing/cleaning out all loose debris from removed masonry joints
 - Cleaning the masonry using a Vortech cleaning system after joints removed and before repointing
 - Repointing joints to original beaded (convex) style using pre-blended King Masonry HLM350 mortar
- Reason for work:
 - Repair of water damage

Kirsten and Brian McNamee, the property owners, spoke to the Sub-committee at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-018 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

e. HP2021-014: 262 James Street South, Hamilton

- Scope of work:
 - Exterior masonry restoration, including:
 - Removal of deteriorated mortar to a depth of at least 25 mm, to be done with hand tools;
 - Analysis of existing mortar to determine composition;
 - Implementation of test patch of new mortar to ensure the colour and texture match is appropriate;
 - Repointing using lime-based mortar;
 - Repointing stone foundations, as required;
 - Replacement of up to 50 damaged bricks;
 - Repair of limestone sills with tinted mortar to match;
 - Repointing the north elevation chimney and wall below; and,
 - Securing of scaffolding to the building during restoration
 - Restoration of stone steps, including:
 - Repointing all natural stone material of stairs;
 - Removal and re-install of loose pieces of existing stone;
 - Cleaning and reinstall of existing heritage stone cap; and
 - Replacing or refurbish existing centre railing, as required.
- Reason for work:
 - Repair and maintenance

Joseph Fiorellino, the property owner, spoke to the Sub-committee at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Ritchie/Alexander)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-014 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

f. HP2021-013: 828 Sanatorium Road, Hamilton (Long & Bisby Building)

- Scope of work:
 - Window installation within the existing openings
 - 19 single-hung two-over-two wood windows in the second storey of all elevations
 - 15 single-hung, two-over-two wood windows in the first storey of all elevations
 - 13 fixed transom wood windows in the basement storey of all elevations
 - Windows will include:
 - Simulated divided lights with 7/8" Putty profile on the exterior and a 7/8" Ovalo profile on the interior, and black interior spacers
 - 7/8" exterior trim casing
 - Half (bottom) black fiberglass screen
- Reason for work:
 - Secure the vacant Long and Bisby building during renovations

Amber Lindsay, Director of Development of Valery Homes, and Anita Valery, spoke to the Sub-committee at the review. To address concerns raised by the Sub-committee members about the historical accuracy of the proposed two-over-two design of the new windows, the applicant agreed to modify their proposal to install one-over-one hung wood windows in the first and second storey window openings.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Priamo/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-013 be consented to, subject to the following conditions:

- a) That the windows to be installed in the first and second storeys of the building be of a one-over-one hung window design and that the final specifications of the proposed windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to

submission as part of any application for a Building Permit and / or the commencement of any alterations;

b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

g. HP2021-012: 20 Union Street, Flamborough (Mill Street HCD)

- Scope of work:
 - Construct a 2-storey rear addition to the existing structure with full basement and dormer side (east) dormer
 - Reclad the existing structure with cut stone blocks
 - Replace existing front porch with one identical in size and location with minor aesthetic changes
 - Construct a rear deck and balcony
- Reason for work:
 - Home expansion & improvement

Duy Nguyen, a designer represented the property owners to the Sub-committee at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-012 be consented to, subject to the following conditions:

a) That the specifications of the replacement windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner,

prior to submission as part of any application for a Building Permit and / or the commencement of the alterations;

b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

h. HP2021-015: 455 Bay Street North, Hamilton

- Scope of work:
 - Construct a rear addition to the existing structure
- Reason for work:
 - Home improvement

Philip Toms and Miran Marinic of Toms & McNally , represented Neil Pirie the property owner, to the Sub-committee at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(MacLaren /Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-015 be consented to, subject to the following conditions:

a) That the applicant provide a letter from a qualified professional engineer confirming that the removal of building fabric from the rear of the house does not have a negative impact on the structural integrity of the building;

b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

i. HP2021-019: Bell Canada Infrastructure Works, Flamborough (Mill Street HCD) (ADDED PERMIT)

- Scope of work:
 - Rerouting fibre optic cable under sidewalks and streets from Bell Central office along the roadway and over the Grindstone bridge
- Reason for work:
 - Rebuilding Grindstone bridge

Chris Gill representing Bell Canada and Fadwa Samara, Project Manager for Planview Utility Services Limited, spoke to the Sub-committee at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motions:

(MacLaren / Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-019 be consented to, subject to the following conditions:

- a) That specifications for mitigating impacts to the adjacent heritage buildings, including vibration mitigation measures, vibration monitoring strategies and construction staging details, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not

completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

j. HP2021-021 – 828 Sanatorium Road, Hamilton (ADDED PERMIT)

- Scope of work:
 - Temporary blocking-in of windows in accordance with the Property Standards By-law and recommended action from Municipal Law Enforcement
- Reason for work:
 - Trespassing and security issues for the vacant building

Amber Lindsay, Director of Development of Valery Homes, and Anita Valery, spoke to the Sub-committee at the review. This item was an urgent matter requiring review by the Sub-committee in order to process the approval and allow these measures to be implemented as soon as possible to secure the vacant building from trespass.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Dent/Alexander)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-021 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

3) Adjournment: Meeting was adjourned at 8:30 pm

(MacLaren/Alexander)
That the meeting be adjourned.

4) **Next Meeting:** Tuesday, May 18, 2021 from 4:30 – 8:30pm

Inventory & Research Working Group (IRWG)

Meeting Notes

Monday, April 26, 2021 (6:00 pm – 8:00 pm)

City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Chuck Dimitry; Alissa Denham-Robinson; Ann Gillespie; Lyn Lunsted

Regrets: Brian Kowalesicz; Jim Charlton

Also Present: Alissa Golden (Heritage Project Specialist)
Hannah Kosziwka (Waterloo Student Intern)

RECOMMENDATIONS

THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

1. The Inventory & Research Working Group recommends that **54-56 Hess Street South, Hamilton** be added to the staff work plan for heritage designation under the *Ontario Heritage Act* as a high priority, and for the property to be added to the endangered buildings and landscape list as an imminent threat. (see Appendix A for supporting documents).
2. The Inventory & Research Working Group recommends that **215 King Street West, Dundas** be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the Ontario Heritage Act (see Appendix B for supporting documents).
3. The Inventory & Research Working Group recommends that **219 King Street West, Dundas** be added to the Municipal Heritage Register (see Appendix B for supporting documents).

NOTES

1. Chair's Remarks

Janice welcomed all present. Janice reminded the Inventory and Research Working Group (IRWG) that the heritage awards are coming up soon.

2. Declarations of Interest

None.

3. Review & Approval of Meeting Notes: March 22, 2021

Approved by general consensus.

4. Staff Comments – Alissa G.

Two new heritage planners will be joining staff soon. Otherwise, there was nothing new to report.

5. 64 Hatt Street: Staff Update on Status of CHIA Recommendation – Alissa G.

64 Hatt Street is on the register and designation work plan. Staff confirmed that a Cultural Heritage Impact Assessment (CHIA) will be required as part of the redevelopment application process.

6. 54-56 Hess Street South Semi-Detached – Janice B.

Janice has updated the Inventory Form for the above listed property and has acquired a few new images from Jim Charlton. The semi-detached property with related massing is already on the register with a LACAC and was built in 1852 by Robert McElroy. The property is one of few remaining second empire style buildings in Hamilton.

Alissa G. noted that this property was part of the downtown inventory during which time it was flagged as character defining since there were some alterations to the building. Alterations to the original include a missing porch, the railings are gone, and the vented awnings are gone as well. The remaining features, however, continue to demonstrate a high degree of craftsmanship. Janice, with the support of the IRWG, would like to see the property flagged as a significant build. Alissa noted that a character defining building can be designated as a significant build but only subject to further research.

After review, the IRWG recommend that 54-56 Hess Street South be added to the designation work plan as a high priority, and for the property to be added to the endangered buildings and landscape list as an imminent threat. (See Recommendation #1 above).

7. 215-219 King Street West, Dundas Preliminary Evaluation & Research – Ann G.

Ann presented further research on the above listings, both of which are under threat for new residential building development. Ann's research focused mainly on 215 King St. W. It is a 1 ½ storey cottage that was built in 1850 by the bricklayer Richard Neil. Examples of similar properties in Dundas that are either already designated or have been recognized by plaques from the Dundas Heritage Association include: 177 Hatt Street, built in 1838 for John Miller; 5 Brook Street North (1857); 7 John Street, built c.1840 by Hugh Bennett, a Dundas cabinet maker; 31 Napier Street; 243 Hatt Street; and several others.

Overall, it was determined that 215 King Street W is a representative example with strong craftsmanship as seen with the Flemish bond brickwork. It also supports the character of the area. Similarly, 219 King Street West, which is covered in aluminum siding with a shed dormer addition and an asymmetrical façade, was also determined to be a character-supporting resource. After review, the IRWG support recommending both 215 & 219 King St. W be added to the register (character supporting) as per the preliminary evaluation.

8. Places of Worship Update: Wentworth Baptist Church – Janice B.

Wentworth Baptist Church has been purchased by Indwell. They are excellent care takers of heritage properties, so there is no immediate concern of the building being demolished.

9. Mountain Inventory Discussion: Mountain Park Ave – Graham C.

Janice and Graham have both observed that there are a lot of houses along Mountain Park Ave and Alpine Ave that have not yet been looked at or considered for the existing Inventory. For example, 46 Mountain Park Ave has decorative work on the exterior, a chain-anchored awning and massive brackets, and a stone drain off the front porch. The property is likely an early 1900s (c. 1920) building that isn't typical for the Mountain but has strong heritage potential.

Alissa G. confirmed that the former City of Hamilton inventory work that took place did not include any properties above the escarpment. Graham will forward the photographs he has gathered with accompanying addresses for Alissa G. to add to the Inventory List. He will also look into doing research on some of the properties for register or designation work plan consideration.

10. Other Business

None.

11. Adjournment and Next Meeting Date

The meeting was adjourned at 8:14pm.

Next meeting: May 20, 2021 6:00-8:00 PM (WebEx Online)

APPENDIX A: 54-56 Hess Street South

The following supporting documents are attached:

1. 54 Hess Street South Built Heritage Inventory Form
2. 54 Hess Street South Preliminary Research
3. 56 Hess Street South Built Heritage Inventory Form
4. 56 Hess Street South Preliminary Research



Image: 54-56 Hess Street South, Hamilton. Photo courtesy of Jim Charlton.



BUILT HERITAGE INVENTORY FORM

Address 54 Hess Street South Community Hamilton

Also known as _____ Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood Durand

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) circa 1852 Architect / Builder / Craftsperson (if known) Robert McElroy

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other rectangular

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other 1 1/2 storey rear stone wing

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: parged

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other with gable dormers Type: Concave/5 sided

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____
- Sill(s): lug
- Tower/Spire
- Bargeboard
- Eaves: projecting
- Verandah: _____
- Lintel(s): stone
- Dome
- Transom
- Verges: _____
- Balcony: _____
- Shutters: _____
- Finial
- Side light
- Dormer: segmental with pressed metal hoods and key
- Door(s): double leaf doors w/it
- Quoins: _____
- Pilaster
- Pediment
- Chimney: 2 brick
- Stairs: _____
- Voussoirs: _____
- Capital
- Woodwork
- Parapet: brick
- Fire wall: _____
- Cornice: wood
- Panel
- Date stone
- Bay: 4 bay front symmetrical
- Windows: 4 bay symmetrical, double tall, decorative moulds
- Column
- Cresting
- Other pilasters

Notes: Porch has been removed, basement entrances added, and red brick chimneys removed

Context:

- Historic Context Statement: Yes No Name of HCS Area: Downtown Built Heritage Inventory
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): 54-56 Hess St S Other Separate ownership
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: 1 1/2 rear stone **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

1 1/2 storey rear wing stone addition, mansard roof, shed dormers and gabled stc

Related Files: LACAC

Fire Insurance Mapping: 1898 Sheet No. 50 1911 Sheet No. 50 1949 Sheet No. 141 1964 Sheet No. 141

Additional Documentation and Research Attached (if applicable):

Surveyed by: Janice Brown	Date: March 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input checked="" type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input checked="" type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input checked="" type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>

Evaluated by: Janice Brown	Date: March 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

54 Hess Street South (Semi-detached)

Design:

54 Hess Street South is the northern half of a semi-detached two-and-a-half storey stone building, also consisting of 56 Hess Street South, constructed circa 1852 in the Second Empire style. The semi-detached building has a smoothed cut-stone even-course finish and a concave mansard roof clad with octagonal dichromatic slate tiles and punctuated by segmental dormers with pressed-metal hoods and keystones, and flanking single-stack brick chimneys (truncated). The projecting eaves are accented by a wood cornice with dentils, decorative brackets and a moulded frieze, and the curb has a plain frieze with smaller versions of the same decorative brackets.

The exposed foundation has been parged and a stone course separates it from the first storey. The units, which have rectangular plans and short facades, are separated by a brick parapet with a decorative stone end bracket and a corbelled brick chimney. 54 Hess Street South has a one-and-a-half storey rear stone wing with a mansard roof, shed roof dormers with hung windows and a gabled stone parapet. 56 Hess Street South has a two-storey rear brick wing and a subsequent one-storey brick addition, with segmental windows and brick voussoirs.

The symmetrical four-bay front façade is composed of flat windows with plain stone lintels, lug sills and a continuous belt course connecting the second-storey window sills. The outer bays each have a flanking two-storey three-window bay framed by wood trim and pilasters with stained glass transoms in the second storey, and a five-sided mansard roof with a segmental dormer. The inner bays of the first storey contain the entrances to the units, which are accessed via a shared open porch and covered by a contemporary fabric awing. Each entrance has a double-leaf door with glass and decorative wood panels, wood trim, and a decorative flat transom.

The grading of the lot has been lowered and basement entrances have been added below the first-storey entrances. The hung windows have been replaced and the front porch - which was added in the early-20th century and included a flat roof and brackets - has been removed.

Historical/Associative:

54 and 56 Hess Street South were constructed as a semi-detached residence circa 1852 on the site of Robert McElroy's former farm plot, which accounted for the majority of the block bounded by Hess, Jackson, Queen and Main Streets. The plot was subdivided into eight lots by 1875. Robert McElroy, believed to have constructed the semi-detached residence and lived briefly in the southern half, was a contractor by profession who owned a stone quarry on the mountain. McElroy was an alderman in the mid-19th century and the mayor of Hamilton from 1862 to 1864. 54 and 56 Hess Street South were redeveloped for commercial purposes by the late-20th century. In 2011, 54 Hess Street South was for vacant and available for commercial lease and 56 Hess Street South housed Bruce Berglund Architect and the Doors Pub.

Context:

54 Hess Street South is the northern half of a semi-detached building, also consisting of 56 Hess Street South, located on the southwest corner of the intersection of Hess and Main Streets, which fronts directly onto Main Street West and has a shallow setback from Hess Street South.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

<http://historicalhamilton.com/durand/doors-pub/>

<http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

Preliminary Research

Notes:

Previous municipal addresses: mid-to-late 1800s, 14-16 Hess; 1876, 20-22 Hess; 1890, 54-56 Hess;

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

1862-1864 - Robert McElroy

Robert McElroy A contractor by profession, McElroy owned a stone quarry on the mountain. He lived in a stone house on Mohawk Road East near Upper James. He had encouraged city investment in railway stock after his election as an alderman for St. Mary's Ward. He served as alderman in 1849-1851, 1853-1855 and 1861. He subsequently served as mayor of the city from 1862 to 1864 during the time the city of Hamilton was facing bankruptcy.

Born: ca 1810, Ireland

Married: Catherine Hess

Died: July 21, 1881

Historical Hamilton – <http://historicalhamilton.com/durand/doors-pub/>

Doors Pub

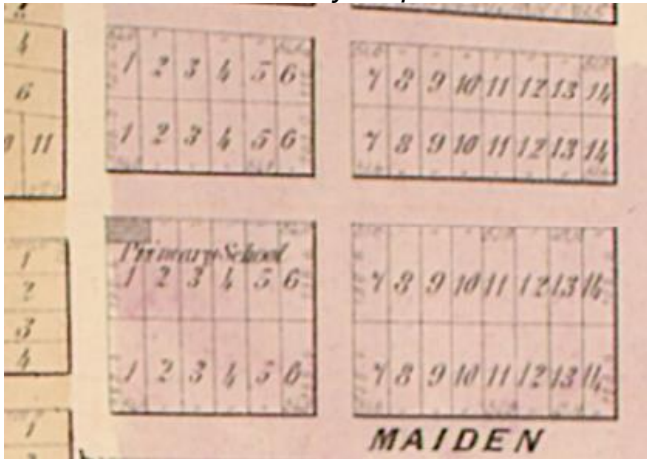
Date Built: 1852

Doors Pub est. 1993 - 56 Hess South was built in 1852 by a contractor & quarry owner, Robert McElroy, on property purchased in 1849 for 529 pounds, 8 horses and a cow! McElroy was the mayor of Hamilton from 1862 - 1864 and as a contractor participated in the construction of the "Great Western Railway." He married a daughter of the Hess family and is thought to have died in 1881 at the age of 71.

1850 Marcus Smith Map



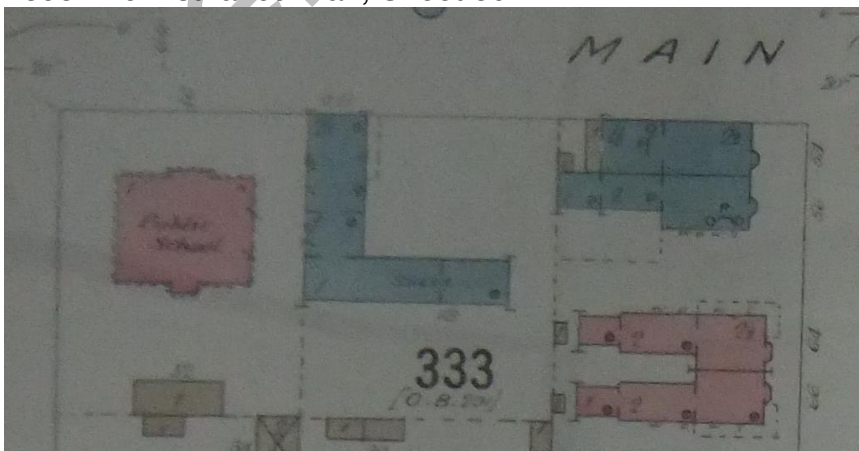
1875 Wentworth County Map



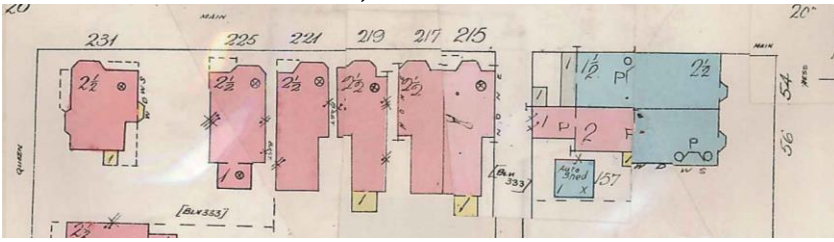
1876 Birds Eye View



1898 Fire Insurance Plan, Sheet 50



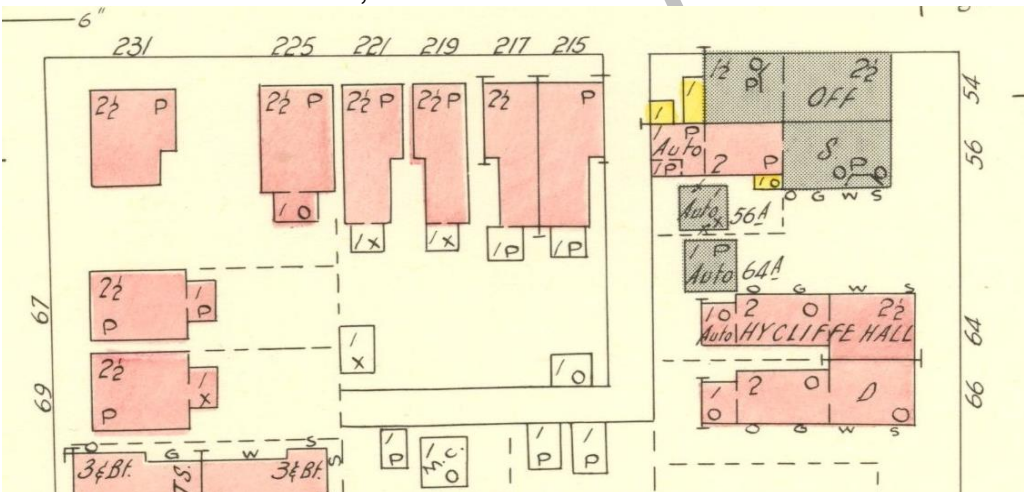
1911 Fire Insurance Plan, Sheet 50



1947 Fire Insurance Plan, Sheet 141



1964 Fire Insurance Plan, Sheet 141





BUILT HERITAGE INVENTORY FORM

Address 56 Hess Street South Community Hamilton

Also known as _____ Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood Durand

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) circa 1852 Architect / Builder / Craftsperson (if known) Robert McElroy

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other rectangular

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other 2 storey brick rear wing +1 storey brick addition

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: parged

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other with gable dormers Type: Concave/5 sided

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____
- Sill(s): lug
- Tower/Spire
- Bargeboard
- Eaves: projecting
- Verandah: _____
- Lintel(s): stone
- Dome
- Transom
- Verges: _____
- Balcony: _____
- Shutters: _____
- Finial
- Side light
- Dormer: segmental with pressed metal hoods and key
- Door(s): double leaf doors w/it
- Quoins: _____
- Pilaster
- Pediment
- Chimney: 2 brick
- Stairs: _____
- Voussoirs: brick on rear addition
- Capital
- Woodwork
- Parapet: brick
- Fire wall: _____
- Cornice: wood
- Panel
- Date stone
- Bay: 4 bay front symmetrical
- Windows: 4 bay symmetrical, double tall, decorative moulds
- Column
- Cresting
- Other pilasters

Notes: Porch has been removed, basement entrances added, and red brick chimneys removed

Context:

- Historic Context Statement: Yes No Name of HCS Area: Downtown Built Heritage Inventory
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): 54-56 Hess St S Other Separate ownership
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: 2 storey rear brick + 1 story brick addition _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

2 storey and additional 1 storey additions have segmental windows and brick voic

Related Files: LACAC

Fire Insurance Mapping: 1898 Sheet No. 50 1911 Sheet No. 50 1949 Sheet No. 141 1964 Sheet No. 141

Additional Documentation and Research Attached (if applicable):

Surveyed by: Janice Brown	Date: March 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input checked="" type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input checked="" type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input checked="" type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>

Evaluated by: Janice Brown	Date: March 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

56 Hess Street South (Semi-detached)

Design:

56 Hess Street South is the southern half of a semi-detached two-and-a-half storey stone building, also consisting of 54 Hess Street South, constructed circa 1852 in the Second Empire style. The semi-detached building has a smoothed cut-stone even-course finish and a concave mansard roof clad with octagonal dichromatic slate tiles and punctuated by segmental dormers with pressed-metal hoods and keystones, and flanking single-stack brick chimneys (truncated). The projecting eaves are accented by a wood cornice with dentils, decorative brackets and a moulded frieze, and the curb has a plain frieze with smaller versions of the same decorative brackets.

The exposed foundation has been parged and a stone course separates it from the first storey. The units, which have rectangular plans and short facades, are separated by a brick parapet with a decorative stone end bracket and a corbelled brick chimney. 54 Hess Street South has a one-and-a-half storey rear stone wing with a mansard roof, shed roof dormers with hung windows and a gabled stone parapet. 56 Hess Street South has a two-storey rear brick wing and a subsequent one-storey brick addition, with segmental windows and brick voussoirs.

The symmetrical four-bay front façade is composed of flat windows with plain stone lintels, lug sills and a continuous belt course connecting the second-storey window sills. The outer bays each have a flanking two-storey three-window bay framed by wood trim and pilasters with stained glass transoms in the second storey, and a five-sided mansard roof with a segmental dormer. The inner bays of the first storey contain the entrances to the units, which are accessed via a shared open porch and covered by a contemporary fabric awing. Each entrance has a double-leaf door with glass and decorative wood panels, wood trim, and a decorative flat transom.

The grading of the lot has been lowered and basement entrances have been added below the first-storey entrances. The hung windows have been replaced and the front porch - which was added in the early-20th century and included a flat roof and brackets - has been removed.

Historical/Associative:

54 and 56 Hess Street South were constructed as a semi-detached residence circa 1852 on the site of Robert McElroy's former farm plot, which accounted for the majority of the block bounded by Hess, Jackson, Queen and Main Streets. The plot was subdivided into eight lots by 1875. Robert McElroy, believed to have constructed the semi-detached residence and lived briefly in the southern half, was a contractor by profession who owned a stone quarry on the mountain. McElroy was an alderman in the mid-19th century and the mayor of Hamilton from 1862 to 1864. 54 and 56 Hess Street South were redeveloped for commercial purposes by the late-20th century. In 2011, 54 Hess Street South was for vacant and available for commercial lease and 56 Hess Street South housed Bruce Berglund Architect and the Doors Pub.

Context:

56 Hess Street South is the southern half of a semi-detached building, also consisting of 54 Hess Street South, located on the southwest corner of the intersection of Hess and Main Streets, which fronts directly onto Main Street West and has a shallow setback from Hess Street South.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Historical Hamilton - <http://historicalhamilton.com/durand/doors-pub/>

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

Notes:

Previous municipal addresses: mid-to-late 1800s, 14-16 Hess; 1876, 20-22 Hess; 1890, 54-56 Hess;

Confirmation on date of construction is needed;

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

1862-1864 - Robert McElroy

Robert McElroy A contractor by profession, McElroy owned a stone quarry on the mountain. He lived in a stone house on Mohawk Road East near Upper James. He had encouraged city investment in railway stock after his election as an alderman for St. Mary's Ward. He served as alderman in 1849-1851, 1853-1855 and 1861. He subsequently served as mayor of the city from 1862 to 1864 during the time the city of Hamilton was facing bankruptcy.

Born: ca 1810, Ireland

Married: Catherine Hess

Died: July 21, 1881

Historical Hamilton – <http://historicalhamilton.com/durand/doors-pub/>

Doors Pub

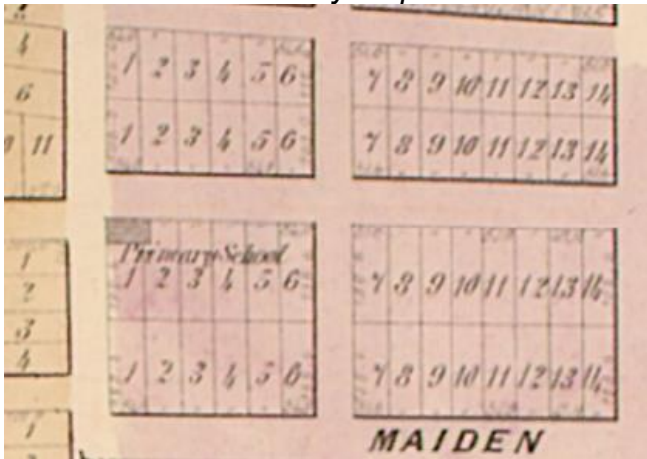
Date Built: 1852

Doors Pub est. 1993 - 56 Hess South was built in 1852 by a contractor & quarry owner, Robert McElroy, on property purchased in 1849 for 529 pounds, 8 horses and a cow! McElroy was the mayor of Hamilton from 1862 - 1864 and as a contractor participated in the construction of the "Great Western Railway." He married a daughter of the Hess family and is thought to have died in 1881 at the age of 71.

1850 Marcus Smith Map



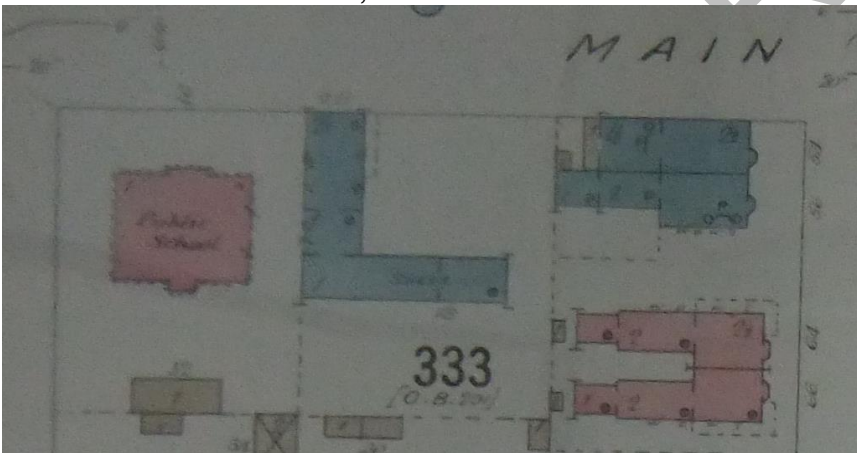
1875 Wentworth County Map



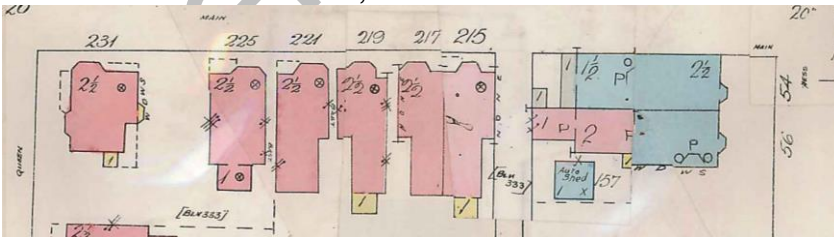
1876 Birds Eye View



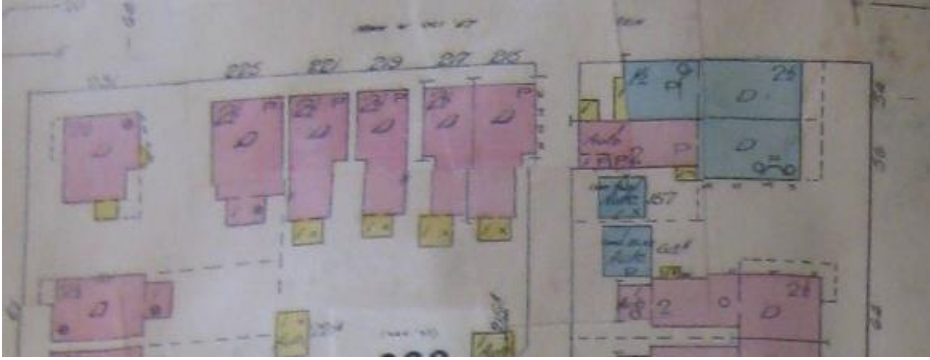
1898 Fire Insurance Plan, Sheet 50



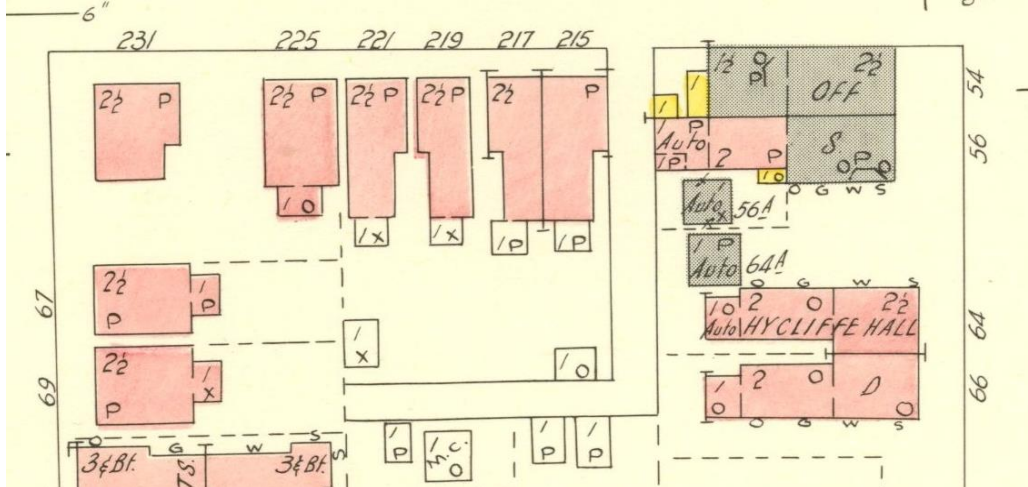
1911 Fire Insurance Plan, Sheet 50



1947 Fire Insurance Plan, Sheet 141



1964 Fire Insurance Plan, Sheet 141



Preliminary

arch

APPENDIX B: 215 & 219 King Street West, Dundas

The following supporting documents are included in this Appendix:

1. 215 King St. W – Built Heritage Inventory Form
2. 219 King St. W – Built Heritage Inventory Form
3. 215 & 219 King St. W – Statements of Cultural Heritage Value
4. 215 & 219 King St. W – Preliminary Background Documentation



BUILT HERITAGE INVENTORY FORM

Address 215 King Street West **Community** Dundas

Also known as _____ **Legal Description** _____

P.I.N. _____ **Roll No.** _____ **Ward** _____ **Neighbourhood** _____

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) _____ Architect / Builder / Craftsperson (if known) Richard Neil, bricklayer

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: side-gabled

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|--|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____
- Verandah: _____
- Balcony: _____
- Door(s) : _____
- Stairs: _____
- Fire wall: _____
- Windows: _____
- Sill(s): _____
- Lintel(s): _____
- Shutters: _____
- Quoins: _____
- Voussoirs: _____
- Cornice: _____
- Tower/Spire
- Dome
- Finial
- Pilaster
- Capital
- Panel
- Column
- Bargeboard
- Transom
- Side light
- Pediment
- Woodwork
- Date stone
- Cresting
- Eaves: _____
- Verges: _____
- Dormer: _____
- Chimney: _____
- Parapet: _____
- Bay: _____
- Other Flemish bond brick masonry

Notes: Noteworthy detailing: panel of decorative brickwork below the eaves.

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ann Gillespie	Date: April 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input checked="" type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input checked="" type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
--

Evaluated by: Ann Gillespie	Date: May 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:



Hamilton

BUILT HERITAGE INVENTORY FORM

Address	219 King Street West	Community	Dundas
Also known as	Legal Description		
P.I.N.	Roll No.	Ward	Neighbourhood

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) _____ Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other aluminum Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: side-gabled

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|--|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____ Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
- Verandah: _____ Lintel(s): _____ Dome Transom Verges: _____
- Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
- Door(s) : _____ Quoins: _____ Pilaster Pediment Chimney: _____
- Stairs: _____ Voussoirs: _____ Capital Woodwork Parapet: _____
- Fire wall: _____ Cornice: _____ Panel Date stone Bay: _____
- Windows: _____ Column Cresting Other _____

Notes:

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____ Structures (e.g. shed, outbuilding): _____
- _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ann Gillespie	Date: April 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input checked="" type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input checked="" type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
--

Evaluated by: Ann Gillespie	Date: May 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

215 and 219 King Street West: Statements of Cultural Heritage Value

Prepared by Ann Gillespie for the HMHC, May 2021

Four comparative examples are provided in this report. Additional supporting documentation to be provided to Cultural Heritage Planning staff will include more comparative examples, sources and source documents.

Current Status of 215 & 219 King St. W.

Cottages located on the property at 215 King Street West and the adjacent property at #219 (just west of Market Street) are both under threat of demolition. In March 2021, it was announced in the *Dundas Star News* that the owner, *Prime Properties*, was proposing to build a four-storey, 14-unit residential building on the site. It is currently zoned 'Neighbourhood Commercial' which only permits residential uses above ground floor commercial uses. The proposed development will therefore require an amendment to the Zoning By-Law. No application has yet been received and in order for it to be considered complete, a Cultural Heritage Impact Assessment will first need to be submitted.

In the section of King Street extending from Market to Matilda streets, all the surviving historic buildings erected as residences have recently served a commercial use or combined residential/ commercial use except for #219, which has been maintained for many years as a residential rental property. #215 served for decades as an ophthalmologists' office for Dr. Keith Mann and Dr. Dalia Eino. Earlier in 2021, their practices were relocated to a new medical building at 118 Hatt Street, leaving #215 vacant. Both #215 and #219 are inventoried but neither is listed on the Heritage Register.



1½ storey cottages at 219 and 215 King Street West, just west of Market Street.
Photo credit: Ann Gillespie, March 2021

215 King Street West

Design/ Physical Value

This 1½ storey side-gabled brick masonry cottage was built circa 1851-53 by a Dundas bricklayer, Richard Neil. It is one of numerous late Georgian style cottages of this form built for working class families and scattered throughout Dundas. Their construction varies from stone and brick masonry to frame, originally with wood cladding or a roughcast finish.

#215 is noteworthy for its tall façade featuring a decorative band of brickwork with a cross motif below the eaves and the *Flemish bond* brickwork of the front façade, characteristic of other brick cottages built by Neil in Dundas, beginning in 1835 but was not as common as running or common bond. A Flemish bond consists of headers and stretchers which alternate in every course. For a worker's cottage, the brick masonry displays a high degree of craftsmanship. NOTE: An excellent example of unpainted Flemish bond brickwork and a similar band of decorative brickwork with a row of crosses executed in contrasting yellow brick may be found on the 1843 commercial block at 28-34 King Street West. #34 (*Picone Fine Food*), still owned and operated as the grocery business opened in 1920 by Joseph Picone, is designated under the Ontario Heritage Act.

Alterations include the painting of the brick masonry, replacement of the original six-over-six paned sash windows, replacement of the front door, and the addition of an elaborate door surround, which obscures the original transom light, a characteristic feature of many examples of this form of cottage in Dundas. An original doorway on the west façade has also been converted to a window.

Historical/ Associative Value

The cottage was built on the same lot as the frame house owned in 1849 by Moses Fennix, a carpenter. Moses and his wife Frances had four children, all born prior to this date. Assessment records indicate that by 1853, the family was living in the existing brick masonry structure. The house remained in the Fennix family until the turn-of-the-century but in later years was rented out. The second owner, Robert Kerr Jr. (1868 – 1957), was associated with an important Dundas industry: the Kerr Milling Company.

From 1900 to 1949, the Kerr Milling Company, occupied a building complex at the north-east corner of Ogilvie Street and Dundas Street (now the site of the *Metro* grocery store). The first flour and grist mill on this site, operated with waterpower provided by the adjacent fast-flowing Spencer Creek, was acquired in 1804 by a prominent early and wealthy entrepreneur, Richard Hatt, and renamed the New Dundas Mills.

Contextual Value

This house was built on the eastern half of lot 11 in the block bounded by King, Market, Matilda and Colbourne, now an extension of Park Street West. By the time that the Marcus Smith Map of Dundas was published in 1851, there were already 6 houses on this section of King Street, only two of which are still standing: #227 and #231. Neither #215 nor #219 are shown on this map. The houses between #219 and #227 have all been demolished

and replaced with a circa 1960s mixed-use building, which from 1975 to 2011 housed a popular German restaurant known as the Schwarben Inn. The south side of this section of King Street is occupied by the former 1935 Armoury, a landmark that was acquired by the Town of Dundas in 1973 and has since served as the Dundas Lions Memorial Community Centre at 10 Market Street South.



Front (south) façade of #215 showing the decorative course of brickwork below the eaves, and the altered front doorway and windows (thermopane replacements with fake mullions).
Photo credit: Ann Gillespie, March 2021



West façade showing the upper storey windows for second floor bedrooms, the converted doorway and the common bond brickwork of the side and rear walls, with one row of headers for every five rows of stretchers. Photo credit: Ann Gillespie, May 2021



Close-up view of the decorative band of raised brickwork with the cross motif. Also shows the Flemish bond brickwork of the front façade and the flat voussoir arched window and door lintels. The door lintel is largely obscured by the added wood lintel and pilasters. Photo credit: Ann Gillespie, March 2021



215, 219 and 225 King Street West (Betula Restaurant and Dundas Osteopathy with apartments above). Photo credit: Ann Gillespie, May 2021



Streetscape view with the Dundas Naturopathic Centre at 211 King Street West at the corner of Market Street: a two-storey brick masonry house built after 1851 (inventoried but not listed on the Heritage Register). At the corner of Market Street South and King stands the former Armoury, renovated and enlarged several times, most recently in 2000 (designated under Part IV of the Ontario Heritage Act). Photo credit: Ann Gillespie, April 2021



215 King Street West as it appeared in a photograph taken for the *Picturesque Dundas Update*, 1981 (Dundas Historical Society, p.168). By that time the brickwork had been painted, the existing doorway surround added (also painted white) but the side doorway had not been altered and the original windows may have been still intact.

219 King Street West

Design/ Physical Value

This more modest mid-19th century, side-gabled 1½ storey frame cottage features an asymmetrical façade with a more typical height than #215 and a front doorway with no transom light. Its precise date of construction is unknown. Most of the documented examples of brick and stone masonry 1½ storey cottages were built in the 1840s or 50s. It is therefore reasonable to conclude that #219 was built within this time frame. The cottage would have originally been covered with wood siding or roughcast. There are better preserved examples in Dundas with their original siding materials and door and window lintels or surrounds.

Alterations include the lowering of an original but unused chimney on the east façade to below the roofline, the covering of the original cladding with aluminum siding and the encasing of the original wood door and window surrounds with the same material. Later additions include a one-storey rear extension on the west side and a shed dormer on the front façade.

Historical/ Associative Value

It is not known who originally owned this house but it was one of numerous cottages built for labourers and tradesmen throughout Dundas.

Contextual Value

This house was built on the western half of Lot 11. In contrast to the other houses on King Street West between Market and Matilda streets, which have been converted to retail businesses or professional offices (at least on the ground floor), it remains in use as a residence. See #215 for a contextual description. Both #215 and #219 support the low-rise, historic character of the west end of King Street West, with its many detached and semi-detached houses dating from the mid-19th to the early 20th century.



Front (south) and west facades. All traces of the original cladding and foundation have been obscured by the aluminum cladding. The shed dormer could have been added in the early to mid 20th century. March 2021



Shows the rear addition on the east side, the lowered brick chimney covered with rough stucco and an added horizontal sliding window on the second floor. March 2021



Close-up view of the front doorway and two first storey windows showing the aluminum cladding of the original wood door and window surrounds and a replacement metal door. May 2021

Comparative Examples

Photos taken in April 2021.



1½ storey brick masonry cottage at 31 Napier Street, constructed in 1857 by Joseph Higginson, a labourer. Very similar in form to 215 King Street West, with a tall asymmetrical façade with flat voussoir arched lintels and a transom light over the front door. Brickwork is common bond (one row of headers for every five rows of stretchers).



1½ brick masonry cottage at 243 Hatt Street, featuring an asymmetrical façade with three windows and a recessed doorway. Window and door sills are made of cut stone; lintels are flat voussoir arches in a contrasting yellow brick. Similarly to #215, the brickwork of the front façade is Flemish bond.



1½ storey frame cottage at 251 MacNab Street with a tall symmetrical façade featuring a simple framed doorway and two-over-two paned sash windows (probably late 19th century) with wood sills and lintels. After a two-storey rear dormer addition was built, the entire house was reclad in board-and-batten.



1½ storey frame cottage at 38 Dundas Street, similar in form to 219 King St. W. featuring an asymmetrical façade, a pebbledash finish and simple wood door and window surrounds.

215 and 219 King Street West, Dundas – Background Documentation (to be completed)



1½ storey cottages at 219 and 215 King Street West, just west of Market Street South. March 2021

For more photos and a heritage evaluation of these two buildings see the **Statements of Cultural Heritage Value for 215 and 219 King Street West**.

Brick Bonds

The following definitions apply to the types of bond used in 215 King street West and comparative brick masonry examples.

Running or Stretcher Bond: The running Bond uses stretcher courses with the joints breaking at the center of each brick immediately above and below. This is frequently used for partitions and veneer and chimneys.

Common Bond: Sometimes called the American Bond, this is a variation of the Running Bond, with a header course every 5th, 6th, or 7th course. This ties the wall to the backing masonry material. The header courses are centered on each other.

Flemish Bond: A bond consisting of headers and stretchers which alternate in every course. The headers in course are centered above and below the stretchers in the other course. It is so laid as always to break joints, each header being placed in the middle of the stretchers in courses above and below.

SOURCE: http://waltonsons.com/?page_id=1093

Comparative Examples in Dundas and Heritage Status

NOTE: The first three of these examples are designated under Part IV of the Ontario Heritage Act and are also recognized by the Dundas Heritage Association by means of a circular metal plaque. All of the following photos were taken on various days in April 2021. Unless otherwise indicated they are just Inventoried properties. These examples are provided in the following order: stone masonry, brick masonry and frame construction.



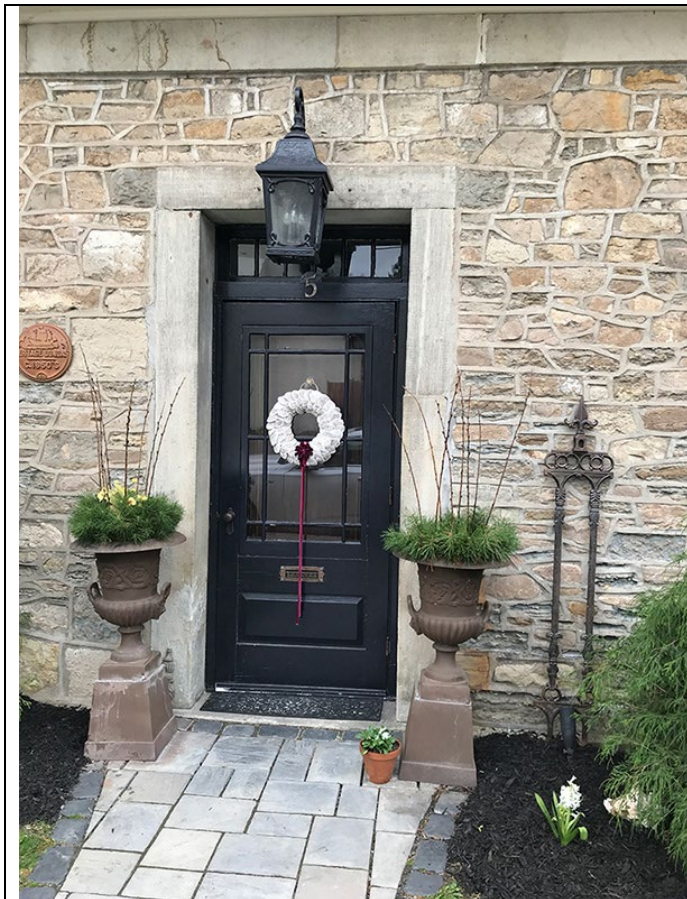
1½ storey stone cottage at 177 Hatt Street built in 838 for John Miller. Constructed of locally quarried limestone, it features an asymmetrical façade and doorway with a transom light, a stone ashlar façade with rubblestone used for the side and rear walls. OHA designated with a DHA plaque over the front doorway.



Front (south) and west facades showing the end chimney against the west wall. Also shows the large corner quoin blocks and medium-pitched side-gabled roof with returned eaves. All window and door sills and lintels are cut stone. The reproduction windows feature the original configuration of six-over-six paned sashes.



1½ storey stone cottage at 5 Brock Street North, built in 1857 by Michael Powers, a labourer. OHA designated with a designated property plaque and a DHA plaque beside the front doorway.



This cottage features a symmetrical façade with a central doorway flanked by two windows. Doorways and windows have cut stone frames and the fascia panel below the eaves is also made of cut stone blocks. The rubblestone masonry is tuck-pointed with raised mortar joints. The doorway features a multi-paned transom (possibly original). Windows feature an 8-over-8 paned sash configuration. Dormers are a later (possibly early 20th century) addition.

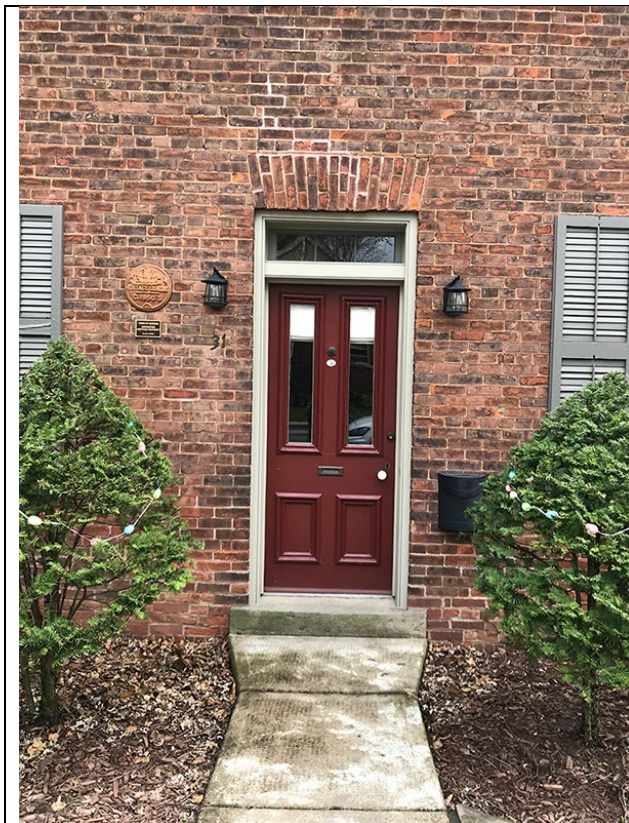


1½ storey stone cottage at 7 John Street, built circa 1840 by Dundas cabinetmaker, Huge Bennett, who passed away in 1842 at the age of 47. It features a stone ashlar façade with stone window and door sills and lintels are large corner quoin blocks. Below: north facade (end wall) showing the rubblestone construction of the end and side walls. Dormers appear to be a late 19th century addition.





1½ storey brick cottage at 31 Napier Street, constructed in 1857 by Joseph Higginson, a labourer. OHA designated.



This cottage features a very tall symmetrical façade (similar to 215 King Street West) with only two windows (same configuration as 5 Brock Street North). Doorways and windows have brick voussoir lintels and stone sills. The doorway (possibly with its original door) features a transom light. The sash windows have a six-over-six paned configuration. The common bond brickwork is identified by a header course for every five stringer courses.



1½ storey brick masonry cottage at 320 MacNab Street. Features an asymmetrical façade with three windows and a more elaborate classical doorway with pillars and an entablature. Similarly to 215 King Street West, the bricks are laid with a Flemish bond.



1½ brick masonry cottage at 243 Hatt Street, which features an asymmetrical façade with three windows and a recessed doorway. Window and door sills are made of cut stone; lintels are flat voussoir arches in a contrasting yellow brick. Another example of bricks laid with a Flemish bond.



A 1½ storey brick cottage at 198 Hatt Street, with a symmetrical façade, Flemish bond brickwork and returned roof eaves.



A more unusual semi-detached 1½ brick masonry storey cottage at 101 to 103 Park Street with a tall symmetrical façade and end doorways. Features flat voussoir arch window and doorway lintels in a contrasting yellow brick and stone sills. [I have two more semi-detached examples to add here.](#)



1½ storey frame cottage at 251 MacNab Street with a tall symmetrical façade featuring a simple framed doorway and two two-over-two paned sash windows with wood sills and lintels. View below shows the west side wall and the top of a two-storey rear addition. When built the entire house was reclad in board-and-batten.





1½ storey frame cottage at 38 Dundas Street featuring a tall symmetrical façade, a pebbledash finish and simple wood door and window surrounds.



Adjacent 1½ storey frame cottage at 38 Dundas Street with an asymmetrical façade with clapboard siding, which may be original. End walls have been covered with stucco. Verandah appears to be a late 19th century. Below: close-up of front doorway with a framed doorway with a transom light and an original panelled wood door with two lights.





1½ storey cottage at 7 Baldwin Street with a tall symmetrical façade and a roughcast finish. Features six-over-six paned sash windows and wood-framed windows and doorway.

Source Documents

To be added.

Designation Work Plan Priorities as of May 25, 2021

Work Plan Year	Name	Address	Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
2021	Residence	105 FILMAN RD	Ancaster	1/28/21		Shifted from low to high priority in 2021
	Desjardins Canal	COOTES DR	Dundas	2/25/09		
	Former Blacksmith Shop	2 HATT ST	Dundas	8/17/17	Red	
	Dundas Post Office	104 KING ST W	Dundas	9/23/09	Green	
	Lennard House	7 ROLPH ST	Dundas	3/25/19		
	Maple Lawn	292 DUNDAS ST E	Flamborough	8/13/19	Yellow	Draft CHA (WVBHI)
	Former Kirk Hotel; Royal Coachman	1 MAIN ST N	Flamborough	6/17/19		Draft CHA (WVBHI)
	Village Fish and Chips	9 MAIN ST N	Flamborough	7/08/19		Draft CHA (WVBHI)
	Cannon Knitting Mill	134 CANNON ST E	Hamilton	8/20/14		
	Auchmar Gatehouse	71 CLAREMONT DR	Hamilton	5/27/09	Red	
	W.H. Ballard Public School	801 DUNSMURE RD	Hamilton	4/08/14		
	Residence	105 ERIE AVE	Hamilton	5/01/13		
	King George School	77 GAGE AVE N	Hamilton	5/13/14		NOID Issued
	Gore Park	1 HUGHSON ST S	Hamilton	4/23/08		
	Bell Building	17 JACKSON ST W	Hamilton	8/20/14		
	Oak Hall	10 JAMES ST N	Hamilton	8/20/14		
	Former Hamilton Distillery Company Building	16 JARVIS ST	Hamilton	8/20/14		
	Barton Reservoir	111 KENILWORTH ACCESS	Hamilton	2/25/09		OBL
	Kenilworth Library	103 KENILWORTH AVE N	Hamilton	2/11/14		
	Former Bank of Nova Scotia	54 KING ST E	Hamilton	8/20/14		
	Royal Connaught	82 112 KING ST E	Hamilton	4/08/08	Green	NOID Under Appeal
	Jimmy Thompson Memorial Pool	1099 KING ST E	Hamilton	9/02/13		Draft CHA
	Church	1395 1401 KING ST E	Hamilton	8/03/09		
	Hambly House	170 LONGWOOD RD N	Hamilton	2/14/11		
	Former County Courthouse	50 MAIN ST E	Hamilton	8/20/14		
	Former Cathedral School	378 MAIN ST E	Hamilton	8/03/13		OBL
Gage Park	1000 MAIN ST E	Hamilton	3/22/06	Yellow		
Memorial School	1175 MAIN ST E	Hamilton	4/08/14			

Work Plan Year	Name	Address		Community	Designation Request Date	HMHC Buildings & Landscapes List	Status	
	Residence	7		RAVENSCLIFFE AVE	Hamilton	6/09/11		
	Former Union School	634		RYMAL RD W	Hamilton	6/06/13		
	Medical Superintendent's Residence ("Residence 37")	650	672	SANATORIUM RD	Hamilton	22/08/17		
	Regency Cottage	39		LAKEVIEW DR	Stoney Creek	2/11/11		
	Former Elfrida United Church	2251		RYMAL RD E	Stoney Creek	12/19/12		
2022	Ancaster Village – Wilson Street (Collection of 30 properties)	490		OLD DUNDAS RD	Ancaster	4/28/20		
		176	454	WILSON ST E				
	Stone House	558		WILSON ST E	Ancaster	5/04/20		
	Charlton-Hughson-Forest-John Block		39	49	CHARLTON AVE E	Hamilton	9/23/14	
			40	50	FOREST AVE			
		183	187	HUGHSON ST S				
Former Mount Hamilton Hospital Maternity Wing	711			CONCESSION ST	Hamilton	1/28/21		
Copp Block	165	205		KING ST E (Except No. 193)	Hamilton	8/20/14		
2023	Hughson House	103		CATHARINE ST N	Hamilton	8/20/14		
	Hamilton Hydro/ Horizon Utilities	55		JOHN ST N	Hamilton	8/20/14		
	First Pilgrim United Church	200		MAIN ST E	Hamilton	8/20/14		
	St. John's Evangelical Lutheran Church	37		WILSON ST	Hamilton	8/20/14		
2024	Stelco Tower	100		KING ST W	Hamilton	8/20/14		
	Hamilton Club	6		MAIN ST E	Hamilton	8/20/14		
	Landmark Place/ Century 21 Building	100		MAIN ST E	Hamilton	8/20/14		
	Commercial Building	189		REBECCA ST	Hamilton	8/20/14		
2025	Gartshore Building	64		HATT ST	Dundas	3/26/17	Yellow	
	Undercliffe	64		ABERDEEN AVE	Hamilton	6/13/17		
	Gateside	131	135	ABERDEEN AVE	Hamilton	6/13/17		
	Former Eastcourt Carriage House	24		BLAKE ST	Hamilton	11/10/20		
	Hereford House	13	15	BOLD ST	Hamilton	6/13/17		

Work Plan Year	Name	Address		Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
	Royal Alexandra	19	21	BOLD ST	Hamilton	6/13/17	
	George Armstrong School	460		CONCESSION ST	Hamilton	7/29/14	
2026	Residence	192		BOLD ST	Hamilton	6/13/17	
	Henson Court	170		CAROLINE ST S	Hamilton	6/13/17	
	Central Presbyterian Church and Sunday School	252		CAROLINE ST S	Hamilton	6/13/17	
		165		CHARLTON AVE W			
	Eggshell Terrace	14	24	CHARLTON AVE W	Hamilton	6/13/17	
2027	Residence	99		DUKE ST	Hamilton	6/13/17	
		191		BAY ST S			
	Lakelet Vale and Drive House	50	54	SANDERS BLVD	Hamilton	26/05/2020	Yellow
2028	Residence	173		BAY ST S	Hamilton	6/13/17	
	Maple Lawn	254		BAY ST S	Hamilton	6/13/17	
	Widderly	274		BAY ST S	Hamilton	6/13/17	
	Bright Side / Sunny Side	280		BAY ST S	Hamilton	6/13/17	
	Balfour House	282		BAY ST S	Hamilton	6/13/17	
	Residence	41		CHARLTON AVE W	Hamilton	6/13/17	
2029	Residence	72		CHARLTON AVE W	Hamilton	6/13/17	
	Duke Street Double House	14		DUKE ST	Hamilton	6/13/17	
	Residence	98		DUKE ST	Hamilton	6/13/17	
2030	Herkimer Terrace	11	17	HERKIMER ST	Hamilton	6/13/17	
	Herkimer Street Terrace	44	46	HERKIMER ST	Hamilton	6/13/17	
	Kildallan	370		HESS ST S	Hamilton	6/13/17	
	Residence	378		HESS ST S	Hamilton	6/13/17	
	Residence	384		HESS ST S	Hamilton	6/13/17	
	HREA Residence	203		MACNAB ST S	Hamilton	6/13/17	
2031	Moodie Residence	37		ABERDEEN AVE	Hamilton	6/13/17	
	Residence	125		ABERDEEN AVE	Hamilton	6/13/17	
	Gibson Residence	311		BAY ST S	Hamilton	6/13/17	

Work Plan Year	Name	Address	Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
	Residence	312 BAY ST S	Hamilton	6/13/17		
2032	Cartwright Residence	321 BAY ST S	Hamilton	6/13/17		
	Whitton Residence	351 353 BAY ST S	Hamilton	6/13/17		
	Pigott Residence	358 BAY ST S	Hamilton	6/13/17		
	Wood House	64 CHARLTON AVE W	Hamilton	6/13/17		
2033	First Christian Reformed Church	181 CHARLTON AVE W	Hamilton	6/13/17		
	Herkimer Apartments	86 HERKIMER ST	Hamilton	6/13/17		
2034	Residence	880 CENTRE RD	Flamborough	11/26/17		
	The Castle; Amisfield	1 DUKE ST	Hamilton	6/13/17		
	Residence	347 QUEEN ST S	Hamilton	6/13/17		
	Residence	403 QUEEN ST S	Hamilton	6/13/17		
2035	Webster House / Springdale	6 WEBSTERS FALLS RD	Flamborough	3/25/18		
	Edmonds House	1320 WOODBURN RD	Glanbrook	6/24/18		
	The Powerhouse	21 JONES ST	Stoney Creek	7/18/18		
	Markson / Goldblatt House	45 AMELIA ST	Hamilton	3/25/19		
2036	Residence	65 CENTRAL DR	Ancaster	1/28/21		
	Residence	3819 INDIAN TRAIL	Ancaster	1/28/21		
	Residence	3513 JERSEYVILLE RD W	Ancaster	1/28/21		
	Residence	1032 LOWER LIONS CLUB	Ancaster	1/28/21		
2037	Residence	713 OLD DUNDAS RD	Ancaster	1/28/21		
	Residence	2059 POWERLINE RD	Ancaster	1/28/21		
	Residence	2224 POWERLINE RD	Ancaster	1/28/21		